

Meeting Note

Meeting	Community Stakeholders	Ref No.	05/72
Project	Ocean Street Project	Date	18 June 2007
Venue	Walter Cavill Village, Ocean Street Site	Time	6pm-8pm
Chaired by	Brian Elton	Recorded by	Caline Haddad

- Purpose
- To give an update on the Ocean Street project
 - Directly hear from the community on their views about the project

Participants

Richard Spencer	CEO, The Benevolent Society
Barbara Squires	The Benevolent Society
Keith Bryant	The Benevolent Society
Brian Elton	Facilitator
Trish Oakley	Elton Consulting
Caline Haddad	Elton Consulting
William Mouroukas	Penkivil Precinct Committee
Councillor Ingrid Strewe	Waverley Council
Larry Zeilic	Resident
Mitchell Reid	Planning & Environmental Services, Waverley Council
Councillor Sally Betts	Waverley Council
Councillor George Copeland	Waverley Council
Councillor Tony Kay	Waverley Council
Wendy Lynch	Resident
Mike Wirth	Resident
Michael Wolf	Resident

Attendees

Sam Weiss	The Benevolent Society
Sarah Fogg	The Benevolent Society
Katy Fernandez	The Benevolent Society
Eric Brodie	Cadence
Dianne Jones	PTW
Kim Anson	GM, Waverley Council
Nic Delaye	Wellington St resident
Ludovico Fabiano	South Bondi/Watson Precinct Committee
Les Dudman	St Matthew's Anglican Church
Kapila Fernando	Resident
Leah Kagaiver	Resident
Adam Kiss	Resident
Rachel & Eugen Klein	Residents
Anne Rahman	Resident
Karl Wissler	Resident
Additional residents	Names not supplied

Discussion points

1 Welcome and Introduction

Facilitator, Brian Elton welcomed participants. Elton Consulting is assisting the Benevolent Society with the consultation process for this project.

At this meeting the Benevolent Society will be giving an update of the progress made and asking for thoughts

and ideas for the Ocean Street precinct.

The Benevolent Society has met before with some key residents to discuss its broad vision for the site and now is the time for a more detailed discussion of the proposal.

2 Opening remarks

Richard Spencer thanked all attendees for coming. He said The Benevolent Society is looking forward to hearing thoughts and ideas from the community. He gave an overview of The Benevolent Society, which has had a presence on the site for 90 years.

With the shift in demographics and the growing ageing population, it is important to cater for the social needs of the future. A major challenge and a key issue in this community is to provide more appropriate accommodation for older people who want to remain in the same area. This site can offer great potential for this concept.

The Benevolent Society's thinking is around the Dutch model of "Apartments for life." It is highly complex and challenging and it is important to get it right for this context. The Benevolent Society is talking to experts and thinking this through. The Benevolent Society is still learning and hopes that in future years people will see this as a great asset to the community.

3 Project update

Barbara Squires talked through a PowerPoint presentation outlining the key elements of the concept and program model.

Discussion opened up around the broad principles. The points following outline the issues raised and responses made.

- Will the complex only be for Waverley residents?
 - The top priority will be for Waverley residents. The second priority will be for those who can demonstrate a link to Waverley.
- What will the impact be on sustainability? Waverley Council is hoping to be carbon neutral in 5-10 years. This will be difficult to achieve with the existing buildings let alone when trees will be knocked down.
 - The Benevolent Society understands the need for a sustainable proposal. The Benevolent Society will comply with relevant environmental controls.
- What will the impact be on property values of neighbouring sites? Values will decrease because of new high rise buildings. It will affect solar access as the new buildings will overshadow neighbouring buildings.
 - The height will balance the need for the accommodation to be affordable by local older people and the need to be responsive to the local environment. Planning rules regarding solar access will be adhered to.
- In Rotterdam, there is a large shopping centre associated with the site. Is that what will be happening here?
 - The Benevolent Society is not taking the solution that exists in a highly dense region in Holland and placing it straight into this context. We have taken the inspiration from Rotterdam but will not be replicating it exactly. We have not thought about shops. There will be meeting rooms and a cafe open to members of the wider community.
- Have you thought about the generation of traffic and car parking due to the increase in services, and noise pollution as a result of increased activity?
 - We have commissioned leading traffic experts to study the traffic impacts of our plans and provide us with solutions to minimise traffic impacts on local communities. Similarly noise impacts will be studied as part of our plans.

4 Options for the site

Diane Jones, architect for the project, went through the constraints imposed by the site and some of the design options. The points following outline the issues raised by residents and responses made.

