

17 September 2025

Prosper 5-9 Cowan Road St Ives Pty Ltd  
c/- Dean Lavigne  
Development Director  
Prosper Collection  
Level 9  
100 William Street  
SYDNEY NSW 2000

By email: [d.lavigne@prospercollection.com.au](mailto:d.lavigne@prospercollection.com.au)

Dear Dean

**AFFORDABLE HOUSING – 5-9 COWAN ROAD, ST IVES**

I am writing to confirm that Bridge Housing Limited is pleased to support Prosper 5-9 Cowan Road St Ives Pty Ltd ('Prosper') with the proposed development of its site located at 5-9 Cowan Road St Ives. This development seeks to provide 12 affordable housing units (2 x 2BR, and 10 x 3BR), in St Ives.

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 discussions with Prosper in relation to the Cowan Road, St Ives development and is eager to collaborate on this crucial development, as well as assume management of the affordable housing dwellings within the project for a minimum of 15 years, commencing from the date of the Occupation Certificate. There is a high need for well located, high quality affordable housing within the Ku-Ring-Gai LGA. The UNSW City Futures Research Centre, Housing Needs Dashboard estimates that for the Ku-Ring-Gai LGA, 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 LGA, and have seen the increasing difficulty for singles and families that simply cannot find a rental property they can afford.

We welcome Prosper's proposal to deliver much needed affordable housing in St Ives under the new State Significant Development Pathway. This project will assist to address the high 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.

As an award-winning Tier 1 registered CHP, we are delighted to be working in partnership with Prosper to manage the properties from the date of the Occupation Certificate for at least 15 years, to fulfil the requirements of Section 21, Division 1, Part 2, Chapter 2 of the Housing SEPP. We look forward to ongoing engagement with Prosper and wish you all the best with your SSD application.

Yours Sincerely



Christopher Dib  
Executive Director, Homes