

17th April 2026

Werona Ave Residence Holdings Pty Ltd
C/- Mr Aaron Liu
Suite G02, 22 Atchison St,
St Leonards NSW 2065

By Email: al@cpdm.com.au

Dear Aaron,

RE: 21-25 McIntosh Street & 55 Werona Avenue GORDON NSW 2072

We write to confirm that EchoRealty NSW & ACT Limited (EchoRealty) would be pleased to manage the affordable housing to be developed at 21-25 McIntosh Street & 55 Werona Avenue GORDON NSW 2072 by Werona Ave Residence Holdings Pty Ltd for a period of not less than 15 years for the affordable housing provided under the in-fill affordable housing provisions of the Housing SEPP and in perpetuity for the additional affordable dwellings provided under the TOD provisions of the Housing SEPP.

Affordable Housing Allocations		
In-Fill Affordable Housing (15% of Proposed GFA):		
GORDON – 21, 23 & 25 McIntosh Street and 55 Werona Avenue	A.L1.U4	2 Bed
GORDON – 21, 23 & 25 McIntosh Street and 55 Werona Avenue	A.L1.U6	3 Bed
GORDON – 21, 23 & 25 McIntosh Street and 55 Werona Avenue	A.L2.U4	2 Bed
GORDON – 21, 23 & 25 McIntosh Street and 55 Werona Avenue	A.L2.U6	3 Bed
GORDON – 21, 23 & 25 McIntosh Street and 55 Werona Avenue	B.GF.U4	2 Bed
GORDON – 21, 23 & 25 McIntosh Street and 55 Werona Avenue	B.GF.U5	3 Bed
GORDON – 21, 23 & 25 McIntosh Street and 55 Werona Avenue	B.L1.U5	2 Bed
GORDON – 21, 23 & 25 McIntosh Street and 55 Werona Avenue	B.L2.U5	2 Bed
GORDON – 21, 23 & 25 McIntosh Street and 55 Werona Avenue	C.GF.U3	2 Bed

GORDON – 21, 23 & 25 McIntosh Street and 55 Werona Avenue	C.GF.U4	2 Bed
GORDON – 21, 23 & 25 McIntosh Street and 55 Werona Avenue	C.GF.U5	2 Bed
GORDON – 21, 23 & 25 McIntosh Street and 55 Werona Avenue	C.GF.U6	1 Bed
GORDON – 21, 23 & 25 McIntosh Street and 55 Werona Avenue	C.GF.U7	2 Bed
GORDON – 21, 23 & 25 McIntosh Street and 55 Werona Avenue	C.GF.U10	1 Bed
GORDON – 21, 23 & 25 McIntosh Street and 55 Werona Avenue	C.GF.U11	2 Bed
GORDON – 21, 23 & 25 McIntosh Street and 55 Werona Avenue	C.L1.U5	2 Bed
GORDON – 21, 23 & 25 McIntosh Street and 55 Werona Avenue	C.L1.U7	2 Bed
GORDON – 21, 23 & 25 McIntosh Street and 55 Werona Avenue	C.L1.U9	3 Bed
GORDON – 21, 23 & 25 McIntosh Street and 55 Werona Avenue	C.L2.U5	2 Bed
GORDON – 21, 23 & 25 McIntosh Street and 55 Werona Avenue	C.L2.U6	1 Bed
GORDON – 21, 23 & 25 McIntosh Street and 55 Werona Avenue	C.L2.U7	2 Bed
GORDON – 21, 23 & 25 McIntosh Street and 55 Werona Avenue	C.L2.U8	3 Bed
GORDON – 21, 23 & 25 McIntosh Street and 55 Werona Avenue	C.L2.U9	3 Bed
GORDON – 21, 23 & 25 McIntosh Street and 55 Werona Avenue	C.L2.U10	1 Bed
GORDON – 21, 23 & 25 McIntosh Street and 55 Werona Avenue	C.L2.U11	2 Bed
GORDON – 21, 23 & 25 McIntosh Street and 55 Werona Avenue	C.L3.U7	2 Bed
GORDON – 21, 23 & 25 McIntosh Street and 55 Werona Avenue	C.L3.U11	2 Bed
In perpetuity (2% of Proposed GFA)		
GORDON – 21, 23 & 25 McIntosh Street and 55 Werona Avenue	C.L1.U6	1 Bed

GORDON – 21, 23 & 25 McIntosh Street and 55 Werona Avenue	C.L1.U8	3 Bed
GORDON – 21, 23 & 25 McIntosh Street and 55 Werona Avenue	C.L1.U10	1 Bed
GORDON – 21, 23 & 25 McIntosh Street and 55 Werona Avenue	C.L1.U11	2 Bed

EchoRealty understands that CPDM Pty Ltd is the applicant of the SSDA and submitted the application on behalf of Werona Ave Residence Holdings Pty Ltd

EchoRealty is a registered Community Housing Provider based in Parramatta with operations in NSW, ACT and Victoria. It is the largest provider of affordable housing in Australia and forms part of the Evolve Housing Group, who boasts a successful track record in managing community housing assets for over 30 years.

We look forward to working closely with the Developer to enter into a suitable agreement for the management of the affordable housing at the Property in due course.

Yours sincerely,



Charlie Souma
Group General Manager, Affordable Housing Services