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| DATE OF DETERMINATION | 26 May 2025 |
| DATE OF PANEL DECISION | 26 May 2025 |
| PANEL MEMBERS | Justin Doyle (Chair), Louise Camenzuli, David Kitto |
| APOLOGIES | None |
| DECLARATIONS OF INTEREST | Council nominated representatives (Councillors) are conflicted due to the matter being of council interest as the owner of the site. |

Papers circulated electronically on 20 May 2025.

MATTER DETERMINED

PPSSWC-526 – Campbelltown – 234/2025/DA-C – 12 Old Leumeah Road, Leumeah - Construction of a new building to be known and used as the 'Campbelltown sports centre of excellence', associated site and landscaping works and relocation of an existing electronic scoreboard.

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material listed in Schedule 1.

Development application

The panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to approve the application for the reasons outlined in Council's assessment report.

In particular, the Panel concluded that:

- The development is consistent with the provisions of the relevant environmental planning instruments, including *State Environmental Planning Policy (Precincts – Western Parkland City) 2021*, *State Environmental Planning Policy (Industry and Employment) 2021*, *State Environmental Planning Policy (Resilience and Hazards) 2021*, and *State Environmental Planning Policy (Transport and Infrastructure) 2021* and *Campbelltown Local Environmental Plan 2015*
- The proposed educational establishment (to be delivered in partnership with the University of Western Sydney) will complement the operation of the Campbelltown sports centre of excellence and is a suitable ancillary use for the site, having regard to the relevant matters in *Planning Circular PS 21-008 – How to characterise development*
- The proposed signage is consistent with the objectives in Section 3.1(1)(a) and the relevant assessment criteria in Schedule 5 of *State Environmental Planning Policy (Industry and Employment) 2021*; and the minor exceedances of the signage criteria in Section 16.6.2 of the *Campbelltown (Sustainable City) Development Control Plan 2015* are justified in this instance
- The removal of 119 trees and replacement with 24 trees and 152 shrubs is an appropriate response to the specific circumstances of the site
- The impacts of the development are acceptable and can be suitably controlled with the recommended conditions
- The development will enhance the existing sports facilities on site and improve the training for elite athletes in the region, consistent with the strategic planning objectives for the area

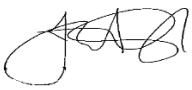


- The development is in the public interest.

CONDITIONS

The development application was approved subject to the conditions in Council's assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel notes that no written submissions were made during the public exhibition of the application.

| PANEL MEMBERS | |
|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| Justin Doyle (Chair)  |  Louise Camenzuli |
|  David Kitto | |

| SCHEDULE 1 | | |
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| 1 | PANEL REF – LGA – DA NO. | PPSSWC-526 – Campbelltown – 234/2025/DA-C |
| 2 | PROPOSED DEVELOPMENT | Construction of a new building to be known and used as the 'Campbelltown sports centre of excellence', associated site and landscaping works and relocation of an existing electronic scoreboard. |
| 3 | STREET ADDRESS | 12 Old Leumeah Road, Leumeah |
| 4 | APPLICANT/OWNER | Applicant: Brewster Hjorth Unit Trust Owner: Campbelltown City Council |
| 5 | TYPE OF REGIONAL DEVELOPMENT | Private infrastructure and community facilities over \$5 million |
| 6 | RELEVANT MANDATORY CONSIDERATIONS | <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Precincts – Western Parkland City) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ State Environmental Planning Policy (Industry and Employment) 2021 ○ Campbelltown Local Environmental Plan 2015 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Campbelltown (Sustainable City) Development Control Plan 2015 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development |
| 7 | MATERIAL CONSIDERED BY THE PANEL | <ul style="list-style-type: none"> • Council assessment report: 5 May 2025 • Written submissions during public exhibition: 0 |
| 8 | COUNCIL RECOMMENDATION | Approval |
| 9 | DRAFT CONDITIONS | Attached to the council assessment report |