

**REVIEW OF ENVIRONMENTAL FACTORS (REF)
NEW CARAVAN ENTRY – BERRY SHOWGROUND
STATION ROAD AND BERRY SHOWGROUND
35 ALEXANDRA STREET, BERRY**

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Document control

Item	Details
Project	New Caravan Entrance – Berry Showground – Station Road Berry
Client/Proponent	Swim Sport and Fitness - Shoalhaven City Council
Prepared By	City Services - Shoalhaven City Council

Document status

Version	Author / Reviewer*	Name	Signed	Date
V1.0	Author	Geoff Young		24/06/2024
	Reviewer	Jeff Bryant		28/06/2024

*Review and endorsement statement:

"I certify that I have reviewed and endorsed the contents of this REF document and, to the best of my knowledge, it is in accordance with the EP&A Act, the EP&A Regulation and the Guidelines approved under clause 170 of the EP&A Regulation, and the information it contains is neither false nor misleading".

Assessment and approvals overview

Item	Details
Assessment type	Division 5.1 (EP&A Act) - Review of Environmental Factors (REF)
Proponent	Shoalhaven City Council - Swim Sport and Fitness
Determining authority / authorities	Shoalhaven City Council – Swim Sport and Fitness
Required approvals (consents, licences and permits)	Section 138 (Roads Act 1993) for works within Station Road Section 122 (Roads Transport Act 2013) if traffic control devices are installed.
Required publication	Yes – as per Section 171(4)(c) of the NSW <i>Environmental Planning and Assessment Regulation 2021</i>

1. BACKGROUND AND PURPOSE

1.1 Overview

The proposed activity is the construction of a new caravan entrance to the Berry Showground via Station Road (Figure 1).

The proposed activity would comprise (Figures 2 and 3):

- demolition of an existing shed and awning, fence, gate, five stables, concrete footpath, garden bed, handrail and concrete slabs.
- removal of existing power and meter box and associated overhead line.
- removal of three trees (Swamp Mahogany, Jacaranda and Camphor Laurel)
- the construction of a new two-way entry/exit accessway off Station Road suitable for:
 - cars, caravans, motor homes, large recreational vehicles
 - rigid and single articulated vehicles and trucks for show and other events
 - maintenance vehicles
- pavement and drainage upgrade to Station Road and a section of road within the showground
- construction of carparking, including accessible parking
- entrance signposting and associated landscaping
- the installation of an office building
- the construction of internal and external footpaths and kerb ramps.

Refer to Appendix A for detailed design plans.

Works would also involve the implementation of safeguards and mitigation measures prescribed in Section 7 of this Review of Environmental Factors (REF).

Shoalhaven City Council (SCC) is the proponent and the determining authority under Part 5 of the EP&A Act. The environmental assessment of the proposed activity and associated environmental impacts has been undertaken in the context of Clause 171 of the *Environmental Planning and Assessment Regulation 2021*. In doing so, this REF helps to fulfil the requirements of Section 5.5 of the Act that SCC examine and take into account to the fullest extent possible, all matters affecting or likely to affect the environment by reason of the activity.

1.2 Background

Currently, vehicles with caravans and service trucks enter Berry Showground via Alexandra Street. This entrance is known to be challenging for users because of the access, circulation width and manoeuvrability. The Alexandra access does not meet current standards and regulations such as the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2025 (<https://legislation.nsw.gov.au/view/html/inforce/current/sl-2021-0461#pt.2-div.3-sdiv.3>) .

A new entry location will enable users and visitors to the showground camping area to access the site safely and efficiently.

1.3 Location

The proposed activity would be undertaken in the Berry Showground and the adjacent Station Road road reserve (Figure 1 below) and undertaken on lands described in Table 1 below.

Table 1: Lands affected by the proposed activity

Land details	Components of activity	Pertinent land information
Station Road	<ul style="list-style-type: none"> • Demolition of concrete footpath, • Road pavement and drainage upgrade. • Demolition of gate and fence and removal of one Camphor Laurel tree. • The construction of the new two-way entry/exit accessway • Entrance signposting and associated landscaping. 	<ul style="list-style-type: none"> • Council road reserve to which SCC is the road authority.
Lot 1 DP 940561 35 Alexandra Street.	<ul style="list-style-type: none"> • Demolition of an existing shed and awning, fence, gate, stables, concrete footpath, garden bed, handrail and concrete slabs. • Removal of existing power and meter box and associated overhead line. • Removal of a Swamp Mahogany and Jacaranda. • Road pavement and drainage upgrade to Station Road and internal road within the Showground. • Construction of carparking including accessible parking. • The installation of an office building. • Internal footpaths and kerb ramps. 	<ul style="list-style-type: none"> • Crown Reserve R81105 (Hazelberry Park – Berry Showground). • SCC is the appointed Crown Land Manager with designated category of “general community use”. • Native Title is assumed to have been extinguished (refer to Section 4.4 of this REF). • Subject to Aboriginal Land Claim (refer to Section 4.4 of this REF).

Figure 1 Location of the proposed activity



Figure 2 Demolition

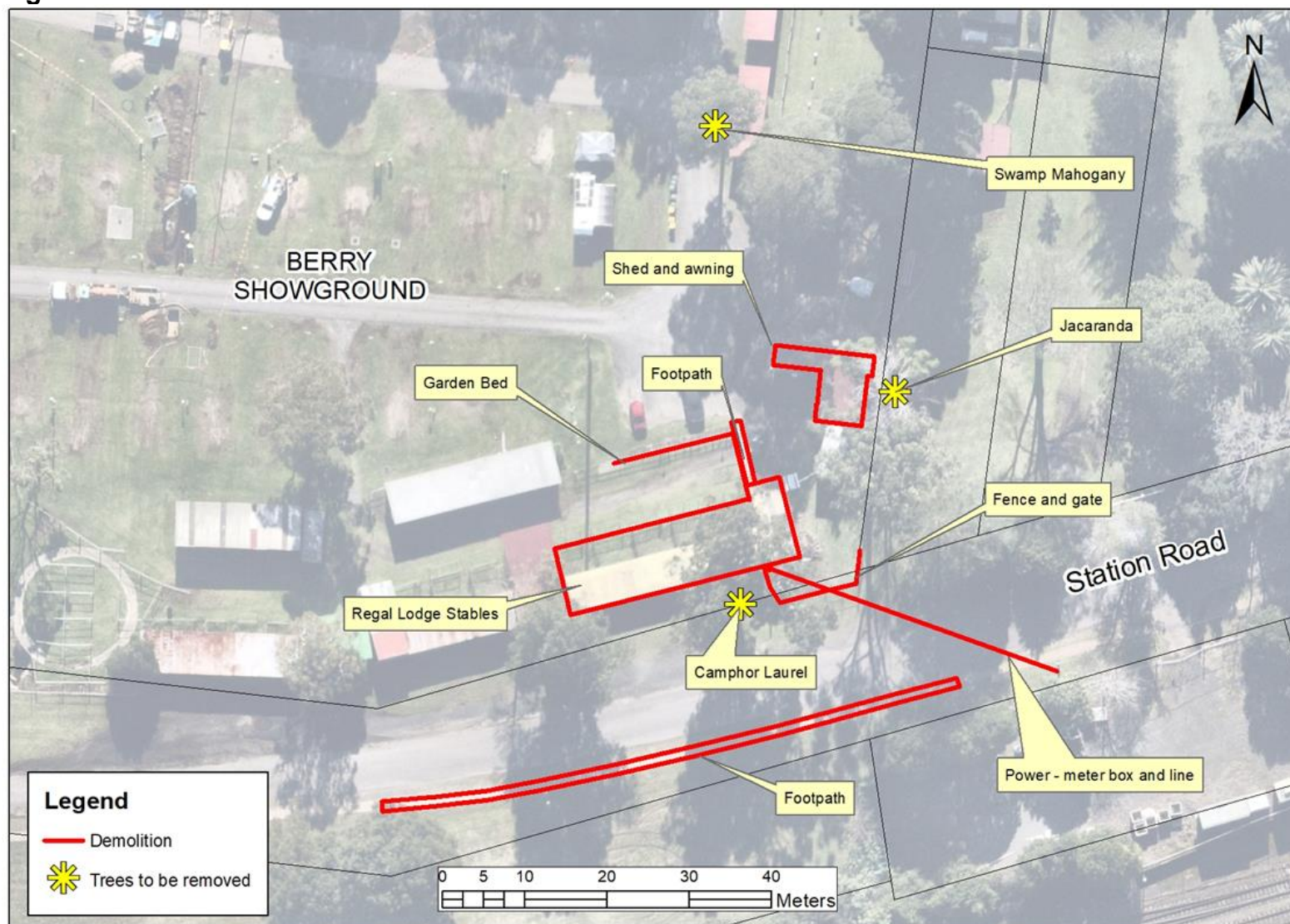
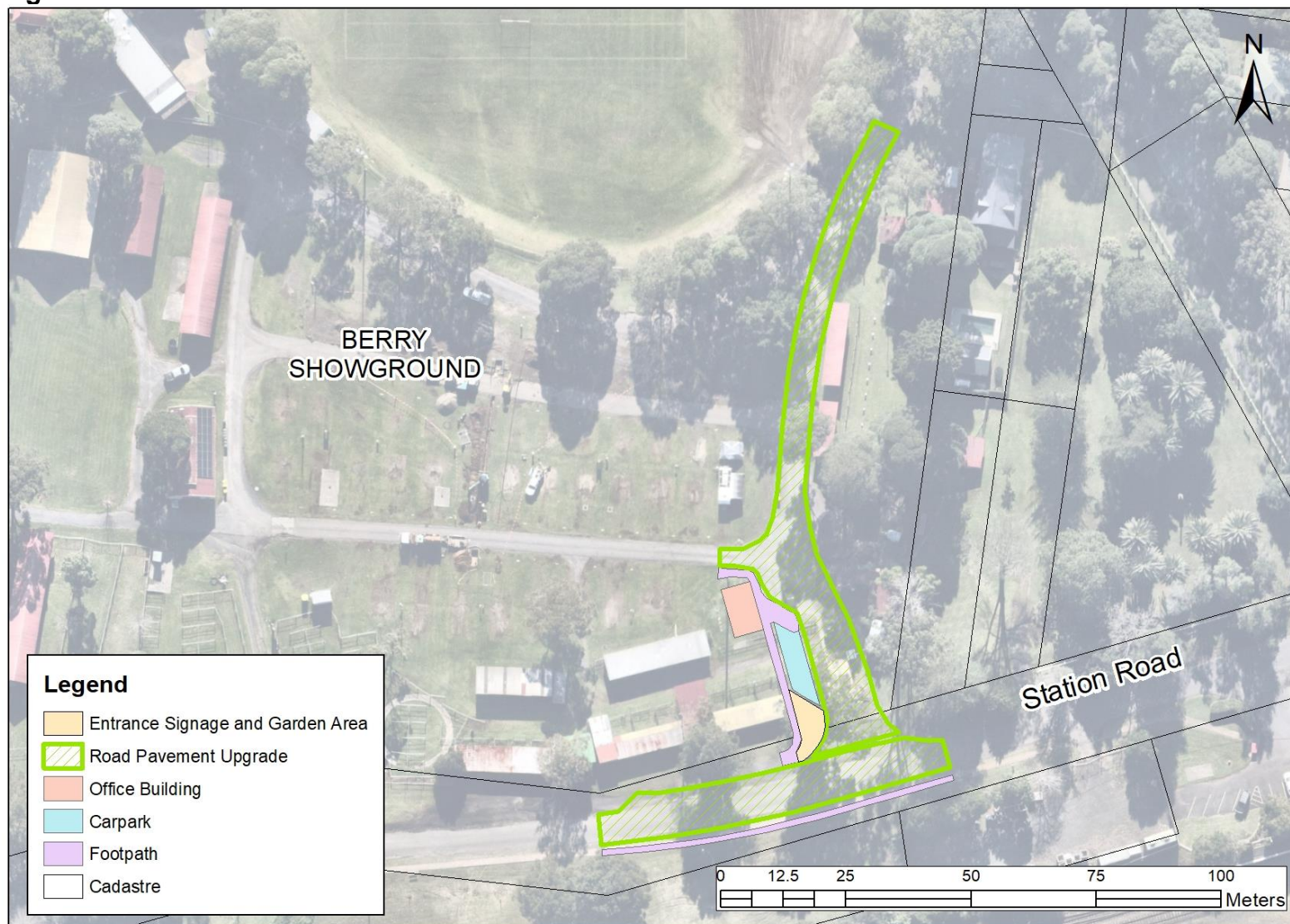


Figure 3 New Works



2. Site Description

The proposed activity would be undertaken within the Showground and within the Station Road road reserve. Photos 1 through to 7 below show the site and relevant features.

2.1 Vegetation and Habitat Features of the Development Site

The site is mostly cleared and modified, containing Showground-related infrastructure and a mix of ornamental trees including Camphor Laurel *Cinnomomum camphora*, Brushbox *Lophostemon confertus*, Jacaranda *Jacaranda mimosifolia*, Norfolk Island Pine *Araucaria heterophylla*, Cedars (*Cupressus spp.*), Radiata Pine *Pinus radiata*, with occasional endemic tree species including Swamp Mahogany *Eucalyptus robusta*, Willow Bottlebrush *Callistemon salignus* and Fig trees *Ficus spp.*.

The vegetation at the site does not comprise an endangered ecological community.

No significant fauna habitat or native vegetation occurs in close proximity to the site.

No threatened flora nor suitable habitat for locally occurring cryptic threatened species (including terrestrial orchids) was identified within or in proximity to the site.

2.2 Heritage

The Berry Showground is important in the history of the development of agricultural shows in NSW. The land was set aside for the purposes of a showground by David Berry.

The site continues to be used as a showground since the first show taking place in 1888 (Tropman and Tropman 2002). The Showground has historic and social significance to the State of New South Wales with an aesthetic and technical research significance at a local level (Tropman and Tropman Architects 2002).

The Showground is not listed in the State Heritage List but is listed in the heritage schedules of the *Shoalhaven Local Environmental Plan 2014* as:

- Berry Showground Heritage Conservation Area (HCA)
- Berry Showground Group and Trees including Victorian agricultural pavilion, rotunda, poultry shed, wood chopping area, cattle yards, Alexandra Street entrances, Sir John Hay Memorial Fountain, former Berry Municipal Chambers, *Araucaria bidwilli* (Bunya Pine), *Araucaria cunninghamii* (Hoop Pines), *Ficus sp* (Fig tree), *Erythrina sp* (Coral trees), *Eucalyptus sp* (Eucalyptus trees), *Magnolia sp* (Magnolias), *Photinia serratifolia* (Photinia), *Callitris macleayana* (Cypress), *Cinnamomum camphora* (Camphor Laurels) and *Camellia sp* (Camellias)

The five stables that are proposed to be removed are part of the “Regal Lodge Stables” which are listed in the Conservation Management Plan (CMP) as having significance in the HCA (Tropman and Tropman 2002). These stables were established around 1955 and contain 14 timber individual stables and associated structures with corrugated metal roofs. The stables are referenced in the CMP as having moderate significance for “*their long-standing association of use with the showground site*” (Tropman and Tropman Architects 2002). An assessment of impact to heritage is provided in Section 3.3 of this REF.

2.3 Other Relevant Environmental Considerations

Of relevance to the proposed activity and the site:

- there is a low risk of encountering acid sulfate soils (mapped as class 5)
- there are no watercourses or riparian areas
- the site is not mapped / listed as potentially contaminated
- the site does not contain coastal wetlands or littoral rainforest and is outside the coastal environment area mapped for the purposes of the *State Environmental Planning Policy (Resilience and Hazards) 2001*.
- the site does is not mapped as flood prone
- is zoned RE1 Public Recreation under the *Shoalhaven Local Environmental Plan 2014*
- is not mapped as bushfire prone
- there are Aboriginal Land Claims still pending (refer to Section 4.4 of this REF).

2.4 Photos



Photo 1: Station Road facing west toward proposed entrance and showing footpath (on left) to be demolished



Photo 2: Proposed entrance location showing Camphor Laurel to be removed and stables to be demolished.



Photo 3: Shed and awning to be demolished and Jacaranda tree to be removed.



Photo 4: Northern limit of the proposed activity, facing south



Photo 5: Swamp Mahogany tree to be removed. Adjacent woodchop covered seating to be retained and protected



Photo 6: Shed and awning to be demolished and Jacaranda tree to be removed.



Photo 7: Stables to be demolished and Camphor Laurel tree to be removed

3. ASSESSMENT OF LIKELY IMPACTS ON THE ENVIRONMENT

3.1 Impacts associated with the proposed activity

The proposal would involve the following disturbances and direct impacts:

- Impact on a heritage conservation area
- Removal of five stables which have heritage significance
- Removal of three trees including one with a nest box

Other impacts on the environment, including indirect impacts have been considered, including:

- indigenous heritage
- threatened species

Each is discussed below.

3.2 Tree Removal

The proposed activity would involve the removal of one Jacaranda, one Camphor Laurel, and one Swamp Mahogany. The removal of these trees is not considered a significant impact for the following reasons:

- They are not on the threatened species schedules of the NSW *Biodiversity Conservation Act 2016* or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.
- The trees do not contain hollows which could provide breeding or roosting habitat.
- The Camphor Laurel and the Jacaranda are introduced species and are not specifically mentioned in relevant heritage documentation.
- The vegetation at the site does not comprise an endangered ecological community.
- The trees do not provide significant fauna habitat.

The Jacaranda contains a nest box. As part of the prescribed environmental impact mitigation measures and safeguards listed in Section 7 of this REF, the nest box will be inspected for any inhabitants and the box relocated to a suitable tree nearby.

3.3 Heritage (non-indigenous)

The proposed activity would be undertaken within two heritage listings within the Shoalhaven Local Environmental Plan 2014:

1. ID 32 – Berry Showground Group Trees and Former Municipal Chambers and Sir John Hay Memorial Fountain
2. ID C7 – Berry Showground Heritage Conservation Area

The site is also covered under a Conservation Management Plan (CMP, D12/203406). Under the CMP, the stables (some of which are to be removed) are referred to as “Regal Lodge Stables” and were established in 1955. The shed and covered annexe to be removed is referred to as “Animal Nursery and Woodchop Judges Booth” which was constructed in 1979.

The proposed activity would be undertaken in Landscape Area 7 as established in the CMP and described as:

“This area extends from the Alexandra Street entrance to the southern entrance gate off Station road. It is a grassed area containing a number of structures associated with show activities (including the Poultry Pavilion, The Publican’s Booth, the woodchopping area, the nursery and judges box along the eastern boundary), and the Regal Lodge Stables (along the southern boundary). ...

...The Alexandra Street Perimeter is lined with tall Box trees (Eucalypt sp) forming a shaded canopy over buildings.

The stable area has loose boxes on either side of the stable lanes, and a training / walking ring located to the west of the complex. The complex is located under a stand of tall, mature box trees and is accessed from the Station Road entrance”

The sites of heritage significance listed in the CMP include the rotunda, Former Council Chambers, Poultry Pavilion, Wood Chopping Arena, Grandstand, and the Alexandra Street Entrances. These would not be affected by the proposed activity.

Sites of aesthetic significance listed in the CMP include the Agricultural Pavilion, Grandstand, mature trees on the corner of Albany and Victoria Streets (especially the Hoop Pine *Araucaria cunninghamii*, and the Former Council Chambers. These would not be affected by the proposed activity.

Sites of social significance listed in the CMP include the Former Council Chambers and the Grandstand. These would not be affected by the proposed activity.

Individual Items of significance listed in the CMP are:

- Rotunda
- Former Council Chambers
- Poultry Pavilion
- Wood Chopping Arena
- Grandstand
- Showground ring
- Agricultural pavilion
- John Hay Memorial
- Cattle yards
- Regal Lodge Stables (14)
- Coral trees
- Box trees
- Hoop Pine

Of these, only five of the Regal Lodge Stables will be impacted (demolished) by the proposed activity. The stables have historic value for their ability to demonstrate the role of horses in the Berry agricultural shows from the late 19th century to the present day (Thom 2024). The stables have historic association with Kevin Robinson who established the Regal Lodge Stables for trotting horses. The stables gained notoriety in 1968 as the place where the winner of the Inter-Dominion Trotting Race was trained. The stables are also associated with Jack McGee, a renowned show jump rider who with his horse Mark Radium became show jump champion of Australia. The stables have some aesthetic value as a mid-century vernacular animal shelter at a rural show and contribute to the rural character of Berry Showground (Thom 2024).

The Heritage Impact Assessment prepared by Louise Thom Heritage (2014, Appendix B) for the proposed activity states that the stables are in poor condition and are assessed as unfit for use. There will be loss of some significance due to their removal however their loss is mitigated against by the retention of the other nine stables (Thom 2024). The proposed activity was supported for the following reasons (Thom 2024):

- *“The works are consistent with the heritage significance of Berry Showground.*
- *The works will have a positive outcome for Berry Showground HCA [Heritage Conservation Area].*
- *The loss of significant fabric is mitigated against by the poor condition of that fabric.*
- *The works will improve the access to the Showground for camp ground users and free up the original entry for more traditional uses.”*

The Heritage Impact Assessment found that the proposed works would not have an adverse impact upon the significance of the Berry Showground or the Berry Showground Heritage Conservation Area, or any heritage items in the immediate vicinity (Thom 2024, Appendix B).

3.4 Indigenous heritage

Under Section 86 of the NSW *National Parks and Wildlife Act 1974* (NPW Act) it is an offence to disturb, damage, or destroy any Aboriginal object without an Aboriginal Heritage Impact Permit (AHIP). The Act, however, provides that if a person who exercises ‘due diligence’ in determining that their actions will not harm Aboriginal objects has a defence against prosecution if they later unknowingly harm an object without an AHIP (Section 87(2) of the Act). To effect this, the NSW Department of Environment, Climate Change and Water have prepared the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* (hereafter referred to as the ‘Due Diligence Code’) (DECCW 2010) to assist individuals and organisations to exercise due diligence when carrying out activities that may harm Aboriginal objects and to determine whether they should apply for an AHIP.

A search on the Aboriginal Heritage Information Management System (AHIMS) on 20 June 2024 indicated that there are no recorded Aboriginal sites or places in the vicinity of the proposal (refer to AHIMS report below in Figure 4 below).

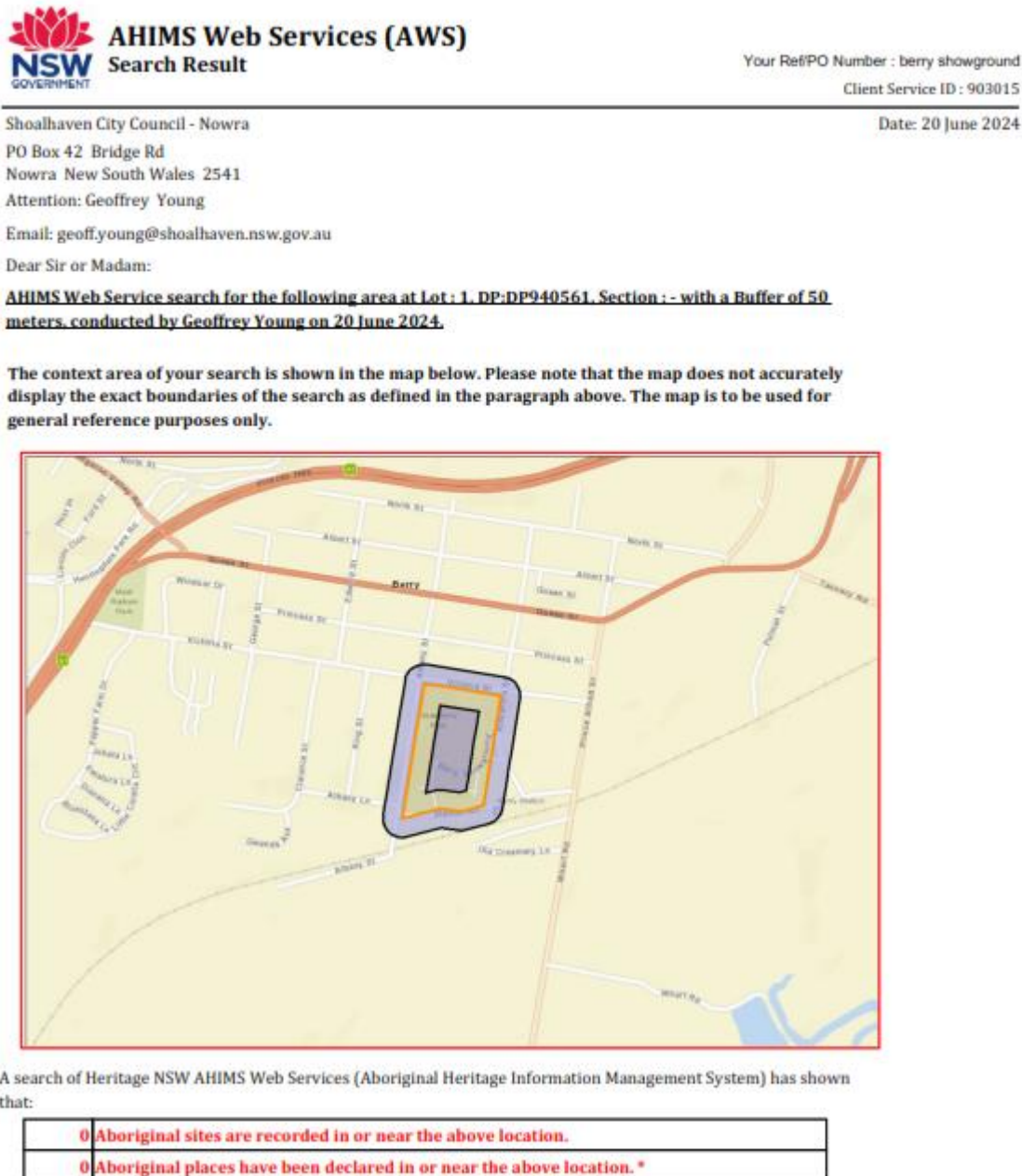
The site of the proposed activity is not within a landscape feature listed in the Due Diligence Code that has a higher propensity for Aboriginal objects *i.e.* within 200 metres of waters. The Study Area could also be described as ‘disturbed land’ as defined by the Due Diligence Code), *i.e.*:

Land is disturbed if it has been the subject of a human activity that has changed the land's surface, being changes that remain clear and observable. Examples include ploughing, construction of rural infrastructure (such as dams and fences), construction of roads, trails and tracks (including fire trails and tracks and walking tracks), clearing vegetation, construction of buildings and the erection of other structures, construction or installation of utilities and other similar services (such as stormwater drainage and other similar infrastructure) and construction of earthworks."

