



Planning Proposal

Heritage Item Delisting

60 Hansens Road, Minto Heights

Public Exhibition Phase

Period: Wednesday, 12 August 2026 to Friday, 28 August 2026

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Introduction

This Planning Proposal has been prepared to amend the *Campbelltown Local Environmental Plan, 2015* (CLEP 2015) to remove the heritage listing applying to 60 Hansens Road, Minto Heights (Lot 322 DP 710690).

The site is currently listed as a local heritage item (Etchells Cottage) under Schedule 5 – Environmental Heritage, Part 1 – Heritage items of the CLEP 2015. The item was originally listed for its representation of a vernacular rural structure associated with the Etchells family and early agricultural history in the Minto Heights area.

In April 2014, a Development Application (822/2014/DA-DEM)) was issued for the demolition of the cottage and associated structures due to their advanced state of deterioration and associated safety risks. A building inspection report prepared at the time concluded that the structure was beyond restoration. The heritage item was subsequently demolished and recorded archivally.

The Planning Proposal does not seek to amend land zoning, development standards or permissible land uses. The amendment is administrative in nature and is intended to ensure that the CLEP 2015 accurately reflects the current condition of the land.

This Planning Proposal has been prepared with the intention of removing the existing heritage overlay given the demolition of the heritage item.

The Site

The subject site is located at 60 Hansens Road, Minto Heights and is legally described as Lot 322 in DP 710690.

The site has an area of approximately 1.843 ha and has historically been used for rural residential purposes. It is located approximately 6.6 km to the northeast of the Campbelltown City Centre and is zoned C3 Environmental Management under the CLEP 2015. The location of the subject site is illustrated in Figure 1 below.

Surrounding development is characterised by similarly sized rural residential lots. Land to the north, east and south contains dwellings with associated outbuildings. Hansens Road adjoins the site to the west and provides the primary access within the locality. Land to the west of Hansens Road exhibits a similar subdivision pattern and zoning.



Figure 1: An aerial view of the site (in red) and the surrounding locality. The surrounding locality contains similar sized and zoned lots.

History of the Site

The land originally formed part of a Crown grant to William Warby in 1832. Ownership subsequently transferred through several parties before being purchased by Albert Henry Etchells in 1913.

A small cottage was constructed on the site in the early twentieth century (circa 1920). The dwelling was a vernacular rural structure constructed from vertical timber logs joined with iron strips and hand-made nails (seen in Figure 2), with a small timber outbuilding located nearby.

The property remained in the ownership of the Etchells family for over a century, during which time it was used for orchards, grazing and other rural activities.

At the time of the Development Application lodged in 2014 for the demolition of the dwelling and associated structures, the land was owned by Albert Etchells' grandson, Bob Etchells, who was the applicant for the development application for demolition.

The cottage was listed as a local heritage item due to the following:

- Its representation of vernacular rural architecture
- Its association with the Etchells family

- Its contribution to the understanding of early agricultural settlement in the area



Figure 2: Photograph of the now demolished heritage item (Etchells Cottage) taken in 2014 prior to demolition.

Condition and Demolition of the Heritage Item

By early 2010, the cottage had experienced substantial deterioration. A heritage review undertaken in April 2011 identified the structure as being in poor condition and highly vulnerable. This assessment was reinforced by a subsequent building inspection report dated 19 February 2014, which concluded that the building was structurally unsound, beyond reasonable repair and posed a significant safety risk.

The building had remained listed as a local heritage item; however, its condition had deteriorated to such an extent that it was no longer safely accessible. The structure exhibited extensive decay, including advanced timber rot and ongoing degradation due to exposure to natural elements. Key structural components had failed or were failing, including sections of the roof becoming unstable, collapsing support beams and unsafe flooring.

A Development Application (822/2014/DA-DEM) was subsequently submitted to and approved by Campbelltown City Council in April 2014 for the demolition of the cottage and associated structures. The application was supported by a Statement of Environmental Effects which demonstrated the extent of structural failure and the impracticality of restoration or conservation works. Demolition commenced shortly thereafter.

As a result, the physical fabric of the heritage item no longer exists.

Current Site Context

The site has since changed ownership, most recently in 2021.

Development consent has been granted for the construction of a two-storey dwelling within a defined building envelope on the site which is located west of the demolished heritage item (DA 850/2019/DA-DW). Minimal physical evidence of the former heritage item remains; such being limited to markers indicating the approximate location of the former structure. These are located outside the approved building envelope.

