



Planning Proposal

Heritage Listing

Old St James Anglican Church

No. 2 Kent Street, Minto

June 2018

INTRODUCTION

This Planning Proposal explains the intent of, and justification for, the proposed amendment to insert the 'old St James Anglican Church including front fence and palm tree plantings located on property No. 2 Kent Street, Minto also known as an item of local heritage significance under Schedule 5 of the *Campbelltown Local Environmental Plan 2015*.

Existing Situation

The subject land at No.2 Kent Street (Lot 12 DP712566) Minto is legally described as Lot 12 DP 712566, and has an area of approximately 3395 square metres and is currently zoned R3 – Medium Density Residential. The site has street frontage to Redfern Road and secondary street frontage to Kent Street.



Figure 1: Location of subject site

The site contains the old St James Anglican Church, a rectory and church hall. Vehicular access to the land is from Kent Street and via an internal service road through the adjacent property at No.2 Redfern Road, which is under the same ownership and occupied by the St James Anglican Church Centre.



Figure 2: St James Anglican Church c.1937



Figure 3: St James Anglican Church 2018

The old St James Anglican Church was originally built on the corner of Minto Road and Cumberland Road in 1897. It was dismantled and re-erected on the subject land in 1918. The building is not listed in Campbelltown Local Environmental Plan (CLEP) 2015 as an item of heritage significance.

The St James Anglican Church Centre is a multi-purpose facility has been used by the local congregation for church services since it was completed in 1985. In this respect, the old St James Anglican Church ceased its primary function as a church in 1985, and was vacated in 2014 due to safety concerns relating to the structural deterioration of the building.

The 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 'A Guide to Preparing Planning Proposals' August 2016.

Part 1 – Objectives or intended outcomes

A statement of the objectives and intended outcomes of the proposed instrument

The objective of the planning proposal is to list the old St James Anglican Church including pine tree plantings and front fence located on No. 2 Kent Street, Minto (Lot 12 DP712566) as an item of local heritage significance in the CLEP 2015.

The existing R3 – Medium Density Residential zoning and existing development standards currently applying to the site are not proposed to change as a result of the planning proposal.

Part 2 – Explanation of provisions

The planning proposal seeks to amend Schedule 5 Environmental Heritage of the CLEP 2015 by inserting the following:

Suburb	Item Name	Address	Property Description	Significance	Item No.
Minto	Old St James Anglican Church Church including early pine tree plantings and front fence	2 Kent Street	Lot 12 DP712566	Local	(To be confirmed)

The planning proposal will result in the amendment to the heritage map by colouring the old church including palm tree plantings and front fence so as to indicate a Heritage Item – General. The proposed revised map is shown in Part 4 – Mapping.

Part 3 – Justification

Section A – Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

Yes.

An independent heritage assessment was carried out by Heritage 21 on the site following the making of an Interim Heritage Order. A copy of the heritage assessment report is included at Attachment A.

The heritage assessment outlines the statement of significance as follows:

St James Anglican Church embodies historical, aesthetic, social and representative values, and is also significant for its rarity in the local context.

St James Anglican Church exhibits historical significance at the local level as remnant evidence of the historical development of the local area and the increasing population of the late-nineteenth century. Its relocation represents the growth of Minto as a distinct township and has served the needs of the Anglican community for nearly a century.

The building is associated with two prominent architects of the Federation period – Henry Austin Wilshire (who designed the original building) and John Burcham Clamp (who oversaw the relocation project). Together, Wilshire and Burcham Clamp are associated with over 40 buildings and/or works which are statutorily protected as heritage items in New South Wales. The subject building forms part of their legacies.

Although the building is not notable for displaying any particular creative achievement, the building does demonstrate landmark qualities in the area as one of the last remnant buildings from the original Minto Village. It is intact and its original form, scale, and dimensions are readily legible from all perspectives. Its setting – including early pine tree plantings and intact front fence from c. 1930s – remains intact, and serves to enhance the landmark qualities of the building. Additionally, the building displays significant technical achievement, having been dismantled and reconstructed entirely by hand within 10 weeks, with minimal change to original fabric (save the deletion of the front veranda).

