



Bega Valley Shire Council



PWG000202

Ref: DW

20 May 2010

Ms A Martin
Department of Planning
PO Box 5475
WOLLONGONG NSW 2520

Dear Ms Martin

Bismark House

187-189 Newtown Rd Bega

Council at its meeting on 6 April 2010 resolved pursuant to Section 54 to prepare a draft planning proposal to include Lot 2 DP 1083308 Newtown Road, Bega in Schedule 5 of the Bega Valley Local Environmental Plan 2002.

The report to Council is attached which includes the justification for the planning proposal. The property was also inspected by Mr B Whitworth and Mr M Parker during their recent visit to Bega.

It would be appreciated if you would forward this planning proposal to the Gateway Panel for consideration.

Yours faithfully

Tony McDermott
Strategic Planning Coordinator

ADDRESS ALL
CORRESPONDENCE TO:

PO Box 492
Bega NSW 2550
JX 4904
ABN 26 987 935 332

Council Chambers
Zingel Place, Bega

PHONE
(02) 6499 2222
FAX
(02) 6499 2200

INFORMATION
www.begavalley.nsw.gov.au
EMAIL
council@begavalley.nsw.gov.au

4. Addition to Council heritage list – 187-189 Newtown Road, Bega

This report recommends that 187-189 Newtown Road be included in Schedule 5- Heritage Items of Bega Valley Local Environmental Plan 2002.

Group Manager, Planning and Environment

BACKGROUND

A request has been received from Mr N Pearce to have the property at 187-189 Newtown Road Bega included in the heritage schedule of Bega Valley Local Environmental Plan 2002 (BVLEP 2002).

Mr Pearce is the owner of the property.

10 The property is Lot 2 DP 1083308 and is located at 187-189 Newtown Road, Bega. The land has an area of 3,063m² and contains a restored building, known as Bismark House.

The land is zoned residential 2(a) under BVLEP 2002.

The house was constructed in 1908 as a private residence for a local businessman and at the time was described as "the largest and most modern private residence in Bega". In 1914 the house was converted to a private hospital containing an operating theatre and x-ray department. In 1922 it was sold and used as a private residence and has been in private hands since that time.

In recent years the house has undergone a complete rebuilding in its original form.

20 JUSTIFICATION OF PROPOSED ADDITION

The building is recommended for inclusion in the heritage schedule of the Comprehensive Local Environmental Plan by Council's Heritage consultant, however gazettal is some time away.

Notwithstanding the owner has requested that the building be included in Schedule 5 Heritage Items of BVLEP 2002 to recognise the heritage value of the building and the considerable restoration work that has been carried out to restore the building.

Council's heritage officer has looked at the property and is of the view that it has been restored to a very high standard and is supportive of its addition to the heritage schedule.

30 As a result the proposal is considered justified in accordance with the guidelines prepared by the Department of Planning relating to Planning Proposals and the Gateway Panel.

6 April 2010

PROCESS FOR INCLUSION IN HERITAGE SCHEDULE

Council needs to resolve under Section 54 of the Environmental Planning and Assessment Act that it supports the addition of this house on the Heritage Schedule of BVLEP 2002.

Following this the draft proposal is sent to the Department of Planning to be placed before the "Gateway Panel". The Panel will determine if the proposal should proceed and the length of time it must be exhibited, together with which Government Departments (if any) must be consulted.

Assuming Council is given approval for the exhibition the proposal will be advertised and adjoining neighbours notified. Following exhibition a report will be prepared for Council's consideration and to resolve whether the proposal should be forwarded to the Department of Planning for approval.

In minor matters such as this the Director General of the Department has delegation from the Minister to sign the proposal. The proposal would then be gazetted and added to Schedule 5 of BVLEP 2002.

