

15 March 2021

Mr Jim Betts
Secretary
NSW Department of Planning, Industry and Environment
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Re: Barangaroo Key Worker Housing

I am writing regarding the proposed design changes by Lendlease for the Key Worker Housing to be delivered in Barangaroo.

SGCH is currently reviewing the opportunity to own and manage the Key Worker Housing with a focus on understanding the community need and long-term operational viability of the project.

SGCH is the largest not-for-profit community housing provider in Sydney, providing a place to call home for around 11,500 people in 6,600 social and affordable housing properties. We have 36 years' experience in providing community housing services and are currently delivering a pipeline of over 250 new homes in the City of Sydney.

We are excited by the delivery of Key Worker Housing in such an accessible location to public transport and employment opportunities. We believe the Key Worker Housing residents will find themselves connected to a whole range of opportunities by living in Barangaroo.

As part of our review of the suitability of the opportunity we have identified the following key assessment criteria:

- Design of units and shared spaces that meet the community needs for Key Worker Housing
- Financial viability considering rental income affordable to the Key Worker Housing group and ongoing operational costs such as maintenance, strata and other costs.

Based on these criteria, we have reviewed the proposed design changes and can advise that we strongly support the design of communal indoor and outdoor space for Key Worker Housing residents as this will provide a place for connection and community all year round, in all types of weather. The design is thoughtfully considered with toilet facilities and landscaping which will allow residents to hold parties, community activities and events without cost which is important in a city location.



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Sutherland	Room 12, 3A Stapleton Avenue, Sutherland NSW 2232
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We also support the request to amend the conditions regarding the Key Worker Housing parking spaces to provide a maximum of 9 car spaces rather than a minimum. A maximum rather than a minimum provides for greater flexibility for the number of required car spaces in the future, with the operational management plan to determine the actual number (from 0 to 9). We are conscious of the long-term operating cost of car parking in strata buildings and car running costs in city locations. For all our social and affordable housing development projects we focus on locations highly accessible by public transport, so we can reduce transport costs for occupants and improve the viability of projects.

While the Barangaroo Key Work Housing project will offer well designed homes in a fantastic location, our main concern is ongoing financial viability and support considered amendments that aim to reduce ongoing costs without compromising amenity. Given the highly accessible location we do not believe car parking is necessary and the change in car parking requirements will reduce the long-term operating and occupancy costs and improve project viability.

If you would like to discuss in more detail any information provided in this letter, please contact Ms Renee Wirth, Group Executive and Director Office of the CEO, SGCH on 0421 523 883.

Yours sincerely



Scott Langford
Group CEO