

27 August 2025

NSW Department of Planning, Housing and Infrastructure

To whom it may concern,

**RE: 881-885 Bourke Street Waterloo NSW 2017  
(SSD – 80441462)**

I write to confirm that Evolve Housing Limited is pleased to support Coronation Property Co Pty Limited with the proposed redevelopment of their site at 881-885 Bourke Street Waterloo. I am confident that Coronation Property Co'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, 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 Coronation Property Co. 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 Waterloo, given its proximity to key employment centres and public transport links;
- A configuration that enables cost-effective tenant and property management, ensuring the financial sustainability of the affordable housing component; and
- An appropriate mix of 1, 2 and 3 bedroom properties complemented with a strong precinct wide focus on residential amenities. The proposed mix of apartments represent greater affordability with lower rents to address the shortage of much needed cost effective rentals in the inner South Sydney area.

**THRIVING COMMUNITIES FOR ALL PEOPLE**

Henry Dodd House, 9-13 Argyle Street Parramatta NSW 2150 | PO Box W124 Parramatta Westfield NSW 2150  
t: 1800 myevolve (1800 693 865) e: myevolve@evolvehousing.com.au  
www.evolvehousing.com.au

Evolve Housing Limited ABN 16 127 713 731



We are eager to collaborate with Coronation Property Co. who will retain ownership of the affordable properties on this crucial development, as well as assume management of the affordable housing dwellings. 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 Waterloo and the inner South Sydney precinct.

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 Coronation Property Co. 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**