

Department of Planning,
Housing and Infrastructure
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150
Attention: Joe Somerville

18 February 2026

Dear Mr Somerville,

RE: OBJECTION SSD 85974227

9-17 Balfour St Lindfield Residential development with in-fill affordable housing

I support the principle of Transport Oriented Development. Locating dwellings near railway stations is sensible and necessary. However, TOD should not be understood as simply permitting bigger residential buildings. Sydney's TOD strategy is an opportunity to create a biodiverse, resilient, and socially integrated city. This proposal misses that once-in-a-century opportunity.

My concerns relate to:

- loss of biodiversity through removal of mature canopy trees and fragmentation of an existing canopy corridor
- inadequate deep soil planting and meaningful landscape
- poor environmental performance for south-west and courtyard-facing dwellings
- social inequity embedded within the building layout.

Tree removal and ecological role of the existing patch

The documentation lacks transparency regarding tree retention. The demolition and tree removal plan (PTW-DA-A200040) does not clearly identify which trees are to be removed. Red and cyan markings are labelled "trees to be relocated," including what appear to be two of the largest trees on the site, near the site's northern/rear boundary. It is clearly not credible that mature canopy trees of this scale can be relocated. Proposed tree removal should be clearly and consistently shown.

The existing tall eucalyptus saligna trees, near the site's northern/rear boundary are not ornamental. They are established habitat. Having grown up locally, my family has observed many native species - including king parrots, cockatoos, kookaburras and magpies, bush rats, bandicoots, ringtail and brushtail possums and flying foxes using these trees and adjoining gardens. They form part of a continuous or near-continuous canopy extending across adjacent properties, enabling wildlife movement above fences and away from ground-based threats. Removing them is not minor landscape change; it disrupts an existing ecological corridor, where shade and shelter is shared across boundaries.

Recent iNaturalist records for the immediate Highfield Road / Cook Road / Lindfield Avenue area document at least 48 vertebrate species, including smaller woodland birds such as Spotted Pardalote and Brown Thornbill, arboreal mammals such as Common Ringtail Possum, reptiles including Eastern Water Skink and Diamond Python, and a top nocturnal predator, Powerful Owl (See Appendix 1). These species rely on structurally complex canopy and understorey, and on

sheltered movement paths between larger reserves. The subject trees and gardens are part of that habitat mosaic; removing a whole mid-block patch of tall trees and deep soil is not ecologically neutral.

At the scale of the surrounding suburb, the site sits at the urban end of a narrowing vegetated “tendril” between the Lane Cove River and Middle Harbour catchments, visible in aerial imagery as a thread of tall trees and gardens (see Figure 1). Further fraying of this link will make it harder for these species to move between the larger bushland areas of Lane Cove and Garigal National Parks and the suburban matrix (see Figure 2), and will increase heat and exposure along that corridor.

In this context, the patch within which the proposal is located is:

- a stepping stone in a backyard canopy corridor linking to larger vegetated areas
- a local “cool island” in a highly sealed matrix of roofs and asphalt
- one of the few places where tall canopy and understorey come together to provide structural habitat complexity.

Once a basement occupies most of the site, there is no realistic path to re-establishing an equivalent canopy. Root volume, soil depth and spacing can never return to pre-development conditions. Given the cumulative loss of large canopy trees across Ku-ring-gai, this proposal should be redesigned to retain the largest existing trees wherever feasible, even if that requires reducing basement extent, adjusting the building footprint, or accepting a reduction in profit yield.

Landscape, deep soil and climate performance

The central courtyard is presented as generous, yet it faces south and is effectively closer to 15 metres wide once balconies are accounted for. It functions primarily as an air and light well. Its amenity is further compromised by the adjacent car park ventilation room (PTW-DA-B1L0010). It is not an ecologically performing courtyard (see Figure 5).

The deep soil diagram claims compliance, even exceeding the Apartment Design Guide’s 7% numerical requirement on paper. However, much of the “deep soil” is fragmented, narrow, and pushed against site boundaries around an expansive basement. The central courtyard and most internal planting sit over structure; they will support shrubs and small trees at best, not the crown volume or rooting depth of the existing canopy. The true, unencumbered deep soil is confined to strips along boundaries, (see Figure 4) some of which are further compromised by Tree Protection Zone incursions shown on the arborist plan (see Figure 3).