Rationale for Removal of heritage listing

The removal of the heritage listing is justified on the following grounds:

- The heritage item has been demolished and no longer exist.
- The heritage fabric and architectural significance no longer exist.
- The continued listing may impose unnecessary planning, development and landscaping constraints.
- The current CLEP 2015 provisions do not accurately reflect the existing condition of the land

The proposed amendment will ensure that the planning framework remains accurate, relevant and consistent with the current site context.

Part 1 – Objectives and Intended Outcomes

The Objective:

This Planning Proposal has been prepared in accordance with the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the Local Environment Plan Making Guidelines (Department of Planning and Environment, 2023).

The objective of this Planning Proposal is to amend the *Campbelltown Local Environmental Plan 2015* to remove the heritage listing that is applied to item I93, Etchells Cottage at 60 Hansens Road, Minto Heights, as the structure has been legally demolished, with consent, and no longer exists.

Intended Outcomes:

The intended outcomes of the Planning Proposal are to:

- 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.
- Ensure the planning controls applying to the land accurately reflect the current physical condition of the site.

No other amendments to the CLEP 2015 are proposed.

Part 2 – Explanation of Provisions

The objectives and intended outcomes of the Planning Proposal will be achieved by making an amendment to the *Campbelltown Local Environmental Plan 2015* as follows:

- Amend Schedule 5 – Environmental Heritage to remove Etchells Cottage (Item I93) from Part 1 – Heritage Items
- Amend the Heritage Map (Sheet HER_012) to remove the heritage item notation applying to the subject site.

The proposal does not introduce any changes to land zoning, development standards or permissible land uses under the CLEP 2015.

Address	Suburb	Property Description	Item No.	Instrument Amendment	Mapping Amendment
60 Hansens Road	Minto Heights	Lot 322, DP 710690	I93	Remove I93 from Schedule 5, Part 1.	Remove I93 from map HER_012

Table 1: A table showing the proposed amendments to the subject site.

Part 3 – Justification of Strategic and Site-Specific Merit

3.1 Strategic Merit

Section A – Need for the Planning Proposal

1. Is the Planning Proposal a result of an endorsed LSPS, strategic study or report?

No.

This Planning Proposal is not the result of an endorsed Local Strategic Planning Statement, strategic study or report. Rather, it is an administrative amendment that seeks to ensure the Campbelltown Local Environmental Plan 2015 (CLEP 2015) accurately reflects the current condition of the land.

The proposal responds to the demolition of the heritage item and removes a redundant listing that no longer serves a heritage purpose.

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

Yes.

A Planning Proposal is the most appropriate mechanism to achieve the intended outcomes, as an amendment to the CLEP 2015 is required to update Schedule 5 of the written instrument and the associated heritage mapping.

Section B – relationship to the strategic planning framework

3. Will the Planning Proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

The Planning Proposal is deemed not inconsistent with the objectives of the Greater Sydney Region Plan, Our Greater Sydney 2056 – the Western City District Plan and the 2025 Draft Sydney Plan, which support efficient land use planning and ensure planning controls accurately reflect existing site conditions.

The Planning Proposal, which removes a redundant heritage listing, ensures that planning instruments remain accurate, transparent and effective.

Greater Sydney Region Plan – A Metropolis of Three Cities: Connecting People

The Planning Proposal has been assessed against the Greater Sydney Region Plan, which provides the overarching strategic framework for land use planning across Greater Sydney.

Consistency with Greater Sydney Region Plan 2056		
Directions	Objectives	Comment
Liveability		
4. Housing the city	10. Greater Housing Supply	Removing the heritage listing enables future development to be delivered more efficiently on the site by eliminating planning constraints, supporting development in an appropriate location to help meet housing targets.
5. A city of great places	13. Environmental heritage is identified, conserved and enhanced.	The removal of the heritage listing is inconsistent with the objective of conserving and enhancing environmental heritage. However, the site is no longer considered to meet the required level of heritage significance due to the legal demolition of the heritage item, which has reduced its relevance within the current context. As the Planning Proposal relates only to delisting the item, it can be considered consistent in a procedural sense, as it clarifies and updates the planning framework to reflect the site's current circumstances.

