



**Project Name:** Gregory Place Build-to-Rent  
**Case ID:** SSD-31179510

## Applicant Details

### Project Owner Info

Title	Mr
First Name	Raymond
Last name	Raad
Role/Position	Project Manager
Phone	0457502465
Email	raymond@raad.com.au
Address	PO Box 898 Petersham , New South Wales, 2049 , AUS

### Company Info

Are you applying as a company/business?

Yes

Company Name	2A GREGORY PLACE PTY LIMITED
ABN	42084560789

### Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	James	Matthews
Phone	Email	Role/Position
0437521110	jmatthews@pacificplanning.com.au	Planning Director

### Address

10  
EDWARD STREET  
SYLVANIA, New South Wales 2224  
AUS

## Political Donations

Do you need to disclose a political donation?

No

## Development Details

### Project Info

Project Name	Gregory Place Build-to-Rent
Industry	Residential & Commercial
Development Type	Build to Rent
Estimated Development Cost (excl GST)	AUD142,623,907.00
Indicative Operation Jobs	20
Indicative Construction Jobs	260
Number of Occupants	
Number of Dwellings	320
Gross Floor Area (GFA) sqm	

### Description of amended development

The application seeks consent for a Concept approval, to confirm the building footprints, massing, elevations, and access and movement arrangements. The application does not seek consent for development. The amended concept includes approximately 320 dwellings (160 affordable) across a total of 31,073sq.m of total gross floor area at an FSR of 1.59:1 height from 2-8 storeys, and significant publicly accessible open space.

### Description of Changes

Briefly describe the proposed changes to the application

Key quantitative elements of the amended scheme include the following:  
The indicative dwelling yield has been reduced from 483 to 320 dwellings.

Gross floor area (GFA) has reduced from 48,685 to 31,073 square metres.

Floor space ratio (FSR) from 2.5:1 to 1.59:1.

Car parking has reduced from 634 to 359 spaces.

Setbacks have been increased, particularly to Hambledon Cottage, Experiment Farm and Gregory Place.

Building footprints and massing have been refined;

Variation to built form heights. heights reduced along the northern boundary from 6 storeys, to part 4 and part 2 storeys, and heights reduced at the western boundary from part 7 and part 8 storeys to part 4 and part 6 storeys, in a reduced footprint at an increased setback. Heights immediately adjacent to the channel walk and OLOL Co-Cathedral have also been reduced from 5 and 7 storeys to 4 storeys.

## Concept Development

Are you intending to submit a concept or staged application?

Yes

Would this be for the initial concept application?

Yes

Would this application also include the first stage of the project?

No

## Site Details

### Site Information

Site Name	2A Gregory Place
Site Address (Street number and name)	2A Gregory Place, Harris Park
Site Co-ordinates - Latitude	-33.819550
Site Co-ordinates - Longitude	151.015

### Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Parramatta	Central City District	Sydney	<input checked="" type="radio"/>

### Lot and DP

Lot and DP

Lot 2 DP 802801

### Landowners Consent

#### Is Landowner's consent required?

Yes

#### Do you have the written consent of all landowners?

Yes

### Attachments

File Name Appendix OO - Landowners Consent

#### Does the development application relate to land owned by a Local Aboriginal Land Council?

No

## Statutory Context

### Justification and Permissibility

#### Reason why the proposal is State significant

The proposal is for 'build-to-rent housing' with a CIV of more than \$50 million (with at least 60% of the capital investment value related to the tenanted component) on land within the Greater Sydney Region, the development is State Significant Development (SSD) under the Planning Systems SEPP.

The attached Amendment Report and Estimated Development Cost (EDC) Report provides an indicative calculation of the EDC.

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

#### Section under selected Schedule

Section 27 - Build-to-rent housing

#### Type of Project

NA

#### Permissibility of Proposal

Permissible with consent

## Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [Schedule 1, Part 1, clause 1\(2\) of the Environmental Planning and Assessment Regulation](#))

Yes

## Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?\*

Yes

Are different biodiversity credits proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016?\*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?\*

No

Does the application include a site plan of the land, which indicates the matters referred to Part 3, section 24 of the [Environmental Planning and Assessment Regulation 2021](#) ?\*

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?\*

Yes

Does the application include the documents specified in Part 3, section 24 of the [Environmental Planning and Assessment Regulation 2021](#)?\*

Yes

Does the development involve any subdivision work?\*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?\*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?\*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987* ?\*

No

## Other Requirements - Part2

Does the development involve the erection of a temporary structure?\*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?\*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?\*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?\*

No

Is the development [BASIX optional development](#)?\*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?\*

No

## Approvals - Part1

**Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:**

A permit under section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?\*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?\*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?\*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?\*

No

## Approvals - Part2

**Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:**

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?\*

No

A mining lease under the [Mining Act 1992](#)?\*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?\*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?\*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?\*

No

A licence under the [Pipelines Act 1967](#)?\*

No

## Summarised Amended DA

Amended DA Report

### Attachments

File Name	Appendix HH - BDAR Waiver
File Name	Appendix GG - Updated Arboricultural Impact Assessment-AR
File Name	Appendix FF - Updated Infrastructure Staging Plan-AR
File Name	Appendix EE - Hydrogeological Response Letter-AR
File Name	Appendix DD - Updated Cost Report-AR
File Name	Appendix CC - Updated Economic Impact Assessment-AR
File Name	Appendix BB- Draft Plan Of Management-AR
File Name	Appendix AA - Construction Management Plan-AR
File Name	Appendix Z - Updated Consultation and Engagement Report-AR
File Name	Appendix Y - Updated Social Impact Assessment-AR
File Name	Appendix X - Green Travel Plan-AR
File Name	Appendix W - Construction Traffic Management Plan-AR
File Name	Appendix V - Transport and Accessibility Assessment-AR
File Name	Appendix U - Updated Historical Archaeological-AR
File Name	Appendix T - Updated Aboriginal Cultural Heritage-AR
File Name	Appendix S - Aboriginal Archaeological RTS-AR
File Name	Appendix R - Contamination Response Letter-AR
File Name	Appendix Q - Updated Statement of Heritage Impact-AR
File Name	Appendix P - Flood Emergency Response Plan-AR
File Name	Appendix O - Updated Flood Assessment-AR
File Name	Appendix N - Updated Integrated Water Management Plan-AR
File Name	Appendix M - Updated Noise and Vibration Plan-AR
File Name	Appendix L - Updated Acoustic Assessment-AR
File Name	Appendix K - Updated Waste Management Report-AR
File Name	Appendix J - Updated ESD-AR
File Name	Appendix I - Updated Environmental Wind Study-AR
File Name	Appendix H - BCA Assessment Report-AR
File Name	Appendix G - Accessibility Assessment Report-AR
File Name	Appendix F - Visual Impact Assessment-AR
File Name	Appendix E - Legal Advice - CONFIDENTIAL-AR
File Name	Appendix D-Clause 4.6 Building Heights
File Name	Appendix C - Design Report-AR-1
File Name	Appendix C - Design Report-AR
File Name	Appendix B - Submissions response register-AR
File Name	Appendix A - RTS Report August 2025-AR
File Name	Gregory Place Amendment Report