

Meeting Note

Meeting	Resident Vision Workshop for the Ocean Street Project	Ref No.	05/72
Project	Ocean Street	Date	15 March 2007
Venue	Walter Cavill Village, Ocean Street Site	Time	6.00pm – 8.00pm
Chaired by	Brian Elton	Recorded by	Caline Haddad

- Purpose**
- Describe the Benevolent Society's vision for the Ocean Street project
 - Directly hear from residents on their views about the project

Attendees

Brian Elton	Elton Consulting	Barbara Squires	TBS
Trish Oakley	Elton Consulting	Sarah Fogg	TBS
Caline Haddad	Elton Consulting	Keith Bryant	TBS
William Mouroukas	Penkivil Precinct	Eric Brodie	Cadence Australia (TBS Project Manager)
Councillor Ingrid Strewe	Waverley Council	Nic Delaye	Wellington St resident
Larry Zeilic	Wellington St resident	Councillor Sally Betts	Waverley Council
Meredith Wallace	Waverley Council	Councillor George Copeland	Waverley Council

Discussion points

1 Welcome, introduction and workshop outcomes

Brian Elton welcomed everyone to the workshop. All attendees introduced themselves.

2 The Benevolent Society – vision, mission and values

Barbara Squires gave an overview of The Benevolent Society.

3 Walk around the site

All participants were shown key features of the site during an escorted walk around.

4 The journey to date – the Society's vision for the site

Barbara Squires presented the concept behind the Ocean St Project.

5 General Discussion

Discussion opened up to all attendees.

This section lists the major issues raised by attendees without attribution. Where appropriate, the Benevolent Society (TBS) responses (identified by being indented) have been provided.

- What kind of services will be available in the complex?
 - Final details have yet to be determined but TBS is keen that the complex should benefit from a range of services. TBS role will be to coordinate the services needed by residents, which could include medical, physiotherapy, personal care, shopping, cleaning and so on.
- How high will the buildings be? What happens for someone living on a high floor if the lift is out of action? Older people are concerned about fire safety.
 - TBS said there had been no final decisions around the built form as yet. It is still early days. The architectural design will incorporate significant measures to make it accessible to all. This includes things like lift access and ramps. TBS is strongly aware of this issue and there has been significant work already done to ensure the safety and well-being of future residents. There would be two lifts with extra capacity. All building codes will be adhered to with measures in place to manage power shortages and fire risks. The lifts will be appropriately designed and reliable for their use on this site. There are numerous examples of multi-storey accommodation for older people around the world. TBS has been investigating these and will ensure the incorporation of best practice on these issues into the design.
- How will this proposal benefit the wider community? How will this concept differ from other projects, such as the Flood St development?
 - This proposal will be modelled on the Apartments for Life concept. The thinking is that people will choose to move there when they are in early to middle years of retirement and stay there until their last days. TBS' goal is for people to stay in the same apartment for the rest of their lives, with care being provided by community care organisations if required. This obviously cannot be guaranteed but is one of the main goals of the proposal.
- Why does TBS need to build apartment blocks when they will benefit only a few people?
 - TBS believes this is an important project to assist older people and financially disadvantaged people in the area. There is an aspiration to have a percentage of apartments targeted to those with low or modest incomes. TBS hopes to partner with the Department of Housing and Waverley Council. There is a possibility that the Department of Housing and Waverley Council could take out leases on some apartments to provide for those with housing needs. It is different from Flood St as it will cater for those with modest finances and the aim is for 95 percent of residents to stay in the same apartment.
- What is the proportion of apartments available for low income groups?
 - It is too early to say. From early thinking there could be around 10 percent of the accommodation being available to low income people. With partnerships with appropriate organisations such as the Department of Housing and Waverley Council this figure could be increased.
- What financial modelling has TBS undertaken? There must be some assumptions already made in the financial modelling to have satisfied TBS that this project is financially viable.
 - TBS has undertaken a range of investigations in preparation for this site. This proposal will be modelled on the Apartments for Life concept. There has been considerable work on this model from overseas. TBS has asked consultants to prepare a financial model. These figures are not available yet.
- Do you have the number of units?
 - TBS does not have this figure as yet. TBS is still in the early concept and vision phase. An architect was commissioned only two weeks ago to work on the plans.
- Local residents are concerned that this building will make their living space untenable.