St James Anglican Church represents the continuing presence of the Anglican Community in the locale for over a century. Its built fabric displays evidence of community involvement – several renovation works have been undertaken by members of the local community, including extensive working bees in the 1970s. The place also demonstrates ties to the Anglican community in New South Wales, with Wilshire (the original architect) designing the building pro bono, and donations towards the original building made by the trustees of St James Church, Sydney and St Phillips Church, Glebe. In general, the site represents a continuing link between the Anglican Church of NSW and the Anglican community of Minto, and is socially significant.

The subject building is one of the last remnant buildings that date to the early beginnings of Minto Village, and its original form and scale, and setting is readily legible. It is a locally rare item. At the same time, the building is a highly intact example of a simple, late-nineteenth century church building, and its continued legibility needs that it is a fine representation of this type of building.

2. Is the planning proposal the best means of achieving the objective or intended outcomes, or is there a better way?

Yes.

The site has been evaluated as satisfying the NSW Heritage Council's criteria for local heritage significance and the planning proposal is the best means of achieving the objective to conserve the old church.

Section B – Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

Yes.

The Planning Proposal is consistent with the relevant objectives and actions outlined in the Sydney Metropolitan Strategy 'A Plan for Growing Sydney', Greater Sydney Region Plan and the Western City District Plan.

Greater Sydney Region Plan 2018

The 'Greater Sydney Region Plan' has been prepared by the NSW State Government to guide land use planning decisions over the next 40 years in order to achieve a common goal of having a metropolis of three cities, Eastern, Central and Western. The Plan sets a strategy for accommodating Sydney's future population growth and identifies the need to deliver 725,000 additional homes and create 817,000 jobs by 2036.

The plan also distinguishes that Greater Sydney is the site of the first colonial settlement in Australia and the history and heritage makes a significant contribution to the region's culture and identity. By conserving the subject site, the old church would provide a historical and cultural link to the local area.

Western City District Plan

As part of the NSW State Government's Greater Sydney Region Plan, Campbelltown is identified as a metropolitan cluster and health and education precinct in the Western City District Plan. The Plan provides guidance in relation to job creation, housing supply and sustainability. The Plan also establishes the need to preserve cultural history including landscapes and heritage.

The area of Minto currently has four heritage items and the inclusion of the old St James Anglican Church would promote and enhance the Minto centres civic, cultural and heritage role. Future re-

development of the area is anticipated which would be consistent with the Plan's objectives of creating stronger local economies close to jobs and housing. The role of heritage items would allow for the opportunity of adaptive re-use of these areas and would complement re-development in the near future.

Glenfield to Macarthur Urban Renewal Corridor Strategy

The NSW Government recently finalised the Minto Precinct in the Glenfield to Macarthur Urban Renewal Corridor Strategy which aims to provide better connections between homes, jobs and open space close to seven train stations between Glenfield and Macarthur.

As part of the strategy, Minto has been identified as an employment centre which provides a gateway to the South West and serving the wider growth area. The vision encapsulates Minto as an employment precinct which provides a variety of local based jobs within walking distance of the station and housing. Currently, there are no heritage items within the defined precinct of Minto under the Strategy.

Under the Strategy, the subject site is proposed to include 3-6 storey medium density residential development with proposed green links to Coronation Park.

The Proposal to heritage list the church would potentially have an impact on the Strategy to re-develop land for the purposes of medium density residential. Under the Strategy, future re-development would need to consider the Item and allow for sensible integration.

4. Is the Planning Proposal consistent with a council's local strategy or other local strategic plan?

Campbelltown Community Strategic Plan – Campbelltown 2027

Yes.

The Campbelltown Community Strategic Plan 2027 is a document which will guide Minto over the next 10 years through a series of goals and strategies including, but not limited to housing choice, strengthening the local economy and promoting the use of public spaces.

