

28 August 2025

Rebel Property Group and HSN Property Group
Level 2/10-12 Elizabeth Street
Paddington NSW 2021
bridget@hsnpropertygroup.com.au

RE: Submission for Affordable Housing Uplift, Mixed Use Development at
164-172 and 174-194 William Street, Woolloomooloo NSW 2011 (SSDA)

We are writing in relation to State Significant Development Application SSD-80211463 (the “Application”) which seeks approval for the development of 60 affordable and 167 build to sell William St Residential (WSR) at 164-172 William St and 174-194 William St, Woolloomooloo.

Bridge Housing is a Tier 1 Community Housing Provider (CHP) registered under the National Regulatory System for Community Housing. Our mission is to improve lives through affordable homes and quality services, which we provide to people on low to moderate incomes. Across Greater Sydney, Bridge Housing now own and or manage approximately 3,600 properties in 21 Local Government Areas of Sydney providing housing and tenancy management services to over 5,300 of the most vulnerable people.

We have been approached by the WSR to consider either managing and or owning the affordable rental properties required under the Housing SEPP, located in the William St West Building designed by FJC and the Forbes St building designed by Bright Studio of the proposed project, proposed to be situated on a separate stratum within the Site, sharing a common basement and services with the remainder of the development.

Whilst the SSDA is not yet determined, we can confirm that there is a high need for good quality affordable housing within Woolloomooloo and any opportunity to deliver affordable housing is welcomed.

As part of our consideration of this opportunity, we have reviewed and provided input into the proposed design of the affordable units, including:

- The proposed dwelling mix taking into consideration the expected future demand for affordable rental housing in Woolloomooloo, given its proximity to employment centre of Sydney CBD
- The availability of limited car parking spaces, or parking spaces, which is appropriate given the proximity to both employment centres and public transport hubs;
- The proposed design, noting the high standard of the proposed affordable housing, comfort and amenity for tenants;

The proposed configuration of affordable housing, shared basement and services is not considered to adversely affect the operational costs and create tenant and building management complexities, thereby ensuring the affordable housing is financially sustainable over the long term.

Based on the above we would be pleased to offer Property Management services for the affordable housing properties upon completion, for the 15-year period as required under the Housing SEPP, subject to the negotiation of commercial terms for the arrangement.

We look forward to continuing our engagement with WSR and seeing the Project come to fruition.

Kind Regards,

Anastasiya Kozak

Anastasiya Kozak

Bridge Housing TA HomeGround Real Estate, Sydney | Licensee - Manager

