



IRF26/4752

Gateway determination report – PP-2026-1397

Removal of heritage listing at 60 Hansens Road Minto Heights

July 26



Published by NSW Department of Planning, Housing and Infrastructure

dpie.nsw.gov.au

Title: Gateway determination report – PP-2026-1397

Subtitle: Removal of heritage listing at 60 Hansens Road Minto Heights

© State of New South Wales through Department of Planning, Housing and Infrastructure 2026. You may copy, distribute, display, download and otherwise freely deal with this publication for any purpose, provided that you attribute the Department of Planning, Housing and Infrastructure as the owner. However, you must obtain permission if you wish to charge others for access to the publication (other than at cost); include the publication in advertising or a product for sale; modify the publication; or republish the publication on a website. You may freely link to the publication on a departmental website.

Disclaimer: The information contained in this publication is based on knowledge and understanding at the time of writing (July 26) and may not be accurate, current or complete. The State of New South Wales (including the NSW Department of Planning, Housing and Infrastructure), the author and the publisher take no responsibility, and will accept no liability, for the accuracy, currency, reliability or correctness of any information included in the document (including material provided by third parties). Readers should make their own inquiries and rely on their own advice when making decisions related to material contained in this publication.

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.

Contents

1	Planning proposal.....	1
1.1	Overview	1
1.2	Objectives of planning proposal.....	1
1.3	Explanation of provisions.....	1
1.4	Site description and surrounding area	2
1.5	Mapping	4
1.6	Background	5
2	Need for the planning proposal	5
3	Strategic assessment	5
3.1	Greater Sydney Region Plan	5
3.2	Draft Sydney Plan.....	6
3.3	District Plan	6
3.4	Local.....	7
3.5	Section 9.1 Ministerial Direction – Local Plan Making priorities.....	7
3.6	State environmental planning policies (SEPPs)	8
4	Site-specific assessment	8
4.1	Environmental	8
4.2	Social and economic	8
4.3	Infrastructure	8
5	Consultation.....	8
5.1	Community	8
5.2	Agencies	8
6	Timeframe	8
7	Local plan-making authority	9
8	Assessment summary	9
9	Recommendation.....	9

Table 1 Reports and plans supporting the proposal

Relevant reports and plans
Attachment A – Council Minutes dated 9 June 2026
Attachment B – Council Report dated 9 June 2026

Attachment C – Council Pre-Gateway Council Meeting Report dated June 2026

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	Campbelltown
PPA	Campbelltown City Council
NAME	Removal of heritage listing for lawfully demolished heritage building at 60 Hansens Road Minto Heights
NUMBER	PP-2026-1397
LEP TO BE AMENDED	Campbelltown Local Environmental Plan 2015
ADDRESS	60 Hansens Road Minto Heights
DESCRIPTION	Lot 322 DP 710690
RECEIVED	22/06/2026
FILE NO.	IRF26/4752
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 objectives of the planning proposal are to:

- Ensure the planning controls applying to the land accurately reflect the current physical condition of the site. Etchells Cottage, the heritage listed building on the site has been demolished with consent due to being in an unsafe condition and no longer exists.
- Remove the item from the list of heritage items in the CLEP 2015.
- Amend the relevant heritage map to remove the heritage item notation and shading applying to the subject site.

The objectives of this planning proposal are clear and adequate.

1.3 Explanation of provisions

The planning proposal seeks to amend the Campbelltown LEP 2015 per the changes below:

- Remove Etchells Cottage (Item I93) from Schedule 5 – Environmental Heritage (Part 1 Heritage Items) of the CLEP 2015.

- Amend the Campbelltown LEP Heritage Map (Sheet HER_012) to remove the heritage item notation and shading applying to the subject site.

The planning proposal contains an explanation of provisions that adequately explains how the objectives of the proposal will be achieved.

1.4 Site description and surrounding area

The subject site is known as 60 Hansens Road, Minto Heights and is legally described as Lot 322 DP 710690 and is zoned C3 Environmental Management under the Campbelltown Local Environmental Plan 2015. The site has an area of approximately 1.843 hectares and is generally flat and has been partially cleared. The site is located approximately 6.6 kilometres north-east of the Campbelltown CBD. Surrounding development is characterised by similarly sized rural residential lots.

