



02 September 2025

Keith Ng
Team Leader
Housing & Key Sites Assessment – Social & Affordable Assessments
Department of Planning, Housing and Infrastructure
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

**Letter of Support: SSD Application for Affordable Housing and Market Housing at
84 Tallawong Road, Rouse Hill, NSW**

Dear Keith,

Evolve Housing Limited is pleased to express our support for State Significant Development Application SSD-80287510 (the “**Application**”) which seeks approval for the development of Affordable Housing properties and build-to-sell market properties through L K Property Group at 84 Tallawong Road, Rouse Hill NSW (“**Project**”).

Subject to approval, it is the developers’ intention that a portion of all residential properties constructed will be allocated for affordable housing. Evolve Housing, as a Tier-1 registered Community Housing Provider (CHP), is keen to evaluate opportunities to either acquire affordable housing units upon completion or offer property and tenancy management services through its affiliated entity, EchoRealty, which is also a registered CHP. All affordable properties will be managed in accordance with the State Environmental Planning Policy for a period of 15 years, or up to 25 years should acquisition be possible via Housing Australia funding.

As part of our consideration of this opportunity, we have reviewed and provided input to inform the proposal. The result is a proposal where:

- The design is of high quality and provides a high standard of affordable housing and will provide a high level of comfort and amenity for tenants;
- The proposed Project provides much-needed affordable rental housing in Rouse Hill, given its proximity to the employment centres of Western Sydney and connection through new Metro to the Sydney CBD;
- The availability of dedicated parking spaces is adequate given the proximity to both employment centres and public transport hubs; and

Thriving communities for all people.

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- The proposed configuration of affordable housing, shared basement and services has the potential to allow for cost effective tenants and building management, thereby ensuring the affordable housing is financially sustainable.

The proposed development seeks to respond to a critical need for housing within the Blacktown LGA, particularly in the growing demand along the new Metro line. Stations along the new Metro line has been identified as an emerging Strategic Centres. Northwest Sydney has experienced rapid population growth, especially among age groups typically associated with smaller households. This demographic shift has increased the demand for diverse and affordable housing options, particularly high-density housing. Without addressing this demand, the region risks losing its ability to attract and retain key demographics, including young professionals and downsizing retirees, and would represent a significant missed opportunity in responding to the current housing crisis.

Without additional supply, particularly affordable housing, for very low to moderate income earners such as proposed for this Project, more people will face homelessness and additional disadvantage, and the associated issues homelessness brings.

From an operational efficiency and financial feasibility perspective, we would also strongly recommend the following:

1. The proposed affordable housing properties are provided in “one line” as a separate residential building.

Evolve Housing supports L K Group’s intention to allocate all the proposed affordable homes to one of the buildings by consolidating in a stratum, rather than distributing them throughout all buildings ('salt-and-pepper' approach). Based on our extensive experience managing affordable housing across NSW, we have found that separating affordable homes from other tenures is preferable for several reasons:

- **Customer Experience:** Evolve Housing can focus critical resources on supporting tenants more effectively without the complexity of additional external stakeholders that would arise from a 'salt-and-pepper' approach.
- **Asset Management:** Evolve Housing can clearly identify responsibilities associated with the maintenance of affordable homes, with a clear delineation of ownership. The 'salt-and-pepper' approach introduces ambiguity regarding ownership and management responsibility, which can lead to unnecessary conflict.
- **Financial Viability:** The most significant challenge to delivering new affordable housing is financial viability. Evolve Housing would not be subject to additional costs, such as strata fees, that would be incurred with a 'salt-and-pepper' approach.

Targeted tenant cohorts for these properties would be essential service workers in healthcare, education, emergency services, law enforcement, aged care, and childcare.



Evolve Housing is confident that this important large-scale development project will deliver an exceptional end-result that benefits the community, as well as key workers needing Affordable Housing. Evolve Housing is eager to take on the stewardship of affordable housing dwellings for a 25-year period, subject to successful outcome through Round 3 of Housing Australia Future Fund Facility (HAFFF). With the expertise of our dedicated affordable housing real estate agency, EchoRealty, we are fully prepared to participate enthusiastically in the relevant selection process. Our commitment to providing quality, affordable homes is unwavering, and we are excited to bring our passion and dedication to this vital mission.

Evolve Housing, a dynamic and innovative Tier 1 Community Housing Provider based in Parramatta with operations in the ACT and Victoria, boasts a successful track record spanning over 35 years. With a team of 150 dedicated staff members, Evolve Housing, along with its subsidiaries, manages a diverse portfolio of over 5,400 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 11,000 social and affordable housing residents.

As an award-winning Tier 1 nationally registered community housing provider, we look forward to collaborating closely with L K Group to deliver this important and much-needed project.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'J. Balani', with a horizontal line underneath.

Jitender Balani

Group General Manager, Strategic Partnerships, Programs and Asset Management