



IRF26/4806

Gateway determination report – PP-2026-1394

Additional Permitted Use (Educational Establishments)
at Campbelltown Stadium

July 26



Published by NSW Department of Planning, Housing and Infrastructure

dphi.nsw.gov.au

Title: Gateway determination report – PP-2026-1394

Subtitle: Additional Permitted Use (Educational Establishments) at Campbelltown Stadium

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Acknowledgment of Country

The Department of Planning, Housing and Infrastructure acknowledges the Traditional Owners and Custodians of the land on which we live and work, and pays respect to Elders past, present and future.

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Table 1 Reports and plans supporting the proposal

Relevant reports and plans
Attachment A – Planning Proposal PP-2026-1394
Attachment A1 – Council report and resolution 09 June 2026
Attachment A2 – Minutes from Council Meeting

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	City of Campbelltown
PPA	Campbelltown City Council
NAME	Additional Permitted Use (Educational Establishments) at Campbelltown Stadium
NUMBER	PP-2026-1394
LEP TO BE AMENDED	Campbelltown Local Environmental Plan 2015
ADDRESS	12 Old Leumeah Road Leumeah 2560
DESCRIPTION	Lot 2 DP1019063
RECEIVED	22/06/2026
FILE NO.	IRF26/4806
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

1.2 Objectives of planning proposal

The planning proposal contains objectives and intended outcomes that adequately explain the intent of the proposal.

The objective of the planning proposal is to include educational establishments in the RE1 Public Recreation zone to permit physical training facilities at Campbelltown Stadium alongside established 'health services facilities' to support ongoing use and community value of the site.

The objectives of this planning proposal are clear and adequate.

1.3 Explanation of provisions

The planning proposal seeks to amend the Campbelltown Local Environmental Plan (LEP) 2015 per the changes below:

- Amend Schedule 1 Additional Permitted Uses to permit *educational establishments* with development consent on Lot 2 DP1019063.
- Create a corresponding Additional Permitted Uses Map to identify the applicable land.

1.4 Site description and surrounding area

The site, being Lot 2 DP 1019063, 12 Old Leumeah Road, Leumeah, has a total area of approximately 8 hectares (Figure 1). It is zoned RE1 Public Recreation, MU1 Mixed Use and SP2 Infrastructure (Drainage), as shown in Figure 2. The planning proposal applies only to the RE1 Public Recreation portion of the site, with the proposed location situated on the northern hill.

Commonly referred to as the Campbelltown Stadium site, the land contains the Campbelltown Athletics Centre, associated car parking, and a range of complementary recreation and community-oriented uses, including health care facilities.

The site is bordered by an established residential subdivision to the south-east. Leumeah Railway Station is situated north-east of the site. Surrounding land is zoned E4 General Industrial and R2 Low Density Residential.



Figure 1 Subject site (Source: Spatial Viewer)



Figure 2 Current zoning map (Source: Spatial Viewer)

1.5 Mapping

The planning proposal includes mapping to show the proposed location of the APU however a proposed Additional Permitted Uses Map has not been included in the planning proposal. Therefore, a Gateway condition is included to include a proposed Additional Permitted Uses Map.



Figure 3: Subject site to be identified on the Additional Permitted Uses map (Source: Planning Proposal)

2 Need for the planning proposal

The planning proposal is consistent with the Campbelltown Local Strategic Planning Statement (LSPS), particularly the objectives relating to education, skills development and community infrastructure. The proposal responds to the strategic direction of improving access to educational opportunities and supporting community participation through the provision of training and education facilities within an existing sporting precinct.

The planning proposal is considered the best means of achieving the intended outcome. A previous planning proposal sought to amend the RE1 Public Recreation land use table to permit educational establishments across all RE1-zoned land. However, the proposal received an objection by the NSW Rural Fire Service due to concerns regarding educational establishments on bushfire-prone land.

In response, the current proposal adopts a site-specific approach through an amendment to Schedule 1 of the Campbelltown Local Environmental Plan (LEP). This facilitates the educational establishment at Campbelltown Stadium, which is not identified as bushfire-prone land, without altering the permissible uses of the RE1 Public Recreation zone more broadly. The proposal complements existing services within the area, increases the utilisation of the site for community purposes, and improves access to local education and training opportunities while reducing travel costs. This approach maintains the integrity of the zoning framework and avoids unintended implications for other RE1-zoned land within the local government area.

3 Strategic assessment

3.1 Region Plan

The following table provides an assessment of the planning proposal against relevant aspects of the Greater Sydney Region Plan- A Metropolis of Three Cities and Draft Sydney Plan.

Table 4 Regional Plan assessment

Regional Plan Objectives	Justification
Greater Sydney Region Plan- A Metropolis of Three Cities	Objectives 7 and 12 seeks to ensure liveable communities by supporting the delivery of social infrastructure that meets community services. The planning proposal is consistent with this objective as it increases social opportunity by providing educational and training opportunities within an existing community facility, contributing to the growth of a liveable community.
Draft Sydney Plan	The planning proposal is generally consistent with the Plan's Liveability Priority, as it facilitates opportunity to improve amenities through access to additional educational and training services.