Table 2: Consistency with Greater Sydney Region Plan

As the item no longer exists, it cannot be conserved or enhanced in accordance with the intent of the Region Plan. Moreover, the removal of the heritage overlay also removes an unnecessary

planning tool which can help with the future development of the site. Accordingly, the Planning Proposal is considered consistent with the objectives of the Greater Sydney Region Plan.

Our Greater Sydney 2056 Western City District Plan – Connecting Communities

Our Greater Sydney 2056 Western City District Plan establishes a framework to manage growth and deliver economic, social and environmental outcomes across Campbelltown and 7 other LGAs. The Planning Proposal has been assessed against this Plan, which guides land use planning within the Western Parkland City.

The Plan emphasises the identification, conservation and adaptive reuse of environmental heritage, particularly through the following priorities and actions:

Consistency with Western City District Plan 2056		
Planning Priority	Relevant Action	Comment
Liveability		
6. Creating and renewing great places and local centres and respecting the districts heritage.	Action 21 focuses on identifying, conserving and enhancing environmental heritage by: a. engaging with the community early in the planning process to understand heritage values and how they contribute to the significance of the place b. applying adaptive re-use and interpreting of heritage to foster distinctive local places c. managing and monitoring the cumulative impact of development on the heritage values and character of places.	The Planning Proposal has been assessed against Action 21. While the intent of this priority is to respect and enhance heritage significance, the proposal is not strictly consistent with these objectives, as it facilitates the removal of a heritage listing rather than its conservation or adaptive re-use. However, it is acknowledged that the heritage item has already been demolished, and therefore no longer contributes to the heritage significance or character of the area. In this context, the Planning Proposal can be considered to have a degree of consistency with Action 21, as it responds to the current condition of the site and ensures that planning controls accurately reflect the absence of the heritage fabric. The proposal aligns with the broader objective of managing heritage values by recognising that the item no longer exists and avoiding the retention of redundant

Consistency with Western City District Plan 2056		
Planning Priority	Relevant Action	Comment
Liveability		
		or misleading heritage listings within the planning framework.
5. Providing housing supply, choice and affordability, with access to jobs, services and public transport.	Prepare local or district housing strategies that address the following: a. the delivery of five-year housing supply targets for each local government area b. the delivery of 6–10 year (when agreed) housing supply targets for each local government area c. capacity to contribute to the longer term 20-year strategic housing target for the district d. the housing strategy requirements outlined in Objective 10 of the A Metropolis of Three Cities that include: i. creating capacity for more housing in the right locations ii. supporting planning and delivery of growth areas and planned precincts as relevant to each local government area iii. supporting investigation of opportunities for alignment	The Planning Proposal demonstrates strong alignment with relevant housing priorities by facilitating a more efficient and streamlined approach to future development. The proposal specifically seeks to remove the heritage listing from the site, which is no longer warranted as the heritage item has been demolished. As a result, the existing listing represents an unnecessary planning constraint that limits the site's development potential. By removing this constraint, the proposal enables the land to be more effectively utilised for future development, thereby contributing to housing supply within the local government area. This approach supports a logical and orderly planning outcome by ensuring that planning controls accurately reflect the current condition of the site. In this regard, the Planning Proposal is consistent with Action 17(d)(i), which seeks to create capacity for additional housing in appropriate and well-located areas. The removal of the redundant heritage listing facilitates future development opportunities and supports the delivery of housing within an established urban area.

Consistency with Western City District Plan 2056		
Planning Priority	Relevant Action	Comment
Liveability		
	with investment in regional and district infrastructure iv. supporting the role of centres.	Overall, the Planning Proposal aligns with this priority and action by eliminating an unnecessary restriction and enabling a more efficient pathway for redevelopment that contributes to broader housing objectives.

Table 3: Consistency with Western City District Plan 2056.

While the District Plan generally promotes the retention and enhancement of heritage items and does not explicitly support their removal, this Planning Proposal seeks to remove an item from Schedule 5 on the basis that it no longer meets the relevant heritage significance criteria due to its prior legal demolition. As the item no longer physically exists, it cannot be conserved or enhanced in accordance with the District Plan's objectives. Accordingly, the Planning Proposal is considered consistent with the intent of the Western City District Plan.

The Draft Sydney Plan 2025

The Planning Proposal has been assessed against the Draft Sydney Plan, which was publicly exhibited until 27 February 2026 and is now under consideration by the NSW Government. Within the Draft Sydney Plan, it recognises the importance of protecting and integrating environmental and cultural heritage as part of place-based planning and maintaining local character.

