

3 November 2025

MDS Commercial Developments Pty Ltd
c/- Alain Assoum
Fuse Architecture
Studio 212-59
Great Buckingham Street
Redfern NSW 2016

Dear Alain

AFFORDABLE HOUSING – 806-812 WINDSOR ROAD ROUSE HILL (SSD – 82943710)

I am writing to confirm that Bridge Housing Limited is pleased to support MDS Commercial Developments Pty Ltd with the proposed development of its site located at 806-812 Windsor Road, Rouse Hill. This State Significant Development Application (SSD-82943710) seek the development of 700 apartments, including 141 affordable housing units (40 x 1BR, 101 x 2BR).

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.

Bridge Housing has held preliminary discussions with MDS Commercial Developments Pty Ltd in relation to the Rouse Hill development and is eager to collaborate on this crucial development, as well as assume management of the affordable housing dwellings within the project for a minimum of 15 years. There is a high need for well-located, high quality affordable housing within the Blacktown LGA. The UNSW City Futures Research Centre, Housing Needs Dashboard estimates that for the Blacktown LGA, 9,600 households are in housing stress, growing to 16,000 by 2041, resulting in an immediate need to provide 700-800 affordable homes per year to meet this demand.

We have witnessed first-hand the impact of increased cost of living pressures coupled with rising rents in the Blacktown LGA, and have seen demand for homelessness support significantly increase and the increasing difficulty for singles and families that simply cannot find a rental property they can afford.

We welcome MDS Commercial Developments Pty Ltd's proposal to deliver much needed affordable housing in Blacktown under the new State Significant Development Pathway. This project will assist to address the high need for affordable and diverse housing options to meet the needs of families and key workers who are an integral part of the Blacktown community.

As an award-winning Tier 1 registered CHP, we are delighted to be working in partnership with MDS Commercial Developments Pty Ltd to manage the properties for a minimum of 15 years, to fulfil the requirements of Section 21, Division 1, Part 2, Chapter 2 of the Housing SEPP.

We look forward to ongoing engagement with MDS Commercial Developments Pty Ltd and wish you all the best with your SSD application.

Yours Sincerely



Christopher Dib
Executive Director, Homes