



Planning,  
Industry &  
Environment

IRF 21/4301

## Gateway determination report – PP-2021-6347

---

Campbelltown Sports Ground Reclassification

November 21



Published by NSW Department of Planning, Industry and Environment

[dpie.nsw.gov.au](http://dpie.nsw.gov.au)

Title: Gateway determination report – PP-2021-6347

Subtitle: Campbelltown Sports Ground Reclassification

---

© State of New South Wales through Department of Planning, Industry and Environment 2021. You may copy, distribute, display, download and otherwise freely deal with this publication for any purpose, provided that you attribute the Department of Planning, Industry and Environment as the owner. However, you must obtain permission if you wish to charge others for access to the publication (other than at cost); include the publication in advertising or a product for sale; modify the publication; or republish the publication on a website. You may freely link to the publication on a departmental website.

Disclaimer: The information contained in this publication is based on knowledge and understanding at the time of writing (November 21) and may not be accurate, current or complete. The State of New South Wales (including the NSW Department of Planning, Industry and Environment), the author and the publisher take no responsibility, and will accept no liability, for the accuracy, currency, reliability or correctness of any information included in the document (including material provided by third parties). Readers should make their own inquiries and rely on their own advice when making decisions related to material contained in this publication.

# Contents

<b>1</b>	<b>Planning proposal .....</b>	<b>1</b>
1.1	Overview.....	1
1.2	Objectives of planning proposal .....	1
1.3	Explanation of provisions.....	1
1.4	Site description and surrounding area .....	3
1.5	Mapping.....	3
<b>2</b>	<b>Need for the planning proposal.....</b>	<b>4</b>
<b>3</b>	<b>Strategic assessment.....</b>	<b>4</b>
3.1	Regional Plan .....	4
3.2	District Plan .....	4
3.3	Local Plan.....	5
3.4	Local planning panel (LPP) recommendation.....	5
3.5	Section 9.1 Ministerial Directions .....	5
3.6	State environmental planning policies (SEPPs) .....	6
<b>4</b>	<b>Site-specific assessment.....</b>	<b>6</b>
4.1	Environmental.....	6
4.2	Social and economic .....	6
4.3	Infrastructure .....	6
<b>5</b>	<b>Consultation.....</b>	<b>7</b>
5.1	Community .....	7
5.2	Agencies.....	7
<b>6</b>	<b>Timeframe.....</b>	<b>7</b>
<b>7</b>	<b>Local plan-making authority.....</b>	<b>7</b>
<b>8</b>	<b>Assessment summary.....</b>	<b>7</b>
<b>9</b>	<b>Recommendation.....</b>	<b>7</b>

## Attachments

Attachment A – Planning Proposal

Attachment A1 – Title Search

Attachment A2 – Council Minutes and Agenda

Attachment A3 – Proposed LEP Land Reclassification (Part Lots) Map

Attachment A4 – Existing and Proposed Land Classification

Attachment A5 – PN-16-001 response

# 1 Planning proposal

## 1.1 Overview

**Table 1 Planning proposal details**

<b>LGA</b>	<b>Campbelltown LGA</b>
<b>PPA</b>	Campbelltown City Council
<b>NAME</b>	Reclassification of Campbelltown sports ground
<b>NUMBER</b>	PP-2021-6347
<b>LEP TO BE AMENDED</b>	Campbelltown Local Environmental Plan 2015
<b>ADDRESS</b>	12 Old Leumeah Road, Leumeah
<b>DESCRIPTION</b>	Lot 2, DP 1019063
<b>RECEIVED</b>	19/10/2021
<b>FILE NO.</b>	IRF21/ 4301
<b>POLITICAL DONATIONS</b>	There are no donations or gifts to disclose and a political donation disclosure is not required
<b>LOBBYIST CODE OF CONDUCT</b>	There have been no meetings or communications with registered lobbyists with respect to this proposal

## 1.2 Objectives of planning proposal

The planning proposal (**Attachment A**) contains objectives and intended outcomes that adequately explain the intent of the proposal.

The objectives of the planning proposal are to:

- Reclassify a portion of the site from community to operational land
- The proposed reclassification would assist council in simplifying the status of the site by having one consistent set of rules to govern its management and use

The objectives of this planning proposal are clear and adequate.

## 1.3 Explanation of provisions

The planning proposal seeks to amend the Campbelltown LEP 2015 by reclassifying a portion of the site from community to operational land. The reclassification would occur by amending Schedule 4 *Classification and reclassification of public land* of the LEP 2015, to include the site in Part 1 as shown in Table 2 (overleaf).

