



2 December 2024

Lendlease Development Pty Limited

To whom it may concern,

**RE: "One Darling Point" located at 136-148 New South Head Road Edgecliff
(SSD – 76855210 and 77608714)**

I write to confirm that Evolve Housing Limited is pleased to support Lendlease Development Pty Limited with the proposed redevelopment of their One Darling Point site located at 136-148 New South Head Road Edgecliff. I am confident that the role of Lendlease Development, 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 in this opportunity, Evolve will work with Lendlease Development to optimise the following outcomes:

- A high-quality design offering a high standard of affordable housing, ensuring comfort and amenity for tenants;
- Optimising the creation of much-needed affordable rental housing in Edgecliff, given its proximity to key employment centres and public transport links;
- Adequate dedicated parking spaces, considering the area's proximity to employment hubs and public transport; and
- A configuration that enables cost-effective tenant and property management, ensuring the financial sustainability of the affordable housing component.

We are eager to collaborate with Lendlease Development on this crucial development, as well as assume management or ownership of the affordable housing dwellings within the project. 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

THRIVING COMMUNITIES FOR ALL PEOPLE

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workers in the health, education, retail, hospitality and other essential worker sectors located in Edgecliff and surrounding areas.

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 ongoing engagement with Lendlease and working towards a binding commercial agreement related to the affordable housing component of the development.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Lyall Gorman', with a stylized, cursive script.

Lyall Gorman
Chief Executive Officer