

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

Mr Raymond Raad
Project Manager
2A Gregory Place Pty Limited
PO Box 898
Petersham NSW 2049

16 December 2025

Subject: Amendment of Application

Dear Mr Raad

I refer to the Amendment Report which was submitted on 10 December 2025 in accordance with the Environmental Planning and Assessment Regulation 2021 (the Regulation) for Gregory Place Build-to-Rent (SSD-31179510).

The Amendment Report has requested the following changes:

- reduction in residential units from 483 to 320 (50% affordable)
- reduction in gross floor area (GFA)
- reduced building heights from 7-8 storeys to varied heights of 2-8 storeys
- introduction of retail GFA
- creation of a public through-site link/landscape corridor
- introduction of an east/west cul-de-sac driveway and a singular shared basement with reduced parking spaces.

The Department has reviewed the Amendment Report and is satisfied it meets the requirements of section 37 of the Regulation. In accordance with section 38 of the Regulation, the Department considers the proposed amendment to be minor, and therefore the lodgement date does not change, and the amendment does not require re-exhibition.

Accordingly, as delegate of the Minister for Planning and Public Spaces, I approve the application for the amendment.

If you have any questions, please contact Tia Mills on 02 4063 6437 or via email at tia.mills@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "P. Wythes".

Paulina Wythes

Director

Social and Diverse Housing Assessments

as delegate for the Minister for Planning and Public Spaces