

Mr Rick Warren  
General Manager  
Carrathool Shire Council  
PO Box 12  
GOOLGOWI NSW 2652

**Attention: Jason Nicholson, Manager Building and Regulatory Services**

Dear Mr Warren

**Planning proposal PP-2022-1593 to amend Carrathool Local Environmental Plan 2012-  
High Street, Hillston**

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) in respect of the planning proposal to rezone at High Street, Hillston from zone RU5 to zone E1- Local Centre for land identified in Table 1 of Planning Proposal – Hillston Rezoning – High Street Version v1.2 dated May 2022 prepared by SLR Consulting Australia Pty Ltd.

As delegate of the Minister for Planning, 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 inconsistencies of the planning proposal with applicable Directions of the Minister under section 9.1 of the Act being Directions 6.1 Residential Zones and 9.1 Rural Zones are justified in accordance with the terms of the Directions. No further approval is required in relation to these Directions.

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.

The proposed local environmental plan (LEP) is to be finalised within six (6) months of the gateway determination date. 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. A copy of the request should be forwarded to the Department of Planning and Environment – Western Region.

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 and Environment, 2021) 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 Paul Amoateng to assist you. Mr Amoateng can be contacted on 69834909.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G. Hopkins', written in a cursive style.

3 June 2022

**Garry Hopkins**  
**Director Western Region**  
**Local and Regional Planning**

Encl: Gateway determination