The Strategic Plan will assist Council in strategic direction over the next 9 years which would include redevelopment of land around Minto Train Station for the purposes of employment and housing. The Plan outlines the importance of embracing Campbelltown's rich and cultural history. The heritage listing of the old Church would support the idea of conserving items that have potential heritage significance.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The following table provides a brief assessment of consistency against each State Environmental Planning Policy (SEPP) relevant to the Planning Proposal.

State Environmental Planning Policies	Comment
SEPP No. 1 Development Standards	Not applicable as Clause 4.6 of the CLEP 2015 negates the need for SEPP 1.

SEPP 14 – Coastal Wetlands	Not applicable.
SEPP 19 – Bushland in Urban Areas	The site does not contain any significant vegetation.
SEPP 21 – Caravan Parks	Not relevant to the proposal.
SEPP 26 – Littoral Rainforests	Not relevant to the proposal.
SEPP 30 – Intensive Agriculture	Not relevant to the proposal.
SEPP 33 – Hazardous or Offensive Development	Not relevant to the proposal.
SEPP 36 – Manufactured Home Estates	Not relevant to the proposal.
SEPP 44 – Koala Habitat Protection	This site does not contain any koala habitat.
SEPP 47 – Moore Park Showground	Does not apply to land within Campbelltown.
SEPP 50 – Canal Estate Development	Not relevant to the proposal.
SEPP 52 – Farm Dams	Not relevant to the proposal.
SEPP 55 – Remediation of Lands	The existing urban use of the land is unlikely to result in land contamination.
SEPP 62 – Sustainable Aquaculture	Not relevant to the proposal.
SEPP 64 – Advertising and Signage	The proposal is not inconsistent with the aims of the Policy.
SEPP 65 – Design Quality of Residential Apartment Development	Not applicable to this proposal.
SEPP 70 – Affordable Housing Schemes	Not relevant to this proposal.
SEPP 71 – Coastal Protection	Not relevant to this proposal.
SEPP (Building Sustainability Index: BASIX) 2004	The proposal is not inconsistent with the aims of the Policy.
SEPP (Educational Establishments and Child Care Facilities) 2017	The proposal is not inconsistent with the aims of the Policy.
SEPP (Affordable Rental Housing) 2009	The proposal is not inconsistent with the aims of the Policy.
SEPP (Exempt and Complying Development Codes) 2008	The proposal is not inconsistent with the aims of the Policy.
SEPP (Infrastructure) 2007	The proposal is not inconsistent with the aims of the Policy.
SEPP (Housing for Seniors or People with a Disability)	It is not proposed to carry out the development under the provisions of this SEPP.
SEPP (Integration and Repeals) 2016	Not relevant to the proposal.
SEPP (Kosciusko National Park) 2007	The SEPP does not apply to the land.
SEPP (Kurnell Peninsular) 1989	The SEPP does not apply to the land.
SEPP (Mining and Extractive Industries) 2007	Not relevant to the proposal.
SEPP (Miscellaneous Consent Provisions)	Not relevant to the proposal.
SEPP (Penrith Lakes Scheme) 1989	Not relevant to the proposal.
SEPP (Rural Lands) 2008	Not relevant to the proposal.
SEPP (State and Regional Development) 2011	The proposal is not inconsistent with the aims of the Policy.
SEPP (State Significant Precincts) 2005	The SEPP does not apply to the land.
SEPP (Sydney Drinking Water Catchment) 2011	The SEPP does not apply to the land.
SEPP (Sydney Region Growth Centres) 2006	The SEPP does not apply to the land.
SEPP (Three Ports) 2013	The SEPP does not apply to the land.

SEPP (Urban Renewal) 2010	The SEPP does not apply to the land.
SEPP (Western Sydney Employment Area) 2009	The SEPP does not apply to the land.
SEPP (Western Sydney Parklands) 2009	The SEPP does not apply to the land.
SEPP (Vegetation in Non-Rural Areas) 2017	The subject site is within a well-established urban area, having historically been used for residential purposes. The proposal will not impact any significant vegetation.

