



CAMPBELLTOWN
CITY COUNCIL

EXTRAORDINARY BUSINESS PAPER

27 JUNE 2025

COMMON ABBREVIATIONS

AEP	Annual Exceedence Probability
AHD	Australian Height Datum
BASIX	Building Sustainability Index Scheme
BCA	Building Code of Australia
BIC	Building Information Certificate
CLEP 2015	Campbelltown Local Environmental Plan 2015
CBD	Central Business District
CPTED	Crime Prevention Through Environmental Design
CSG	Coal Seam Gas
DA	Development Application
DCP	Development Control Plan
DDA	<i>Disability Discrimination Act 1992</i>
DPHI	Department of Planning Housing and Infrastructure
EIS	Environmental Impact Statement
EPA Act	<i>Environmental Planning and Assessment Act 1979</i>
EPA	Environmental Protection Authority
EPI	Environmental Planning Instrument
FPL	Flood Planning Level
FFTF	Fit for the Future
FSR	Floor Space Ratio
GRCCC	Georges River Combined Councils Committee
GMGA	Greater Macarthur Growth Area
HIS	Heritage Impact Statement
IDO	Interim Development Order
IPR	Integrated Planning and Reporting
KPoM	Koala Plan of Management
LEC	Land and Environment Court
LEC Act	<i>Land and Environment Court Act 1979</i>
LEP	Local Environmental Plan
LGA	Local Government Area
LG Act	<i>Local Government Act 1993</i>
LPP	Local Planning Panel
LTFP	Long Term Financial Plan
NGAA	National Growth Areas Alliance
NOPO	Notice of Proposed Order
HNSW	Homes NSW
OEH	Office of Environment and Heritage
OLG	Office of Local Government
OSD	On-Site Detention
OWMS	Onsite Wastewater Management System
PCA	Principal Certifying Authority
PoM	Plan of Management
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
PMF	Probable Maximum Flood
PIN	Penalty Infringement Notice
PP	Planning Proposal
PPR	Planning Proposal Request
REF	Review of Environmental Factors
RFS	NSW Rural Fire Service
RL	Reduced Levels
RMS	Roads and Maritime Services
SANSW	Subsidence Advisory NSW
SEE	Statement of Environmental Effects
SEPP	State Environmental Planning Policy
SWGA	South West Growth Area
SREP	Sydney Regional Environmental Plan
SSD	State Significant Development
STP	Sewerage Treatment Plant
SWCPP	Sydney Western City Planning Panel (District Planning Panel)
TCP	Traffic Control Plan
TMP	Traffic Management Plan
TNSW	Transport for NSW
VMP	Vegetation Management Plan
VPA	Voluntary Planning Agreement
PLANNING CERTIFICATE – A Certificate setting out the Planning Rules that apply to a property (formerly Section 149 Certificate)	
SECTION 603 CERTIFICATE – Certificate as to Rates and Charges outstanding on a property	
SECTION 73 CERTIFICATE – Certificate from Sydney Water regarding Subdivision	



24 June 2025

You are hereby notified that the next Extraordinary Council Meeting will be held at the Civic Centre, Campbelltown on Friday 27 June 2025 at 5:15 pm.

Lindy Deitz
Chief Executive Officer

Agenda Summary

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1. OPENING

Australian National Anthem

Australians all let us rejoice,
For we are one and free;
We've golden soil and wealth for toil;
Our home is girt by sea;
Our land abounds in nature's gifts
Of beauty rich and rare;
In history's page, let every stage
Advance Australia Fair.
In joyful strains then let us sing,
Advance Australia Fair.

Acknowledgement of Country

I would like to acknowledge the Dharawal people whose ongoing connection and traditions have nurtured and continue to nurture this land. I pay my respects and acknowledge the wisdom of the Elders – past, present and emerging and acknowledge all Aboriginal people here tonight.

Council Prayer

Almighty God, we who are gathered in Council, pledge ourselves to work in harmony for the welfare and development of our City. Guide us we pray in our deliberations. Help us to be fair in our judgements and wise in our actions, so that prosperity and happiness shall be the lot of our people. Amen.

Disclaimer

Council meetings are public gatherings. These proceedings are livestreamed on Council's website in accordance with the provisions of the Code of Meeting Practice. Private recording is not permitted.

By attending this meeting you consent to the possibility that your image, voice and personal information may be contained in a live stream to or recording of the meeting via the Council website.

Statements made by individual persons at a meeting, and which may be contained in a live stream or recording of the meeting are those of the individuals making them, and not of the Council. Unless resolved by Council decision, the Council does not endorse or support such statements.