The proposed activity is within disturbed land as the lands have been subjected to the continued disturbance of human activity and development being cleared and developed and operated as a Showground.

An AHIP is not required, and the activity can proceed without an AHIP.

Figure 4 Results of AHIMS Aboriginal heritage search



3.5 Threatened species impact assessment (NSW)

Section 1.7 of the EP&A Act 1979 applies the provisions of Part 7 of the NSW *Biodiversity Conservation Act 2016* and Part 7A of the *NSW Fisheries Management Act 1994* that relate to the operation of the Act in connection with the terrestrial and aquatic environment. Each are addressed below.

3.5.1 Part 7A Fisheries Management Act 1994

Part 7A relates to threatened species conservation.

There are no threatened species listed under the Act which are mapped as occurring in proximity to the site, or likely to occur in proximity to the site.

The proposal would not have any direct impact on any aquatic habitat and is unlikely to result in indirect impacts which would affect threatened aquatic species or their habitats.

The proposal does not constitute, is not part of, and would not increase the impact of a relevant key threatening process, including the degradation of native riparian vegetation along NSW water courses.

Further consideration of the threatened species assessment criteria is not warranted.

3.5.2 Part 7 Biodiversity Conservation Act 2016

Section 7.3 of the Act provides a 'five-part' test to determine whether a proposed development or activity is likely to significantly affect threatened species or ecological communities, or their habitats. The proposed activity does not require an assessment as:

- the site is highly modified and has been developed and operated as a showground for more than 100 years
- only one native tree would be removed (one Swamp Mahogany) and this is not a threatened or rare species
- the site does not comprise a listed endangered ecological community
- the trees that would be removed are unlikely to support breeding habitat or significant food resources for listed fauna species
- no threatened flora nor suitable habitat for locally occurring cryptic threatened species (including terrestrial orchids) was identified within or in proximity to the site
- there are no threatened species recorded for the site.

Further consideration of the threatened species assessment criteria is, therefore, not warranted.

3.6 EP&A Regulation – Section 171 matters of consideration

Section 171(2) of the *Environmental Planning and Assessment Regulation 2021* lists the factors to be taken into account when consideration is being given to the likely impact of an activity on the environment under Part 5 of the EP&A Act. The following assessment in Table 2 below deals with each of the factors in relation to the proposed activity.

Table 2: Section 171(2) Factors

Does the proposal:	Assessment	Reason
a) Have any environmental impact on a community?	Negligible / Positive	<p>The proposed activity would benefit the community area through improved access to the campground leaving the main entrance for more traditional users of the Showground.</p> <p>The proposed activity would not have any impact on other community services and infrastructure such as power, waste water, waste management, educational, medical or social services.</p>
b) Cause any transformation of a locality?	Negligible	The locality would remain as road-side through agricultural areas. The site would be restored and land-use would remain the same.

Does the proposal:	Assessment	Reason
c) Have any environmental impact on the ecosystem of the locality?	Low adverse	<p>An assessment provided in Section 3.5 of this REF concludes that the proposed activity would not have a significant impact upon threatened species or endangered ecological communities.</p> <p>No significant habitat features would be removed or otherwise impacted. No food resources critical to the survival of a particular species would be removed.</p> <p>Aquatic ecosystems are not likely to be significantly affected by the proposed activity and there is not likely to be any long-term or long-lasting impact through the input of sediment and nutrient into the ecosystem.</p> <p>The proposed activity would be conducted within a highly disturbed environment (road reserve and showground).</p> <p>Environmental safeguards and mitigation measures (Section 7) would be employed to minimise risk of impacts.</p>
d) Cause a diminution of the aesthetic, recreational, scientific or other environmental quality or value of a locality?	Low adverse / positive	<p>In the context of the locality (not adjoining residential areas) the visual impact of the activity would be minimal.</p> <p>The area that would be affected by the proposed activity has no significant value in terms of science or other environmental qualities. The proposed activity would have no impact on these values.</p>
e) Have any effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific, or social significance or other special value for present or future generations?	Medium adverse	<p>No items in the vicinity of the work site which are listed on the State Heritage Register would be impacted by the proposal.</p> <p>The Heritage Impact Assessment prepared for the proposed activity determined that the proposed activity would not have a significant impact on non-indigenous heritage and is unlikely to disturb relics (refer to Appendix B and Sections 3.3 and 4.3 of this REF). Unexpected Finds Protocol would be in place.</p> <p>The site is not within an Aboriginal Place declared under the <i>National Parks and Wildlife Act 1974</i>.</p> <p>In accordance with the NSW Department of Environment, Climate Change and Water's Due Diligence Code of Practice, the proposed activity does not require an Aboriginal Heritage Impact Permit as the activity is unlikely to harm an Aboriginal artefact (refer to Section 3.4).</p> <p>Unexpected Finds Protocol would be in place (refer to Section 7).</p>

Does the proposal:	Assessment	Reason
f) Have any impact on the habitat of protected fauna (within the meaning of the Biodiversity Conservation Act 2016)?	Low adverse	<p>No protected fauna habitat will be removed by the activity. No important habitat will be removed or otherwise impacted. The potential impact is therefore considered to be insignificant or inconsequential.</p> <p>The proposed activity would not have a significant impact upon threatened fauna (refer to Section 3.5 of this REF).</p> <p>The specified environmental mitigation measures (Section 7) would mitigate indirect impacts to fauna and habitat.</p>
g) Cause any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air?	Negligible	<p>There are no species likely to rely on the site of the proposed works to the extent that modification would put them further in danger.</p> <p>The prescribed environmental safeguards and mitigation measures (Section 7 of this REF) would minimise the risk of impact on resident fauna, fish, and flora.</p>
h) Have any long-term effects on the environment?	Negligible	<p>Works would be relatively short term and the noise generated will occur during normal working hours. There are no sensitive receivers in the vicinity of the proposed works.</p> <p>The proposed activity would not use hazardous substances or use or generate chemicals which may build up residues in the environment.</p> <p>The possible impacts have been discussed in detail under Section 3. Refer also to the conclusions and recommendations in Section 7.</p>
i) Cause any degradation of the quality of the environment?	Low-adverse	<p>Aquatic ecosystems are not likely to be significantly affected by the proposed activity and there is not likely to be any long-term or long-lasting impact through the input of sediment and nutrient into the ecosystem.</p> <p>The proposal would not intentionally introduce noxious weeds, vermin, or feral animals into the area or contaminate the soil.</p> <p>Environmental safeguards and mitigation measures (Section 7) would be employed to minimise risk of impacts.</p>
j) Cause any risk to the safety of the environment?	Negligible	<p>The proposed activity would not involve hazardous wastes and would not lead to increased bushfire or landslip risks.</p> <p>The activity is not anticipated to adversely affect flood behaviour or exacerbate flooding risks.</p>
k) Cause any reduction in the range of beneficial	Positive	<p>The site and local environment will remain relatively unchanged.</p>

Does the proposal:	Assessment	Reason
uses of the environment?		The area is currently being used as a campground and showground in a significantly modified environment. The proposed activity would improve this use.
l) Cause any pollution of the environment?	Low adverse	<p>The proposal would involve a temporary and local increase in noise during the construction phase due to the use of machinery. However, this will not affect any sensitive receivers such as residential areas, schools, childcare centres and hospitals.</p> <p>Sediment and erosion control in accordance with the Blue Book will be implemented to minimise movement of sediment into waterways.</p> <p>It is unlikely that the activity (including the environmental impact mitigation measures) would result in water or air pollution, spillages, dust, odours, vibration or radiation.</p> <p>The proposal does not involve the use, storage or transportation of hazardous substances or the generation of chemicals which may build up residues in the environment.</p>
m) Have any environmental problems associated with the disposal of waste?	Negligible	<p>The waste that would be disposed off-site can be recycled or re-used in accordance with resource recovery exemptions or taken to a licensed waste facility.</p> <p>There would be no trackable waste, hazardous waste, liquid waste, or restricted solid waste as described in the <i>NSW Protection of the Environment Operations Act 1997</i>.</p>
n) Cause any increased demands on resources (natural or otherwise) which are, or are likely to become, in short supply?	Negligible	The amount of resources that would be used are not considered significant and would not increase demands on current resources such that they would become in short supply.
o) Have any cumulative environmental effect with other existing or likely future activities?	Negligible	<p>The assessed low adverse or negligible impacts of the proposal are not likely to interact.</p> <p>Mitigation measures (Section 7) shall be implemented to minimise the risk of cumulative environmental effects.</p> <p>The current proposal would not significantly affect habitat connectivity or reduce any significant vegetation.</p> <p>No further construction activities are planned for this location.</p>
p) Any impact on coastal processes and coastal hazards, including	Negligible	The proposed activity would have no effect on coastal processes including those projected under climate change conditions.

Does the proposal:	Assessment	Reason
those under projected climate change conditions		
q) applicable local strategic planning statements, regional strategic plans or district plans made under the Act, Division 3.1	Positive	<p>The proposed activity is consistent with the <i>Shoalhaven 2040 Strategic Land-use Planning Statement</i>, including Planning Priority 2 <i>Delivering infrastructure</i> https://doc.shoalhaven.nsw.gov.au/displaydoc.aspx?record=D20/437277.</p> <p>The activity is not inconsistent with the Illawarra Shoalhaven Regional Plan 2041 https://www.planning.nsw.gov.au/-/media/Files/DPE/Plans-and-policies/Plans-for-your-area/Regional-plans/Illawarra-Shoalhaven-Regional-Plan-05-21.pdf and does not impact any areas mapped in the Planning Statement as “high environmental value” or “habitat corridor”.</p>
r) other relevant environmental factors	n/a	Environmental factors have been addressed in Section 3 of this REF.

4. PERMISSIBILITY AND APPROVALS

4.1 NSW Environmental Planning & Assessment Act 1979

Section 4.1 (Development that does not need consent) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) states that:

“If an environmental planning instrument provides that specified development may be carried out without the need for development consent, a person may carry the development out, in accordance with the instrument, on land to which the provision applies.”

In this regard, Section 2.73(3) of the NSW *State Environmental Planning Policy (Transport and Infrastructure) 2021* (T&I SEPP) states “Any of the following development may be carried out by or on behalf of a public authority without consent on land owned or controlled by the public authority...(a) development for any of the following purposes...(i) roads, pedestrian pathways...(ii) recreation areas and recreation facilities (outdoor)...(v) landscaping including landscape structures...” As the proposed activity would for the purposes of road accessway into a public reserve by a public authority, i.e. SCC, Section 2.73(3) of the T&I SEPP applies, and the proposed activity does not require development consent.

As the proposed activity does not require development consent, and as it constitutes an ‘activity’ for the purposes of Part 5 of the EP&A Act, being carried out by (or on behalf of) a public authority, environmental assessment under Part 5 of the EP&A Act is required. This REF provides this assessment.

4.2 NSW Crown Land Management Act 2014 and the NSW Local Government Act 1993

The proposed activity would be undertaken on Crown Reserve R81105 (Hazelberry Park Berry Showground) to which SCC is the appointed Crown Land Manager.

Under Section 3.21 of the NSW *Crown Land Management Act 2014*, a Council Crown Land Manager is authorised to classify and manage its dedicated or reserved Crown Lands as if it were public community land within the meaning of the NSW *Local Government Act 1993* (LG Act).

Under Section 35 of LG Act, community land is required to be used and managed in accordance with the plan of management (PoM) applying to the land. The PoM applying to the land is the Hazelberry Park – The Berry Showground Plan of Management

(<https://doc.shoalhaven.nsw.gov.au/displaydoc.aspx?record=D11/116100>).

The proposed activity is consistent with this PoM as the Station Road entrance was identified as potential for redevelopment to improve appearance and functionality (p.44). With regard to heritage, the PoM states the following:

- *“it is critical that any works at the site be documented and implemented in a way that allows for the retention in-situ of the maximum amount of existing significant fabric”*
- *“Generally, Berry Showground should be retained and conserved as an intact example of an early Agricultural Showground.”*
- *“No works should be done on any elements on the showground without first referring to the to the Conservation Policies in the Conservation Management Plans....the basic principle is*

that future developments have to be treated in sympathy with the surrounds and due regard must be paid to the historic nature of the facility

In this regard, the proposed activity would be acceptable for the following reasons (Louise Thom Heritage 2024):

- The works are consistent with the heritage significance of Berry Showground.
- The works would have a positive outcome for Berry Showground Heritage Conservation Area.
- The loss of significant fabric is mitigate against by the poor condition of that fabric./
- The works would improve the access to the showground for campground users and free up the original entry for more traditional users.

The Heritage Impact Assessment (Louise Thom Heritage 2024) found that the proposed works would not have an adverse impact upon the significance of Berry Showground and the associated Heritage Conservation Area. Refer also to Section 3.3.

4.3 NSW Heritage Act 1977

The proposed activity would not affect any items on the State Heritage Register so most of the protection and offence provisions within the Act do not apply.

The Act also provides for the conservation of relics that are not already protected by an interim heritage order or listing on the State Register (Section 139). A relic is defined as a deposit, object or material evidence that relates to the non-Aboriginal settlement of NSW and is of State or local heritage significance. Berry Showground is of local heritage significance.

An Excavation Permit from the Heritage Council is required if the site is known or have reasonable cause to suspect that disturbance or excavation will or may result in a relic being discovered, exposed, moved or destroyed.

Although, the Heritage Impact Assessment (Thom 2024) determined that the proposed activity would not have a significant impact on the known fabric of heritage significance at the site, the proposed activity would involve excavation or at least ground disturbance of an item of local heritage significance (Berry Showground and the Regal Lodge Stables). Heritage consultant Louise Thom (*pers.comm.* 2024) however advises that:

- *“The CMP [Conservation Management Plan] states that there is no potential for archaeological remains (page 59).*
- *There are no archaeological sites listed in the Shoalhaven LEP in the study area.*
- *The site is not listed on the State Heritage Register....*
... There are no known or potential relics in the study area.
An excavation permit is not required.”

Although no Excavation Permit is required for the proposed activity, an Unexpected Finds Protocols shall be followed including:

- ceasing works
- notification
- impact mitigation

Details are provided in Section 7.

4.4 Roads Act 1993

Station Road is road to which SCC is the roads authority. Under Section 71 a roads authority may carry out road work on any public road for which it is the roads authority.

Station Road is not a classified road to which Section 75 (Public authorities to notify TfNSW of proposal to carry out road work on classified roads) applies.

Section 138 of the Act requires consent from the roads authority to carry out road work on a public road. Although it is unclear how it operates, subsection (4) also applies this section to a roads authority. Prior to any works on Station Road, the proponent of the proposed activity shall, therefore, contact the SCC Roads Assets Manager to determine the need for such consent. This is reflected in the environmental impact mitigation measures and safeguards prescribed in Section 7 of this REF.

4.5 Roads Transport Act 2013

If traffic control devices such as regulatory signage and line-marking are proposed, TfNSW, the Shoalhaven Traffic Committee or delegated authority (such as the City Services Director) must approve them as per Section 122(b) of the Act. This is reflected in the environmental impact mitigation measures and safeguards prescribed in Section 7 of this REF.

4.6 Other

A summary of other relevant legislation and permissibility is provided in Table 3 below.

Table 3: Summary of other relevant legislation and permissibility

NSW STATE LEGISLATION	
<i>Environmental Planning and Assessment Act 1979 (EP&A Act)</i>	
Permissible <input checked="" type="checkbox"/>	Not permissible <input type="checkbox"/>
Justification: The T&I SEPP provides for the proposed works to be undertaken without development consent (refer above). In circumstances where development consent is not required, the environmental assessment provisions outlined in Part 5 of the Act are required to be complied with. This REF fulfils this requirement.	
<i>State Environmental Planning Policy (Hazards and Resilience) 2021</i>	
Permissible <input checked="" type="checkbox"/>	Not permissible <input type="checkbox"/>
Justification: The proposed activity is not mapped for the purposes of this SEPP.	

Protection of the Environment Operations Act 1997

Permissible ☒ Not permissible ☐

Justification: The proposed activity does not constitute scheduled development work or scheduled activities as listed in Schedule 1 of the Act. The proposed activity therefore does not require an environmental protection licence.

Fisheries Management Act 1994

Permissible ☒ Not permissible ☐

Justification:

The proposed activity would not be undertaken within Key Fish Habitat and:

- would not affect declared aquatic reserves (Part 7, Division 2 of the Act)
- would not involve dredging and reclamation (Part 7 Division 3)
- would not involve blocking the passage of fish (s.219)
- would not impact mangroves and certain other marine vegetation (Part 7, Division 4)
- would not involve disturbance to gravel beds where salmon or trout spawn (s.208 of the Act)
- does not involve the release of live fish (Part 7, Division 7)
- does not involve the construction of dams and weirs (s.218)
- would not result in the blocking of the passage of fish;
- would not use explosives in a watercourse (Clauses 70 and 71 of the *Fisheries Management (General) Regulation 2019*).

Local Land Services Act 2013

Permissible ☒ Not permissible ☐

Justification:

Any clearing of vegetation would be of a kind authorised under Section 60O(b)(ii) of the Local Land Services Act 2016 ("an activity carried out by a determining authority within the meaning of Part 5 of the Act after compliance with that Part."). No separate authorisation under the Act is required.

National Parks and Wildlife Act 1974 (NP&W Act)

Permissible ☒ Not permissible ☐

Justification:

- The proposed activity would not encroach into National Park estate.
- The Act provides the basis for the legal protection and management of Aboriginal sites in NSW. Under Sections 86 and 90 of the Act it is an offence to disturb an Aboriginal object or knowingly destroy or damage, or cause the destruction or damage to, an Aboriginal object or place, except in accordance with a permit of consent under section 87 and 90 of the Act.

- As there are no recorded sites or visible objects and as the site is on 'disturbed land', the Due Diligence Guidelines (DECCW 2010) requires no further assessment as it is reasonable to conclude that there is a low probability of objects occurring in the area of the proposed activity and an AHIP is not required. Refer to Section 3.2 of this REF for more information.

Biodiversity Conservation Act 2016

Permissible ☒ Not permissible ☐

Justification:

- The proposed activity is unlikely to have a significant impact on species and communities listed in the schedules of the Act (refer to Section 3.5 of this REF).
- The proposed development is not within an area declared to be of "outstanding biodiversity value" as defined in the Act.
- The design and mitigation measures (Section 7) would ensure that no *serious and irreversible impacts on biodiversity values* (as defined by the BC Act) occur at the site of the proposed activity.

The proposed activity therefore is not deemed to be *likely to significantly affect threatened species* and an environmental impact statement (EIS) or a Biodiversity Development Assessment Report (BDAR) is not required.

It is also a defence to a prosecution for an offence under Part 2 of the Act (harming animals, picking plants, damaging the habitat of threatened species or ecological communities *etc*) if the work was essential for the carrying out of an activity by a determining authority within the meaning of Part 5 of the *Environmental Planning and Assessment Act 1979* after compliance with that Part. The activity will not remove vegetation that is listed under Schedule 1 Threatened Species, Schedule 2 Threatened ecological communities and Schedule 6 Protected Plants. Therefore the activity is considered permissible as this REF has been prepared and determined in accordance with the EP&A Act.

Water Management Act 2000

Permissible ☒ Not permissible ☐

Justification:

- Local councils are exempt from s.91E(1) of the Act in relation to all controlled activities that they carry out in, on or under waterfront land by virtue of clause 41 of the *Water Management (General) Regulation 2018*.
- The proposal would not interfere with the aquifer and therefore an interference licence is not required (s.91F).

COMMONWEALTH LEGISLATION

Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EP&BC Act)

Permissible ☒ Not permissible ☐

Justification:

The proposed activity would not be undertaken on Commonwealth land and no matters of National Environmental Significance are likely to be significantly impacted by the proposed activity. The proposed activity is therefore not a controlled action and does not require Commonwealth referral.

Commonwealth *Native Title Act 1993*

Permissible ☒ Not permissible ☐

Justification:

The land that makes up the Berry Showground had previously been granted as part of a freehold estate (the Berry / Wollstonecraft Coolangatta Estate). Any native title interest that may have existed in this land was lawfully extinguished by the granting of the original freehold title.

Refer also to Native Title Manager advice [D24/3930 - NATIVE TITLE FUTURE ACT NT Manager Advice - Berry Showground - PEPA](#).

5. CONSULTATION WITH GOVERNMENT AGENCIES

5.1 Transport and Infrastructure SEPP 2021 requirements

Section 2.10 – Consultation with councils - development with impacts on council-related infrastructure or services

The proposed activity would:

- (a) not have an impact on stormwater management
- (b) unlikely generate traffic to an extent that it would strain the capacity of the road system
- (c) not involve connection to, or have a substantial impact on the capacity of the sewerage system
- (d) not involve connection to, and use of a substantial volume of water from the water supply system
- (e) unlikely to cause a disruption to pedestrian or vehicular traffic
- (f) involve the excavation of, or a footpath adjacent to, a road for which the proponent is not responsible for the maintenance of the road or footpath.

The proposed activity would however involve the excavation of a footpath and road. Authorisation under Section 138 of the Roads Act 1993 from the Roads Authority may therefore be required.

Section 2.11 – Consultation with councils - development with impacts on local heritage

As the proposed activity is likely to affect the heritage significance of a local heritage item (Berry Showground Heritage Conservation Area and the Regal Stables) an assessment of the impact was prepared by Louise Thom Heritage consultant (Thom 2024).

SCC currently does not have a Heritage Officer; however, the Thom (2024) Heritage Impact Assessment was considered by SCC's internal asset custodian for the Showground and is the determining signatory of this REF.

Section 2.12 – Consultation with councils - development with impacts on flood liable land

and

Section 2.13 – Consultation with State Emergency Service (SES) - development with impacts on flood liable land

The proposed activity would not be undertaken on flood liable land. No consultation with Council and SES is required.

Section 2.14 – Consultation with councils - development with impacts on certain land within the coastal zone

The proposal would not occur within a coastal vulnerability area. Consultation is therefore not required.

Section 2.15 – Consultation with public authorities other than councils

In consideration of the other consultation requirements specified under Section 2.15 of the Transport and Infrastructure SEPP, the proposed activity:

- would not be undertaken adjacent to land reserved under the *National Parks and Wildlife Act 1974* or land acquired under that Act
- would not be undertaken on land in Zone E1 National Parks and Nature Reserves or in an equivalent land use zone.
- does not comprise a fixed or floating structure in or over navigable waters
- would not increase the amount of artificial light in the night sky and located on land within the dark sky region as identified on the dark sky region map
- would not be undertaken within Defence communications facility buffer (only relevant to the defence communications facility near Morundah)
- would not be undertaken on land in a mine subsidence district within the meaning of the *Mine Subsidence Compensation Act 1961*
- would not have an impact on the Willandra Lakes Region World Heritage Property
- would not occur in a Western City operational area specified in the *Western Parkland City Authority Act 2018*.

These prescribed consultation requirements therefore do not apply.

Section 2.16 – Consideration of Planning for Bush Fire Protection (PBP)

The proposed activity would not be undertaken on Bushfire Prone Land and is not a development prescribed in this section (health services facilities, correctional centres, residential accommodation). Consideration of PBP is therefore not required.

5.2 NSW Local Land Services and Local Emergency Management

In the event of an emergency (bushfire, flood, etc) Berry Showground is utilised as a large animal Evacuation Centre to be managed by NSW Local Land Services (LLS) in cooperation with the Local Emergency Operations Controller (LEOCON) and Local Emergency Management Officer (LEMO).

As the proposed activity would result in the loss of stables that could potentially be utilised in a large animal evacuation, both LLS and LEMO were notified and invited to comment.

The LEMO stated that “*We’ve only recently audited the Berry Showground as an evacuation centre for large animals. My comment would be that the facility could still be used as a large animal evacuation centre but Jason’s [Jason Carson from LLS] thoughts are going to hold weight as a LLS representative*” ([D24/263895 - response - Local Emergency Management Officer LEMO - New Caravan Entry Road and associated works including loss of stables - Berry Showground Berry](#)).

The LLS also responded stating that *“The impact of the proposal will be minor with regards to AASFA needs. Five old stables will be removed however there will still be sufficient yard capacity for large animals in the vicinity. We feel that the proposal will assist with truck movements during an emergency in that it will provide an opportunity for them to drive straight through from Railway to Albany St, which would be a safety improvement. We will need to review the traffic strategy after the new works are complete.”*

A requirement to notify LLS upon the completion of entrance facility is listed in the environmental impact measures and safeguards prescribed in Section 7 of this REF. No further consultation is required.

5.3 Internal SCC Consultations

Shoalhaven Swim, Sport and Fitness (SSSF) is both the nominated Asset Custodian and the proponent of the proposed activity.

Concept Plans were circulated to other key internal stakeholders including the Northern District Engineer (for works within Station Road), Principal Traffic Engineer (for changes to traffic systems) on the 17 July 2024 ([D23/318929 - Email - To SCC Stakeholders - For Internal Review - Concept Plan for Circulation - Vehicular Entry - Berry Showground](#)), and City Services Technical Services ([D23/332437 - Request for Design Services Functional Review - Developed Design Documentation - Civil Engineering - Caravan Entry Road - Berry Showground](#)).

The Northern District Engineer and Traffic Engineer raised an issue with stormwater, particularly the lack of detail ([D23/296248 - Michael Berzins and Scott Wells - Response to Civil Engineering Concept Plan – Vehicular Entry – Berry Showground](#)). For instance:

- *“The drawings appear to show kerb and guttering which will be an important aspect to improve safety for pedestrians and protect the pavement from damage from turning trucks, however I can’t see how the pavement will be upgraded to avoid damage.*
- *In relation to the proposed K&G, the drawings appear to show the kerb and guttering in isolation, I can’t see how stormwater is proposed to be managed.”*

Stormwater detail has been added into subsequent plan iterations (refer Appendix A drawing 2370/C17 and C18 Rev 1). Pavement will be upgraded and tie in with kerb and existing road levels, however specific details have yet to be determined. Similarly, comments and changes from Technical Services have been incorporated into subsequent plan iterations ([D23/473479 - Email – Review of Documentation – Engineering Department – Michael Harris – Westlake Punnett – Access from Station Road – Berry Showground \(Hazelberry Park\)](#)).

