

25 March 2026

Mr Justin Keen
Senior Planning Officer, Affordable Housing Assessments
Development Assessment and Sustainability
NSW Department of Planning, Housing and Infrastructure

Dear Mr Justin Keen,

**RE: Proposed redevelopment of 47 – 97 Marlborough Street, Surry Hills
(Malborough House) (SSD – 78545225)**

I write to confirm that Evolve Housing Limited is pleased to manage the affordable housing to be developed 47 – 97 Marlborough Street, Surry Hills by M House Surry Hills Pty Ltd & Landowner, Orcades Investment Pty Ltd for a period of not less than 15 years in accordance with Division 1 Part 2 Chapter 2 of the Housing SEPP. I am confident that by M House Surry Hills Pty Ltd'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 supports the proposed location of the affordable housing apartments within the building, noting that the configuration is appropriately designed to meet the needs of the intended key worker cohort. The provision of generous communal areas is expected to enhance placemaking outcomes and foster strong social connections among residents.

LEVEL	BLDG NO.	APT NO.	BED TYPE	PROGRAM	AREA SQM
2	1	1.201	2 BED	AH SEPP - 15 Years	79.3
2	1	1.202	1 BED	AH SEPP - 15 Years	52.4
2	1	1.203	2 BED	AH SEPP - 15 Years	75.4
3	1	1.301	2 BED	AH SEPP - 15 Years	79.3
3	1	1.302	1 BED	AH SEPP - 15 Years	52.4
3	1	1.303	2 BED	AH SEPP - 15 Years	76.3
1	2	2.101	1 BED	AH SEPP - 15 Years	56.2
1	2	2.102	1 BED	AH SEPP - 15 Years	51.3
1	2	2.103	1 BED	AH SEPP - 15 Years	53.3
1	2	2.104	1 BED	AH SEPP - 15 Years	57.9
1	2	2.105	1 BED	AH SEPP - 15 Years	51.5
1	2	2.106	1 BED	AH SEPP - 15 Years	50.3
1	2	2.107	2 BED	AH SEPP - 15 Years	84
2	2	2.201	1 BED	AH SEPP - 15 Years	56.8
2	2	2.205	2 BED	AH SEPP - 15 Years	54.2
2	2	2.206	1 BED	AH SEPP - 15 Years	59.7
2	2	2.207	1 BED	AH SEPP - 15 Years	82.7
3	2	2.301	1 BED	AH SEPP - 15 Years	57.3
3	2	2.305	1 BED	AH SEPP - 15 Years	53.2
3	2	2.306	1 BED	AH SEPP - 15 Years	60

THRIVING COMMUNITIES FOR ALL PEOPLE

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3	2	2.307	2 BED	AH SEPP - 15 Years	82.8
1	3	3.102	1 BED	AH SEPP - 15 Years	50.8
1	3	3.103	2 BED	AH SEPP - 15 Years	76.2
2	3	3.201	1 BED	AH SEPP - 15 Years	53.6
2	3	3.202	1 BED	AH SEPP - 15 Years	50.1
2	3	3.203	2 BED	AH SEPP - 15 Years	76.3
2	3	3.208	2 BED	AH SEPP - 15 Years	74.5
2	3	3.209	1 BED	AH SEPP - 15 Years	57.2
3	3	3.304	1 BED	AH SEPP - 15 Years	50.8
2	3	3.210	1 BED	AH SEPP - 15 Years	55.4
Ground	3	3.G01	1 BED	AH SEPP - 15 Years	64.6
Ground	3	3.G02	1 BED	AH SEPP - 15 Years	50.8

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 the developer and land owner to optimise the following outcomes:

- A high-quality design offering a high standard of affordable housing, ensuring comfort and amenity for tenants;
- Creation of much-needed affordable rental housing in Surry Hills, given its proximity to key employment centres and public transport links; 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 the developer, the land-owner and the various consultants that will be engaged during the development and construction phase. 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-city Eastern suburb of Sydney.

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,

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

Lyall Gorman
Chief Executive Officer