

Alteration of Gateway Determination

Planning proposal (Department Ref: PP-2024-1595): To amend the Canada Bay Local Environmental Plan 2013 to introduce new planning controls for land in the Kings Bay, Burwood-Concord and Homebush North Precincts identified in the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS).

I, Director, Local Planning (North, East and Central Coast) at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 28 January 2025 for the proposed amendment to the Canada Bay Local Environmental Plan 2013 as follows:

1. Delete:

“The LEP should be completed on or before 12 December 2025”

and replace with:

“The LEP should be completed on or before 12 March 2026”

2. Delete:

Condition 1(f): “Provide further information addressing the planning proposal’s consistency with the following section 9.1 Directions: 1.4 Site Specific Provisions; 1.5 Parramatta Road Corridor Urban Transformation Strategy; 3.10 Water Catchment Protection; 6.1 Residential Zones; and 7.1 Employment Zones.”

And replace with:

new condition 1(f): “Provide further information addressing the planning proposal’s consistency with the following section 9.1 Directions: 1.4 Site Specific Provisions; 1.5 Parramatta Road Corridor Urban Transformation Strategy; 3.10 Water Catchment Protection; and 6.1 Residential Zones.

3. Delete:

- Condition 1(b): “Provide detailed site-specific justification for building heights and FSRs below those recommended by in the Planning and Design Guidelines or currently allowed under the Canada Bay LEP 2013.”
- Condition 1(c): “Clarify whether it is proposed to rezone land along Crane Street from E1 Local Centre to R3 Medium Density Residential.”
- Condition 1(d): “Provide additional justification for the proposal to rezone land along Parramatta Road and Crane Street (if proposed) to R3 Medium Density Residential. The additional justification should address the requirements of both section 9.1 Direction 1.5 Parramatta Road Corridor Urban Transformation Strategy and 7.1 Employment Zones.”
- Condition 1(g): “Consider the likelihood of adversely affecting critical habitat or threatened species, populations or ecological communities or their habitat. This includes remnants of Sydney Turpentine-Ironbark Forest in Queen Elizabeth Park.

- Condition 1(m): “Remove the proposal to exclude the low and mid-rise housing reforms from applying in the ‘Schools Precinct’.”
- Condition 1(o): “Include Sheet 003 of the draft Height of Buildings Map.”
- Condition 1(r): “Clarify the proposed base and incentive FSR for land north of Ada Street, Concord.”
- Condition 3: “Prior to exhibition, the planning proposal is to be amended to address conditions 1 and 2 and forwarded to the Minister for review and approval under s 3.34(6) of the EP&A Act.”

4. Insert:

new condition 1(u): “Update planning proposal and supporting documentation to remove reference to and assessment relating to the Burwood-Concord precinct and to ensure the Kings Bay West and East Precincts is consistent with the master plan submitted to DPHI on 9 May 2025.”

Dated 15th day of September 2025



Jazmin van Veen
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Central Coast)
Planning, Land Use Strategy, Housing
and Infrastructure
Department of Planning, Housing and
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Delegate of the Minister for Planning and
Public Spaces