

COMMUNITY GUIDANCE

GREGORY PLACE BUILD-TO-RENT

(SSD-31179510)

Gregory Place Build-to-Rent (BTR) is a concept proposal for an affordable housing and build-to-rent development, comprising approximately 320 dwellings across seven freestanding buildings between two (2) to eight (8) storeys in height. 50% of the dwellings are proposed to be provided as affordable housing for 15 years.

The Independent Planning Commission is the consent authority that will determine whether or not the development application for this project should be approved and, if so, with what conditions.

A Panel of two Commissioners will consider the application and seek the community’s views by inviting written submissions and holding a public meeting to hear verbal submissions.

WHAT TO EXPECT FROM THE COMMISSION PROCESS

 **ALL INFORMATION CAN BE ACCESSED ON THE COMMISSION WEBSITE**
Our website has a ‘case page’ for the Gregory Place BTR SSD application where all the documents that the Panel will consider, including meeting transcripts and public submissions, can be accessed throughout the case.

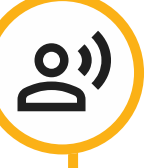
Key documents include the [Assessment Report](#) and [recommended conditions](#) prepared by the Department of Planning, Housing and Infrastructure (DPHI) for the Commission.



 **WRITTEN SUBMISSIONS ARE INVITED**
The Commission invites written submissions from all interested parties. We have sent an email to everyone who previously made a written submission to the Department of Planning, Housing and Infrastructure (DPHI) to inform them that submissions on these applications and their assessment are open.

- Written submissions are to be lodged via the Commission’s website case page before the submission deadline.
- Written submissions are not to be provided by email.

 **THE PANEL WILL HOLD STAKEHOLDER MEETINGS & A SITE INSPECTION**
The Panel will generally meet separately with local council/s, DPHI, the applicant, and others as required, to seek additional detail about the applications and their assessment. A full transcript of these meetings will be published on our website. The Panel will also inspect the proposed project site and visit the local area. A detailed record of these visits will be published on the case page.

 **A PUBLIC MEETING WILL BE HELD**
The Commission Panel has decided to hold a public meeting on the application. A livestreamed public meeting will be held at the Executive Conference Room at Club Parramatta, located at 2 Macquarie Street Parramatta, NSW 2150 at 10:00am on Friday 23 October 2026. At the meeting, registered speakers can make a verbal submission to the Panel and the applicant may be invited to describe any recent changes to the proposed development.


If demand for attendance or speaker timeslots is low, the Commission may move to an entirely in-person or virtual format, or hold stakeholder meetings with registered speakers instead. These arrangements aim to maximise participation while making best use of public resources.

 **THE PANEL WILL MAKE A DETERMINATION**
When the Commission makes its decision, a **Statement of Reasons for Decision** that includes how community views were taken into account is published on our website and all who participated in our process are notified of the decision.

HOW DO I PARTICIPATE?

 **MAKE A WRITTEN SUBMISSION**

Individuals, groups or organisations can lodge written submissions on the [Commission’s website](#).

The deadline for written submissions is 11:59PM on Sunday 1 November 2026.

 **SPEAK AT THE PUBLIC MEETING**

Registered speakers can present in person, via video conference or via telephone.

- [Register to speak](#) on the Commission's website by 12 noon Thursday 15 October 2026.
- Any presentation slides must be provided to us five days in advance of the meeting.

 **VIEW THE PUBLIC MEETING**

Members of the community can either;

- attend the meeting in person as a member of the audience; or
- watch the livestream via the website

Recordings and transcripts will be made available on the website within three business days for those unable to attend.

Contact the Office of the Independent Planning Commission

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