

22 July 2026

Ms Michelle Niles
Senior Planning Officer, Affordable Housing Assessments
NSW Department of Planning, Housing and Infrastructure

Via Major Projects Portal

Dear Ms Michelle Niles,

**RE: Proposed redevelopment of 45-53 Macleay Street Potts Point ('The Chimes')
(SSD – 83867719)**

I write to confirm that Evolve Housing Limited is pleased to support the applicant, The Chimes PP Partnership Pty Ltd, and the land-owner, T&P Chimes Development Pty Ltd with the proposed redevelopment of 45-53 Macleay Street Potts Point. I am confident that Chimes PP Partnership's development role, along with their engaged consultants, in planning, designing and constructing this proposed redevelopment project will deliver an exceptional end-result that will benefit the community, as well as key workers needing affordable housing.

Evolve Housing, a dynamic and innovative Tier 1 Community Housing Provider based in Parramatta with operations across NSW as well as in the ACT and Victoria, boasts a successful track record spanning over 30 years. With a team of 145 dedicated staff members, Evolve Housing, along with its subsidiaries, manages a diverse portfolio of over 5,000 social, affordable, and private market rental properties. Through careful development and management, Evolve Housing not only addresses housing needs but also fosters strong social and community outcomes for its residents, ensuring access to essential services and support. This extensive experience extends across 38 local governments in NSW, ACT, and Victoria benefiting over 11,100 social and affordable housing residents.

As part of our involvement, Evolve has been continuously working with the developer and landowner to optimise the following outcomes:

- **High-quality design and amenity:** Delivering a high standard of affordable housing that ensures comfort and amenity for tenants. While the design incorporates a separate lobby for access to the affordable housing properties, this separation supports the potential for a community housing provider to acquire the affordable housing component in one stratum which creates significant operational, cost and maintenance efficiencies all enhancing long-term management outcomes under either an ownership or management model.
- We have worked closely with the developer to ensure, outside of the separate lobby, shared ground floor amenities are accessible to all residents, promoting interaction and inclusion.
- The design quality and finishes are consistent across both lobbies.

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- **Delivery of essential housing supply:** Providing much-needed affordable rental housing in Potts Point, a location well-positioned in close proximity to key employment centres and public transport links.
- **Efficient and sustainable management model:** Establishing a configuration that enables cost-effective tenant and property management, supporting the long-term financial sustainability of the affordable housing component.

Evolve Housing's preference as a prospective asset owner, subject to commercial arrangements being reached, would be for the affordable housing component to be located on a separate stratum, including a dedicated lobby, lifts and entry area. The rationale for this approach is that it can reduce ongoing operational and management costs, which is particularly important in delivering affordable housing outcomes, while maintaining high standards of quality, security, and design. That said, we recognise the importance of place making and social integration across all housing tenures. We believe the proposed integrated communal area at the ground floor (The Chimes Garden) will ensure that place-making objectives are achieved and that residents have equitable access to shared amenities and opportunities for community connection.

We are eager to continue to collaborate with the developer, the landowner and the various consultants that will be engaged during the development and construction phase to ensure outcomes are optimised. We also confirm our willingness and support to assume either management or ownership of the affordable housing dwellings once completed.

Allocating a portion of the development to affordable housing is vital, as Australian Bureau of Statistics data highlights a significant shortage of rental affordability in the area. We are also aware that there is a significant shortage of affordable housing options for workers in the health, education, retail, hospitality and other essential worker sectors located in the inner Eastern Sydney precinct.

The region's high demand for private rental properties is driven by its accessibility to employment and transportation.

As an award-winning, Tier 1 nationally registered CHP, we look forward to collaborating closely with the developer and land-owner to deliver this important and much-needed project.

Yours sincerely,



Charlie Souma
Group General Manager, Affordable Housing