

# HERITAGE IMPACT STATEMENT

149 - 155 Airds Road, Minto,  
NSW, 2566

Prepared for  
**CHARTER HALL**  
23 January 2023

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# EXECUTIVE SUMMARY

Urbis has been engaged by Charter Hall to prepare the following Heritage Impact Statement (HIS) for 149-155 Airds Road, Minto (subject site).

It is our understanding that the Charter Hall is seeking to redevelop the site located at 149-155 Airds Road, Minto, and establish two new buildings for warehouse and light industries uses.

The subject site is not listed as a heritage item under Part 1 of Schedule 5 of the Campbelltown Local Environmental Plan (LEP) 2015; Nor is it located within a heritage conservation area (HCA) listed under Part 2 of Schedule 5. However, the subject site is located in proximity to the following heritage item: 'Milestone XXXI', Campbelltown Road (west of Airds Road), item no. 189.

Further details of the proposed works are included in Section 1.2. This HIS has been prepared to determine the potential heritage impact of the proposed works on the significance of the adjacent heritage item.

A detailed impact assessment of the proposed works has been undertaken in Section 5 of this report. The proposed development has been assessed to have a neutral heritage impact on the subject site and the 'Milestone XXXI', (heritage item no. 189) located directly to the west. Key aspects of the assessment are listed below:

- The proposed new buildings are in keeping with the existing industrial character of the area. The design would mitigate the proposed density on site through adequate setbacks and separation between the detached buildings.
- The new works would include landscaping features which would soften the visual transition between the new works and the nearby heritage item.
- The new warehouses proposed will be in place of the existing warehouse with the addition of a private access road and turning circle, 177-space carpark with loading dock, and landscaping separating further dividing the new works to northern section of the site from the south. These new proposed elements will maintain a greater separation between the development within the subject site and the heritage milestone directly west (south-west of the proposed work area) resulting in an overall neutral impact on the milestone's identified significance.
- The proposed works will be of a similar character to the surrounding area. Therefore, the character of the setting of the heritage item will be unchanged; and
- The proposed works will have no adverse impact on the existing views to and from the subject site or the adjacent heritage milestone.

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective having regard to the proposed recommendations below.

# 1. INTRODUCTION

## 1.1. BACKGROUND

Urbis has been engaged by Charter Hall to prepare the following Heritage Impact Statement (HIS) for 149-155 Airds Road, Minto (subject site).

It is our understanding that Charter Hall is seeking to redevelop the site located at 149-155 Airds Road, Minto, and establish a new warehouse.

The subject site is not listed as a heritage item under Part 1 of Schedule 5 of the *Campbelltown Local Environmental Plan (LEP) 2015*; Nor is it located within a heritage conservation area (HCA) listed under Part 2 of Schedule 5. However, the subject site is located in proximity to the following heritage item: 'Milestone XXXI', Campbelltown Road (west of Airds Road), item no. 189.

Further details of the proposed works are included in Section 1.2. This HIS has been prepared to determine the potential heritage impact of the proposed works on the significance of the adjacent heritage item.

## 1.2. SITE LOCATION

The subject site is located within the northern portion of 149 Airds Road, Minto within the local government area (LGA) of Campbelltown. The site is legally described as Lot 131 of Deposited Plan 583995, Lot 12 of Deposited Plan 251997, and Lot 213 of Deposited Plan 260735.



Figure 1 - Locality map with the subject site outlined in red. The approximate curtilage for the proposed works is outlined in blue.

Source: SIX Maps, 2022 with Urbis overlay

## 1.3. METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Division guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 1999 (revised 2013).

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the *Campbelltown Local Environmental Plan (LEP) 2015* and the *Campbelltown (Sustainable City) Development Control Plan (DCP) 2015*.

## 1.4. AUTHOR IDENTIFICATION

The following report has been prepared by Cecelia Heazlewood (Consultant) and Samara Allen (Senior Consultant). Allie Cornish (Associate Director) has reviewed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

## 1.5. THE PROPOSAL

The proposed works will consist in summary:

Construction, fit-out and operation of a warehouse and distribution centre and light industries premises of 28,130m<sup>2</sup> gross floor area (GFA), comprising:

- Warehouse A: 6,640m<sup>2</sup> warehouse GFA and 300m<sup>2</sup> ancillary office GFA;
- Warehouse B: 6,670m<sup>2</sup> warehouse GFA and 300m<sup>2</sup> ancillary office GFA;
- Warehouse 2: 13,316m<sup>2</sup> warehouse GFA and 900m<sup>2</sup> ancillary office GFA;
- Provision of 2 new vehicle crossovers from Airds Road;
- Private access road and turning circle;
- Hardstand and loading docks;
- 177 car parking spaces;
- Bulk earthworks;
- Provision of site infrastructure;
- Hard and soft landscaping; and
- Estate and building identification signage.

Urbis has been provided with drawing documentation prepared by Watch This Space Design. This HIS has relied on these plans for the impact assessment include in Section 5. Extracts of the proposed plans are also provided overleaf. Full size plans should be referred to for detail.

Table 1 Provided Plans

Author	Drawing No.	Drawing Name	Revision	Date
Watch This Space Design	DA2-000	Cover Sheet	P8	15.11.2022
Watch This Space Design	DA2-001	Survey Plan	P8	15.11.2022
Watch This Space Design	DA2-002	Site Analysis Plan	P8	15.11.2022

Watch This Space Design	DA2-003	Shadow Diagrams	P8	15.11.2022
Watch This Space Design	DA2-004	Overall Site Plan	P8	15.11.2022
Watch This Space Design	DA2-100	Warehouse 1 & 2 – Floor Plan	P8	15.11.2022
Watch This Space Design	DA2-101	Warehouse 1 & 2 – Roof Plan	P8	15.11.2022
Watch This Space Design	DA2-110	Warehouse 1A – Office Plans	P8	15.11.2022
Watch This Space Design	DA2-111	Warehouse 1A – Office Elevations	P8	15.11.2022
Watch This Space Design	DA2-120	Warehouse 1B – Office Plans	P8	15.11.2022
Watch This Space Design	DA2-121	Warehouse 1B – Office Elevations	P8	15.11.2022
Watch This Space Design	DA2-200	Warehouse 1 – Elevations	P8	15.11.2022
Watch This Space Design	DA2-201	Warehouse 1 – Elevations	P8	15.11.2022
Watch This Space Design	DA2-300	Warehouse 1 - Sections	P8	15.11.2022
Watch This Space Design	DA3-110	Warehouse 2A – Office Plans	P8	15.11.2022
Watch This Space Design	DA3-111	Warehouse 2A – Office Elevations	P8	15.11.2022
Watch This Space Design	DA3-120	Warehouse 2B – Office Plans	P8	15.11.2022
Watch This Space Design	DA3-121	Warehouse 2B – Office Elevations	P8	15.11.2022
Watch This Space Design	DA3-200	Warehouse 2 – Elevations	P8	15.11.2022
Watch This Space Design	DA3-201	Warehouse 2 – Elevations	P8	15.11.2022
Watch This Space Design	DA3-300	Warehouse 2 - Elevations	P8	15.11.2022