- In 34 years 7-8 high rise buildings have been built in the local area. This proposal will increase heights to an unacceptable level.
 - The Benevolent Society understands height is an issue. The height will balance the need for the accommodation to be affordable by local older people and the need to be responsive to the local environment.
- The adjacent pool at 22 Wellington St will be overshadowed.
 - Plans will include a report on overshadowing. We will ensure that overshadowing is minimised.
- There is concern about access to and from the site for the safety of children in the kindergarten and the church. Parking is also a major issue.
 - The Benevolent Society has spoken to the Rector of the church.
 - Permeability is an important planning concept. We must look at possible points of access.
- The kindergarten needs to be gated for privacy and safety reasons.
 - The Benevolent Society notes this comment.
- There are issues with cars blocking driveways on Ocean St.
 - The Benevolent Society notes this comment.
- Will the 2.5 bedroom unit be the maximum size?
 - Yes. These units are designed primarily for couples.
- What will happen when one spouse dies?
 - It would be up to the remaining person whether they wanted to stay in the same apartment or move to a smaller one in the same complex. There would be opportunities for people to trade down.
 - Ownership of the site will remain with the Benevolent Society. Residents will occupy an apartment on a loan-licence agreement.
- Will there be access to Dickson Park?
 - Yes. There will be improved access throughout the site and to and from Dickson Park. We are also looking at putting a men's shed at the back of Scarba House.
- What will happen to trees that are not heritage?
 - Significant fig trees will remain, some trees – without heritage value - will have to be removed. Some new trees will be planted.
- We used to have a sense of space and scale, but are now losing it with this over scaled development. There are also traffic issues with delivery vans, ambulances, fire brigades etc.
 - The design is taking clues from surrounding developments. There is no definite height as yet. We are just talking about what might be possible.
- This design is not taking into consideration the surrounding residents. We are just being surrounded by more buildings. It is wrong to take clues from the surrounding developments. The heights in this street are totally unacceptable.
- How many units will there be?
 - Possibly 120-130. It will depend on a number of factors such as height and the mix of apartment sizes.

- Will only 10 percent of the units be for financially disadvantaged people?
 - There will be 10 percent of units for residents who have no assets, on a rental only basis, and 50 percent for people with modest assets on a loan license basis. The Benevolent Society is looking to break even on this project. We are not taking any profit.
- As it is a new concept for Australia, why don't you take it slower and not build 120 units straight away?
 - A certain number of units are needed to make the model work and to create a sustainable and diverse community.
- How does this compare to the Flood Street development?
 - There are a lot of similar features. However their target market is primarily for those with higher assets and incomes. Our project will also be built to a higher level of adaptability.
- The Flood Street development is low rise compared to this because the designers took the surrounding residents into consideration.
 - The Benevolent Society notes this comment.
- Properties around the site will lose value and there will be loss of sun exposure. There are noise and visual issues with the café being place on Wellington Street. You will disadvantage neighbouring elderly people by decreasing the value of their only asset. There are issues with water and gas emissions.
 - The Benevolent Society notes these comments. The design will meet energy and water efficiency standards and use the advantages of natural breezes and ventilation.
- There are laws on the minimum hours a property must have solar access. Wellington Street residents facing west will not get any sun in the afternoon due to these buildings.
 - The design will comply with planning controls on solar access.
- There are laws in relation to the impact of developments on property values.
 - The Benevolent Society has not been advised that this is the case, but is happy to look into it further.
- What about traffic and car parking spaces?
 - The traffic engineer working on the design is advising us that 90 car spaces will be needed for the number of units being proposed. Parking will be provided underground. The site is already very busy so is likely to be little difference in traffic generation.
- That is not logical. Cars already blocking driveways, e.g. visitors to Chapman House.
 - The proposal will comply with traffic controls.
- Would the Benevolent Society consider a joint venture with Waverley Council on Dickson Park?
 - Waverley Council is undertaking a Recreational Needs Strategy which covers Dickson Park. The future of the park is up to Council.
- How long will we have to deal with construction and the impact of noise and dust?
 - We estimate that the process of excavation and construction will take 12-18 months.

5 Next steps

There will be a next round of consultations in mid-late July to show the preferred option and to gain further feedback. The Board of the Benevolent Society will make its decision in late August. There will be an open day for the public before submission of a DA. It is expected that the DA will be lodged 5-6 weeks after the Board's decision.

- What happens to the site if this development does not go ahead?

- The Benevolent Society has not considered that as yet. This is a great site for this concept. We are keen to work with the community and stakeholders to review their issues.
- At the Montefiore Home people get lost in all the corridors and high storeys. Would you consider not making it so big or high so people don't think it is an institution? This site is being overdeveloped to utilise every inch of land.
 - The Benevolent Society notes the comment.
- The community supports the idea of a facility for older people on the site but not this scale of development. It needs to be scaled down.
 - The Benevolent Society notes the comment.
- What happens in a fire if people are on high floors?
 - There will be sprinkler systems throughout the buildings and two lifts in each.

Thank you for all your comments. We look forward to seeing you in late July.

POST MEETING NOTE: The next workshop at which the Society will present its preferred option is now likely to be in early August (not July).