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**RE: Affordable Housing – 164 – 194 William Street Woolloomooloo NSW 2011**

I am writing in support of the mixed-use development incorporating infill affordable housing, proposed to be delivered by Rebel Property Group and HSN Property Group at **164–194 William Street, Woolloomooloo NSW 2011**, and lodged as a **State Significant Development Application (SSD)** with the NSW Department of Planning, Housing & Infrastructure.

Bridge Housing is a Tier 1 Community Housing Provider (CHP) registered under the National Regulatory System for Community Housing. Bridge Housing has been actively consulted throughout the design process for the affordable housing component of the development, and we appreciate the opportunity to work collaboratively with the project team on the planning, layout and operational considerations relating to the **58 affordable housing dwellings** to be managed by the CHP as part of this SSD application.

Through this process, we have reviewed the proposed design changes documented in the **Response to Submissions plans (Revision 2 dated 9 April 2026)** and the **Response to Submissions Report (dated April 2026)**, particularly the updated location of the affordable housing units. We support the decision to consolidate the affordable housing into a single, amalgamated location within the development. This arrangement aligns with CHP operational practices and enables more efficient long-term management, maintenance and tenant support.

We also acknowledge and support the project team's efforts to improve solar access for the affordable housing component. The recent design amendments, made in response to the Department's request for information (RFI), ensure that a higher proportion of affordable housing dwellings now achieve greater than 60% solar access. This represents a significant benefit for future residents and improves the overall quality of the affordable housing offering.

Further, Bridge Housing has engaged in detailed discussions with the developer regarding the operational, management and long-term ownership considerations associated with the **58 affordable housing dwellings**. Given the substantial number of dwellings included in the project, it is our strong preference that these units form a separate stratum lot, allowing flexibility in long-term asset management and future ownership pathways.

As part of these discussions, we have reviewed the impact of strata arrangements and ongoing levies. The development includes extensive communal indoor and outdoor spaces, as well as multiple lift cores, all of which have cost implications. We therefore support the design outcome that provides a single, dedicated lift core servicing the affordable housing component, ensuring that ongoing management and strata fees remain economical and appropriate for affordable housing tenants and for CHP management over the long term. We also understand that further work is underway to refine the strata strategy to minimise levies for the affordable housing stratum.

Our preference remains for the allocation of **one- and two-bedroom dwellings** to affordable housing. This aligns with demand in the Woolloomooloo area and the needs of households typically eligible for affordable housing. These dwelling types are most suitable for singles, couples and small families experiencing housing stress who require access to secure, well-located housing.

The proposed location, layout and operational framework for the affordable housing component meet our brief and align with our mission to deliver diverse, sustainable and well-managed affordable housing. We are pleased to support this project, which will make a meaningful contribution to meeting housing need for key workers and other households vital to the City of Sydney community.

Kind Regards,

*Anastasiya Kozak*

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