Ecologically, this is a familiar pattern: a continuous mid-block canopy is being replaced with scattered “feature trees” in constrained pits. There is a net loss in canopy height, spread and habitat complexity over several decades, even if the landscape drawings appear green in plan.

Sydney’s TOD strategy should reduce urban heat island effects and strengthen biodiversity. Here, the net effect is the opposite: more people on site, but a drastically weaker vegetated microclimate and less robust shading than the existing low-density pattern provides.

A redesigned scheme could significantly improve environmental performance:

- North-facing communal gardens could provide better solar access for residents and planting.
- A much more substantial and contiguous deep soil zone along the northern/rear boundary could establish a meaningful vegetated buffer - effectively a shared “backyard” - and, if replicated by neighbouring sites, could maintain a continuous green corridor.

- Despite its proximity to public transport, the proposal has a substantial basement carpark. Basement design should be adjusted so that retention of key trees and creation of a genuine deep-soil spine become primary design constraints.

As it stands, the planning report focuses heavily on streetscape presentation but gives comparatively little attention to long-term ecological performance or climate resilience. This design prioritises private luxury over our shared environment.

Communal facilities and social integration

The building's internal planning raises concerns about equity and social integration.

Well-considered apartment developments increasingly provide shared facilities that offset the loss of private backyards - rooftop gardens, communal kitchens, workshops, shared rooms and productive landscapes. Such spaces support interaction across households and tenure types. Some well-known recent examples include Nightingale "Lefffield" designed by Kennedy Nolan; and the award-winning "Balfe Park", designed by Kirsten Thomson Architects. These developments include a mix of expensive/large and affordable/small apartments.

In this PTW designed proposal, there are no meaningful communal facilities beyond the central courtyard, which itself is environmentally compromised. The roof is largely allocated to private spa terraces associated with penthouses. The Level 1 "accessible terrace" appears to serve only two apartments. A possible rooftop common area labelled "acc area" is vague and surrounded by private decks. The design prioritises private luxury over shared amenity.

In the submitted "Community Housing Provider Letter of Support" (Application Appendix 14, attached here as Attachment 2), Cubic Real Estate, a for-profit community housing provider, it is claimed the affordable "unit mix is thoughtfully incorporated into the overall building design, ensuring residents of affordable housing are fully integrated without risk of discrimination or isolation," yet the architectural plans show these apartments, which are smaller than other apartments in the development, lack the amenity of other in the development.

Affordable apartments are smaller, with smaller balconies than the "LUX" (luxury) and "ENH" (perhaps, enhanced) apartments which predominate. They are also concentrated around a single lift core (Core D) in the south-west corner of the site - the least favourable orientation. Nine apartments sit above the car park driveway, while one is adjacent to the bulky goods collection area. Core D does not enjoy access to any rooftop amenities. This configuration embeds tenure-based separation within the building rather than normalising affordable housing as part of the whole. Affordable housing should be indistinguishable in quality, location and access from market housing. Concentrating it in a single, less desirable corner risks internal segregation instead of integration.

The entry to Core D includes a concierge desk but is shown at approximately 2070 mm wide, raising practical concerns about circulation and accessibility, particularly for residents using mobility aids or prams.

TOD should support diverse households living together in well-designed, shared environments. This layout spatially separates residents instead, with accessible housing residents given a narrow "poor door" entry.

Affordability

For-profit community housing provider, Cubic Real Estate states the “development will contribute to alleviating the ongoing rental crisis by adding 12 x 2-bedrooms and 16 × 3-bedrooms affordable housings [sic] to the community-an essential and much-needed addition given the severe shortage of affordable rentals in Ku-Ring-Gai local area. We have reviewed the draft Development Application (DA) plans for the proposed project and understand that the application is being assessed under the State Environmental Planning Policy (Housing) 2021. Under the Housing SEPP, the affordable housing component must remain designated as affordable housing for a minimum of 15 years from the date the Occupational Certificate (OC) is issued, with 2% of the allocated affordable housing to be provided in perpetuity.”

I believe this misstates Housing SEPP Clause 21, which requires 2% (if this is applicable) of the whole development remain affordable in perpetuity, not 2% of the allocated affordable housing. 2% of the allocated affordable housing would amount to around half an apartment.