The Planning Proposal seeks to remove a heritage item from Schedule 5 of the Local Environmental Plan. While the Sydney Plan supports the conservation of heritage, the removal of the heritage item within this Planning Proposal is considered warranted as it has demonstrated that the item no longer retains heritage significance due to its demolition. In this instance, the listing of the item does not meet the relevant heritage criteria.

4. Is the Planning Proposal consistent with Council's LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

The proposal is generally consistent with both Campbelltown Council's Local Strategic Planning Statement (LSPS) and the Campbelltown Community Strategic Plan – Campbelltown 2025-2035, which supports appropriate housing supply while protecting genuine heritage values.

Campbelltown Community Strategic Plan – Campbelltown 2035

The Campbelltown Community Strategic Plan – *Campbelltown 2025-2035* came into effect in June 2025 and provides a framework to guide Council and its delivery partners in meeting the community's priorities and aspirations over the next decade. The Campbelltown Community Strategic Plan is characterised by 5 outcomes:

- Outcome 1 – An Inclusive and Supportive Community

- Outcome 2 – Places for People
- Outcome 3 – An Enriched Natural Environment and Heritage
- Outcome 4 – A Strong Local Economy
- Outcome 5 – Leadership for our Community

Outcome 3 of the Plan seeks to achieve an enriched natural environment and heritage, while managing urban growth to preserve local character and environmental values. This includes monitoring the number of registered heritage items within the Campbelltown LGA.

In this context, the removal of the heritage listing ensures the accuracy and integrity of Council's heritage register. As the item has been demolished, its removal supports transparent and accurate reporting and provides clarity for the community and future development outcomes.

Campbelltown Local Strategic Planning Statement 2020 (LSPS)

The Campbelltown Local Strategic Planning Statement 2020 (LSPS) came into effect on 31 March 2020 and establishes a 20-year land use vision to guide social, economic, and environmental planning within the Campbelltown Local Government Area. It provides a framework for managing growth and change, informs updates to the Campbelltown Local Environmental Plan 2015 and Development Control Plans, and implements relevant regional and district planning priorities.

Its purpose is to:

- Provide a 20-year land use vision for the Campbelltown LGA
- Outline the characteristics that make the city special
- Identify shared values to be enhanced or maintained
- Direct how future growth and change will be managed
- Prioritise changes to planning rules in the Local Environmental Plan (Campbelltown Local Environmental Plan 2015) and Council's Development Control Plans
- Implement the Region and District Plans as relevant to the Campbelltown LGA
- Identify where further detailed strategic planning may be needed.

The LSPS identifies Planning Priority 3 under Theme 1 – *A vibrant, liveable city – Embracing our heritage and cultural identity*. This priority seeks to conserve environmental heritage and ensure that development appropriately considers heritage values. Relevant actions include conserving heritage items and managing development to protect environmental and cultural significance.

The Planning Proposal is not strictly consistent with this priority, as it facilitates the removal of a heritage listing rather than the conservation of the item. However, it is noted that the heritage item has already been legitimately/legally demolished, archivally recorded and no longer retains physical fabric or heritage significance. In this context, the proposal ensures that the statutory planning framework accurately reflects the current condition of the site. It is also relevant that the demolition occurred prior to the commencement of the LSPS.

Furthermore, Action 3.2 supports the review of Council's non-Indigenous heritage study and the implementation of its recommendations, including updates to the CLEP 2015. The removal of a heritage item is consistent with maintaining an accurate and up-to-date planning framework.

Accordingly, the Planning Proposal may be considered to have a degree of consistency with the LSPS, as it responds to existing site conditions and avoids the retention of redundant heritage listings within the CLEP 2015.

Campbelltown Local Housing Strategy 2020 (LHS)

The Campbelltown Local Housing Strategy (LHS) was adopted on 29 September 2020 in response to requirements set by the former Greater Cities Commission, which directed councils across Greater Sydney to prepare local housing strategies aligned with the relevant district plans.

The vision of the LHS is for Campbelltown to provide sustainable, high-quality housing that meets the diverse needs of the existing and future community. It seeks to support a self-reliant and growing population through the delivery of well-located housing that reinforces commercial centres and employment opportunities. The Strategy also emphasises the importance of environmental responsiveness and ensuring that housing is well-connected to services, public transport, open space, and recreational facilities, thereby contributing to liveable, walkable, and high-amenity neighbourhoods.

