



Lithgow & District Workmen's Club Ltd.
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August 6, 2013

Lithgow City Council
Attention: Roger Bailey
PO Box 19
Lithgow NSW 2790

Dear Mr. Bailey:

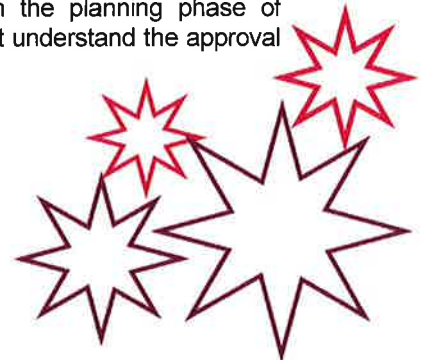
RE: Letter dated June 28. Club land affected shown as Lot 1 in DP 739027, Lithgow City, Parish of Lett, County of Cook.

Firstly I would like thank Councilor Maree Statham, Councilor Wayne Mc Andrew, Andrew Muir and yourself for making time available on Tuesday July 9, 2013 to discuss the proposal to include a portion of Railway Parade as a heritage conservation area.

The Club has concerns with regard to your proposal and would like to object to our property at 1 Railway Parade (Food for Less Building) being included in this proposed conservation area. I have attached to this document copies of photographs reflecting the area under review. You will note that the land affected has the club building on the corner of Tank Street (picture 1). The club's main car park is situated north of and next to the proposed heritage precinct. The modern contemporary building (The Workies Club) is situated to the North East. Neither of these buildings are situated on land for proposed heritage listing. Picture 2 reflects the building from the southern side, it reflects a boarded up supermarket and we agree that its importance as an individual item has no individual heritage value. Picture 3 reflects the view to the east down Railway Parade.

Picture 4 reflects in the orange building the Chinese restaurant which has remained vacant for many years. Obviously there is no commercial value as a rental property. This property has been highlighted as a heritage item and as part of the Draft Lithgow Heritage DCP 2010 conservation area. The frontage to the building is abhorrent and out of character to the buildings age. The co-op building currently owned by Westfund has a modern ground floor and awning not in keeping with the period of the building. This property has been highlighted as a heritage item and as part of the Draft Lithgow Heritage DCP 2010 conservation area.

Picture 5 reflects the recently modernized doctor's surgery and vacant buildings. These buildings were recently updated with council's consent and in no way reflect any continuity with the Westfund Building the Chinese restaurant or the Food for Less building. If council was in the planning phase of implementing a future heritage listing at the time of this renovation we cannot understand the approval of this modern building.



Picture 6 Reflects the Ambulance group of buildings. These buildings are not sympathetic with any of the former building in the street namely the Doctors' Building, the Westfund Building, the Chinese restaurant or the Food for Less building.

The Lithgow & District Workmen's Club does not support the inclusion of the group of building included in the first six photographs. We do not believe there is a continuity of purpose or design in this area of the town. We do not consider that the buildings in this area are connected to the main street precinct. There is a bridge connecting the roadway to Main Street however the view is obstructed by the Council's toilet block (circular 1960) and by the buildings facing south at the eastern end of Main street.

The Club would also like to raise a concern with regard to the manner in which we believe this recommendation is being rushed into the proposed LEP. As we have been advised by the Council Officers and Councilors there is a lot of pressure from the State Government to complete the proposed LEP.

On reviewing the Lithgow Main Street Study in 1990, we note that the document is 223 pages in duration and there is not one mention of the Railway Parade Heritage Precinct.

On reviewing the Lithgow Heritage Study 2000, we note that the document is 190 pages in duration and there is not one mention of the Railway Parade Heritage Precinct. This study also recommends on page 162 "that another approach adopted by many local Councils has been the formation of an Environmental Advisory Committee." This has not happened in Lithgow. The question should be asked as to why not. Furthermore the report on page 63 & 64 when speaking about future listings such as the Railway Parade Precinct it states that "in order to manage these items effectively, it is recommended that council seek approval to make and interim heritage order to apply to the potential Items/areas for a period of **one year duration**. This one year time period is designed to allow for the necessary further work to be undertaken to confirm items' of significance and allow for the process of consultation, exhibition and the ultimate listing or not, on the LEP Heritage Schedule." The Council did not follow the advice of their consultants especially with regard to the consultation process as there was none undertaken with stakeholders.

