

2 December 2025

Mr Liam Spinks  
NSW Department of Planning, Housing & Infrastructure  
4 Parramatta Square  
12 Darcy Street  
Parramatta NSW 2150

Dear Liam,

**Re: Proposed DIAN, Rose Bay Affordable Housing (SSD- 101842729)**

I write to confirm that Bridge Housing/Home Ground is pleased to support Mathieson Property and Two Conway Pty Limited with the proposed Dian, Rose Bay development, located at 2A, 2-6 Conway Ave, 38-40 Carlisle St and 15-15A Fernleigh Ave - which includes 17 affordable housing dwellings.

We are confident that the role of Mathieson Property and the award-winning development team will deliver an exceptional result that will benefit the community, as well as key workers and eligible tenants needing affordable housing.

Home Ground is a professional property management service provider with a focus on affordable housing. Being a division of Bridge Housing Limited means we have Tier 1 registration as a community housing provider. We manage all types of property portfolio, including the various NSW government affordable housing schemes:

- State Environmental Planning Policy (Affordable Rental Housing) 2009,
- State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)
- National Rental Affordability Scheme

As part of our involvement in this opportunity, Bridge Housing/Home Ground has and will continue to work with the development team to optimise the following outcomes:

- A high standard of affordable housing, ensuring comfort and amenity for tenants;
- Creation of much-needed affordable rental housing in Rose Bay, with connectivity to public transport, Sydney CBD and nearby amenities;
- A cost-effective tenant and property management service, ensuring the financial sustainability of the affordable housing component; and
- A design and apartment mix aimed at meeting local demand, providing value for money and located within the building to minimise operating overheads and being attractive to investors.

We will continue to work with the developer on an appropriately designed, constructed, and management of the affordable housing dwellings within the project.

Enabling affordable housing via this development is critical to address the significant shortage of rental affordability in the area.

This letter confirms that Bridge Housing Pty Ltd TA HomeGround Sydney agrees to manage affordable housing apartments for at least 15 years to fulfil the requirements of Section 21, Division 1, Part 2, Chapter 2 of the Housing SEPP. This 15-year management period will commence from the date of the Occupation Certificate.

We confirm that all properties would be managed in accordance with the NSW Affordable Housing Guidelines and any final development conditions from the Department of Planning, Housing and Infrastructure, and that the proposed allocation / dwelling type / size of all affordable apartments are acceptable. The agreement would come into force once HomeGround Real Estate Sydney is appointed and receives formal handover of the property post Occupation Certificate and construction works.

Kind Regards,

*Anastasiya Kozak*

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**Bridge Housing TA HomeGround Real Estate, Sydney | Licensee - Manager**