The following table provides a brief assessment of consistency against each Deemed SEPPs relevant to the Planning Proposal.

Consideration of Deemed SEPPs	Comment
REP (Sydney Harbour Catchment) 2005	Not relevant to this Planning Proposal.
Greater Metropolitan Regional Environmental Plan No2 – Georges River Catchment	Consistent. The proposal would not impact on the water quality and river flows of the Georges River and its tributaries.

6. Is the Planning Proposal consistent with applicable Ministerial Directions (s9.1 directions)?

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
1. Employment and Resources	
1.1 Business and Industrial Zones	Not applicable.
1.2 Rural Zones	Not applicable.
1.3 Mining, Petroleum Production and Extractive Industries	Not applicable.
1.4 Oyster Aquaculture	Not applicable.
1.5 Rural Lands	Not applicable.
2. Environment and Heritage	
2.1 Environment Protection Zones	Not applicable.
2.2 Coastal Protection	Not applicable.
2.3 Heritage Conservation	Consistent. The planning proposal is consistent with this Direction which will result in the conservation of a property in accordance with the NSW Heritage Council's criteria for items of local significance.
2.4 Recreation Vehicle Areas	Not applicable.
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	Consistent. The subject site is located within a residential

	zone. The proposal would be consistent with this Direction as the Proposal relates to an established church and in this regard would have no impact on housing choice, infrastructure or the environment.
3.2 Caravan Parks and Manufactured Homes Estates	Not applicable.
3.3 Home Occupations	Not applicable.
3.4 Integrating Land Use and Transport	Not applicable.
3.5 Development Near Licensed Aerodromes	Not applicable.
3.6 Shooting Ranges	Not applicable.
4. Hazard and Risk	
4.1 Acid Sulfate Soils	Not applicable.
4.2 Mine Subsidence and Unstable Land	Not applicable.
4.3 Flood Prone Land	Not applicable.
4.4 Planning for Bushfire Protection	Not applicable.
5. Regional Planning	
5.1 Implementation of Regional Strategies	Not applicable.
5.2 Sydney Drinking Water Catchments	Not applicable.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable.
5.5 – 5.7	Repealed
5.8 Second Sydney Airport	Not applicable.
5.9 North West Rail Link Corridor Strategy	Not applicable.
5.10 Implementation of Regional Plans	Not applicable.
6. Local Plan Making	
6.1 Approval and Referral Requirements	Consistent. The planning proposal requests that a condition be implemented requesting comment from the OEH.
6.2 Reserving Land for Public Purposes	The Proposal does not impact on land reserved for public purposes.
6.3 Site Specific Provisions	The proposal is not inconsistent with the aims of the Policy.
7. Metropolitan Planning	
7.1 Implementation of a Plan for Growing Sydney	The proposal is consistent with the requirements of the strategy as discussed in Part 3 of this Planning Proposal.
7.2 Implementation of Greater Macarthur Land Release Investigation	Not applicable.
7.3 Parramatta Road Corridor Urban Transformation Strategy	Not applicable.
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and	Not applicable.

Infrastructure Implementation Plan	
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	The proposal is consistent with this Direction as the Proposal will not impact on the future renewal of the Minto precinct along existing transport hubs such as the Railway Station.

Section C – Environmental, Social and Economic Impact

7. Is there any likelihood that critical habitat or threatened species, populations' or ecological communities, or their habitat will be adversely affected as a result of the proposal?

No.

The subject site does not contain any known critical habitat or threatened species, populations' or ecological communities, or any other habitat. Therefore, the proposal will not have an impact on any ecological communities.

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

No.

The Planning Proposal proposes to include part of No. 2 Kent Street, Minto as an item of local heritage under Schedule 5 of the CLEP 2015. Accordingly, it is suggested that comments on the proposal should be sought from the Office of Environment and Heritage as a condition of Gateway.