Further consultation will occur prior to works within Station Road through the Section 138 (Roads Act 1993) process as reflected in the environmental impact measures and safeguards prescribed in Section 7 of this REF.

6. COMMUNITY ENGAGEMENT

The proposed activity reflects the outcomes of the initial stages of the development of the Berry Showground Master Plan.

The development of the Berry Showground Plan of Management and Master Plan was subject to public exhibition and community engagement through:

- the SCC “Get Involved” webpage and on-line survey advertised on SCC’s social media platforms and through the Berry Town Crier community produced newspaper
- direct correspondence to identified key stakeholders including Berry Forum, Rotary Club of Berry, Berry Chamber of Commerce, Berry Showground Management Committee, Berry Show Society (refer to [D23/402745 - Report - Berry Showground Master Plan - Outcome of Engagement Activity - Ordinary Meeting 11 December 2023](#) for a full list).

The draft Master Plan, showing the proposed new entrance, was exhibited through the SCC website for four weeks between July and August 2023 and received 50 survey responses and six detailed written submissions (refer to [D23/355332 - Engagement Results - Draft Berry Showground Master Plan - 16 July to 14 August 2023](#)). Of relevance:

- one respondent recommended the removal of all Camphor Laurels due to the species’ weed status
- one respondent declared that the camping function is taking over and it detracts from the primary purpose of the Showground.

Although not because of the plant’s weed status, the proposed activity would result in the removal of one Camphor Laurel tree. The proposed activity would also result in better defining the campground area with the provision of a separate, specific access for campground users allowing for the other existing accesses to be utilised by more traditional showground users.

Responses from Key Stakeholders were numerous (refer to [D23/402745 - Report - Berry Showground Master Plan - Outcome of Engagement Activity - Ordinary Meeting 11 December 2023](#)) but no objections (or support) about the proposed new entrance was received.

As a result of the engagement, SCC endorsed, through a Council resolution, amendments to the exhibited Master Plan and Plan of Management prescribed in Table 2 of the Council Report ([D23/402745 - Report - Berry Showground Master Plan - Outcome of Engagement Activity - Ordinary Meeting 11 December 2023](#)). The only relevant amendment was to “*engage a heritage consultant to conduct a review of the proposed Berry Showground Master Plan and Heritage Conservation Management Plan in place over the subject site.*” The proposed activity has been commensurate with this recommendation through the engagement of Louise Thom heritage consultant to provide advice and prepare a Heritage Impact Assessment (Appendix B). The Council resolution also recommended that when the prescribed amendments were achieved, a revised master plan is submitted at an Ordinary Council Meeting for consideration and final adoption of the Master Plan. If adopted, further or additional community engagement is unlikely to be required.

7. ENVIRONMENTAL SAFEGUARDS AND MEASURES TO MINIMISE IMPACTS

Note that safeguards / measures are prescribed unless otherwise stated.

Safeguard / Measure	Responsibility
Works planning, approvals, consultation & notification	
1. The proponent shall contact the SCC Roads Assets Manager to determine the need for a Section 138 (Roads Act 1993) permit.	Shoalhaven Swim Sport and Fitness
2. Any regulatory signage or line-marking shall go to the Traffic Committee or delegated authority such as the City Services Director for approval.	Project Manager
Site Establishment	
3. Erosion and sediment controls in accordance with the 'Blue Book' (Landcom 2004) shall be installed and maintained to prevent the entry of sediment into waterways i.e. water diversion, minimising disturbance, erosion control, sediment capture and rapid re-establishment.	Site Manager; Construction Contractor
Construction works	
4. The nest box within the Jacaranda shall be inspected for wildlife. If wildlife is present, a SCC Environmental Officer shall be contacted for advice. If no wildlife is present, the box can be removed and replaced on a different tree nearby.	Construction Contractor
5. In the event that any wildlife be significantly disturbed or injured during works, Council's Environmental Officers are to be contacted or if unavailable, Wildlife Rescue – South Coast should be contacted on 0418 427 214, to rescue and relocate the animal(s).	Construction Contractor
6. Tree protection measures in accordance with AS4970 - <i>Protection of Trees on Development Sites</i> shall be implemented to minimise the risk of impact to trees that are to be retained	Construction Contractor
7. The following Unexpected Finds Protocol for (non-Indigenous) heritage relics shall be applied during any excavation or ground disturbance works:	Construction Contractor

Safeguard / Measure	Responsibility
<ul style="list-style-type: none"> a. If a find is identified, works shall stop immediately around the find and the area shall be protected from further disturbance. b. The find shall be reported to the SCC Project Manager or Contract Supervisor. c. An historical archaeologist shall be contacted to identify the find. d. If the find is a relic (refer to Section 4.3 of this REF), a harm mitigation strategy shall be developed and implemented. This could include: avoidance of the find, test excavation or other mitigation measures. Or apply for an Excavation Permit to continue. e. If the find is confirmed by the historical archaeologist as a relic, the Heritage Council shall be notified (Section 146 of the <i>Heritage Act 1977</i>). 	
<p>8. Staff working at the site will be instructed to stop work immediately on identification of any suspected Aboriginal heritage artefact. If any objects are found, NSW Environment and Heritage (ph:131 555) shall be contacted.</p>	Construction Contractor
<p>9. Erosion and sediment controls in accordance with the 'Blue Book' (Landcom 2004) shall be installed and maintained to prevent the entry of sediment into waterways i.e. water diversion, minimising disturbance, erosion control, and rapid re-establishment.</p>	Construction Contractor
<p>10. Stockpiles of construction material and excavated earthen material shall be located in existing cleared areas and more than 10 metres from any trees that are to be retained.</p>	Construction Contractor
<p>11. Any waste shall be managed, transported, stored, collected and disposed of in an environmentally satisfactory manner pursuant to NSW <i>Protection of the Environment Operations Act 1997</i>, and that all reasonable measures regarding the control and prevention of pollution and waste from being introduced into the estuary are implemented.</p>	Construction Contractor

Safeguard / Measure	Responsibility
<i>Post construction</i>	
12. An asset form shall be trimmed to file 44574E on commissioning of the assets in Accordance with POL15/8 Asset Accounting Policy section 3.1.4 and POL16/79 Asset Management Policy section 3.3.	Project Manager
13. Local Land Services shall be notified to allow changes to large animal evacuation traffic strategies.	Project Manager

8. SIGNIFICANCE EVALUATION & DECISION STATEMENT


This Review of Environmental Factors has assessed the likely environmental impacts, in the context of Part 5 of the *Environmental Planning and Assessment Act 1979*, of a proposal by Shoalhaven City Council to construct a new caravan entry into the Berry Showground from Station Road.

In consideration of the proposal as described in Section 1, in accordance with any design plans referred to in this report (Appendix A), and assuming the implementation of all proposed safeguards and mitigation measures (Section 7), it is determined that:

1. It is unlikely that there will be any significant environmental impact as a result of the proposed work and an Environmental Impact Statement is not required for the proposed works.
2. The proposed activity will not be carried out in a declared area of outstanding biodiversity value and is not likely to significantly affect threatened species, populations or ecological communities, or their habitats and a Species Impact Statement / BDAR is not required.
3. No additional statutory approvals, licences, permits and external government consultations are required.
4. The proposed activity may proceed.

In accepting and adopting this REF, Shoalhaven City Council commits to ensuring the implementation of the proposed safeguards and mitigation measures identified in this report (Section 7) to minimise and/or prevent detrimental environmental impacts.

Determined by:



Jane Lewis
Director – City Lifestyles
Shoalhaven City Council

Date: 25 July 2024

9. REFERENCES

- DECCW (Department of Environment, Climate Change and Water, NSW) 2010 Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales. Available at: https://www.dpi.nsw.gov.au/_data/assets/pdf_file/0005/634694/Policy-and-guidelines-for-fish-habitat.pdf
- Landcom 2004 *Managing Urban Stormwater: Soils and Construction – Volume 1*. Published by Landcom ISBN 0-97520-3037 <https://www.environment.nsw.gov.au/research-and-publications/publications-search/managing-urban-stormwater-soils-and-construction-volume-1-4th-edition>
- Thom (Louise Thom Heritage) 2014 *Berry Showground Access Heritage Impact Assessment*. Unpublished report prepared for Shoalhaven City Council. SCC document [D24/258158 - Heritage Impact Assessment - Louise Thom Heritage- New campground entry road off Station Road - Berry Showground](#)
- Tropman and Tropman Architects 2002 *Berry Showground Agricultural Pavilion Conservation Management Plan*. Unpublished report for Shoalhaven City Council. Document number [D11/173804 - Berry Showground Agricultural Pavilion Conservation Management Plan](#)

Personal Communications

- Louise Thom (Heritage Consultant) 2024 *Email confirming that s.140 Excavation Permit is not required* [D24/262747 - Response - need for excavation permit - Berry Showground - Caravan Entry Road - Louise Thom Heritage](#)

APPENDIX A – The Activity

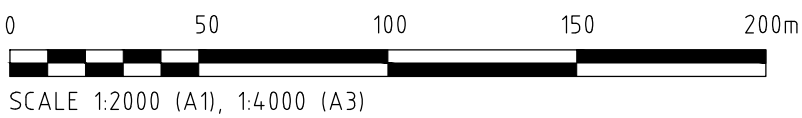
PROPOSED SHOWGROUND ENTRANCE ROAD

BERRY SHOWGROUND, STATION ROAD, BERRY



LOCALITY PLAN

SCALE: 1:2000



DRAWING SCHEDULE		
PLAN No.	DRAWING TITLE	REV
23270/C01	COVER SHEET AND LOCALITY PLAN	3
23270/C02	GENERAL NOTES	3
23270/C03	DEMOLITION PLAN	1
23270/C04	SHEET SET LAYOUT PLAN	3
23270/C05	GENERAL ARRANGEMENT PLAN SHEET 1 OF 2	3
23270/C06	GENERAL ARRANGEMENT PLAN SHEET 2 OF 2	3
23270/C07	STAGING PLAN	1
23270/C08	ALIGNMENT PLAN AND LONG SECTION STATION ROAD	3
23270/C09	CROSS-SECTIONS STATION ROAD	1
23270/C10	ALIGNMENT PLAN AND LONG SECTION ROAD 02	3
23270/C11	CROSS-SECTIONS ROAD 02	1
23270/C12	ALIGNMENT PLAN AND LONG SECTION ROAD 03	1
23270/C13	CROSS-SECTIONS ROAD 01	1
23270/C14	KR 01, KR 02, KR 03 AND KR04 ALIGNMENTS AND LONG SECTIONS	1
23270/C15	KR PB1, KR PB2 ALIGNMENTS AND LONG SECTIONS	1
23270/C16	KR DC01 ALIGNMENT AND LONG SECTION	1
23270/C17	STORMWATER MANAGEMENT PLAN	1
23270/C18	STORMWATER LONG SECTIONS	1

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Rev.	Amendments	Approved	Date
1	ISSUED FOR MEETING	P.LITTLE	04.07.2023
2	ISSUED CONCEPT	P.LITTLE	06.07.2023
3	ISSUED DEVELOPED DESIGN	P.LITTLE	11.08.2023

WP

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RESIDENTIAL - COMMERCIAL - INDUSTRIAL

COVER SHEET AND LOCALITY PLAN		Design: P.LITTLE	
		Drawn: P.LITTLE	
		Checked: N.GUNDLACH	
PROJECT: PROPOSED SHOWGROUND ENTRANCE ROAD AT: BERRY SHOWGROUND, STATION RD, BERRY FOR: SHOALHAVEN CITY COUNCIL		Date: 11.08.2023	
		Drawing No.	Rev
		23270/C01	3

NOTES TO BE CONFIRMED

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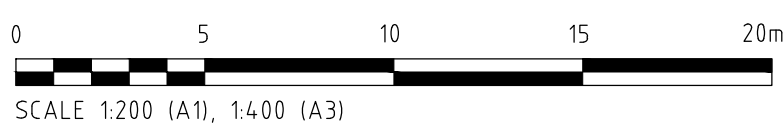
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NOWRA (02) 4423 5533
ULLADULLA (02) 4455 4397
RESIDENTIAL - COMMERCIAL - INDUSTRIAL

GENERAL NOTES		Design: P.LITTLE	
		Drawn: P.LITTLE	
		Checked: N.GUNDLACH	
PROJECT: PROPOSED SHOWGROUND ENTRANCE ROAD AT: BERRY SHOWGROUND, STATION RD, BERRY FOR: SHOALHAVEN CITY COUNCIL		Date: 11.08.2023	
		Drawing No.	Rev
		23270/C02	3



DEMOLITION PLAN
SCALE: 1:200

LEGEND	
	EXISTING MINOR CONTOUR (0.2m)
	EXISTING MAJOR CONTOUR (1m)
	EXISTING PROPERTY BOUNDARY
	EXISTING TELSTRA SERVICE
	EXISTING SEWER MAIN
	EXISTING WATER MAIN
	EXISTING ELECTRICAL (OVERHEAD)
	EXISTING ELECTRICAL (UNDERGROUND)
	OVERHEAD ELECTRICAL TO BE REMOVED
	ELEMENTS TO BE DEMOLISHED (AREA)
	ELEMENTS TO BE DEMOLISHED
	VEGETATION TO BE REMOVED
	VEGETATION TO BE REMOVED



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Rev.	Amendments	Approved	Date
1	ISSUED DEVELOPED DESIGN	P.LITTLE	11.08.2023

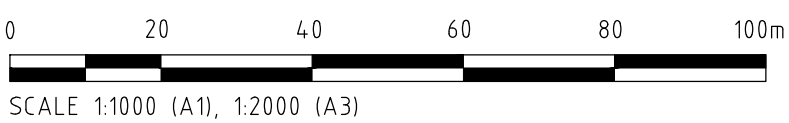


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DEMOLITION PLAN		Design: P.LITTLE
		Drawn: P.LITTLE
		Checked: N.GUNDLACH
PROJECT: PROPOSED SHOWGROUND ENTRANCE ROAD AT: BERRY SHOWGROUND, STATION RD, BERRY FOR: SHOALHAVEN CITY COUNCIL		Date: 11.08.2023
Drawing No.	Rev	
23270/C03	1	



SHEET SET LAYOUT PLAN
SCALE: 1:1000



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Rev.	Amendments	Approved	Date
1	ISSUED FOR MEETING	P.LITTLE	04.07.2023
2	ISSUED CONCEPT	P.LITTLE	06.07.2023
3	ISSUED DEVELOPED DESIGN	P.LITTLE	11.08.2023



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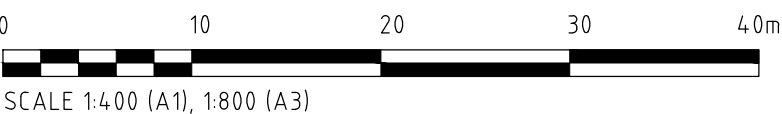
SHEET SET LAYOUT PLAN		Design: P.LITTLE
		Drawn: P.LITTLE
		Checked: N.GUNDLACH
PROJECT: PROPOSED SHOWGROUND ENTRANCE ROAD AT: BERRY SHOWGROUND, STATION RD, BERRY FOR: SHOALHAVEN CITY COUNCIL		Date: 11.08.2023
Drawing No.	Rev	
23270/C04	3	



GENERAL ARRANGEMENT PLAN (SHEET 1 OF 2)
SCALE: 1:200

LEGEND

- EXISTING MINOR CONTOUR (0.2m)
- EXISTING MAJOR CONTOUR (1m)
- EXISTING PROPERTY BOUNDARY
- EXISTING TELSTRA SERVICE
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING ELECTRICAL (OVERHEAD)
- EXISTING ELECTRICAL (UNDERGROUND)
- PROPOSED ROAD PAVEMENT
- PROPOSED CONCRETE WORKS
- PROPOSED BATTER EXTENTS
- PROPOSED EXTENT OF TURFING
- VEGETATION TO BE RETAINED
- PROPOSED STAGE 1 EXTENTS
- PROPOSED STAGE 2 EXTENTS
- PROPOSED STAGE 3 EXTENTS



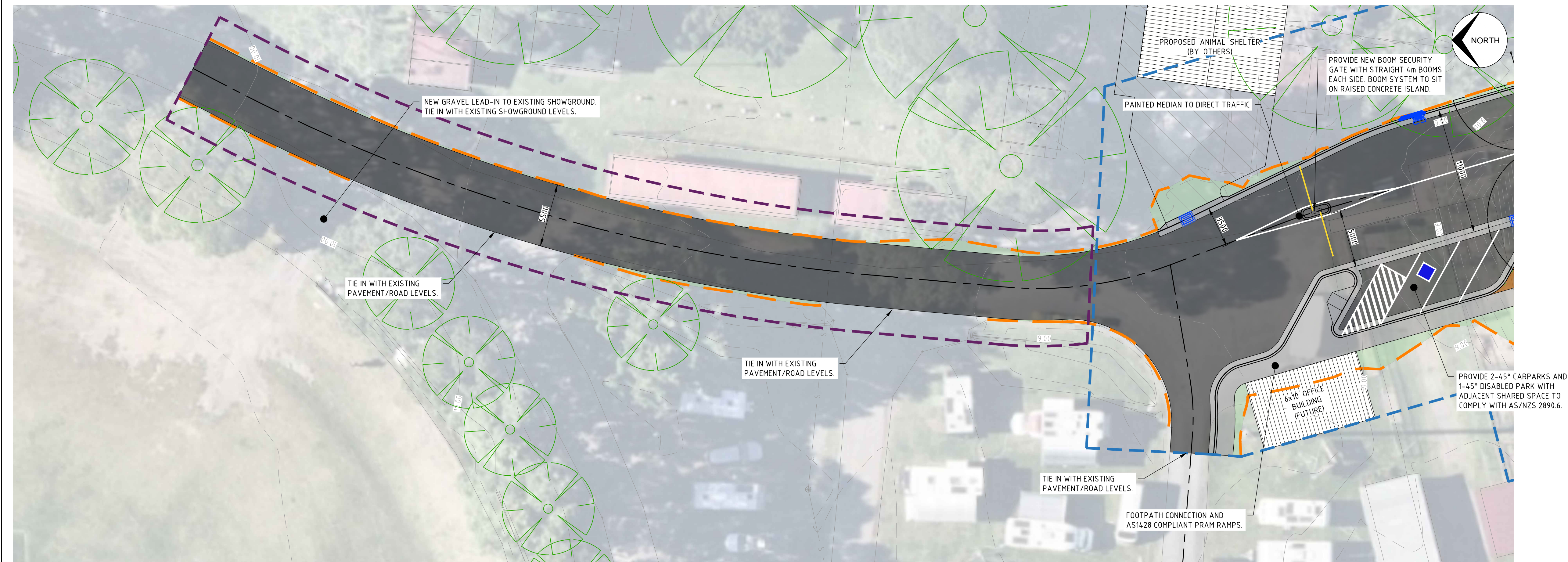
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Rev.	Amendments	Approved	Date
1	ISSUED FOR MEETING	P.LITTLE	04.07.2023
2	ISSUED CONCEPT	P.LITTLE	06.07.2023
3	ISSUED DEVELOPED DESIGN	P.LITTLE	11.08.2023



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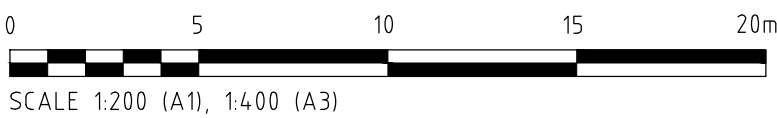
GENERAL ARRANGEMENT PLAN SHEET 1 OF 2		Design: P.LITTLE
		Drawn: P.LITTLE
		Checked: N.GUNDLACH
PROJECT: PROPOSED SHOWGROUND ENTRANCE ROAD AT: BERRY SHOWGROUND, STATION RD, BERRY FOR: SHOALHAVEN CITY COUNCIL		Date: 11.08.2023
Drawing No.	Rev	
23270/C05	3	



GENERAL ARRANGEMENT PLAN (SHEET 2 OF 2)
SCALE: 1:200

LEGEND

- EXISTING MINOR CONTOUR (0.2m)
- EXISTING MAJOR CONTOUR (1m)
- EXISTING PROPERTY BOUNDARY
- EXISTING TELSTRA SERVICE
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING ELECTRICAL (OVERHEAD)
- EXISTING ELECTRICAL (UNDERGROUND)
- PROPOSED ROAD PAVEMENT
- PROPOSED CONCRETE WORKS
- PROPOSED BATTER EXTENTS
- PROPOSED EXTENT OF TURFING
- VEGETATION TO BE RETAINED
- PROPOSED STAGE 1 EXTENTS
- PROPOSED STAGE 2 EXTENTS
- PROPOSED STAGE 3 EXTENTS



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Rev.	Amendments	Approved	Date
1	ISSUED FOR MEETING	P.LITTLE	04.07.2023
2	ISSUED CONCEPT	P.LITTLE	06.07.2023
3	ISSUED DEVELOPED DESIGN	P.LITTLE	11.08.2023



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GENERAL ARRANGEMENT PLAN SHEET 2 OF 2		Design: P.LITTLE
		Drawn: P.LITTLE
		Checked: N.GUNDLACH
PROJECT: PROPOSED SHOWGROUND ENTRANCE ROAD AT: BERRY SHOWGROUND, STATION RD, BERRY FOR: SHOALHAVEN CITY COUNCIL		Date: 11.08.2023
	Drawing No.	Rev
	23270/C06	3



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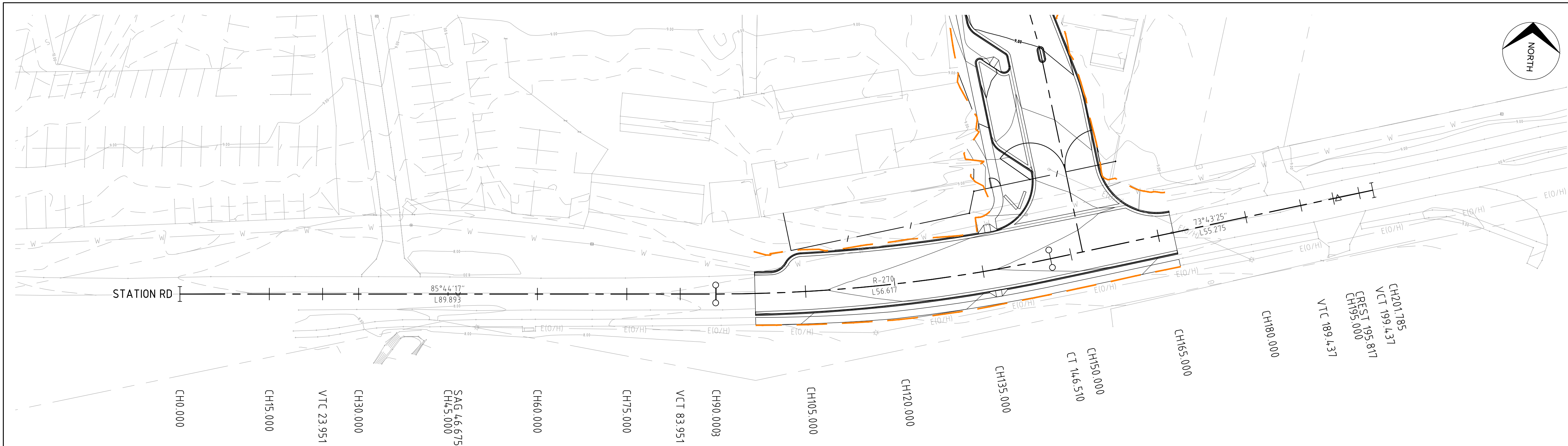
Rev.	Amendments	Approved	Date
1	ISSUED DEVELOPED DESIGN	P.LITTLE	11.08.2023



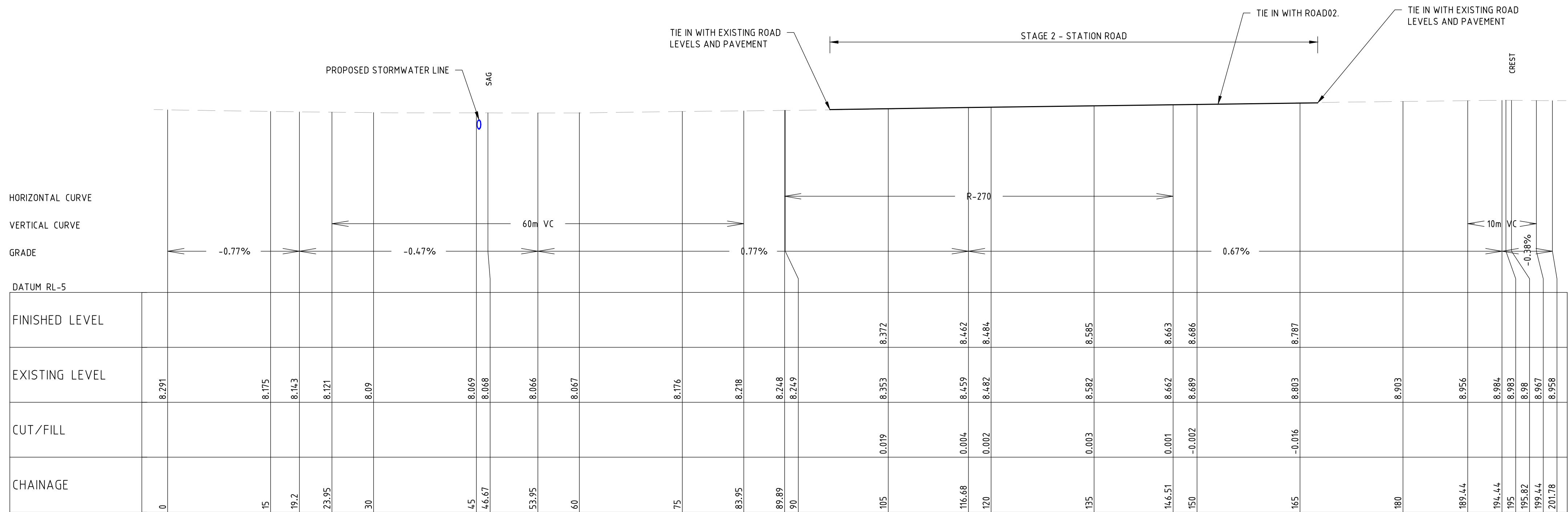
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STAGING PLAN		Design: P.LITTLE
		Drawn: P.LITTLE
		Checked: N.GUNDLACH
PROJECT: PROPOSED SHOWGROUND ENTRANCE ROAD AT: BERRY SHOWGROUND, STATION RD, BERRY FOR: SHOALHAVEN CITY COUNCIL		Date: 11.08.2023
Drawing No.	Rev	
23270/C07	1	