The former heritage item known as Etchells Cottage is no longer on the site, having been demolished with development consent in 2014 following findings that the structure was beyond reasonable repair and presented a safety risk. Development consent has subsequently been granted for the construction of a dwelling on the site.

Surrounding development consists predominantly of detached dwellings and associated outbuildings on similarly sized rural residential allotments. Hansens Road adjoins the western boundary of the site.

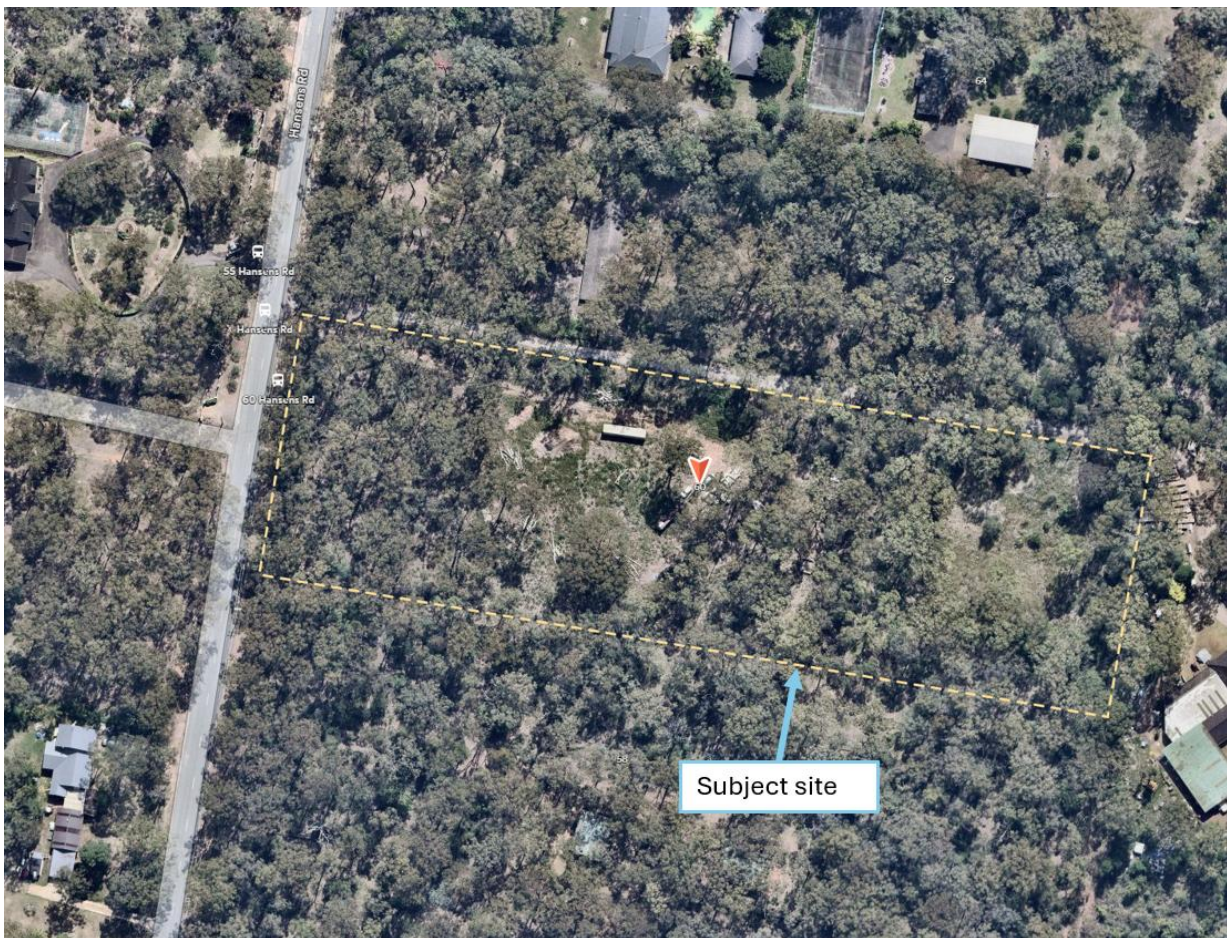


Figure 1 Aerial image of the subject site (source: Nearmap)



Figure 2 Aerial image of the rear of subject site showing the now demolished cottage (source: Nearmap)