3.2 District Plan

The site is located within the Western City District and outlines 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 the priorities for infrastructure and collaboration, liveability, productivity, and sustainability in the plan as outlined below.

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*. The following table includes an assessment of the planning proposal against relevant directions and actions.

Table 5 District Plan assessment

District Plan Priorities	Justification
Western City District Plan 2018	The planning proposal is consistent with Planning Priorities W3 and W4, as it provides for the integrated and targeted delivery of educational facilities that support elite athletes and respond to increasing demand on existing services and infrastructure associated with Campbelltown Stadium. The proposal will complement existing levels of provision and help ensure the right mix of infrastructure is available to meet current and future community needs, contributing to a healthy and socially connected community.

3.3 Local

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 below:

Table 6 Local strategic planning assessment

Local Strategies	Justification
Campbelltown Local Strategic Planning Statement 2020	The planning proposal is consistent with Planning Priorities 1 and 16 of the Campbelltown Local Strategic Planning Statement (LSPS). It supports Council's vision for the delivery of Action 1.7, which seeks to lead the development and operation of the Sports and Health Centre of Excellence. The proposal will also enhance opportunities for community participation, learning and engagement by enabling additional community-serving facilities within the Campbelltown Stadium precinct, ensuring positive social outcomes remain a key consideration in the future development of the site.
Community Strategic Plan 2025-2035	This planning proposal is consistent with Outcomes 1.2 and 4.2, as it will increase access to local education and training opportunities for athletes in Leumeah, while enhancing the use of existing community and social infrastructure to support greater participation in sport.

3.4 Local planning panel (LPP) recommendation

The Campbelltown Local Planning Panel considered the proposal on 27 May 2026 and supported its progression to Gateway Determination.

3.5 Section 9.1 Ministerial Direction

The planning proposal's consistency with relevant section 9.1 Ministerial Direction is discussed below:

Table 7 Section 9.1 Ministerial Direction assessment

Direction	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
1.1 Implementation of Regional Plans	Consistent	See discussion in section 3.1.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Consistent	Consistent with the Leumeah Precinct Plan under the Glenfield to Macarthur Urban Renewal Corridor Strategy which identifies the site as 'cultural and leisure'.
1.4 Site-specific Provisions	Consistent	Direction 1.4 aims to discourage unnecessarily restrictive site-specific planning controls. The planning proposal is inconsistent with this direction as it seeks to insert education establishments as an APU on the site. However, this inconsistency is considered to be justified as minor as Council previously proposed to insert this use within the RE1 land use table but RFS objected to this amendment.

3.6 State environmental planning policies (SEPPs)

The planning proposal is consistent with all relevant SEPPs and will be a matter for consideration at the development application stage.

4 Site-specific assessment

4.1 Environmental

The site has already been developed and has no environmental impacts that would be relevant.

4.2 Social and economic

The following table provides an assessment of the potential social and economic impacts associated with the proposal.

Table 10 Social and economic impact assessment

Social and Economic Impact	Assessment
Social	The proposed APU will support community engagement and strengthen the role of the site by enabling educational establishments that contribute to athlete development pathways. It will also facilitate partnerships with sporting organisations and community programs to promote participation, health and wellbeing outcomes for schools and the broader community.
Economic	The APU education establishment will provide complementary use to the existing council assets, such as health and sporting facilities, to reduce travel costs and enhanced services for athletes and community members.

5 Consultation

5.1 Community

Council proposes a community consultation period of 20 working days.

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

5.2 Agencies

The proposal does not specifically raise which agencies will be consulted. This assessment has not identified the need for consultation with any agencies.

6 Timeframe

The LEP Plan Making Guideline (July 2026) establishes maximum benchmark timeframes for planning proposal by category. This planning proposal is categorised as a standard.

The Department recommends an LEP completion date of 29 January 2027 in line with its commitment to reducing processing times and with regard to the benchmark timeframes. A condition to the above effect is recommended in the Gateway determination.

It is recommended that if the gateway is supported it is accompanied by guidance for Council in relation to meeting key milestone dates to ensure the LEP is completed within the benchmark timeframes.

7 Local plan-making authority

Council has advised that it would like to exercise its functions as a local plan-making authority.

The Department recommends that Council be authorised to be the local plan-making authority for this proposal.

8 Recommendation

It is recommended the delegate of the Secretary:

- Agree that any inconsistencies with section 9.1 Direction 1.4 Site-specific Provisions are minor or justified.

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

The following conditions are recommended to be included on the Gateway determination:

1. Prior to public exhibition, the planning proposal is to be updated to include a proposed Additional Permitted Uses map.
2. The planning proposal should be made available for community consultation for a minimum of 20 working days.

Given the nature of the planning proposal, it is recommended that the Gateway authorise council to be the local plan-making authority and that an LEP completion date of 29 January 2027 be included on the Gateway.



28/7/2026

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