Mr Andrew Barr

Member for Kurrajong

GPO Box 1020

Canberra ACT 2601

Dear Mr Barr

**Redevelopment of the Campbell Shops**

I am writing to you on behalf of the Campbell Community Association to seek your assistance to ensure that the proposed redevelopment of the old service station site at the Campbell shops proceeds in a way that does not detract from the character and amenity of the local shopping centre. The service station site forms part of the local centre shopping precinct. It has been vacant for over 10 years since the service station was damaged in a hail storm.

On 8 October 2018 Chris Gell, delegate of the planning and land authority, approved a variation of the Crown lease purpose clause for the site to increase the gross floor area permitted to 2475 square metres. The Crown lease variation allows for the building of three four-storey building which together will comprise 19 residential units and three small ground floor commercial units. The approval essentially varies the use of the site from CZ4 (Local Centre Zone) to residential, and the proposed height of the development will have a significant negative impact on the character and amenity of the centre.

We realise that it is not usual for a Member of the Legislative Assembly to get involved in an individual development application, however, the proposed development is contrary to all of the Zone Objectives for a CZ4 Local Centre Site. In these circumstances we would hope that you consider that it is incumbent upon you, as one of our representatives in the Assembly to take steps to ensure, at the very least, that our local shopping centre is developed in accordance with the CZ4 Zone Objectives.

Our main objections are to the large scale of the buildings and the lack of commercial units proposed. We asked that the buildings be no higher than three storeys and that commercial units be included on the ground floor of the building facing Blamey Crescent (which is currently all residential units).

We would particularly ask you to become involved with this issue now as we are concerned that the development of the service station site will lead to the inappropriate development of the rest of the local shopping centre. The neighbouring building currently houses the main set of shops including an IGA. The leaseholder of this building is not granting new retail tenancies to his tenants when they expire.

In the DA for the service station site, the applicant stated that their proposal for three four-storey, mainly residential, buildings was in keeping with the **anticipated future** **character** of the centre. We are concerned that the development of the service station site will set a precedent for the future redevelopment of the neighbouring buildings.

We need our local shopping centre to be human scale, to provide a range to necessary local amenities and retailing, and to be a place that promotes our sense of community. As well as being used by all the residents of Campbell and nearby office workers, the centre is surrounded by an aged care facility and two schools.

We hope that the residents of Campbell can rely on your active support to ensure that the development of the centre proceeds in a way that provides appropriate amenities for the suburb, a good community space, and that complies with the CZ4 Zone Objectives for the benefit of the community.

Yours sincerely

CC: Ms Elizabeth Lee MLA

 Ms Candice Burch MLA

 Ms Rachel Stephen-Smith MLA

 Mr Shane Rattenbury MLA