



Planning Proposal

Amendment of Map to Clause 7.30

**Ambarvale Community Hall, Kearns Community Hall, St
Helens Park Community Hall and Woodbine Neighbourhood
Centre**

April 2025

Introduction

This Planning Proposal seeks to enable 4 sites currently used for either a community hall or a neighbourhood centre to also be used for a place of public worship, should an application for that purpose be submitted. It is proposed to do this by amending the clause application map which forms part of the Campbelltown Local Environmental Plan, 2015. The subject sites are described below.

The Sites

Ambarvale Community Hall

Ambarvale Community Hall is owned by Campbelltown City Council and is located on Lot 105 DP 746003 at Wickfield Circuit, Ambarvale, shown in red in Figure 1.



Figure 1 – Location Map Ambarvale Community Hall



Image 1 – Ambarvale Community Hall

Development consent for Ambarvale Community Hall was issued in 1986. Since its construction it has been used by a range of community groups for community purposes. It has also been hired at times for private functions and by places of public worship.

Kearns Community Hall

Kearns Community Hall is owned by Campbelltown City Council and is located on Lot 21 DP 840864 at 66 Kearns Avenue, Kearns, shown in red in Figure 2.



Figure 2 – Location Map Kearns Community Hall



Image 2 – Kearns Community Hall

Development consent for Kearns Community Hall was issued in 1985. Since its construction it has been used by a range of community groups for community purposes. It has also been hired at times for private functions and by places of public worship.

St Helens Park Community Hall

St Helens Park Community Hall is owned by Campbelltown City Council and is located on Lot 7302 DP 1018242 at Kellerman Drive, St Helens Park, shown in red in Figure 3.



Figure 3 – Location Map – St Helens Park Community Hall



Image 3 – St Helens Park Community Hall

Development consent for St Helens Park Community Hall was issued in 1994 and gave consent to a multi-purpose community centre and child care centre. Since its construction it has been used by a range of community groups for community purposes. St Helens Park Community Hall has also been hired at times for private functions and by places of public worship.

Woodbine Neighbourhood Centre

Woodbine Neighbourhood Centre is owned by Campbelltown City Council and is located on Lot 12 DP 748537 at 83 North Steyne Road, Woodbine, shown in red in Figure 4.



Figure 4 – Location Map – Woodbine Neighbourhood Centre



Image 4 – Woodbine Neighbourhood Centre

Development consent for Woodbine Neighbourhood Centre was issued in 1984. Since its construction it has been used by a range of community groups for community purposes. It has also been hired at times for private functions and other purposes.

Background

When Campbelltown Local Environmental Plan, 2015 originally commenced each of the 4 subject sites, Ambarvale Community Hall, Kearns Community Hall, St Helens Park Community Hall and Woodbine Neighbourhood Centre were located within the B1 Neighbourhood Centre Zone. Each of these halls received development consent under earlier planning instruments, as shown in the table below.

Hall/Centre	Development Consent	Planning Instrument	Approved Use
Ambarvale	DA 373/86	IDO No. 29	Youth Centre
Kearns	D354/85	IDO No. 27	Public Hall
St Helens Park	DA 109/94	IDO No. 29	Multi purpose community centre and child care centre
Woodbine	DA 19/84	LEP No. 48	Neighbourhood centre

Table 1: Current Development Consents

Under each of these instruments the use of premises for a place of public worship (or place of assembly) was separately defined to the use of the site for a community building/community facility.

In 2022 the Department of Planning and Environment, as it was then known, commenced the employment zones reform program. In general terms this program aimed to reduce the number of employment zones and increase the potential for employment generating land uses in each resultant zone. The B1 Neighbourhood Centre Zone was generally located in smaller suburban centres and had a reduced range of potential land uses compared to the B2 Local Centre Zone. The B1 Neighbourhood Centre Zone did not permit places of public worship or pubs whereas the B2 Local Centre Zone permitted these land uses with development consent.

All land in the B1 Neighbourhood Centre Zone and the B2 Local Centre Zone became zoned E1 Local Centre Zone on 26 April, 2023.

As part of this process representations were made to the Department of Planning and Environment seeking to limit the scale of places of public worship within sites subject to the former B1 zone. These representations were supported by the Department and Clause 7.30 was added to the CLEP 2015 to address these concerns. Clause 7.30 states:

7.30 Pubs, small bars and places of public worship in Zone E1

- (1) This clause applies to land identified as “Area 6” on the [Clause Application Map](#).
- (2) Development consent must not be granted to development for the following purposes on land to which this clause applies unless—
 - (a) for pubs—the gross floor area of each pub in the building resulting from the development is no more than 80m²,

(b) for small bars—the gross floor area of each small bar in the building resulting from the development is no more than 80m²,

(c) for places of public worship—the gross floor area of each place of public worship in the building resulting from the development is no more than 160m².

