

## Media Release

25-Aug-19

### **Landcom and Sydney Metro to deliver up to 55 Affordable Housing dwellings at Tallawong station precinct**

Landcom CEO John Brogden, today announced that Landcom and Sydney Metro will deliver up to 55 Affordable Housing dwellings at the Sydney Metro Tallawong station precinct, the first site to be developed within Landcom's Sydney Metro Northwest Places Program.

Mr Brogden said that Landcom is especially proud to ensure that five per cent of all new dwellings created within the Tallawong station project will be reserved for Affordable Rental Housing to accommodate workers on low to moderate incomes and to be managed by Bridge Housing Group.

"Even in a declining market, housing affordability is still a major issue in Sydney and Landcom has a key role to play in providing Affordable Housing to workers on low to moderate incomes such as nurses aides, cleaners and maintenance workers" Mr Brogden said.

"Importantly this development will deliver on Landcom's commitment to provide five per cent Affordable Housing across all Metro Northwest and Landcom development sites."

Bridge Housing Limited CEO John Nicolades, said that we are delighted to partner with Landcom to deliver more affordable housing to meet growing need. Landcom's leadership shows how land contribution is one lever that State and Federal Government can deploy and work with the private and community housing sector to increase investment in Affordable Housing.

"Bridge Housing, which manages 3,500 dwellings, is committed to service innovation that supports residents' tenancies, improves their customer experiences of living with Bridge Housing, helps them to feel part of the local community, and demonstrates the social and economic outcomes that safe, affordable housing helps them achieve," Mr Nicolades said.

Mr Brogden also announced the appointment of Deicorp Projects to partner with Landcom and Sydney Metro in developing the first two sites of the Metro Northwest Tallawong station development project following an extensive competitive tender process.

"Landcom is excited to be working with Deicorp, an organisation with a strong track record in residential and mixed use developments, to create new places for communities to live, work, shop and play with the easy convenience of the [Metro](#) right nearby."

Mr Brogden said that both Landcom and Deicorp share a vision to develop high-quality public open spaces at the Tallawong station precinct that will encourage walkability and accessibility throughout the precinct, enlivening the retail and hospitality options that will grow in the precinct over time.

"The Tallawong station sites are approved for up to 1,100 diverse housing options and approximately 9,000sqm of retail, commercial and community uses as well as a central public plaza and park," Mr Brogden said.

Deicorp CEO Mr Fouad Deiri said Deicorp is proud and delighted to partner with Landcom and Metro Northwest to deliver the Tallawong station development. We are looking forward to working as a team to deliver a world class community.

“Deicorp has a strong track record of success in delivering community-based transport orientated developments and has been entrenched in the North West for almost a decade,” Mr Deiri said.

Over the last 20 years Deicorp has successfully delivered landmark developments across Sydney including the recent completion of its most successful developments such as South Village Kirrawee and the Highline Project at Westmead.

Deicorp plans to apply similar principles to those deployed at South Village and Highline to the Tallawong station precinct as it evolves into a North West Village in the rich growth corridor of North West Sydney.

Deicorp has significant experience in Affordable Housing, delivering with the Aboriginal Housing Company, 62 affordable homes for Aboriginal and Torres Strait Islander people at Pemulwuy in Redfern.

Mr Brogden said the appointment of Deicorp marks Sydney Metro and Landcom’s first development partnership on the Metro Northwest Places Program, with building on track to commence in late 2021.

“Up to 11,000 new dwellings will be provided across the whole Metro Northwest Places Program from Tallawong to Epping over the next 10 plus years.

“The residential offering across the whole program will include apartments and terrace style homes with a focus on design excellence to ensure high standards of architecture and urban design, spaces for community use and for local businesses, likely to accommodate up to 15,000 new jobs.

“We will work with existing local communities, and those who may be the communities of the future, to ensure we deliver great places of which future generations can be proud,” Mr Brogden said.

### **Affordable Housing: Case study**

Jo Anne is a single mum living with her high school-aged daughter and father who is retired on the Aged Pension. Working in the transport sector, Jo Anne was struggling to cover the bills and pay rent in the expensive private market.

Jo Ann moved into an affordable rental home managed by HomeGround Real Estate Sydney, a social enterprise of Bridge Housing in March 2018.

Since moving into her affordable rental property, Jo Anne has been able to catch up financially. She is now on top of her bills and feeling more financially secure. Jo Anne also has peace of mind knowing that there’s no chance of an unexpected rent hike, which has helped to ease the stress and provide stability for her entire family.

Jo Anne and her family have experienced the benefits of affordable housing first hand:

*‘It’s taken a lot of stress off me. I’m actually up to date with my bills and that’s a first for me in a long time. We’re in a good place financially. I’m really looking forward to the future and what it holds for myself and my family’.*

You can find out more about Jo Anne's story [here](#).

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**About Landcom**

Landcom is the NSW Government's land and property development organisation. We are a State Owned Corporation working with government and the private and not-for-profit sectors to deliver exemplary housing projects that provide social and economic benefits to the people of NSW.

Landcom helps the NSW Government achieve its urban management objectives by taking a lead role in improving the supply, diversity and affordability of new housing. Our mission is to create more affordable and sustainable communities.

**About Deicorp**

Deicorp is a well-known and highly respected builder and developer celebrating its 20th year of success in the industry. Deicorp is changing the way Sydneysiders live by creating, developing and delivering residential and commercial precincts that are high quality, sophisticated, and visually striking.

Deicorp's core values of quality, value and integrity ensure a high level of service delivery. Deicorp also believes in a strong strategic approach: conducting continuous market research to identify market needs, trends and demands, while maintaining a strong commitment to value, assurance of efficiency, and assessment of cost effectiveness.

**About Bridge Housing**

Bridge Housing is a leading community housing provider in greater Sydney that sources and develops affordable housing for people on low to moderate incomes across 20 local government areas. It owns and manages 3,500 properties housing 5,000 people. [www.bridgehousing.org.au](http://www.bridgehousing.org.au)

**About Affordable rental housing**

Five per cent of all new dwellings created within the project will be reserved for Affordable Rental Housing to accommodate workers on low to moderate incomes.

Affordable rental housing is housing that meets the needs of people on low to moderate incomes and is priced so that they can afford other basic living costs such as food, clothing, transport, medical care and education. Affordable rental housing is usually managed by not-for-profit community housing providers, and/or by private organisations. Landcom is committed to ensuring a minimum of 5% affordable rental housing is delivered in the Metro Northwest Places Program.