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- TBS will work with local organisations, the community and Council. TBS will listen to concerns and, where possible, incorporate solutions into the planning process.
 - The coffee shop should be in Scarba House. Facilities will be more attractive if they are in Scarba house rather than in a new complex.
 - Has there been a business model looking at refurbishing the existing buildings?
 - Many of the buildings were built in the 60s .They do not allow older people to stay living there when their health declines, nor for the changes in thinking in aged care. TBS has looked at the options of upgrading the site for better mobility and access facilities such as ramps but it is not feasible.
 - What was attractive about the overseas model?
 - There was a real sense that the Apartments of Life model created an open and engaging community. Facilities like meeting rooms and cafés were open to people living or working in the area and this created a real sense of community. Services were provided so people could stay in the same apartment to their final days.
 - A child care facility would be useful for community interaction.
 - TBS is putting a lot of thought into child care. They recognise the value of child care and are looking at options and partnerships. It is early days in this proposal. Child care is an important service as are all the potential services on the site. TBS will work with Waverley Council to work out the best solution for the future child care needs of the local community.
 - What is the height of the buildings in the Apartments for Life in Rotterdam?
 - TBS can not relate this model directly to Australia because Rotterdam is a high density city.
 - How do they provide for older people in apartment buildings in Rotterdam? What happens in the case of a fire and when the lifts can not be used?
 - There are building codes to make buildings safe and appropriate local safety measures will be adopted to prevent and protect against fire.
 - There would have to be a staff presence on site with live in nurses.
 - TBS is open to all thinking but it will not be a big site. There has to be consideration of what is available on the site, given it should not be overbuilt and there should be plenty of open space. TBS and other aged care organisations already provide significant levels of care to older people who want to stay living in their homes, and this is the sort of care that would be provided.
 - What about the parking problems for people living in and around the area, and visitors parking? There is an issue about increased traffic in this area as it already has heavy traffic.
 - TBS is conscious of the importance of effective management of traffic and is looking at all the issues in depth. Traffic consultants are part of the project team. They will provide expert advice on traffic management. There is a "Go Get" hub on site (for a shared car) that is accessible to the community. TBS is open to increase the "Go Get" car service should the need arise.
 - A group of residents on Wellington Street are seeking advice from lawyers and other consultants. They agree with the concept of needing care for older people, but have a number of concerns.
 - The first concern is about height. Residents would oppose anything over three stories. The reasons for this are safety, the building overshadowing and affecting the heritage values of Scarba House and property values being reduced, especially those of elderly people whose home is often their only asset.
 - The second concern is the environment. The site is a serene place. Residents want to keep the green area and open space. There will be opposition if any trees are removed.
 - The third concern is the benefit to the Waverley community. TBS would effectively be re-distributing profits generated in Waverley to other areas, even if done on a not-for profit basis.
 - When is the DA likely to be lodged? Residents need more than two weeks to react to a DA.
 - TBS is working towards a final decision on the project in about August 2007, with the DA being lodged in Council a couple of months following this. This 'vision workshop' is only the beginning of an extensive consultation phase. There will be plenty of notification of when the DA will be

lodged.

- When is the building likely to be built?
 - It is too early to say.
- When will further details of the plans be released to the public?
 - The next round of consultations is expected to be in mid-to-late May. There will be ongoing information available. There can be discussions with the precinct committees and there will be plenty of opportunities to continue dialogue with the community. TBS is committed to consultation in the pre-lodgement phase.
- Before the DA submission there should be a presentation to the Council with the Precinct Committees present.
- Is there any link with this project and the process of TBS funding? Is there any criteria that defines what is charitable and what is not?
 - It is the Board's stated position that the delivery of the service model is consistent with TBS's mission and values. For this model to be accepted by the Board it has to align with the purpose and mission of TBS and be financially viable.
- Is TBS considering Dickson Park in its plans?
 - Council is currently conducting a study of its recreational needs in the area. Council has told TBS it wants to leave the door open to discuss any interface between the TBS project and the Park. Council owns the Park and any future use of the Park would be a matter for Council.
- Is the use of the Park a possible option to off-set building heights on the site?
- Any loss of public open space would be a big issue for Council and would be opposed by Council.
- What kind of recreational facilities will there be on site? Could this include a hydrotherapy pool?
 - TBS said a pool would be very expensive and space consuming. Ideas for facilities are still being gathered but they could include a flexible meeting space, space for exercise classes, a wellness centre or a coffee shop. The facilities will be geared towards those which encourage community engagement.
- The Seniors Centre in Bondi Junction has run out of space for classes. There is a growing demand for extra services and space for classes.
- There could be an area for gardening.
 - TBS said it was considering things like a men's shed.
- Will there be public access between the two streets?
 - TBS recognises that continued access through the site is important to the community and is planning to continue to make that access possible.
- Would it be a possible to have a shared pedestrian and cycle path? Have to consider the risk to older people of a cycle path through the site.
 - TBS said good planning and management could hopefully resolve these issues.

6 Next Steps

- The outcomes report should be circulated to attendees, including the names of TBS personnel and consultants and who they work for.
- The next round of consultations is likely to be in mid-to-late May. Attendees said they would be willing to come back.
- There will be further discussion with the precinct committees to keep the doors open to communication.
- Representatives from the West Bondi Precinct need to be contacted.
- If there are any concerns Barbara Squires at TBS can be called on 9339 8000 or comments emailed to TBS on oceanstsite@bensoc.org.au

7 Close

Barbara Squires thanked all participants for attending

Contacting us

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