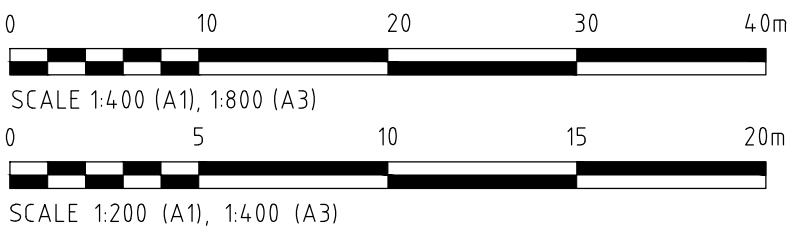
STATION ROAD ALIGNMENT PLAN
SCALE: 1:400



LONGITUDINAL SECTION STATION RD

SCALE 1:400 (HORIZONTAL)
SCALE 1:200 (VERTICAL)

LEGEND	
	EXISTING MINOR CONTOUR (0.2m)
	EXISTING MAJOR CONTOUR (1m)
	PROPOSED MINOR CONTOUR (0.2m)
	PROPOSED MAJOR CONTOUR (1m)
	PROPOSED ALIGNMENT CENTRELINE
	EXISTING PROPERTY BOUNDARY
	EXISTING TELSTRA SERVICE
	EXISTING SEWER MAIN
	EXISTING WATER MAIN
	EXISTING ELECTRICAL (OVERHEAD)
	EXISTING ELECTRICAL (UNDERGROUND)
	PROPOSED BATTER EXTENTS



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Rev.	Amendments	Approved	Date
1	ISSUED FOR MEETING	P.LITTLE	04.07.2023
2	ISSUED CONCEPT	P.LITTLE	06.07.2023
3	ISSUED DEVELOPED DESIGN	P.LITTLE	11.08.2023



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ALIGNMENT PLAN AND LONG SECTION STATION ROAD		Design: P.LITTLE
		Drawn: P.LITTLE
		Checked: N.GUNDLACH
PROJECT: PROPOSED SHOWGROUND ENTRANCE ROAD AT: BERRY SHOWGROUND, STATION RD, BERRY FOR: SHOALHAVEN CITY COUNCIL		Date: 11.08.2023
	Drawing No.	Rev
	23270/C08	3

CROSS-SECTIONS TBC

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Rev.	Amendments	Approved	Date
1	ISSUED DEVELOPED DESIGN	P.LITTLE	11.08.2023

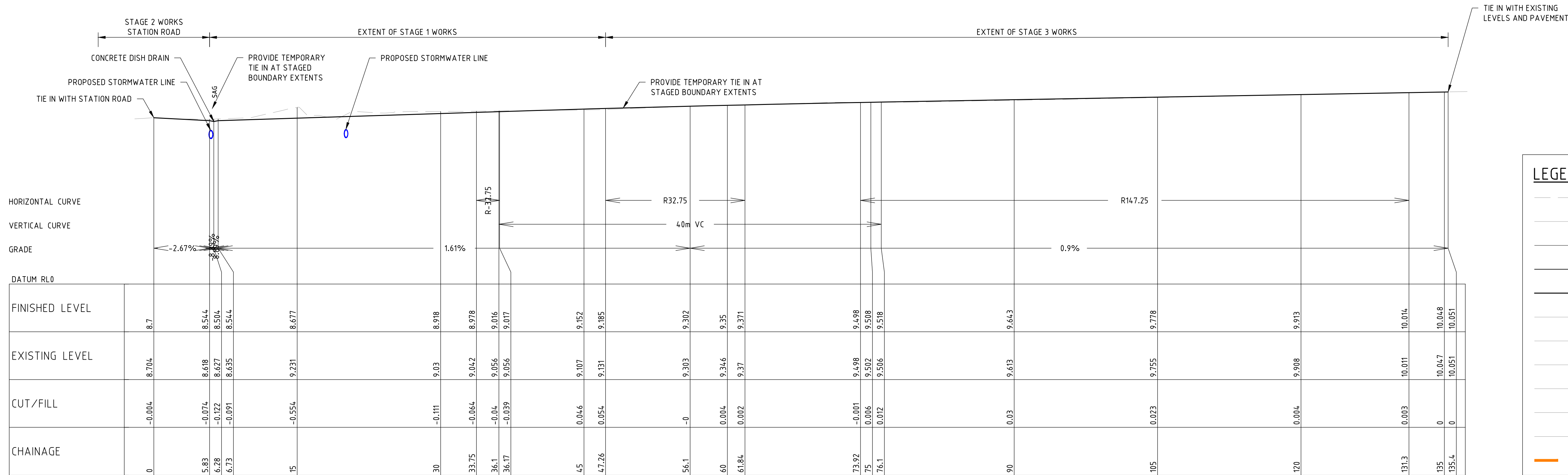


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CROSS-SECTIONS STATION ROAD		Design: P.LITTLE
		Drawn: P.LITTLE
		Checked: N.GUNDLACH
PROJECT: PROPOSED SHOWGROUND ENTRANCE ROAD AT: BERRY SHOWGROUND, STATION RD, BERRY FOR: SHOALHAVEN CITY COUNCIL		Date: 11.08.2023
Drawing No. 23270/C09	Rev 1	



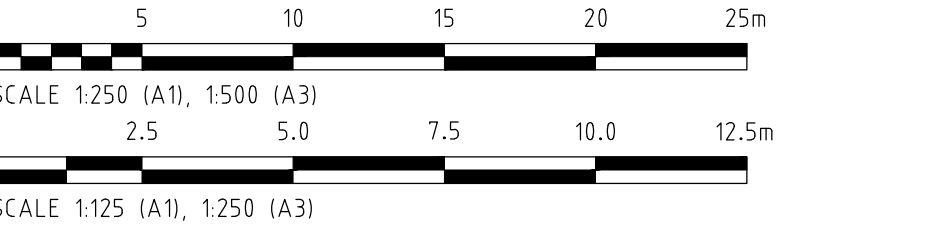
ROAD 02 ALIGNMENT PLAN
SCALE: 1:250



LONGITUDINAL SECTION ROAD 02
SCALE 1:250 (HORIZONTAL)
SCALE 1:125 (VERTICAL)

LEGEND

- EXISTING MINOR CONTOUR (0.2m)
- EXISTING MAJOR CONTOUR (1m)
- PROPOSED MINOR CONTOUR (0.2m)
- PROPOSED MAJOR CONTOUR (1m)
- PROPOSED ALIGNMENT CENTRELINE
- EXISTING PROPERTY BOUNDARY
- EXISTING TELSTRA SERVICE
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING ELECTRICAL (OVERHEAD)
- EXISTING ELECTRICAL (UNDERGROUND)
- PROPOSED BATTER EXTENTS



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Rev.	Amendments	Approved	Date
1	ISSUED FOR MEETING	P.LITTLE	04.07.2023
2	ISSUED CONCEPT	P.LITTLE	06.07.2023
3	ISSUED DEVELOPED DESIGN	P.LITTLE	11.08.2023

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PO Box 1573 NOWRA 2541

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ALIGNMENT PLAN AND LONG SECTION ROAD 02		Design: P.LITTLE
		Drawn: P.LITTLE
		Checked: N.GUNDLACH
PROJECT: PROPOSED SHOWGROUND ENTRANCE ROAD AT: BERRY SHOWGROUND, STATION RD, BERRY FOR: SHOALHAVEN CITY COUNCIL		Date: 11.08.2023
Drawing No.	Rev	
23270/C10	3	

CROSS-SECTIONS TBC

NOT FOR CONSTRUCTION

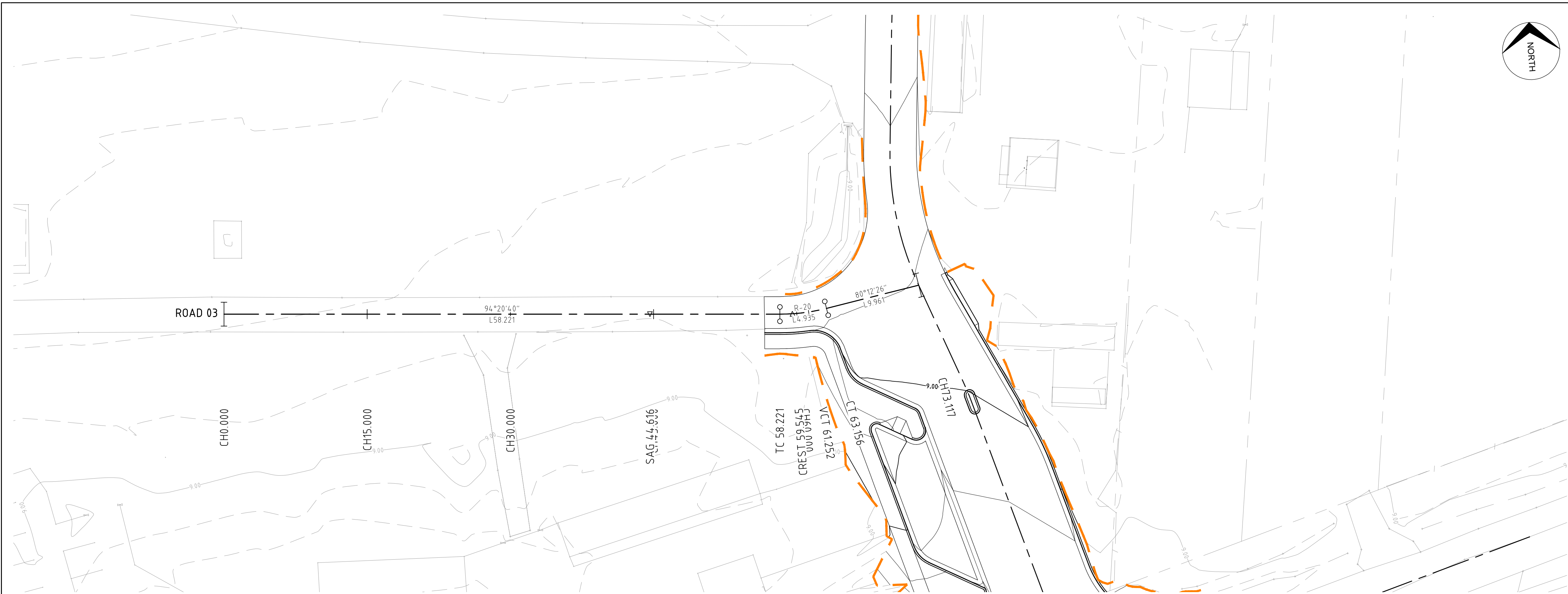
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Rev.	Amendments	Approved	Date
1	ISSUED DEVELOPED DESIGN	P.LITTLE	11.08.2023

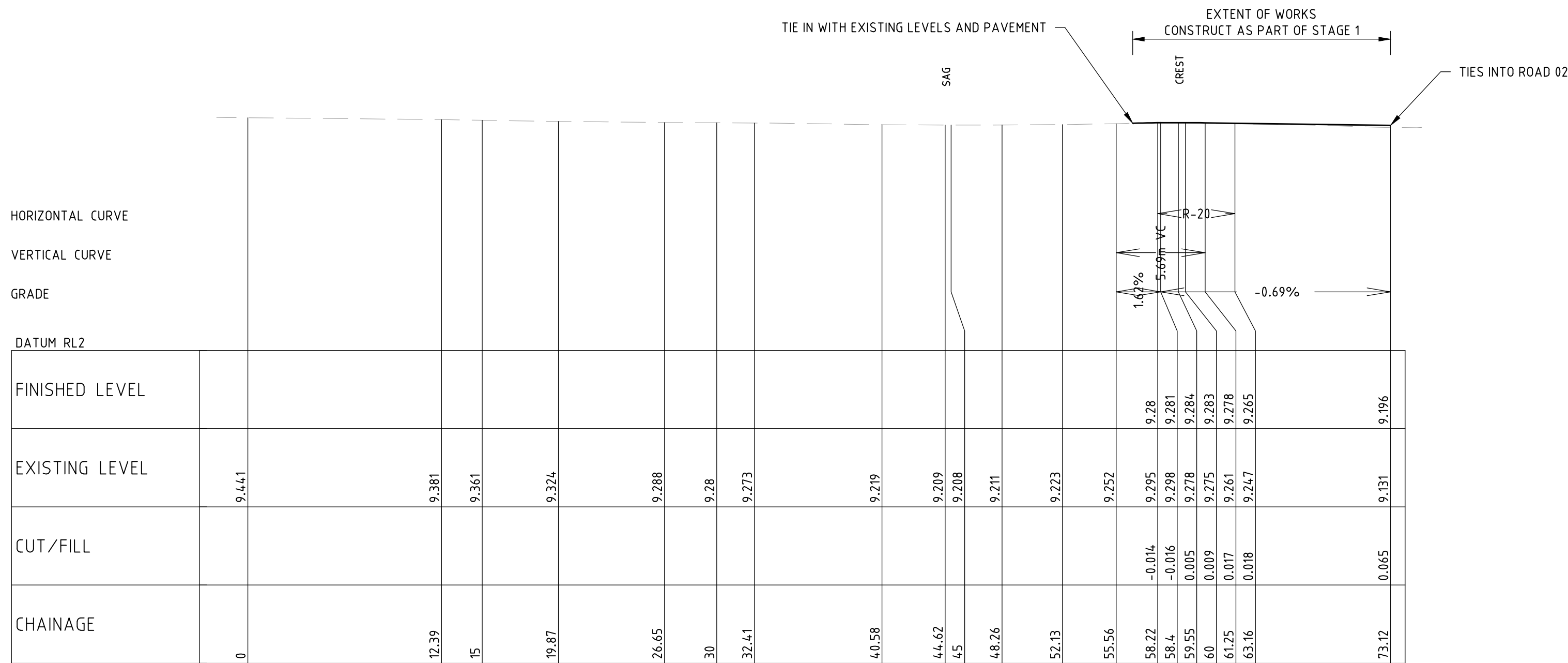


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CROSS-SECTIONS ROAD 02		Design: P.LITTLE	
		Drawn: P.LITTLE	
		Checked: N.GUNDLACH	
PROJECT: PROPOSED SHOWGROUND ENTRANCE ROAD AT: BERRY SHOWGROUND, STATION RD, BERRY FOR: SHOALHAVEN CITY COUNCIL		Date: 11.08.2023	
		Drawing No. 23270/C11	Rev 1



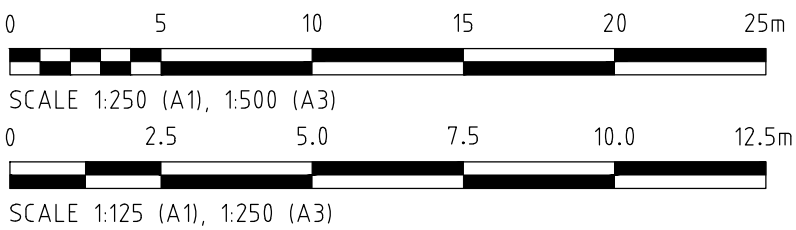
ROAD 03 ALIGNMENT PLAN
SCALE: 1:250



LONGITUDINAL SECTION ROAD 03
SCALE 1:250 (HORIZONTAL)
SCALE 1:125 (VERTICAL)

LEGEND

- EXISTING MINOR CONTOUR (0.2m)
- EXISTING MAJOR CONTOUR (1m)
- PROPOSED MINOR CONTOUR (0.2m)
- PROPOSED MAJOR CONTOUR (1m)
- PROPOSED ALIGNMENT CENTRELINE
- EXISTING PROPERTY BOUNDARY
- EXISTING TELSTRA SERVICE
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING ELECTRICAL (OVERHEAD)
- EXISTING ELECTRICAL (UNDERGROUND)
- PROPOSED BATTER EXTENTS



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Rev.	Amendments	Approved	Date
1	ISSUED DEVELOPED DESIGN	P.LITTLE	11.08.2023



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ALIGNMENT PLAN AND LONG SECTION ROAD 03		Date: 11.08.2023
PROJECT: PROPOSED SHOWGROUND ENTRANCE ROAD AT: BERRY SHOWGROUND, STATION RD, BERRY FOR: SHOALHAVEN CITY COUNCIL		Drawing No. 23270/C12
		Rev 1

CROSS-SECTIONS TBC

NOT FOR CONSTRUCTION

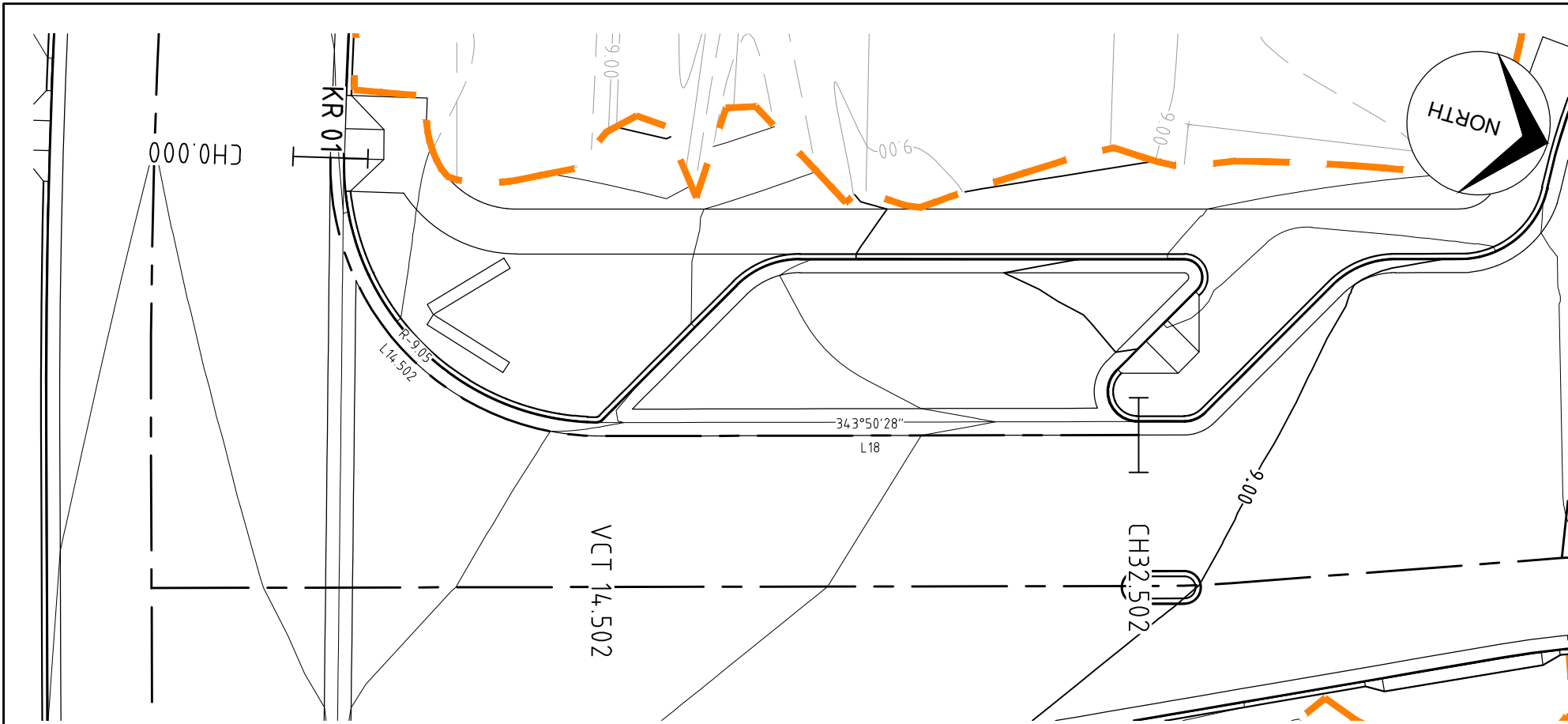
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Rev.	Amendments	Approved	Date
1	ISSUED DEVELOPED DESIGN	P.LITTLE	11.08.2023

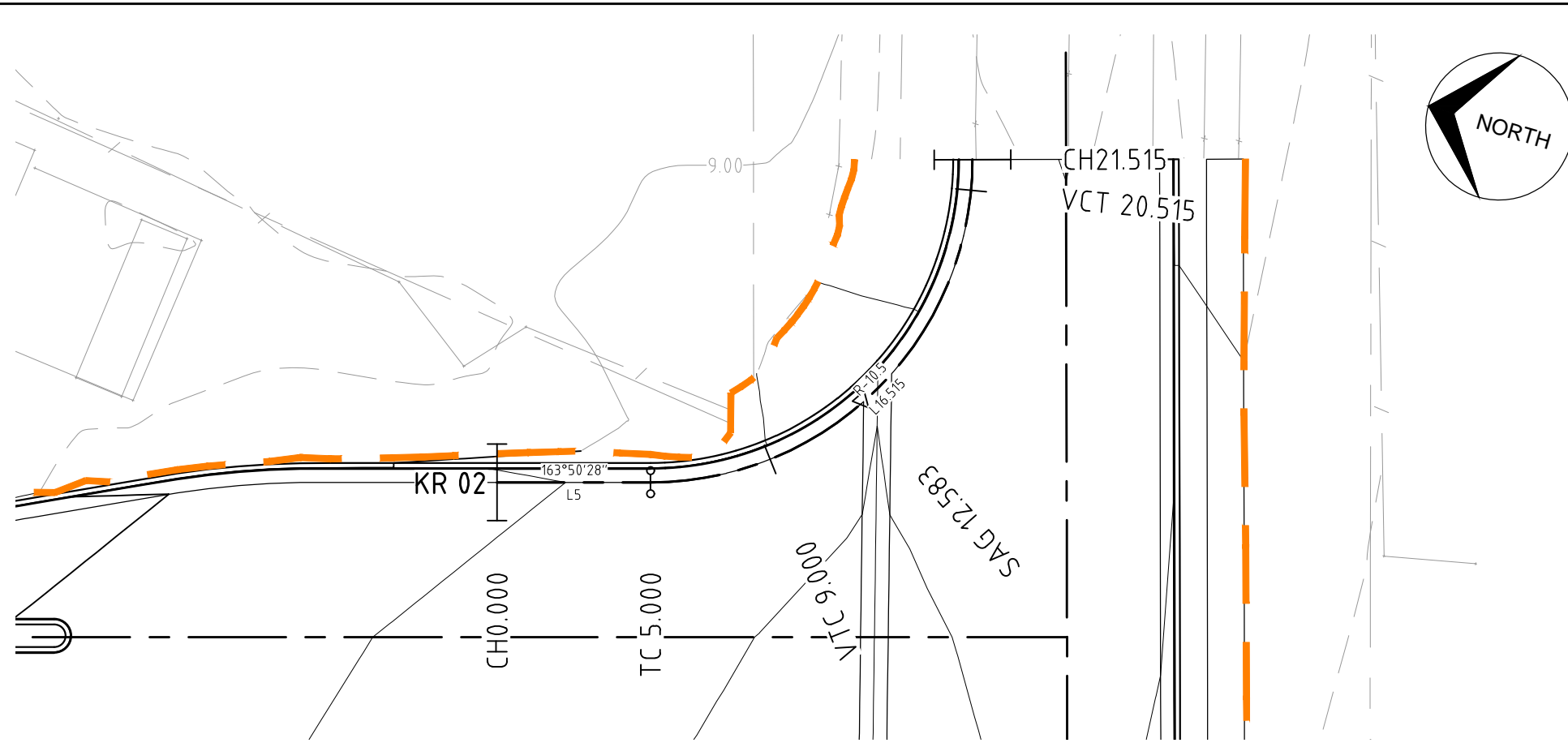


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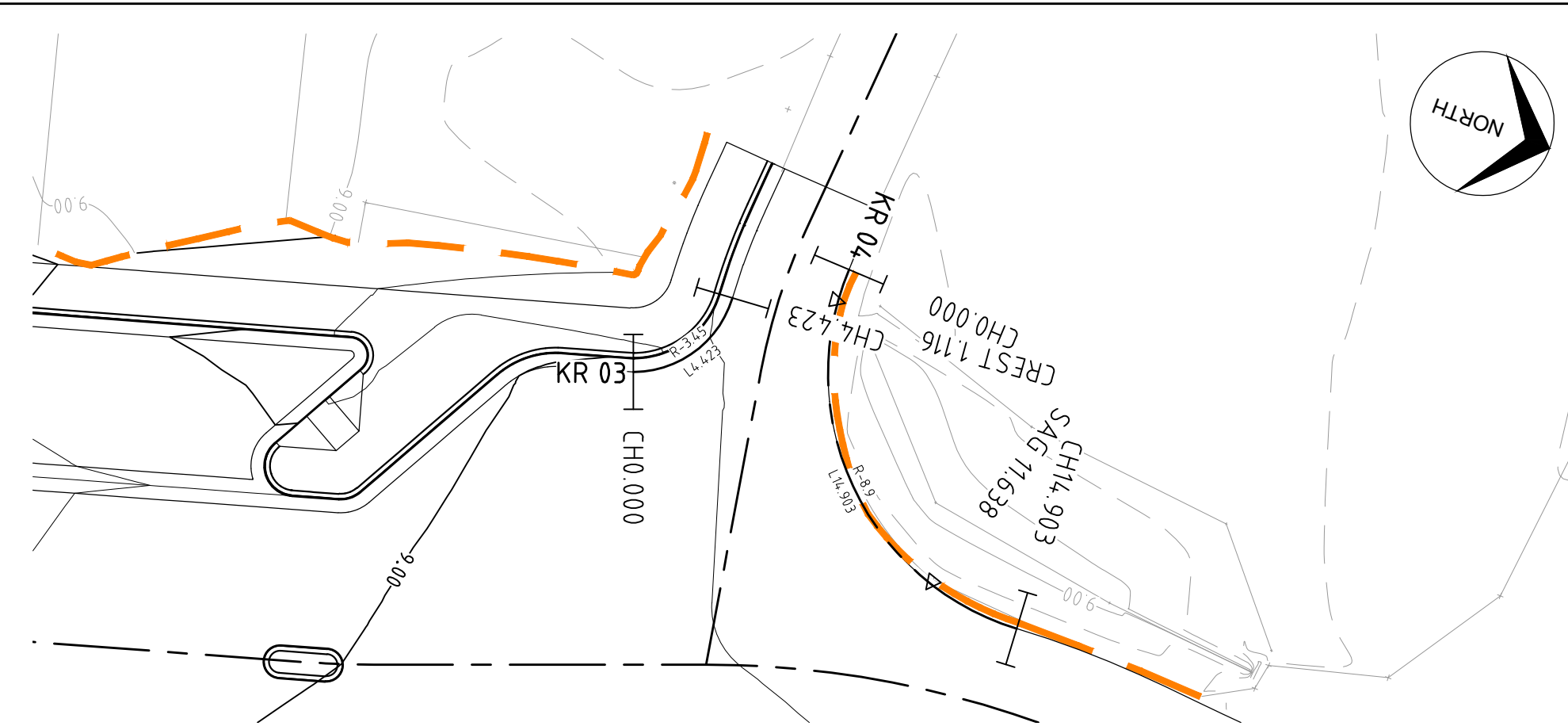
CROSS-SECTIONS ROAD 01		Design: P.LITTLE	
		Drawn: P.LITTLE	
		Checked: N.GUNDLACH	
PROJECT: PROPOSED SHOWGROUND ENTRANCE ROAD AT: BERRY SHOWGROUND, STATION RD, BERRY FOR: SHOALHAVEN CITY COUNCIL		Date: 11.08.2023	
		Drawing No. 23270/C13	Rev 1



