

8.3 Planning Proposal – Removal of Heritage Item Listing at 60 Hansens Road, Minto Heights

Reporting Officer

Executive Manager Planning and Development
City Planning and Corporate Services

Community Strategic Plan

Objective	Strategy
3 Outcome - An enriched natural environment and heritage	3.3 Manage urban growth to preserve our local character and environment

Delivery Program

Principal Activity
PA Strategic Land Use Planning

Officer's Recommendation

That Council endorse the planning proposal at attachment 1 to amend the *Campbelltown Local Environmental Plan 2015* by removing the heritage listing of 60 Hansens Road, Minto Heights and forward the planning proposal to the Department of Planning, Housing and Infrastructure for a Gateway Determination.

Purpose

The purpose of this report is to seek Council's endorsement of a planning proposal to amend Schedule 5 - Environmental Heritage (Part 1: Heritage Items) of the *Campbelltown Local Environmental Plan 2015* to remove 60 Hansens Road, Minto Heights as a listed heritage item.

Executive Summary

The planning proposal relates to 60 Hansens Road, Minto Heights, formerly known as Etchells Cottage (Item I93), which was listed as a locally significant heritage item. The heritage structure was lawfully demolished with development consent in 2014 as the cottage was deemed structurally unsound and a safety risk.

The proposed amendment to the *Campbelltown Local Environment Plan 2015* seeks to remove the heritage listing and associated mapping as the cottage no longer exists.

This report recommends that Council endorse the planning proposal at attachment 1 to amend the *Campbelltown Local Environmental Plan 2015* by removing the heritage listing of 60 Hansens

Road, Minto Heights and forward the planning proposal to the Department of Planning, Housing and Infrastructure for a Gateway Determination.

Property Description	60 Hansens Road, Minto Heights (Lot 322 DP 710690)
Application No	2264/2026/E-PP
Applicant	Campbelltown City Council
Owner	Mr Mahmoud Omar and Ms Marwah Salami

History

The site at 60 Hansens Road, Minto Heights originally formed part of a Crown grant to William Warby in 1832 and was acquired by Albert Henry Etchells in 1913. A small vernacular rural cottage was constructed circa 1920 and remained in the Etchells family for over a century, during which the land was used for agricultural purposes.

The cottage was listed as a local heritage item for its vernacular rural character, association with the Etchells family and contribution to understanding early agricultural settlement within the area.

By the early 2010s, the structure had significantly deteriorated and was deemed structurally unsound, beyond repair, and a safety risk. Development consent was granted in 2014, for the demolition of the cottage and was subsequently demolished.

Site and Locality

The planning proposal (PP) applies to 60 Hansens Road, Minto Heights (Lot 322 DP 710690). The site has an area of 1.843 ha.

Properties to the north, east and south contain detached dwellings and associated outbuildings. Hansens Road forms the western boundary of the site and provides primary vehicular access to the surrounding rural residential locality, which contains similarly zoned and subdivided properties.

The site is located around 6.6 km north-east of Campbelltown City Centre.

Report

1. Planning Provisions

1.1 Current Planning Provisions

The site is zoned C3 Environmental Management under the *Campbelltown Local Environment Plan 2015* (CLEP 2015). The site is heritage listed with reference to Etchells Cottage, which has since been lawfully demolished but continues to be identified as a heritage item under the CLEP 2015.

1.2 Proposed amendments to the Campbelltown Local Environmental Plan 2015

The PP seeks to amend the CLEP 2015 by removing the heritage item from Schedule 5 - Environmental Heritage (Part 1: Heritage Items) and updating the corresponding Heritage Map (HER_012) to reflect this amendment.

2. Planning Assessment

2.1 Strategic Context – Consideration of State, Regional and Local Planning Policies

The PP has been assessed against the:

- Greater Sydney Region Plan – A Metropolis of Three Cities
- Our Greater Sydney 2056 – Western City District Plan
- The Draft Sydney Plan
- Campbelltown Local Strategic Planning Statement 2020 (LSPS)
- Campbelltown Community Strategic Plan 2025–2035
- Campbelltown Local Housing Strategy 2020.

The PP is considered consistent with the strategic intent of these documents. Whilst it is important to retain and conserve environmental heritage, in this instance the former heritage item, Etchells Cottage, was demolished and therefore the site no longer retains heritage significance.

The PP is consistent with all relevant State Environmental Planning Policies. A detailed assessment against applicable State Environmental Planning Policies is included in attachment 1.

2.2 Consideration of Section 9.1 Local Planning Directions

Section 9.1 of the *Environmental Planning and Assessment Act 1979* allows the Minister for Planning to provide local planning directions to Council in relation to the preparation of PPs. A detailed consideration of all local planning directions is provided in attachment 1.

The PP is consistent with all relevant local planning directions.

2.3 Environmental Impacts

The PP does not involve any rezoning or future physical works and is administrative only in that it only involves the removal of an existing heritage listing of the site from the CLEP 2015. As such, it does not have any direct environmental impacts.

3. Local Planning Panel Advice

The PP was not referred to the Campbelltown Local Planning Panel for advice.

The Local Planning Panel Direction – Planning Proposals, dated 27 January 2023, provides that:

“A council to whom this direction applies is required to refer all planning proposals prepared after 1 June 2018 to the local planning panel for advice, unless the council’s general manager determines that the planning proposal relates to:

- a) the correction of an obvious error in a local environmental plan;

- b) matters that are of a consequential, transitional, machinery or other minor nature, or
- c) matters that council's general manager considers will not have any significant adverse impact on the environment or adjoining land."

The PP is considered to fall within both category (b), being of a minor nature and category (c), having no significant adverse impact on the environment or adjoining land. The PP seeks to update the planning framework to reflect the current condition of the site, noting that the heritage item has been lawfully demolished.

Accordingly, Council's Chief Executive Officer, has determined that the PP for 60 Hansens Road, Minto Heights is not required to be referred to the Campbelltown Local Planning Panel.

4. Public Participation

Public participation is not required at this stage of the PP process. Should Council endorse the PP and it proceed to Gateway Determination, relevant State agency and community consultation will be undertaken in accordance with the Gateway Determination requirements and Council's Community Participation Plan.

Conclusion

The PP seeks to remove the heritage listing from 60 Hansens Road, Minto Heights. The amendment is a minor administrative change to the *Campbelltown Local Environmental Plan 2015* - Schedule 5 - Environmental Heritage (Part 1: Heritage Items) to accurately reflect the current site context and remove a redundant heritage planning constraint, providing a clearer planning framework for future use of the land.

It is recommended that Council endorse the PP and forward it to the Department of Planning, Housing, and Infrastructure for a Gateway Determination.

Attachments

8.3.1 Planning Proposal Heritage Delisting 60 Hansens Road (contained within this report)