The Campbelltown Local Housing Strategy 2041 establishes a framework to:

- Identify the current and projected housing needs of the population
- Outline statutory planning mechanisms to facilitate housing delivery.
- Define policy positions and non-statutory actions to support housing outcomes; and
- Deliver housing in accordance with targets set by the NSW Department of Planning and Environment for both the local government area and the broader Western City District.

The Strategy identifies a need to increase housing supply and diversity within the Campbelltown LGA, particularly in areas with strong access to services, transport, and employment. While this Planning Proposal relates specifically to the removal of a heritage listing, the site's potential redevelopment—if unconstrained—could contribute to supporting the housing targets and strategic objectives of the LHS. However, it is important to note that the LHS does not justify the removal of a heritage item, and any such proposal must be supported by a robust and appropriate heritage assessment, it being noted that the item was recorded and has legitimately been removed.

5. Is the Planning Proposal consistent with any other applicable State and Regional Studies or strategies?

Further detailed assessment against other State and regional studies or strategies beyond what has already been considered is not deemed necessary.

6. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

The NSW Government publishes State Environmental Planning Policies (SEPPs). These documents deal with matters of state or regional planning significance. The Planning Proposal is deemed to be consistent with the relevant SEPPs – refer to the table below.

Assessment of the PP – State Environmental Planning Policies	
State Environmental Planning Policies (SEPP)	Comment
Biodiversity and Conservation 2021	The Planning Proposal seeks only to remove the heritage listing from the site. Any future development would be subject to assessment under this SEPP. The proposal itself will not result in any physical changes to the environment and, as such, does not pose a threat to biodiversity or habitat. Any subsequent development will be required to comply with the provisions of the SEPP, including those relating to vegetation management and koala habitat on the site.
Exempt and Complying Development Codes 2008	Not Relevant. The SEPP outlines assessment pathways and building works, hence is not relevant to the Planning Proposal as it is administrative in nature and does not contravene the provisions of the SEPP in any way.
Housing 2021	Not relevant to the Planning Proposal, however, any future development on the site will need to follow this SEPP where relevant.
Industry and Employment 2021	Not Relevant. The Planning Proposal will not include any provisions that contradict or impede the application of the SEPP.
Planning Systems 2021	Not Relevant. The Planning Proposal is minor and does not affect the SEPP.
Precincts – Central River City 2021	Not Relevant. The site is not identified on any mapping to which this SEPP applies.
Precincts – Eastern Harbour City 2021	Not Relevant. The site is not identified on any mapping to which this SEPP applies.
Precincts – Regional 2021	Not Relevant. The site is not identified on any mapping to which this SEPP applies.

Assessment of the PP – State Environmental Planning Policies	
State Environmental Planning Policies (SEPP)	Comment
Precincts – Western Parkland City 2021	Not Relevant. The site is not identified on any mapping to which this SEPP applies.
Primary Production 2021	The Planning Proposal will not contain provisions that will contradict or hinder the application of this SEPP.
Resilience and Hazards 2021	Not relevant to the Planning Proposal, however, any future development on the site will need to follow this SEPP where relevant.
Resources and Energy 2021	This SEPP is not relevant to the Planning Proposal.
Sustainable Buildings 2022	Not relevant to the Planning Proposal, however, any future development on the site will need to follow this SEPP where relevant.
Transport and Infrastructure 2021	Not relevant to the Planning Proposal

Table 4: Table of State Environmental Planning Policies (SEPPs) and their application to the Planning Proposal.

7. Is the Planning Proposal consistent with applicable Local Planning Directions (Ministerial 9.1 Directions) (s9.1 directions) or key government priority?

The Planning Proposal is consistent with the applicable Section 9.1 Directions under the *Environmental Planning and Assessment Act 1979*. The proposal relates only to the removal of a heritage listing where the physical fabric of the heritage item no longer exists.