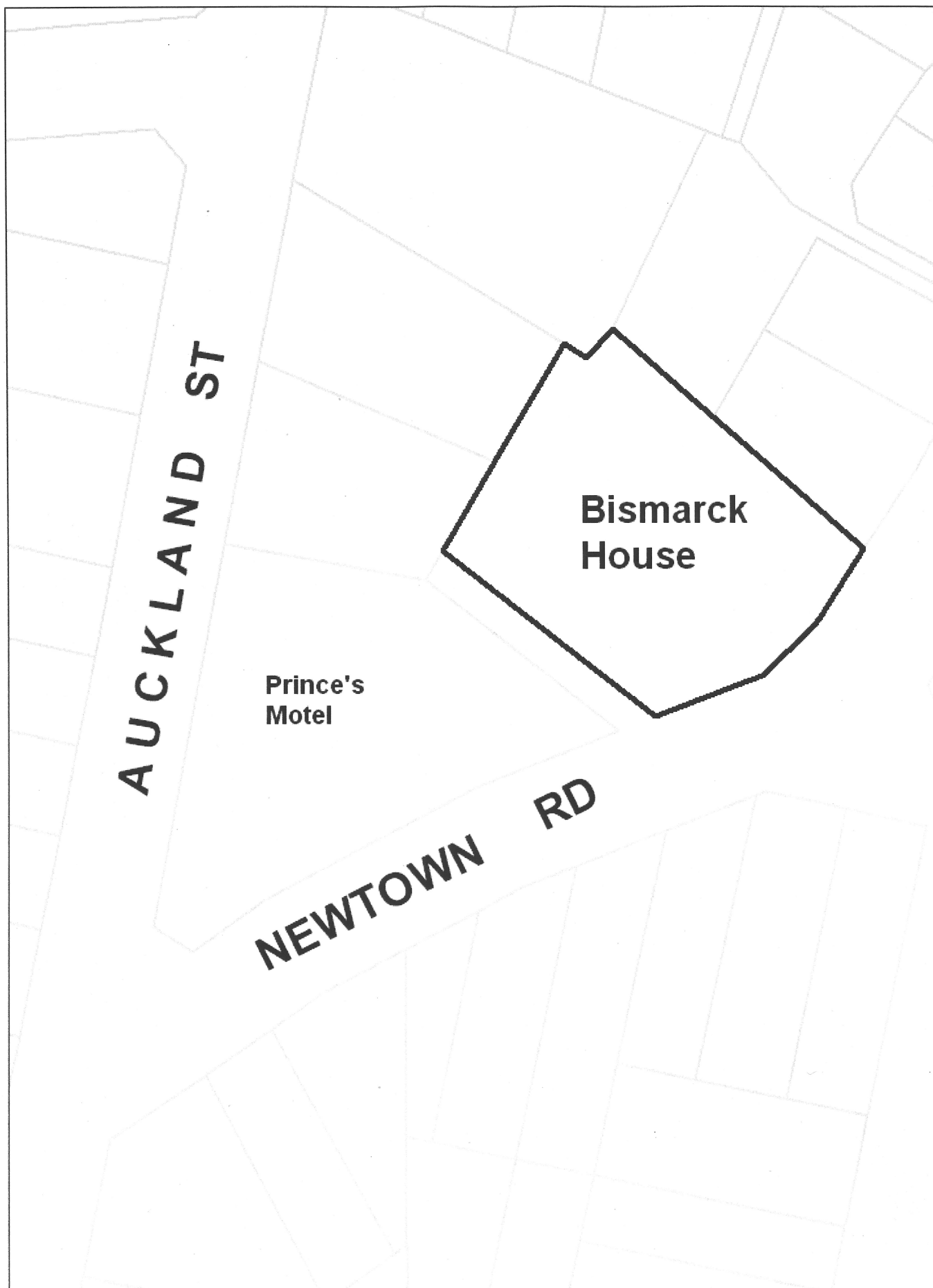
CONCLUSION

The heritage value of the building has been recognised by Council's Heritage Advisor and staff and identified for inclusion in the Heritage Schedule of the CLEP.

The applicant has requested that due to the timing of the gazettal of the CLEP that the building and restoration work carried out to restore the building be recognised and the building be placed in Schedule 5 of BVLEP 2002.

