

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-2022-1594) to amend Carrathool Local Environmental Plan 2012
- McGregor 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 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.

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 9.1 Rural Zone and 9.2 Rural Lands are justified in accordance with the terms of the Directions. No further approval is required in relation to these Directions.

Due to the nature of the planning proposal, I have decided not to authorise Council to be the local plan-making authority as Council is a significant landowner of the area subject to this rezoning.

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.

This LEP amendment will be a map-only amendment. The request to finalise this LEP is to be submitted by the Planning Portal and the Department of Planning and Environment Western Region team is to be copied into the request. The request must include the Council's section 3.36 Report, the planning proposal and gateway determination. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made eight (8) weeks in advance of the date the LEP is projected to be made.

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 02 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