

8.4 Planning Proposal – Additional Permitted Use at Campbelltown Stadium

Reporting Officer

Executive Manager Planning and Development
City Planning and Corporate Services

Community Strategic Plan

Objective		Strategy	
1	Outcome - An Inclusive and Supportive Community	1.2	Encourage a healthy and active community
3	Outcome - An enriched natural environment and heritage	3.3	Manage urban growth to preserve our local character and environment
4	Outcome - A Strong Local Economy	4.2	Increase local training, education and job opportunities

Delivery Program

Principal Activity	
PA	Campbelltown Sports Stadium
PA	Strategic Land Use Planning

Officer's Recommendation

That Council endorse the planning proposal at attachment 1 and forward it to the Department of Planning, Housing and Infrastructure for a Gateway Determination.

Purpose

The purpose of this report is to advise Council of a proposed amendment to the *Campbelltown Local Environmental Plan, 2015* (CLEP 2015) which seeks to enable the land use 'educational establishments', subject to development consent, at the Campbelltown Stadium and seeks Council's endorsement to forward this planning proposal to the Department of Planning, Housing and Infrastructure for a Gateway Determination.

History

Previously, a planning proposal was prepared to update the list of land uses permitted with consent in the RE1 public recreation zone. As part of this earlier planning proposal it was proposed to add 'educational establishments' as a land use permitted with consent in the RE1 zone. This planning proposal was supported by the Campbelltown Local Planning Panel on 28 May 2025, supported by Council on 8 July 2025 and received a Gateway Determination on 25 August 2025.

The NSW Rural Fire Service (RFS) objected to the planning proposal and, among other things, raised general concerns about educational establishments on bush fire prone land. The RFS have no concerns with educational establishments on land that is not bushfire prone land.

Accordingly, the previous planning proposal was altered by the deletion of educational establishments from the list of land uses proposed to be added as permitted with consent in the RE1 zone. The revised planning proposal was supported by Campbelltown City Council for finalisation at its meeting on 12 May 2026.

Report

1. Vision

The vision for this planning proposal is to support the ongoing use and community value obtained from the Campbelltown Stadium, which is an important public asset under the ownership of Campbelltown City Council.

The potential to use, subject to development consent, the Campbelltown Stadium site for educational purposes is aligned to the future development of the site for a sporting centre of excellence. There is community benefit to be obtained from aligning with an education provider with services that support the functions of elite sports people and this planning proposal seeks to enable that change by making 'educational establishments' a land use permitted with consent at the Campbelltown Stadium site. Currently this use is prohibited in the RE1 Public Recreation Zone within which the Campbelltown Stadium is located.

2. Planning Provisions

Existing Planning Provisions

Most of the Campbelltown Stadium site is located in the RE1 Public Recreation Zone under the CLEP 2015. This planning proposal only relates to the part of the land in the RE1 Public Recreation Zone.

The Table to Part 2 of the CLEP 2015 provides the following objectives for the RE1 Public Recreation Zone:

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To provide for land uses compatible with the ecological, scientific, cultural or aesthetic values of land in the zone.
- To facilitate the multiple use of certain open space areas.
- To facilitate development that is ancillary or incidental to the special land uses provided for in this zone.
- To provide for the sufficient and equitable distribution of public open space to meet the needs of the local community.
- To preserve and rehabilitate bushland, wildlife corridors and natural habitat, including waterways and riparian lands, and facilitate public enjoyment of these areas.
- To provide for the retention and creation of view corridors.
- To protect and enhance areas of scenic value and the visual amenity of prominent ridgelines.

- To preserve land that is required for public open space or recreational purposes.
- To maximise public transport patronage and encourage walking and cycling.

The proposed additional permitted use as an educational establishment is consistent with these objectives. The intention of the planning proposal is to provide an opportunity for a compatible land use that is ancillary to the dominant sporting uses whilst maximising the existing advantages of this site including its proximity to public transport.

Part of the Campbelltown Stadium site is located in the MU1 mixed use zone. An educational establishment is already generally permitted with consent in this zone due to the operation of Chapter 3 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 which includes the MU1 mixed use zone as a prescribed zone (the RE1 zone is not included in the definition of a prescribed zone). A small part of the site is zoned SP2 'drainage'. There is no intention to locate an educational establishment in the SP2 zone due to its drainage function.