RECOMMENDATION

That Council resolve pursuant to Section 54 of the Environmental Planning and Assessment Act to include Lot 2 DP1083308, 187-189 Newtown Road, Bega to Schedule 5 of the Bega Valley Local Environmental Plan 2002.



Location of Bismarck House, Bega

Bismarck House details – Past and Present

Victorian period house 1840-1900.

Referred to as Gothic revival style or in international terms Neo-gothic.

Referred to as a villa in the newspaper report.

Gothic with bay window facades.

Decorative barges and valences.

OG gutter – i.e. old gothic gutter.

Gothic curved verandah roof.

12 foot high pressed tin ceilings.

Turned verandah posts and frieze spindles between posts;
weatherboards on the southern side (maybe added after 1908 fire);
wattle and daub (lath and plaster) on northern and eastern walls
featuring hand split timber on the older section with hand sawn timber
on the newer section.

The process of lath and plaster (or wattle and daub) begins with wood laths. These are narrow strips of wood nailed horizontally across the wall studs. Each wall frame is covered in lath, tacked at the studs. The lath is typically about two inches wide, by four feet long, by 1/4 inch thick. Each horizontal course of lath is spaced about 1/4 inch away from its neighboring courses. Next, temporary lath guides are sparsely vertically to the wall, usually vertically at the studs. Plaster is then applied, typically using a wooden board as the application tool. The applicator drags the board upward over the wall, forcing the plaster into the gaps between the lath, and leaving a layer on the front the depth of the temporary guides, typically about 1/4 inch. A helper feeds new plaster onto the board, as the plaster is applied in quantity. When the wall is fully covered, the vertical lath "guides" are removed, and their "slots" are filled in, leaving a fairly uniform undercoat. It is standard to apply a second layer in the same fashion, leaving about a half inch of rough, sandy plaster (called a brown coat). A smooth white finish coat goes on last. After the plaster is completely dry, the walls are ready to be painted.

Foundations – split posts/ rocks/ bricks but close to ground.

Double hung windows.

Electrical wiring/meter box outdated and dangerous.

Water pipes corroded and blocked.

Claw footed bath tub under many layers of renovation in bathroom.

Town gas pipes.

Thick telephone cabling under bay window.

Secret compartment in middle room under floor.

Three chimneys (removed as all three very unstable).

Painted with a black stain (Black Japan).

A. PLANNING PROPOSAL

1. The objectives of the proposed Local Environmental Plan is to include on Council's Heritage Schedule an historic house that has been restored.

Placing the house on the Heritage Schedule will allow it to be considered by Council for a number of uses that are appropriate to the building and the surrounding area.

2. It is proposed to add Lot 2 DP 1083308 to Schedule 5 of the Bega Valley Local Environmental Plan 2002.

3. A NEED FOR THE PLANNING PROPOSAL

- 1) The Planning Proposal is not the result of a strategic study or report. It is the result of the applicant requesting the inclusion of his land on the Heritage Schedule.
- 2) The planning proposal is the only way of achieving the desired outcome.
- 3) The community benefit is the addition to the Heritage Schedule of a fully restored building that has significant links to the development of Bega.

Inclusion on Schedule 5 will allow Council to consider uses for the building that are appropriate for the building and the surrounding neighbourhood.

B. RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

1. The planning proposal is consistent with objectives and actions contained in the South Coast Regional Strategy.
2. The planning proposal is consistent with Council's strategic plans as the land has been included in the draft Local Environmental Plan.
3. The planning proposal is consistent with the State Environmental Planning Policies.
4. The planning proposal is consistent with applicable with the Section 117 directions.

C. ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

1. There are no critical habitats or threatened species populations or ecological communities or their habitats adversely affected as a result of the proposal.
2. There are no other likely environmental effects as a result of the planning proposal.
3. The planning proposal will have no social or economic impacts.

D. DETAILS OF COMMUNITY CONSULTATION TO BE UNDERTAKEN

The planning proposal will be advertised in the local press, letters to surrounding owners and placed on Council's web site should the Gateway Panel require an exhibition.

Given the nature of the planning proposal exhibition is not seen as necessary.