

Frequently asked questions

Armidale Cadets Building Refurbishment Project

September 2024



Transport for NSW acknowledges the Anaiwan people of the Ngawanya ancestral land as the Traditional Custodians of the lands on which we work and pays respect to Elders past, present, and emerging.

Transport for NSW (Transport) is working with an Armidale not-for-profit organisation to repurpose and refurbish the vacant Armidale Cadets Building (Site) into a new community resource centre providing crisis accommodation and a suite of support services to people in the community experiencing hardship.

About the new facility

How did Transport decide what to do with the building?

To help us determine the most appropriate future use of the building, Transport consulted Armidale Regional Council to determine community needs to ensure any plans are aligned with local planning priorities and strategic directions.

Due to the building originally being used as a barracks with small individual rooms, common facilities and living areas, the internal configuration, the building provided limited options for reuse other than temporary accommodation services.

Other uses such as commercial or industrial are not feasible without completely gutting the building.

Armidale Regional Council is fully supportive of the proposed future use of the Site.

Which organisation will be the main benefactor of this project once it is finished?

Once refurbished, Transport will lease the Site for a nominal fee to a local not-for-profit social

service provider, Womens Shelter Armidale (WSA). The proposed lease is for a term of five years. WSA will be responsible for all outgoings as a result of occupation of the building including general repairs and maintenance.

More information on WSA can be found on their website: www.womensshelterarmidale.org

WSA intends to use the purpose-built facility to support people in the community that are experiencing hardship and are in need of crisis accommodation by creating a safe and secure space which provides a pathway to more stable accommodation options.

What will the new facility look like?

Please see artist's impressions below.



Is the facility for any specific demographic? Is it for women only?

No, the facility will also be available to young people, families, and community.

How many residents can the facility accommodate at any one time?

The facility will be able to accommodate a maximum of eight residents at any one time.

Once opened, how many people will this facility employ?

The facility will be managed by six staff.

What is the location of the work?

Please see project map below. The work area is shown in red.



What works are planned?

A range of internal and external works are planned at the location. These include:

- Building fit out
- Painting
- Waterproofing
- Flooring
- Glazing replacement & repair
- Electrical upgrades
- Ceiling and roofing works
- Recladding
- Landscaping

How will impact to the community be managed?

Transport is committed to minimising the impacts of work activities on the community.

Our work may be noisy at times so we will work in ways to reduce the impact of noise when we are working at the Site. We are developing an Environmental Management Plan which includes a Quantitative Noise and Vibration Assessment. The plan will look at the equipment to be used, identify the potential impacts of our work and provide solutions to reduce these impacts, such as how noise will be managed.

Traffic management will be the responsibility of the head contractor who will provide a pedestrian and traffic Management Plan which includes signage, stop/go, pedestrian barriers, etc.

We will inform nearby residents of construction details and further information on how we will manage any impact on the community, including traffic changes.

Are any night works planned?

At this time, there are no night works planned. Contractors are restricted to standard working hours unless a permit is obtained. If for any reason we do need to carry out some work at night, Transport will notify the community.

General questions about project

What is the history of the building?

The Armidale Cadets Building, located at 230 Brown Street in Armidale, is situated between the operational rail corridor and Watson Park.

The building was built between 1962 and 1971 and whilst it is not heritage listed, the asset is located within the heritage curtilage of Armidale Railway Station which is listed on both the State Heritage Register and in Schedule 5 of the Local Environmental Plan.

The Armidale Navy Cadets unit was established in 1993 to celebrate the 50th anniversary of the loss of the HMAS Armidale in 1942. During this time, the unit used the Site as a barracks building. The unit remained in the building until 2019 until they relocated to another facility. Since then, the Site has remained vacant.

What is the timeline for the completion of the project?

Funding for the project has now been approved and tender awarded to an indigenous-owned and operated construction company. With the tender process finalised, construction is planned to commence in September 2024. Completion and handover are anticipated in late February 2025.

What is cost of this refurbishment project?

TAHE has approved funding in the amount of \$1.8m to enable the refurbishment of the Armidale Former Cadets Building.

The funding injection means that in addition to more local jobs being created, multiple local organisations will benefit from this project as well as the local community.

What is the Renewal and Heritage program?

The Renewal and Heritage program works with regional communities, local councils, and businesses to identify under-utilised Transport for NSW assets on the Country Regional Network (CRN) which are suitable for reactivation. The CRN extends north, west, and south across regional NSW and covers some 27,000 hectares.

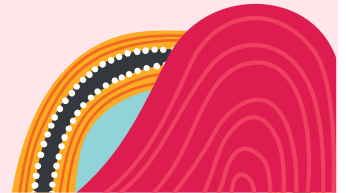
Our programs are not just about getting tenants into buildings but rather about how we can facilitate sustainable uses of rail assets that support the community.

In some cases, a decision may be made to divest/demolish an asset rather than reactivate, in which case extensive consultations and discussions are had before any final decisions are made.



Working with you

We will continue to inform the community and stakeholders of project progress and next steps via the project website, emails to project subscribers, community notifications, and media releases. If you would like to receive future project updates, please register as a subscriber on the project website or email us. Our contact details can be found below.



Contact us



Project Infoline **1800 491 566**



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www.transport.nsw.gov.au/armidale-cadets-building



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