

28 May 2026

Chris Eldred
Senior Planning Officer
Housing Delivery Authority SSD Assessments
Department of Planning, Housing and Environment

Dear Mr Eldred

AFFORDABLE HOUSING – 173–183 RICKARD ROAD, LEPPINGTON

I am writing to confirm that Bridge Housing Limited is pleased to support Leppington (1) 88 Development Pty Ltd with the proposed development of its site located at 173–183 Rickard Road, Leppington. This State Significant Development Application (SSD Application No. 99319962) seeks the development of a mixed-use precinct incorporating 8 residential buildings containing a total of 1,493 apartments, a non-residential component comprising a 156-key hotel and approximately 40,500m² of commercial and retail floor space. As part of the development, 217 units, in Building 3, will be provided as Affordable Housing.

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 Leppington (1) 88 Development Pty Ltd in relation to the Leppington 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 Camden LGA. The UNSW City Futures Research Centre, Housing Needs Dashboard estimates that for the Camden LGA, 2,700 households are in housing stress, growing to 3,800 by 2041, resulting in an immediate need to provide 100-200 affordable homes per year to meet this demand.

We welcome Leppington (1) 88 Development Pty Ltd's proposal to deliver much needed affordable housing in Leppington 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 Leppington community.

As an award-winning Tier 1 registered CHP, we are delighted to be working in partnership with Leppington (1) 88 Development Pty Ltd to manage the properties.

We look forward to ongoing engagement with Leppington (1) 88 Development Pty Ltd and wish them all the best with their SSD application.

Yours Sincerely



Christopher Dib
Executive Director, Homes