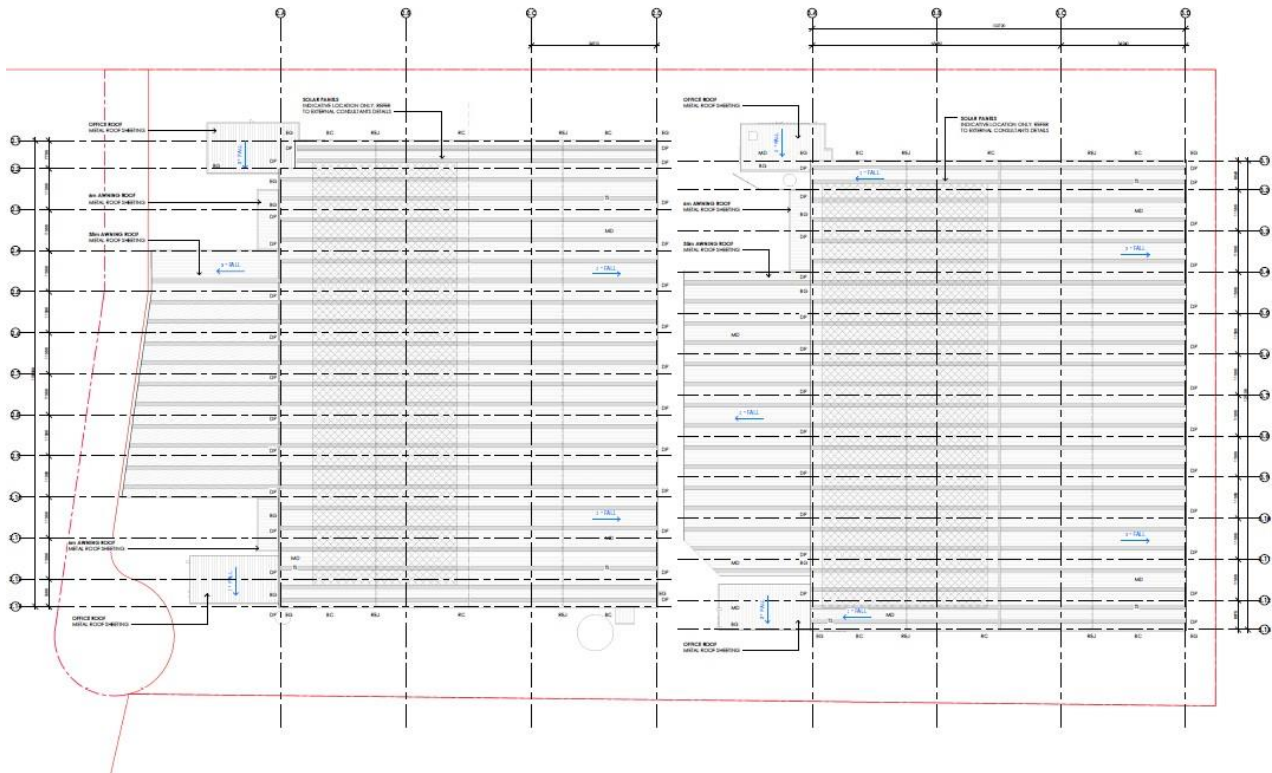


Figure 3 – Roof Plan

Source: Watch This Space Design, 2022

## **2. SITE DESCRIPTION**

### **2.1. SITE SETTING**

The subject site is located at 149-155 Airds Road, Minto. It is legally described as Lot 131 of Deposited Plan 583995, Lot 12 of Deposited Plan 251997, and Lot 213 of Deposited Plan 260735. The subject site is bound to the west by Campbelltown Road and to the east by Airds Road. The site is approximately 3km away from the Minto town centre. The surrounding development to the north, east and south is predominately characterised by industrial development especially warehouses from the late 20<sup>th</sup>- early 21<sup>st</sup> Century. The west of site shows an emerging pattern of residential subdivisions.

Airds Road is a wide street that is partially lined with native and non-native plantings. It runs parallel with Bow Bowings Creek which is situated to the east of the site. Campbelltown Road is a historical southerly thoroughfare, providing access between Sydney and Campbelltown. Historical imagery displays that Minto and surrounding suburbs have displayed a rapid residential and commercial development growth within the last 40 years.

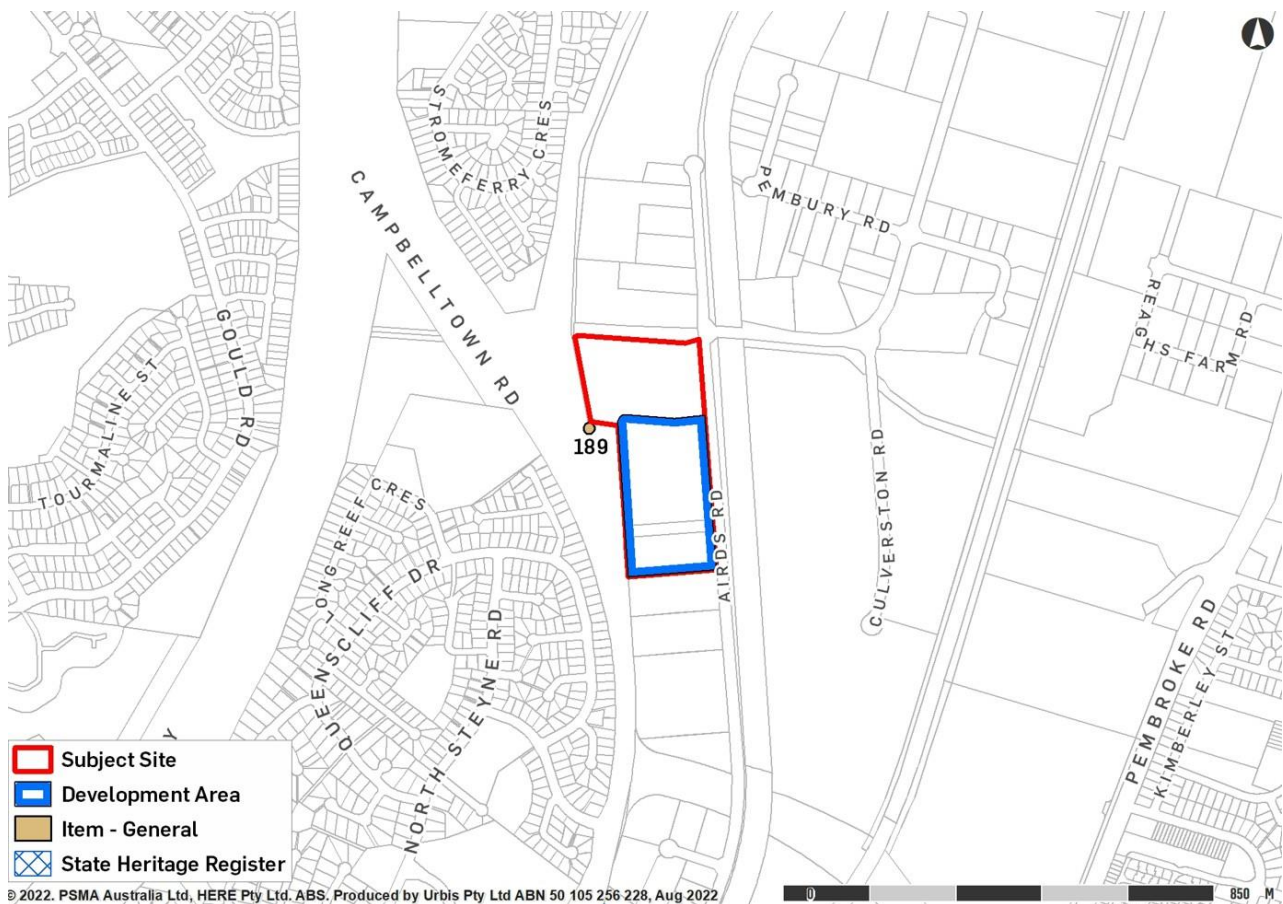


Figure 4 – Cadastral map showing the subject site outlined in red. The approximate curtilage for the proposed works is outlined in blue.

Source: SIX Maps



Figure 5 – Looking south-east from directly west of the subject site showing the heritage milestone.

Source: Google Maps, Street View, December 2009



Figure 6 – Looking north-west from directly west of the subject site showing the distance between heritage milestone and the site boundary.

Source: Google Maps, Street View, December 2009

## 2.2 SITE DESCRIPTION

The subject site comprises three lots. The first lot (Lot 12 of DP 251997) consist of a large double storey warehouse building originally constructed in 1976 for Pirelli Ericsson Cables Pty Ltd. The main form of the building is clad in a cream-coloured corrugated metal with a low-pitched gabled roof, also clad in corrugated metal. The roofscape has several cowls and ventilation openings. There is also a triple height portion of the building at the north-western corner. The main building has a series of aluminium framed windows. There



are several large roller doors to the southern façade and one to the eastern façade, presumably the main entrance.

The building has a detached administration area at the north-western corner. This area consists of double and single storey face brick structures of one-two stories with a cement parapet and metal clad flat roof. The administration area has an even fenestration pattern of aluminium framed windows and glazed entry doors to the western façade.

A secondary, smaller warehouse is located within the southern-most lot (Lot 213 of DP 260735). It has an east-west orientation and primary frontage to Airds Road (east). This warehouse also dates to the late 1970s, is comprised of light-coloured brick with corrugated metal fascia and aluminium-framed windows. It has an M-shaped metal roof and hardstand area to the rear.

Overall, the site has minimal landscaping. A large portion of the site at the east, north-east and south-east is occupied by hardstand area, mainly used for parking and storage. However, the western boundary has a scattering of mature native trees. The westernmost boundary is partially lined with mature pine trees.



Figure 7 - Primary façade of the subject site, facing west on Airds Road.



Figure 8 - Southern elevation of subject site, facing north-west on Airds Road.



Figure 9 - Northern elevation of subject site, facing south-west on Airds Road.



Figure 10 - Detail of hardstand area at primary entrance on Airds Road.



Figure 11 - Detail of hardstand parking area.



Figure 12 - Detail of hardstand area at primary entrance on Airds Road.