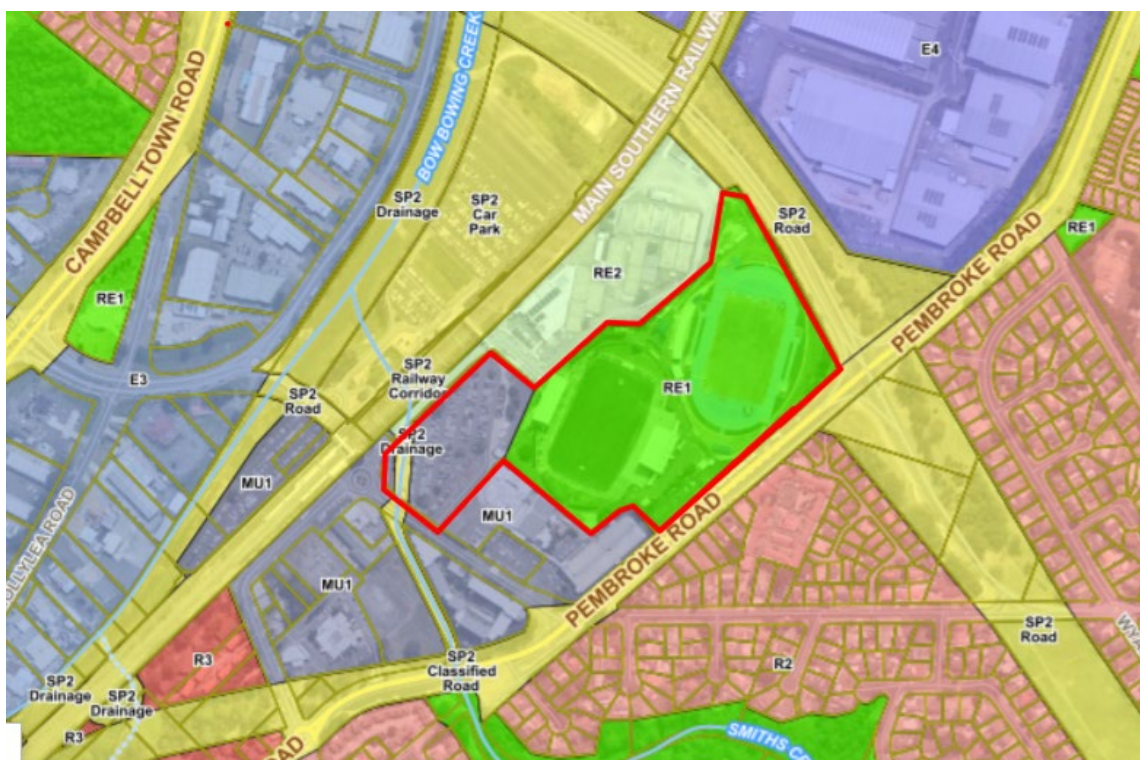


Figure 1: Zoning Map of Campbelltown Stadium Site.

Consideration of Section 9.1 Local Planning Directions

Section 9.1 of the *Environmental Planning and Assessment Act 1979* allows the Minister for Planning to provide Local Planning Directions to Council in relation to the preparation of planning proposals. A detailed consideration of all Local Planning Directions is provided in the planning proposal at attachment 1. The planning proposal is consistent with all relevant local planning directions.

Strategic Context - Consideration of State and Local Planning Policies

The planning proposal is consistent with following relevant state and local planning policies:

- Greater Sydney Region Plan
- Our Greater Sydney - Western City District Plan
- Greater Macarthur 2040

- Campbelltown Community Strategic Plan 2035
- Campbelltown Local Strategic Planning Statement.

The planning proposal is also consistent with all State Environmental Planning Policies, noting that a further review would occur against some of the State Environmental Planning Policies should a future development application be submitted in circumstances where they apply.

Potential Environmental Impacts

This planning proposal neither seeks to rezone land or to enable any land use to occur without first submitting an application for development consent. As such, the environmental impact would be assessed at the time the development application is submitted. As the land is in the ownership of Campbelltown City Council, any submitted application would be subject to the provisions of Council's Policy for Council Related Development, would be independently determined by the Campbelltown Local Planning Panel and would be subject to the other requirements of this policy including enhanced notification requirements.

3. Planning Assessment

Strategic Merit

This planning proposal is consistent with all relevant state and Council strategic planning documents.

The planning proposal aligns very closely with the Reimagining Campbelltown City Centre Master Plan which identifies Leumeah as a sports and entertainment precinct. The inclusion of an educational establishment aligned with the proposed centre of excellence will add to the services and community benefit obtainable from the premises as well as adding to the reputation and prestige of Campbelltown Stadium.

Site Specific Merit

This planning proposal does not raise any issues that cannot be adequately addressed at the development application stage. The site already contains the infrastructure required to support a large crowd and a variety of sports and entertainment uses that would have impacts far greater than those that would occur with an educational establishment. There is no intention to replace the stadium with an educational establishment. The intention is to use floor space in the soon to be constructed sporting centre of excellence for an educational establishment that provides educational services aligned to the primary uses of the site.

4. Campbelltown Local Planning Panel Advice

The Campbelltown Local Planning Panel considered the planning proposal at its meeting on 27 May 2026 and provided the following advice to Council.

This planning proposal seeks to enable the additional use of parts of the Campbelltown Stadium site within the RE1 zone for the purposes of an educational establishment, which would form a complimentary use to both the dominant use of the site primarily for sporting purposes, and the intended use as a sporting centre of excellence.

The planning proposal is considered to have strategic merit, being consistent with relevant strategic plans and providing an avenue for increased community benefit from the stadium.

The planning proposal is considered to have site specific merit as it would add to the economic and social benefits of the site without creating any significant environmental impacts as the site already accommodates significant crowds and has procedures in place for managing their impacts.

It is recommended that the planning proposal be supported by Council and submitted for a Gateway Determination.'

In accordance with the Panel's advice, it is recommended that this planning proposal progress to Gateway Determination.

5. Public Participation

Public participation would occur post Gateway Determination, should this planning proposal be supported by Council.

Community consultation would occur in accordance with the Local Environmental Plan Making Guidelines and either the Council's Community Participation Plan or the State Community Participation Plan.

Conclusion

The subject planning proposal seeks to enable 'educational establishments' as an additional permitted use at Campbelltown Stadium, subject to development consent. The Local Planning Panel has considered the proposal and supported its progression to Gateway Determination.

The potential to use the Campbelltown Stadium site for educational purposes is aligned to the future development of the site for a sporting centre of excellence with the potential to partner with educational establishments that have related services. If this planning proposal is supported, such a use could still only occur after the rigorous assessment of that use and its impacts through the Development Application assessment process.

Attachments

8.4.1 Attachment 1 - Planning Proposal Additional Permitted Use Campbelltown Stadium (contained within this report)