

Our ref: Gregory Place Build-to-Rent (SSD-31179510)

Mr Andrew Mills
Chair
Office of the Independent Planning Commission NSW
Suite 15.02, Level 15
135 King Street
Sydney NSW 2000

23 September 2026

Subject: Referral for Determination

Dear Mr Mills

The Department of Planning, Housing and Infrastructure (the Department) has completed its assessment of the Gregory Place Build-to-Rent (BTR) (SSD-31179510) concept development application comprising seven building envelopes ranging in height from 2-8 storeys, indicatively accommodating approximately 320 BTR apartments, including 50% as affordable housing for a minimum 15 years, and retail premises.

On 17 October 2025, section 2.7 of the Planning System SEPP was amended so that the Independent Planning Commission (the Commission) is no longer the consent authority for seniors housing proposals where there are more than 50 public objections or an objection from the relevant council. The Minister for Planning and Public Spaces is now the consent authority under section 4.5(a) of the *Environmental Planning & Assessment Act 1979*. However, because this proposal received over 50 objections before the amendment took effect, it has been referred to the Commission for determination as the Minister's delegate (under delegation dated 14 September 2011).

Based on its assessment, the Department believes that the concept development application is approvable, subject to the recommended conditions of consent.

I have attached a copy of the Department's assessment report, recommended instrument of consent and other relevant documents for the Commission's consideration.

Further information about the project can be found on the NSW Planning Portal:

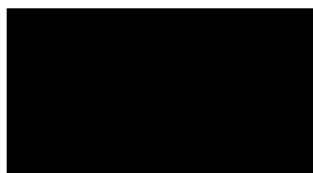
<https://www.planningportal.nsw.gov.au/major-projects/projects/gregory-place-build-rent>

Department of Planning, Housing and Infrastructure



Please contact Tia Mills, Senior Planning Officer, Social & Diverse Housing Assessments, on [REDACTED] or via email at [REDACTED] if you would like to arrange a briefing or require any additional information.

Yours sincerely,



Ashraf El-Sherbini
Deputy Secretary
Development Assessment and Sustainability