

30 July 2024

Brent Devine
Team Leader, Key Sites & TOD Assessments
Development Assessment and Sustainability
Department of Planning, Housing and Infrastructure

Dear Brent,

Re: Campbelltown City Council - Arts Centre

Thank you for your review of our application of the Industry-Specific SEARs for the Campbelltown Arts Centre. We understand that the Department of Planning requires further information to support the SEARs request. This letter has been prepared to provide a detailed response to the Department of Planning's request.

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1. *Confirm if the 'new artists residences' shown on the site plans (third floor) are a type of residential accommodation (i.e. co-living housing) or other accommodation type (i.e. serviced apartments).*
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Response: The Campbelltown Arts Centre is located on land zoned MU1 Mixed Use under the Campbelltown Local Environmental Plan 2015 and is best defined as an Information and Education Facility (permissible in the zone).

As noted, and detailed in the request for SEARs, the proposed development will involve the construction of accommodation for artists. In the indicative concept design, the accommodation is proposed to contain 6 units, each with separate kitchen and bathroom facilities, and a common laundry.

The proposed accommodation for artists is an ancillary use that is subordinate or subservient to the dominant purpose, being the Arts Centre. The proposed accommodation does not serve its own purpose as it may only be used by an artist associated with the Arts Centre. Therefore, the accommodation component of the development does not require a separate definition under the Campbelltown LEP and should not be described as 'mixed-use'.

However, if the Department characterises the development to be mixed-use, the accommodation component would be defined as Serviced Apartments (Tourist and Visitor Accommodation).

- **Serviced Apartment** means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner's or manager's agents.

The artist accommodation will be self-contained units with bedroom, kitchenette and bathroom, and will be serviced and cleaned at the end of each stay.

The accommodation will only be occupied by artists/creative/cultural practitioners who provide services and are associated with Campbelltown Arts Centre and Campbelltown City Council. Any artist/creative/cultural practitioner (that occupies the accommodation) will enter into an agreement where no monetary funds are exchanged for the use of the on-site accommodation.

The artist/creative/cultural practitioner provides Council with a creative/cultural service/exchange – i.e. contribute to the development, production or presentation of art and creative/cultural engagement of audiences and communities. This may include visual art, performance and / or facilitating programs/workshops for artists and community members including arts education offerings.

It is important to note that all artists are paid and will have an agreement that may include accommodation in the studios for their services.

Furthermore, if the Department characterises the development as ‘mixed-use’ for the purposes of the accommodation, the definition of Serviced Apartments would enable Council to lease the units to members of the general public. Given the exclusive use of the accommodation for artists, we strongly believe the accommodation is best characterised as an ancillary component to the Arts Centre development.

2. *The proposal is defined as ‘Recreation facilities (major)’ in the ‘Type of Project’ field in the Major Projects portal. The Department considers the project is better defined as an ‘education and information facility’ which includes art galleries, museums and libraries etc. Please update this field.*

It is noted that the only listed options are *Recreation Facilities (Major)*; *Zoos*; and *Development for Tourism Related Purposes in Environmentally Sensitive Areas*.

Given this project does not consist of the above options, the project type has been updated in the Major Projects Portal to ‘Other’, as seen below.

Schedule 1: SSD - General ★

Type of Project ★

Section 13 - Cultural, recreation and tourist facilities ▼

Other? ▼

3. *Provide an updated site plan that clearly shows the proposed expansion of the arts centre in context to the existing development. The use of aerial imagery would be useful in demonstrating the proposed expansion areas.*

Response: The project is currently in its conceptual stages, as such no additional detailed plans have been prepared at this point.

Yours sincerely,



Mitchell Brown
Business Leader, Planning
The APP Group