

## Gateway Determination

### ***Planning proposal (Department Ref: PP-2022-1593): Rezone High Street, Hillston to E1 Local Centre Zone***

I, the Director, Western Region at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Carrathool Local Environmental Plan 2012 to rezone High Street, Hillston to E1 Local Centre Zone should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated to:
  - include an analysis of the land uses permitted and prohibited under the existing and proposed zones to ensure permissibility changes are easily identifiable and the reason for the changes are clear, and
  - include an amendment to Lot Size Map LSZ\_009A to show no lot size on the subject land.
  - update the timeframe to finalise the LEP amendment to six (6) months.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
  - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021) and must be made publicly available for a minimum of 28 days; and
  - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021).
3. No consultation is required with public authorities or government agencies under section 3.34(2)(d) of the Act.
4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:
  - (a) the planning proposal authority has satisfied all the conditions of the gateway determination;
  - (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and

(c) there are no outstanding written objections from public authorities.

6. The LEP should be completed within six (6) months.

Dated

3<sup>rd</sup> day of June

2022.

A handwritten signature in black ink, appearing to read 'G. Hopkins', with a stylized, cursive script.

**Garry Hopkins  
Director Western Region  
Local and Regional Planning  
Department of Planning and Environment**

**Delegate of the Minister for Planning**