

14 April 2026

Mr Nicholas Beck
Senior Planning Officer, Affordable Housing Assessments
Development Assessment and Sustainability
NSW Department of Planning, Housing and Infrastructure

Dear Mr Nicholas Beck,

RE: Proposed redevelopment of 33-37 Herbert Street, St Leonards (SSD – 88511459)

I write to confirm that Evolve Housing Limited is pleased to manage the affordable housing to be developed at 33-37 Herbert Street, St Leonards by Aqualand St Leonard Development Pty Ltd for a period of not less than 15 years in accordance with Division 1 Part 2 Chapter 2 of the Housing SEPP. I am confident that by Aqualand St Leonard Development Pty Ltd 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 supports the proposed location of the affordable housing apartments within the building, noting that the configuration is appropriately designed to meet the needs of the intended key worker cohort. The provision of generous communal areas is expected to enhance placemaking outcomes and foster strong social connections among residents.

Level	Tower North)	(Podium/	No. of Bedroom	No. of Bathroom	Use
201	Podium		1	1	Affordable Housing - 15 Years
202	Podium		1	1	Affordable Housing - 15 Years
203	Podium		1	1	Affordable Housing - 15 Years
204	Podium		1	1	Affordable Housing - 15 Years
205	Podium		1	1	Affordable Housing - 15 Years
301	Podium		1	1	Affordable Housing - 15 Years
302	Podium		1	1	Affordable Housing - 15 Years
303	Podium		1	1	Affordable Housing - 15 Years
304	Podium		1	1	Affordable Housing - 15 Years
305	Podium		1	1	Affordable Housing - 15 Years

THRIVING COMMUNITIES FOR ALL PEOPLE

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Evolve Housing Limited ABN 16 127 713 731



N501	Northern Tower	2	2	Affordable Housing - 15 Years
N502	Northern Tower	2	2	Affordable Housing - 15 Years
N503	Northern Tower	2	2	Affordable Housing - 15 Years
N504	Northern Tower	2	2	Affordable Housing - 15 Years
N505	Northern Tower	2	2	Affordable Housing - 15 Years
N506	Northern Tower	1	1	Affordable Housing - 15 Years
N507	Northern Tower	1	1	Affordable Housing - 15 Years
N508	Northern Tower	1	1	Affordable Housing - 15 Years
N509	Northern Tower	1	1	Affordable Housing - 15 Years
N510	Northern Tower	1	1	Affordable Housing - 15 Years
N511	Northern Tower	1	1	Affordable Housing - 15 Years
N512	Northern Tower	1	1	Affordable Housing - 15 Years
N601	Northern Tower	2	2	Affordable Housing - 15 Years
N602	Northern Tower	2	2	Affordable Housing - 15 Years
N603	Northern Tower	2	2	Affordable Housing - 15 Years
N604	Northern Tower	2	2	Affordable Housing - 15 Years
N605	Northern Tower	2	2	Affordable Housing - 15 Years
N606	Northern Tower	1	1	Affordable Housing - 15 Years
N607	Northern Tower	1	1	Affordable Housing - 15 Years
N6.08	Northern Tower	1	1	Affordable Housing - 15 Years
N6.09	Northern Tower	1	1	Affordable Housing - 15 Years
N610	Northern Tower	1	1	Affordable Housing - 15 Years
N611	Northern Tower	1	1	Affordable Housing - 15 Years
N612	Northern Tower	1	1	Affordable Housing - 15 Years
N701	Northern Tower	2	2	Affordable Housing - 15 Years

N702	Northern Tower	2	2	Affordable Housing - 15 Years
N703	Northern Tower	2	2	Affordable Housing - 15 Years
N704	Northern Tower	2	2	Affordable Housing - 15 Years
N705	Northern Tower	2	2	Affordable Housing - 15 Years
N706	Northern Tower	1	1	Affordable Housing - 15 Years
N707	Northern Tower	1	1	Affordable Housing - 15 Years
N708	Northern Tower	1	1	Affordable Housing - 15 Years
N7.09	Northern Tower	1	1	Affordable Housing - 15 Years
N710	Northern Tower	1	1	Affordable Housing - 15 Years
N711	Northern Tower	1	1	Affordable Housing - 15 Years
N712	Northern Tower	1	1	Affordable Housing - 15 Years

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 the developer and landowner 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 St Leonards, given its proximity to key employment centres and public transport links; and
- A configuration that enables cost-effective tenant and property management, ensuring the financial sustainability of the affordable housing component;

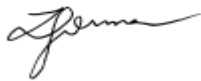
We are eager to collaborate with the developer, the landowner and the various consultants that will be engaged during the development and construction phase. We also confirm our willingness and support to assume either management or ownership of the affordable

housing dwellings once completed. 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 the lower north shore suburb of Sydney.

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 the developer and landowner 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