I notice Cubic Real Estate has been scrutinised for renting apartments at near market levels (Sydney Morning Herald, 3 Nov 2024, <https://www.smh.com.au/politics/nsw/rents-for-these-two-bedroom-units-reach-900-a-week-here-s-why-they-shouldn-t-20241101-p5kn7c.html>).

I am concerned these risk delivering minimal public benefit while locking in permanent ecological losses. In any future proposal, working constructively with a reputable not-for-profit community housing provider would likely improve the social and spatial outcome.

Conclusion

This development will change the neighbourhood. That change may be justified under Sydney’s TOD strategy, but the proposal should demonstrate best practice in biodiversity retention, deep soil provision, climate response and social integration.

In its current form, the proposal:

- dismantles a locally significant canopy patch that functions as a habitat stepping stone and cooling element
- further frays a visible vegetated tendril between the Lane Cove River and Middle Harbour catchments, used by a documented suite of birds, mammals and reptiles, including Powerful Owls
- replaces continuous deep soil with fragmented, constrained planting over structure
- prioritises yield, private rooftop privilege and façade presentation over long-term ecological performance and shared amenity
- embeds tenure-based separation rather than integrating affordable housing throughout the building
- the affordable housing provided may not be very affordable.

With significant redesign and, most likely, accepting a lower profit, a proposal for the subject site could offer a stronger, more honest contribution to Lindfield’s future and to the stated aims of Transit Oriented Development. Any future proposal should retain all eucalyptus saligna trees; create a genuine deep-soil landscape spine, with adequate space for increasing rather than decreasing local canopy; reorient communal outdoor spaces to maximise contiguous landscaping and for better resident access to sunlight; explore ways of integrating rather than segregating affordable housing; work with a reputable not-for-profit community housing provider; and improve resident amenity and social cohesion through the incorporation of communal facilities.

I urge the consent authority to demand better design for TOD developments.

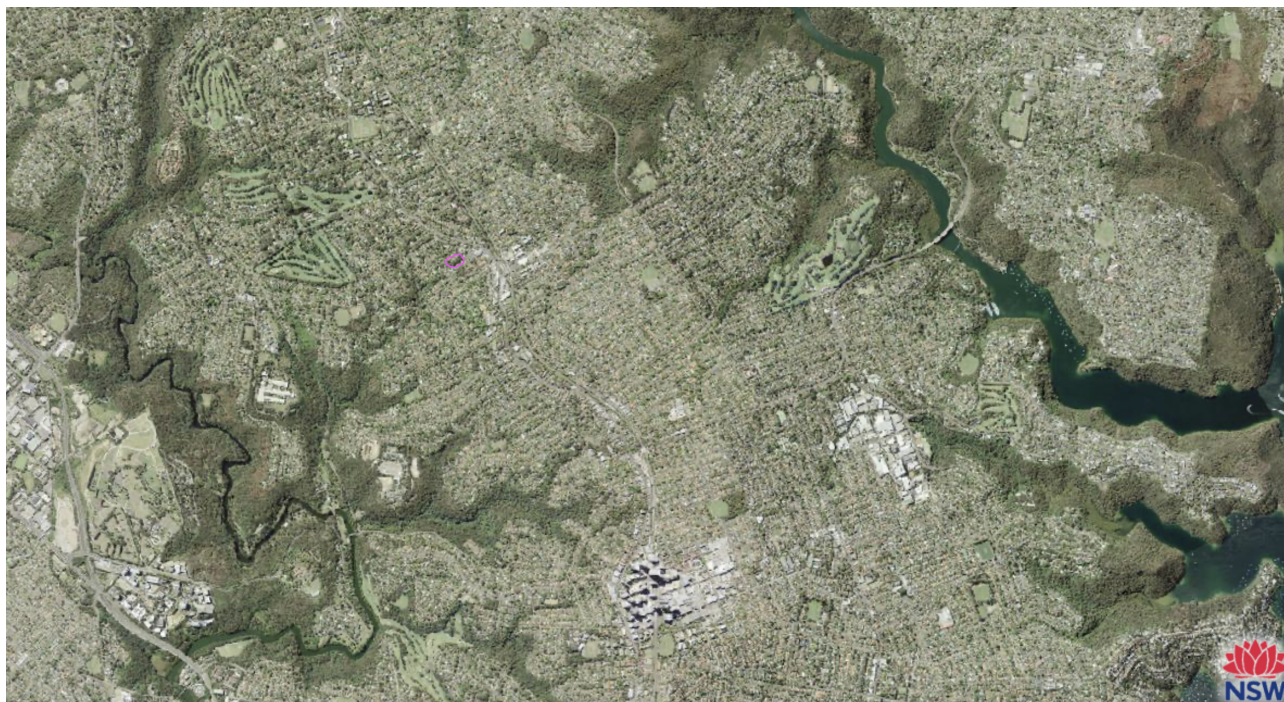
Yours sincerely,

[personal details withheld]