## 3. HISTORICAL OVERVIEW

### 3.1. AREA HISTORY

The following historical summary of the Minto area has been extracted from the Dictionary of Sydney online:<sup>1</sup>

#### *Minto*

*The name Minto originally applied to an extensive district south-west of Parramatta, west of the Georges River and north of Appin. It was there that military officers, who had deposed Governor Bligh in 1808, began making land grants to increase the agricultural productivity of the struggling colony. (They apparently chose the name as a compliment to Lord Minto, then Governor-General of India.) When Governor Macquarie took over in 1810, he continued the practice and one of the grateful grantees was William Redfern, the ex-convict surgeon. Redfern got 800 acres (320 hectares) and called his country estate Campbellfield as a compliment to Mrs Macquarie, who was born a Campbell. His land covered much of the future Campbelltown suburb of Minto.*

#### *From Campbellfield to Minto*

*Under Redfern and his wife Sarah, vineyards and sheep farms prospered on the Campbellfield estate. But when Redfern died in 1833, Campbellfield began to stagnate and, after an unsuccessful attempt to sell off allotments in 1843, the estate trustees simply leased it out for rough grazing. In the 1870s, Campbellfields railway station opened, connecting local primary producers with their markets. But it was not until the land boom of the 1880s that the area attracted real attention. In 1882, the station was renamed Minto and land nearest to it was soon subdivided and became the nucleus of Minto village. It lay to the north-west of the township of Campbelltown, separated by bush and farmland. For decades Minto remained a village, home to dairy farmers, orchardists, vigneron, local tradespeople – and a few intrepid city commuters. Like many other rural communities, Minto was relatively resilient during the 1930s Depression: although produce prices fell, Minto families at least had access to food, fuel and shelter. And, thanks to unemployed relief works, the village was connected to the water supply in 1935. Electricity arrived two years later.*

#### *Postwar development*

*In the 1950s Minto had a population of just over 500, but was overtaken by postwar plans to move industry and population to Sydney's west. Successive schemes designated Campbelltown as a growth centre, which would swallow surrounding villages like Minto. From 1970, sewerage works, rail electrification and the construction of the Liverpool-Minto freeway opened up the district. There was an influx of young families into Campbelltown suburbs, requiring homes, schools and shopping centres. Local employment was encouraged with the development of an industrial estate at Minto, where Lever and Kitchen opened a giant detergent factory in 1979. By then, the state Housing Commission had built over 1,000 homes in Minto.*

*The suburb of the 1980s held memories of the old village: remnants of Redfern's Campbellfield House survived behind Minto Mall, while the new primary and high schools were both named after Sarah Redfern. Other local landmarks remained: when Minto Hardware closed in 2006, it had been run by the same family for over 50 years. Despite these village survivals, the size and density of the public housing scheme was transforming Minto.*

*The suburb was hit by recession in the 1990s, when Lever and Kitchen, for example, closed their factory. Minto has become part of a wide-ranging debate about postwar attempts to grow such new communities so quickly. Suburbs full of young families lacked social as well as material infrastructure, and it is now generally accepted that concentrating public housing has created a 'monoculture' of disadvantage. State and local authorities have, however, rejected radical proposals to sell off Minto's public housing. Instead they are beginning the Minto*

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<sup>1</sup> Dictionary of Sydney staff writer, Minto, Dictionary of Sydney, 2008, <http://dictionaryofsydney.org/entry/minto>, viewed 22 Aug 2022



Renewal Project, redesigning the existing estate with new roads and open space to achieve a more sustainable mix of public and private housing in the suburb.

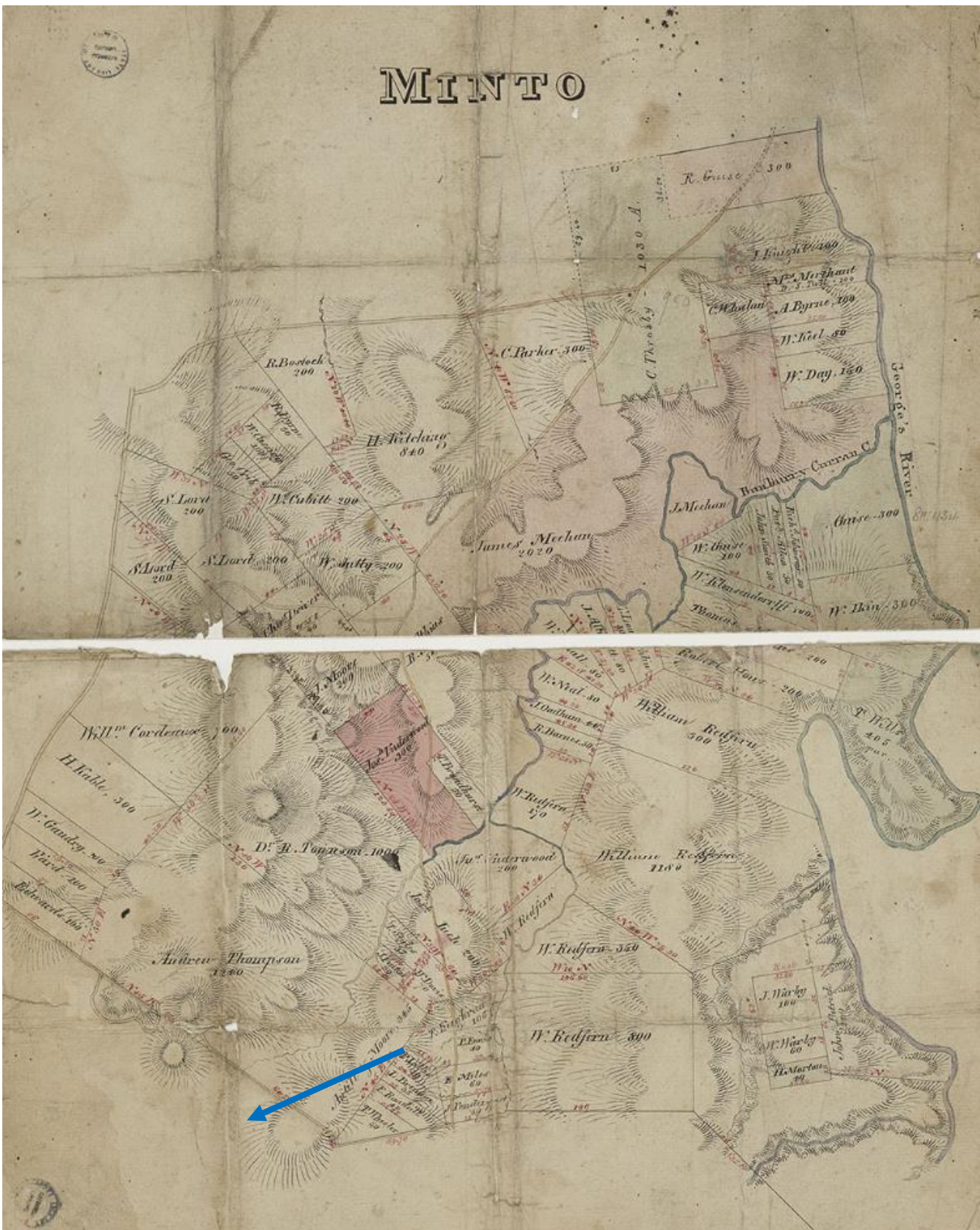


Figure 13 - c.1834 map of Minto, the subject site is located south of the map, approximately indicated with a blue.

Source: State Library of NSW,  
[https://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?embedded=true&toolbar=false&dps\\_pid=FL3780500](https://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?embedded=true&toolbar=false&dps_pid=FL3780500)



## 3.2 SITE HISTORY

The subject site is located within the historic parish of St Peter within the County of Cumberland. During the late 19<sup>th</sup> – early 20<sup>th</sup> Century the subject site was primarily used as farming land with sparse built development. The subject site is located within a historic early estate granted to Sydney Merchant, John Neale and pardoned convict, William Mortimer on 20 June 1816.<sup>2</sup> The site was in an ideal location for early settlers as it was located between the major thoroughfare, Campbelltown Road and the 'Great Southern Railway'. It also had access to a fresh water source, Bow Bowing Creek. Unfortunately, the creek was known to flood during heavy rainfall. To counteract the flooding, a concrete channel was created in the 1970s, the natural course of the creek was significantly altered during the construction of the concrete channel.<sup>3</sup>