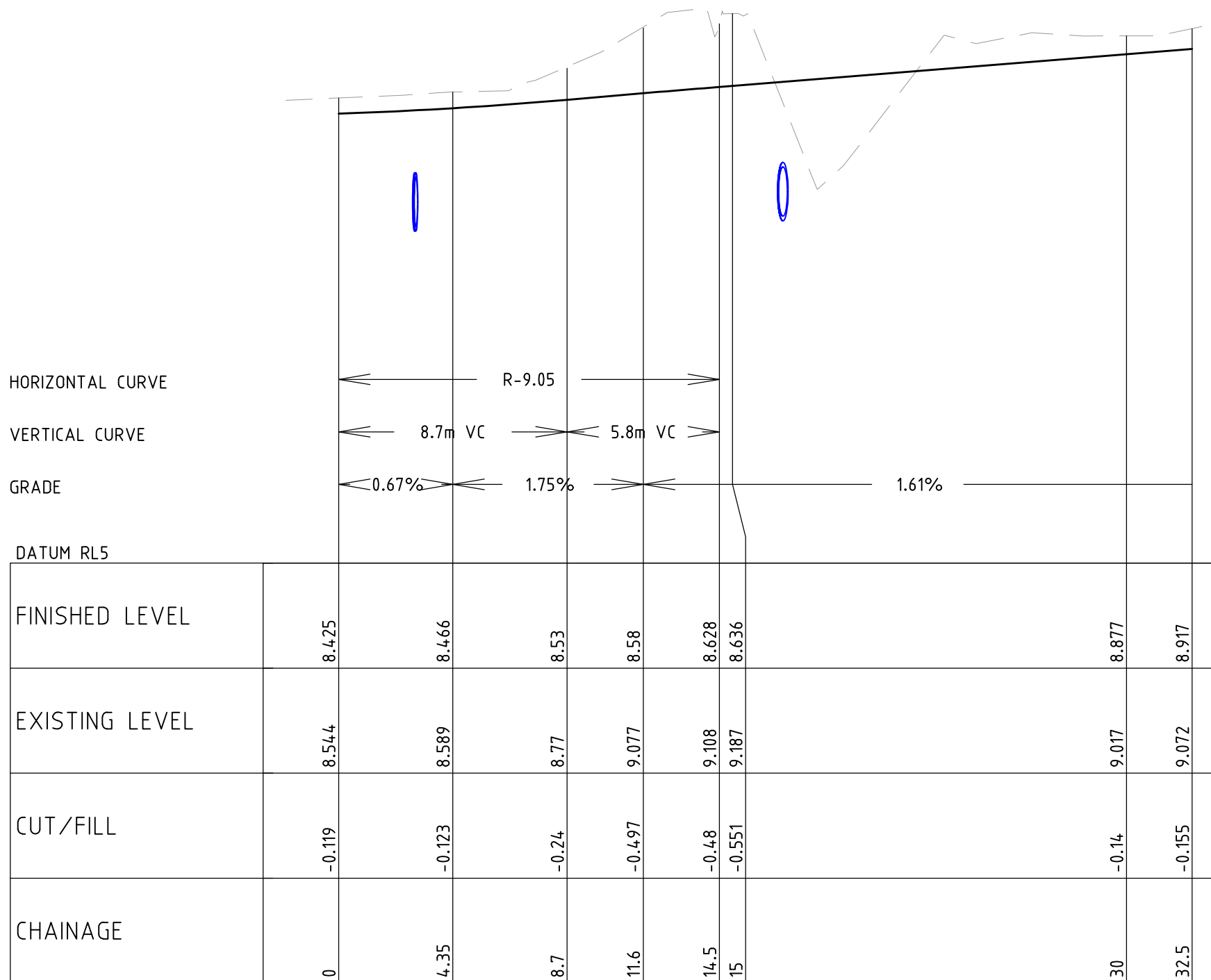
KR 01 ALIGNMENT PLAN
SCALE: 1:200



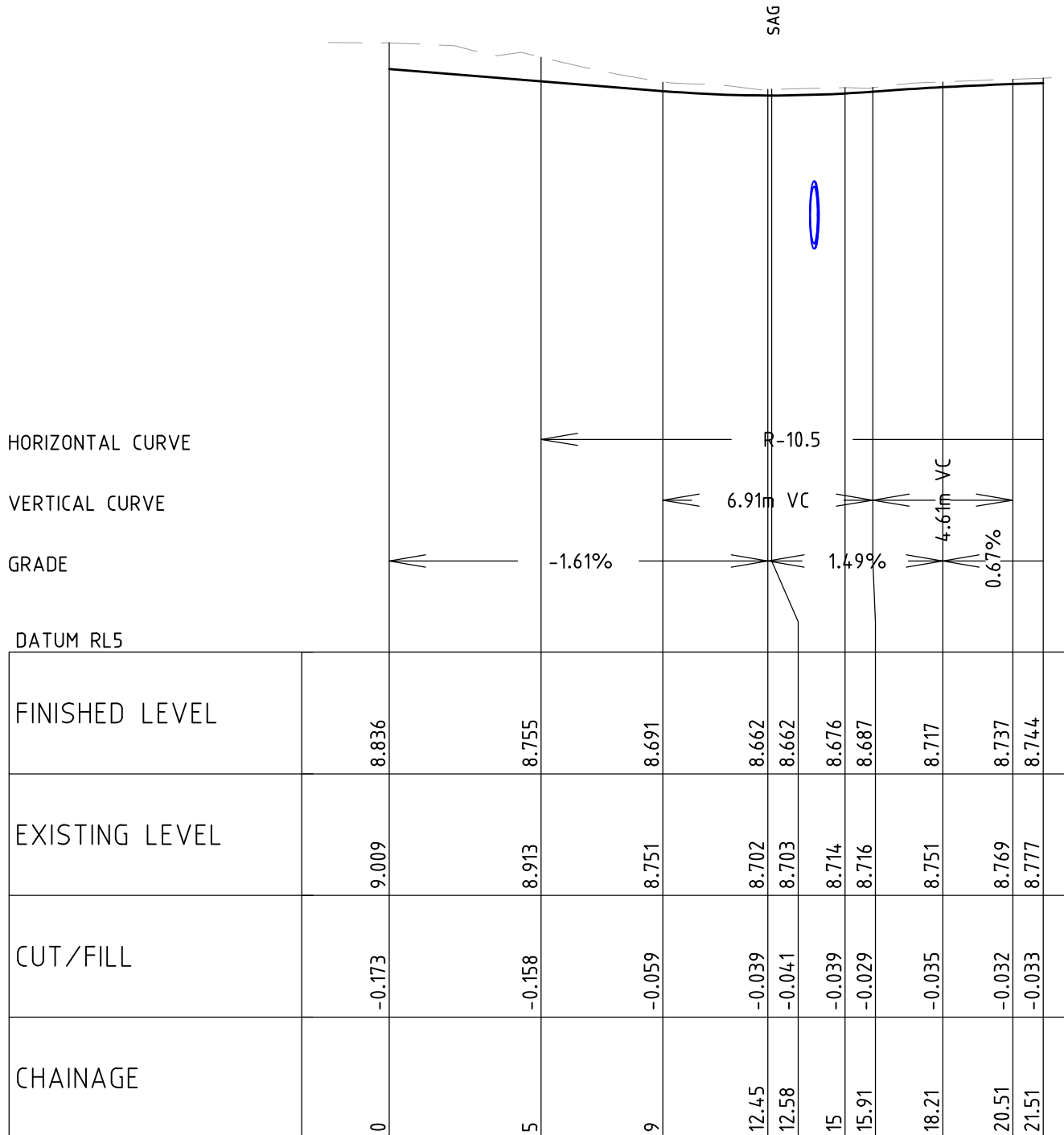
KR 02 ALIGNMENT PLAN
SCALE: 1:200



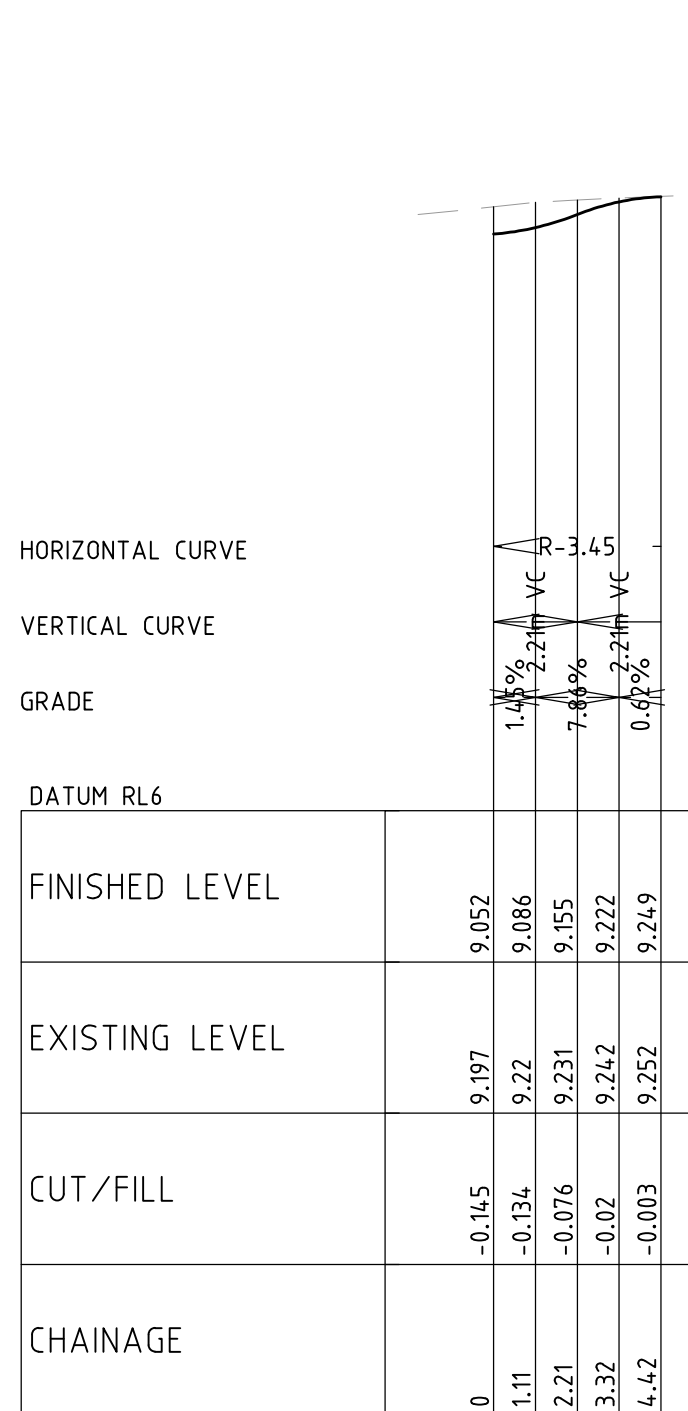
KR 03, KR 04 ALIGNMENT PLAN
SCALE: 1:200



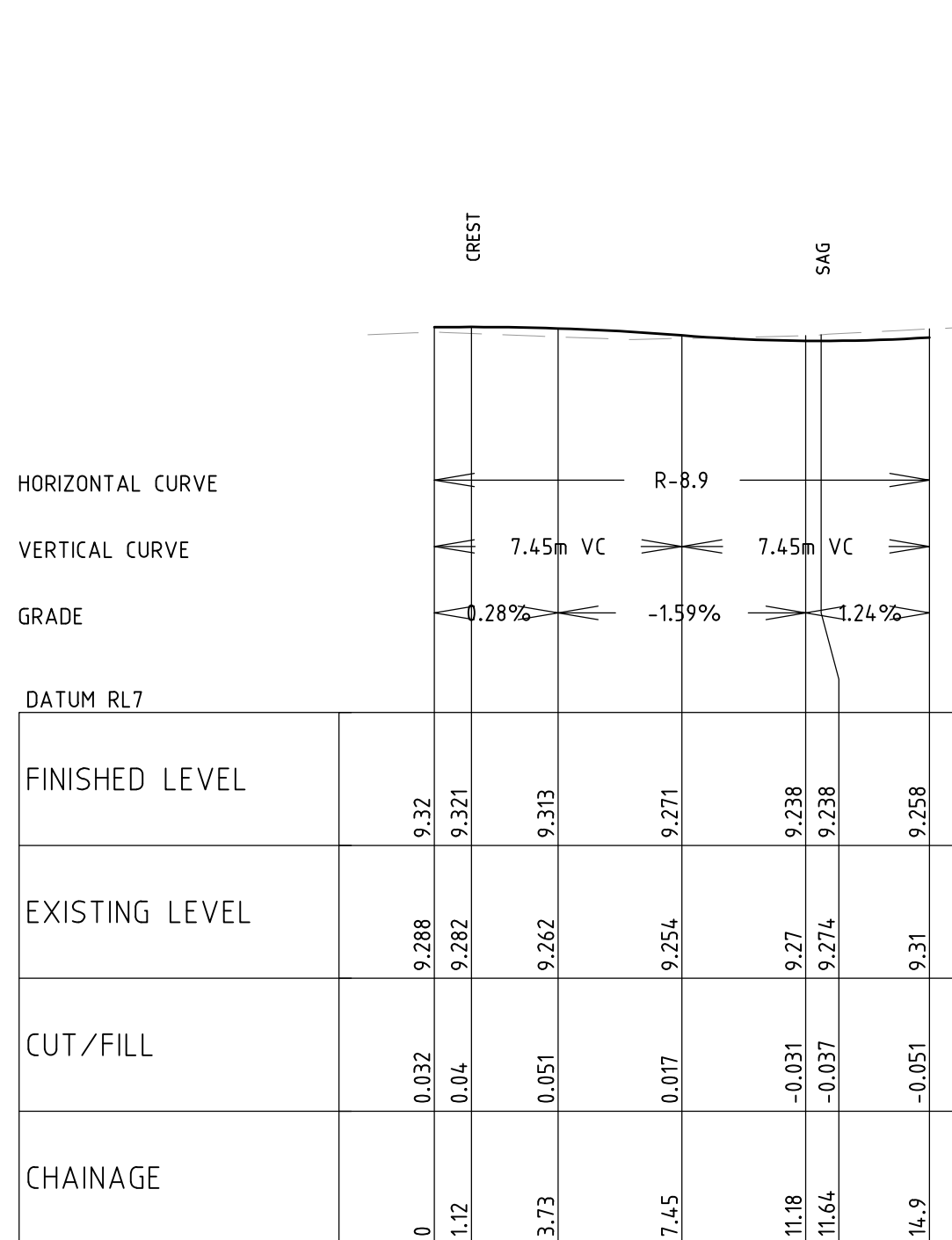
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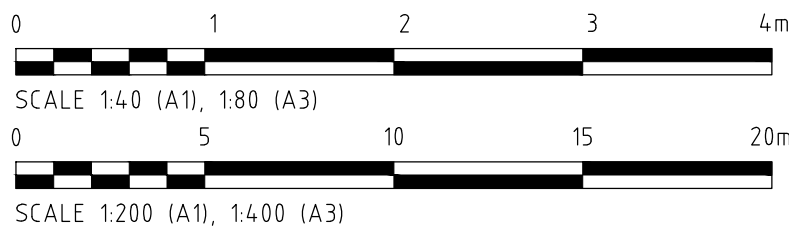
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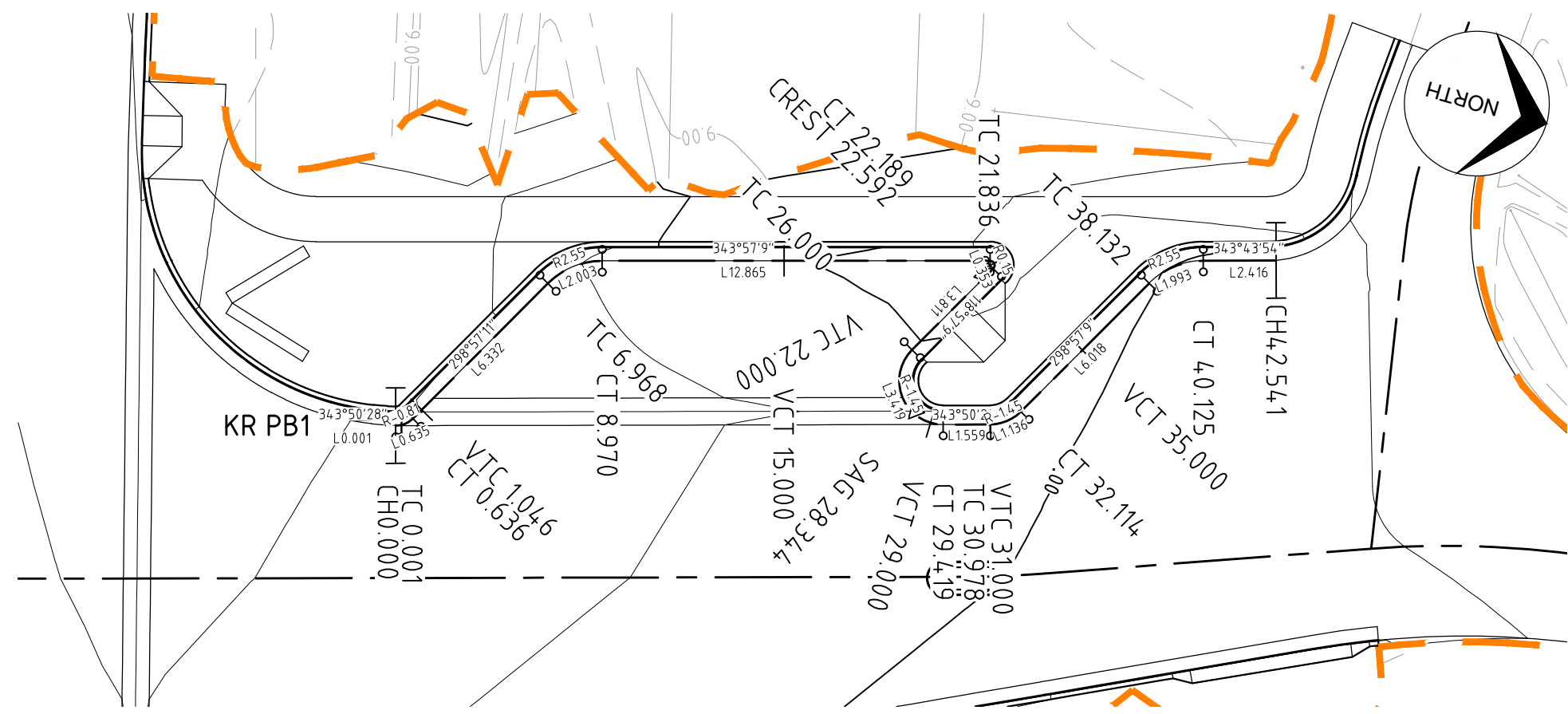
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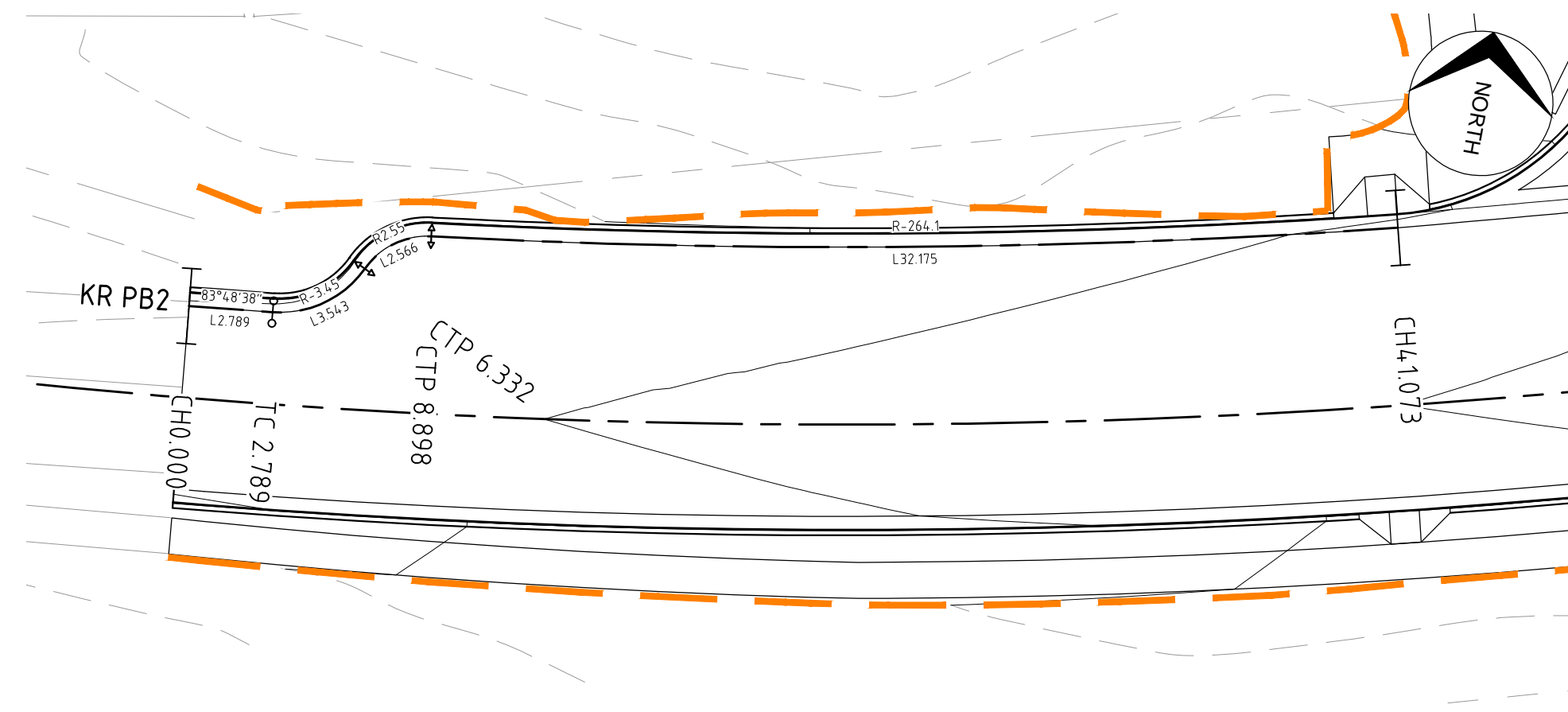


