

26 June 2025

Mr Leigh Manser, Development Director  
Lindsey Bennelong Developments  
Ground Floor 21 Solent Circuit  
PO Box 7105 Baulkham Hills NSW 2153

**RE: Submission for Affordable Housing Uplift, Mixed Use Development at  
138 Maroubra Road Maroubra NSW 2035**

This letter confirms that Bridge Housing Pty Ltd TA HomeGround Sydney agrees to manage 13 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.

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).

Our preference is for one- and two-bedroom units to be allocated specifically to affordable housing. This approach aligns with the target market of the Maroubra area, where the availability of larger three-bedroom apartments is often not suitable for affordable housing schemes. Moreover, it is commercially unfeasible to develop large three-bedroom units given the current housing dynamics. Concentrating on one- and two-bedroom units allows us to effectively address the housing crisis, catering to singles, couples, and small families who are most in need.

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 construction.

Kind Regards,

*Anastasiya Kozak*

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