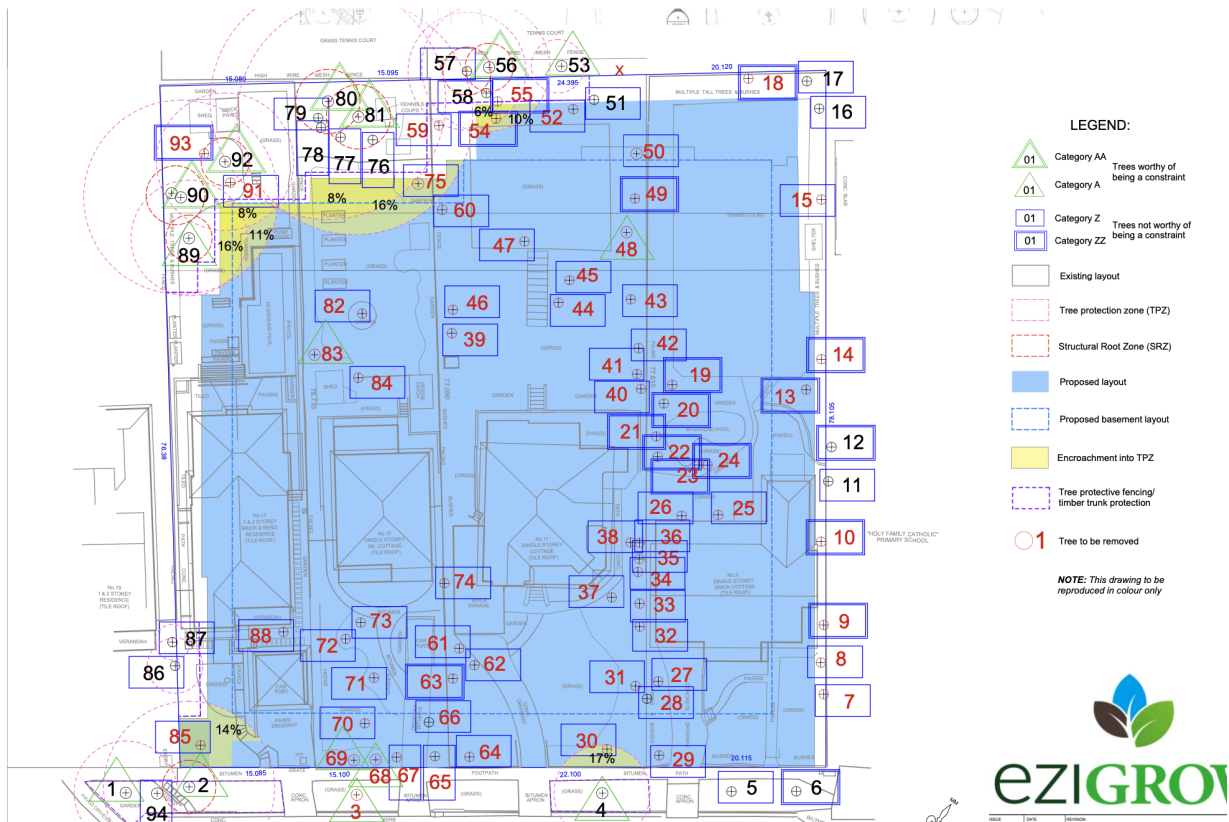
Figures, references:



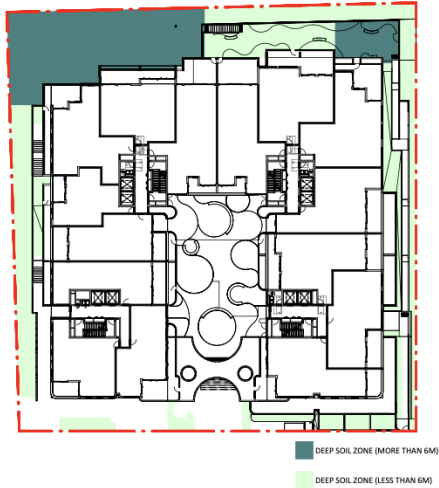
1. Figure 1: Aerial photograph showing the existing continuous mid-block canopy (outlined in pink) extending across adjacent backyards, forming a local habitat and shade corridor.