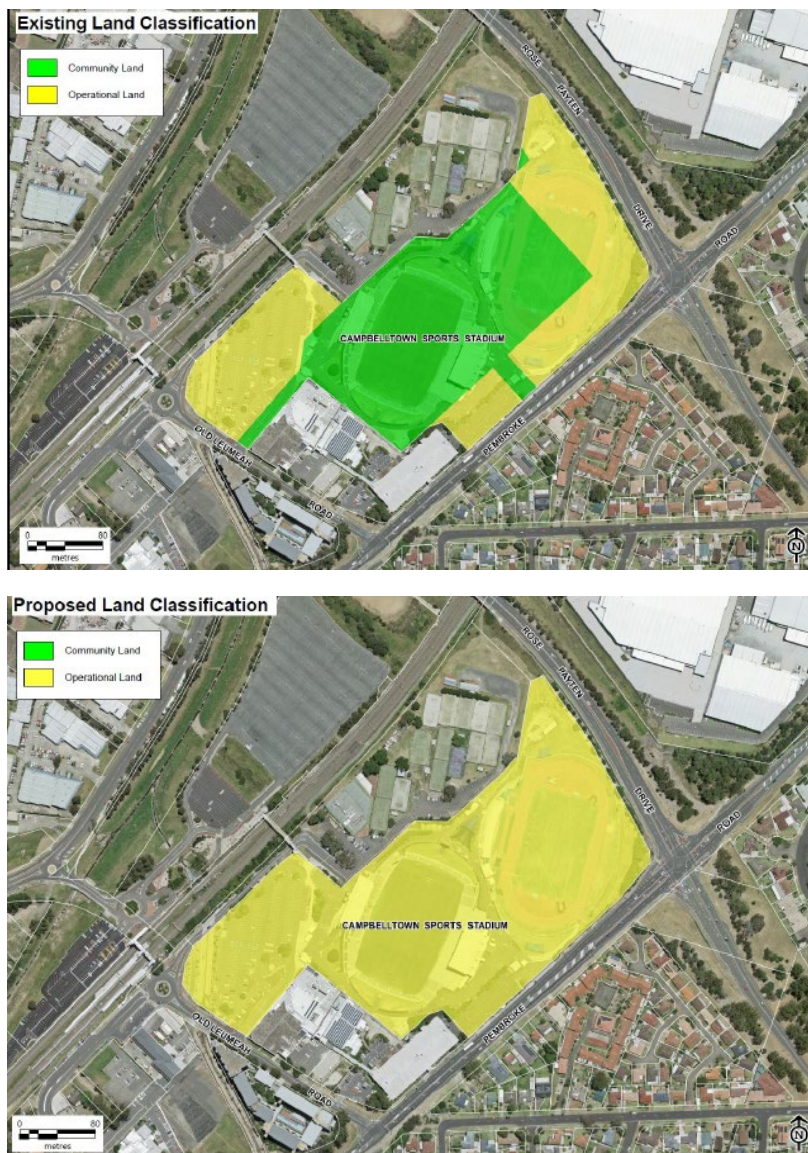
The site is not currently identified in Schedule 4 Classification and reclassification of public land under the LEP.

**Table 2** Proposed insertion in Part 1 of Schedule 4 of the Campbelltown LEP

Column 1	Column 2
Locality	Description
Campbelltown Sports Ground	Lot 2 DP 1019063 12 Old Leumeah Road, Leumeah

The site is zoned RE1 – Public Recreation; B2 – Local Centre and SP2 – Drainage under the CLEP 2015. Council advises that the planning proposal will not amend the land use zones or any other development control applying to the site. Figure 1 identifies the existing and proposed land classifications for the site.

The planning proposal contains an explanation of provisions that adequately explains how the objectives of the proposal will be achieved.

**Figure 1** Top: Existing land classification, Bottom: proposed land classification



## 1.4 Site description and surrounding area

The planning proposal applies to land at 12 Old Leumeah Road, Leumeah (Lot 2 DP 1019063). (the site).

The site is bounded by Rose Payten Drive to the north-east, Pembroke Road to the southeast, Old Leumeah Road to the south west and the Main southern railway to the northwest.

A number of easements are on the site (**Attachment A1**). The proposal will not discharge any easements across the site.