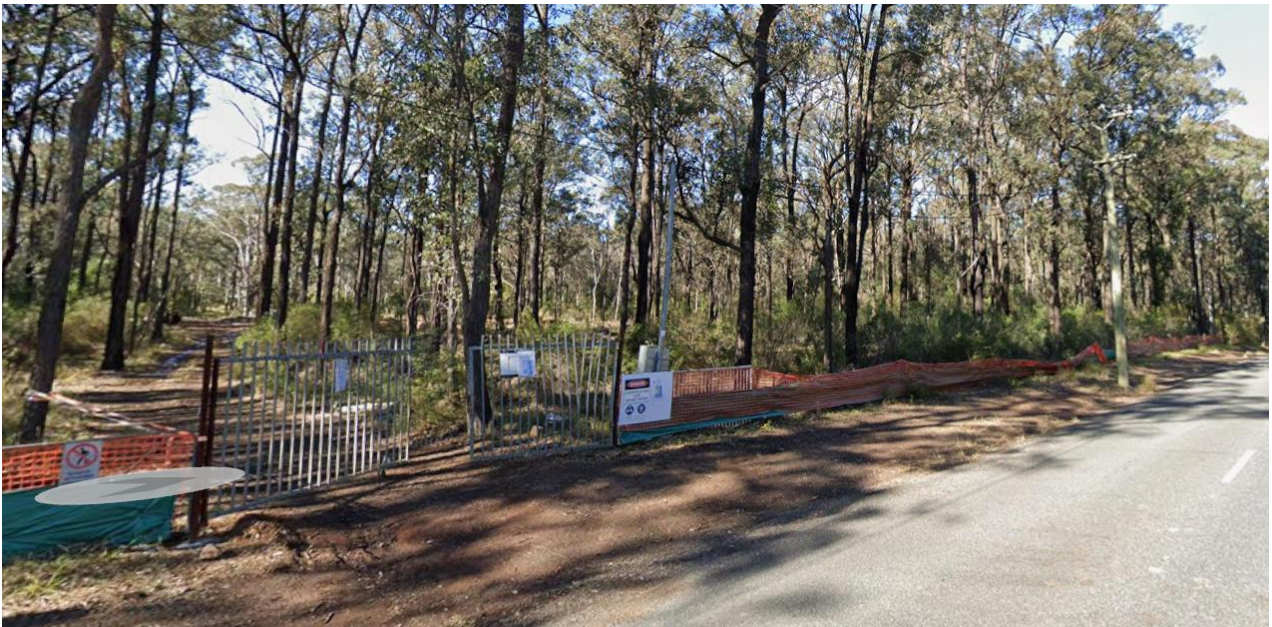


Figure 3 Street view of the western edge of the subject site adjoining Hansens Road (source: Google Streetview)

