

Attachment A

**Bridge Housing to City of Sydney –
Letter seeking community facility funding –
July 2026**



Monica Barone
Chief Executive Officer
City of Sydney Council
Sydney Town Hall
483 George Street
Sydney NSW 2000

7 July 2026

Re: Elizabeth Street, Redfern – Community Facility Funding

Dear Monica

Thank you for the City of Sydney's ongoing support for the redevelopment of 600–660 Elizabeth Street, Redfern and for the recent discussions between our respective teams regarding delivery of the project and the proposed community facility.

I am pleased to provide an update on the project. Most significantly, the project has successfully progressed through the Expression of Interest stage of Housing Australia's Housing Australia Future Fund (HAFF) Round 3 process and Bridge Housing, in partnership with Homes NSW, has now been invited to submit a detailed application. We are currently preparing that submission, with lodgement targeted for early August 2026.

As part of the detailed application, it is important that we are able to demonstrate support and commitment from key project stakeholders. Accordingly, we are seeking written confirmation from the City regarding its proposed contribution towards the community facility and the timing of that contribution. We would greatly appreciate receiving Council's response by the end of July 2026 so it may be incorporated into the HAFF submission.

Since our previous correspondence, demolition of the former South Sydney PCYC building has been completed and Bridge Housing is currently undertaking the site investigations and other activities required under the development consent. We are also progressing further enabling works later this year, with commencement of the main construction works currently targeted for January 2027.

As discussed with your team, the full funding position for the community facility remains challenging. While funding secured to date provides a strong foundation to deliver a cold shell building, additional funding is required to fund the facility to be fully operational. In response, Bridge Housing has refined the proposed delivery strategy and is now proposing to deliver the community facility as a completed cold shell as part of the initial construction contract. This approach will ensure the building is delivered as part of the broader redevelopment and not impact our ability to deliver in line with the HAFF program. It will also allow for additional funding opportunities to be pursued for the fit-out and activation of the facility.

If you need help with interpreting or translation because English is not your first language, phone the Translating and Interpreting Service on 131 450. They will phone the housing organisation and interpret for you for free. If you are hearing impaired, please contact the TTY Service on 1800 628 310.

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Based on the current program, construction commencing in January 2027 is anticipated to result in completion of the community facility cold shell in May 2029. Subject to securing the necessary fit-out funding, our objective is for the facility to become operational in August 2029.

As discussed at our meeting on 29 June 2026, the project is proposed to be delivered in a single construction stage. The first Construction Certificate is therefore expected to apply to the initial site and building works across the project, including the community facility. Based on the current program, we anticipate the first Construction Certificate being issued in November/December 2026.

We also acknowledge Council's comments regarding the potential application of a covenant on title to ensure the ongoing use of the building as a community facility. Bridge Housing is comfortable with this approach in principle and would be pleased to work with Council to develop an appropriate mechanism as the project progresses. As Bridge Housing will be responsible for the future subdivision and titling of the development, we anticipate that any such arrangement could be accommodated through the titling process.

We greatly appreciate the City's ongoing support for this important project and would welcome written confirmation that:

- the City of Sydney remains committed to contributing \$5 million towards the delivery of the community facility;
- the contribution may be provided following the issue of the first Construction Certificate for the project, currently anticipated in November/December 2026;
- the City acknowledges that the project will be delivered in a single construction stage and that the first Construction Certificate will apply to works across the site, including the community facility; and
- the City acknowledges the current funding position for the community facility, including the proposed cold shell delivery approach, and Bridge Housing's intention to continue pursuing additional funding opportunities to complete the fit-out and activation of the facility.

Thank you again for the City's continued partnership and support. We look forward to continuing to work together to deliver both much-needed social and affordable housing and an important future community asset for Redfern.

Yours sincerely

Laurie Leigh
Chief Executive Officer
Bridge Housing

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