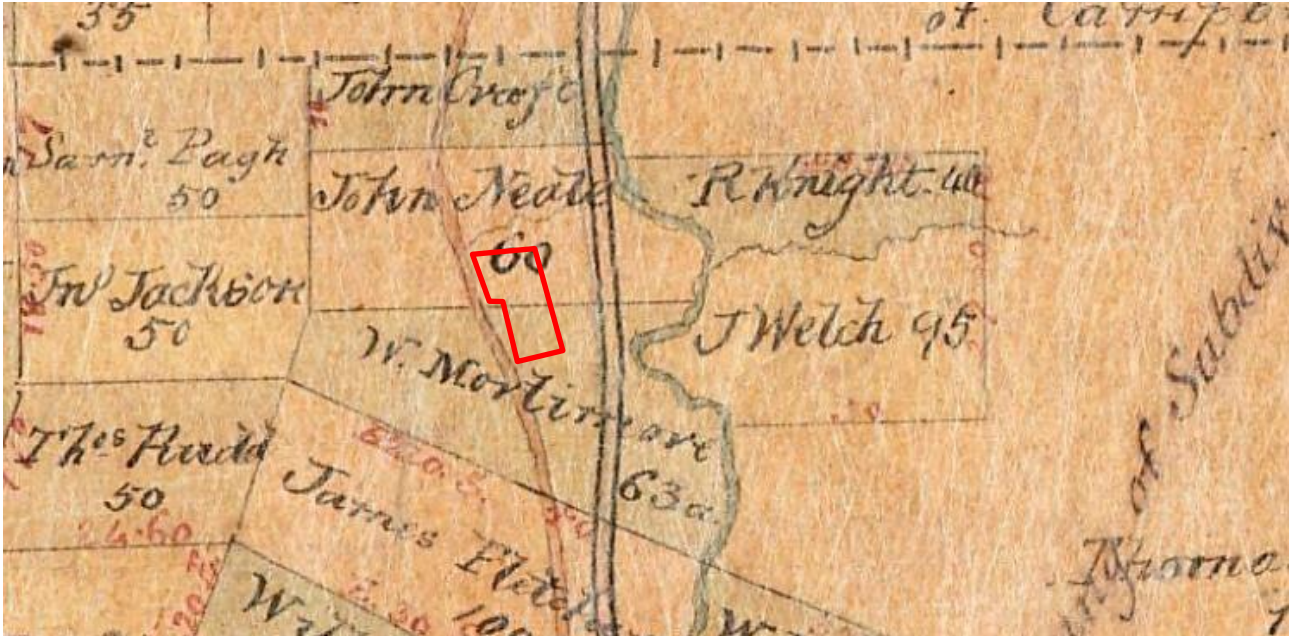


Figure 14 - Early 1800s map of the Parish of St Peter, County of Cumberland.

Source: Land Registry Services, Historical Land Records Viewer. Sheet reference: 1

An early aerial image of the subject site (c.1947) indicates that the subject site had little built or landscaped elements and was most likely used for farmland as part of a larger farming estate. Supporting this notion are the cluster of buildings pictured to the northwest of the subject site also pictured in this aerial. There is a small tributary, north of the site, that appears to have flowed into Bow Bowing Creek. An early dirt road is pictured stemming from the Campbelltown Road and running east of the subject site.

A parish map from the 1950s identifies the early estates held by Mortimer and Neale where still intact and there had been little development on site. However, this map also displays a growth in subdivisions to the east of the site. An aerial image from 1961 further illustrates the lack of development on the subject site during this period.

<sup>2</sup> NSW Land Registry Services, Vol Fol 13106 25

<sup>3</sup> Allen, Andrew. 'Campbelltown Library Blog: Bow Bowing Creek', via: <http://campbelltown-library.blogspot.com/2018/09/bow-bowing-creek.html>

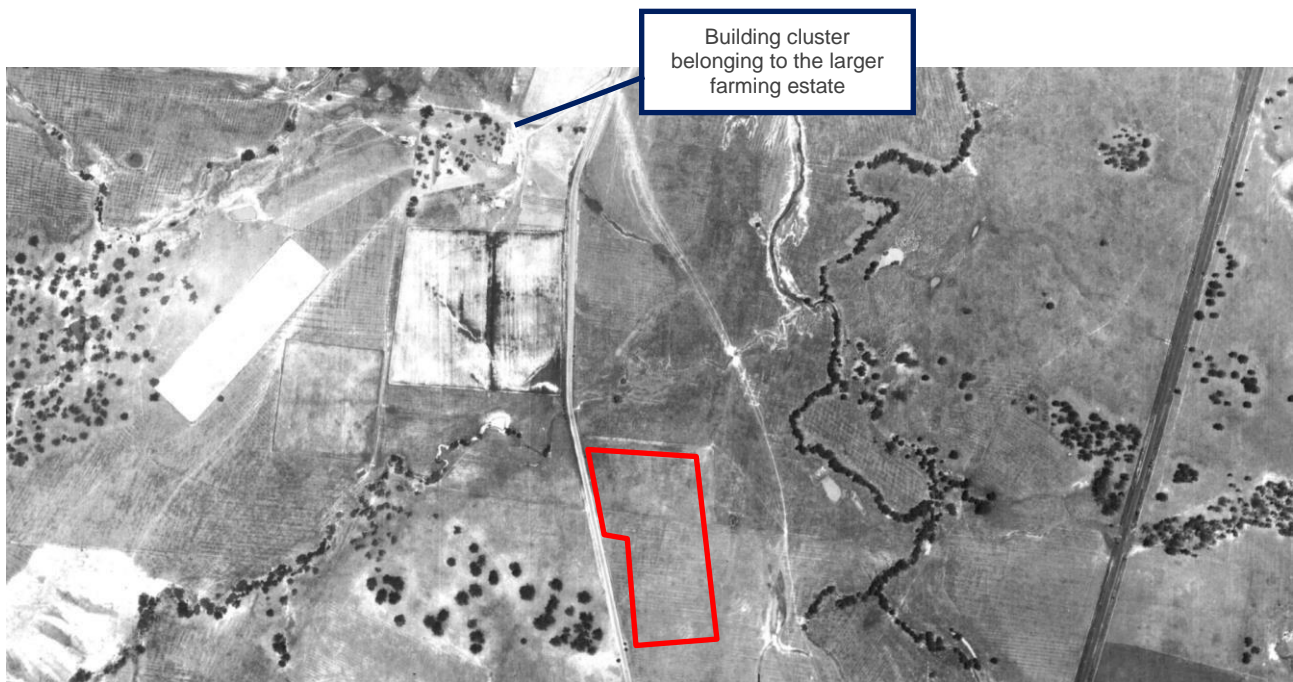


Figure 15 - 1947 aerial map of the subject area, approximate location of the subject site indicated in red.

Source: NSW Historical Imagery Viewer

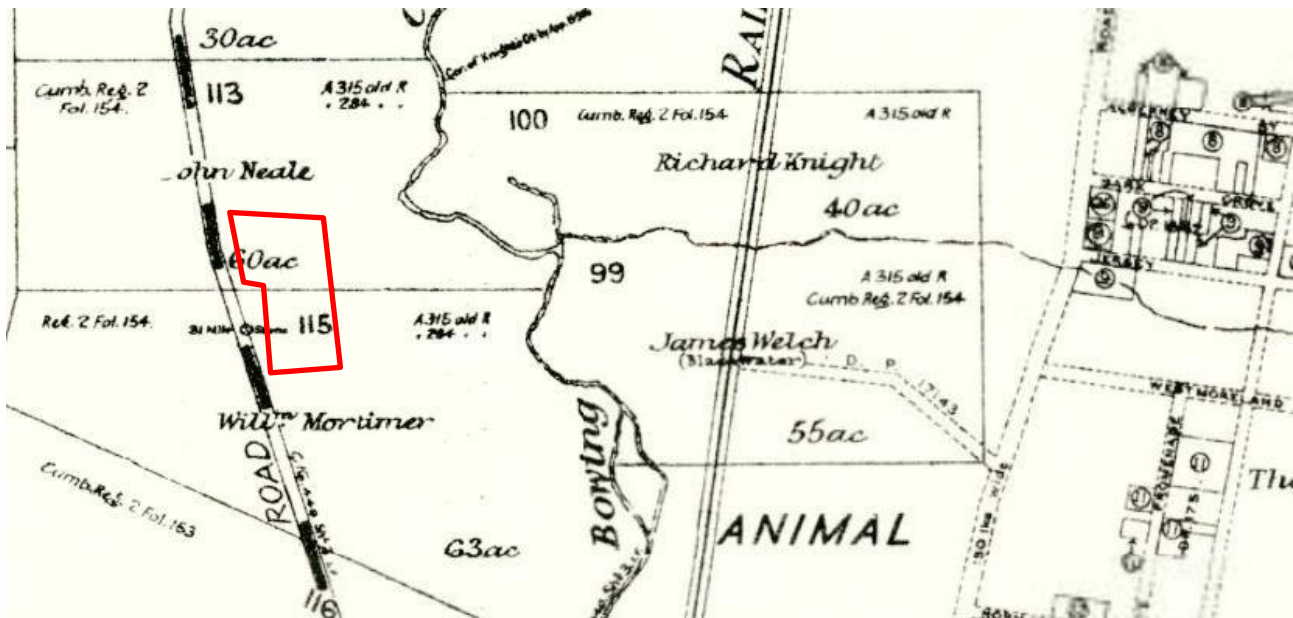


Figure 16 - 1956 map of Minto showing the early estates. The approximate location of the subject site is indicated in red.