2. Figure 2: Wider-area aerial photograph illustrating the site at the urban end of a narrowing vegetated 'tendrill' between the Lane Cove River valley and Middle Harbour catchments.



3. Figure 3: Existing tree and Tree Protection Zone plan indicating the concentration of mature canopy trees within the subject site and the extent of their root zones into neighbouring properties.



GROUND LEVEL - DEEP SOIL ZONE DIAGRAM

APARTMENT DESIGN GUIDE

3E Deep Soil Zone:

Minimum 7% of site area is required for
Greater than 1,500m² with significant existing
tree cover.

DEEP SOIL ZONE AREA			
	Area	Site Area	%
DEEP SOIL (MORE THAN 6M)	526.2 m ²	5678 m ²	9.3%
DEEP SOIL ZONE (LESS 6M)	775.9 m ²	5678 m ²	13.7%

- Figure 4: Proposed deep soil and landscape diagram demonstrating that most planting sits over structure or in narrow boundary strips, with limited capacity to recreate the existing tall canopy.

Low

Sort By

Date Added

Desc

Date Observed

Any

Exact Date

Range

Months

Select Options

More Filters

Person

Project

Place

Photo Licensing

All

Reviewed

Any

Yes

No

Date Added

Any

Exact Date

Range

Update Search

Reset Search Filters

Identify Atom Download

Highfield Road, Lindfield NSW

Custom Boundary

142

OBSERVATIONS

48

SPECIES

129

IDENTIFIERS

68

OBSERVERS

Map Grid List

Media	Name	User	Observed	Place	Added
	Parrots Order Psittaciformes Needs ID 2	greyone	February 2026	New South Wales, AU	February 2026
	Sulphur-crested Cockatoo Cacatua galerita Research Grade 2	arin73534	Feb 9, 20269:16 AM AEDT	Pacific Hwy opp Catholic Parish Of Lindfield-Killara, Lindfield NSW 2070, Australia	Feb 9, 20269:19 AM AEDT
	Australian Magpie Gymnorhina tibicen Research Grade 3	arin73534	Feb 8, 20262:13 PM AEDT	Lindfield Station, Lindfield Ave, Lindfield NSW 2070, Australia	Feb 8, 20262:27 PM AEDT
	Galah Eolophus roseicapilla Research Grade 3	arin73534	Feb 8, 20262:10 PM AEDT	Pacific Hwy opp Catholic Parish Of Lindfield-Killara, Lindfield NSW 2070, Australia	Feb 8, 20262:25 PM AEDT
	Eastern Water Skink Eulamprus quoyii Research Grade 2	twan3253	Nov 13, 20251:41 PM AEDT	Cook Rd at Highfield Rd, Lindfield NSW 2070, Australia	Feb 5, 202612:47 AM AEDT
	Laughing Kookaburra Dacelo novaeguineae Research Grade 3	twan3253	Nov 13, 20251:40 PM AEDT	Cook Rd at Highfield Rd, Lindfield NSW 2070, Australia	Feb 5, 202612:47 AM AEDT
	Australian Brush-Turkey Alectura lathami Research Grade 3	twan3253	Nov 13, 20251:34 PM AEDT	Cook Rd at Provincial Rd, Lindfield NSW 2070, Australia	Feb 5, 202612:47 AM AEDT
	Crested Pigeon Ocyphaps lophotes Research Grade 3	twan3253	Nov 13, 20251:34 PM AEDT	Cook Rd at Provincial Rd, Lindfield NSW 2070, Australia	Feb 5, 202612:47 AM AEDT
	Sulphur-crested Cockatoo Cacatua galerita Research Grade 3	twan3253	Nov 13, 20251:32 PM AEDT	Cook Rd at Provincial Rd, Lindfield NSW 2070, Australia	Feb 5, 202612:46 AM AEDT
4	Spotted Pardalote Pardalotus punctatus Research Grade 3	dung_girl	Jan 25, 20263:20 PM AEDT	Killara Golf Club, Killara, NSW, AU	Jan 30, 202610:58 PM AEDT
5	Powerful Owl Ninox strenua Research Grade 3	tim_keighley	January 2026	New South Wales, AU	January 2026
	Eastern Water Skink Eulamprus quoyii Research Grade 2	sashayanis	Jan 5, 20268:25 PM AEDT	Lindfield Public School, Pacific Hwy, Lindfield NSW 2070, Australia	Jan 5, 20268:25 PM AEDT
	Diamond Python Morelia spilota spilota Research Grade 5	urbanreptileremoval	Jan 3, 20268:05 PM AEDT	Cocupara Ave, Lindfield, NSW, AU	Jan 3, 20268:16 PM AEDT
	House Geckos Genus Hemidactylus Needs ID 1	roseannam	December 2025	New South Wales, AU	December 2025
	Common Ring-tailed Possum Pseudocheirus peregrinus Research Grade 2	spetritz	Dec 5, 20258:08 AM AEDT	Frances St, Lindfield, NSW, AU	Dec 12, 202512:20 PM AEDT
2	Australian Brush-Turkey Alectura lathami Research Grade 3	penn8	Dec 5, 20257:45 PM AEDT	Grosvenor Rd at Lumeah Rd, Lindfield NSW 2070, Australia	Dec 7, 20251:22 PM AEDT
	Laughing Kookaburra Dacelo novaeguineae Research Grade 3	sashayanis	Nov 26, 20257:24 PM AEDT	Lindfield Public School, Pacific Hwy, Lindfield NSW 2070, Australia	Nov 26, 20257:24 PM AEDT
	Brown Thornbill Acanthiza pusilla		Nov 15, 202511:48		Nov 15, 202511:49