On reviewing the Draft Lithgow Heritage Development Plan 2010, we note that the document is 143 pages in duration and the only mention of the Railway Parade Heritage Precinct is a total of the following fifty eight (58) words: "Railway Parade contains a fine collection of larger commercial buildings that are relative intact. With the former station masters house, situated on the edge of the railway embankment, they create a strong precinct with visual links back to the Main Street Area across the railway. The railway cut, bridges and associated elements are key elements of this area." The report further talks about the opportunity of additional car parking along the railway cutting.

The Clubs makes no personal comment about the Trades Hall Building built in 1910 (picture 7), the Unions Offices built in 1928 (picture 8), The Old Post Office (picture 9), the Anglican Church (picture 10) or the two other buildings on the opposite side of the road, the Railway Building (picture 11) and the Station Masters House (picture 12). What we would like to point out is these buildings in our opinion are separated from the proposed heritage area by the intersection of Clarice Street and the characterless buildings of both the Ambulance Centre and the totally modernist Doctor's Surgery.

On review of the area listed for heritage listing we would make the following observations:

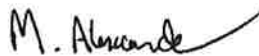
- 1) Most of the buildings are in disrepair.

- 2) Many of the building are not in use or are tenanted at a reduced rate to encourage tenants to maintain the current properties. The club's property at 1 Railway Parade reflects a reduced rental rate which minimizes the necessity to pay for ongoing maintenance. 3 Railway Parade is untenanted (Chinese restaurant), 5 Railway Parade is tenanted by Westfund, 9-13 Railway Parade is partially in use for a doctor's surgery and the remainder is untenanted, 19 Railway Parade is utilized as an ambulance station, 23-25 Railway Parade is used as a gym, 27 Railway Parade is empty, 31 Railway Parade is tenanted and Saint Paul's Church is only tenanted on Sundays.
- 3) It is the club's belief that additional requirements and costs in complying with a proposed heritage precinct on Development Applications would reduce the chance of maintaining and developing the land and buildings. The club believes the site values will be greatly reduced. The club is concerned that if the proposed heritage precinct is adopted that the land and buildings effected will continue to decay. In fact the club believes the street may reflect a similar vista to the cement mining properties at the end of Main Street in Portland. This cannot be a great outcome for the City of Lithgow.

The Club believes that council should not include Railway Parade into a heritage area without the Environmental Advisory Committee being developed in accordance with the recommendation to council in the Lithgow Heritage Study of 2000. We agree with the Draft Lithgow Heritage Development Plan 2010 where it recommends on page 63 & 64 when speaking about future listings that "in order to manage these items effectively, it is recommended that council seek approval to make and interim heritage order to apply to the potential Items/areas for a period of one year duration. This one year time period is designed to allow the necessary further work to be undertaken to confirm an items' significance and allow for the process of consultation, exhibition and the ultimate listing or not, on the LEP Heritage Schedule."

The club believes that council should review it's own consultants reports, namely the Lithgow Main Street Study in 1990, the Lithgow Heritage Study 2000 and the Draft Lithgow Heritage Development Plan 2010. After this review it should become apparent that the proposed Railway Parade heritage conservation area should not be rushed into the proposed LEP.

