

11 November 2025

Suite 302, level 3, 12 Stewart Ave,
Newcastle West
NSW 2302

Mr Mark Randon
Development Manager
Diverse Property Constructions
Suite 2, 256 Darby St
Cooks Hill NSW 2300

Dear Mr Randon

**Re: Support for Potential Affordable Housing Provision
11 - 15 Kenrick and 189 - 195 Union Street, The Junction NSW 2291**

HiP has become aware of a proposal currently under consideration by Diverse Property Group to construct a multi-level residential complex with an affordable housing component on land owned by DPG at The Junction. HiP further understands that the DPG will use the SSD planning pathway and require a Community Housing Provider to manage the affordable housing component.

HiP understands that the proposal would see the construction of a 7-storey building comprising shop-top housing (including affordable housing), retail/commercial premises, basement parking, landscaping, and associated works, with excellent access to schools, retail, transport links, medical services, and other community services.

HiP welcomes the provision of the affordable housing component and will provide the Property and Tenant management services for the affordable housing on a fee-for-service basis for 15 years.

HiP understands and is fully compliant with the definition and requirements for Affordable Housing as outlined by the NSW Department of Planning, Housing and Infrastructure (DPHI).

We acknowledge the significant demand for affordable housing in the Newcastle LGA, particularly among front line workers and 000 services employees, who face well-documented challenges accessing affordable, stable accommodation close to their workplace. In response, and subject to agreement with relevant services, HiP is prepared to offer priority access for eligible hospital staff, at rental rates discounted by up to 74.9% of Market Rent.

To support this outcome, HiP is committed to early engagement with the developer

and relevant hospital stakeholders, to ensure the project's design, layout, and amenities align with the specific needs of target tenants.

We welcome the opportunity to meet with key stakeholders to discuss our experience, approach, and commitment to supporting the successful delivery of affordable housing within this State Significant Development.

Yours sincerely,



Michael Nolan
Project Manager Property Development and Acquisition, Home in Place

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