In determining the land to be subject to Area 6 on the Clause application map (Area 6 Map) the decision was made that it would apply to all land previously located within the B1 Neighbourhood Centre Zone, except where that land was the site of an existing approved place of public worship or where a place of public worship was referenced in Schedule 1 of CLEP 2015 as an additional permitted use.

In applying the Area 6 Map in this way, the restrictions on the size of places of public worship, pubs and small bars were applied to the Ambarvale Community Hall, Kearns Community Hall, St Helens Park Community Hall and Woodbine Neighbourhood Centre. The size restriction on a place of public worship in the 4 halls would mean that only a portion of the hall could be used for this purpose. To portion off or segregate a part of the hall to enable its use for a place of public worship would be impractical, and to submit a development application demonstrating compliance with this spatial limitation in a manner that provides certainty to regulatory authorities would be challenging. Given the large difference between the area of the 4 halls and the size limit it is considered that a variation under section 4.6 of CLEP 2015 would be difficult to justify. The following table lists the floor area of each hall.

Hall/Centre	Size of hall
Ambarvale	278m ²
Kearns	496m ²
St Helens Park	484m ²
Woodbine	218m ²

Table 2: Hall sizes

Current Planning Provisions

Each of the 4 subject sites, Ambarvale Community Hall, Kearns Community Hall, St Helens Park Community Hall and Woodbine Neighbourhood Centre are located in the E1 Local Centre, zone under the CLEP 2015. Each site is also identified as part of Area 6 on the Clause application map. Under clause 7.30 of the CLEP 2015 there is a restriction on the size of pubs, small bars and places of public worship for sites located in area 6.

Part 1 – Objectives and Intended Outcomes

This planning proposal has been prepared in accordance with the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the Department of Planning and Environment's 'Local Environmental Plan Making Guidelines' (Department of Planning and Environment, 2021).

This planning proposal explains the intent of, and justification for, the proposed alteration of area 6 shown on the clause application map. Areas identified as Area 6 on the clause application map are subject to the controls in Clause 7.30 of the Campbelltown Local Environmental Plan, 2015 (CLEP 2015). The alteration would see the removal of 4 sites currently used for either a community hall or neighbourhood centre from Area 6 and therefore removed from the operation of clause 7.30(2)(c) which places a size limit of 160m² on places of public worship. It is intended that clauses 7.30(2)(a) and 7.30(2)(b) which apply a size limit to pubs and small bars on the subject sites would continue to apply to these sites.

Part 2 – Explanation of provisions

The objectives and intended outcomes of the planning proposal will be achieved by making amendments to the Clause Application Map to distinguish the 4 halls from the rest of Area 6, for example by the creation of a new 'Area 9' that just applies to the sites of Ambarvale, Kearns, St Helens Park and Woodbine halls.

This change would be accompanied by changes to Clause 7.30 such that clause 7.30(2)(a) and clause 7.30(2)(b) would apply to Area 6 and Area 9 while clause 7.30(2)(c) would only apply to Area 6.

Part 3 – Justification of strategic and site specific merit

3.1 Strategic Merit

Section A – Need for the planning proposal

1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?

No.

The planning proposal is a result of the desire to cater for the needs of the community and enable the use of these 4 halls, should a development application be submitted, for a place of public worship that is commensurate with the scale of the building, rather than with the limit of 160m². It is considered that the impacts of the use of the halls for a place of public worship would be commensurate with the impacts of other permissible and approved uses of the halls.

2. Is the planning proposal the best means of achieving the objective or intended outcomes, or is there a better way?

The Planning Proposal is the best way to achieve the intended outcomes and objectives as it is the simplest administrative way to achieve the aims of the planning proposal.

Section B – Relationship to the strategic planning framework

3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

The planning proposal is consistent with the relevant objectives and actions outlined in the Greater Sydney Region Plan and the Western City District Plan.

Greater Sydney Region Plan

The Greater Sydney Region Plan provides a framework for the predicted growth in Greater Sydney. The Plan identifies key goals of delivering a metropolis of three 30 minute cities through four key themes, infrastructure and collaboration, liveability, productivity and sustainability.