Source: New South Wales. Department of Lands. (1956). Parish of St. Peter, County of Cumberland Land District of Picton, Municipalities of Cambelltown & Camden, Eastern Division N.S.W Retrieved August 24, 2022, from <http://nla.gov.au/nla.obj-570700424>



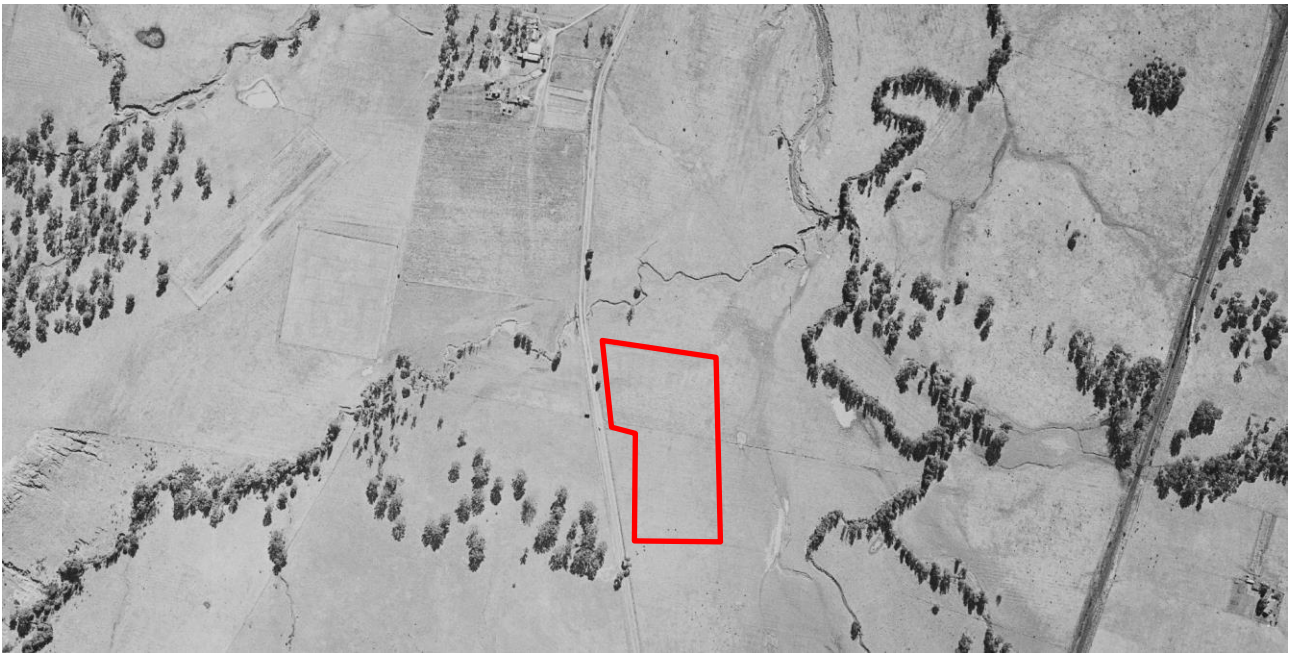


Figure 17 - 1961 aerial map of the subject area, approximate location of the subject site indicated in red.

Source: NSW Historical Imagery Viewer

By the 1970s, development to the surrounding infrastructure began to emerge. As discussed above, Bow Bowings Creek had a concrete channel constructed altering its natural course. Also in early 1970s construction started for the Hume Motorway, located west of the site, also including a slip lane to Campbelltown Road. Aerial images between 1972-75 illustrate these infrastructure upgrades. The latter image also depicts a growth in industrial development within the area, with an early Volvo warehouse pictured to the north-east.

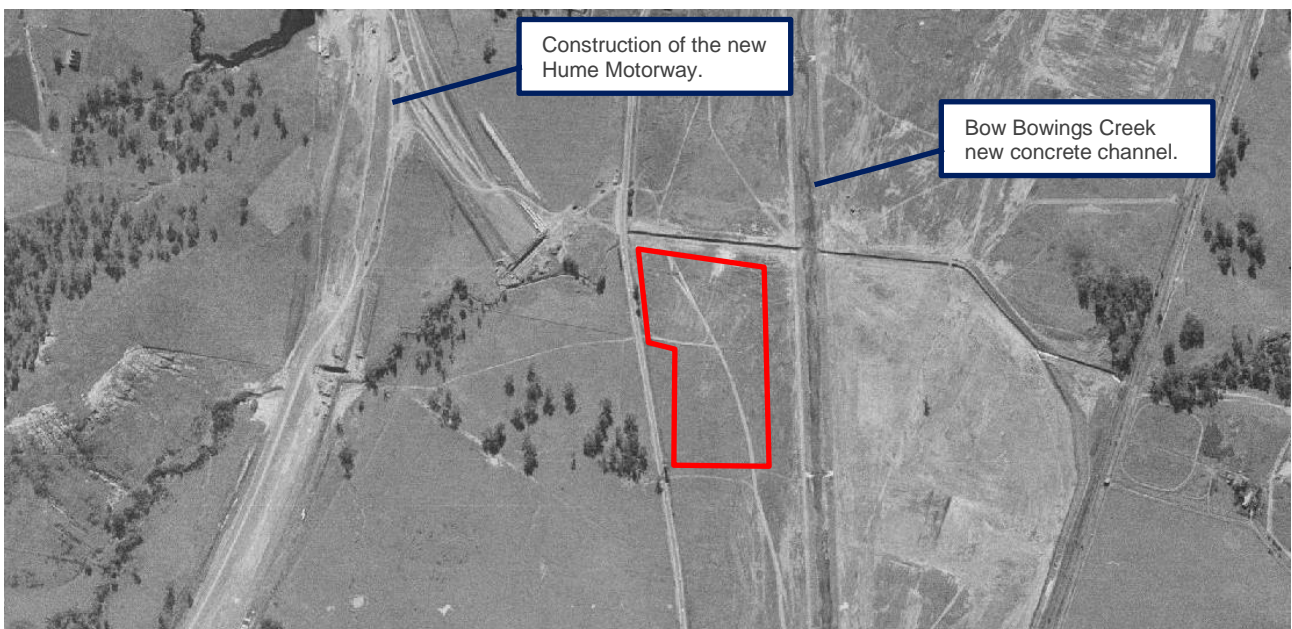


Figure 18 - 1972 aerial map of the subject area, approximate location of the subject site indicated in red.

Source: NSW Historical Imagery Viewer

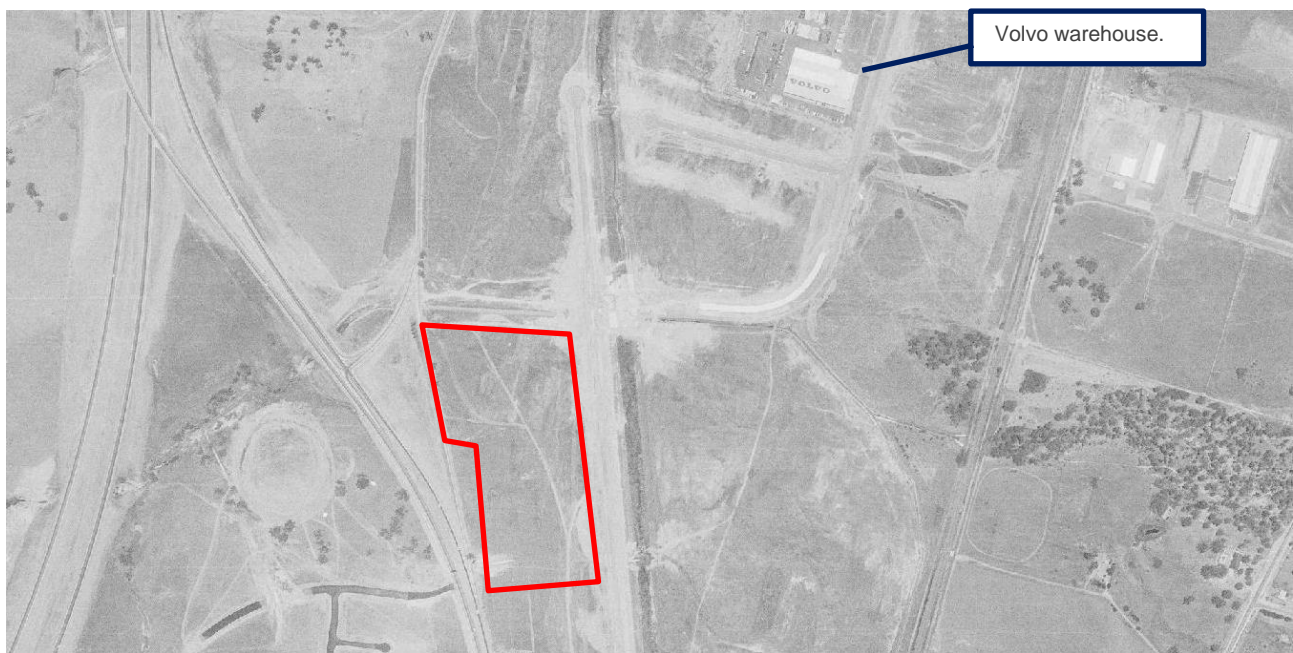


Figure 19 - 1975 aerial map of the subject area, approximate location of the subject site indicated in red.