	Needs ID 2	hlogie	AM AEDT	Cocupara Ave, Lindfield, NSW, AU	AM AEDT
	Peron's Tree Frog <i>Pengilleyia peronii</i>	rosetherat	Nov 11, 202511:15 PM AEDT	Pacific Hwy, Lindfield, NSW, AU	Nov 11, 202511:16 PM AEDT
	Needs ID 1				
	Sulphur-crested Cockatoo <i>Cacatua galerita</i>	james48454	Oct 31, 20243:20 PM AEDT	Shirley Rd before Pacific Hwy, Roseville NSW 2069, Australia	Nov 8, 20253:45 PM AEDT
	Research Grade 2				
	Common Ring-tailed Possum <i>Pseudocheirus peregrinus</i>	james48454	Jan 11, 202412:01 PM AEDT	Woodside Ave after Blenheim Rd, Lindfield NSW 2070, Australia	Nov 8, 20253:27 PM AEDT
	Research Grade 3				
	Peron's Tree Frog <i>Pengilleyia peronii</i>	james48454	Aug 18, 202310:43 AM AEST	Woodside Ave after Blenheim Rd, Lindfield NSW 2070, Australia	Nov 8, 20253:25 PM AEDT
3	Research Grade 2				
	Peron's Tree Frog <i>Pengilleyia peronii</i>	clairemarine	Nov 6, 2025	Highfield Rd opp Holy Family Primary School, Lindfield NSW 2070, Australia	Nov 7, 202511:47 PM AEDT
	Research Grade 2				
	Eastern Water Dragon <i>Intellagama lesueurii lesueurii</i>	nancypallin	Nov 5, 202510:54 AM AEDT	Princes Park Bushland, Ignatius Road, Lindfield NSW 2070, Australia	Nov 6, 20258:41 AM AEDT
	Research Grade 2				
	Rainbow Lorikeet <i>Trichoglossus moluccanus</i>	sashayanis	Oct 28, 20258:51 AM AEDT	Ku-ring-gai, AU-NS, AU	Oct 28, 20258:52 AM AEDT
	Research Grade 2 1				
	Pacific Koel <i>Eudynamys orientalis</i>	lana73098	Oct 21, 20259:07 PM AEDT	Lindfield NSW 2070, Australia	Oct 23, 20259:18 AM AEDT
	Research Grade 2				
5	Sulphur-crested Cockatoo <i>Cacatua galerita</i>	emmamortz	Oct 20, 20251:22 PM AEDT	Nelson Rd, Lindfield, NSW, AU	Oct 20, 20256:44 PM AEDT
	Research Grade 3				
	Australian King Parrot <i>Alisterus scapularis</i>	sashayanis	Oct 17, 20259:37 AM AEDT	Lindfield Public School, Grosvenor Rd, Lindfield NSW 2070, Australia	Oct 17, 20259:40 AM AEDT
	Research Grade 3				
	Australian Brush-Turkey <i>Alectura lathami</i>	penn8	Oct 12, 20254:11 PM AEDT	Lindfield NSW 2070, Australia	Oct 13, 202512:34 AM AEDT
	Research Grade 2				
	Sulphur-crested Cockatoo <i>Cacatua galerita</i>	sashayanis	Sep 28, 20254:41 PM AEST	Lindfield NSW 2070, Australia	Sep 28, 20254:42 PM AEST
	Research Grade 3				
	Grey Butcherbird <i>Cracticus torquatus</i>	sashayanis	Sep 28, 20254:41 PM AEST	Lindfield NSW 2070, Australia	Sep 28, 20254:41 PM AEST
	Research Grade 2				
