



Planning Proposal

Additional Permitted Use (Educational Establishments) at Campbelltown Stadium

Public Exhibition Phase

10 September to 9 October 2026

Introduction

This planning proposal seeks to add educational establishments as an additional permitted land use under Schedule 1 of the *Campbelltown Local Environmental Plan, 2015* (CLEP 2015) for part of the Campbelltown Stadium site. Part of the Campbelltown Stadium is within the RE1 Public Recreation Zone under the CLEP 2015 and educational establishments are currently prohibited in this zone.

This planning proposal does not apply to the parts of the Campbelltown Stadium site within the MU1 mixed use zone as 'educational establishments' are already permissible with consent in this zone due to the operation of Chapter 3 of the State Environmental Planning Policy (Transport and Infrastructure) 2021. This planning proposal does not apply to the part of the site zoned SP2 drainage.

Background

A planning proposal was previously prepared to update the list of land uses permitted with consent in the RE1 public recreation zone. Educational establishments were proposed to be added as a land use permitted with consent in the RE1 zone. The NSW Rural Fire Service (RFS) objected to this proposal and, among other things, raised general concerns about educational establishments on bush fire prone land. Accordingly, the previous planning proposal was altered by the deletion of educational establishments and was supported for finalisation by Council at its meeting on 12 May 2026.

The RFS have no concerns with educational establishments that are on land that is not bushfire prone.

There is the potential for an educational establishment to be aligned to the proposed centre of excellence proposed to be constructed at the Campbelltown Stadium. Accordingly, it is proposed to add 'educational establishments' as an additional permitted use under schedule 1 of the CLEP 2015 for this site. The Campbelltown Stadium is not located on bush fire prone land.

It is considered that there are social and community benefits in enabling educational establishments to be undertaken with consent at the Campbelltown Stadium.

Educational establishments would be a compatible use for sports centre of excellence at Campbelltown Stadium. Campbelltown Stadium is owned by Campbelltown City Council. Should the CLEP 2015 be amended as proposed, a future development application would need to comply with the Conflict of Interests for Council Related Development Policy which provides additional transparency and protections for the assessment of development applications on Council owned land.

Current Planning Provisions

This planning proposal relates to that part of the Campbelltown Stadium site zoned RE1 Public Recreation Zone under the CLEP 2015.

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

This table provides that the following land uses are permitted with consent in the RE1 zone:

- Aquaculture
- Boat launching ramps
- Camping grounds
- Car parks
- Community facilities
- Emergency services facilities
- Environmental facilities
- Environmental protection works
- Flood mitigation works
- Heliports
- Information and education facilities
- Jetties
- Kiosks
- Markets
- Recreation areas
- Recreation facilities (indoor)
- Recreation facilities (major)
- Recreation facilities (outdoor)
- Registered clubs
- Restaurants or cafes
- Roads
- Signage

- Small bars
- Water recreation structures
- Water supply systems.

This table provides that any item that is not permitted with consent, or permitted without consent, in the RE1 zone is prohibited.

A separate planning proposal nearing finalisation will make changes to this list by adding community health services facilities, functions centres, health consulting rooms, places of public worship and take away food and drink premises as land uses permitted with consent in the RE1 zone.

The other planning controls within the CLEP 2015 are summarised below:

- Under Clause 4.1 there is generally no minimum lot size shown on the lot size map for the RE1 zoned part of Campbelltown Stadium.
- Under Clause 4.3 there is no maximum building height shown on the height of buildings map for the RE1 zoned part of Campbelltown Stadium.
- Under Clause 4.4 there is no floor space ratio on the floor space ratio map for the RE1 zoned part of Campbelltown Stadium.

Clause 7.17, Development in Zone RE1, of the CLEP 2015 applies to development applications on land within the RE1 zone and provides:

- (1) The objective of this clause is to ensure that land required for public recreation is maintained for that purpose.
- (2) Development consent must not be granted to the carrying out of development on land in Zone RE1 Public Recreation if that land is owned or controlled, or is proposed to be owned or controlled, by the Council unless the consent authority has considered the following:
 - (a) the need for the development of the land.
 - (b) the impact of the development on the existing or likely future use of the land, and prevailing natural systems.
 - (c) the need to retain the land for its existing or likely future use.

Provisions of the Local Government Act 1993.