Source: NSW Historical Imagery Viewer

In 1976, Pirelli Ericsson Cables Australia Pty Ltd purchased the site for the construction of a warehouse.<sup>4</sup> The company, which was formed in the mid-1970s manufactured high-quality power, automotive, flexible and telecommunications cables in Australia.<sup>5</sup> At the time of its construction, the Airds Road factory was considered state of the art.<sup>6</sup> Early images of the subject site confirm that it had a main double-storey frame with a triple height portion to the north west and a metal-clad gabled roof. There is also a double-storey face brick administration building to the west.

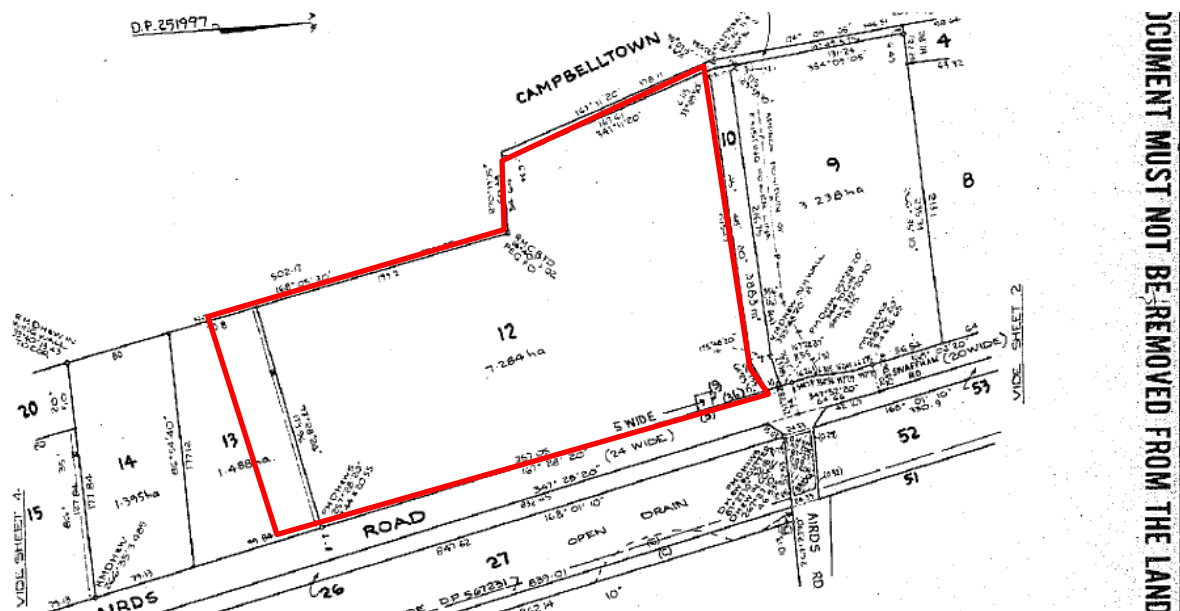


Figure 20 - 1976 title document for the sale of the subject site to Pirelli Ericsson Cables Australia Pty Ltd.

Source: NSW Land Registry Services, Vol Fol 13106 25

<sup>4</sup> NSW Land Registry Services, Vol Fol 13106 25

<sup>5</sup> Prysmian Cable, 'Our Australian History', via: <https://www.prysmiancable.com.au/about/>

<sup>6</sup> Ibid.



Figure 21 - 1977 image of the subject site as viewed from near Bow Bowing Creek, facing south.

Source: Fairfax Collection (Campbelltown City Library. Local Studies Collection, ref no. 010137, via: <https://campbelltown.spydus.com/>)



Figure 22 - 1979 image of the subject site as viewed from Campbelltown Road.

Source: Fairfax Collection (Campbelltown City Library. Local Studies Collection, ref no. 010139, via: <https://campbelltown.spydus.com/>)





Figure 23 - c.1980 image of the subject site as viewed from Campbelltown Road.

Source: Fairfax Collection (Campbelltown City Library. Local Studies Collection, ref no. 010137, via: <https://campbelltown.spydus.com/>)

More recently, the subject site has been owned and operated by Toyo Tyres. Comparisons between 1970s & 80s images of the site and contemporary images suggests that there has been minimal change to the building since the mid-1970s.



Figure 24 - 2005 aerial map of the subject area, approximate location of the subject site indicated in red.

Source: NSW Historical Imagery Viewer

## 4. HERITAGE SIGNIFICANCE

### 4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise the heritage values of a place – why it is important and why a statutory listing was made to protect these values.

### 4.2. HERITAGE LISTING

The subject site is not listed as a heritage item under Part 1 of Schedule 5 of the Campbelltown Local Environmental Plan (LEP) 2015; Nor is it located within a heritage conservation area (HCA) listed under Part 2 of Schedule 5. However, the subject site is located in proximity to the following heritage item: 'Milestone XXXI', Campbelltown Road (west of Airds Road), item no. 189.

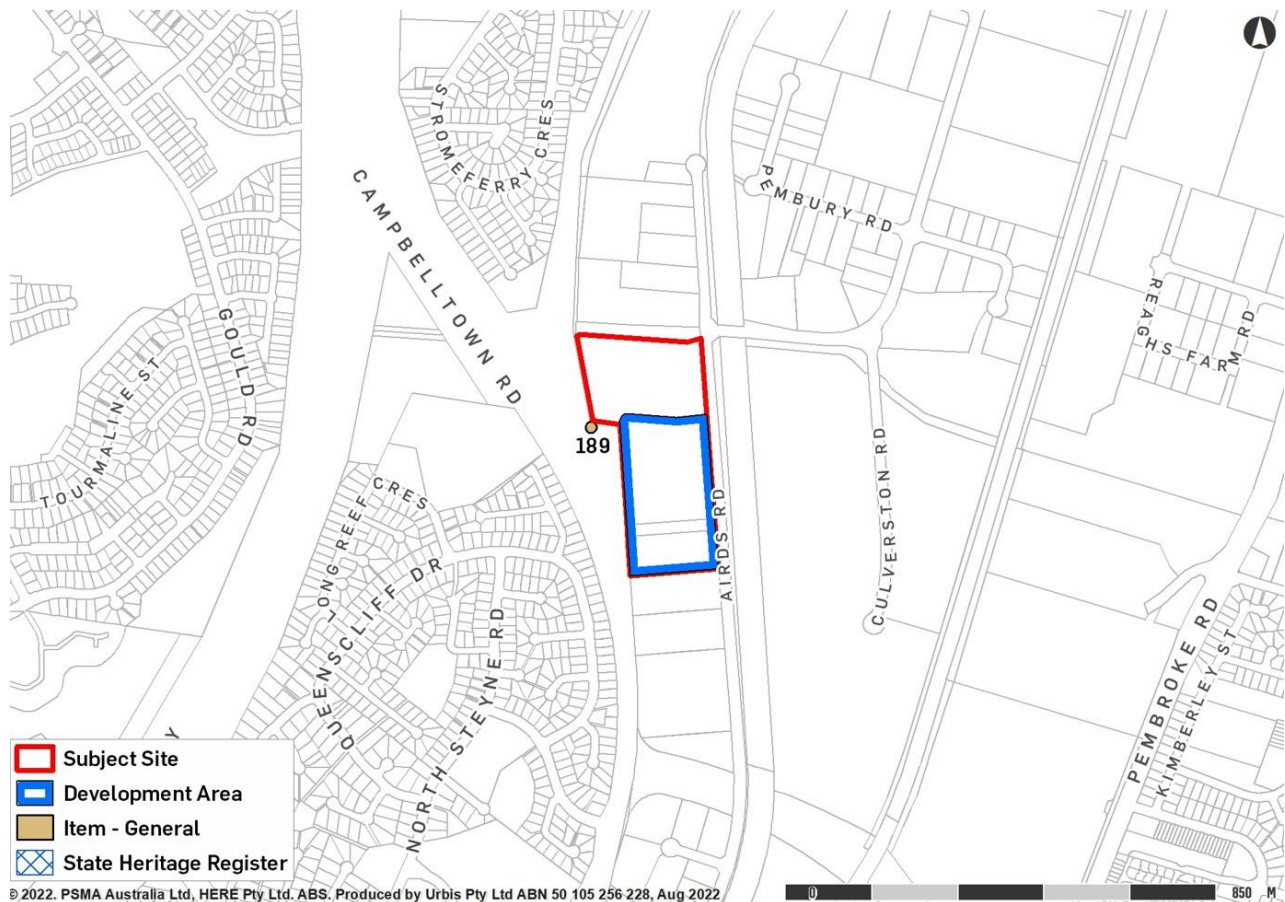


Figure 25 - Heritage map of the subject site, the subject site is indicated in red and nearby heritage item is shaded in tan. The approximate curtilage for the proposed works is outlined in blue.