Assessment of the Planning Proposal – Local Planning Directions	
Local Planning Directions	Comments
Focus Area 1: Planning Systems	
1.1 Implementation of Regional Plans – Consistent Objective The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans	Consistent The subject site is consistent with the Greater Sydney Region Plan, Our Greater Sydney 2056 - Western City District Plan and the Draft Sydney Plan. The proposal seeks only to remove a redundant heritage listing and does not alter the site's zoning or development capacity. Accordingly, it is not inconsistent with the relevant regional planning frameworks.
1.2 Development of Aboriginal Land Council Land	Not applicable Chapter 3 – Aboriginal Land – within the SEPP (Planning Systems) 2021 does not apply to the site as the land is not owned by an Aboriginal Land Council.
1.3 Approval and Referral Requirements Consistent Objective The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	Consistent The Planning Proposal does not trigger the need for any additional concurrence, consultation or referral from a minister or public authority.
1.4 Site Specific Provisions Consistent Objective The objective of this direction is to discourage unnecessarily restrictive site-specific planning controls.	Consistent The Planning Proposal seeks to remove the existing heritage overlay from the site, thereby eliminating an unnecessary and restrictive site-specific planning control that no longer serves a heritage conservation purpose.

Assessment of the Planning Proposal – Local Planning Directions	
Local Planning Directions	Comments
1.4A Exclusion of Development Standards from Variation Consistent Objective The objective of this direction is to maintain flexibility in the application of development standards by ensuring that exclusions from the application of clause 4.6 of a Standard Instrument Local Environmental Plan (Standard Instrument LEP) or an equivalent provision of any other environmental planning instrument, are only applied in limited circumstances.	Consistent This Planning Proposal is only removing the heritage overlay and does not require an exclusion to development standards. No changes to Clause 4.6 exclusions are proposed.
Focus Area 1: Planning Systems – Place-based	
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not applicable The Planning Proposal site is not located within the Parramatta Road Corridor
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable The site is not located within the North West Priority Growth Area.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use Infrastructure Implementation Plan	Not applicable The site is not located within the Greater Parramatta Priority Growth Area.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use Infrastructure Implementation Plan	Not applicable The subject site is not located within Wilton Priority Growth Area.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable Subject site is not located within the Glenfield to Macarthur Urban Renewal Corridor
1.10 Implementation of Western Sydney Aerotropolis Plan	Not applicable

Assessment of the Planning Proposal – Local Planning Directions	
Local Planning Directions	Comments
	The subject site of the Planning Proposal is not located within the Western Sydney Aerotropolis Plan
1.11 Implementation of Bayside West Precincts 2036 Plan	Not applicable Subject site is not located within the Bayside West Plan
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable Subject site is not located within the Cooks Cove Precinct.
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable Subject site is not located within the St Leonards and Crows Nest 2036 area.
1.14 Implementation of Greater Macarthur 2040	Not applicable Subject property is located just outside the Greater Macarthur 2040 catchment area.
1.15 Implementation of the Pyrmont Peninsula Place Strategy	Not applicable Subject property is not located within the Pyrmont Peninsula Place Strategy
1.16 North West Rail Link Corridor Strategy	Not applicable The subject site is not located along the North West Rail Link Corridor.
1.17 Implementation of the Bays West Place Strategy	Not applicable Subject property is not located within the Bays West Place Strategy
1.18 Implementation of the Macquarie Park Innovation Precinct	Not applicable The site is not located within the Macquarie Park Innovation Precinct.
1.19 Implementation of the Westmead Place Strategy	Not applicable The site is not located within the Westmead Place Strategy
1.20 Implementation of the Camellia-Rosehill Place Strategy	Not applicable The site is not located within the Camellia-Rosehill Place Strategy
1.21 Implementation of the South-West Growth Area Structure Plan	Not applicable The subject property is not located within the South-West Growth Area Structure Plan.
1.22 Implementation of the Cherrybrook Station Place Strategy	Not applicable