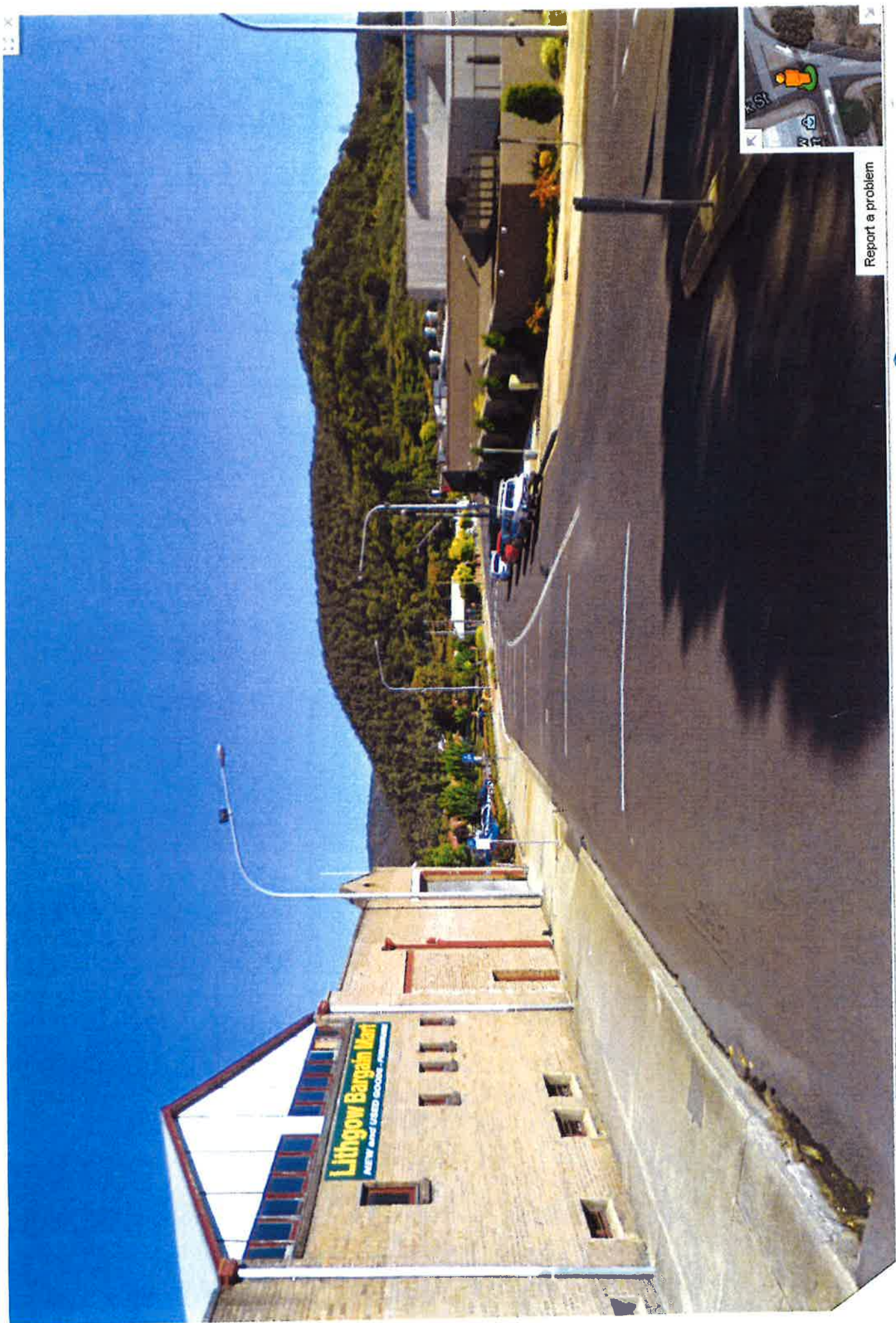
Sincerely,



Michael Alexander
General Manager

Recommendation:

return to users, some users

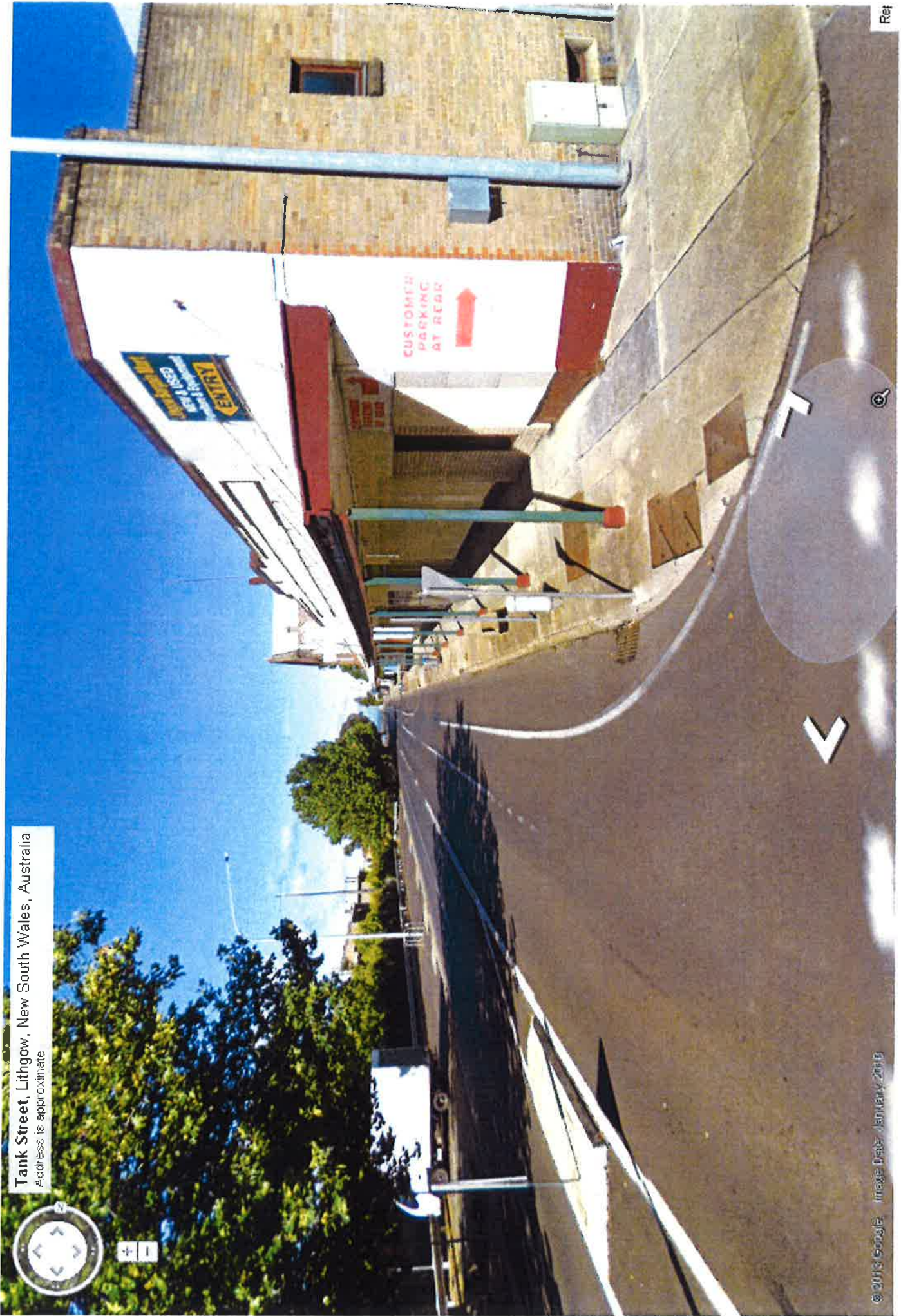


Picture 1



Picture 2

Tank Street, Lithgow, New South Wales, Australia
Address is approximate



Picture (3)

305 Railway Heritage Items



3 Railway Parade, Lithgow, New South Wales, Australia
address is approximate

Picture (4)