Part 2 of the Local Government Act, 1993 provides legislation that requires the classification of public land into either community land or operational land.

The subject land is operational land. As operational land, Council has greater flexibility to lease the land or to dispose of the land. There is no intention to sell Campbelltown Sports Stadium.

The planning proposal will not and cannot alter any provisions of the Local Government Act 1993.

Managing Conflicts of Interest Policy for Council Related Development

On 6 June 2023 Council adopted a policy for managing conflicts of interest for Council related development. This policy was reviewed and updated by Council at its meeting on 9 July 2024. The policy is prepared and adopted by Council in accordance with the Environmental Planning and Assessment Regulations 2021.

This policy applies to Council related development.

‘Council-related development’ means development for which Council is the applicant, developer (whether lodged by or on behalf of Council), landowner, or has a commercial interest in the land the subject of the application, where it will also be the regulator or consent authority.

This policy applies a minimum public exhibition period of 28 days for any Council related development application that is required to be notified to neighbours or advertised.

A development application for Council related development cannot be determined by either Council or Council staff. Such applications are normally determined independently, for example by the Campbelltown Local Planning Panel. In some cases, a Council related development application can be determined by the NSW Land and Environment Court.

A development application for Council related development may also be subject to other actions as detailed in the policy, including the engagement of external consultants to assess the applications, or assess any particular aspect of the application, for reporting to the independent Panel for determination.

This planning proposal does not alter the Managing Conflicts of Interest Policy for Council Related Development.

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).

The objective of this planning proposal is to amend Schedule 1 of the CLEP 2015 to permit educational establishment with consent on the subject land.

This planning proposal explains the intent of, and justification for, the proposed amendments to the CLEP 2015.

Part 2 – Explanation of provisions

The objectives and intended outcomes of the planning proposal will be achieved by amending Schedule 1 of the CLEP 2015 to include educational establishments as an additional permitted use in the RE1 zoned part of the Campbelltown Stadium site. The extent of the application of this additional permitted use provision will be confirmed by mapping the subject land on the Additional Permitted Uses Map.

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 an attempt to gain greater community benefit and flexibility for the Campbelltown Stadium site by enabling educational establishments to be undertaken on the site.

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. The alternative approach of amending the land use table to permit educational establishments with consent in the RE1 Public Recreation Zone was attempted but did not proceed due to concerns raised by the NSW Rural Fire Service about the broad inclusion of educational establishments across all RE1 zoned land as some of the RE1 zoned land was bushfire prone land. The Campbelltown Stadium is not bushfire prone land, and therefore adopting this site-specific approach respects the concerns raised by the NSW Rural Fire Service in regard to other RE1 zoned land that is bushfire prone.

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 our Greater Sydney – Western City District Plan. The planning proposal is also considered to be consistent with the Draft Sydney 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

Our Greater Sydney – 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 Campbelltown Stadium for social infrastructure.
- Planning priority W4 – Fostering healthy, creative, culturally rich and socially connected communities.

Planning priority W3 has the following actions of relevance to this proposal:

9. Deliver social infrastructure that reflects the needs of the community now and in the future.
10. Optimise the use of available public land for social infrastructure.

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 2035

The Campbelltown Community Strategic Plan – Campbelltown 2035 (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 addresses 5 key strategic outcomes that Council and other stakeholders will work to achieve over the next 10 years:

- Outcome 1: An Inclusive and Supportive Community
- Outcome 2: Places for People
- Outcome 3: An Enriched Natural Environment and Heritage
- Outcome 4: A Strong Local Economy
- Outcome 5: Leadership for our Community

The planning proposal is consistent with the outcomes listed. The planning proposal will facilitate greater flexibility for the use of Campbelltown Stadium and the proposed Sports Centre of Excellence.

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 LSPS contains a number of actions generally relevant to the RE1 Public Recreation Zone as follows:

1.1 Review the development controls in the Sustainable City DCP to ensure the plan promotes optimum amenity, aesthetics, public domain and public open space outcomes

2.17 Ensure open space is provided where it will experience maximum usage by residents, with maximum frontage to public streets and minimal impediments

6.17 Design and upgrade parks and open spaces for a diverse and growing population

6.18 Review plans and policies to actively support health and wellbeing through the design and structure of our open space and built environment

6.19 Continue to promote and work with Government and other key stakeholders to achieve the conservation of open space for community and recreational use.

