

08 AUG 2013

51 Malonga Avenue,
Kellyville. NSW 2155

7th August, 2013

Doc. No.....
GDA Ref.....
Years.....

The General Manager,
Lithgow City Council,
PO Box 19,
Lithgow. NSW 2790

**Attention: Ms Sherilyn Hanrahan
Strategic Land Use Planner**

Dear Sir/Madam

**Re: LEP 2013
Proposed LEP Listing of:-
No.3 Bellevue Place, Portland (Lot 2 in DP842893)
As a Local Heritage Item**

Reference is made to your letter dated 28th June, 2013 regarding the Local Heritage Listing of the above property.

I do not wish to have my property listed as a Local Heritage Item in the LEP for the following reasons:-

1. It removes the individual's right to decide what is appropriate on their own property.
2. The listing automatically removes a right enjoyed by other property owners to have work carried out under the Complying Development Code as legislated by the State Government.
3. Alterations, additions or even minor external works on the property will require a heritage statement to be prepared "by a suitably qualified person"; in other words a heritage or conservation architect at some considerable cost; often in the range of \$2,500 - \$5,000 or even more if the works become contentious. This is considered to be an unconchable burden forced onto any individual property owner.
4. In the case of any contentious works, it is not only up to the owner and Council's Heritage Advisor to decide what works are sympathetic but every so called heritage or conservation minded person to pass comment and/or object to any proposed works.

5. Also the fact that any proposed alterations or additions to buildings on the property are subject to one individuals opinion as to what is the right or wrong type of development on the property, that is Council's Heritage advisor has the ultimate say over one's property.
6. To say that Council's Heritage Advisor is impartial would be most incorrect as these advisors even though trained and schooled in the conservation of our heritage are just that, an individual with their own opinions and quite often very subjective and not objective about proposed developments. In the past thirty years my husband and I have run our own building design business and have worked on many heritage listed properties (both state and locally listed properties in the Hawkesbury District) and have found that some of the conservation and heritage consultants to be very opinionated and often forced people into very expensive heritage, conservation and/or archaeological studies which in many cases, ultimately forced people to abandon their projects.
7. It places an unfair financial burden on an individual for the benefit of others.

Notwithstanding the above, I have only recently purchased the property, and I purchased it because of what the property is, "a between the wars bungalow with a 'Queen Anne' parapeted facade"; however I still wish to maintain my right to determine how I maintain the property and the style and type of alteration or addition on the property without undue interference from others; other than the normal local government approval system and the state legislated Complying Development Code.

As previously stated I do not wish to have my property listed as a Local Heritage Item in the Lithgow City Council LEP and request the listing be removed from the LEP document.

Yours faithfully,



Mrs. P.A. Collis.