



15 OCT 2013

Mr Malcolm Rowe

"Forty Bends"

3353 Great Western Highway

South Bowenfels NSW 2790

Doc. No.....

GDA Ref.....

Years.....

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

Attention: Ms. Karen Luka

Dear Sir,

**RE: PROPERTY 3357 GREAT WESTERN HIGHWAY, SOUTH BOWENFELS
PROPOSED LEP LISTING OF PROPERTY AS LOCAL HERITAGE ITEM**

I refer to your letter of 28th June, 2013 (reference LEP 2013), and wish to object to the proposed listing of the property 3357 Great Western Highway, South Bowenfels as a Local Heritage Item.

The reasons for my objections are as follows:-

1. The existing dwelling is not the original house erected on the land.
2. The existing house is a radical renovation of the replacement house built upon the subject land, bearing little resemblance to the initial replacement house, incorporating extensive renovations and alterations.
3. The existing house presents no trace of the former use of the property as a bush carpenter's house or workshop. There is no workshop, nor any tools or implements or other evidence in the house or upon the property generally of its former use as a bush carpenter's home or workshop.
4. The house in its present configuration and appearance is unremarkable, having had the original roof replaced and verandas enclosed, and walls (except one) clad. The original size, shape, configuration, and character have been radically changed.

Elaborating on the above, you will note that the initial replacement house comprised of three (3) rooms namely; a bedroom, a lounge room, and a kitchen/dining room. There was no bathroom, but an external laundry and toilet were added in about 1968. A bathroom was added in 1970 or thereabouts. A kitchen was extended in 1979-1980. The back and side verandas were added, and a front veranda added and then enclosed. The side veranda was enclosed.

The old weather board garage was replaced with a new garage built in 1981. The veranda enclosures are of hardi-plank. Fibro has been used in many parts, and is now covered by hardi-plank. Only the west wall remains in exposed weather board.

The existing house is approximately double the size of the original dwelling. Most of the original roofing was replaced in the 1980's. The original lounge room area has been enlarged

and gyprocked. The bedroom wall linings are of masonite. The present use of the property is as a tenanted residential dwelling.

There is no evidence on the property of the former use of the property or the dwelling thereon for any particular purpose.

The property is not accessible to the public, being a private residence. Irreversible changes have been made, and the character and identity of the structure have been significantly altered. There are no features on the property in its present form that would attract any interest of historical, cultural nature.

Accordingly I do not consider that it is appropriate for this totally unremarkable building, which is not assessable to the public, and is so located as to not be available to be seen by any significant portion of the public, to be listed as a local heritage item.

There are no significant historical ties to the residence to the local community nor have there been any in the past.

I therefore request that Council abandon its proposal to list the property as a local heritage item.

I would be available to provide any further information or answer any further queries you may have regarding the property.

Thank you for considering this request.

Malcom Rowe

15/10/2013