Source: Campbelltown Local Environmental Plan 2015, Heritage Map HER\_08C

### 4.3. SIGNIFICANCE ASSESSMENT

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local. The following assessment of heritage significance has been prepared in accordance with the 'Assessing Heritage Significance' guides.

Table 2 - Assessment of Heritage Significance

Criteria	Significance Assessment
<p><b>A – Historical Significance</b></p> <p><i>An item is important in the course or pattern of the local area's cultural or natural history.</i></p>	<p>The subject site once formed part of the early estates owned by John Neale and William Mortimer in 1816. The Estate was subdivided and progressively sold from the late 1900s. The subject site was primary used as farming land to facilitate the larger estates and did not undergo significant development until the 1970s when the current warehouse was constructed.</p> <p>Accordingly, the building is characteristic of the rise in industrial development in Minto and surrounds during the mid-late 20<sup>th</sup> Century. However, the building typology is very common in the area and is not considered historically significant. Furthermore, the subject site does not retain any historical features from the earlier farming estates.</p> <p>The subject site does not meet the threshold for heritage listing under this criterion.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>▪ shows evidence of a significant human activity <input type="checkbox"/></li> <li>▪ is associated with a significant activity or historical phase <input type="checkbox"/></li> <li>▪ maintains or shows the continuity of a historical process or activity <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>▪ has incidental or unsubstantiated connections with historically important activities or processes <input checked="" type="checkbox"/></li> <li>▪ provides evidence of activities or processes that are of dubious historical importance <input checked="" type="checkbox"/></li> <li>▪ has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/></li> </ul>
<p><b>B – Associative Significance</b></p> <p><i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i></p>	<p>The subject site is located within the early farming estates granted to John Neale and William Mortimer in 1816. However, the site, cannot be said to hold any meaningful associations with these early landowners other than being located within the original Estate.</p> <p>The building was designed for the manufacture of electrical cables by Pirelli Ericsson Cables Australia Pty Ltd in 1976. As discussed above, the building is not considered to be especially historically significant to the establishment of the company nor the early manufacturing of electrical cables in Australia.</p> <p>The subject site does not meet the threshold for heritage listing under this criterion.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>▪ shows evidence of a significant human occupation <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>▪ has incidental or unsubstantiated connections with historically important people or events <input checked="" type="checkbox"/></li> </ul>



<ul style="list-style-type: none"> <li>is associated with a significant event, person, or group of persons <input type="checkbox"/></li> </ul>	<ul style="list-style-type: none"> <li>provides evidence of people or events that are of dubious historical importance <input type="checkbox"/></li> <li>has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/></li> </ul>
<p><b>C – Aesthetic Significance</b></p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	<p>The subject building is a typical warehouse construction and a common building typology in the area. The building does not appear to use any noteworthy materials or techniques. Nor does it demonstrate a high degree of technical achievement.</p> <p>The subject site does not meet the criteria for heritage listing under this criterion.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/></li> <li>is the inspiration for a creative or technical innovation or achievement <input type="checkbox"/></li> <li>is aesthetically distinctive <input type="checkbox"/></li> <li>has landmark qualities <input type="checkbox"/></li> <li>exemplifies a particular taste, style or technology <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>is not a major work by an important designer or artist <input checked="" type="checkbox"/></li> <li>has lost its design or technical integrity <input type="checkbox"/></li> <li>its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/></li> <li>has only a loose association with a creative or technical achievement <input type="checkbox"/></li> </ul>
<p><b>D – Social Significance</b></p> <p><i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p>	<p>The subject building has operated as an industrial warehouse since its construction date c1976. However, beyond this functional purpose, the site does not have a strong or special association with a particular community or cultural group in the local area. The subject site does not meet the criteria for heritage listing under this criterion</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>is important for its associations with an identifiable group <input type="checkbox"/></li> <li>is important to a community's sense of place <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>is only important to the community for amenity reasons <input checked="" type="checkbox"/></li> <li>is retained only in preference to a proposed alternative <input checked="" type="checkbox"/></li> </ul>
<p><b>E – Research Potential</b></p> <p><i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i></p>	<p>There is no indication that the building utilised any remarkable construction techniques or that it yields any further information that would contribute to an understanding of historic practices. The site, therefore, does not have any research potential. It is beyond this report's scope to assess the site's archaeological potential. The subject site does not meet the criteria for heritage listing under this criterion.</p>

<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/></li> <li>is an important benchmark or reference site or type <input type="checkbox"/></li> <li>provides evidence of past human cultures that is unavailable elsewhere <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>the knowledge gained would be irrelevant to research on science, human history or culture <input checked="" type="checkbox"/></li> <li>has little archaeological or research potential <input type="checkbox"/></li> <li>only contains information that is readily available from other resources or archaeological sites <input type="checkbox"/></li> </ul>
<p><b>F – Rarity</b></p> <p><i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i></p>	<p>As stated above, the subject building is a common typology within the area, indicative of the boom of industrial development in Minto in the mid-late 1900s. Many of the warehouse buildings from this period remain intact.</p> <p>Accordingly, the site could not be considered to possess any uncommon, rare or engendered attributes. The subject site does not meet the criteria for heritage listing under this criterion</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>provides evidence of a defunct custom, way of life or process <input type="checkbox"/></li> <li>demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/></li> <li>shows unusually accurate evidence of a significant human activity <input type="checkbox"/></li> <li>is the only example of its type <input type="checkbox"/></li> <li>demonstrates designs or techniques of exceptional interest <input type="checkbox"/></li> <li>shows rare evidence of a significant human activity important to a community <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>is not rare <input checked="" type="checkbox"/></li> <li>is numerous but under threat <input type="checkbox"/></li> </ul>
<p><b>G – Representative</b></p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i></p> <ul style="list-style-type: none"> <li>cultural or natural places; or</li> <li>cultural or natural environments.</li> </ul>	<p>The subject building is representative of an expansion in population of industrial development in Minto and surrounds in the mid-late 1900s. The building's architectural style is affiliated with this aforementioned time period. Notwithstanding the above, the building has been assessed as having no aesthetic values. Furthermore, the building is not strongly associated with a class of NSW cultural or natural places. The subject site does not meet the criteria for heritage listing under this criterion.</p>
<p><b>Guidelines for Inclusion</b></p>	<p><u>Guidelines for Exclusion</u></p>

<ul style="list-style-type: none"> <li>▪ is a fine example of its type <input type="checkbox"/></li> <li>▪ has the principal characteristics of an important class or group of items <input type="checkbox"/></li> <li>▪ has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/></li> <li>▪ is a significant variation to a class of items <input type="checkbox"/></li> <li>▪ is part of a group which collectively illustrates a representative type <input type="checkbox"/></li> <li>▪ is outstanding because of its setting, condition or size <input type="checkbox"/></li> <li>▪ is outstanding because of its integrity or the esteem in which it is held <input type="checkbox"/></li> </ul>	<ul style="list-style-type: none"> <li>▪ is a poor example of its type <input checked="" type="checkbox"/></li> <li>▪ does not include or has lost the range of characteristics of a type <input type="checkbox"/></li> <li>▪ does not represent well the characteristics that make up a significant variation of a type <input checked="" type="checkbox"/></li> </ul>
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## 4.4. STATEMENT OF SIGNIFICANCE

The subject site once formed part of the early estates owned by John Neale and William Mortimer in 1816. However, the site, cannot be said to hold any meaningful historical associations with these early landowners other than being located within the original Estate.

The subject site was primarily used as farming land to facilitate the larger estates. However, it does not retain any historical features from the earlier farming properties. The site did not undergo significant development until the 1970s when the current warehouse was constructed for the manufacture of electrical cables by Pirelli Ericsson Cables Australia Pty Ltd in 1976. Accordingly, the building is characteristic of the rise in industrial development in Minto and surrounds during the mid-late 20th Century. However, many of the warehouse buildings from this period remain intact. As such, the building typology is very common in the area and is not considered historically significant. Nor does the subject building display use of any noteworthy materials or techniques nor a high degree of technical achievement. Considering the above, the site cannot be said to be a significantly rare nor representative example of its type.