	Tawny Frogmouth <i>Podargus strigoides</i>	superbum2	September 2025	New South Wales, AU	September 2025
	Research Grade 2				
	Sulphur-crested Cockatoo <i>Cacatua galerita</i>	amelia45940	Aug 29, 20253:36 PM AEST	Lindfield NSW 2070, Australia	Sep 20, 20258:48 AM AEST
	Research Grade 2				
	Gully Shadestink <i>Saproscincus spectabilis</i>	led_muffinz	Sep 17, 20258:45 AM AEST	Drovers Way, Lindfield, NSW, AU	Sep 17, 20253:15 PM AEST
	Research Grade 2				
4	Welcome Swallow <i>Hirundo neoxena</i>	emmamortz	Sep 12, 20251:04 PM AEST	Lindfield, Lindfield, NSW, AU	Sep 14, 20252:55 PM AEST
	Research Grade 2				
	Red-bellied Black Snake <i>Pseudechis porphyriacus</i>	snaffz	Sep 1, 202511:10 AM AEST	Ignatius Rd, Lindfield, NSW, AU	Sep 5, 20252:50 AM AEST
	Research Grade 5				
	Australian Boobook <i>Ninox boobook</i>	conradtrollip	Sep 4, 20257:02 PM AEST	Lindfield NSW 2070, Australia	Sep 4, 20257:08 PM AEST
	Research Grade 4				
	Australian Magpie <i>Gymnorhina tibicen</i>	ds3330364	Aug 31, 20258:18 AM AEST	Killara NSW 2071, Australia	Aug 31, 20258:18 AM AEST
	Research Grade 2 3				
	Australian Magpie <i>Gymnorhina tibicen</i>	ds3330364	Aug 31, 20258:17 AM AEST	Killara NSW 2071, Australia	Aug 31, 20258:17 AM AEST
	Research Grade 2				
	Birds Class Aves	ds3330364	Aug 31, 20258:16 AM AEST	Killara NSW 2071, Australia	Aug 31, 20258:16 AM AEST
	Needs ID 1				
	Australian Brush-Turkey <i>Alectura lathami</i>	ds3330364	Aug 31, 20258:12 AM AEST	Lindfield NSW 2070, Australia	Aug 31, 20258:13 AM AEST
	Research Grade 2				
	Common Myna <i>Acridotheres tristis</i>	ds3330364	Aug 31, 20258:11 AM AEST	Killara NSW 2071, Australia	Aug 31, 20258:12 AM AEST
	Needs ID 1				
	Rainbow Lorikeet <i>Trichoglossus moluccanus</i>	penn8	Jul 21, 202511:44 AM AEST	Lindfield NSW 2070, Australia	Jul 21, 202511:45 AM AEST
	Research Grade 2				
	Sugar Glider <i>Petaurus breviceps</i>	helensmith	July 2025	New South Wales, AU	July 2025
	Research Grade 2				
	Satin Bowerbird <i>Ptilonorhynchus violaceus</i>	ray_b	May 10, 20251:00 PM AEST	Stanhope Rd, Lindfield, NSW, AU	May 18, 20257:03 PM AEST
	Research Grade 2				
2	Grey Butcherbird <i>Cracticus torquatus</i>	emmamortz	Apr 11, 20252:44 PM AEST	Nelson Rd, Killara, NSW, AU	May 9, 20254:35 PM AEST
	Research Grade 2				
2	Broad-tailed Gecko <i>Phyllurus platurus</i>	penn8	Apr 9, 20258:45 AM AEST	Lindfield NSW 2070, Australia	Apr 14, 20256:51 PM AEST
	Research Grade 2				
	Diamond Python <i>Morelia spilota</i>				

