7.0 Redevelopment Strategies

7.1 Theatre Royal

Planning Controls (Lithgow LEP 2014)
- Land Zoned **B2 Local Centre**

**Objectives of zone**
- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To maintain the built integrity of the area by enabling development that is sympathetic to the heritage character and significance of the area and surrounding streetscapes and features.
- To maintain or improve the water quality of receiving water catchments.

**Permitted without consent**
- Roads

**Permitted with consent**
- Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Service stations; Shop top housing; Tourist and visitor accommodation; Water recycling facilities; Water reticulation systems

**Redevelopment opportunities**
- Develop a stand alone accommodation/function centre offer that utilises the site’s relationship to Queen Elizabeth Park as a venue for outdoor weddings
- Given its proximity, explore a commercial partnership with the Commercial Hotel to provide a combined function centre/accommodation offer
- Explore the potential for the creation of a hospitality school offering training in food and beverage production and service with a commercial café style offer run by the students engaging with visitors to Queen Elizabeth Park

**Redevelopment Threats**
- Development costs may outweigh returns in the short to medium term if the property requires to be purchased at high cost
Above: Existing stairway - Theatre Royale

Above & below left: There is potential for conference use of the Theatre Royal taking advantage of its flexible seating arrangements, stage and screen and catering facilities.

Above and below right: The building’s relationship with Queen Elizabeth Park provides scope for integrated use such as weddings in addition to supporting conference use.
7.0 Redevelopment Strategies

7.2 Commercial Hotel

Planning Controls (Lithgow LEP 2014)

- Land Zoned **B2 Local Centre**

**Objectives of zone**

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To maintain the built integrity of the area by enabling development that is sympathetic to the heritage character and significance of the area and surrounding streetscapes and features.
- To maintain or improve the water quality of receiving water catchments.

**Permitted without consent**

- Roads

**Permitted with consent**

- Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Service stations; Shop top housing; Tourist and visitor accommodation; Water recycling facilities; Water reticulation systems

**Redevelopment opportunities**

- Potential for additional development consisting of multilevel accommodation offer, serviced apartments and/or function centre with associated on grade/under cover car parking on undeveloped land parcels
- Potential for the development of a specific high quality wedding venue within any new development
- Development of a tangible point of difference compared to other hotel and motel accommodation offer within the Lithgow town centre

**Redevelopment Threats**

- Demand for Lithgow town centre accommodation decreases
- Development costs may outweigh returns in the short to medium term if the property requires to be purchased at high cost

Figure 47: Commercial Hotel Key Site

Above: Commercial Hotel frontages
Above: Long term potential to expand accommodation offering and related services
7.0 Redevelopment Strategies

7.3 Former TAFE Building

Planning Controls (Lithgow LEP 2014)

- Land Zoned B2 Local Centre

Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To maintain the built integrity of the area by enabling development that is sympathetic to the heritage character and significance of the area and surrounding streetscapes and features.
- To maintain or improve the water quality of receiving water catchments.

Permitted without consent

- Roads

Permitted with consent

- Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Service stations; Shop top housing; Tourist and visitor accommodation; Water recycling facilities; Water reticulation systems

Redevelopment opportunities

- Redevelopment/adaptive reuse of the site with a combination of new residential/niche retail functions that retains the authentic patina of the building’s inherent 1920’s architectural heritage
- Creation of rental or strata residences with a unique heritage appeal
- Inclusion of niche retail spaces on the ground floor including food/cafė experience within the existing shed building opening onto sheltered courtyard space
- Creation of small scale creative practitioner office spaces serviced by a collective administration centre
- Potential to “trade down” on-site car parking requirements with reactivation of the building, proximity to public car parking and public transport connections
- Potential for reactivation/redevelopment of the sites Main St Laneway and Eskbank St car park frontages
- Create destination appeal for the site by supporting interim activation projects including pop up shops and galleries and market experiences

Redevelopment Threats

- Un-economic building repair and decontamination costs
- Un-economic code access and fire costs
- Onerous on-site parking requirements or in lieu contributions
- Lack of demand for additional retail space
- Lack of demand for smaller niche accommodation offer

Figure 45: TAFE Key Site
Upper left and below: view from existing balcony.
Middle left: existing warehouse space - potential adaption as restaurant / bar adjoining old Kiln building.
Top right: view from courtyard to Central Lane.
Middle right: view to courtyard - old Kiln building to left.

Top Left: Example - possible studio space to TAFE building ground floor to Cook Street.
Top right: Example - Potential adaption of shed structure into Cafe / Bar spaces adjoining carpark and Central Lane with relationship to external courtyard.
Bottom right: Example - Boutique Loft Accommodation (eg to upper floors).
7.4 Council carpark - Mort & Eskbank

Planning Controls (Lithgow LEP 2014)
- Land Zoned B2 Local Centre

Objectives of zone
- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To maintain the built integrity of the area by enabling development that is sympathetic to the heritage character and significance of the area and surrounding streetscapes and features.
- To maintain or improve the water quality of receiving water catchments.

