



9 December 2024

Mr Huw Williams
Director of Property & Development Projects
Tiberius (Holroyd) Pty Ltd atf the Holroyd Unit Trust
Level 3, 30 Kings Park Road
West Perth WA 6005

Dear Huw

Letter of Support: SSD Application for Affordable Housing at 1 Crescent Street, Holroyd

I am writing to confirm that Evolve Housing Limited is pleased to express our support for State Significant Development Application SSD-70283710 in Holroyd, NSW. This application seeks approval for the development of 1,227 dwellings, including 201 affordable rental housing properties dedicated to key workers in Western Sydney, located at 1 Crescent St, Holroyd NSW.

Tiberius (Holroyd) Pty Ltd has committed to building 201 affordable housing apartments, representing 15 percent of the total development GFA, dedicated to key workers in Western Sydney as affordable housing. Evolve Housing is keen to partner with Tiberius (Holroyd) Pty Ltd to provide these affordable dwellings at reduced rents. We anticipate that most tenants will be essential service workers in healthcare, education, emergency services, law enforcement, aged care, and childcare. Key workers at Westmead Hospital and the nearby ambulance station would be targeted for these new apartments, which are close to major transport links.

This development will feature parklands and first-class amenities, delivering much-needed affordable housing for key workers in Western Sydney. We are confident that they and their families will enjoy living in this well-planned development, with a large portion site devoted to public open space, a playground, and both commercial and retail providers.

The site is well located at the corner of Woodville Road and Crescent Street, with close access to the M4/WestConnex, Parramatta Road, railway stations at Harris Park and Granville, and regular bus routes. It is also within 15 minutes of Westmead Hospital, Western Sydney University, and Parramatta Square via public transport, aligning with the NSW Government's 30 Minute City Vision. In summary, the site is ideally located, well serviced, and suitable for affordable housing.

The mixed-use precinct is expected to generate significant jobs, provide retail, hospitality, and commercial space for the Holroyd community, and create ongoing employment.

THRIVING COMMUNITIES FOR ALL PEOPLE

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Regarding the proposed development we have observed the following, emphasising our support:

- The design is of high quality and provides a high standard of affordable housing, ensuring a high level of comfort and amenity for tenants.
- The proposed dwelling mix has the potential to respond to the current and expected future demand for much-needed affordable rental housing in Holroyd and surrounds, given its proximity to employment and educational centres such as Western Sydney University, Parramatta, Smithfield, and Westmead Hospital.

Evolve Housing, a dynamic and innovative Tier 1 Community Housing Provider based in Parramatta with operations in the ACT and Victoria, boasts a successful track record spanning over 30 years. With a team of 147 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 11,000 social and affordable housing residents.

Evolve Housing is confident that this important large-scale development project will deliver an exceptional end result that benefits the community, as well as key workers needing affordable housing. Evolve Housing looks forward to the opportunity to partner with Tiberius (Holroyd) Pty Ltd in delivering this much needed and important project and agrees to manage the affordable housing component of this project for 15 years from the Occupancy Certificate issue date.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Lyall Gorman', written in a cursive style.

Lyall Gorman
Chief Executive Officer