16th January, 2026

Department of Planning, Housing and Infrastructure
4PSQ, 12 Darcy Street
PARRAMATTA NSW 2150

To Whom it may concern,

Endorsement of Plans Submitted for Affordable Housing

Address: 9-17 Balfour St, Lindfield (Lot 9 DP4195, Lot 10 DP4195, Lot 11 DP1106491 & Lot 1 DP925825)

Cubic Real Estate is a Registered Community Housing Provider under the National Regulatory System for Community Housing (NRSCH). Our accreditation (Registration Number R7486190503) allows us to professionally manage affordable housing developments under SEPP 21. A copy of the Registration is attached for your perusal. Our primary goal is to ensure full compliance with the affordable housing requirements set out in the Housing SEPP, as well as to maintain reporting obligations for all approved affordable housing units under this Project.

The draft plan for **9-17 Balfour Street, Lindfield** includes 121 units, with 28 units dedicated to affordable housing supply. The unit mix of affordable housing will be 12 x 2-bedroom units and 16 x 3-bedroom units. The proposal integrates our feedback to ensure a well-designed and purpose-built affordable housing product that will benefit the local community. The unit mix is thoughtfully incorporated into the overall building design, ensuring residents of affordable housing are fully integrated without risk of discrimination or isolation. The development will contribute to alleviating the ongoing rental crisis by adding 12 x 2-bedrooms and 16 x 3-bedrooms affordable housings to the community—an essential and much-needed addition given the severe shortage of affordable rentals in Ku-Ring-Gai local area.

We have reviewed the draft Development Application (DA) plans for the proposed project and understand that the application is being assessed under the State Environmental Planning Policy (Housing) 2021. Under the Housing SEPP, **the affordable housing component must remain designated as affordable housing for a minimum of 15 years from the date the Occupational Certificate (OC) is issued, with 2% of the allocated affordable housing to be provided in perpetuity.**

We confirm our capacity to manage these affordable housing dwellings and to ensure full compliance with your obligations under the Housing SEPP. We also confirm that we have entered into an agreement with the Developer to support the delivery and ongoing management of these units.



Community Housing Provider (CHP)

Registration Number: R7486190503

Your Partner in Affordable Housing

Affordable housing units approved under these terms must be managed by an accredited Community Housing Provider (CHP). Cubic Real Estate follows the NSW Affordable Housing Ministerial Guidelines as the foundation for our internal policies and procedures in managing affordable housing. These guidelines cover various aspects of tenancy management, including:

1. Application Process
2. Eligibility Assessment
3. Allocation Procedures
4. Rent Setting and Review
5. Tenure Arrangements
6. Ongoing Eligibility Requirements
7. Eligibility Reviews
8. Right of Appeal Process

We work closely with the Registrar of Community Housing to ensure compliance with affordable housing conditions outlined in your DA approval. This includes developing management plans prior to the issuance of occupation certificates, as well as ensuring the registration of your affordable housing units under the National Regulatory System for Community Housing (NRSCH). We also oversee adherence to conditions such as income eligibility and rent-setting rules, ensuring that properties are leased at rates 20-25% below market value.

Thank you for contributing to the ongoing efforts to address housing affordability and supply challenges, which continue to impact many low- to moderate-income earners.

Please do not hesitate to contact Lisa Wang lisawang@cubicrealestate.com.au or Wegland Lau on wegland@cubicrealestate.com.au should you have any queries.

Kind regards,

A handwritten signature in black ink, appearing to be 'Lisa Wang', written over a light blue horizontal line.

Lisa Wang – Managing Director
Cubic Real Estate (CHP)