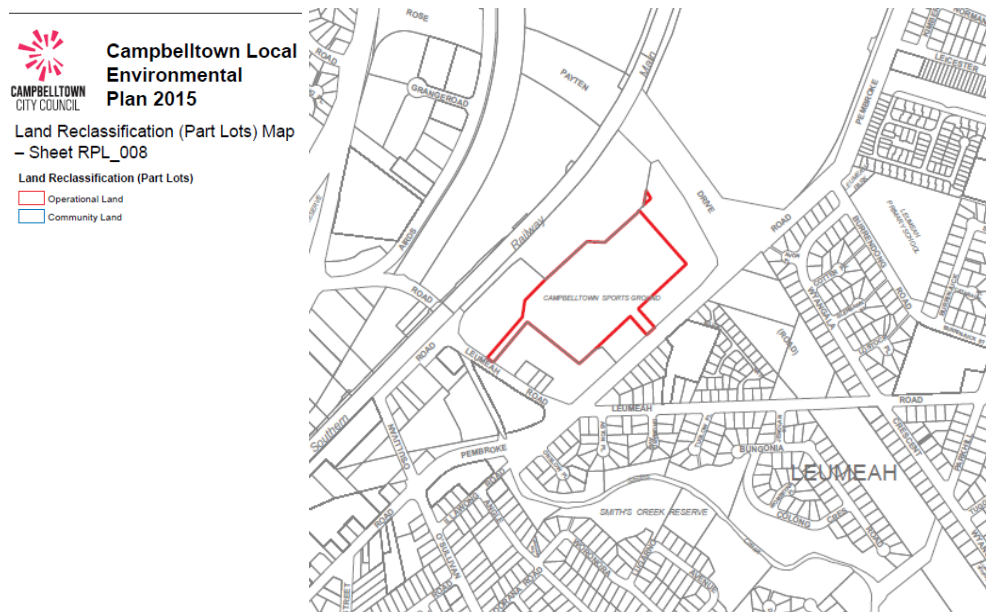
The site is owned and managed by Campbelltown City Council (Council) and includes a sports stadium, athletics track and grandstand and associated car parks (Figure 2).



**Figure 2** Subject site outlined in red

## 1.5 Mapping

The planning proposal seeks to introduce a Land Reclassification (Part Lots) Map into the LEP 2015 to support the proposed reclassification as shown below (Figure 3).



**Figure 3** Excerpt of Proposed Land Reclassification (Part Lots) Map

A Land Reclassification (Part Lots) Map is required to support the proposed reclassification for the site as the reclassification only applies to part of Lot 2 DP 1019063. The proposal seeks to include the reclassification map to support amendment to Schedule 4 of the LEP 2015.

## 2 Need for the planning proposal

The proposal states that the reclassification for part of the site would enable Council to investigate additional opportunities for the site that would be considered complementary with the existing use as a sports and entertainment precinct. It is intended to maintain the use of the site as a prime sporting facility within Campbelltown and the Macarthur region.

The reclassification would also assist in Council's ongoing work relating to its LEP review as the proposal would address the fragmented planning controls in the LGA.

The reclassification of part of the site is the best means of achieving the objectives and intended outcomes of the planning proposal. Reclassifying part of the site to 'Operational' land will facilitate better usage and management of the site.

## 3 Strategic assessment

### 3.1 Regional Plan

Given the minor nature of the planning proposal, it is considered that the proposal is not inconsistent with the overall intent of the Greater Sydney Region Plan. The proposal includes the reclassification of land to help address fragmented controls in its LEP and would enable Council to investigate additional opportunities for the site that would be considered complementary with the existing use as a sports and entertainment precinct.

### 3.2 District Plan

The site is within the Western District and the Greater Sydney Commission released the Western District Plan on 18 March 2018. The plan contains planning priorities and actions to guide the growth of the district while improving its social, economic and environmental assets.

The planning proposal is consistent with Planning Priority 3; 6 and 18 as it will help council investigate other uses to be integrated onto the site and ensure the operational and management of the site is improved.

The Department is satisfied the planning proposal gives to the District Plan in accordance with section 3.8 of the *Environmental Planning and Assessment Act 1979*.

### 3.3 Local Plan

The proposal states that it is consistent with the following local plans and endorsed strategies. It is also consistent with the strategic direction and objectives, as stated in the Table 3 below:

**Table 3** Local strategic planning assessment

Local Strategies	Justification
Local Strategic Planning Statement (LSPS)	The LSPS identifies the site as a key sporting venue and the venue of choice for major events in the Macarthur region. The proposal would simplify the land classification of the site and allow for increased flexibility to the site by unlocking complementary uses for the community's benefit.
Campbelltown Community Strategic Plan	The planning proposal is consistent with this plan as it will retain an existing service within the Campbelltown LGA and improve the ability of the site to support the needs of the community.
Local Housing Strategy	The Campbelltown Local Housing Strategy (LHS) was issued approval subject to conditions on 7 July 2021.  The proposal does not address the LHS although it is considered consistent with the Strategy as the proposal will assist in the improvement of the site's operation and management as a major piece of social infrastructure to the Leumeah precinct and broader LGA.
Reimaging Campbelltown City Centre Masterplan	The site is within the boundary of the Reimaging Campbelltown City Centre Masterplan. The planning proposal is consistent with the masterplan as it will assist in the development of an entertainment precinct and will continue to be a key social infrastructure facility within the Campbelltown CBD.

