Gateway Determination

***Planning proposal (Department Ref: PP-2026-343)**: amend signage controls in various zones*

I, the Director, Hunter and Northern Region at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Coffs Harbour Local Environmental Plan 2013 to amend signage controls in various zones should proceed subject to the following:

The LEP should be completed within six months of this determination.

Gateway Conditions

1. Prior to community and agency consultation the planning proposal is to be updated to:

   (a) clarify the explanation of provisions that the outcome of this planning proposal will be to prohibit Signage (Advertising structures) in the relevant land use zones and to detail the proposed changes; and

   (b) include the W4 Working Waterfront zone in the list of zones in which building identification signs will continue to be permitted without consent.

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 Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working 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 Guideline* (Department of Planning and Environment, August 2023).

3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:

   - NSW Rural Fire Service
   - Coffs Harbour Airport

   Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.

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).

Dated 7 April 2026

Craig Diss
Director, Hunter and Northern Region
Local Planning and Council Support
Department of Planning, Housing and Infrastructure

Delegate of the Minister for Planning and Public Spaces