9. Has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal is not supported by a social or economic assessment. However, the independent heritage report by Heritage 21 identifies the need for further works to be undertaken in relation to the old church. The report acknowledges the need for repair works due to the slow deterioration of the church. Furthermore, the heritage listing of the old church would not impact on the current existing social configuration of the Anglican Church and its relationship with the local community of Minto.

Section D – State and Commonwealth Interests

10. Is there adequate public infrastructure for the planning proposal?

Yes.

Services are available in the vicinity of the site. The proposal would not impose any additional demands on local infrastructure, public or community services. The sites are located in close proximity to existing bus and train services.

11. What are the views of the State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

Consultation would occur with the public authorities identified in the Gateway Determination, including the Office of Environment and Heritage.

Part 4 – Mapping

The Planning Proposal seeks to amend the Campbelltown LEP Height of Building Maps as proposed below: -

Map	No	Requested Amendment
Heritage Map	Heritage Map HER_007 Date 20 February 2017	Amend the heritage map to include the Old St James Church, front fence and palm trees located on No. 2 Kent Street, Minto as an item of local environmental heritage.

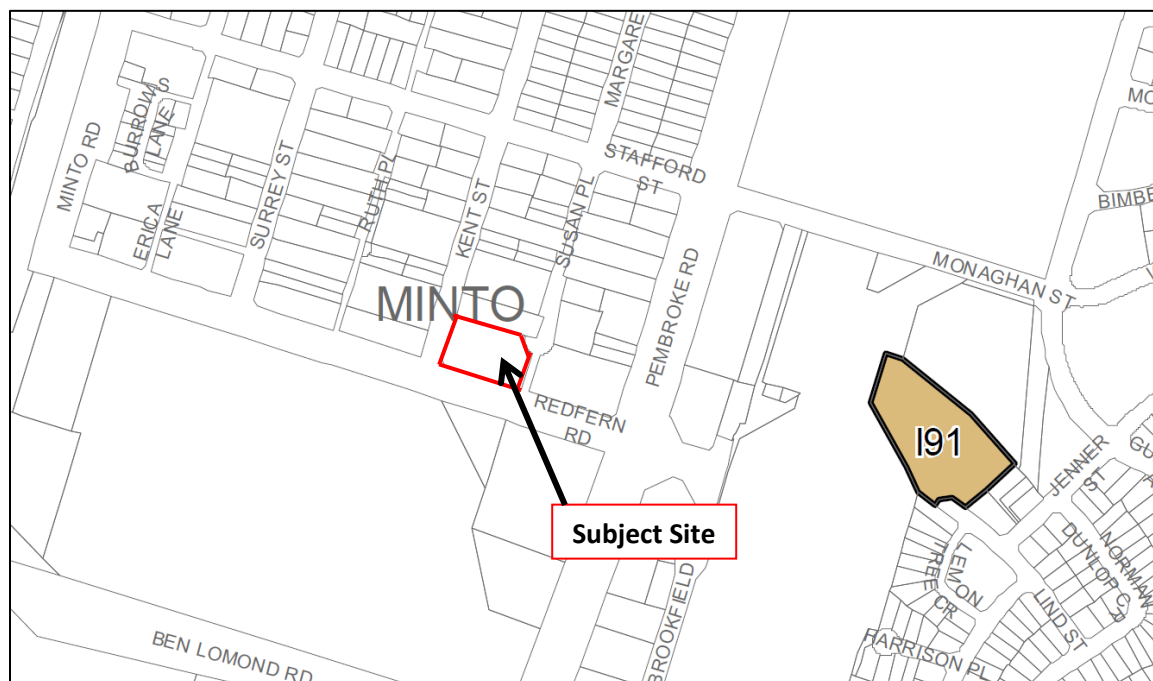


Figure 3: Current CLEP 2015 Heritage Map

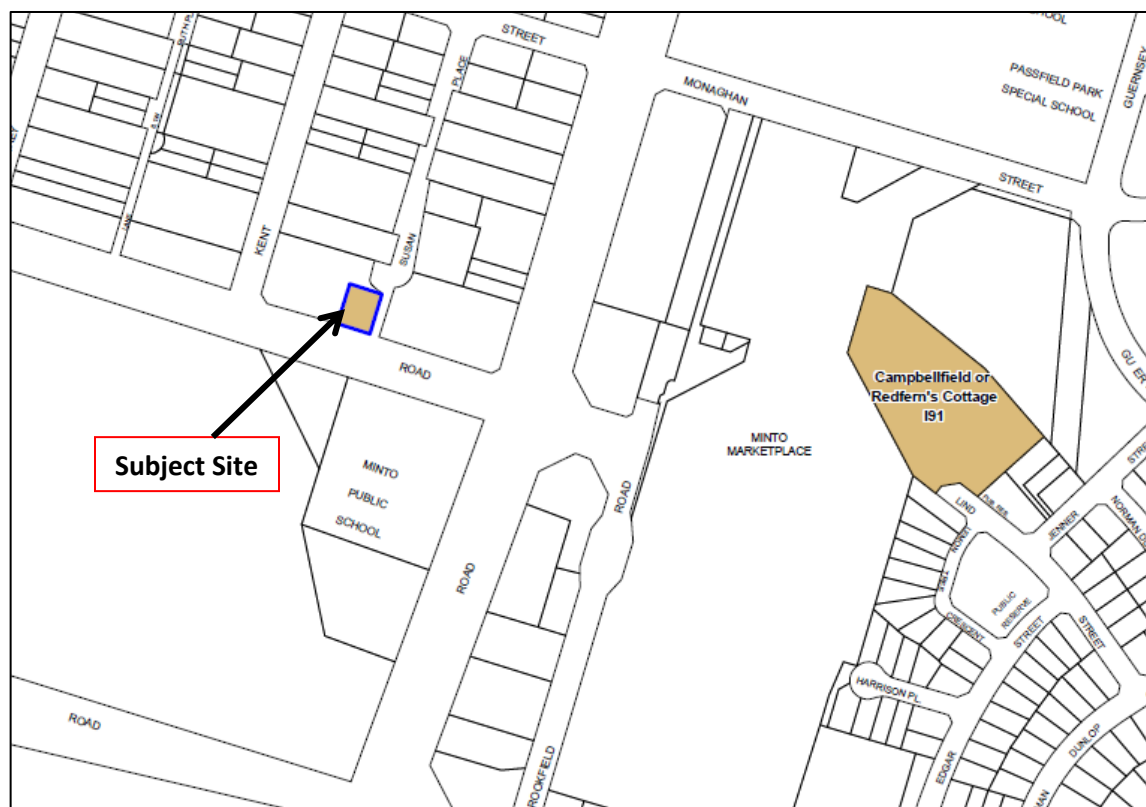


Figure 4: Proposed CLEP 2015 Heritage Map

Part 5 – Community consultation

In accordance with “A guide to preparing local environmental plans” prepared by the Department of Planning and Environment (2016), the consultation strategy would include:

Advertisement in the local newspaper

An advertisement placed in the LOCAL NEWSPAPER identifying the purpose of the Planning Proposal and where the Planning Proposal can be viewed.

Advertisement on the Council website

The Planning Proposal would be exhibited on Council’s website (www.campbelltown.nsw.gov.au). Council’s libraries also have access to the website.

Letters to affected owners

A letter would be sent to landowners who adjoin or are in close proximity to the site, advising them of the exhibition of the Proposal and inviting submissions.

Displays at the Council Administration Buildings and the local libraries

The Planning Proposal would be displayed at the Council Administration Building, 91 Queen Street, Campbelltown, Campbelltown Library and Ingleburn Library.

Part 6 – Project Timeline

Weeks after Gateway Determination	Item
0	Gateway Determination
8	Exhibition Start
13	Exhibition End
17	Consideration of submissions from exhibition
22	Report to Council on submissions
24	Request draft instrument be prepared