## 4.5. HERITAGE ITEM I89 – CAMPBELLTOWN LOCAL ENVIRONMENTAL PLAN 2015

The following statement of heritage significance for item 89 has been extracted from the NSW Government State Heritage Inventory:<sup>7</sup>

*Of historical significance as one of seven extant sandstone milestones (of an original group of 10) placed along Campbelltown Road between Campbelltown and Denham Court at 1 mile intervals in 1854 by order of the Commissioners of the Roads Trust. The milestones are of historical significance as physical evidence of the 1850s road network in Campbelltown and mid 19th Century road administration, and are features which once formed an integral part of the State's early road networks. The milestones are historically associated with the surveyor's obelisks originally located at Campbelltown and in Macquarie Place, Sydney (which is extant). The milestones are of aesthetic/technical significance as examples of mid 19th century stone masonry. The milestones are now rare in the State, particularly as a group of extant milestones still located in their context beside an early Colonial road alignment.*

<sup>7</sup> NSW State Heritage Inventory, item Id: 1291112, via: <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1291112>

## 5. IMPACT ASSESSMENT

Below, the potential impact of the proposal is assessed against the applicable heritage-related statutory and non-statutory planning controls which relate to the site and the proposed development.

### 5.1. STATUTORY CONTROLS

#### 5.1.1. Campbelltown Local Environmental Plan 2015

The table below provides an assessment of the proposal against the relevant provision for heritage conservation as found in the *Campbelltown LEP 2015*.

Table 3 - Assessment against the *Campbelltown Local Environmental Plan 2015*

Clause	Response
<p><b>(1) Objectives</b></p> <p><i>The objectives of this clause are as follows:</i></p> <p>(a) <i>to conserve the environmental heritage of the City of Campbelltown,</i></p> <p>(b) <i>to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</i></p> <p>(c) <i>to conserve archaeological sites,</i></p> <p>(d) <i>to conserve Aboriginal objects and Aboriginal places of heritage significance</i></p>	<p>1) The proposed works are in line with the objectives set out in the <i>Campbelltown LEP 2015</i>, as discussed below.</p> <p>The proposal would ensure that the nearby heritage item is respected through considered built design. Furthermore, the proposal retains the significant curtilage, views and setting of the heritage item.</p>
<p><b>(2) Requirement for consent</b></p> <p><i>Development consent is required for any of the following:</i></p> <p>(a) <i>demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</i></p> <p>(i) <i>a heritage item,</i></p> <p>(ii) <i>an Aboriginal object,</i></p> <p>(iii) <i>a building, work, relic or tree within a heritage conservation area...</i></p>	<p>2) Consent is sought from the Campbelltown Council for the proposed development, which would entail construction of a building within the vicinity of an item of local significance listed as 189 under Schedule 5 of the <i>Campbelltown LEP 2015</i>.</p> <p>This Heritage Impact Statement has been prepared to accompany a Development Application for the proposed works and further to assess the potential impacts of the works on the vicinity heritage item. The subject building is not a listed heritage item and the building has been assessed and does not meet the threshold for listing.</p>
<p><b>(4) Effect of proposed development on heritage significance</b></p> <p><i>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared</i></p>	<p>4) and 5) This HIS has been prepared to assess the potential impact of the proposed development on the heritage significance of the local heritage item within the vicinity of the subject site. Refer to the sections below for a detailed assessment.</p> <p>The new buildings are in keeping with the existing industrial character of the area. The proposal would mitigate the current density on site with adequate</p>

Clause	Response
<p><i>under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i></p> <p><b>(5) Heritage assessment</b></p> <p><i>The consent authority may, before granting consent to any development:</i></p> <p><i>(a) on land on which a heritage item is located, or</i></p> <p><i>(b) on land that is within a heritage conservation area, or</i></p> <p><i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</i></p> <p><i>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</i></p>	<p>setbacks and separations between the detached buildings. The new works would also include landscaping features which would soften the visual transition between the new works and the nearby heritage item.</p> <p>The proposal respects the significance of the vicinity heritage item and would not diminish its existing curtilage and views.</p>

## 5.2. CAMPBELLTOWN (SUSTAINABLE CITY) DEVELOPMENT CONTROL PLAN 2015

The table below assesses the proposal against the relevant provisions for heritage conservation as found in the *Campbelltown DCP 2015*.

Table 4 - Assessment against the *Campbelltown (Sustainable City) Development Control Plan 2015*

Provision	Response
<b>2.3 Views and Vistas</b>	
<p><b>Design Requirements</b></p> <p><i>a) Development shall appropriately respond to Campbelltown's important views and vistas to and from public places. These include views and vistas to and from:</i></p> <p><i>i) the Scenic Hills;</i></p> <p><i>ii) rural/semi rural landscape areas;</i></p> <p><i>iii) the Georges and Nepean River corridors;</i></p> <p><i>iv) areas of significant public open space (formal and informal); and</i></p> <p><i>v) heritage items.</i></p>	<p>The proposed works will include the construction, fit-out and operation of a new smaller warehouse and distribution centre to the northern section of the subject site. The new warehouses proposed will be in place of the existing warehouse with the addition of a private access road and turning circle, 180-space carpark with loading dock, and landscaping separating further dividing the new works to northern section of the site from the south. These new proposed elements in addition to the new warehouse building will in turn form a greater visual and spatial distance between the development within the subject site and the heritage milestone directly west (south-west of the proposed work area) resulting in an overall neutral impact on the milestone's identified significance.</p> <p>Further, the proposed works will, within the larger landscape context of the surrounding Minto local area, have an arbitrary impact on existing views and vistas. As</p>

Provision	Response
	noted, the proposal will involve the construction of a new, smaller warehouse complex with associated carparking, loading dock and landscaping, which will hold a similar aesthetic from the surrounding area as within the existing subject site. Subsequently, the proposed works will have no adverse impact on the existing views to and from the subject site or the adjacent heritage milestone.
<b>2.11.2 Heritage Items</b>	
<p><i>a) Any development application made in respect to development on land that is:</i></p> <p><i>i) occupied by a heritage item; or</i></p> <p><i>ii) adjoining land occupied by a heritage item; or</i></p> <p><i>iii) located within a heritage conservation area, shall provide a Statement of Heritage Impact (SHI) that assesses the impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item or conservation area.</i></p>	<p>This Heritage Impact Statement has been prepared in accordance with this clause.</p> <p>Refer to the discussion in Sections 5.1.1 and 5.2.</p>
<p><i>b) Any development on land occupied by an item of heritage, or land located within a heritage conservation area shall be designed by a suitably qualified person and have regard to the provisions of any relevant study or Conservation Management Plan (CMP) .</i></p>	Refer to the discussion in Sections 5.1.1.
<p><i>c) Unless otherwise advised by council, a Conservation Management Plan (CMP) shall be required for all proposed development involving the adaptive reuse of a heritage item, or major alterations and additions.</i></p>	Refer to the discussion in Sections 5.1.1.

## 5.3. HERITAGE NSW GUIDELINES

The proposed works are addressed in relation to relevant questions posed in Heritage NSW's (former Heritage Office/Heritage Division) 'Statement of Heritage Impact' guidelines.

Table 5 - Heritage NSW Guidelines

Clause	Discussion
<i>The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:</i>	Refer to the discussion in Sections 5.1.1 and 5.2.
<i>The following aspects of the proposal could detrimentally impact on heritage significance.</i>	Refer to the discussion in Sections 5.1.1 and 5.2.

Clause	Discussion
<i>The reasons are explained as well as the measures to be taken to minimise impacts:</i>	
<i>The following sympathetic solutions have been considered and discounted for the following reasons:</i>	N/A.

## 6. CONCLUSION AND RECOMMENDATIONS

A detailed impact assessment of the proposed works has been undertaken in Section 5 of this report. The proposed development has been assessed to have a neutral impact on the subject site and the 'Milestone XXXI', (heritage item no. 189) located directly to the west. Key aspects of the proposal assessment are listed below:

- The proposed new buildings are in keeping with the existing industrial character of the area. The proposal would mitigate the current density on site with adequate setbacks and separations between the detached buildings. The new works would also include landscaping features which would soften the visual transition between the new works and the nearby heritage item.
- The new warehouses proposed will be in place of the existing warehouse with the addition of a private access road and turning circle, distribution centre and light industries premises, 177-space carpark with loading dock, and landscaping separating further dividing the new works to northern section of the site from the south. These new proposed elements in addition to the new warehouse building will in turn form a greater visual and spatial distance between the development within the subject site and the heritage milestone directly west (south-west of the proposed work area) resulting in an overall neutral impact on the milestone's identified significance.
- The proposed works will hold a similar aesthetic from the surrounding area as within the existing subject site and have no adverse impact on the existing views to and from the subject site or the adjacent heritage milestone.

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective having regard to the proposed recommendations below.



# 7. BIBLIOGRAPHY AND REFERENCES

## 7.1. BIBLIOGRAPHY

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*[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]*

## 8. DISCLAIMER

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