9-13 Railway, return & conserve, some alteration

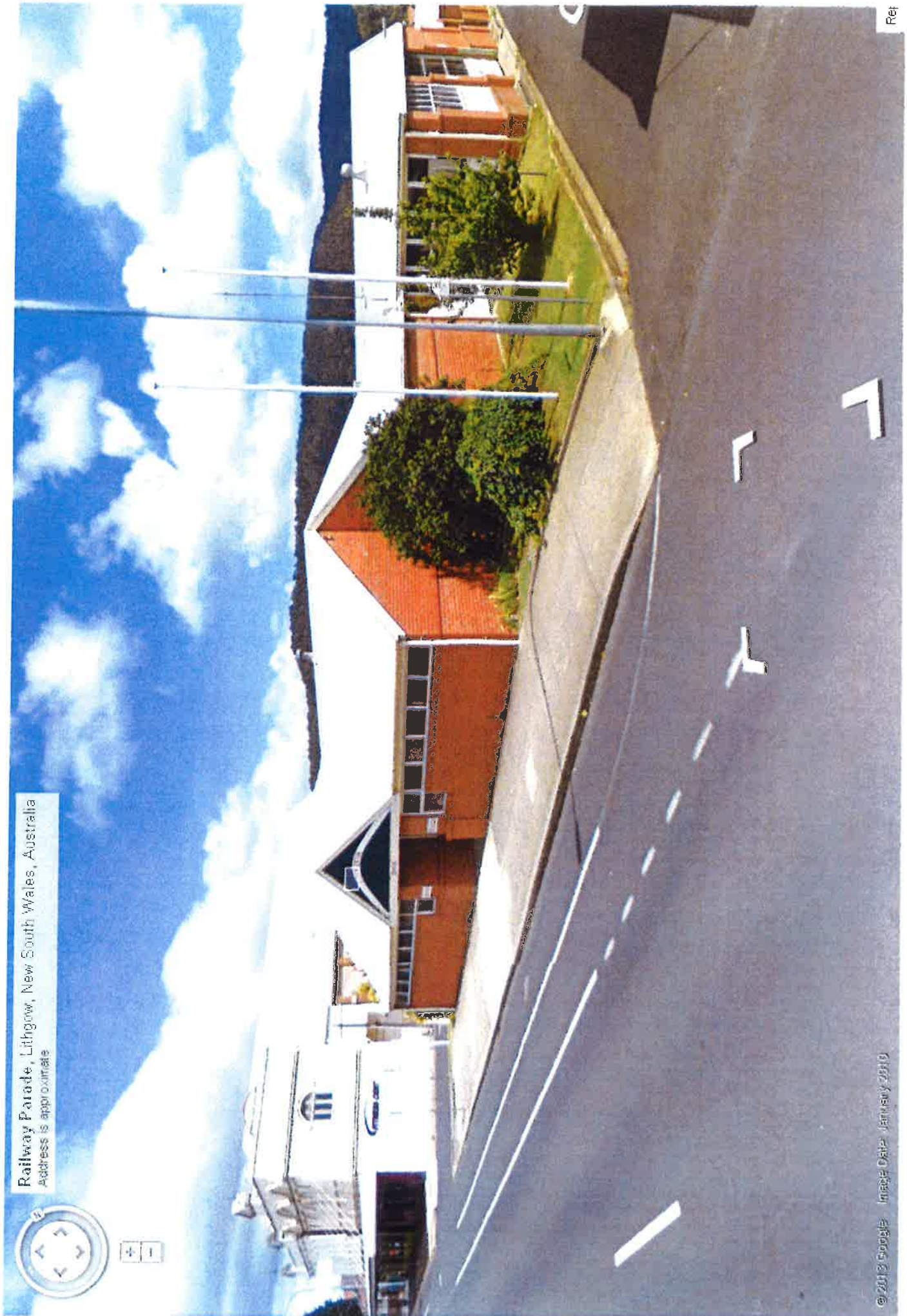


John Street / Railway Parade, Lithgow, New South Wales, Australia
Address is approximate

© 2013 Google Image Date: January 2010

Picture (5)

1A Railway Retain or redevelop



Railway Parade, Lithgow, New South Wales, Australia
Address is approximate

© 2013 Google. Image Date: January 2010

Ref

Pitsoe P.

23-25 Railway

Ketton & Conserve Street



Railway Parade, Lithgow, New South Wales, Australia
 Address is approximate

Picture 7

27 Railway
Retain & conserve intact



Railway Parade, Lithgow, New South Wales, Australia
Address is approximate

Date: Image Date: January 2010

Report a problem

Picture (8)

31 Railway Station + Conserve Intact.



Railway Parade, Lithgow, New South Wales, Australia
Address is approximate

Picture (9)

Return + conserve interact

way Parade, Lithgow, New South Wales, Australia is approximate



Photos

January 2010

Report a problem

Picture (10)

12 Railway . Ketur & conserved .

Parade, Lithgow, New South Wales, Australia
approximate



Picture (11)

Return & Conserve indicated

Parade, Lithgow, New South Wales, Australia
is approximate



Report a problem

Picture 12

