

20 February 2026

Mr Kevin Kim
Senior Planner, Infill Affordable Housing
4 Parramatta Square
12 Darcy Street,
Parramatta NSW 2150

Dear Kevin,

Letter of Support: SSD Application for Affordable Housing and Market Housing at 40-48 Redan Street Mosman NSW 2088.

Evolve Housing Limited is pleased to express our support for State Significant Development Application SSD-93020230 (the “**Application**”) which seeks approval for the development of Affordable Housing properties and build-to-sell market properties by Mosman Land No.1 Pty Ltd (“**Developer**”) at 40-48 Redan Street, Mosman, NSW (“**Project**”).

Evolve Housing was pleased to be invited by the Developer, Mosman Land No.1 Pty Ltd to provide feedback and input throughout the design process in order to optimise the amenity and suitability of the proposed Affordable Housing dwellings for the residents, the community and for the long-term maintenance and management of the assets.

As part of our involvement, 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 Mosman. Of the total fifty three dwellings proposed, eleven, two-bedroom dwellings will be allocated for affordable housing to cater to the needs of essential workers in the community;
- The proposed Project is close to Mosman Junction and the Military Road corridor, providing easy access to local retail, supermarkets, cafés, community facilities, schools, parks and everyday services. It is a highly liveable area with strong established infrastructure.
- The proposed Project has good connectivity to key health and education precincts including Royal North Shore Hospital, Mater Hospital and Northern Beaches Hospital, as well as major university campuses such as University of Sydney, University of Technology Sydney and Macquarie University. The location also provides straightforward access to the North Sydney and Sydney CBD employment centres.
- Public transport is a key strength of this Project, with frequent bus services along Military Road within walking distance, providing direct links to North Sydney, the

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CBD, Neutral Bay and surrounding Lower North Shore centres. These services also connect into the wider rail network via North Sydney and St Leonards stations.

- The availability of dedicated six parking spaces is likely adequate given the proximity to both employment centres and public transport hubs; and
- The proposed configuration of affordable housing, shared basement and communal spaces has the potential to allow for cost effective tenant and building management, thereby ensuring the affordable housing is financially sustainable.

Evolve Housing is confident that this important development project will deliver an exceptional end-result that benefits the community, as well as key workers needing Affordable Housing. Evolve Housing looks forward to an opportunity to partner with the Developer, Mosman Land No.1 Pty Ltd, to deliver this Project.

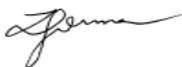
Evolve Housing is eager to take on the management of affordable housing dwellings for a 15-year period, as mandated under the Housing SEPP. With the expertise of our dedicated affordable housing real estate agency, EchoRealty, our commitment to providing quality, affordable homes is unwavering, and we are excited to bring our passion and dedication to this vital mission.

Evolve Housing, an award winning, dynamic, and innovative Tier 1 Community Housing Provider based in Parramatta with operations in NSW, Victoria, and the ACT, boasts a successful track record spanning over 30 years. Evolve Housing manages a diverse portfolio of over 5,400 social, affordable, and private market rental properties.

Through careful development and management, Evolve Housing addresses housing needs and fosters strong social and community outcomes for its 11,000+ residents, ensuring access to essential services and support to enable a better quality of life for people in need.

We look forward to working closely with Mosman Land No.1 Pty Ltd in the delivery of this much-needed and important Project.

Yours sincerely,



Lyall Gorman
Chief Executive Officer