The planning proposal is not contrary to any of these actions and assists in the achievement of them by providing a broader range of potential opportunities to design and use open space for a variety of purposes with community benefit in the right location.

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 enable the subject land to be used for an educational establishment with consent, alongside other land uses. The assessment of any subsequent development applications will occur against this SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Not relevant to the planning proposal.
SEPP (Housing) 2021	Not relevant to the planning proposal.
SEPP (Industry and Employment) 2021	The subject land is not within the Western Sydney Employment Area. The provisions of this SEPP relating to advertising structures are not impacted by the planning proposal.
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 planning proposal.
SEPP (Precincts – Eastern Harbour City) 2021	Not relevant to the planning proposal.
SEPP (Precincts – Regional) 2021	Not relevant to the planning proposal.
SEPP (Precincts – Western Parkland City) 2021	The planning proposal is not inconsistent with the SEPP.
SEPP (Primary Production) 2021)	Not relevant to the planning proposal.
SEPP (Resilience and Hazards) 2021	Any future development of the site would need to address the requirements of the SEPP (Resilience and Hazards) 2021.
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 application 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 application would need to address the requirements of the SEPP (Transport and Infrastructure) 2021 where they apply to the development proposed.

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 planning 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 allow, with consent, educational establishments without adding any specific development standards and is therefore considered consistent with this direction.
1.4A Exclusion of Development Standards from Variation	Not relevant to the planning proposal.
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not relevant to the planning proposal.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not relevant to the planning proposal.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use Infrastructure Implementation Plan	Not relevant to the planning proposal.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use Infrastructure Implementation Plan	Not relevant to the planning proposal.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	As the proposal does not alter the location of the RE1 Public Recreation Zone and is therefore considered to be consistent with the Glenfield to Macarthur Urban Renewal Corridor Strategy.
1.10 Implementation of Western Sydney Aerotropolis Plan	The planning proposal is not inconsistent with the Plan.
1.11 Implementation of Bayside West Precincts 2036 Plan	Not relevant to the planning proposal.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not relevant to the planning proposal.
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not relevant to the planning proposal.

1.14 Implementation of Greater Macarthur 2040	The planning proposal is consistent with Greater Macarthur 2040 t.
1.15 Implementation of the Pyrmont Peninsula Place Strategy	Not relevant to the planning proposal.
1.16 North West Rail Link Corridor Strategy	Not relevant to the planning proposal.
1.17 Implementation of the Bays West Place Strategy	Not relevant to the planning proposal.
1.18 Implementation of the Macquarie Park Innovation Precinct	Not relevant to the planning proposal.
1.19 Implementation of the Westmead Place Strategy	Not relevant to the planning proposal.
1.20 Implementation of the Camellia-Rosehill Place Strategy	Not relevant to the planning proposal.
1.21 Implementation of the South West Growth Area Structure Plan	The proposal does not alter the location of RE1 zoned land and therefore is consistent with this direction.
1.22 Implementation of the Cherrybrook Station Place Strategy	Not relevant to the planning 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 planning proposal.
3.2 Heritage Conservation	The proposal does not alter any heritage listing.
3.3 Sydney Drinking Water Catchments	Not relevant to the planning proposal.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs 26	Not relevant to the planning proposal.
3.5 Recreation Vehicle Areas	Not relevant to the planning proposal.
3.6 Strategic Conservation Planning	The planning proposal is not inconsistent with the Direction. The proposal seeks to permit additional land uses, with development consent, within the zone. Any future development will remain subject to assessment under the State Environmental Planning Policy (Biodiversity and Conservation) 2021.
3.7 Public Bushland	The planning proposal is not inconsistent with the Direction. Any proposed use would still be assessed against biodiversity legislation and against the provisions of the CLEP 2015 including clause 7.5 which requires preservation of the natural environment and clause 7.20 which protects all land on the terrestrial biodiversity map.
3.8 Willandra Lakes Region	Not relevant to the planning proposal.
3.9 Sydney Harbour Foreshores	Not relevant to the planning 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 planning proposal is not inconsistent with the Direction and does not propose or enable any residential land uses. A detailed site-specific assessment of flood impact may be undertaken should a future development application be submitted.
4.2 Coastal Management	Not relevant to the planning proposal.
4.3 Planning for Bushfire Protection	The site does not include any bushfire prone land.
4.4 Remediation of Contaminated Land	If a development application is submitted for the use of part of the land for an educational establishment a preliminary contamination investigation would be provided as part of the development application assessment process.
4.5 Acid Sulfate Soils	Not relevant to the planning proposal.
4.6 Mine Subsidence and Unstable Land	The subject land is not located within a Mine Subsidence District.
Focus Area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	The planning proposal is consistent with this direction.
5.2 Reserving Land for Public Purposes	Not relevant to this planning proposal.
5.3 Development Near Regulated Airports and Defence Airfields	Not relevant to the planning proposal.
5.4 Shooting Ranges	Not relevant to the planning proposal.
Focus Area 6: Housing	
6.1 Residential Zones	Not relevant to the planning proposal.
6.2 Caravan Parks and Manufactured Home Estates	Not relevant to the planning proposal.
Focus Area 7: Industry and Employment	
7.1 Employment Zones	Not relevant to the planning proposal.
7.2 Reduction in non-hosted short-term rental accommodation period	Not relevant to the planning proposal.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not relevant to the planning proposal.
Focus Area 8: Resources and Energy	
8.1 Mining, Petroleum and Extractive Industries	Not relevant to the planning proposal.
Focus Area 9: Primary Production	
9.1 Rural Zones	Not relevant to the planning proposal.
9.2 Rural Lands	Not relevant to the planning proposal.
9.3 Oyster Aquaculture	Not relevant to the planning proposal.
9.4 Farmland of State and Regional Significance on the NSW Far Coast	Not relevant to the planning 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. The planning proposal itself does not result in any physical change to the subject site. If in future a development application is submitted for an educational establishment then an environmental assessment would be completed at that time in accordance with legislative requirements.