The planning proposal is considered consistent with the Greater Sydney Region Plan. The planning proposal in particular is consistent with the following objectives:

- Objective 7 – Communities are healthy, resilient and socially connected
- Objective 8 – Greater Sydney’s communities are culturally rich with diverse neighbourhoods
- Objective 12 – Great places that bring people together

Western City District Plan

The Western City District Plan sets out priorities and actions for the Western Parkland City which are structured on themes that are based on the Greater Sydney Region Plan.

The planning proposal is considered consistent with the District Plan. In particular the planning proposal is considered to help address the following planning priorities:

- Planning priority W3 – Providing services and social infrastructure to meet people's changing needs. The proposal achieves this by helping to deliver social infrastructure that reflects the needs of the community now and in the future and by optimising the use of public land for social infrastructure.
- Planning priority W4 – Fostering healthy, creative, culturally rich and socially connected communities. The proposal achieves this by expanding the number of locations where communities connected socially through their faith or religion can connect by meeting together.

4. Is the planning proposal consistent with Council’s LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

Campbelltown Community Strategic Plan – Campbelltown 2032

The *Campbelltown Community Strategic Plan* (CSP) outlines the strategic direction of Council for a 10-year period based on the feedback of the local community and research on successful and resilient communities. The CSP represents the principal community outcome focused strategic

plan guiding Council's policy initiatives and actions. The CSP has been structured to address key outcomes that Council and other stakeholders will work to achieve. These outcomes are:

- Outcome 1: Community and belonging,
- Outcome 2: Places for people,
- Outcome 3: Enriched natural environment,
- Outcome 4: Economic prosperity, and
- Outcome 5: Strong leadership.

The planning proposal is consistent with the outcomes listed and particularly will assist in the creation of places for people and community and belonging. By removing the restriction on the size of places of public worship the planning proposal will facilitate greater use of existing public assets by community groups and particularly by newly established community groups that have not obtained resources sufficient to establish their own premises.

Campbelltown Local Strategic Planning Statement (LSPS)

The Campbelltown Local Strategic Planning Statement (LSPS) came into effect on 31 March 2020.

The LSPS is Campbelltown City Council's plan for our community's social, environmental and economic land use needs over the next 20 years.

The LSPS provides context and direction for land use decision making within the Campbelltown Local Government Area (LGA).

Its purpose is to:

- Provide a 20 year land use vision for the Campbelltown LGA
- Outline the characteristics that make our city special
- Identify shared values to be enhanced or maintained
- Direct how future growth and change will be managed
- Prioritise changes to planning rules in the Local Environmental Plan (Campbelltown Local Environmental Plan 2015) and Council's Development Control Plans
- Implement the Region and District Plans as relevant to the Campbelltown LGA
- Identify where further detailed strategic planning may be needed.

The LSPS responds to region and district planning initiatives and information received from the Campbelltown community during the public exhibition period for the future of our city.

The planning proposal is not inconsistent with the outcomes listed or any of the actions listed in the LSPS.

5. Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

Further detailed assessment against other State and regional studies or strategies beyond what has already been considered is not deemed necessary.

6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The Planning Proposal has been reviewed against the provisions of relevant State Environmental Planning Policies (SEPPs) – refer to Table 2 below.

State Environmental Planning Policies	Comment
SEPP (Biodiversity and Conservation) 2021	The subject planning proposal only seeks to remove a limitation on the size of a place of public worship, it will not result in any physical alterations to the subject halls or their surrounds and therefore has no impact on biodiversity.
SEPP (Exempt and Complying Development Codes) 2008	Not relevant to the proposal – any future use of the sites for a place of public worship could only occur with development consent.
SEPP (Housing) 2021	The proposal is consistent with the SEPP.
SEPP (Industry and Employment) 2021	The planning proposal is not inconsistent with the SEPP.
SEPP (Planning Systems) 2021	The planning proposal is not inconsistent with the SEPP. The proposal does not propose any state significant infrastructure or development on Aboriginal land.
SEPP (Precincts – Central River City) 2021	Not relevant to the Proposal.
SEPP (Precincts – Eastern Harbour City) 2021	Not relevant to the Proposal.
SEPP (Precincts – Regional) 2021	Not relevant to the Proposal.
SEPP (Precincts – Western Parkland City) 2021	The planning proposal is not inconsistent with the SEPP.
SEPP (Primary Production) 2021)	Not relevant to the Proposal.
SEPP (Resilience and Hazards) 2021	Any future development of the site would need to address the requirements of the SEPP.
SEPP (Resources and Energy) 2021	The planning proposal is not inconsistent with the SEPP.
SEPP (Sustainable Buildings) 2022	The planning proposal is not inconsistent with the SEPP. Any future development of the site would need to address the requirements of the SEPP.
SEPP (Transport and Infrastructure) 2021	The planning proposal is not inconsistent with the SEPP. Any future development of the site would need to address the requirements of the SEPP.