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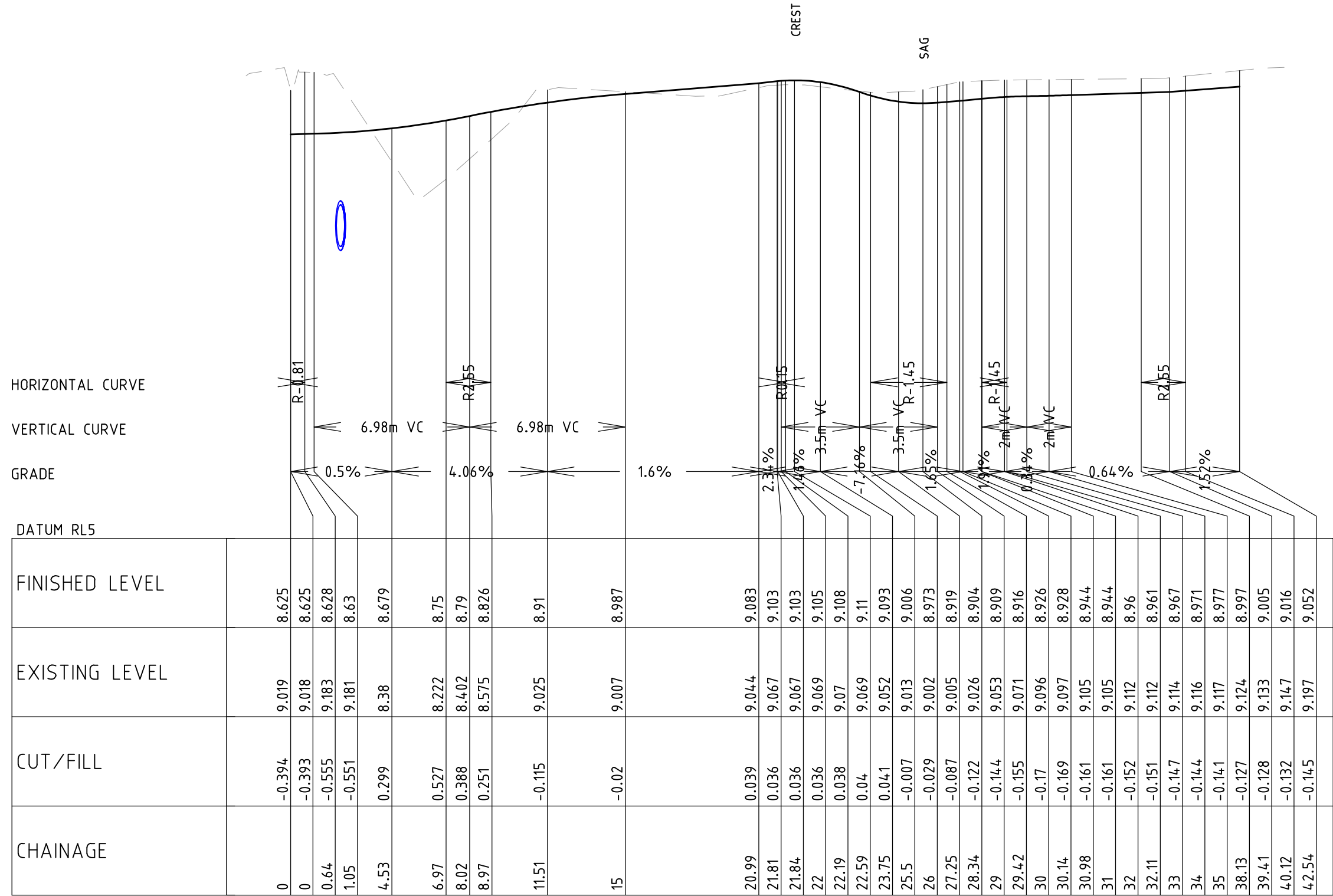
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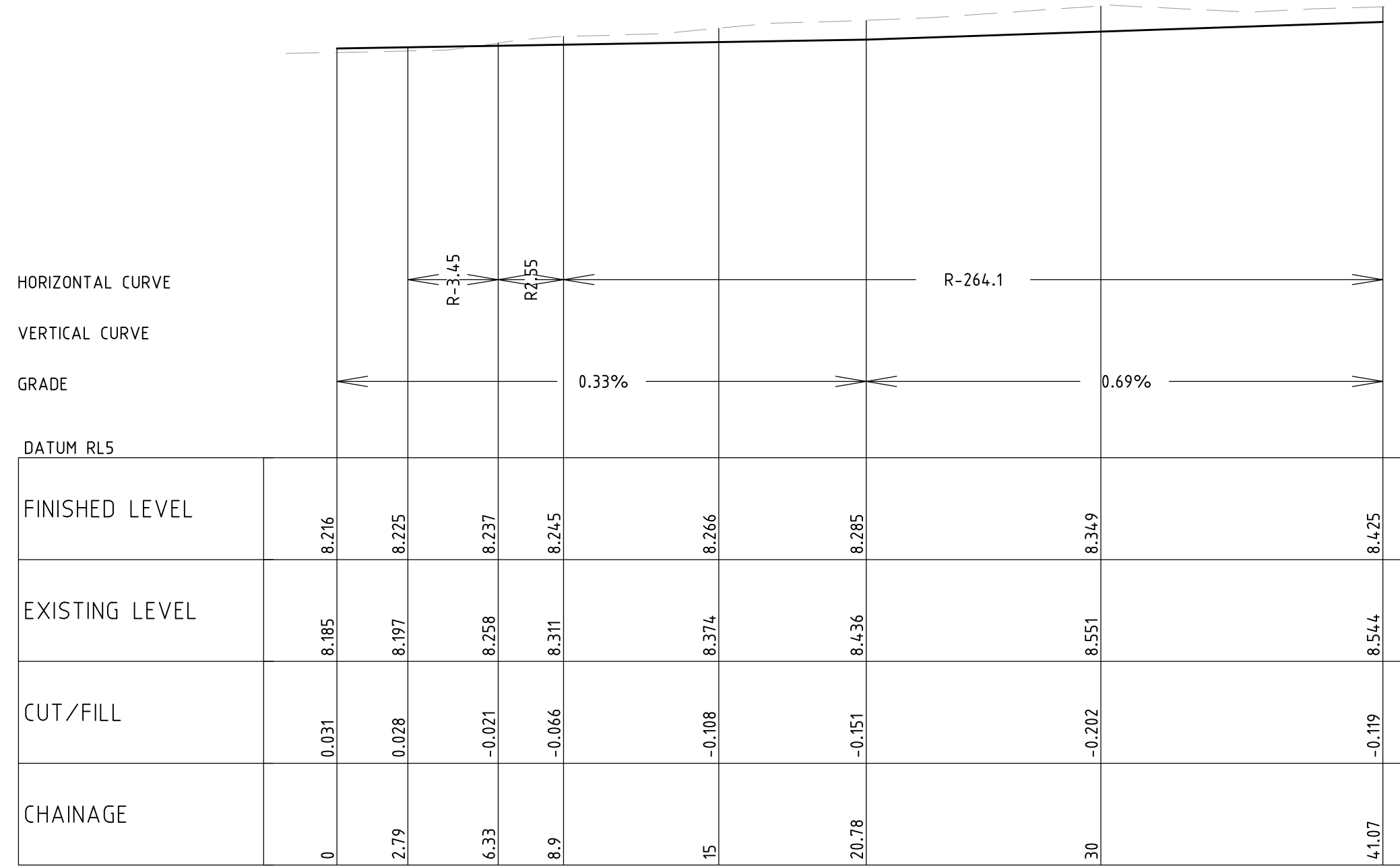
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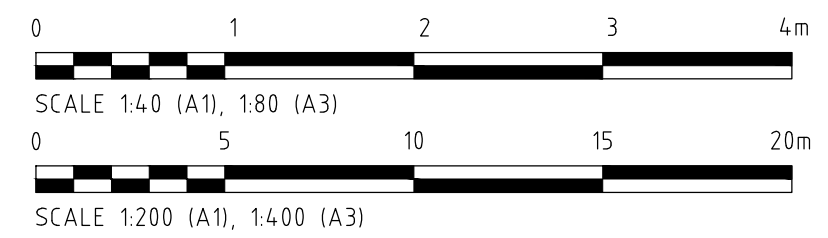
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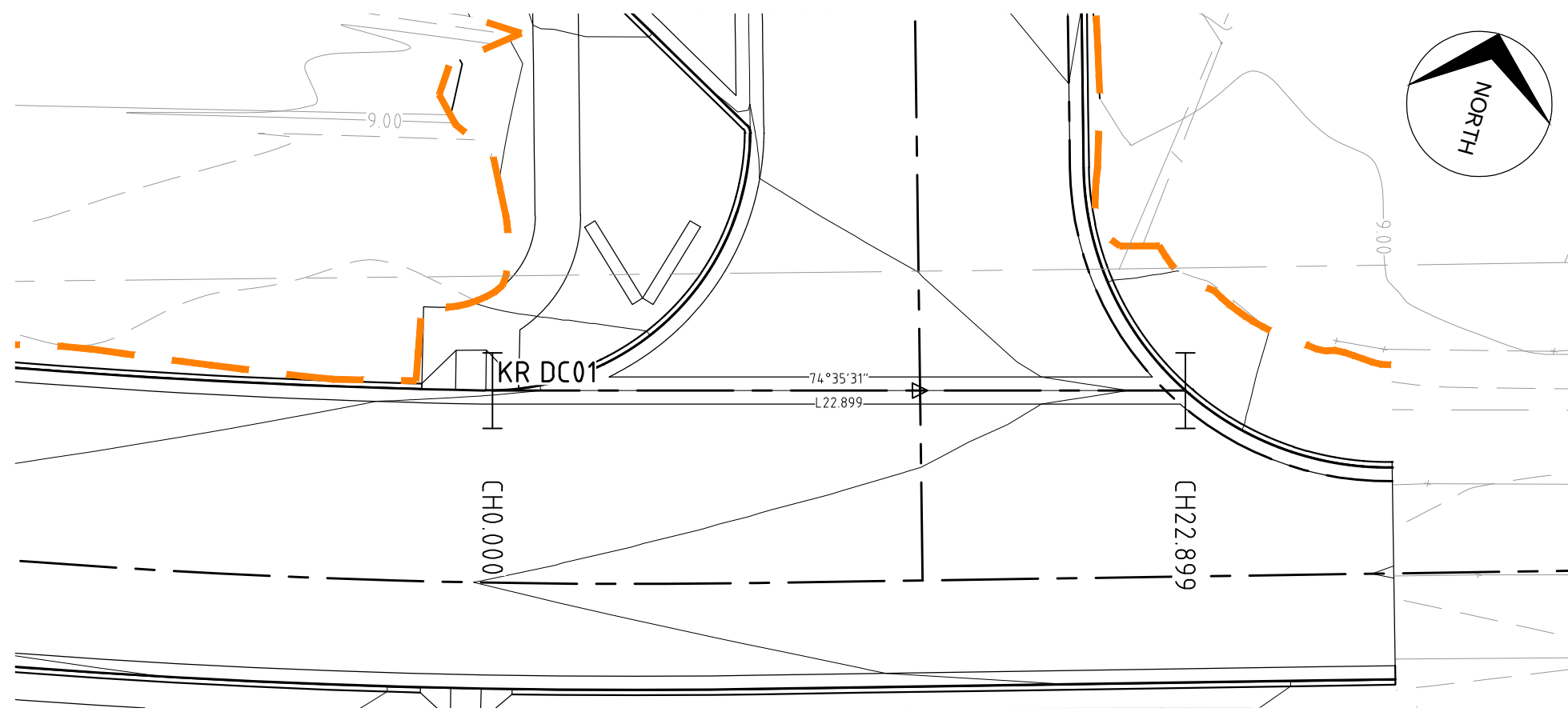
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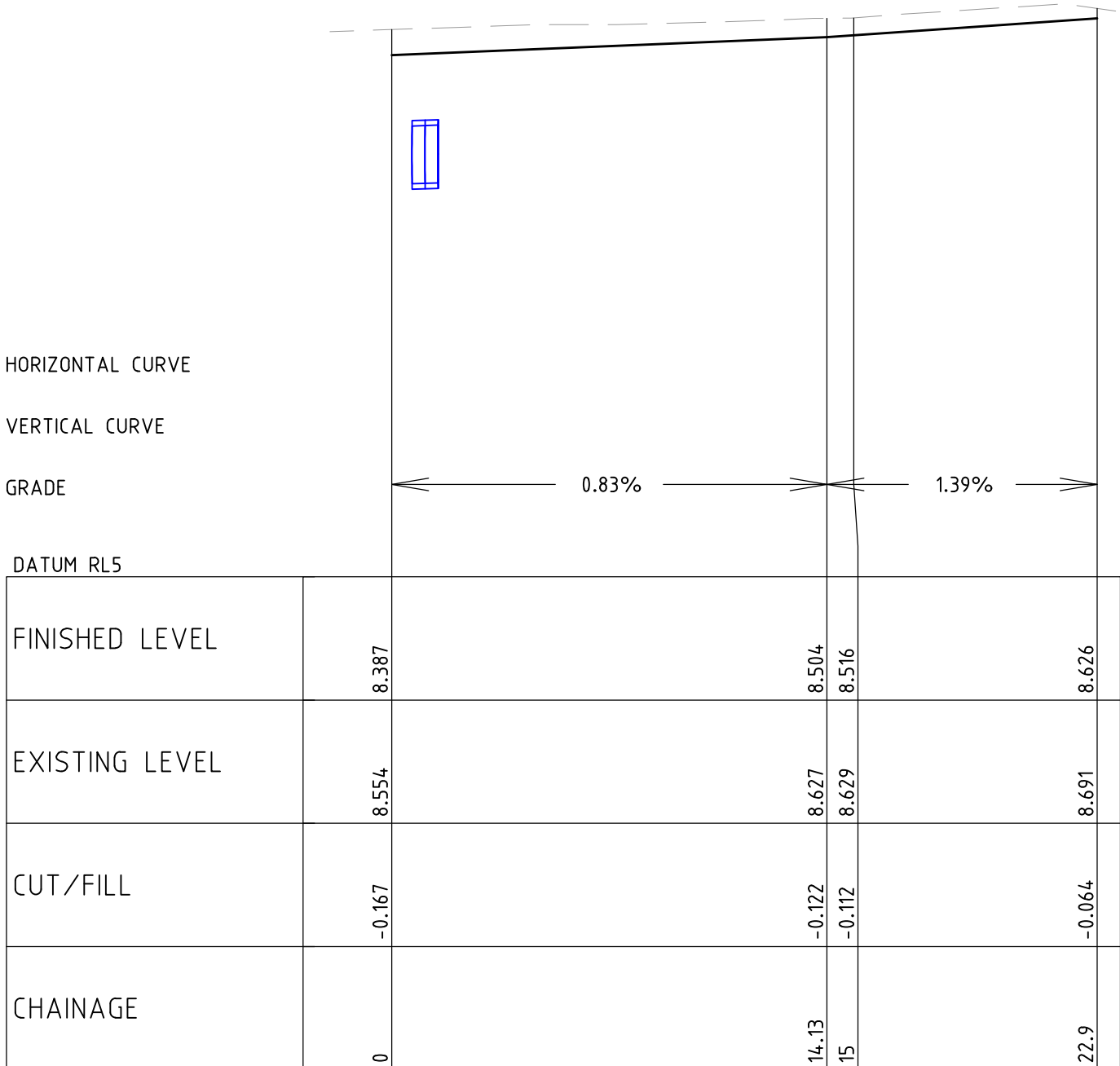


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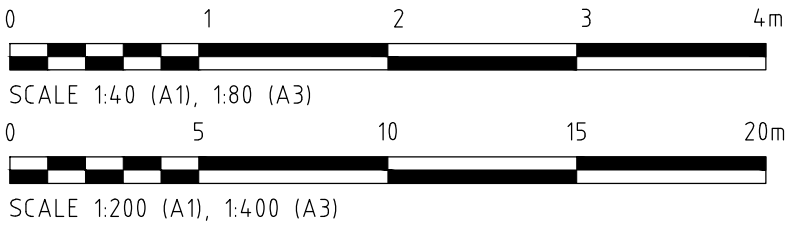
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KR DC01 ALIGNMENT PLAN
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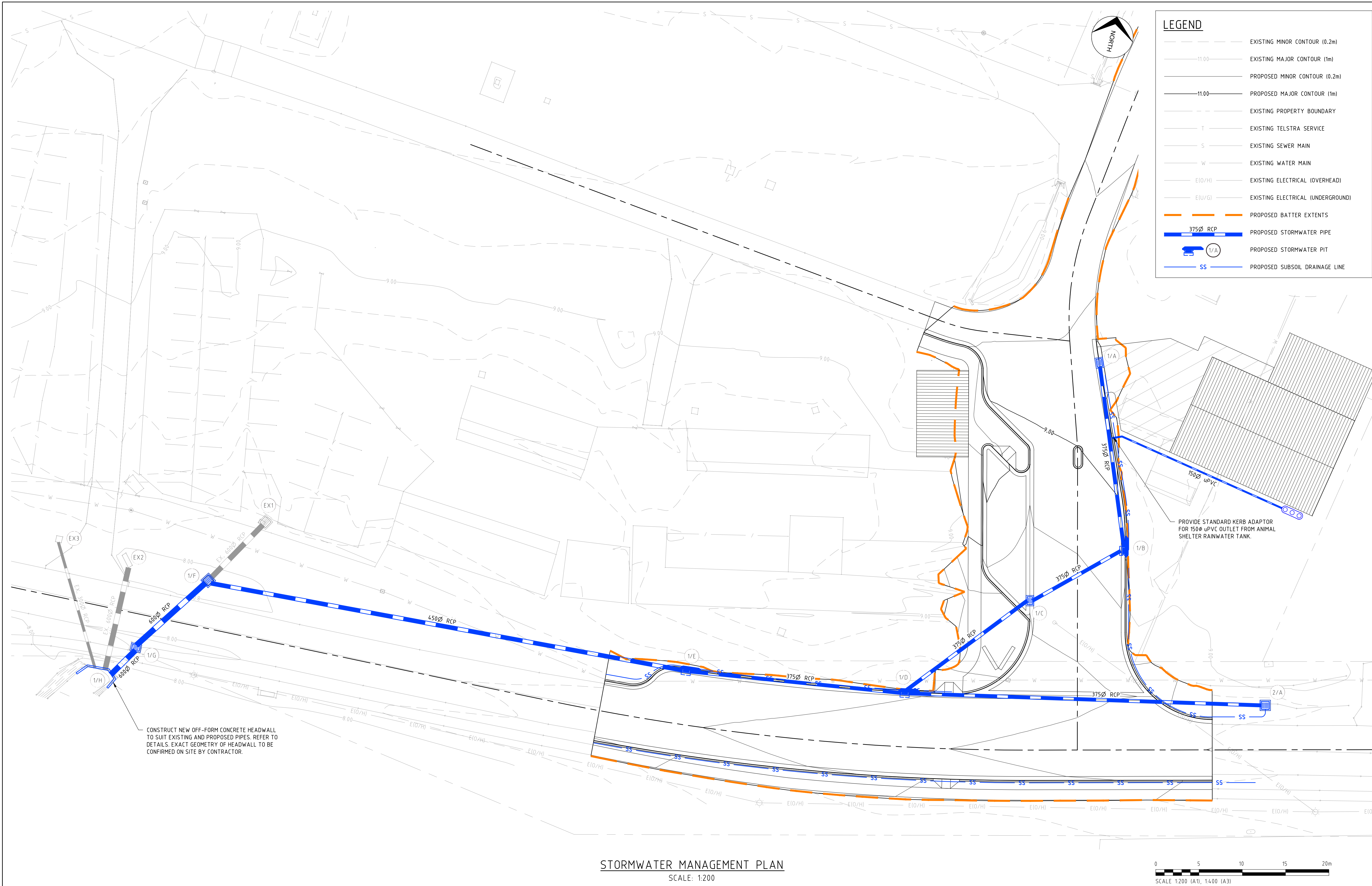
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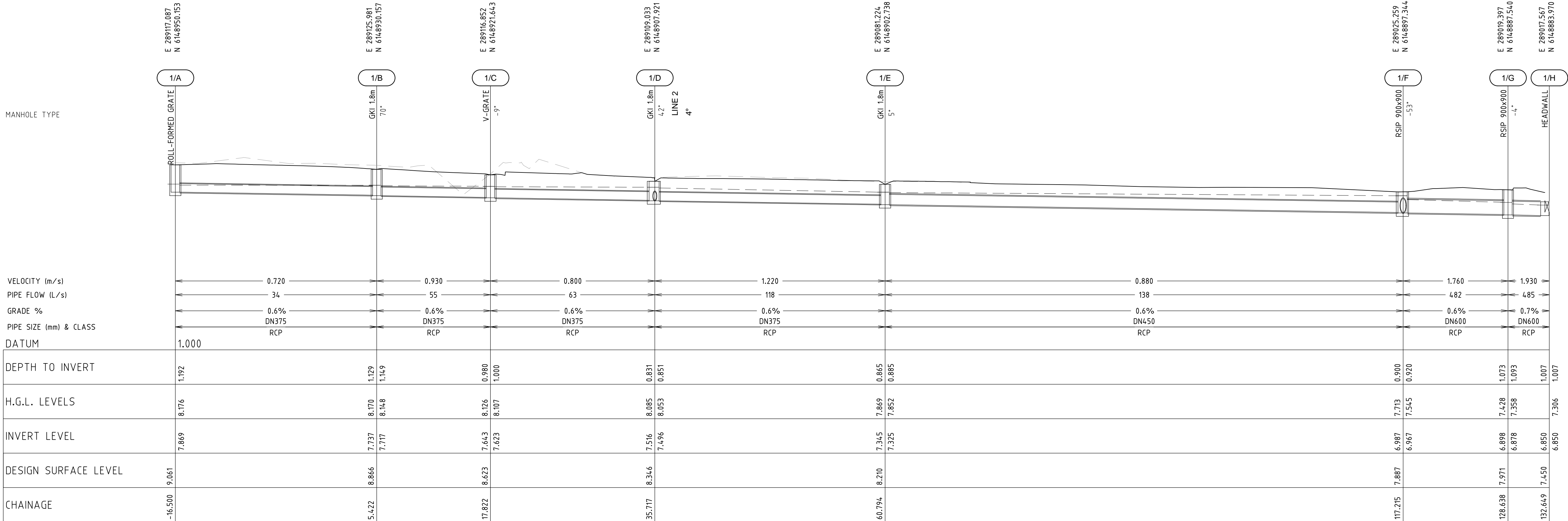
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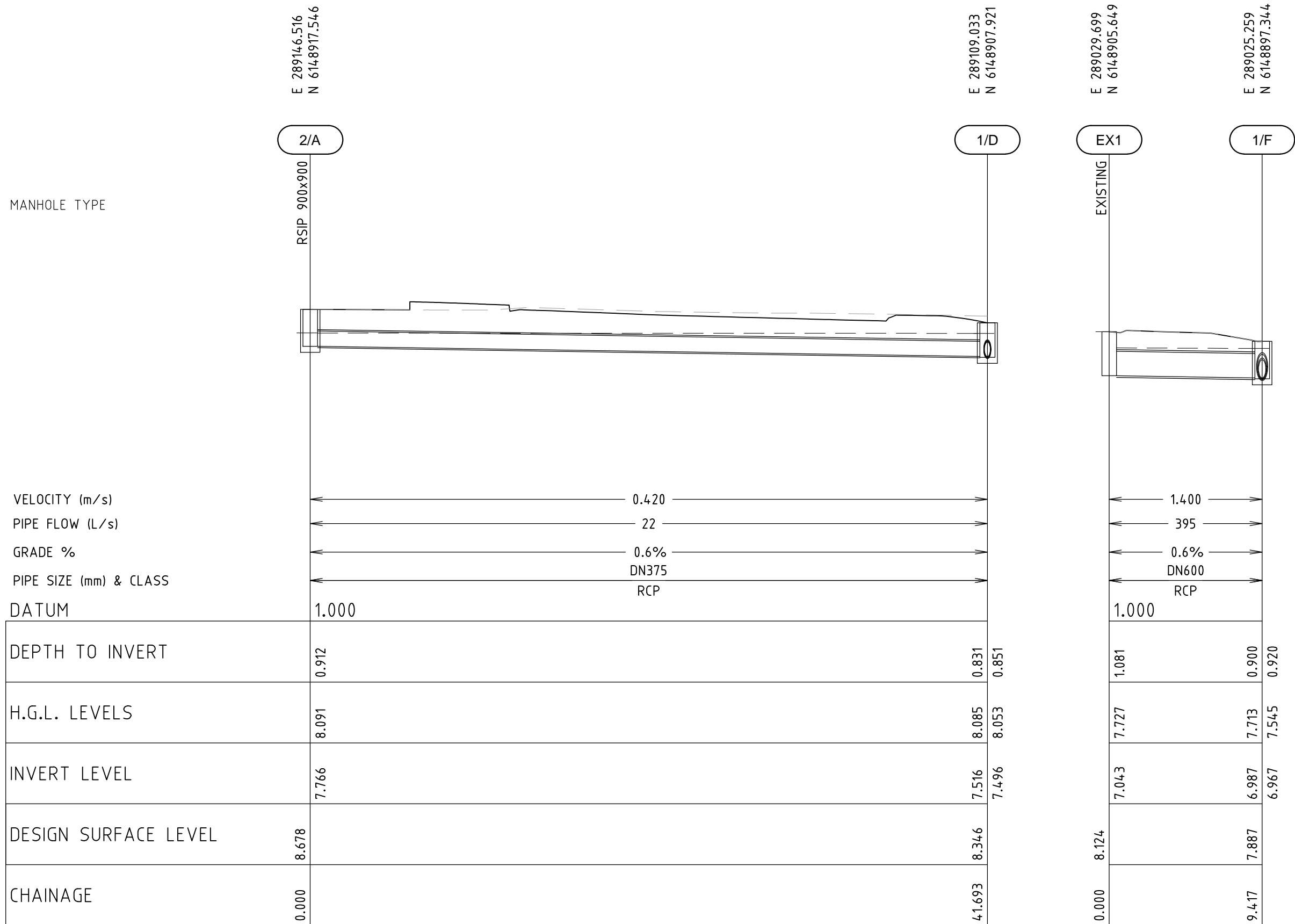


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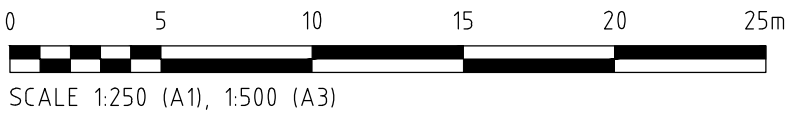


LINE 1



LINE 2

LINE EX1



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APPENDIX B – Heritage Impact Assessment Report (D24/258158)

Berry Showground Access

Heritage Impact Assessment

Address: Berry Showground, 35 Alexandra Street, Berry



Version B: June 2024

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Cover Image: Existing Station Road entrance

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A	Draft	28/05/2024	Kaylene Barrie, Project Manager, Shoalhaven City Council
B	Final	5/06/2024	Kaylene Barrie, Project Manager, Shoalhaven City Council

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1. Executive Summary

The proposed upgrade of the access road from Station Road is necessary for the continued function of the camp ground and to meet the requirements of the Local Government Regulation 2005 (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) for entry and exit roads. In addition, the road will provide a better access for heavier vehicles during show time and associated events.

The upgrade will require that 5 of the horse stables and their yards will need to be demolished. The horse stables at Berry Showground contribute to the historic significance of the place. The stables have historic value for their ability to demonstrate the role of horses in the Berry agricultural shows from the late 19th century to the present day. The stables have historic association with Kevin Robinson who established the Regal Lodge Stables for trotting horses. The stables gained notoriety in 1968 as the place where the winner of the Inter-Dominion Trotting Race was trained. The stables are also associated with Jack McGee, a renowned show jump rider who with his horse Mark Radium became show jump champion of Australia. The stables have some aesthetic value as a mid-century vernacular animal shelter at a rural show and contribute to the rural character of Berry Showground. The condition of the stables has been assessed and stables 1, 2, 3, 4 and 5 are in poor condition and are assessed as unfit for use. There will be loss of some significance due to their removal however their loss is mitigated against by the retention of the other 14 stables.

Some trees will require removal, but the significant trees will be replaced elsewhere.

From Station Road the works will improve views into the showground which is a positive outcome for the Heritage Conservation Area. The heritage significance of David Berry Memorial Park and Berry Station will not be impacted by the works.

The proposed works are supported for the following reasons:

- The works are consistent with the heritage significance of Berry Showground.
- The works will have a positive outcome for Berry Showground HCA.
- The loss of significant fabric is mitigated against by the poor condition of that fabric.
- The works will improve the access to the showground for camp ground users and free up the original entry for more traditional users.

