



Community Housing Provider (CHP)

Registration Number: R7486190503

Your Partner in Affordable Housing

20th May 2025

Planning and Development
Lane Cove Council
48 Longueville Road
LANE COVE NSW 2066

To Whom it may concern,

Endorsement of Plans Submitted for Affordable Housing

Address: 14-16 Marshall Ave, 5-9 Holdsworth Ave & 2-10 Berry Rd, St Leonards NSW 2065

Cubic Real Estate is a Registered Community Housing Provider under the National Regulatory System for Community Housing (NRSCH). Our accreditation (Registration Number R7486190503) allows us to professionally manage affordable housing developments under SEPP 21. A copy of the Registration is attached for your perusal. Our primary goal is to ensure full compliance with the affordable housing requirements set out in the Housing SEPP, as well as to maintain reporting obligations for all approved affordable housing units under this Project.

The draft plan for **14-16 Marshall Ave, 5-9 Holdsworth Ave & 2-10 Berry Rd, St Leonards** includes 231 units, with 40 units dedicated to affordable housing supply. The unit mix of affordable housing will be 15 x one-bedroom units, 15 x two-bedroom units and 10 x three-bedroom units. The proposal integrates our feedback to ensure a well-designed and purpose-built affordable housing product that will benefit the local community. The unit mix is thoughtfully incorporated into the overall building design, ensuring residents of affordable housing are fully integrated without risk of discrimination or isolation. The development will contribute to alleviating the ongoing rental crisis by adding 15 x one-bedroom, 15 x two-bedroom and 10 x three-bedroom affordable housings to the community—an essential and much-needed addition given the severe shortage of affordable rentals in the Lower North Shore district.

We have reviewed your draft Development Application (DA) plans for the proposed project. We understand that your application is being assessed under the State Environmental Planning Policy (Housing) 2021. Under the Housing SEPP, the affordable housing component of the development must remain designated as affordable housing for a minimum of 15 years. We confirm our ability to manage these affordable housing units, ensuring compliance with your obligations under the Housing SEPP and have entered into the attached CHP Management Agreement with the Developer. Please find attached a copy for your perusal. This engagement will span 15 years or until the expiry of the S88B instrument registered on the property title.



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Affordable housing units approved under these terms must be managed by an accredited Community Housing Provider (CHP). Cubic Real Estate follows the NSW Affordable Housing Ministerial Guidelines as the foundation for our internal policies and procedures in managing affordable housing. These guidelines cover various aspects of tenancy management, including:

1. Application Process
2. Eligibility Assessment
3. Allocation Procedures
4. Rent Setting and Review
5. Tenure Arrangements
6. Ongoing Eligibility Requirements
7. Eligibility Reviews
8. Right of Appeal Process

We work closely with the Registrar of Community Housing to ensure compliance with affordable housing conditions outlined in your DA approval. This includes developing management plans prior to the issuance of occupation certificates, as well as ensuring the registration of your affordable housing units under the National Regulatory System for Community Housing (NRSCH). We also oversee adherence to conditions such as income eligibility and rent-setting rules, ensuring that properties are leased at rates 20-25% below market value.

Thank you for contributing to the ongoing efforts to address housing affordability and supply challenges, which continue to impact many low- to moderate-income earners.

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

Kind regards,

Wegland Lau – CEO (Affordable Housing)
Cubic Real Estate (CHP)