Table 3 – Consistency with State Environmental Planning Policies

7. Is the planning proposal consistent with applicable Local Planning Directions (section 9.1 Directions)(s9.1 directions) or key government priority?

The following table provides a brief assessment of consistency against each section 9.1 direction relevant to the planning proposal.

Consideration of s9.1 Directions	Comment
Focus Area 1: Planning Systems	
1.1 Implementation of Regional Plans	The planning proposal is not inconsistent with this direction.
1.2 Development of Aboriginal Land Council land	Not relevant to the proposal.
1.3 Approval and Referral Requirements	The planning proposal does not trigger the need for any additional concurrence, consultation or referral to a Minister or Public Authority.
1.4 Site Specific Provisions	The planning proposal seeks to remove one existing development standard applying to 4 sites and therefore is considered consistent with the direction.
1.4A Exclusion of Development Standards from Variation	Not relevant to the proposal which seeks to remove a development standard.
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not relevant to the proposal.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not relevant to the proposal.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use Infrastructure Implementation Plan	Not relevant to the proposal.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use Infrastructure Implementation Plan	Not relevant to the proposal.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	None of the subject sites are located within the precinct plans identified in the Glenfield to Macarthur Urban Renewal Corridor Strategy.
1.10 Implementation of Western Sydney Aerotropolis Plan	The proposal is not inconsistent with the Plan.
1.11 Implementation of Bayside West Precincts 2036 Plan	Not relevant to the proposal.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not relevant to the proposal.
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not relevant to the proposal.
1.14 Implementation of Greater Macarthur 2040	The planning proposal is consistent with the Plan.
1.15 Implementation of the Pyrmont Peninsula Place Strategy	Not relevant to the proposal.

1.16 North West Rail Link Corridor Strategy	Not relevant to the proposal.
1.17 Implementation of the Bays West Place Strategy	Not relevant to the proposal.
1.18 Implementation of the Macquarie Park Innovation Precinct	Not relevant to the proposal.
1.19 Implementation of the Westmead Place Strategy	Not relevant to the proposal.
1.20 Implementation of the Camellia-Rosehill Place Strategy	Not relevant to the proposal.
1.21 Implementation of the South West Growth Area Structure Plan	Not relevant to the proposal.
1.22 Implementation of the Cherrybrook Station Place Strategy	Not relevant to the proposal.
Focus Area 2	
Design and Place	No directions in place.
Focus Area 3: Biodiversity and Conservation	
3.1 Conservation Zones	Not relevant to the proposal.
3.2 Heritage Conservation	None of the subject sites are of heritage significance.
3.3 Sydney Drinking Water Catchments	Not relevant to the proposal.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs 26	Not relevant to the proposal.
3.5 Recreation Vehicle Areas	Not relevant to the proposal.
3.6 Strategic Conservation Planning	Not relevant to the proposal.
3.7 Public Bushland	The Proposal is consistent with the Direction.
3.8 Willandra Lakes Region	Not relevant to the proposal.
3.9 Sydney Harbour Foreshores	Not relevant to the proposal.
3.10 Water Catchment Protection	This planning proposal does not include any physical alterations to the site or any buildings thereon.
Focus Area 4: Resilience and Hazards	
4.1 Flooding	The Proposal is not inconsistent with the Direction and does not propose any land rezoning.
4.2 Coastal Management	Not relevant to the proposal.
4.3 Planning for Bushfire Protection	Ambarvale, Kearns and Woodbine Halls are not located on bushfire prone land. The St Helens Park Community Hall is located in a bushfire buffer area however the planning proposal does not alter the maximum capacity of the hall, nor does it add any additional permissible land uses to the site. The planning proposal does not alter any existing asset protection zones as it does not result in a change to the existing building or the maximum number of occupants of the site. The site is not used for any residential purpose. Consultation with the

