



Community Housing Provider (CHP)

Registration Number: R7486190503

Your Partner in Affordable Housing

31<sup>st</sup> July 2024

SLS Canberra Residences Pty Ltd & SLS Holdsworth Residences Pty Ltd  
Level 3, Office 304, 500 Pacific Highway  
St Leonards NSW 2065

Dear Sir/Madam,

**Endorsement of Plans to be Submitted.**

**Address: 1-5 Canberra Ave, 2-8 Holdsworth Ave, 4-8 Marshall Ave, St Leonards NSW 2065**

**Application No.: DA-S455-6**

Cubic Real Estate is a Registered Community Housing Provider under the National Regulatory System for Community Housing. Cubic Real Estate is an accredited affordable housing provider under the National Regulatory System for Community Housing (**Registration Number R7486190503**). We provide professional property management services for affordable housing approved under Chapter 2 of State Environmental Planning Policy (Housing) 2021" or abbreviated as Chapter 2 of the Housing SEPP. Our utmost objective is to ensure the compliance of your affordable homes requirements.

We have reviewed your **DA-S455-6** plans for the above-mentioned development project. We understand your development application is assessed under the Chapter 2 of State Environmental Planning Policy (Housing) 2021" or abbreviated as "Chapter 2 of the Housing SEPP. Under the Housing SEPP, affordable housing component of the development **must be used for affordable housing for at least 15 years**.

In the proposed development of 1-5 Canberra Ave, 2-8 Holdsworth Ave, 4-8 Marshall Ave, St Leonards a total of 58 units will be designated as affordable housing.

Upon review of **DA-S455-6** we have concluded that they are aptly designed for affordable housing.

Consequently, we therefore endorse the proposed plans and recommend submission to Council for assessment and approval.

Wishing you all the best with the DA and it would be an enormous privilege to be able to contribute to solving a housing affordability problem Australian face as individuals and families

NATIONAL REGULATORY SYSTEM  
COMMUNITY HOUSING

REGISTERED  
PROVIDER

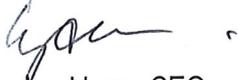
Community Housing Provider (CHP)

Registration Number: R7486190503

Your Partner in Affordable Housing

Please do not hesitate to contact Lisa Wang [lisawang@cubicrealestate.com.au](mailto:lisawang@cubicrealestate.com.au) or Wegland Lau on [wegland@cubicrealestate.com.au](mailto:wegland@cubicrealestate.com.au) should you have any queries.

Kind regards,



Wegland Lau - CEO  
Cubic Real Estate (CHP)