

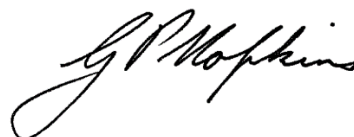
Gateway Determination

Planning proposal (Department Ref: PP-2022-1594): to rezone land from zone RU1 Primary Production to RU5 Village and reduce the minimum lot size from 40 hectares to 600m² at McGregor Street, Hillston.

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 land from zone RU1 Primary Production to RU5 Village and reduce the minimum lot size from 40 hectares to 600m² at Part Lots 1 - 20 and Lots 27 and 28 DP 257 McGregor Street, Hillston should proceed subject to the following conditions:

1. 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).
2. No consultation is required with public authorities or government agencies under section 3.34(2)(d) of the Act
3. 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).
4. The LEP should be completed within six (6) months of the date of the Gateway determination.

Dated 3rd day of June 2022.



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

Delegate of the Minister for Planning