Permitted without consent
- Roads

Permitted with consent
- Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Service stations; Shop top housing; Tourist and visitor accommodation; Water recycling facilities; Water reticulation systems

Redevelopment opportunities
- Potential major redevelopment site for longer term mixed use commercial, retailing and residential functions within the heart of Lithgow town centre
- Potential site for Government Agency relocation
- Integrate new development forms with multi-deck car parking to address longer term town centre car parking needs
- Activate Central Laneway edge with cost effective small scale development

Redevelopment Threats
- Community land classification remains in place over the longer term
Short Term

Above: Illustration of proposed short term carpark reconfiguration - indicating potential “pop up” building zone

Above: Central Lane viewing south

Long Term

Above right: Examples of potential similar mixed use development & other development proposals (Long term)

Above: carpark structures can provide strong architectural expression and character - potential long term
7.0 Redevelopment Strategies

7.5 Old Gasworks
Planning Controls (Lithgow LEP 2014)

- Land Zoned B4 Mixed Use

**Objectives of zone**
- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development
- in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To promote development that does not detract from the role of the town centre core commercial precincts.
- To promote the retention and reuse of heritage items as well as the retention of established buildings that contribute positively to the heritage and cultural values of lands
- To maintain or improve the water quality of receiving water catchments.

**Permitted without consent**
- Roads

**Permitted with consent**
- Boarding houses; Child care centres; Commercial premises; Community facilities;
- Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres;
- Passenger transport facilities; Recreation facilities (indoor); Registered clubs;
- Respite day care centres; Restricted premises; Seniors housing; Shop top housing;
- Water recycling facilities; Water reticulation systems; Any other development not specified in item 2 or 4

**Redevelopment opportunities**
- Position and redevelop the site as the "new eastern gateway" to the Lithgow town centre
- Consolidate public ownerships in the locale by relocating existing Lithgow City Council Depot out of Lithgow town centre
- Create new light vehicle linkage road between Mort St and Main St via Gasworks Lane to increase amount of site area with accessible road frontage and to capture passing trade from Mort St and redirect into Main St "Top End" to assist economic vitality of Main St.
- Installation of high quality public domain landscaping and signage to create iconic town entry experience.

Potential new uses could include:
- Tertiary education facilities
- Medium density public or private residential housing development
- Medium density over 55’s accommodation
- Commercial spaces targeting the creative practitioner sector or other niche business operations
- Motel accommodation and associated function centre

**Redevelopment Threats**
- Lack of public funding to resolve contamination issues, enable the relocation of the Lithgow City Council Depot and to create new access infrastructure
Above: vicinity of cross site road potentially linking Mort Street east to Main Street

Above: The Reviva Centre at Moss Vale - precedent for recycling centre

Above: The Grounds at Alexandria - highly successful example of 'Shabby Chique' integrating food, artisan and design retail

Above: In the longer term Seniors Housing in a medium density form is a strong option in the eastern portion of the site

Above: In the longer term the western portion of the site would ideally consolidate University / education uses linking to the town centre
7.0 Redevelopment Strategies

7.7 Other development strategies

There are several other smaller scale opportunities for redevelopment that have been identified during the course of this study. These provide opportunities to pursue more practical scaled developments in the shorter to medium term. There is also the longer term potential for redevelopment in the vicinity of the Woolworths site which is also outlined.

Each of the sites falls into the same zoning as outlined below:

**Planning Controls (Lithgow LEP 2014)**

- **Land Zoned**: B2 Local Centre

**Objectives of zone**

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To maintain the built integrity of the area by enabling development that is sympathetic to the heritage character and significance of the area and surrounding streetscapes and features.
- To maintain or improve the water quality of receiving water catchments.

**Permitted without consent**

- Roads

**Permitted with consent**

- Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Service stations; Shop top housing; Tourist and visitor accommodation; Water recycling facilities; Water reticulation systems

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### Central Lane

**Redevelopment opportunities**

- Lots between Main Street and Central Lane are “fine grained” (narrow) offering the opportunity for small scale redevelopment at a sustainable scale in the short term
- There is an example of this occurring already near the Cook Street intersection
- The rear service zone of the lots adjoining the lanes could be redeveloped for 2 storey or upper storey only units adding to the range of accommodation of affordable price range - but in small numbers that can be absorbed in the market

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Example: Concept diagram of Laneway redevelopment projects in Toronto and Vancouver

Example: Laneway residential
Sandford Avenue carpark

- The existing Sandford Avenue carpark is a discrete site adjoining the Railway line
- It currently provides off street parking accessed from Sandford Avenue
- It is focally located in the CBD
- The site presents and opportunity for redevelopment in the medium term for mixed use incorporated parking - potentially at ground level (to save construction costs)

Figure 50: Sandford Avenue Carpark - additional redevelopment opportunities

Woolworths Precinct

Redevelopment opportunities
- As identified in the design proposals the arrangement of lane access in the area of the Woolworths site is haphazard and alignments limit the directness of connectivity and mix vehicular and pedestrian traffic undesirably
- A long term opportunity existing to create a new roadway running north south through this precinct that will continue Sandford Avenue through to Mort Street
- This will create new street frontage development and create a legible direct pedestrian linkage between Mort and Main Streets and beyond to Railway Parade
- Would require land owner collaboration and creation of new road reserve and related revisions to cadastral boundaries

Figure 51: Woolworths Precinct - additional redevelopment opportunities