This heritage impact assessment finds that the proposed works will not have an adverse impact upon the significance of Berry Showground or Berry Showground HCA, or any heritage items in the immediate vicinity.

2. Introduction

Report Objectives

This Heritage Impact Assessment is a Heritage Management Document to satisfy Clause 5.10 of Shoalhaven Local Environmental Plan 2014.

Clause 5.10 (5) states:

Heritage assessment: The consent authority may, before granting consent to any development—

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

This report makes an assessment of the impact of the proposed access from Station Road on the heritage significance of Berry Showground and the Berry Showground HCA.

Methodology and Structure

The methodology for preparation of this report follows Part 3.3.5 Chapter 2 of Shoalhaven Development Control Plan and is guided by the document *Guidelines for preparing a statement of heritage impact* by The Department of Planning and Environment 2023.

Authorship

This report was prepared by Louise Thom, Heritage Consultant. All photographs unless otherwise specified were taken by Louise Thom on 21 November 2023, 13 February 2024, during the Berry Show on 2 February 2024 and on .

Report limitations

No community consultation has been undertaken for this report.

This report does not assess historical archaeology or Aboriginal cultural heritage.

Location

Berry Showground is located in the centre of Berry, a small inland town north of Nowra and north west of Shoalhaven Heads in NSW, Australia.

The address of Berry Showground is 35 Alexandra Street, Berry. The property description for the showground is Lot 1 DP940561.



Figure 1. Berry Showground is located to the north of Nowra and south west of Kiama (SIX Maps, 2024)



Figure 2. Berry Showground, approximate location of proposed works shaded yellow. See engineers drawings for an accurate extent of works (SIX Maps, 2024)

3. Heritage Status

Shoalhaven Local Environmental Plan 2014

Berry Showground is listed in Shoalhaven Local Environmental Plan 2014 as a heritage item and is located in a heritage conservation area.

Table 1. Description from schedule 5 Environmental Heritage, Part 1 Heritage Items:

Locality	Item	Address	Property description	Significance	Item no
Berry	Berry showground group and trees including Victorian agricultural pavilion, rotunda, poultry shed, wood chopping arena, cattle yards, Alexandra Street entrances, Sir John Hay Memorial Fountain, former Berry Municipal Chambers, <i>Araucaria bidwilli</i> (Bunya Pine), <i>Araucaria cunninghamii</i> (Hoop Pines), <i>Ficus sp</i> (Fig tree), <i>Erythrina sp</i> (Coral trees), <i>Eucalyptus sp</i> (Eucalyptus trees), <i>Magnolia sp</i> (Magnolias), <i>Photinia serratifolia</i> (Photinia), <i>Callitris macleayana</i> (Cypress), <i>Cinnamomum camphora</i> (Camphor Laurels) and <i>Camellia sp</i> (Camellias)	35 Alexandra Street	Lot 1, DP 940561; Lot 1, DP 17263 and adjacent road reserve	Local	32

Table 2. Description from schedule 5 Environmental Heritage Part 2 Heritage conservation areas

Name of area	Identification on Heritage Map	Significance
Berry Showground Heritage Conservation Area	Shown by red hatching and labelled "C7"	Local

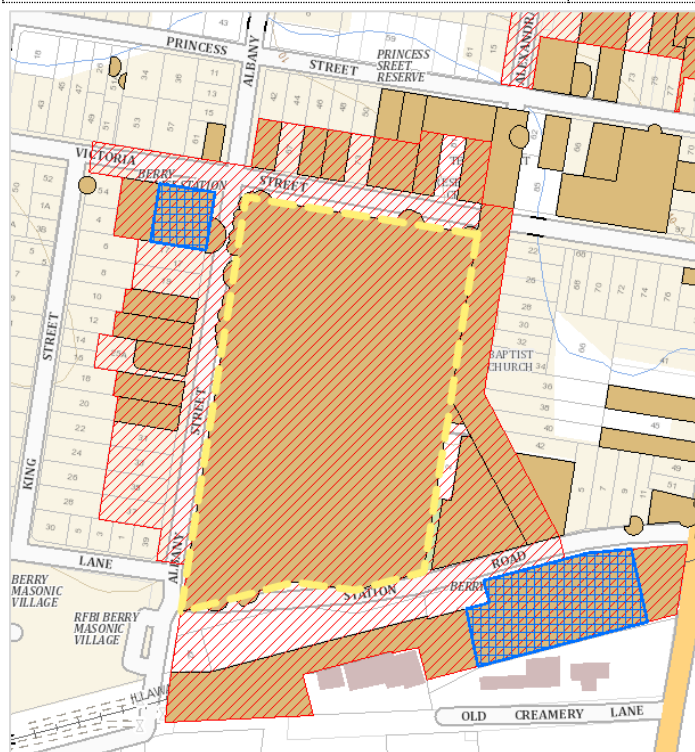


Figure 3. Heritage Conservation Area, boundary hatched in red and State listed heritage items in blue

Berry Showground Statement of Heritage Significance (SHI)¹

Berry Showground is historically important as a record of the importance of agricultural development to the region and the growth of recreation in Berry. The Agricultural Pavilion is an outstanding example of a late nineteenth century recreational building which complements and contrasts with the more functional lines of the Federation style Grandstand. The buildings within a park like setting continue to provide social value and are a major contribution to the townscape. Local significance (Shoalhaven) (Heritage NSW, 2023)

Berry Showground HCA Statement of Significance (SHI)

Berry Showground Heritage Conservation Area is significant for its role in the economic, social and cultural history of the Shoalhaven. The first show was conducted in 1884² and the Berry Showground is of historical significance for its role in the development of agricultural shows in NSW and continues to be used for this function. The Showground HCA contains a collection of residential buildings also developed in the earliest days of the town plan, which together with the Showground provide important physical evidence of the historical development of Berry and the Shoalhaven.

The Showground HCA consists of a rare intact grouping of dwellings and landscape features from the early 20th Century in the picturesque location opposite the show grounds which have aesthetic value as a 19th and 20th century cultural landscape and a collection of buildings of architectural excellence. The Showground HCA is a fine representative example of a country agricultural showground situated within the centre of the town plan and surrounded by houses developed at the same time producing a consistency in architectural style. The broad streets with grassed verge surrounding the Showground provide a picturesque open landscape setting on Victoria and Albany Streets. On Albany Street where the houses are higher above the road and overlook the showground this picturesque aesthetic is enhanced. The eastern boundary of the HCA is distinguished by the visually pleasing treed streetscape of Alexandra Street terminating in Memorial Park and David Berry Park. The Showground HCA is of social value due to the focus the place provides for community activities such as the annual show and monthly markets along with other events. It continues to serve a role as an agricultural show ground. Broughton Lodge (the Agricultural Pavilion) and the Berry Municipal Chambers are also significant as community meeting places and function venues.

The Showground HCA is a fine representative example of a country agricultural showground situated within the earliest town plan and the simultaneous residential development of surrounding streets. The Showground HCA has a fine representative grouping of houses built within the early 20th Century representing the Federation and Inter-war architectural periods.

The Berry Showground HCA is historically associated with Sir John Hay who facilitated the provision of the land to the Berry Agricultural Society be used as a showground and who is honoured by a commemorative fountain within the showground. The Berry Showground HCA is historically associated with David Berry an original landowner for whom David Berry Park is named.

The Showground HCA is highly intact and has research potential to provide insight into the late 19th and early 20th Century design and management of agricultural show buildings and events.

Local significance (Shoalhaven). (Heritage NSW, 2023)

¹ The State Heritage Inventory (SHI) holds information about most statutory protected heritage items in NSW.

² The first show was held in a different location to the existing Showground which was established in 1888.

Heritage items in the vicinity

Table 3. Heritage items in the vicinity of proposed works

Locality	Item	Address	Property description	Significance	Item no
Berry	David Berry Memorial Park including David Berry Memorial Column and pedestal	Alexandra Street, 4 Gillam Street and 1 and 3 Station Road	Lot 1, DP 1167057; Lot 3 and 5, DP 17263; Part of Lot 4, DP 17263	Local	36
Berry	Avenue of Remembrance (tree-lined)	Alexandra Street	Road reserve between Lot 26, Section 5, DP 8058 and Lot A, DP 411591	Local	35
Berry	Berry Railway Station group including Victorian Georgian style stationmaster's cottage, Ilex cornuta (Chinese Holly) and Gardenia thunbergia (Gardenia)	34 Station Road	Lot 2, DP 1001740	State	94



Figure 4. Shoalhaven Local Environmental Plan 2014 Heritage Map 19E (NSW Government, 2024)

Aboriginal Archaeology

A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) (Appendix 1) has shown that:

There are no Aboriginal sites recorded in or within 200 metres of Berry Showground.

No Aboriginal places have been declared in or near Berry Showground.

4. Historical Background

Broughton (Aboriginal name Toodwick 1798–1850) was an Aboriginal man from the area who worked for Dr Charles Throsby as a translator and guide in his southern explorations (ADB) When Alexander Berry came to the area in 1922 Broughton played a significant role in the establishment of Berry's estate and worked with him for many years along with a substantial work force of other Aboriginal people and convicts. Alexander Berry and Edward Wollstonecraft were granted 10,000 acres, a vast area including what is now Berry. The first settlement at Berry was located on Broughton Creek, and by 1861 had a schoolhouse and postmaster. In 1879 Broughton Creek Village was surveyed and a plan for the town was made on higher ground to the west. David Berry gave land for four churches and a park and land was resumed for a school. (Cousins 1994:262) David Berry died in 1889 and the town was renamed Berry. The railway opened in 1893 facilitating the town's growth. In 1883 cousin of David Berry, Dr John Hay settled at Coolangatta and after Berry's death in 1889 were left in charge of administering the estate. By 1892 the majority of the vast estate had been broken up and sold. (Subdivision Catalogue 1892) (Heritage NSW, 2023)

Berry Showground

The 1912 subdivision sale plan of Berry shows the whole of the lot bordered by Victoria, Alexandra, Station and Albany Streets dedicated to 'Berry Agricultural Society's Show Ground'.

Alexander Hay and David Roxburgh transferred the 16 acres of land for the showground to the Minister for Lands of the State of NSW on 28th September 1914. (Vol 2518 Fol 113)

The Agricultural Pavilion was built some time prior to 1896. The 1912 plan shows the Agricultural Pavilion on the corner of Albany and Victoria Streets and it is also depicted in an 1892 real estate catalogue.

The first show was conducted in 1884. It is used by several community organisations, including the Masonic Lodge and the Berry Silver Band, and provides a hall for exhibitions, etc. East of the Agricultural Pavilion was once a croquet green, and there were tennis courts between the pavilion and the swimming pool. The grandstand was formerly nearer to the Pavilion but was lowered and moved further south in 1935. The grandstand was rebuilt to its original style in 1988 to commemorate the 100th show. The Rural Youth (Junior Farmer) Hall next to the Agricultural Pavilion was opened on 5 June 1958 by Mr McTackett, past president of the State Council of Junior Farmers. After the death of Sir John Hay the NSW Government and the Berry Municipal Council together purchased the 16 acres of the Hazelberry Parklands for £2,500 and the land was dedicated as a public park on 23 April 1913. The first agricultural show was held in the current location in 1888 and has been held annually ever since.

The Broughton Creek Register gave the following description of the showground in 1888:

The ground consists of 10 acres enclosed with a strong post and rail fence to a height of six feet, thoroughly cleared of timber and stumps and free from any impediment. It is situated about 10

chains south of the old show ground and ingress and egress to it by streets a chain wide, which run parallel to three sides of it. The gates are on the east side and at the northwest corner. The new Agricultural Hall and the pavilion for horses, stud bulls, pigs and poultry have been faithfully built by Messrs W.A. Isley and Sons, of Broughton Creek. The horseboxes, which are situated at the southeast corner of the enclosure, are built of sawn timber, roofed with iron and like all the other pavilions, stands on solid chisel dressed freestone foundations. The horse pavilion will accommodate 24 horses. The pavilion for stud bulls is similar to that for the horses, as the foundations, fixture and roofing but is divided into pens instead of loose boxes. This building is the northeast corner of the enclosure. The accommodation for swine and poultry is a similarly constructed shed; the pig pens being commodious and cool. While the poultry coops are it is admitted, the best designed and constructed yet seen at any show in the colony and gives the greatest satisfaction to exhibitors for security and the excellent view they afford of the exhibits. The judges of horses have been specially provided for by a circular shed, with its roof standing well up on wooden pillars, resting on a raised stone foundation, sloping out in steps to give access to the concrete floor upon which the judges, stewards and representatives of the press have ample room. (Tropman and Tropman Architects, 2003)



Figure 5. Berry Show in 1908. Picture shows the Berry Lancers and the main arena, in the background are the first stables (Berry District Historical Society, 2024)

According to the description in the Broughton Creek Register accommodation for horses was provided at the very first show in 1888. The location of the horse accommodation was the south of the show ground.

A trotting ring was established in 1896. In 1940 repairs were carried out on dilapidated horse stalls. In 1955 Kevin Robinson established the Regal Lodge Stables for trotting horses. The stables gained notoriety in 1968 as the place where the winner of the Inter-Dominion Trotting Race was trained. Kevin Robinson, assisted by Jack McGee prepared the trotting track for racing at showtime. (Tropman and Tropman Architects, 2003)

In 1888 horse boxes were built for the first show in the south eastern corner of the show ground (see Figure 5). These 'horse boxes' were built of sawn timber, roofed with iron and had dressed stone foundations. There was accommodation for 24 horses.

The existing accommodation for horses does not have dressed stone foundations. The existing stables are likely to originate from the 1955 commencement of the Regal Stables use.

The area between the showground ring and the stables was the site of a lake which was drained and filled in 1975. It is a large open grassed area that was used as a hockey field before it was used as a camping ground.

Improvements (Tropman and Tropman Architects, 2003)

1888 The Botanic Gardens Sydney forwarded 126 Trees and 160 shrubs to the Berry Estate. Some of these trees would have been planted at the Showground

1892 £100 laid out on improvements by A & H Society; shrubs and trees planted by Sir John Hay

1893 New Grandstand erected by Sir John Hay

1901 Drainage pond constructed at southern end of Ring and surrounds drained

1948 Severe windstorm demolished the remainder of the horse stalls at the southern end of the ground. Replaced with a wooden fence, which also served as a boundary for that section of the ground.

1955 Trotting stables established by Kevin Robinson

1963 Demolition of old Poultry Pavilion for construction of Swimming Pool

1963 New Poultry Pavilion erected

1974 Shoalhaven Shire Council erected new amenities block adjacent to the swimming pool

1980 Construction of a large storage shed on the eastern area of the ground to store equipment

1988 Restoration of Grandstand

2001 Demolition of old toilet block and Erection of new toilet block

2001 New playground equipment

5. Physical Evidence

Berry Showground is bounded by Victoria Street to the north, Alexandra Street to the east, Station Road to the south and Albany Street to the west. Victoria, Albany and Alexandra Streets are residential streets and Berry Station is located on Station Road.

The area that is the subject of this assessment is in the south eastern corner of the grounds and extends into Station Road.

Grey Box trees (*Eucalyptus* sp) surround the perimeter of the showground ring.

Berry Show Ground is a campground facility with 48 camp sites. From the Alexandra Street entrance to the southern entrance gate off Station Road is a grassed area which is used as a camp ground and has a small car parking area and internal access roads. The former Regal Lodge Stables are situated along the southern boundary and reception for the camp ground is in the eastern end. On the western boundary are a large shipping container and a demountable building with a car port.

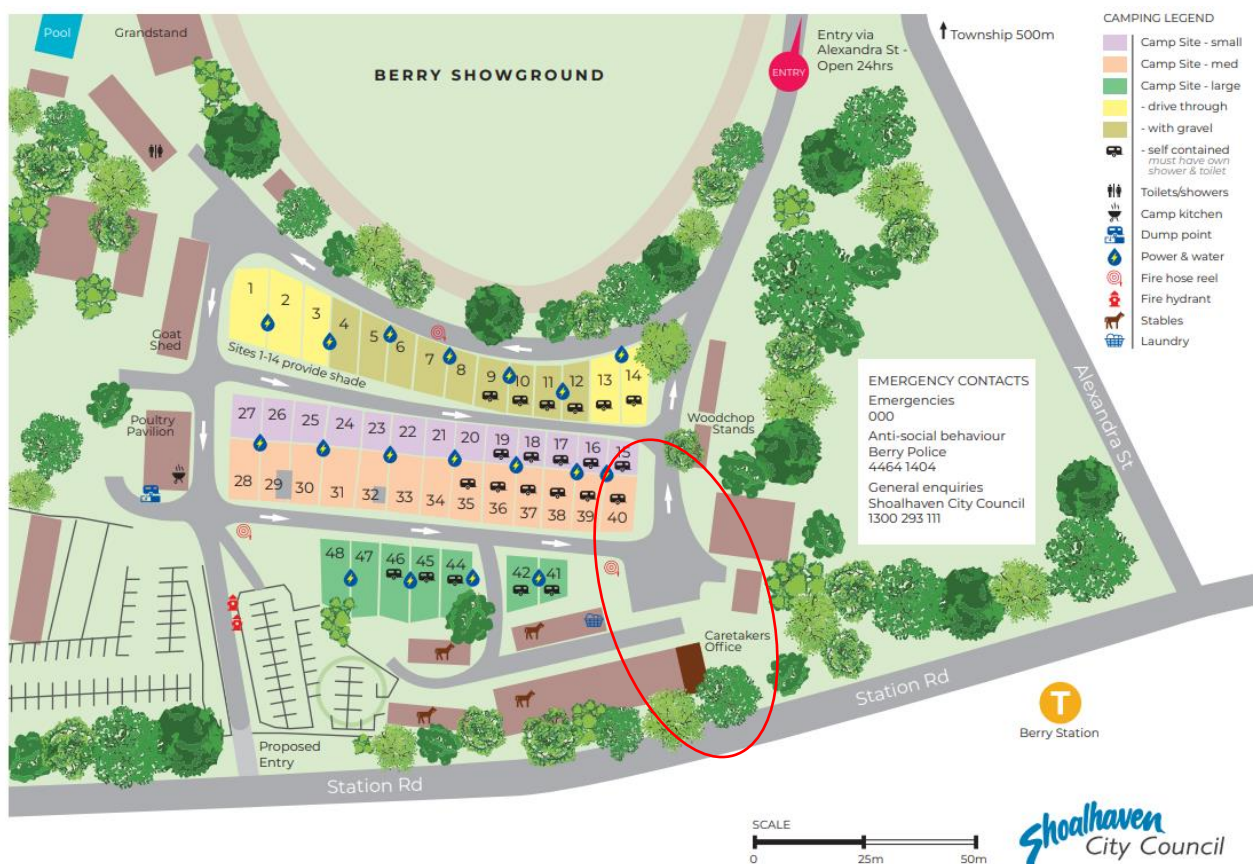


Figure 6. Diagram showing the camp ground and approximate location of works. See engineering drawings for an accurate depiction of the extent of works.. (Shoalhaven City Council, 2019)

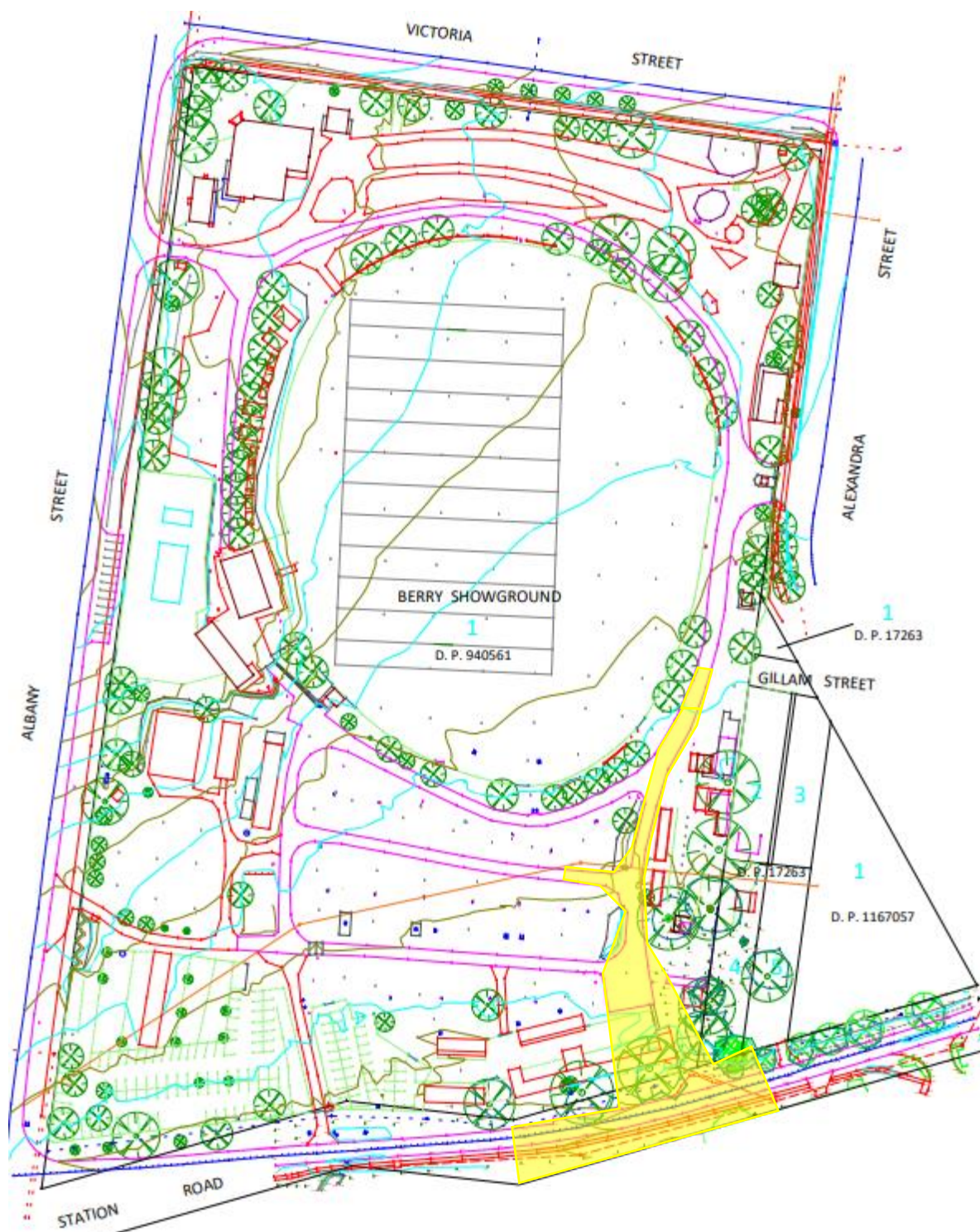


Figure 7. Survey of Berry Showground 28/03/2019. Approximate area of proposed works shaded yellow. Refer to engineering drawings for accuracy. (Shoalhaven City Council, 2019)



Figure 8. View to existing entrance from Station Road.



Figure 9. The rear of the stables and Camphor Laurel from Station Road.



Figure 10. View towards the reception and proposed access and parking



Figure 11. Existing shipping container and demountable office and car port on the western boundary



Figure 12. View to Station Road with campground reception and stables on the right



Figure 13. View from northern driveway to stables



Figure 14. View to camp ground from north

There are 13 horse stalls along the southern boundary of the show ground and another 6 stalls opposite on the northern side across a passageway. The horse stalls in use are numbered 1 to 19. Stalls 1 to 13 have earth floors and a small yard. Each stall has a corrugated galvanised sheet rear wall and roof. The front wall is half timbered in weatherboard on top of a concrete upstand with wire ventilation screen at the top. Separating each stall from its neighbour are timber plank walls atop a concrete upstand. The lower half of the rear wall is lined with ply sheet.

Between stall 5 and 6 is a wash down area with steel roof and a concrete slab floor. On the west side of stall 8 is a storage shed with steel roof, and walls and concrete floor. There are two steel shipping containers in the area.

There are large trees in Station Road behind the stables.

The horse stables are used to stable horses during the annual show.



Figure 15. Stall 1 is used as a chicken coup



Figure 16. Camphor Laurel roots are encroaching on the floor and walls of Stall 1 and 2.



Figure 17. Reception, Stalls 1, 2, 3, 4 and 5 and their yards



Figure 18 The stables viewed from the east



Figure 19. The part of the stables used as a laundry and for storage.

Condition of Stables

A building condition report on the stables structure was prepared for Shoalhaven Council by Phil Guy Building Solutions dated 15 April 2024 (Phil Guy Building Solutions, 2024).

The report is comprehensive and provides an inspection report of the condition of what the report describes as the four stables buildings. Building 1 encompasses stables 1 to 8, reception and 2 store rooms. Building 2 encompasses stables 9 to 13. Building 3 includes stables 14 to 17. Building 4 includes stables 18 and 19, a storage area and a laundry.

Building 1 is of greatest significance to this assessment as it is proposed to demolish half this building to construct the new access way. The report makes the following assessment of Building 1

Conclusions of condition – Building 1

It is my opinion that this building is well beyond its serviceable life. The wall cladding is corroded and failing at its junction with the ground around the total perimeter of the building. The roof over the western storage area is unserviceable and allows water ingress when raining. The building's timber framing has been damaged by termites and its structural adequacy is questionable and in generally poor condition. The electrical wiring and fixtures within the building are in poor condition and

noncompliant to accepted standards, AS 3000 – Wiring rules. The poor condition of this building is a safety risk to users and their animals, and its use should be restricted to last resort use if any. With consideration from a heritage point of view, it is my opinion that the building is not structurally suitable for restoration. (Phil Guy Building Solutions, 2024)

6. Significance Assessment

Standard Significance Criteria

The following criteria are used in the assessment of cultural heritage significance. These criteria are the standard criteria for use in NSW that have been prepared by Heritage NSW, Department of Planning and Environment. (Department of Planning and Environment, 2023)

For a place to be deemed to be significant it must meet at least one of the following criteria:

- a) an item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);
- b) an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);
- c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);
- d) an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;
- e) an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);
- f) an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);
- g) an item is important in demonstrating the principal characteristics of a class of NSW's - cultural or natural places; or - cultural or natural environments. (Or a class of the local area's cultural or natural places; or - cultural or natural environments).

Assessed Significance

See Part 3 Heritage Status for summary statements of significance for the Berry Showground heritage item and Berry Showground Heritage Conservation Area.

