

23 July 2025

Bellevue Co (Mona Vale) Pty Ltd
Suite 13, Level 1/10 Park Street
Mona Vale NSW 2103

c/- Dan Kennedy: dan@kennedy.net.au

Dear Dan

AFFORDABLE HOUSING – 4 BUNGAN LANE AND 1749 & 1753 PITTWATER ROAD MONA VALE

I am writing to confirm that Bridge Housing Limited is pleased to support Bellevue Co (Mona Vale) Pty Ltd with the proposed development of its site located at 4 Bungan Lane and 1749 & 1753 Pittwater Road Mona Vale - DA2025/0143. This development seeks to provide 7 affordable housing units (3 x 1BR, 2 x 2BR and 2 x 3BR), in Mona Vale.

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 preliminary discussions with Bellevue Co (Mona Vale) Pty Ltd in relation to the Mona Vale 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. There is a high need for well located, high quality affordable housing within the Northern Beaches LGA. The UNSW City Futures Research Centre, Housing Needs Dashboard estimates that for the Northern Beaches LGA, 4,200 households are in housing stress, growing to 6,200 by 2041, resulting in an immediate need to provide 300 - 400 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 Northern Beaches LGA, and have seen demand for homelessness support significantly increase and the increasing difficulty for singles and families that simply cannot find a rental property they can afford.

We welcome Bellevue Co (Mona Vale) Pty Ltd's proposal to deliver much needed affordable housing in Mona Vale. 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 Northern Beaches community.

As an award-winning Tier 1 registered CHP, we are delighted to be working in partnership with Bellevue Co (Mona Vale) Pty Ltd to manage the properties 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 Bellevue Co (Mona Vale) Pty Ltd and wish you all the best with your development application.

Yours Sincerely



Christopher Dib
Executive Director, Homes