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

Should the planning proposal be supported and finalised, it would still be necessary for a development application to be submitted at which time a thorough assessment of any environmental effects would occur. The planning proposal only seeks to add educational establishment as an additional use permitted with consent on the subject site so that any environmental effects are considered through the DA process and determined by an independent planning panel. The planning proposal does not enable any additional use of the land without development consent.

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 community educational purposes. There are potential economic benefits from the greater utilisation of the site.

Social benefits

The use of the site for an educational establishment alongside its established and approved uses would have a social benefit by providing opportunities for the connection of people with the educational services they need.

Economic benefits

The primary economic benefit of this planning proposal is the greater potential utilisation of existing Council assets and the co-placement of like and complimentary uses multiplying the sites benefits and reducing travel costs between these uses. This will also potentially provide additional, although modest, income to assist with maintenance of the venue and equipment within the venue.

There will be economic benefits achieved through co-location, reducing travel costs, for example the enabling of educational establishments at the Campbelltown Stadium site alongside 'health services facilities' and accompanying it sporting and other community uses will have benefit by enabling physical training facilities alongside physiotherapists and other health professionals to provide enhanced services to athletes and community members.

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.

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 includes a clause application map which identifies the RE1 zoned land within the Campbelltown Stadium site as shown below.

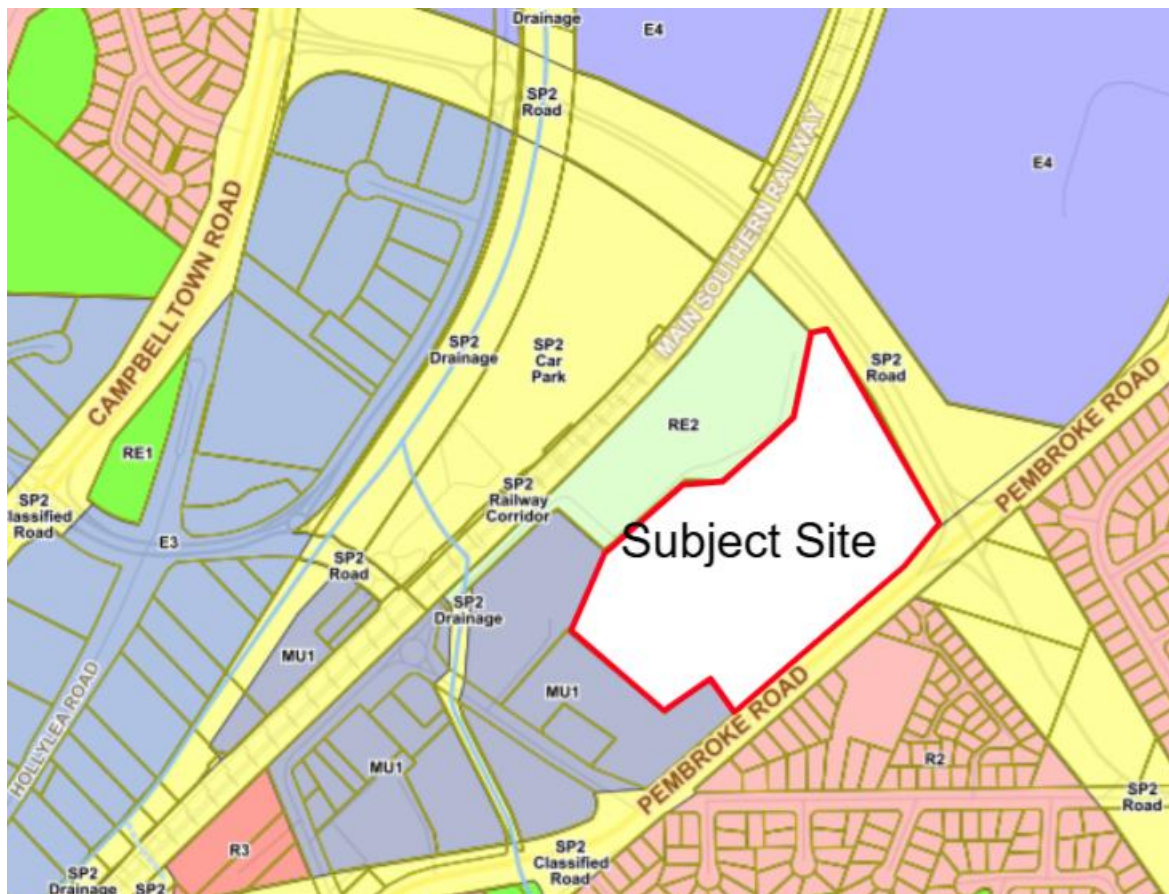


Figure 1: Subject site

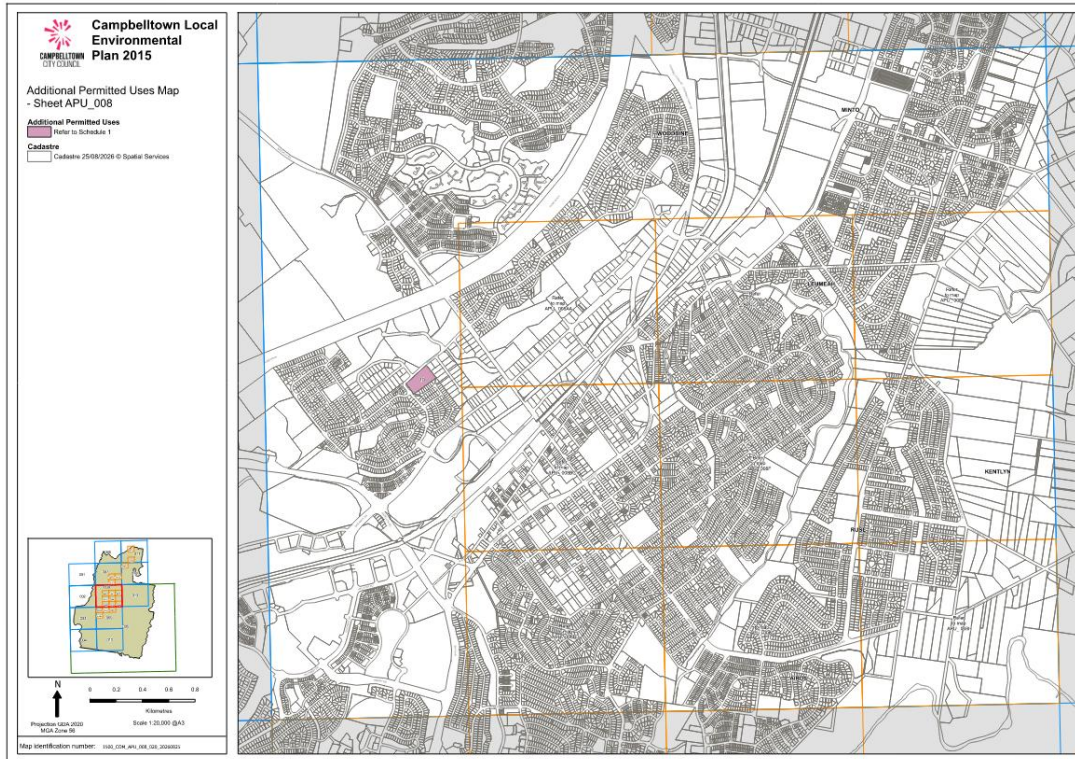


Figure 2: Additional permitted use map tile 008

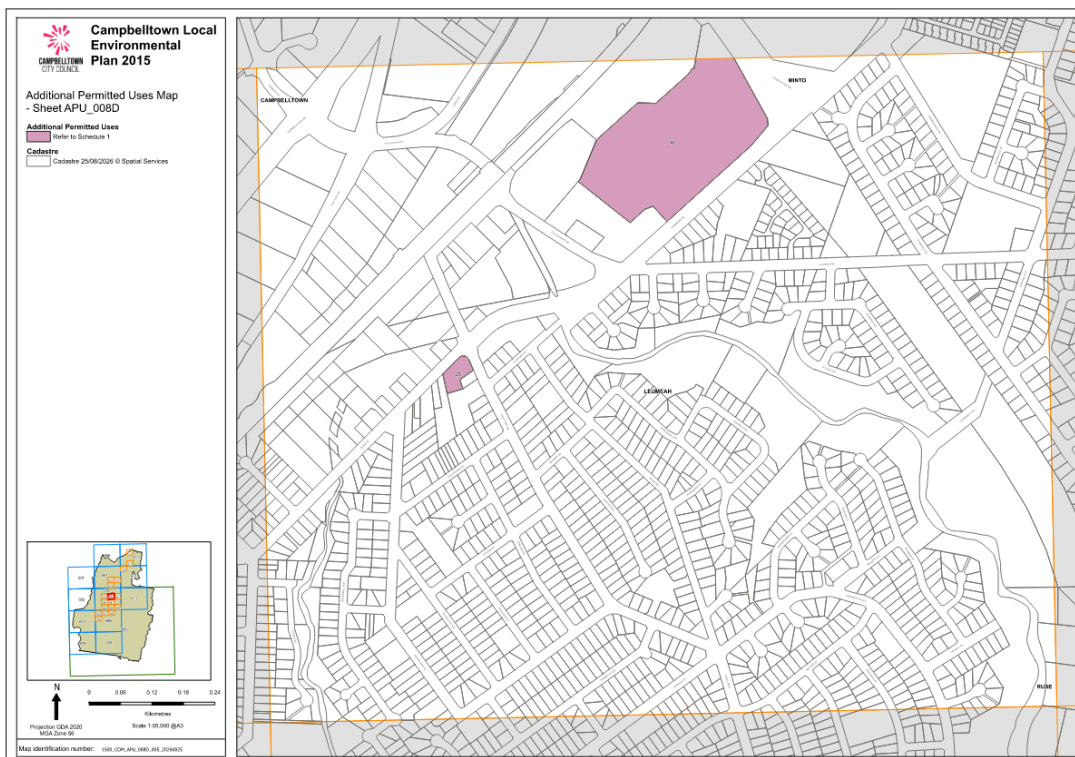


Figure 3: Additional permitted use map tile 008D

Part 5 – Community consultation

Consultation on the planning proposal will occur in accordance with the 'Local Environmental Plan Making Guidelines' (August 2023), and either the Campbelltown Community Participation Plan or the Statewide Community Participation Plan, if adopted at time of public exhibition, and will include:

- The planning proposal being exhibited on Council's website (www.campbelltown.nsw.gov.au) Council's libraries also have access to the website.
- The planning proposal being available on the NSW Planning Portal website. (www.planningportal.nsw.gov.au).
- 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

The Campbelltown Local Planning Panel considered this planning proposal at their meeting on 27 May 2026. The Panel provided the following advice:

'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.'

Part 6 – Project Timeline

Dates	Item
May 2026	Local Planning Panel meeting
June 2026	Report to Council
June 2026	Referral to DPHI for Gateway Determination
August 2026	Gateway Determination
September/October 2026	Public exhibition
November 2026	Report to Council on submissions received
November 2026	Send planning proposal to DPHI for finalisation
January 2027	Making of LEP Amendment