



31 March 2025

Suzanne Wren
Manager, Local Planning – Metro Central, West and South
Department of Planning, Housing and Infrastructure

via email: [REDACTED]

Dear Suzanne,

**Georges Cove Marina (PP-2024-658)
Gateway Determination Review - Request for Further Information**

I refer to the above Gateway Determination Review Request which is currently before the NSW Independent Planning Commission (**Commission**) for advice.

In the Commission's meeting with the Applicant on 13 February 2025, the Applicant verbally requested an extension of time to undertake additional analysis of flood risk and evacuation for the subject Planning Proposal. The Commission agreed to this extension on 17 February 2025.

The Commission received the Applicant's response, which includes additional flood risk assessment modelling and an updated assessment of strategic and site-specific merit ([accessed here](#)), on 28 March 2025.

The Commission understands that the Department of Planning, Housing and Infrastructure (**Department**) is meeting with agencies and the Applicant in April 2025.

As soon as reasonably practical following these meetings, the Commission is seeking a response on the following matters:

1. clarification whether the additional material provided by the Applicant changes any of the Department's recommendations set out in the Department's Justification Assessment; and
2. advice on the additional material from the State Emergency Service (**SES**) and the Department of Climate Change, Energy, the Environment and Water (**DCCEEW**) Biodiversity, Conservation and Science Group (**BCS**).

Should you require any clarification in relation to the above, or wish to discuss further, please contact Brad James at [REDACTED] or [REDACTED].

Yours sincerely,

[REDACTED]
Stephen Barry
Planning Director