Assessment of the Planning Proposal – Local Planning Directions	
Local Planning Directions	Comments
	The subject site is not located within the Cherrybrook Station Place Strategy.
Focus Area 2	
2.1 Design and Place	No directions in place.
Focus Area 3: Biodiversity and Conservation	
3.1 Conservation Zones Objective The objective of this direction is to protect and conserve environmentally sensitive areas.	Consistent It is consistent as the property is zoned C3 Environmental Management, however, the Planning Proposal does not propose a reduction to the conservation standards that apply to the land (including by modifying development standards that apply to the land).
3.2 Heritage Conservation Objective The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	Consistent The Planning Proposal is considered to be consistent with this direction. The objective of the direction is to conserve items, areas, objects and places of environmental heritage significance and Indigenous heritage significance. The Planning Proposal seeks to remove the heritage listing applying to the former heritage item at 60 Hansens Road, Minto Heights from Schedule 5 and the Heritage Map under the CLEP 2015. The heritage item has already been lawfully demolished under a development consent granted by Council. As the heritage item no longer exists, the Planning Proposal does not facilitate or result in the loss of any existing heritage fabric, heritage significance or heritage conservation outcome. Rather, the proposal is administrative and consequential in nature and seeks to ensure that the planning framework accurately reflects the current condition of the site. Accordingly, the Planning Proposal is not considered to adversely impacting any heritage item, heritage conservation area or archaeological resource and is therefore consistent with the objectives this direction.

Assessment of the Planning Proposal – Local Planning Directions	
Local Planning Directions	Comments
3.3 Sydney Drinking Water Catchments	Not applicable The site is not located within a Sydney drinking water catchment.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable This direction only applies to Far North Coast councils.
3.5 Recreation Vehicle Areas	Not applicable The proposal does not involve recreation vehicle areas.
3.6 Strategic Conservation Planning	Not applicable The site is not located on avoided land or within a strategic conservation area.
3.7 Public Bushland	Not applicable The proposal is not located on public bushland.
3.8 Willandra Lakes Region	Not applicable The site is not within the Willandra Lakes World Heritage area.
3.9 Sydney Harbour Foreshores	Not applicable The site is not within the Sydney Harbour Foreshores and Waterways Area.
3.10 Water Catchment Protection	Not applicable The site is not located within a water catchment area.
Focus Area 4: Resilience and Hazards	
4.1 Flooding	Not applicable The site is not located on flood prone land.
4.2 Coastal Management	Not applicable The site is not located on a coastal area of NSW.
4.3 Planning for Bushfire Protection Consistent. Objectives The objectives of this direction are to:	Consistent The site is identified as being bush fire 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.

Assessment of the Planning Proposal – Local Planning Directions	
Local Planning Directions	Comments
a) Protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and b) Encourage sound management of bush fire prone areas	Any future development on the site will continue to be subject to the requirements of <i>Planning for Bushfire Protection 2019</i> and the <i>Rural Fires Act 1997</i> .
4.4 Remediation of Contaminated Land	Not applicable The Planning Proposal is only seeking to remove the heritage overlay that is present on the site. Any future development of the physical site will need to comply to relevant legislation.
4.5 Acid Sulfate Soils	Not applicable The site is not identified on any Acid Sulfate Soils mapping.
4.6 Mine Subsidence and Unstable Land	Not applicable The site is not located within a Mine Subsidence District.
Focus Area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	Not applicable This direction is not applicable to the Planning Proposal as it relates solely to the removal of a heritage listing and does not alter land use zoning, development patterns or potential or transport integration.
5.2 Reserving Land for Public Purposes	Not applicable The Planning Proposal does not seek to create, alter or reduce existing zonings or reservations of land for public purposes
5.3 Development Near Regulated Airports and Defence Airfields	Not applicable There are no regulated airports or defence airfields within 10 km of the site that would trigger this direction
5.4 Shooting Ranges	Not applicable There are currently no known shooting ranges adjoining the site that would trigger this direction
5.5 High Pressure Dangerous Goods Pipelines	Not applicable

Assessment of the Planning Proposal – Local Planning Directions	
Local Planning Directions	Comments
	There are no High-Pressure Dangerous Goods Pipelines within the vicinity of the subject site.
Focus Area 6: Housing	
6.1 Residential Zones	Not applicable This Planning Proposal is administrative and does not directly affect housing, infrastructure or environmental outcomes. However, removing the obsolete heritage listing provides a clearer planning framework that may support future development.
6.2 Caravan Parks and Manufactured Home Estates	Not applicable The site does not propose or is located near any caravan parks or manufactured home estates.
Focus Area 7: Industry and Employment	
7.1 Employment Zones	Not applicable The Planning Proposal will not affect land within an existing or proposed employment zone.
7.2 Reduction in Non-Hosted Short-Term Rental Accommodation Period.	Not applicable This direction does not apply to the LGA.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable This direction does not apply to the site.
Focus Area 8: Resources and Energy	
8.1 Mining, Petroleum Production and Extractive Industries	Not applicable The site is not located near Mining, Petroleum Production and Extractive Industry practices.
Focus Area 9: Primary Production	
9.1 Rural Zones	Not applicable The site is not located within a rural zone.
9.2 Rural Lands	Not applicable This direction does not apply to the site.
9.3 Oyster Aquaculture	Not applicable This direction does not apply to the site.

