

25 March 2026

Dear Sir/Madam,

**Subject: Letter of Intent - Commitment to Affordable Housing**

This Letter of Intent has been prepared by Landcom to accompany an application for a State Significant Development (SSD-99909708) for infill affordable housing at part Lot 401 DP12861651, Edmondson Park.

Landcom is committed to delivering high-quality, sustainable, affordable housing aligned with government policy and community needs. Landcom has an established Affordable Housing Delivery Panel (Panel) which comprises pre-assessed CHPs selected to deliver Landcom's Affordable Housing projects.

Landcom released a tender in January 2026 to appoint a CHP for this project. With evaluation of the tender underway, we confirm our intent to award a successful CHP from the Panel in April 2026. The CHP will be responsible for managing and maintaining the affordable housing development for a minimum of fifteen years, in accordance with applicable planning controls and regulatory requirements.

The development will be designed to meet best-practice sustainability and affordability benchmarks, ensuring long-term viability and social benefit. The project will comply with all relevant statutory requirements, including but not limited to:

- Compliance with the State Environmental Planning Policy (SEPP) for Affordable Housing
- Provision of secure tenure and ongoing affordability for eligible residents through CHP's operational framework

Landcom acknowledges that this commitment is a fundamental component of the proposal and will ensure that the necessary contractual arrangements with the selected CHP are in place at the appropriate time.

We remain dedicated to working collaboratively with the Department of Planning, Housing and Infrastructure, and Liverpool City Council throughout the development and approval process to ensure that this project delivers positive housing outcomes for the community.

Should you require any further information or clarification, please do not hesitate to contact me at [lkron@landcom.nsw.gov.au](mailto:lkron@landcom.nsw.gov.au).

Yours sincerely,

A handwritten signature in black ink, appearing to be "lkron", written in a cursive style.

Development Director - Affordable Housing