### 3.4 Local planning panel (LPP) recommendation

The planning proposal was presented to the Campbelltown LPP on 28 July 2021 (**Attachment A2**). The panel supported the planning proposal and recommended that Council forward the planning proposal to Gateway.

### 3.5 Section 9.1 Ministerial Directions

The planning proposal's consistency with relevant section 9.1 Directions is discussed in Table 4 overleaf:



**Table 4 9.1 Ministerial Direction assessment**

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
6.2 <i>Reserving land for public purposes</i>	Yes	The proposal does not propose additional land for public purposes. The planning proposal seeks to re-classify existing public land from community to operational to simplify the land classification for the site.
7.7 <i>Implementation of Glenfield to Macarthur Urban Renewal Corridor</i>	Yes	The proposal seeks to facilitate the reclassification of part of the site from community to operational. The proposal will help implement the objectives of the Leumeah precinct outlined in the urban renewal corridor strategy.
7.12 <i>Implementation of Greater Macarthur 2040</i>	Yes	The planning proposal achieves the overall intent of the Greater Macarthur 2040 plan and does not undermine the achievement of its objectives, planning principles and priorities for the Greater Macarthur Growth Area.

## 3.6 State environmental planning policies (SEPPs)

Given the minor nature of the proposal which seeks to reclassify a portion of land from community to operational land, the proposal is considered to be consistent with all relevant State Policies.

# 4 Site-specific assessment

## 4.1 Environmental

The site is developed as a sports stadium with athletics track and grandstand and associated parking. There is no critical habitat or threatened species, populations or ecological communities or habitat on the site.

No adverse environmental impact is anticipated as a result of the proposal.

## 4.2 Social and economic

The site is a key piece of social infrastructure for the Leumeah precinct and broader LGA. The proposal seeks to reclassify a portion of the site from community to operational land to simplify the classification of land for the site and to promote future development that is complementary to the sports complex.

It is unlikely that the proposed amendment will have any adverse social or economic impacts.

## 4.3 Infrastructure

The site is currently serviced by the necessary infrastructure and utilities.

The proposal will not result in a need for additional infrastructure.

## 5 Consultation

### 5.1 Community

Council proposes a community consultation period of 28 days.

The exhibition period proposed is considered appropriate, and forms to the conditions of the Gateway determination.

In addition, Council has advised that a public hearing will be held in accordance with the terms of the *Local Government Act 1979* for the reclassification of land.

### 5.2 Agencies

No agencies are required to be consulted with on the proposal.

## 6 Timeframe

Council proposes a 9 month time frame to complete the LEP.

The Department recommends a time frame of 12 months to allow for potential timeframe delays relating to Council elections in December 2021, the Christmas period shutdown, and the potential for an extended exhibition period. Also, to ensure it is completed in line with its commitment to reduce processing times. It is recommended that if the Gateway is supported it also includes conditions requiring Council to exhibit and report on the proposal by specified milestone dates.

A condition to the above effect is recommended in the Gateway determination.

- Public exhibition by December 2021
- Public hearing by March 2022

## 7 Local plan-making authority

Council has not requested to be issued with authorisation to exercise the plan making function delegation for this planning proposal. Given that the planning proposal involves Council owned land (i.e. the site), it is recommended that authorisation to exercise delegation not be issued to Council.

## 8 Assessment summary

The planning proposal is supported to proceed with conditions as it will simply the fragmented planning controls applying to the site and assist with improving the management of a key piece of social infrastructure.

## 9 Recommendation

It is recommended the delegate of the Secretary:

- Agree that there are no inconsistencies with Section 9.1 Directions

It is recommended the delegate of the Minister determine that the planning proposal should proceed subject to the following conditions:

1. The planning proposal should be made available for community consultation for a minimum of 28 days followed by a public hearing by the following dates:
  - Public exhibition to commence by December 2021

- Public hearing to commence by March 2022
2. The timeframe for completing the LEP is to be 12 months from the date of the Gateway determination.
  3. Given the nature of the proposal, Council should not be authorised to be the local plan-making authority.



\_\_\_\_\_ (Signature)

28 October 2021 \_\_\_\_\_ (Date)

Naomi Moss

Manager, Western District



\_\_\_\_\_ (Signature)

1 /11/2021

Adrian Hohenzollern

Director, Western District

Assessment officer

Neala Gautam

Senior Planning Officer, Western District

8289 6881