

Mr David Tuxford
General Manager
Georges River Council
24 MacMahon Street
HURSTVILLE NSW 2220

Our ref: IRF24/2294

Dear Mr Tuxford

Planning proposal PP-2024-748 to amend Georges River Local Environmental Plan 2021 for 84D Roberts Avenue, Mortdale

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) on 28 August 2024. I note the planning proposal seeks to introduce 'medical centre' as an additional permitted use at 84D Roberts Avenue, Mortdale.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with the applicable directions of the Minister under section 9.1 of the Act, being Direction 1.1 Implementation of Regional Plans and 1.4 Site Specific Provisions, is considered justified in accordance with the terms of the Direction.

Considering the nature of the planning proposal, I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. The relevant Department of Planning, Housing and Infrastructure team contact should be copied into the request. The request must include the drafting instruction template, planning proposal and gateway determination.

The proposed local environmental plan (LEP) is to be finalised by 6 months from the date of the Gateway determination.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning, Housing and Infrastructure, August 2023) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Pengfei Cheng to assist you. Mr Cheng can be contacted on 02 8289 6686.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Rukshan De Silva', with a stylized, flowing script.

Rukshan De Silva
A/Director
Local Planning (Central, West and South)
Planning, Land Use Strategy, Housing and Infrastructure

Encl: Gateway determination

30/09/2024