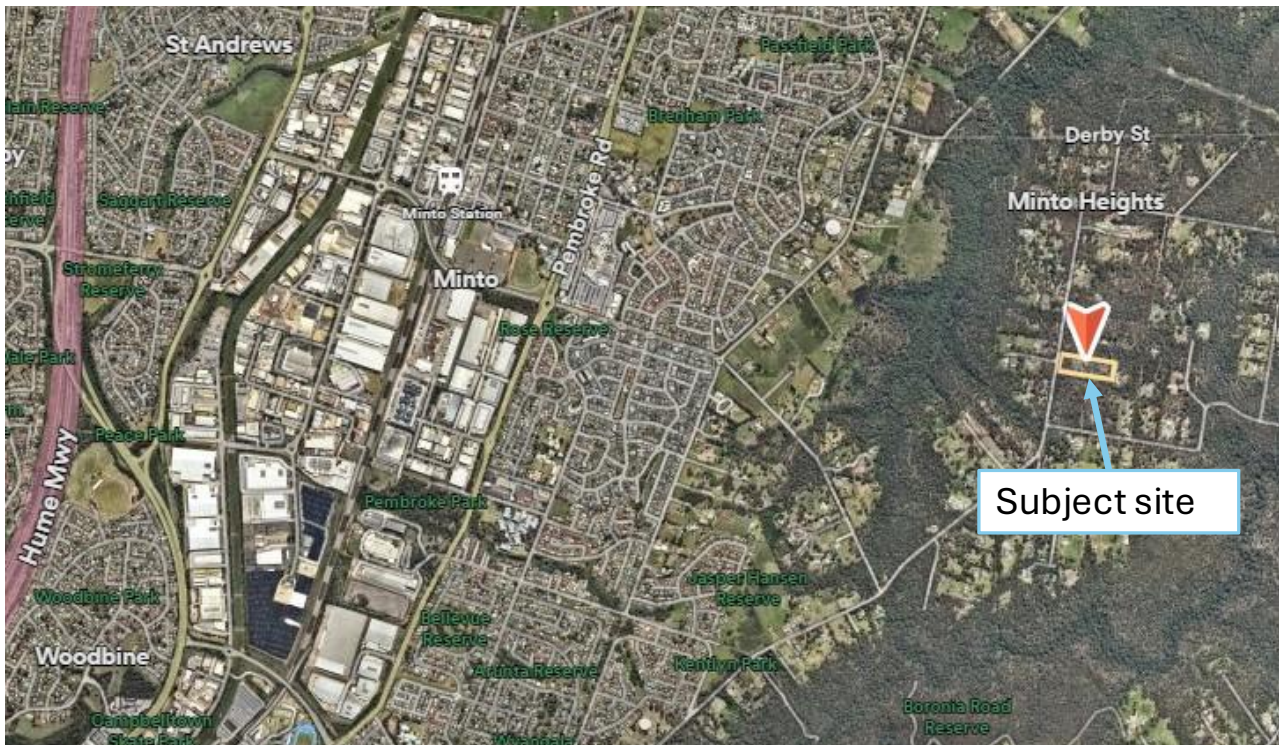


Figure 4 Site context (source: Nearmap)

1.5 Mapping

The planning proposal includes mapping showing the proposed changes to the Heritage maps, which are suitable for community consultation.



Figure 3: Current Heritage Map

Figure 4: Proposed Heritage Map

Figure 5 Existing and proposed heritage map

1.6 Background

The planning proposal seeks to remove the heritage listing applying to Etchells Cottage at 60 Hansens Road, Minto Heights from Schedule 5 (Item I93) of the Campbelltown Local Environmental Plan 2015 and remove the associated heritage mapping of the site.

Etchells Cottage was listed as a local heritage item for its vernacular rural character and its contribution to the understanding of early agricultural settlement in the Minto Heights area.

In 2014, Campbelltown City Council approved Development Application 822/2014/DA-DEM for demolition of the cottage and associated structures. The application was supported by structural assessments which concluded that the building was structurally unsound, beyond reasonable repair and posed a significant safety risk. The heritage item was subsequently demolished.

Despite the demolition of the building, the site has remained identified as a heritage item under Schedule 5 of Campbelltown LEP 2015. The planning proposal seeks to update the planning framework to reflect the current condition of the site.

2 Need for the planning proposal

The planning proposal is not the result of an endorsed Local Strategic Planning Statement, strategic study or report. Rather, it seeks to address an inaccuracy within the Campbelltown Local Environmental Plan 2015 arising from the continued listing of Etchells Cottage (Item I93) following its lawful demolition in 2015.

The Department considers that the planning proposal is required as the existing heritage listing no longer reflects the physical characteristics of the site and creates an inconsistency between the planning controls and the current site condition.

The Department is satisfied that a planning proposal is the most appropriate mechanism to achieve the intended outcomes. As the heritage item is identified within Schedule 5 of Campbelltown LEP 2015 and on the associated heritage maps, an amendment to the LEP is required to remove the listing. There is no alternative statutory mechanism available to achieve this outcome.

3 Strategic assessment

3.1 Greater Sydney Region Plan

The following table provides an assessment of the planning proposal against relevant aspects of the Greater Sydney Region Plan.

Table 4 Regional Plan assessment

Regional Plan Objectives	Justification
Objective 13: Environmental heritage is identified, conserved and enhanced	As the heritage item has been lawfully demolished and no longer exists, it cannot be conserved or enhanced in accordance with the intent of the Region Plan. The proposal will update the planning framework to reflect the site's current circumstances. The planning proposal is generally consistent with the objective.

3.2 Draft Sydney Plan

The draft Sydney Plan was on public exhibition from 10 December 2025 to 27 February 2026. Once finalised, the Sydney Plan will replace the Greater Sydney Region Plan – A Metropolis of Three Cities (2018) and associated district plans. It accords with the Environmental Planning and Assessment Act 1979 (EP&A Act).

The proposal is largely administrative and is generally consistent with the relevant priorities and responses of the Draft Sydney Region Plan. The following table includes an assessment of the planning proposal against relevant responses.