Assessment of the Planning Proposal – Local Planning Directions	
Local Planning Directions	Comments
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable This direction does not apply to the site.

Table 5: Table of 9.1 Ministerial Directions and their application to the Planning Proposal.

Section C – Environmental, social and economic impact.

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

No.

The Planning Proposal is administrative in nature and is limited to the removal of a heritage listing from the *Campbelltown Local Environmental Plan 2015* (CLEP 2015). It does not facilitate any physical works or changes to land use.

Accordingly, the proposal will not have any impact on critical habitat, threatened species, populations or ecological communities, or their habitats.

9. Are there any other likely environmental effects of the Planning Proposal and how they are proposed to be managed?

No adverse environmental impacts are anticipated because of the Planning Proposal.

The proposal is limited to the removal of a heritage listing and does not amend zoning, development standards or permissible land uses. Any future development on the site will remain subject to the development assessment process, where environmental impacts such as traffic, noise, biodiversity and amenity will be assessed in accordance with relevant statutory requirements.

10. Has the Planning Proposal adequately addressed any social and economic effects?

The Planning Proposal is administrative in nature and is not expected to result in any adverse social or economic impacts. The removal of the heritage listing will ensure that the planning controls applying to the land accurately reflect the current condition of the site.

The proposal does not introduce any changes to land use permissibility or development standards and will not result in any broader social or economic impacts.

Section D – Infrastructure (Local, State and Commonwealth)

11. Is there adequate public infrastructure for the Planning Proposal.

The Planning Proposal does not involve amendments to the zoning, permissible uses or development standards which may facilitate intensified development. No additional demand for public infrastructure or services is needed because of this Planning Proposal. Any future development will consider infrastructure within the development application process.

Section E – State and Commonwealth Interests

12. What are the views of State and Federal public authorities and government agencies consulted to inform the Gateway Determination.

Council has not undertaken any consultation with other government agencies to date, given the minor and administrative nature of this Planning Proposal. Should the Planning Proposal proceed to public exhibition, Council will carry out consultation as required by the Gateway Determination.

Part 4 – Maps

The Planning Proposal seeks to amend the Heritage Maps under the *Campbelltown Local Environmental Plan 2015* to ensure the mapping accurately reflects the proposed removal of the subject property from the local heritage schedule. The relevant map sheet to be amended is HER_012.

Further details of the proposed amendments to the CLEP 2015 Heritage Maps are provided below.



Heritage

-  Conservation area - General
-  Item - General
-  Item - Landscape

Figure 3: Current Heritage Map



Figure 4: Proposed Heritage Map

Part 5 – Community Consultation

Consultation on the Planning Proposal will be undertaken in accordance with the Local Environmental Plan Making Guidelines (August 2023), the Campbelltown Community Participation Plan and the requirements of the Gateway Determination.

The consultation process will include:

- The Planning Proposal being exhibited on Council's website (www.campbelltown.nsw.gov.au). Council's libraries also have access to the website.
- The Planning Proposal being made available on the NSW Planning Portal website. (www.planningportal.nsw.gov.au).
- A copy of the Planning Proposal and associated attachments will be made available at Council's Administration Building and Campbelltown Library (HJ Daley Library).

The Planning Proposal is categorised as "basic" under the LEP Making Guidelines. As such, the required exhibition period, as confirmed by the Gateway Determination, is a minimum of 10 working days. The Planning Proposal is on public exhibition from 12 August 2026 to 28 August 2026.

Nearby property owners and the public:

Nearby property owners within the proximity to the site will be notified by way of individual letters.

Part 6 - Timeline

Dates	Item
9 June 2026	Report to Council Meeting
June 2026	Referral to DPHI for Gateway Determination
July 2026	Gateway Determination
12 August 2026 – 28 August 2026	Public Exhibition
October 2026	Post Exhibition Report to Council
October 2026	Send Planning Proposal to Parliamentary Counsel
December 2026 / January 2027	Making of the LEP Amendment.

Table 6: A proposed timeline of the Planning Proposal.