Council does not accept any liability for statements made or actions taken by individuals during a meeting that may be contrary to any law, including discriminatory, defamatory or offensive comments. Such statements or actions are not protected by privilege and may be the subject of legal proceedings and potential personal liability, for which the Council takes no responsibility.

2. APOLOGIES/ LEAVE OF ABSENCE**3. STATEMENT OF ETHICAL OBLIGATIONS AND DECLARATIONS OF INTEREST****Statement of Ethical Obligations**

Statement of Ethical Obligations In accordance with section 233A of the Local Government Act 1993, the Mayor and Councillors are bound by the Oath or Affirmation of Office made at the start of the Council term to undertake their civic duties in the best interests of the people of the City of Campbelltown and the Campbelltown City Council and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the Local Government Act 1993 or any other Act, to the best of their ability and judgement.

Pecuniary Interests**Non Pecuniary – Significant Interests****Non Pecuniary – Less than Significant Interests****Other Disclosures**

4. REPORTS FROM OFFICERS

4.1 Wests Tigers Campbelltown Sport Stadium Request

Reporting Officer

Executive General Manager | City Placemaking and Services
City Placemaking and Services

Community Strategic Plan

Objective	Strategy
5 Strong Leadership	5.1.2 Ensure the community is continuously informed about current and future issues affecting Campbelltown and key delivery partners

Delivery Program

Principal Activity
PA Strategy, Engagement, and Advocacy

Officer's Recommendation

That Council be advised of the Wests Tigers request to outline a commitment to invest in Campbelltown Sports Stadium by 30 June, noting that further funding from the New South Wales and Australian Government would be required to meet the full expectations of the Wests Tigers stadium strategy.

Purpose

To provide information to Council in response to the 10 June 2025 Mayoral Minute and subsequent letter received from Wests Tigers, seeking Council's support in the expansion of Campbelltown Sports Stadium, to allow Council the opportunity to consider next steps.

History

Campbelltown Sports Stadium, originally known as Orana Park, has been a cornerstone of the region's sporting identity since the 1950s. The venue underwent a major upgrade in 1985 with the construction of a new grandstand, attracting the Western Suburbs Magpies. Since then, incremental improvements have been made to meet professional league standards and enhance the spectator experience.

Located within the Leumeah Precinct, the stadium is a key component of the Reimagining Campbelltown City Centre Masterplan, which envisions a vibrant sporting and entertainment hub. Its proximity to Leumeah train station and potential for housing uplift make it a strategic asset for urban renewal and economic development.

Campbelltown has a proud Rugby League heritage, with strong grassroots participation and a passionate fanbase. The stadium currently hosts several Wests Tigers NRL and NRLW matches, is home to the Macarthur Bulls A-League club, and accommodates over 50 events annually, including local, state, and national competitions.

In April 2025, the Wests Tigers raised concerns about the stadium's suitability for hosting NRL matches, citing infrastructure limitations and operational costs. The club has indicated that without significant upgrades, Campbelltown will no longer be a viable venue for professional games.

Council has tirelessly and actively advocated for Australian and New South Wales Government funding to transform the stadium into a premier sporting and events destination. Without undertaking a complete knock-down rebuild, an upgrade to the level that would assist in meeting the contemporary needs of West Tigers and NRL games, would be expected to cost in the vicinity of \$100 million. Such an upgrade could be delivered in stages including a \$50 million, first stage, short-term investment, with an additional \$50 million over the next five years, aiming to:

- Increase capacity to approximately 24,000
- Enhance spectator experience and functionality
- Improve commercial viability
- Reduce gameday operational costs

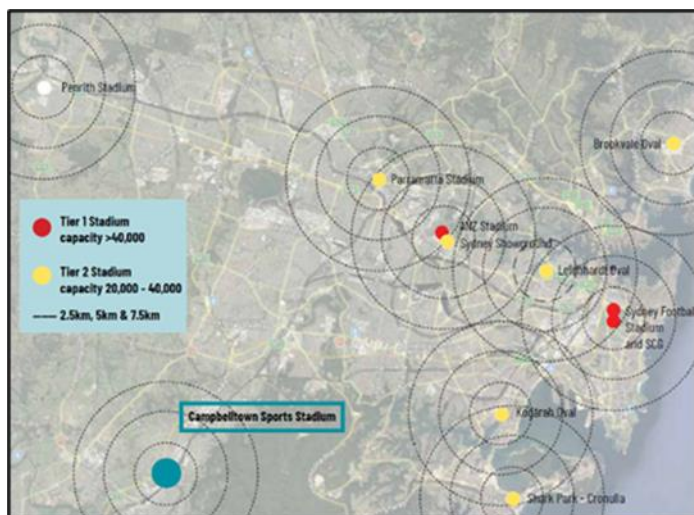
The Wests Tigers Board initially set a deadline of 30 June 2025 for funding commitments for a stadium upgrade. In response to this deadline, the Mayor acted swiftly to write to Wests Tigers to seek an extension to afford the Council adequate time to consider any investment contribution. A detailed Mayoral Minute was also presented to the June Council meeting, calling on all parties, Wests Tigers, the NRL, and the Australian and NSW Governments, to work together to keep Campbelltown's local team where it belongs, in the heart of its community.

