

26 August 2022

The Secretary
NSW Department of Planning, Industry and Environment
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2150

Barangaroo South – Key Worker Housing – Car Parking

We write this letter in relation to the car parking allocated to the 50 key worker housing apartments within Building R5 in One Sydney Harbour.

St George Community Housing (SGCH) is the largest not-for-profit Community Housing Provider in Greater Sydney, providing a place to call home for around 11,500 people in over 7,000 social and affordable housing properties. We are an experienced, Tier 1 provider of community housing services in New South Wales, operating since 1985. We manage 450 social and affordable homes in the City of Sydney, LGA.

SGCH is pleased to confirm that it has recently entered contracts to acquire all of the 50 key worker housing apartments within Building R5 in One Sydney Harbour from Lendlease.

Upon completion of the building by Lendlease and pursuant to a 99-year ground lease with Infrastructure NSW, SGCH will be the owner and operator of the key worker housing in Barangaroo South, which will be rented to eligible key and essential service workers.

The Key Worker Housing will offer discounted housing to lower income workers, who are working but may find it difficult to afford housing in the private rental market close to work opportunities. It aims to support essential workers to live closer to where they work and reduce their daily commute time.

Importantly, the Building R5 key worker housing is within walking distance to Wynyard Train Station, both the Circular Quay and Barangaroo Ferry Wharfs, Sydney CBD bus networks, and the Barangaroo Metro Station, which we understand is scheduled to be completed in 2024 around the same time as the completion of Building R5.

In the context of our ongoing discussions in relation to the key worker housing in Barangaroo South, including the acquisition process for these apartments, SGCH has advised Lendlease that we do not require any car parking for our future residents.

We are conscious of the long-term operating costs in our buildings, having regard to the fact that our purpose is to provide affordable housing to people who need it, and our model focuses on acquiring assets in locations that are highly accessible by public transport, so we can also reduce costs for our residents and improve the long-term viability of these assets. Accordingly, we would support the removal of the nine (9) car spaces currently allocated for the key worker housing in Building R5.

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Hurstville	Level 5, 38 Humphreys Lane, Hurstville NSW 2220
Bonnyrigg	1 Wall Place, Bonnyrigg NSW 2177
Fairfield	Ground Floor, 61-63 Smart Street, Fairfield NSW 2165
Riverwood	Ground Floor, 9B Washington Avenue, Riverwood NSW 2210
Sutherland	Room 12, 3A Stapleton Avenue, Sutherland NSW 2232
St Leonards	Ground Floor, 14-16 Chandos St, St Leonards NSW 2065 P (02) 8974 9797



One recent example of this is 11 Gibbons Street, Redfern, an 18-storey building with 120 affordable housing apartments and 40 social housing apartments, which we completed in June 2021 as the owner/developer of the site. No on-site car parking is provided, however there is bike storage and a workshop. The focus of this development was to provide alternate transport means that supported accessibility and sustainability. The site is located only 115m from the Redfern Railway Station and is also within close proximity to regular bus services accessed from Gibbons and Regent Streets. These public transport modes provide excellent access to services and facilities within the CBD and beyond. The site is also within close proximity to a wide range of local services within Redfern itself. Lack of car parking has not been an issue in successfully tenanting this property.

No car parking at Gibbons Street, Redfern, reduces our ongoing operational costs (including insurances, security, fire safety maintenance and inspections, cleaning, maintenance, CCTV and the like) associated with providing subsidised housing and suits the needs of our 160 plus residents, including shift workers who most commonly use Sydney Trains (the last train to arrive at Redfern Station is approximately 12.30am and the first train to leave Redfern Station is approximately 4.15am) or otherwise NightRide buses outside of the Sydney Trains operating hours, as required.

In our opinion, the connectivity in and around Building R5 will be equal to or better than Gibbons Street, Redfern as it be within walking distance to Wynyard Train Station, and the planned Barangaroo Metro Station as well as ferry and CBD bus networks. SGCH has a broad portfolio of properties across the Sydney metropolitan area. Applications for properties are received from tenants with various needs and requirements. Part of our property allocations process involves a detailed assessment of specific tenants needs and requirements on an individual basis, taking into account the location and apartment type (such as the number of bedrooms, any accessibility requirements, proximity to employment, and so on). By way of example, in the event that any prospective and income qualifying affordable housing tenant at our Gibbons St Redfern property desired/required car parking on site, then we would let them know about other properties that are vacant and potentially meet their needs (including properties managed by other community housing providers) in the Sydney metropolitan area. The same assessment procedures will be used for tenant allocations for Building R5 in Barangaroo South.

In summary, we are proud to partner with Lendlease for the delivery of the 50 key worker housing apartments in Barangaroo South and based on our experience at 11 Gibbons Street, Redfern, would welcome the removal of the nine (9) allocated car spaces, in order to provide an operating model that is better suited to our requirements, improves financial viability of the units and those of our tenants.

If you would like to discuss this in any more detail, please feel free to contact myself or Mr Andrew Brooks, Group Executive, Homes SGCH on 0418 515 077.

Yours sincerely



Scott Langford
Group CEO