



17 December 2024

Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

To whom it may concern,

Project Name: The Timber Yards by Varsity Assets Management Pty Ltd (developer) on behalf of RTL Investments 2 Pty Ltd as trustee for PRL Marrickville Property Trust (RTL Co).

Project Address: Multiple Lots bounded by Victoria Rd, Sydenham Rd, Farr St and Mitchell St.

State Significant Development Application No: SSD-76927247

ARCH Housing, a division of City West Housing, has been working with RTL Co to include affordable housing in the proposed redevelopment in accordance with the Projects submitted Precinct Plan of Management. City West Housing has been developing and managing affordable rental apartments in Sydney for 30 years. We are a not for profit, Tier 1 registered Community Housing Provider (R452615110).

Whilst yet to be finalised in a property management agreement, in principle, it has been agreed that; ARCH Housing will manage the allocation of Affordable Housing in accordance with Section 21 of the State Environmental Planning policy (Housing 2021); whilst RTL Co will manage the day-to-day onsite tenancy management including asset management; for a minimum of 15 years.

RTL Co. has been collaborative and responsive in their efforts to incorporate fit for purpose affordable housing in the development. We have had an open dialog regarding requirements including undertaking a site visit of a recently completed Cit West Housing project.

A review of the following drawing package has been undertaken by City West Housing:

- General Arrangement Plan DA-110-006 – Rev 01
- General Arrangement Plan DA-110-007 – Rev 01
- General Arrangement Plan DA-110-008 – Rev 01
- General Arrangement Plan DA-110-010 – Rev 01
- General Arrangement Plan DA-110-020 – Rev 01
- General Arrangement Plan DA-110-030 – Rev 01
- General Arrangement Plan DA-110-040 – Rev 01
- General Arrangement Plan DA-110-050 – Rev 01
- General Arrangement Plan DA-110-060 – Rev 01
- General Arrangement Plan DA-110-070 – Rev 01
- General Arrangement Plan DA-110-080 – Rev 01
- General Arrangement Plan DA-110-090 – Rev 01
- General Arrangement Plan DA-110-100 – Rev 01
- General Arrangement Plan DA-110-110 – Rev 01
- General Arrangement Plan DA-110-120 – Rev 01
- General Arrangement Plan DA-110-200 – Rev 01



RTL Co. has incorporated our feedback to ensure a fit for purpose affordable product that support our residents' needs by taking the following measures:

- Allocating a percentage (42) of the affordable dwellings in a stand-alone building, offering a cohort of our future residents a sense of place and security.
- Allocating the balance (73) of required dwellings across a range of unit types in 2 neighbouring buildings, offering variety supports being responsive to changing resident needs.
- Including the following mix of unit mix types to reflect resident demand
 - 19 Studio Units
 - 61 1 Bed Units
 - 31 2 Bed Units
 - 4 3 Bed Units
 - 3 Adaptable Units (inclusive in the above allocations)
- Ensuring well designed apartments through silver level livable standards and good solar access and cross ventilation.
- Committing to the same rights of use for communal facilities for our residents.

We look forward to this seeing this proposal proceeding to address the affordable housing shortage in the Inner West.

Yours sincerely,

A handwritten signature in blue ink that reads "Lisa Sorrentino".

Lisa Sorrentino

Head of Development