A one-month extension was granted by Wests Tigers, requiring an indication of Council's formal financial commitment by 30 June. The Wests Tigers have outlined that this commitment needs to include an upgrade of the western side of the Stadium, to ensure additional capacity and allow for ongoing, meaningful discussions to continue with the Australian and New South Wales Government.

Losing the Wests Tigers fixtures from their spiritual home ground at Campbelltown Stadium would be a significant loss to our community. The Wests Tigers are a cornerstone of local pride and unity for our community. Their presence strengthens our community's spirit, and their fans deserve access to local games that keep this connection alive. Council is continuing to do everything possible to retain and grow their presence in Campbelltown.

Strategic Importance

With rapid population growth across the Macarthur region, an upgraded Campbelltown Sports Stadium has the potential to become a central hub for elite sport, community events, and economic development. Its location adjacent to public transport makes it highly accessible for both participants and spectators.



Development underway

Planning is underway for a \$40.3 million Sport and Health Centre of Excellence within the Leumeah Precinct. In partnership with Western Sydney University and other stakeholders, the Centre will:

- Support elite sports pathways and research
- Enhance female participation and facilities
- Promote community health and wellbeing

Council has previously resolved to contribute up to \$25 million to this project, with additional funding from the NSW Government's Western Sydney Infrastructure Grants Program, Commonwealth Community Development Grants, and Western Sydney University.

Report

Campbelltown Sports Stadium is poised to become a premier destination for sport and entertainment serving the Macarthur area and greater Western Sydney. With rapid population growth, strategic location, and strong community and stakeholder support, the stadium's upgrade is both timely and essential. An upgrade of the stadium in the order of \$100 million – delivered in two stages—would increase capacity, enhance facilities, and unlock significant economic and social benefits for Campbelltown and the wider Macarthur region. The project aligns with regional infrastructure needs, supports elite and community sport, and strengthens Campbelltown's identity as a vibrant, connected city. A robust financial strategy ensures long-term sustainability, making this a transformative opportunity for the Macarthur region.

Why Campbelltown?

- **Population Growth**

The Macarthur region is projected to be home to over 500,000 people by 2041, supporting Sydney's housing expansion with 170,000 new homes. To accommodate this growth, the existing Campbelltown Sports Stadium must evolve into a contemporary venue capable of serving a larger, more diverse population.

- **Infrastructure Needs**

With the development of the Western Sydney International Airport, rapid housing growth, and increasing population, the region requires robust infrastructure to support community participation. Campbelltown Sports Stadium is ideally located to serve the fastest-growing region in Australia.

- **Leumeah Precinct**

The stadium sits within the Leumeah Precinct, envisioned as a premier sporting and entertainment hub. Its proximity and ease of accessibility to the Leumeah train station and multiple transport modes makes it a strategic location for housing uplift and regional connectivity.

- **Commitment to Community and Sport**

The fully funded Campbelltown Sport and Health Centre of Excellence (CoE) is underway. In partnership with Western Sydney University and other health and sports organisations.

What must happen?

- **Current Stadium Condition**

While the stadium benefits from existing infrastructure and strong community support, it lacks modern amenities found in comparable NSW venues. Upgrades are essential to enhance user experience, profitability, and support a broader range of events—including concerts and cultural festivals.

- **Community Cohesion**

Improved facilities will enhance the experience for families and women, fostering greater community connection through sport and entertainment.

- **Partner Commitment**

Expansion will increase stadium utilisation, boosting NRL games from 4 to at least 7, plus 2 NRLW games annually over the next 15 years. This will establish Campbelltown Sports Stadium as the primary home ground for the Wests Tigers and attract additional events from the Macarthur Bulls and other entertainment providers.

Economic uplift benefits occur for the Community

Increasing stadium capacity from 17,000 to 24,000 will deliver substantial economic benefits:

- Current (17,000 attendees):
 - Direct beneficial impact: \$1.08 million
 - Induced beneficial impact: \$680,000
 - Total economic impact: \$1.76 million

- Future (24,000 attendees):
 - Direct beneficial impact: \$1.5 million
 - Induced beneficial impact: \$960,000
 - Total economic impact: \$2.5 million
- Additional beneficial impact per game day:
 - \$730,000
- Over 15 years (9 games/year):
 - \$338 million in total economic benefit to the region

Investment Required

A Campbelltown Sports Stadium Upgrade Project has identified an indicative investment of \$100 million which may be delivered across two stages. It's important to note that this value still requires detailed scoping and estimating, and the completion of due diligence.

