

17 September 2025

Wayne Xiong / AQUALAND
LEVEL 37, AUSTRALIA SQUARE
264 GEORGE STREET
SYDNEY NSW 2000

Dear Wayne,

AFFORDABLE HOUSING – 2-16 Pockley Avenue Roseville NSW 2069

I am writing in support of the mixed-use development with in-fill affordable housing (State Significant Development Application), proposed to be delivered by Aqualand Prestige 1 Pty Ltd as The Trustee for Aqualand Prestige 1 Unit Trust, which seeks to provide 46 affordable housing units in Roseville. The proposed affordable housing units comprised 38 in-fill affordable housing units managed for a period of at least 15 years and 8 affordable housing units managed in perpetuity as per the Transport Orientated Development (TOD) requirements.

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 Aqualand Prestige 1 Pty Ltd in relation to the 2-16 Pockley Avenue Roseville NSW 2069 development including the proposed 46 affordable housing units to be delivered as part of this development. There is a high need for well-located high quality affordable housing within the Ku-Ring-Gai and Willoughby LGA. The UNSW City Futures Research Centre, Housing Needs Dashboard estimates that for Ku- Ring-Gai, 1,700 households are in housing stress, growing to 2,400 by 2041, resulting in an immediate need to provide 100-200 affordable homes per year to meet this demand.

We have witnessed first-hand the impact of increased cost of living pressures coupled with rising rents in the Ku-Ring-Gai and Willoughby area and have seen demand for homelessness support significantly increase and the increasing difficulty for singles and families that simply cannot find a rental property they can afford.

We welcome the Aqualand Prestige 1 Pty Ltd proposal to deliver much needed affordable housing in Roseville under the new State Significant Development Pathway. This project will address the urgent need for affordable and diverse housing options to meet the needs of families and key workers who are an integral part of the Ku- Ring-Gai community.

We are delighted to be working in partnership with Aqualand to manage 38 affordable housing properties for at least 15 years to fulfil the requirements of Section 21, Division 1, Part 2, Chapter 2 of the Housing SEPP. In addition, the TOD 8 affordable housing units will be managed in perpetuity to fulfil the requirement of Chapter 5, Section 156 of the Housing SEPP.

HomeGround Real Estate Sydney is a not-for-profit real estate agency providing a professional property management service to landlords and tenants. We are a social enterprise of Bridge Housing Limited, a registered Tier 1 community housing provider within the meaning of the Community Housing Providers National Law (NSW). As a social enterprise, all our profits are re-invested into more housing and better services for people in need.

We confirm that all properties will be managed in accordance with the NSW Affordable Housing Guidelines and any final development conditions from Council. The agreement will come into force once HomeGround Real Estate Sydney receives formal handover of the property post construction. In the middle of the housing crises, it is important to maintain mixed communities and there is significant demand for affordable apartments given essential services in the area and current market prices.

We look forward to continuing our engagement with Aqualand and wish you all the best with your SSD application.

Kind Regards,

Anastasiya Kozak

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