	Commissioner of the NSW Rural Fire Service will occur post gateway however it is considered that a strategic bushfire assessment is not required in these circumstances.
4.4 Remediation of Contaminated Land	The proposal does not propose any alteration to the class of land use.
4.5 Acid Sulfate Soils	Not relevant to the proposal.
4.6 Mine Subsidence and Unstable Land	Not relevant to the proposal.
Focus Area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	Not relevant to the proposal.
5.2 Reserving Land for Public Purposes	Not relevant to the proposal.
5.3 Development Near Regulated Airports and Defence Airfields	Not relevant to the proposal.
5.4 Shooting Ranges	Not relevant to the proposal.
Focus Area 6: Housing	
6.1 Residential Zones	Not relevant to the proposal.
6.2 Caravan Parks and Manufactured Home Estates	Not relevant to the proposal.
Focus Area 7: Industry and Employment	
7.1 Employment Zones	The proposal is consistent with this Direction. The proposal seeks to remove a size restriction to one of the land uses that is permissible with consent in the E1 zone.
7.2 Reduction in non-hosted short-term rental accommodation period	Not relevant to the proposal.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not relevant to the proposal.
Focus Area 8: Resources and Energy	
8.1 Mining, Petroleum and Extractive Industries	Not relevant to the proposal.
Focus Area 9: Primary Production	
9.1 Rural Zones	Not relevant to the proposal.
9.2 Rural Lands	Not relevant to the proposal.
9.3 Oyster Aquaculture	Not relevant to the proposal.
9.4 Farmland of State and Regional Significance on the NSW Far Coast	Not relevant to the proposal.

Figure 11 – Consistency with Section 9.1 Directions

Section C – Environmental, social and economic impact

8. Is there any likelihood that critical habitat or threatened species, populations' or ecological communities, or their habitats, will be adversely affected because of the proposal?

No, as the proposal does not result in any physical change to the subject sites.

9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

Given the nature of the existing use of the 4 halls, it is unlikely that there would be any significant environmental effects of the planning proposal. Should the planning proposal be supported and finalised, it would still be necessary for a development application to be submitted if any uses are proposed beyond the current development consent at which time a thorough assessment of any environmental effects would occur.

10. Has the planning proposal adequately addressed any social and economic effects?

Yes. The primary purpose of the planning proposal is for the social benefits of supporting the potential use of the sites for a place of public worship and the potential for this to facilitate an increase in the utilisation of these public assets.

The planning proposal is not supported by a social or economic assessment as these are not considered necessary given the limitation of the proposal to 4 sites.

Section D – Infrastructure (Local, State and Commonwealth)

11. Is there adequate public infrastructure for the planning proposal?

The planning proposal is unlikely to result in a need for additional public infrastructure given the potential use of the 4 sites would not be greater than their current capability.

Section E – State and Commonwealth Interests

12. What are the views of State and Federal public authorities and government agencies consulted in order to inform the Gateway Determination?

Consultation will occur with any public authorities identified in the Gateway Determination.

Part 4 – Maps

The planning proposal seeks to amend the Clause application map by the adjustment of area 6 and the addition of area 9 as proposed below.

Map	Current Map	Requested Amendment
Clause application map	Digital layer accessed 13 February 2024	Amend map from Area 6 to Area 9 for the site of the 4 Halls

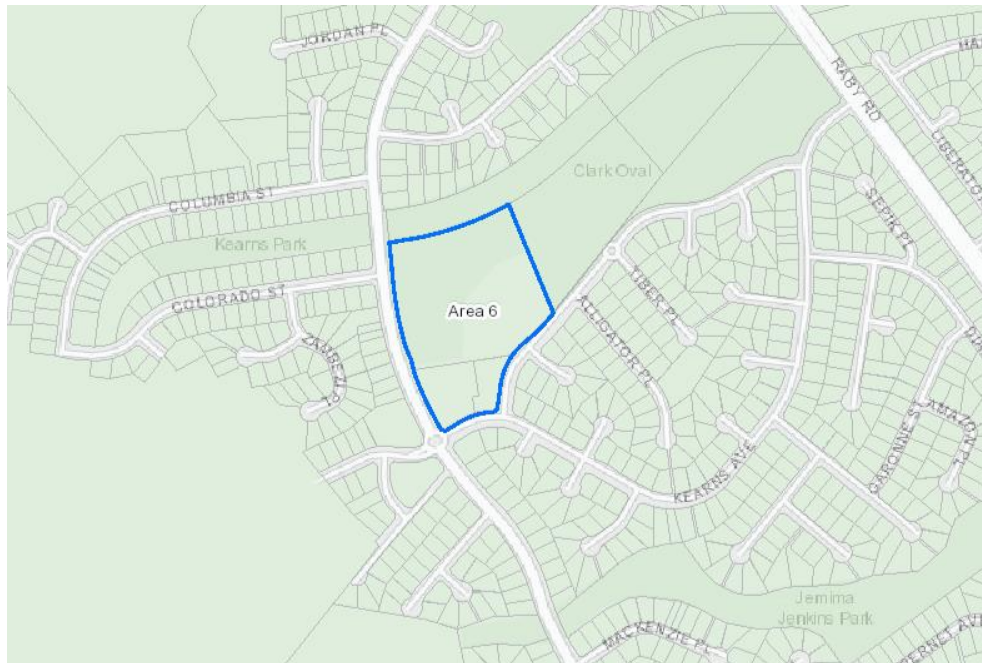
Current Clause Application Map Ambarvale:



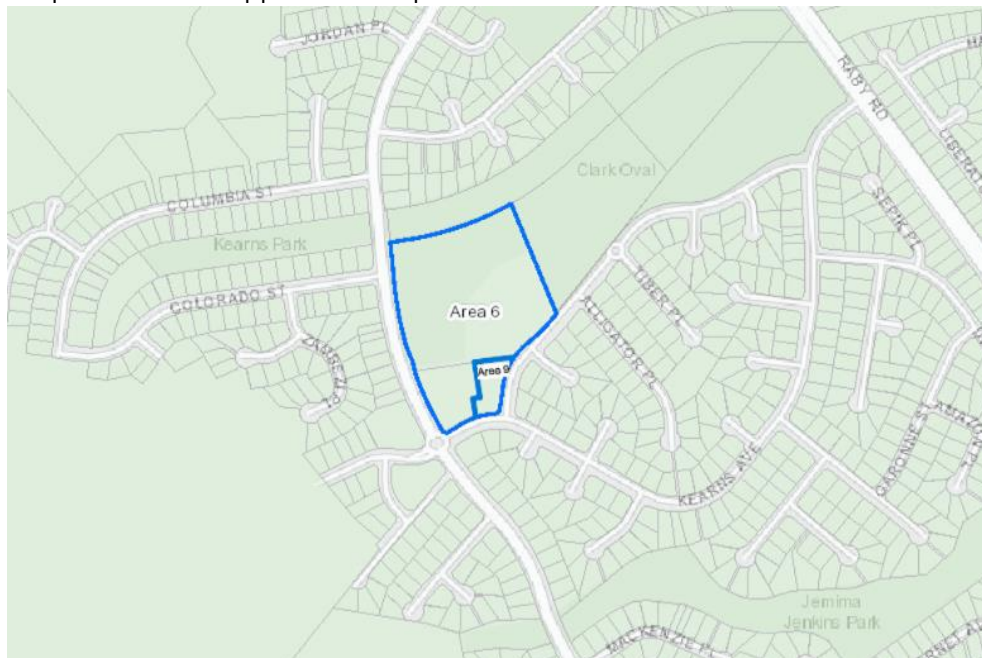
Proposed Clause Application Map Ambarvale:



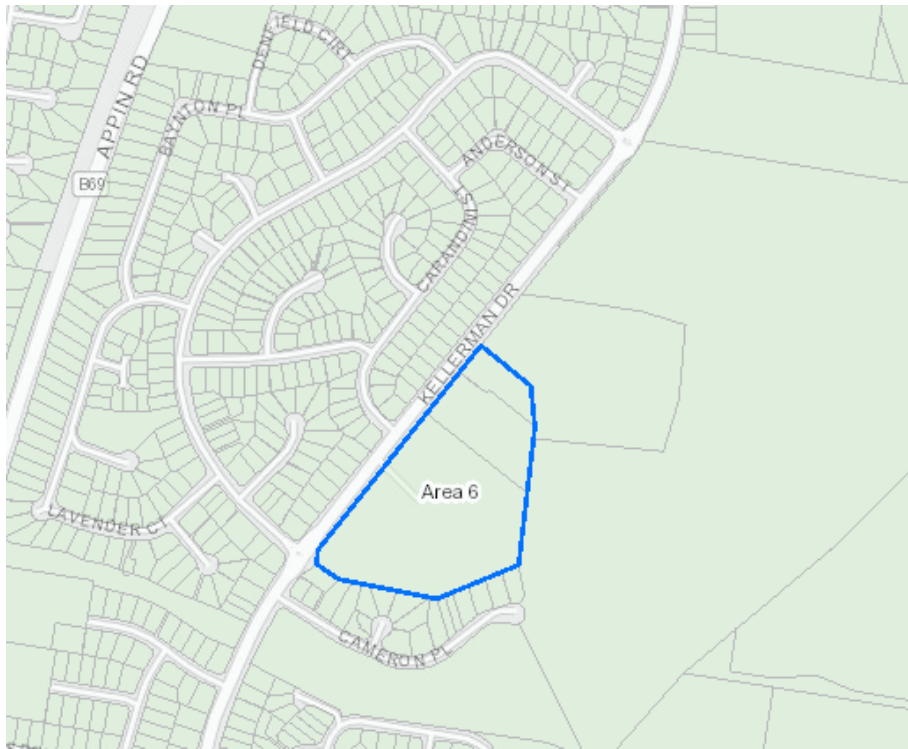
Current Clause Application Map Kearns:



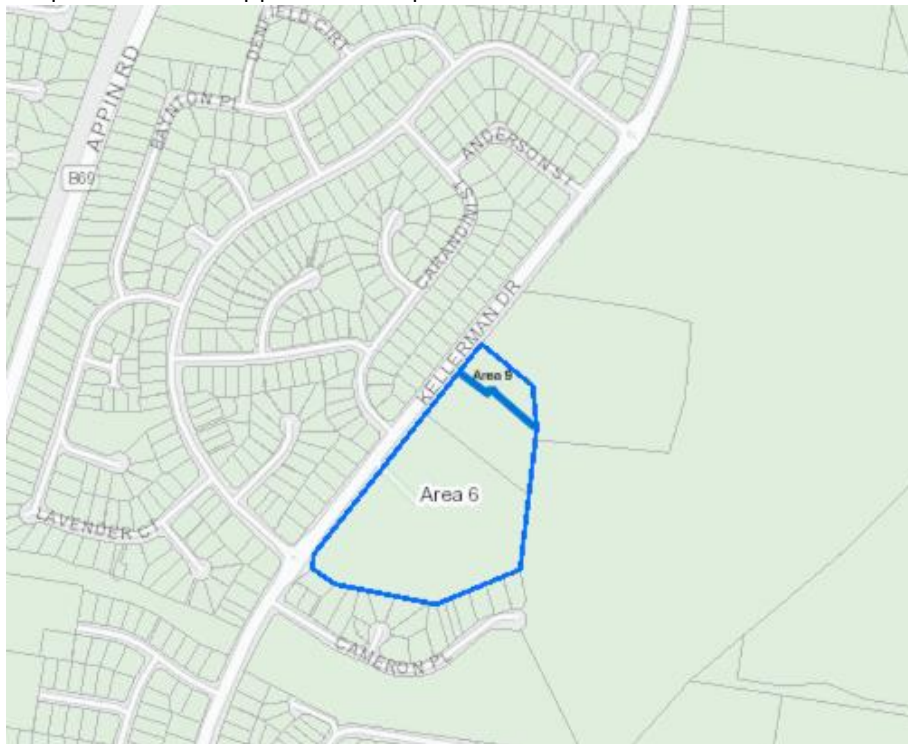
Proposed Clause Application Map Kearns:



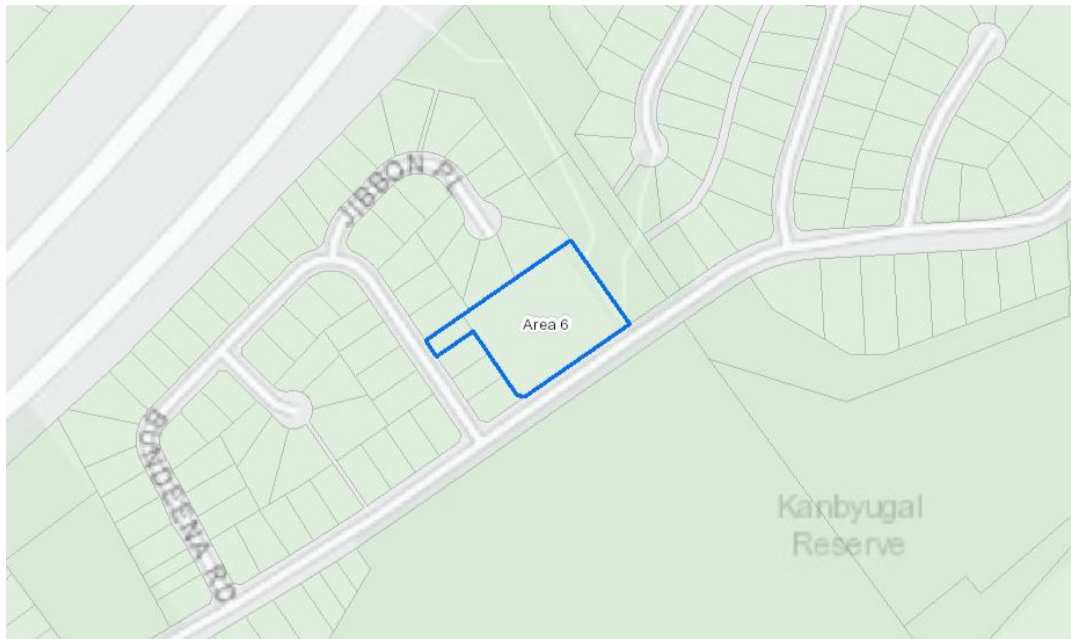
Current Clause Application Map St Helens Park:



