

24 February 2020

PMHC ref: PP2014-14.1
DPI&E ref: PP_2019_PORTM_001_00

Mr Jeremy Gray
Director, Northern Region
Department of Planning, Industry and Environment
Locked Bag 9022
GRAFTON NSW 2460

Email: northcoast@planning.nsw.gov.au

Dear Mr Gray,

Planning Proposal (Lot 10 DP 615775 and Lot 1 DP 1117908), Houston Mitchell Drive, Bonny Hills - Request for Gateway Extension

Further to the Department's Gateway Determination dated 9 July 2019, Council requests an extension of time to complete the above Planning Proposal. Currently the Planning Proposal is due to be notified by 9 April 2020.

The community and agency exhibition period ran from 20 November to 18 December 2019. Council received a total of 26 submissions and one internal comment, which was in relation to the proposed location of the fauna fence described in the draft Development Control Plan (DCP) supporting this proposal.

The key themes from the submissions are in relation to the location of the proposed use, questions around permissible future land uses within the proposed IN2 Light Industrial zone, bulk, scale and sufficiency of buffers, demand, traffic/access, future contamination of the land, stormwater, future noise and environmental concerns.

Both the NSW Roads and Maritime Services and NSW Biodiversity Conservation Division have requested further work as part of their submissions. The Proponent has been advised of this and will progress these matters.

A revised zone footprint might be an outcome of the changes required to the Planning Proposal as a result of the further work/studies. Depending on the level of changes, a re-exhibition may be required. As the Planning Proposal is supported by DCP provisions, any future exhibition would be required to be undertaken for a minimum of 28 days.

Considering these circumstances, Council requests an additional nine (9) month extension, which will allow sufficient time to advance and finalise the Planning Proposal.

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Should you require further information, please do not hesitate to contact Stephanie Baker by email stephanie.baker@pmhc.nsw.gov.au or telephone on (02) 6581 8056.

Yours sincerely,



Carina Gregory
Land Use Planning Manager
Development & Environment