Table 3 Draft Sydney Plan assessment

Regional Plan Objectives	Justification
Response 6: Create a more vibrant Sydney	The response advises that land use planning should consider built, natural and cultural heritage. The removal of the heritage item is considered warranted as it has been demonstrated that the item no longer retains heritage significance due to its demolition. As such, the proposal to remove the heritage listing is consistent with the response.

3.3 District Plan

The site is within the Western City District and the former Greater Sydney Commission released the Western City District Plan on 18 March 2018. The plan contains 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
W6: Creating and renewing great places and local centres, and respecting the District's heritage.	This priority aims to create and renew great places while conserving and enhancing the District's heritage. While the proposal removes a heritage listing, the item was lawfully demolished in 2015 and no longer exists. The proposal updates the planning framework to accurately reflect the current condition of the site. The proposal is generally consistent with the priority.

3.4 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	Planning priority 3 under Theme 1, seeks to conserve environmental heritage and ensure that development appropriately considers heritage values. While the proposal facilitates removal of a heritage listing, this heritage item in question has been lawfully demolished and so no heritage value remains. Removal of the heritage item is required to maintain an accurate planning framework. The proposal is consistent with the strategy.
Campbelltown Community Strategic Plan 2025-2035	Outcome 3 aims to manage urban growth to preserve the local character and environment. The proposal is minor and administrative in nature and is consistent with the relevant outcome of the strategy.

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	Yes	The proposal is minor and administrative in nature to remove a heritage listing for an item that has already been lawfully demolished. It is updating the planning framework to reflect the current condition of the site.
1.4 Site specific provisions	Yes	The proposal will remove a heritage listing on the site. No exclusions to development standards are proposed.
3.1 Conservation zone	Yes	The land is zoned C3 Environmental Management. The proposal does not propose a reduction to the environmental conservation measures that apply to the land.
3.2 Heritage conservation	Yes	The proposal is considered consistent with the direction. There is no remaining heritage item on the site to be conserved, and the removal of the heritage listing will ensure the schedule of heritage items within the LEP remains accurate.

Direction	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
4.3 Planning for bushfire protection	Yes	The site is identified as bushfire prone land. However, the Planning Proposal solely seeks to remove the heritage listing applying to the site and does not propose any changes to land use zoning, development standards or development potential.

3.6 State environmental planning policies (SEPPs)

The planning proposal is consistent with all relevant SEPPs.

4 Site-specific assessment

4.1 Environmental

The planning proposal is administrative in nature and seeks only to remove a heritage listing and associated heritage mapping notation from the Campbelltown LEP 2015.

The proposal does not facilitate physical works, alter land use zoning, amend development standards or increase the development potential of the site. As such, no adverse environmental impacts are anticipated.

4.2 Social and economic

Given the administrative nature of the planning proposal, it is not considered that there will be any negative social or economic impacts resulting from the proposal.

4.3 Infrastructure

The Department has reviewed the proposal and found that it is administrative in nature and does not have any impact on infrastructure.

5 Consultation

5.1 Community

Council proposes a community consultation period of 10 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.

The Department considers that no additional agency consultation is required.

6 Timeframe

Council proposes a two month time frame to complete the LEP.

The LEP Plan Making Guideline (August 2023) establishes maximum benchmark timeframes for planning proposal by category. This planning proposal is categorised as basic.

The Department recommends an LEP completion date of 5 February 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 does not request delegation to be the Local Plan-Making authority.

As the planning proposal is generally administrative and minor in nature the Department recommends that Council be authorised to be the local plan-making authority for this proposal.

8 Assessment summary

The planning proposal is supported to proceed with conditions for the following reasons:

- The proposal includes amendments that are minor and largely administrative in nature, updating the schedule of heritage items to reflect the sites current condition and removing the overlay on the associated heritage mapping
- The proposal is not considered to increase development intensity or permit new development activity
- The proposal will not have an adverse environmental, social, or economic impacts
- The proposal will not cause an increased strain on supporting infrastructure.

9 Recommendation

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. The planning proposal should be made available for community consultation for a minimum of 10 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 5 February 2027 be included on the Gateway.



20/7/2026

Chantelle Chow

Director, Southern, Western and Macarthur, Local Planning and Council Support

Assessment officer

Rose Jones

Planning Officer, Local Planning and Council Support