



# Lower paid to get city homes

## EXCLUSIVE

**BEN PIKE**

URBAN AFFAIRS REPORTER

ALL residents will be equal in a new high-rise providing social housing and affordable homes for low-paid workers who can't afford to live in central Sydney.

Construction and development giant Lendlease will build the 18-storey block of 160 units adjacent to Redfern train station.

The site was sold by the City of Sydney Council to St George Community Housing on the basis that the development be composed of social and affordable housing.

The Gibbons St building will be on the site of a former City of Sydney Council depot and be home to hundreds of local workers whose moderate incomes aren't enough to af-

ford skyrocketing inner city rents.

The between 40 and 60 social housing apartments and 100 to 120 affordable units will be of equal quality.

"Gibbons St is the first construction project of scale for Lendlease in the social and affordable housing sector in Australia and we're thrilled to be involved," Lendlease's chief executive of building Dale Connor said.

"Housing affordability is a top priority and a challenge that will take a collaborative approach to solve.

"The project is a great opportunity to partner with St George Community Housing to define what affordable housing looks like in Australia today."

The SGCH project is a mix of one, two and three-bedroom apartments, ground floor commercial space and a cafe.

There will be no car spaces on the busy block, with bicycles given priority.

"A tenure-blind approach ensures that all residents are afforded the same amenity and opportunity and aims to target social isolation and do away with pockets of impoverishment," a Lendlease spokeswoman said.

The building will be due for completion in June 2021.

Single people who want to be considered for the affordable housing must have a connection to the area and also be earning less than \$82,87.

Couples must also have a connection to the area and not earn more than \$124,375.

Sydney University head of urban and regional planning Peter Phibbs said Lendlease being part of the project is a big win for those living in affordable and social housing.

"By St George securing a



**Sunday Telegraph (Sydney), Sydney**

13 Oct 2019, by Ben Pike

General News, page 31 - 272.00 cm<sup>2</sup>

Capital City Daily - circulation 378,449 (-----S)

ID 1184897850

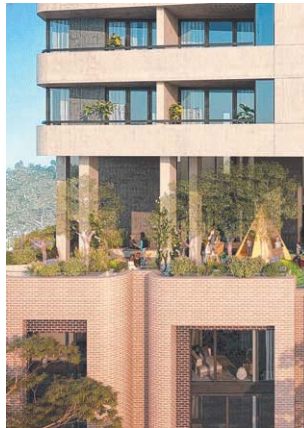
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grade-one builder like Lend-lease it shows the calibre of the project," Professor Phibbs said.

"There can be a perception that not-for-profit housing is a backyard industry but it has emerged as a professional sector which is negotiating high powered contracts like this."



**An image of the building.**