Stage 1 – \$50 million

- Increase capacity to approx. 21,000
- Extend and fit out the Western Grandstand (+4,000 undercover seats)
- Add 500 corporate seats
- Construct new changerooms (male and female)
- Install new food and beverage concessions

Stage 2 – \$50 million

- Fit out the Eastern Grandstand (+3,000 undercover seats)
- Add 300 corporate hospitality seats
- Install new concessions on the Eastern side
- Upgrade LED stadium lighting and field signage
- Improve patron amenities across both sides

Financial Strategy

A financial strategy would be designed to ensure fiscal responsibility, stakeholder alignment, and long-term community benefit should the project secure the required external funding commitments. Key elements would include:

- **Blended Financing Model**
A mix of public funding, strategic government partnerships and where possible, private funding, would be potential sources of revenue to finance the capital requirements. This model would help reduce the burden on any single funding source and aligns interests across likeminded stakeholders.
- **Phased Capital Deployment**
Financing would be structured strictly in alignment with project milestones (e.g. design, approvals, construction, hold points), allowing for strong cash flow management and cost control, as well as timely and confident responsiveness to funding conditions.
- **Revenue Generation and Sustainability**
Long-term income from events, sponsorships, advertising, ticketing, and venue rentals will support ongoing operational sustainability and local economic uplift.

- **Community Value and ROI**

The deliverables resulting from an increased stadium capacity would include the local community and beyond benefiting from the attraction of a higher order and a broader diversity in the event offering, supporting the growing and differing needs of major stadium stakeholders and our community. Council is focussed on inclusive and equitable access and ensuring the stadium delivers broad social value. Transparent financial governance and performance tracking will ensure accountability and alignment with public interest.

- **Contingency and Risk Mitigation**

Financial contingency and scenario planning would be embedded to manage construction delays, cost escalations and demand variability, ensuring resilience.

- The funding strategy would explore a range of options, for example: developer contributions and/or those associated with the Leumeah Precinct Development, or future sources that may become available. It is noted that in 2024 Inner West Council put forward an investment of \$10 million to secure funding from the New South Wales and Australian Government for Leichhardt Oval.
- There is currently no provision for the project in the current Delivery Program and Operational Plan.

Conclusion

A substantial upgrade of the Campbelltown Sports Stadium would represent a transformative opportunity for the Macarthur region—one that aligns with our city's growth, ambition, and community values. With adequate strategic investment, the stadium would evolve into a premier venue capable of hosting elite sport, cultural events, and entertainment experiences that enrich the lives of residents and visitors alike.

A \$100 million upgrade, supported by a robust financial strategy and strong stakeholder commitment, would result in long-term economic, social, and cultural benefits. It would strengthen Campbelltown's identity as a connected, attractive, inclusive, and vibrant city, while ensuring our infrastructure keeps pace with population growth and regional development.

Subject to the necessary financial commitments from the Australian and New South Wales Governments, Wests Tigers, and other key stakeholders, this project would secure a legacy of opportunity, pride, and prosperity for generations to come.

Attachments

- 4.1.1 Wests Tigers Response Letter (contained within this report) [↓](#)

**WESTS TIGERS**

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PO BOX 169, North Strathfield NSW 2137
PH: 02 8741 3300 FAX: 02 9715 6574

Mayor of Campbelltown
Darcy Lound
91 Queen Street
Campbelltown NSW 2560

Dear Darcy,

Thank you for letter dated the 10th of June 2025 in relation to the Extension of time for the upgrade discussions to Campbelltown Stadium. The Wests Tigers Board met on the 16th of June to discuss your letter and confirmed the following response to the extension of time.

The Board would be happy to extend the 30 June 2025 deadline for the Stadium strategy to the 31st of July on the provision that the Board are provided by the 30th of June 2025, the investment outside of the Centre of Excellence that *Campbelltown Council will be committed to make (\$ Dollar value)*. This commitment needs to include an upgrading of the Western side of Campbelltown Stadium to ensure additional capacity seating and allow for meaningful discussions continue with Australian and New South Wales Governments.

The above information can allow the Wests Tigers to be able to take next steps with our Stadium Strategy and providing clarity to the NRL and our Wests Tigers Members for the future.

Kind Regards

Signature has been removed

Shane Richardson
CEO
Wests Tigers Rugby League Football Club

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PAMA

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STEEDEN

5. URGENT GENERAL BUSINESS