

30th July 2013

Mr Roger Bailey
General Manager
Lithgow City Council
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Lithgow NSW 2790



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**RE : LEP 2013
Inclusion of 3-5 Railway Parade on the Heritage Register.**

Dear Mr Bailey,

Thankyou for your letter informing Westfund Ltd of the proposed continuation of the existing Heritage listing on the above building into the new LEP 2013 Schedule 5.

I have been asked to respond to Lithgow Council on behalf of Westfund, as their heritage consultant, with regard to the extent of listing and the nature of the listing.

It is understood that the building was added to the Lithgow Heritage Register under the current LEP 1994 in 2001. The building is currently identified as having significance under the State Criterion a) historical, and d) Social significance.

The Building was built in 1906 as a single storey building, and subsequently added to in the 1920's to increase the building height to the current form at 5 Railway Parade. The building includes two lots with the single storey section remaining at 3 Railway Parade (Lot 22) and the large produce store section located at 5 Railway Parade (Lot 23).

Both parts of the building have been highly altered over time, however the exterior of 5 Railway Parade maintains a strong presence on the street frontage.

The interior of 5 Railway Parade is a complete modern infill and partition office fitout dating from 1982 when the two ground floor shops were unified into the one building. There is little remaining of any original internal finishes remaining visible. In addition the ground floor frontage has been completely reworked to remove the original Edwardian shop fronts. All fit out elements including the toilets, fire stairs, floors and other interfloor staircases are modern infill that has occurred in the past 40 years that the building has been used for offices. This includes the full replacement of the ground floor slab meaning there is unlikely to be any remaining evidence of the former ground floor shops.

Westfund is currently preparing to fully upgrade the interior partition fitout with a non structural renewal of the interior finishes. The existing bathroom fitouts will also be upgraded. As part of this work some investigation of earlier layouts may be possible to establish the actual extent and significance of the remaining original interiors.

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While Westfund continues to support listing of the building, application of restrictive heritage provisions on internal works to the building will be an imposition on the company which will, from time to time, need to upgrade the building as technology and work practices change. At present if an item is not listed these works can be carried out under complying development. However due to the heritage listing a full DA is required for any internal fitout, even for non structural work involving removal and replacement of modern fittings and fixtures.

Westfund would like to request the following changes to the nature of the listing / inventory sheet that will enable both the ongoing protection of the building and the functional and practical ongoing use of the building as offices as follows :

1. Change historical notes to correct the reference to the age of the building – Historical Period Built pre 1901- 1925, used 1901 – 1925, 1926 -50, 1951-75, used post 1975. (Remove reference to use 1876-1900)
2. Change Year Built to 1906, Year Completed to 1925.
3. Note Physical condition – Good
4. Add Modification Dates – 1982 full internal fitout.
5. Add to recommended management – Allow site specific exemptions for internal fitout out works involving the non structural internal fit out works to the building including the removal and replacement of Post 1970's interior fitouts.
6. Add significance under criterion c) Aesthetic – large landmark building from the 1920's interwar era demonstrating Neo Regency architectural styling in the articulated brickwork and large arched window lights.
7. Provide two inventory references for the two separate properties of 5 Railway Parade and 3 Railway Parade. 5 Railway Parade now fully represents the interwar neo regency styling of the 1925 second storey addition, whereas 3 Railway Parade retains the Edwardian single storey format of the first Cooperative building. The Heritage character, significance, and impact of the two separate buildings are quite different, even though they were once the same building.

We trust that this information is of assistance to you.

Yours Faithfully,



Margi Fallon
Heritage Consultant Architect