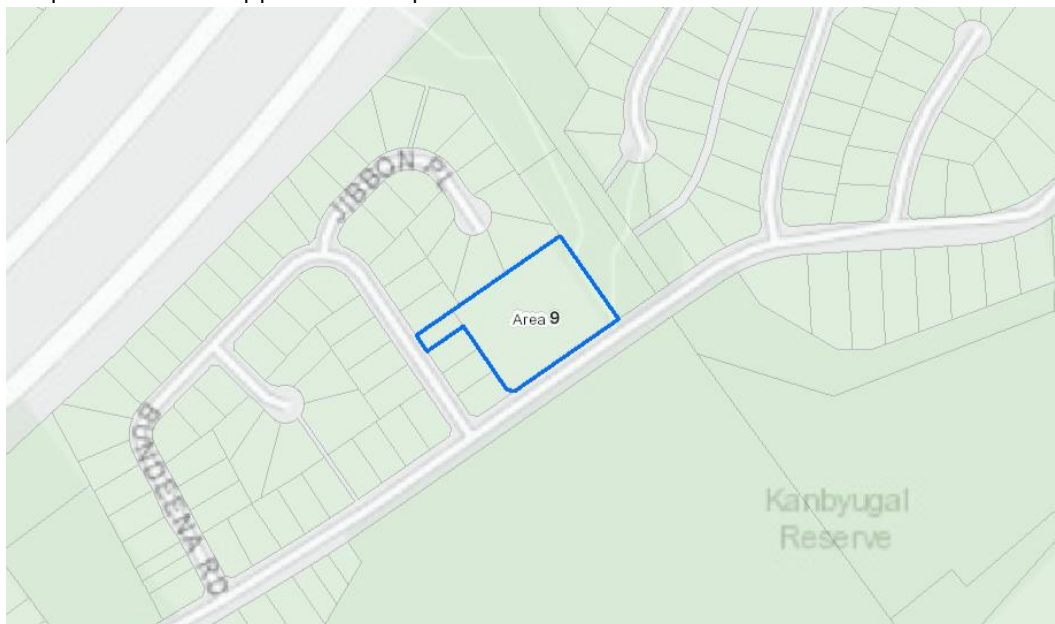
Proposed Clause Application Map St Helens Park:



Current Clause Application Map Woodbine:



Proposed Clause Application Map Woodbine:



Part 5 – Community consultation

In accordance with the ‘Local Environmental Plan Making Guidelines’ prepared by the Department of Planning and Environment (August 2023), and the Campbelltown Community Participation Plan, the consultation strategy is:

The Planning Proposal to be exhibited on Council’s website (www.campbelltown.nsw.gov.au) Council’s libraries also have access to the website.

The planning proposal will also be made available on the NSW Planning Portal website. (www.planningportal.nsw.gov.au).

A letter will be distributed to affected properties within 100m of the subject sites in accordance with Council’s Community Participation Plan.

A copy of the Planning Proposal and associated attachments will be made available at Council’s Administration Building.

5.1 Campbelltown Local Planning Panel Comments

Council is required to consider the advice of the Campbelltown Local Planning Panel on a planning proposal before it decides to forward the planning proposal for a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act, 1979*. The Campbelltown Local Planning Panel considered the planning proposal at its meeting on 26 February, 2025 and provided the following advice:

“The Panel considers that the planning proposal exhibits both site specific and strategic merit. The potential use of the halls, subject to development consent, for a place of public worship has potential social benefits for the community and would potentially increase the utilisation of these community assets. The proposal also demonstrates site specific merit and would facilitate use consistent with the scale of use that already occurs in each hall.

It is recommended that Council support the submission of the planning proposal for a Gateway Determination.”

Part 6 – Project Timeline

Dates	Item
February 2025	Local Planning Panel meeting
April 2025	Report to Council
April 2025	Referral to DPHI for Gateway Determination
June 2025	Gateway Determination
August/September 2025	Public exhibition and referral to any required public authorities
November 2025	Report to Council on submissions received
November 2025	Send planning proposal to DPHI for finalisation
February 2026	Making of LEP Amendment