

5 February 2026

DPG Project 37 Pty Ltd  
C / Alan Chen  
Development Manager – Develotek  
[alan@develotek.com.au](mailto:alan@develotek.com.au)

Dear Alan,

**AFFORDABLE HOUSING – 79-81 Queens Road and 2-8 Spencer Street Five Dock NSW 2046**

We are writing in relation to SSD-78287462 (the “Application”) which seeks approval for a mixed-use development including 25 affordable rental properties at **79-81 Queens Road and 2-8 Spencer Street Five Dock NSW 2046**.

This letter confirms that Bridge Housing Pty Ltd TA HomeGround Sydney agrees to manage 25 affordable housing apartments for at least 15 years on behalf of DPG Project 37 Pty Ltd 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.

HomeGround Real Estate Sydney is a not-for-profit real estate agency, 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).

We confirm that all properties will be managed in accordance with the NSW Affordable Housing Guidelines and any final development conditions from the Department of Planning, Housing and Infrastructure. The agreement will come into force once HomeGround Real Estate Sydney receives formal handover of the property post Occupation Certificate and construction works.

Kind Regards,

*Anastasiya Kozak*

Anastasiya Kozak

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