

Supplementary Report further to Panel Meeting

Held on 9 March 2011 -

DA-344-2010 / JRPP 2010 NTH 037

JRPP No:	JRPP 2010NTH037
DA No:	Armidale Dumaresq Council DA-344-2010
PROPOSED DEVELOPMENT:	<p>Development: Redevelopment of the existing 'Freeman House' complex, operated by the Society of St Vincent de Paul, for new supportive housing accommodation for the homeless and persons with drug and alcohol dependencies, together with ancillary facilities including community education services.</p> <p>Address: 1-3 Crescent Street Armidale and 1 and 3 Claverie Street Armidale 2350, being Lot 16 DP 814532 and Lots 12 and 11 DP 715548.</p>
APPLICANT:	Ms Suzanne Hart, c/o Paynter Dixon Constructions (on behalf of The Trustees of the Society of St Vincent de Paul (NSW))
REPORT BY:	Stephen Gow, FPIA, Director Planning and Environmental Services, Armidale Dumaresq Council

Previous Panel Resolution

When the Panel last met to consider this matter in Armidale on 9 March 2011, it resolved:

“That the matter be deferred and that Council and the Applicant be asked to reconsider the proposal taking into account the key issues, identified as:

- 1. The number of car parking spaces required for the development;*
- 2. Privacy, in particular the second floor units on the Northern side of the rehabilitation wing;*
- 3. The bulk and scale of the development;*
- 4. Conservation of the Trim Store building, including architectural amendments.”*

The Panel asked that all issues raised at that meeting be addressed by Council together with the applicant and advised that it would reconvene at a later date to consider any amended proposal.

Amended Proposal

Item 1 – Parking

On 28 April 2011, Council received an amended proposal from the Applicant. This included:

- Letter outlining an amended approach to off street parking, including a revised parking demand assessment;
- A revised site layout plan* showing 18 off-street parking spaces instead of the 13 previously proposed;
- A protocol developed by the St Vincent de Paul Society for non-resident use of the proposed Ozanam Learning Centre, including hours of operation (9am-4pm Mondays to Fridays) and maximum class numbers (12 persons), not available previously.

The proposed increase in off-street parking from 13 spaces in the previous submission to 18 spaces in the amended proposal has been achieved through a reconfiguration of the parking areas on site and with loss of some open space/landscaped area on the Claverie Street frontage. However the revised design does not alter the originally proposed building footprint of the development.

[Note this plan was further amended by the Applicant on 12 May 2011, to correct a typographical error which showed a parking space for persons with disabilities (space 7) off Claverie Street, which the Applicant advised should not have been shown in this location. However the total number of parking spaces for the development remained at 18).*

Items 2-4 – Other design issues

The Applicant's representative, Ms Suzanne Hart from Paynter Dixon, advised me during telephone conversations subsequent to the Panel meeting in March that her client the St Vincent de Paul Society did not wish to fund further design amendments to the submitted

scheme at this time, pending determination of the Application with revised parking arrangements. However in the penultimate paragraph of her letter dated 28 April 2011, she states that *"the Society is willing to accept the proposed conditions of consent [with the exception of condition 3 [Learning Centre use restrictions] as per Appendix 4 of the Assessment report"*.

Those conditions included provisions relevant to items 2-4 of the Panel's resolution of 9 March 2011.

Teleconference with Panel and public notification of the amended proposal

The Applicant's amended proposal was forwarded to the Panel Secretariat and a teleconference was then held between the author of this report and Panel members on 5 May 2011.

As a result of these discussions, the amended submission was accepted, pursuant to cl.55 of the Environmental Planning and Assessment Regulation 2000, for the purposes of further assessment.

The amended proposal, including all materials provided to Council on 28 April 2011 was the subject of further written notification to those parties who had previously made submissions and to all owners of properties in the vicinity of the site. Recipients of this further notification letter were also asked to indicate if they wished to address the Panel before any final determination of the Application was made.

By the closing date for further submissions on 23 May 2011, Council received two (2) such submissions. One relates to the relationship between the development and the property to the north of the site at 228 Rusden Street, further to a previous submission by the authors on that subject (see pp.9 and 39 in Appendix 3 of the Amended Assessment Report). These submissions have been addressed in the assessment and by proposed conditions 5 and 7 in Appendix 4 of the report.

The second submission (p.40 in Appendix 3 of the Amended Assessment Report) requests that a previous objection they lodged is included in any consideration of the amended proposal. The previous objection is reproduced on pp14-15 of the updated Appendix 3 of the Assessment Report and concerns traffic/parking issues in Claverie Street. This submitter has requested a personal hearing by the Panel.

Revised Assessment Report

A revised Assessment Report, pursuant to s.79C of the Act, has now been prepared to reflect the amended proposal and the outcome of the further public notification process undertaken by Council. The updated Assessment Report is submitted under cover of this Supplementary Report, for further consideration by the Panel.

Stephen Gow FPIA
Director Planning and Environmental Services, Armidale Dumaresq Council
Armidale, 24 May 2011.