Assessed Significance Criteria³

Criterion (a) Historical Value: - *an item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);*

The Berry Showground is of historical significance for its role in the development of agricultural shows in NSW and continues to be used for this function. The first show was conducted in 1884 and the site contains many important structures related to the showground including the grandstand, one of the earliest buildings constructed on the site, the two Alexandra Street entrances for their continuous use as the principle entry points since the early days of the showground and the Agricultural Pavilion that was built some time prior to 1896. (Heritage NSW, 2023)

³ The State Heritage Inventory holds information about most statutory protected heritage items in NSW. It includes the State Heritage Register and much more. Maintaining the State Heritage Inventory is a requirement of the Heritage Act 1977.

Criterion (c) Aesthetic Value: - *an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);*

The Berry Showground is a good and rare example of a 19th century showground complex. Its prominent siting in the town, historic buildings including the Grandstand and Agricultural Pavilion contained within a park like setting of mature plantings of exotic and indigenous species contribute to it being regarded as an important landmark feature in the town. The lush backdrop and views to the mountains (Coolangatta & Wedding Cake) further reinforce this attractive setting. (Heritage NSW, 2023)

Criterion (d) Social Value: - *an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;*

The showground was important to the early settlers as an agricultural showground and a place for the community to meet and socialise. It is also significant for its continuous use as a showground since opening and later, expanded use for recreational events and community markets.

Broughton Lodge (the Agricultural Pavilion) is important as the meeting place for the local Masonic movement and the Berry Municipal Chambers is also significant as a community meeting place and function venue. (Heritage NSW, 2023)

Criterion f) Rarity: - *an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);*

This item is assessed as aesthetically rare at a State⁴ level. (Heritage NSW, 2023)

Criterion (g) Representativeness: - *an item is important in demonstrating the principal characteristics of a class of NSW's - cultural or natural places; or - cultural or natural environments. (Or a class of the local area's cultural or natural places; or - cultural or natural environments).*

This item is assessed as historically representative at a State⁵ level. This item is assessed as aesthetically representative at a State level. This item is assessed as socially representative at a State level. (Heritage NSW, 2023)

Significance of the horse stables

The horse stables at Berry Showground contribute to the historic significance of Berry Showground. The stables have historic value for their ability to demonstrate the role of horses in the Berry agricultural shows from the late 19th century to the present day. The stables have historic association with Kevin Robinson who established the Regal Lodge Stables for trotting horses. The stables gained notoriety in 1968 as the place where the winner of the Inter-Dominion Trotting Race was trained. The stables are also associated with Jack McGee, a renown show jump rider who with his horse Mark Radium became show jump champion of Australia. The stables have some aesthetic value as a mid-century vernacular animal shelter at a rural show and contribute to the rural character of Berry Showground.

⁴ Reference to significance at a State level has not been proven by rigorous assessment to meet the State Heritage Register threshold. Until such assessment occurs the showground is attributed with Local significance.

⁵ Refer to footnote 3.

7. Conservation Management Plan

In 2003 a Conservation Management Plan (CMP) was prepared for Berry Showground. Some information in the 2003 CMP is no longer current due to changes at the showground, however the document is a good best practice guide to managing the significance of the showground.

The CMP provides a grading of significance to determine the relative value of different landscape elements, spaces and structures as well as significant views.

The CMP provides a Conservation Policy to guide the future management and conservation of the showground. The policies are reviewed here to ensure development is consistent with the CMP or to identify any discrepancies.

Of relevance to the proposed development are the following statements from the CMP regarding significance:

- *The subject site is a good example of an intact Agricultural Showground of the early colony which retains its relationship and association with and between the buildings of the showground.*
- *The subject site and buildings remain significant to the Shoalhaven area through their continued use for community purposes, recreational activities and as part of the annual Berry Agricultural and Horticultural Show.*
- *The subject site is a community facility associated with the lifestyle, industry and growth of the area.*
- *The subject buildings and areas continue to be used for community purposes and private functions, as intended when first established.*
- *The Box trees on the showground site are representative of a historic period of planting.*
- *The Regal Lodge Stables are significant for their long-standing association of use with the showground site.*
- *The subject site remains significant to the Shoalhaven community through its continued use as a showground and as a community and recreational facility.*

The Regal Lodge Stables are listed in 5.4.1 as an individual element considered to be of heritage significance. They are classed as having moderate significance.

Areas within the study area that have been attributed significance include Regal Lodge Stables which are assessed as having Moderate Significance. The Hockey Field was of Moderate Significance however it has been substantially altered to become the camp ground. There are no views of significance from this area shown in the CMP.

8. Proposed Development

Berry Showground Vehicular Access

Shoalhaven City Council (SCC) propose to undertake road upgrades and upgrade an existing vehicular entrance to the Berry Showground via Station Road. The existing roadway along Station Road is a bitumen sealed roadway in a deteriorated state with no formal drainage. The Berry Showground Masterplan specifies the need for a new vehicular access to the Showgrounds via Station Road to accommodate cars, caravans, trucks and mobile homes to access the showgrounds and the camp grounds.

Proposed Demolition includes:

- Demolish half the stables and the reception building.
- Demolish the shipping container and demountable on the western boundary.
- Demolish handrails, footpath and garden bed.
- Remove the existing chain wire fence and gate.
- Remove the Camphor Laurel (tree 118) encroaching on the stables.
- Remove tree 164.

Proposed engineering works include⁶:

- A new two-way entry/exit/access road/driveway off Station Road for the following vehicles:
 - Cars, caravans, motor homes, large RV's
 - Rigid and single articulated vehicles along with Trucks for show and special events
 - Maintenance vehicles
- Two way circulation road internally from Station Road to the main arena.
- Station Road upgrade as required.
- Service bay/loading/unloading area/pull-in bay for temporary parking for check in.
- Parking spaces for cars, caravans and visitors adjacent to the caravan check in location including accessible spaces.
- Secure site fencing with gates for vehicular and pedestrian access. A boom gate located within the site so that vehicles and caravans can be parked off road.
- Locate the pedestrian access gate and pathways adjacent to the vehicular entrance.
- Appropriate stormwater control/drainage/kerb and gutter.
- Appropriate signage and line marking.
- Pedestrian pathway connectivity from Berry Train Station through to the caravan check in location.
- Vehicle and pedestrian lighting (by others).
- Landscaping (by others).

⁶ Engineering RFQ from Shoalhaven City Council quoted in *Design Report* by Westlake Punnett and Associates Civil and Structural Engineers



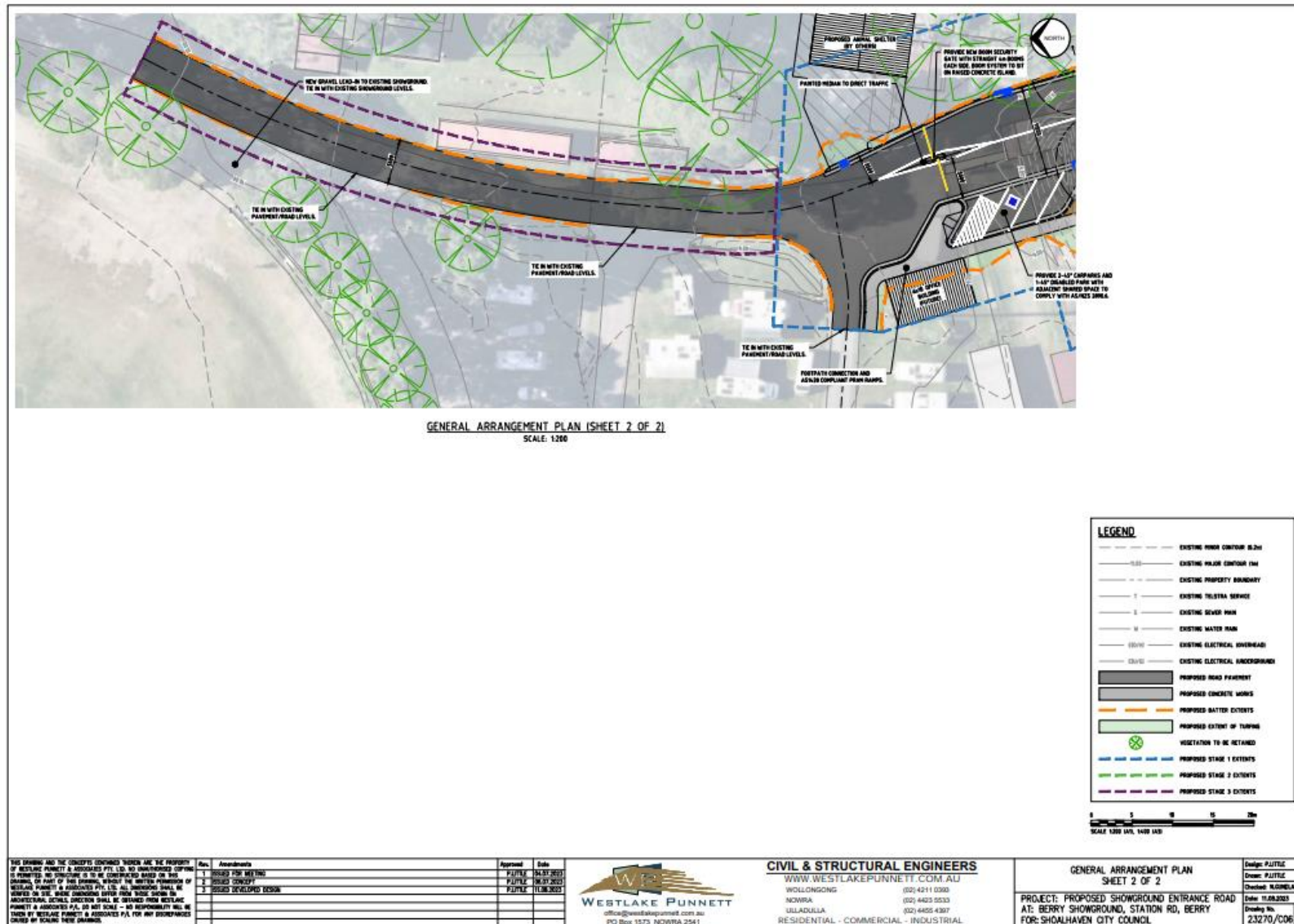


Figure 24. General Arrangement - Sheet 2 (Westlake Punnett and Associates Civil and Structural Engineers, 2023)

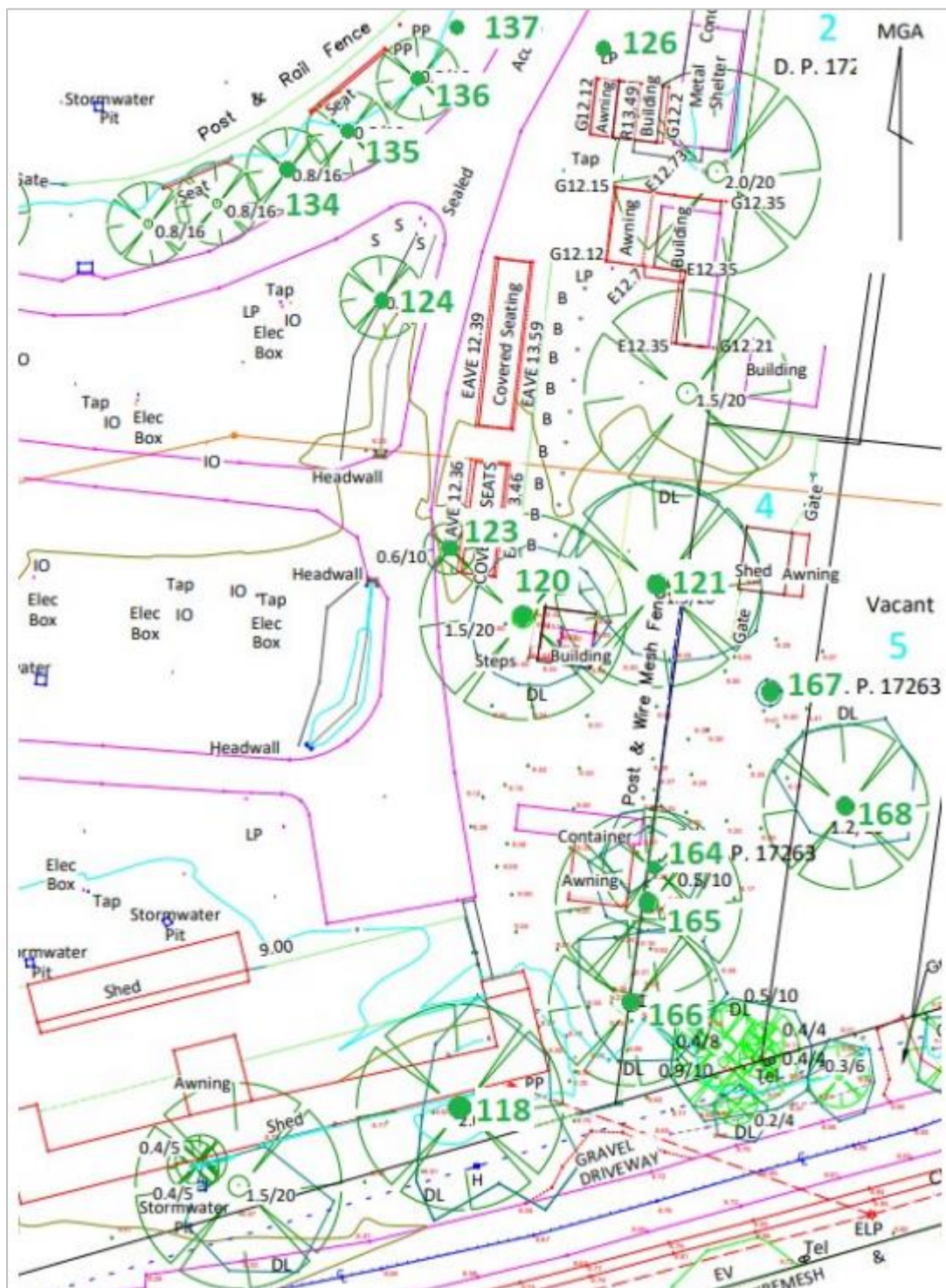


Figure 25. Tree location plan with numbering by Arborist. (Allied Tree Consultancy, 2023)

Allied Tree Consultancy has assessed the impact of the proposed development on the trees shown in Figure 26. In summary the report concludes:

9.0 Summary of tree impact by design

Based on the design supplied, the following summary provides the impacts imposed on the trees included in this report.

9.1 Trees No. 120, 121, 124, 126, 134-137, 166 and 168.

These trees are not adversely impacted by the design, that is, they conform to an acceptable encroachment based on the nominated zones of protection (TPZ, SRZ) and the requirements of the Protection Specification, Section 8.0. The proposed design does not adversely affect these trees. These trees can be retained.

9.1.1 Tree No. 126

This tree contains active decay and should be referred to a level 3, internal diagnostic assessment to determine risk and mitigation.

9.2 Trees No. 118, 123, 164, 165, and 167.

The proposed design will conflict with the location of these trees and they are unable to be retained based on the design. These trees will require removal.

9.2.1 Tree No. 167

This tree is nominated to be transplanted. See Transplant schedule, Appendix D.

9.2.2 Compensatory planting

Based on the tree loss and impact to the amenity value of the streetscape, replacement plantings are nominated to be placed within and/or adjacent to station Street, see Section 7.2. (Allied Tree Consultancy, 2023)

9. Heritage Impact Assessment

General Assessment of Heritage Impact

Questions to be answered in a Statement of Heritage Impact (Department of Planning and Environment, 2023)⁷

Has the advice of a heritage consultant been sought?

Yes. This report provides an analysis of the impact of the design on the heritage significance of Berry Showground and Berry Showground HCA.

Section 4 – Heritage Impact Assessment

Table 4. Sect 4.1 Matters for consideration

4.1 Matters for consideration	Discussion
<i>Do the proposed works include removal of unsympathetic alterations and additions? How does this benefit or impact the heritage item and its significance?</i>	The proposed access road will lead to the removal of 4 uncharacteristic structures; the reception building, the temporary office, the car port and the shipping container. This will have a positive impact upon the significance of the showground

⁷ Table 1. Questions to be considered in a statement of heritage impact, pp 11-12

4.1 Matters for consideration	Discussion
	and will open up views through to David Berry Memorial Park and Alexandra Street.
<i>Do the proposed works affect the setting of the heritage item, including views and vistas to and from the heritage item and/or a cultural landscape in which it is sited? Can the impacts be avoided and/or mitigated?</i>	No significant views will be impacted by the works. The new entry will provide a stronger visual connection between the Berry Station Group and the showground.
<i>Are the proposed works part of a broader scope of works?</i>	There are a number of proposals currently being considered in order to improve the camp ground facilities. Access for larger vehicles is necessary for camping vehicles and will also assist during Agricultural Show events.
<i>Does this proposal relate to any previous or future works? If so, what cumulative impact (positive and/or adverse) will these works have on the heritage significance of the item?</i>	The proposed works are not part of any other road works..
<i>Are the proposed works to a heritage item that is also significant for its Aboriginal cultural heritage values? If so, have experts in Aboriginal cultural heritage been consulted?</i>	There are no recorded Aboriginal sites on the showground. (See Appendix 1).
<i>Has the applicant checked if any other approvals or a separate process to evaluate the potential for impacts is required?</i>	Not applicable.
<i>Do the proposed works trigger a change of use classification under the National construction code that may result in prescriptive building requirements? If so, have options that avoid impact on the heritage values been investigated?</i>	Not applicable.
<i>If the proposed works are to a local heritage item, are the requirements of the development control plans or any local design guidelines that may apply to the site considered?</i>	The Shoalhaven DCP is not the subject of this assessment.
<i>Will the proposed works result in adverse heritage impact? If so, how will this be avoided, minimised or mitigated?</i>	The proposed works will result in a minor adverse heritage impact due to the loss of five stables and their yards. This is considered to be reasonable as the condition of this building has been assess to be so poor as to be a hazard to users. The loss will be mitigated against by the retention of the other 14 stables. A large Camphor Laurel trees has to be removed however this tree is outside the curtilage of the Showground.

Table 5. Consideration for different types of work

4.1 Consideration for specific types of work ⁸	Discussion
<i>Partial demolition of a heritage item (including internal elements)</i>	
<i>Is the partial demolition essential for the heritage item to function?</i>	The partial demolition of the stables is necessary in order to provide the width required by the access and parking. The camp ground use of the park cannot function without the proposed improved access.
<i>If partial demolition is proposed because of the condition of the fabric, can the fabric be repaired?</i>	The condition of the stables has been assessed to be in such poor condition it is not possible to repair. The structure is also noted to be unsafe for users.
<i>Are important features and elements of the heritage item affected by the proposed partial demolition (e.g. fireplaces in buildings)?</i>	The stables were considered to be of moderate significance in the 2003 CMP. There are 5 stables proposed to be demolished however there will be 14 stables remaining.
<i>Will the proposed partial demolition have a detrimental effect or pose a risk to the heritage item and its significance? If yes, what measures are proposed to avoid/mitigate the impact?</i>	The 5 stables are a very minor part of the showground. The loss of 5 stables will not impact the significance of the show ground as a whole.
<i>Identify and include advice about how significant elements, if removed by the proposal, will be salvaged and reused.</i>	Unfortunately the 5 stables are in such poor repair that there is nothing salvageable.

Assessment of impact against heritage significance criteria

Significance criteria	Discussion
Criterion (a) Historical Value: - <i>The Berry Showground is of historical significance for its role in the development of agricultural shows in NSW and continues to be used for this function. The first show was conducted in 1884 and the site contains many important structures related to the showground including the grandstand, one of the earliest buildings constructed on the site, the two Alexandra Street entrances for their continuous use as the principle entry points since the early days of the</i>	The historical significance of Berry Showground will be unchanged. The works support the ongoing historic function of the place.

⁸ Table 1. Questions to be considered in a statement of heritage impact, pp 12-17. Note only the work affecting a site in the vicinity of a heritage item is discussed. Work specific to heritage items are not relevant as the site is not a heritage item.

Significance criteria	Discussion
<p><i>showground and the Agricultural Pavilion that was built some time prior to 1896.</i></p> <p><i>The subject site continues to be used for its original function as a showground. This use first took place in 1888.</i></p> <p><i>The subject site is a good example of an intact Agricultural Showground of the early colony which retains its relationship and association with and between the buildings of the showground.</i></p> <p><i>The showground was important to the early settlers as an agricultural showground and a place for the community to meet and socialise.</i></p>	
<p>Criterion (b) Historical Association: - <i>The subject site was part of an original crown grant to Alexander Berry and Edward Wollstonecraft, two of the major land grantees in the area. David Berry set 10 acres of land aside for the purpose of an agricultural showground.</i></p>	Historical associations will be unchanged.
<p>Criterion (c) Aesthetic Value: - <i>The Berry Showground is a good and rare example of a 19th century showground complex. Its prominent siting in the town, historic buildings including the Grandstand and Agricultural Pavilion contained within a park like setting of mature plantings of exotic and indigenous species contribute to it being regarded as an important landmark feature in the town. The lush backdrop and views to the mountains (Coolangatta & Wedding Cake) further reinforce this attractive setting.</i></p>	The works occur in the least significant area of the showground. The CMP graded this area as an area where there is potential for sympathetic development. Loss of significant trees will be mitigated against by replacement planting.
<p>Criterion (d) Social Value: -</p> <p><i>It is also significant for its continuous use as a showground since opening and later, expanded use for recreational events and community markets.</i></p> <p><i>Broughton Lodge (the Agricultural Pavilion) is important as the meeting place for the local Masonic movement and the Berry Municipal Chambers is also significant as a community meeting place and function venue</i></p>	The social values of the place will be unchanged.
<p>Criterion (e) Research Potential: -</p> <p><i>There are at least two graves known to be present</i></p>	No archaeological potential has been identified in the area of prosed works.

Significance criteria	Discussion
<i>on the site. Further research is required to understand whether there is further archaeological potential.</i>	
Criterion (f) Rarity: - <i>This item is assessed as aesthetically rare at a State level.</i>	The important rare aesthetic characteristics will be unchanged.
Criterion (g) Representativeness: - <i>This item is assessed as historically representative at a State⁹ level. This item is assessed as aesthetically representative at a State level. This item is assessed as socially representative at a State level</i>	The place will continue to have representative values.

Assessment of impact on heritage items in the vicinity

Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP).

The following heritage items are in the vicinity of the subject development:

- David Berry Memorial Park including David Berry Memorial Column and pedestal
- Berry Railway Station group including Victorian Georgian style stationmaster's cottage, Ilex cornuta (Chinese Holly) and Gardenia thunbergia (Gardenia),

See Table 3 for a more detailed list of heritage items in the immediate vicinity of the proposed works.

The works include an upgrade of Station Road in the vicinity of the entrance to the showground from the south east. Station Road has a bitumen surface with uncurbed grassed verges. On the southern side of the road is a concrete footpath. Diagonally opposite the showground gates is a chain wire fence and a pair of chain wire gates that open onto a car parking and storage area. To the south west is an open landscaped area.

East of the showground is David Berry Memorial Park which has many significant trees and a monument to David Berry.

⁹ Refer to footnote 2.



Figure 26. South eastern showground entry on left and David Berry Memorial Park beyond. On the right is a wire fence and gates to a railway storage area. (Google, 2024)



Figure 27. David Berry Memorial Park viewed from Alexandra Street. (Google, 2024)

Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?

The upgrade of the entry and improvement to the road and drainage will have only a minor impact upon the station or the Showground HCA. There will be no impact upon David Berry Memorial Park.

Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated?

Views to the showground from Railway Street will be improved by removal of the 5 stables which currently back onto the road.

Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?

The works only impact part of Station Road which is of low significance. The station buildings are further away to the south east and are not close to the entrance. There is no streetscape value as

the stables have their rear walls facing the road and there are no other buildings or landscaping of value close to the works. The works do not include built structures only the surface of the road and demolition of five stables which will provide greater visual connectivity with the showground. A large Camphor Laurel tree is to be removed that is currently growing against the wall of the stables. The arborist has given this tree a medium star rating, the tree has some dead wood and has roots impacting surrounding structures.

Consistency with conservation management plan policies

The guidelines recommend assessing the proposed works against any relevant policies of an existing conservation management plan (CMP).

Policy no.	CMP policy (Tropman and Tropman Architects, 2003)	Consistency assessment
7.3.1.11	<i>Storage of machinery/seating etc around significant buildings and features of the site should be kept to a minimum. Ideally all items requiring storage should be kept in the one location. The shipping container currently used to store machinery etc on site (Station Road entrance) should be removed and replaced with a more sympathetic structure.</i>	The shipping container is proposed for removal as part of the works.
7.3.2.1	<i>The subject site should continue to be used as a Showground and community, sporting and recreational facility.</i>	The proposed access road supports the ongoing community, sporting and recreational use of the showground.
7.3.2.4	<i>The use of part of the site for the Regal Lodge Stables should be encouraged to continue. This use is appropriate as it has a long association with the showground.</i>	Only 5 stables are to be removed the other 14 stables are to be retained.
7.3.3.2	<i>A formalised car parking area could be developed for the Showground. This area should not be located on the subject site. It should be located so as not to interfere with views and vistas to and from the subject buildings and elements, and should not intrude upon the significance of the site (possibly located on Albany Street). (Refer 7.4.1.1).</i>	Three parking spaces are proposed to facilitate camp ground checking in. As this is in an area of low significance it is considered acceptable.
7.4.10.2	<i>The stables at the showground have a long history of association with the showground. The presence and association of this enterprise is appropriate and should be encouraged to continue.</i>	The Regal Lodge Stables ceased operation some time ago.
7.4.10.2	<i>The significant structures, fabric and features associated with the stables should be conserved and maintained. New works should be sympathetic to the identified character of the stable complex and to the identified character of</i>	The stables have been assess to be in poor condition and some of the stables are considered unsafe for use. The 5 stables to be removed are in poor condition. Their demolition is mitigated

Policy no.	CMP policy (Tropman and Tropman Architects, 2003)	Consistency assessment
	<i>the showground in general.</i>	against by retention of the other 14 stables.

10. References

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Appendix 1



AHIMS Web Services (AWS) Search Result

Your Ref/PO Number : Berry Showground

Client Service ID : 895727

Louise Thom

Date: 27 May 2024

PO Box 155

Corrimal New South Wales 2518

Attention: Louise Thom

Email: info@louisethomheritage.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 1, DP:DP940561, Section : - with a Buffer of 200 meters, conducted by Louise Thom on 27 May 2024.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *