

# PLANNING PROPOSAL – PP056

## Shoalhaven Local Environmental Plan 2014 Berry Heritage

Prepared by  
City Futures  
Shoalhaven City Council

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Shoalhaven City Council  
PO Box 42  
NOWRA NSW 2541  
telephone (02) 4429 3111  
facsimile (02) 4422 1816  
e-mail [planning@shoalhaven.nsw.gov.au](mailto:planning@shoalhaven.nsw.gov.au)  
internet [www.shoalhaven.nsw.gov.au](http://www.shoalhaven.nsw.gov.au)

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Attachment B – Council Report and associated Minute	
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## 1 Introduction

This Planning Proposal (PP) seeks to amend the Shoalhaven Local Environmental Plan (LEP) 2014, specifically Schedule 5 Environmental Heritage, to list twelve (12) dwellings as heritage items (Part 1) and list the Queen Street and Berry Showground areas as Heritage Conservation Areas (HCAs) (Part 2) which have been identified to possess heritage significance.

It is requested that Council be given delegation for plan making functions for this PP. The evaluation criteria for delegation is located at **Attachment A**.

### 1.1 Subject Land

The twelve (12) proposed heritage listings and two (2) proposed HCAs are located within the locality of Berry (**Figure 1**).

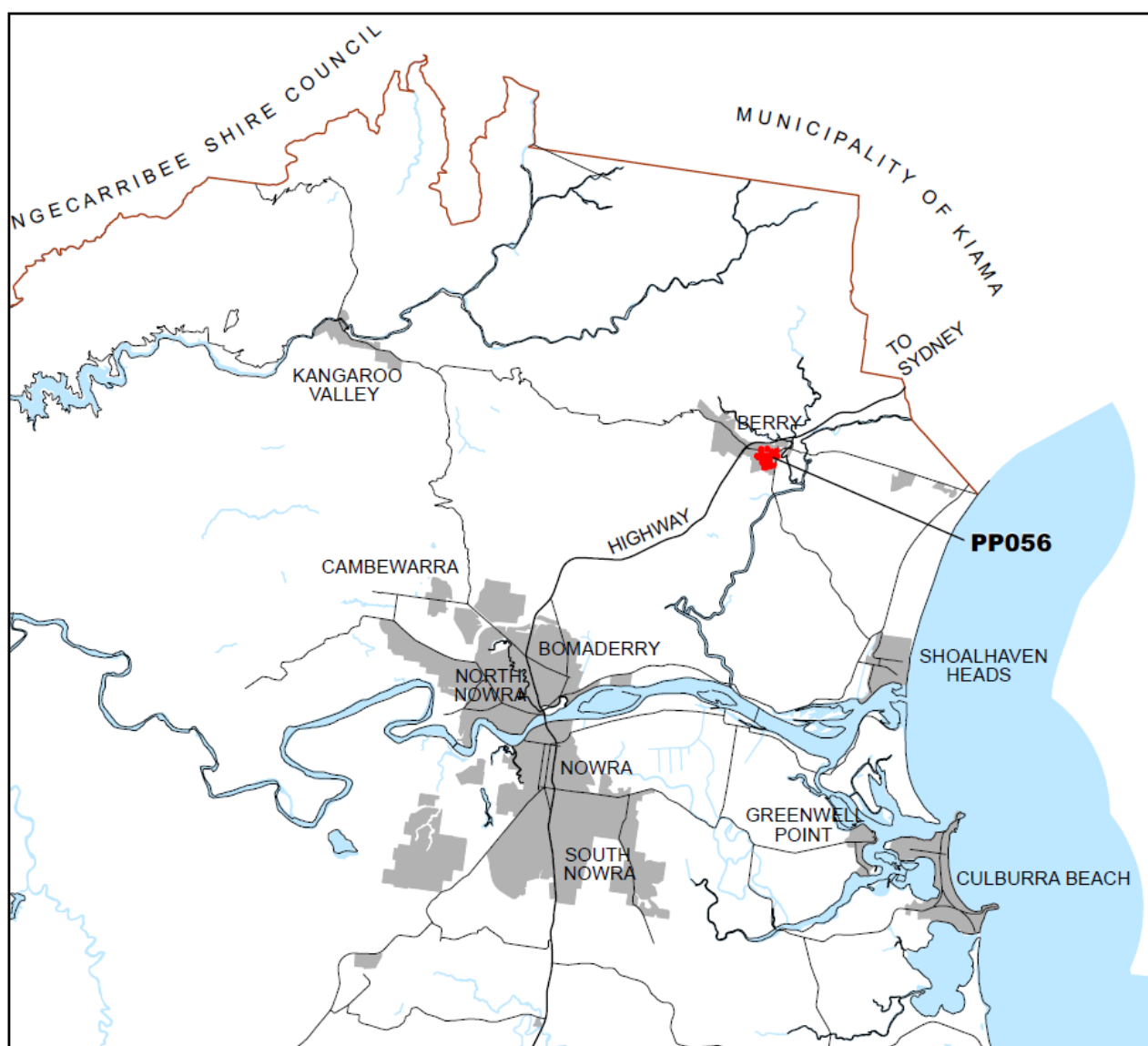


Figure 1: Location Map



**Figure 2: Proposed Heritage Listings & HCAs – Full Extent**






Figure 3: Aerial Photo – Full Extent

The land is legally identified as follows:

**Table 1: Property details of proposed new listings (individual items)**

Proposed Heritage Listings (individual items)	
Subject land of:	
Property details:	<p>Lot 61 DP 703237, 36 Prince Alfred Street</p> <p>Lot 1 DP 617648, 64 Princess Street</p> <p>Lot 1 DP 920044, 71 Princess Street</p>
Subject land of:	
Property details:	<p>Lot A DP 374950, 46 Albert Street</p>

	<p>Lot 2 DP 511332, 51 Queen Street</p> <p>Lot 102 DP 608789, 54 Queen Street</p>
Subject land:	 <p>Legend</p> <p>Subject Land</p>
Property details:	<p>Lot B DP 367180, 27 Albany Street</p> <p>Lot 8 Sec 16 DP 8058, 29 Albany Street</p> <p>Lot 2 DP 505765, 44 Victoria Street</p> <p>Lot 2 DP 18189, 63 Victoria Street</p> <p>Lot 4 DP 604982, 69 Victoria Street</p> <p>Lot 2 DP 304729 &amp; Lot 5 Sec 8 DP 8058, 75-77 Victoria Street</p>



**Table 2: Property details of proposed Queen Street HCA**

Proposed Queen Street HCA	
Subject land:	
Property details:	<p>Lots 1-7 SP 89245, 1-7/94 Queen Street</p> <p>Lot 1011 DP 872963, 102 Queen Street</p> <p>Lot 1 DP 778335, 105 Queen Street</p> <p>Lot 1 DP 1038574, 108 Queen Street</p> <p>Lot 2 DP 209665, 110 Queen Street</p> <p>Lot 3 DP 749238, 111 Queen Street</p> <p>Lot 1 DP 121360, 114 Queen Street</p> <p>Lot 4 DP 586070, 115 Queen Street</p> <p>Lot 6 DP 590382, 117 Queen Street</p> <p>Lot X DP 418264, 118 Queen Street</p> <p>Lot 81 DP 793999, 119 Queen Street</p> <p>Lot 1 DP 578257, 120 Queen Street</p> <p>Lot 82 DP 793999, 121 Queen Street</p> <p>Lot CP SP 93194, 122 Queen Street</p>

	<p>Lot 1 SP 93194, 122 Queen Street</p> <p>Lot 1 DP 1188881, 123 Queen Street</p> <p>Lot 12 DP 587636, 129 Queen Street</p> <p>Lot 1 DP 1009635, 131 Queen Street</p> <p>Lot 2 DP 1014885, 133 Queen Street</p> <p>Part Lot 1 DP 221105, 135 Queen Street</p> <p>Lot 1 DP 1111478, 137 Queen Street</p> <p>Lot 2 DP 1111478, 13 Prince Alfred Street</p> <p>Lot A DP 406534, 90 Queen Street</p> <p>Lot CP SP 89245, 94 Queen Street</p> <p>Lot 7 DP 825542, 97 Queen Street</p> <p>Lot 3 DP 794080, 16 Alexandra Street</p> <p>Road UPN's - 92286, 92288, 92289, 22532, 15547, 92655, 15895 (part Alexandra, Queen and Prince Alfred Streets).</p>
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**Table 3: Property details of Proposed Berry Showground HCA**

Proposed Berry Showground HCA	
Subject land:	

Property details:	<p>Lot 1 DP 940561, 35 Alexandra Street</p> <p>Lot 1 DP 1167057, Alexandra Street</p> <p>Lot 1 DP 17263, Alexandra Street</p> <p>Lot B DP 390864, 17 Albany Street</p> <p>Lot 3 DP 375126, 19 Albany Street</p> <p>Lot 4 DP 375126, 21 Albany Street</p> <p>Lot B DP 350396, 23 Albany Street</p> <p>Lot 61 DP 826592, 25 Albany Street</p> <p>Lot 62 DP 826592, 25A Albany Street</p> <p>Lot B DP 367180, 27 Albany Street</p> <p>Lot 8 Sec 16 DP 8058, 29 Albany Street</p> <p>Lot 9 Sec 16 DP 8058, 31 Albany Street</p> <p>Lot 10 Sec 16 DP 8058, 33 Albany Street</p> <p>Lot 11 Sec 16 DP 8058, 35 Albany Street</p> <p>Lot 12 Sec 16 DP 8058, 37 Albany Street</p> <p>Lot 2 DP 840080, 42 Albany Street</p> <p>Lot 3 DP 17263, 4 Gillam Street</p> <p>Lot 2 DP 17263, 2 Gillam Street</p> <p>Lot 4 DP 17263, 1 Station Road</p> <p>Lot 5 DP 17263, 3 Station Road</p> <p>Lot 2 DP 1001740, 34 Station Road</p> <p>Lot 1 DP 1001740, Station Road</p> <p>Lot 3 DP 840080, Station Road</p> <p>Lot 2 DP 199995, 58 Victoria Street (Lot 1)</p> <p>Lot 11 Sec 8 DP 8058, 65 Victoria Street</p> <p>Lot 10 Sec 8 DP 8058, 67 Victoria Street</p> <p>Lot 4 DP 604982, 69 Victoria Street</p> <p>Lot 2 DP 327819, 71 Victoria Street</p> <p>Lot 2 DP 210451, 73 Victoria Street</p> <p>Lot 2 DP 304729, 75 Victoria Street</p> <p>Lot 5 Sec 8 DP 8058, 77 Victoria Street</p> <p>Lot 4 Sec 8 DP 8058, 79 Victoria Street</p> <p>Lot 3 Sec 8 DP 8058, 81 Victoria Street</p> <p>Lot 2 Sec 8 DP 8058, 83 Victoria Street</p> <p>Road UPNs - 10624, 10767, 10594, 10626, 13006, 11532, 97842, 10583, 10627, 10045 (part Albany, Victoria, Alexandra Streets and Station Road).</p>
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## 1.2 Background

In response to community concerns that unsympathetic development was eroding the unique heritage character of Berry, Council commenced a heritage review of the town. A thorough review was undertaken and throughout the process, a number of properties that were considered to possess heritage significance and two HCAs were identified as worthy of inclusion in Schedule 5 of Shoalhaven LEP 2014.

Through this process, a range of consultation was conducted with a range of external stakeholders including community groups and property owners. On 1 September 2020, Council's Development & Environment Committee (MIN20.611) resolved to:

- List twelve dwellings and two HCAs within Schedule 5.
- Prepare and submit this PP to the NSW Development of Planning, Industry & Environment for a Gateway Determination

Refer to **Attachment B** for a copy of the Council report and minutes and **Attachment E** for Heritage Data Forms for the proposed heritage items and HCAs.


## 2 Part 1 – Intended Outcome

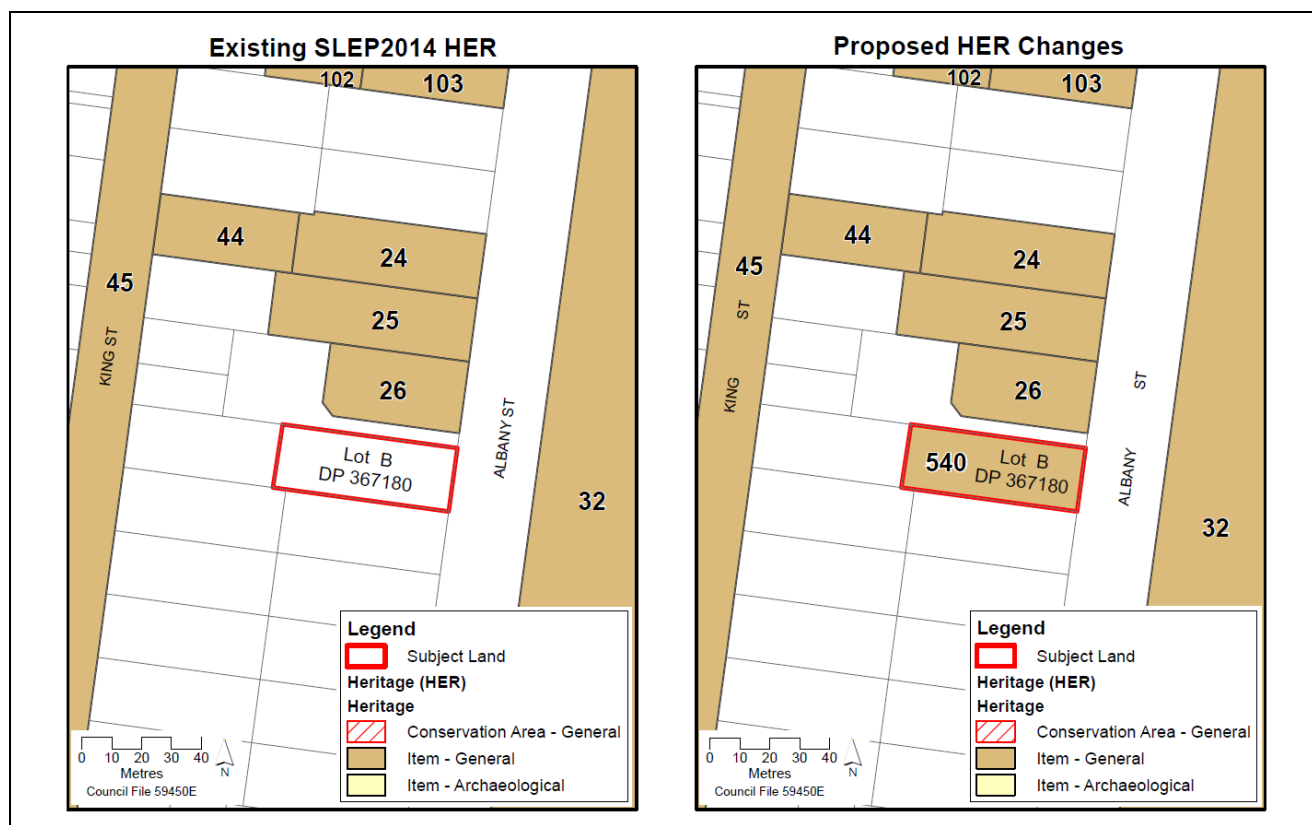
The intended outcome of this PP is to amend Schedule 5 of Shoalhaven LEP 2014 to list twelve (12) dwellings as heritage items and list two HCAs (Berry Showground and Queen Street). This will assist in managing the character impacts on Berry by ensuring future development is sympathetic and recognises the heritage character of the area.

## 3 Part 2 – Explanation of Provisions

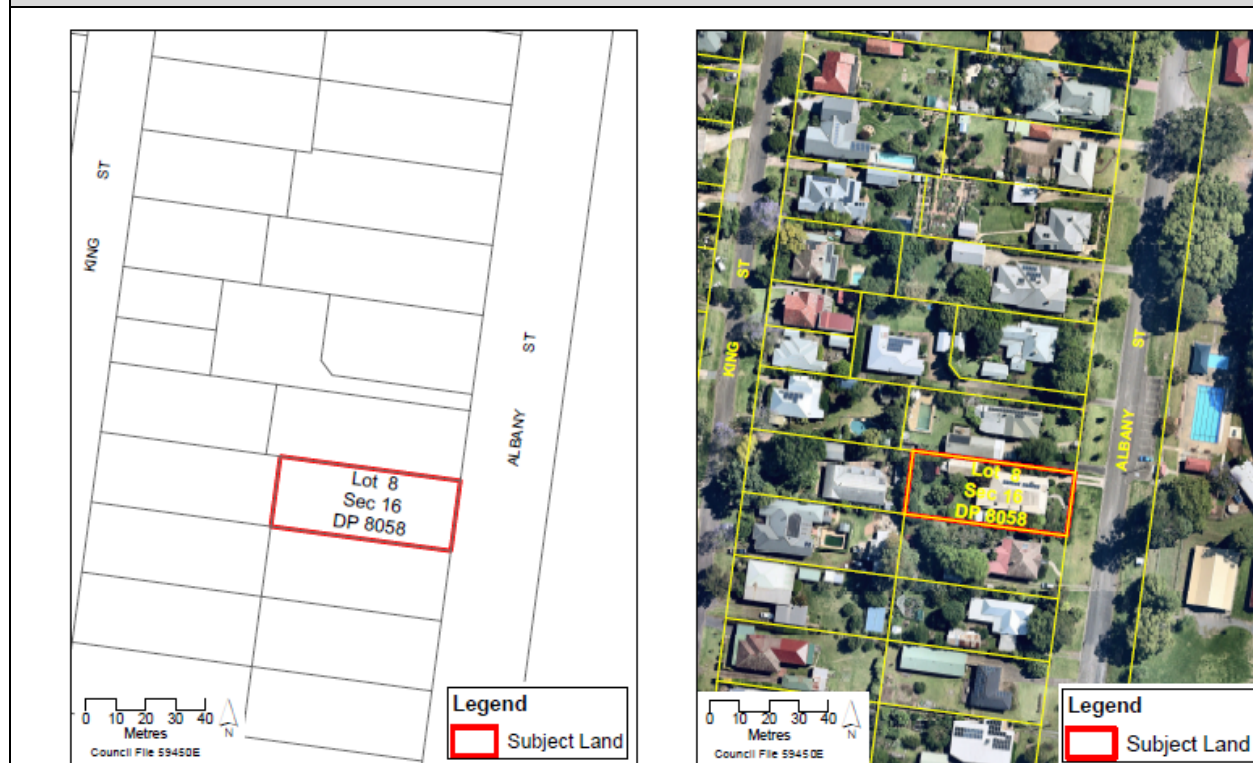
The PP proposes to list twelve (12) items as items of local heritage significance, as shown below in **Table 4**, and two (2) HCAs, as shown in **Table 5**, within Schedule 5 of Shoalhaven LEP 2014.

**Table 4: Proposed new listings.**

1. 27 Albany Street, Berry
<div style="display: flex; justify-content: space-around;">   </div>
<p><b>Rationale:</b> The Inter-War Federation Cottage at 27 Albany Street, Berry exhibits the principal characteristics of the Federation bungalow style as applied to a domestic dwelling in the early 20<sup>th</sup> century. The cottage is a fine example of a timber vernacular Federation style bungalow erected in the early Inter-War period demonstrating characteristics of both periods. 27 Albany Street possesses aesthetic value for its contribution to the streetscapes of the Showground precinct and provides physical evidence of the historical development of Berry during the Inter-War Federation period.</p> <p><b>Proposed Amendment:</b> Update the Heritage Map (Sheet HER_019E) to include a heritage layer over Lot B DP 367180 and include the following in Schedule 5:</p>
Proposed Schedule 5
<p><b>Item No:</b> 540</p> <p><b>Item:</b> Inter-War Federation Weatherboard Cottage</p> <p><b>Address:</b> 27 Albany Street</p> <p><b>Locality:</b> Berry</p> <p><b>Property Description:</b> Lot B DP 367180</p> <p><b>Significance:</b> Local</p>



## 2. 29 Albany Street, Berry



**Rationale:** The Inter-War Californian Bungalow at 29 Albany Street, Berry exhibits the principal characteristics of the Californian bungalow style as applied to a domestic dwelling in the 1930s, constructed using a mixture of timber and fibro. The bungalow is a fine representative example of a timber fibro vernacular house built in the late Inter-War period in the Shoalhaven.

**Proposed Amendment:** Update the Heritage Map (Sheet HER\_019E) to include a heritage layer over Lot 8 Sec 16 DP 8058 and include the following in Schedule 5:

### Proposed Schedule 5

**Item No:** 541

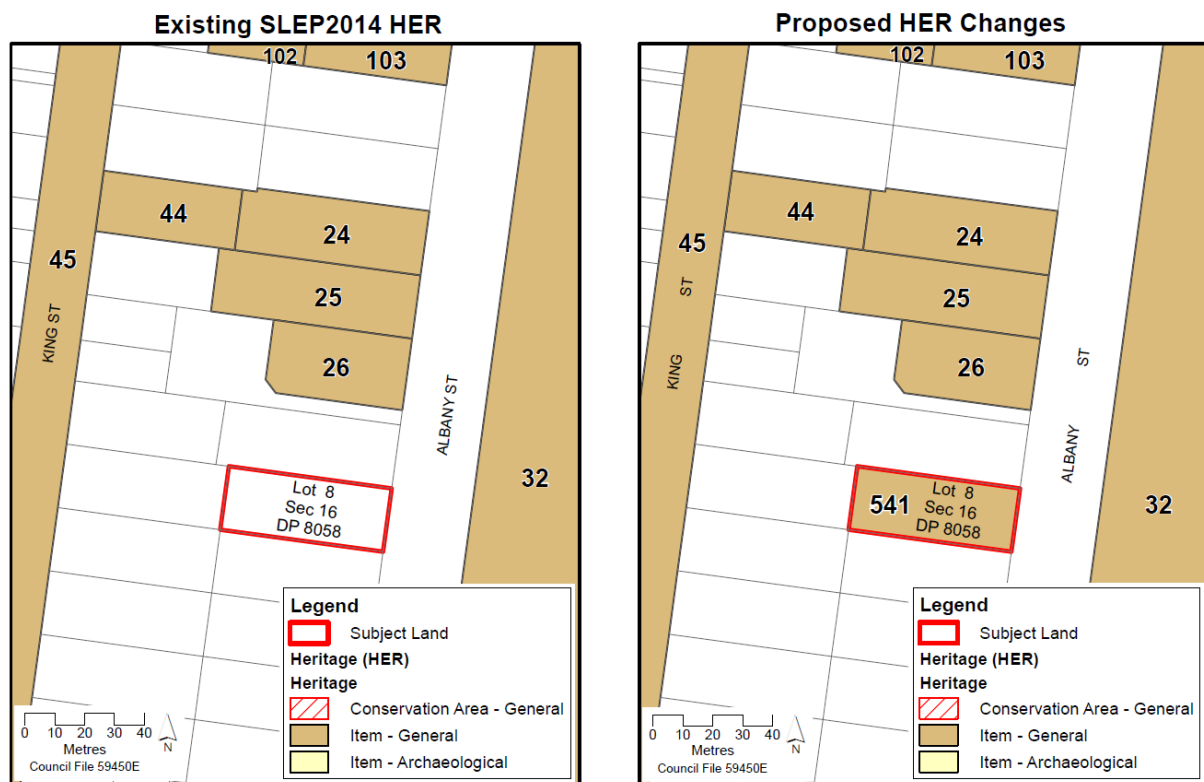
**Item:** Inter-War Californian Bungalow

**Address:** 29 Albany Street

**Locality:** Berry

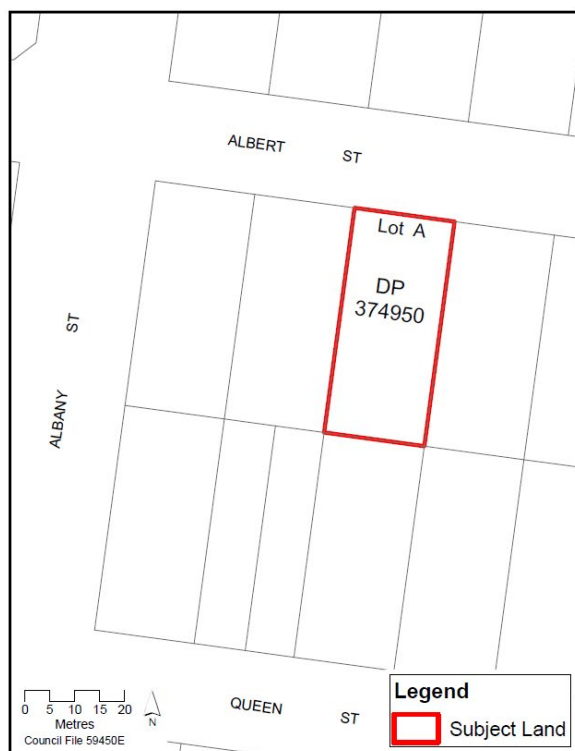
**Property Description:** Lot 8 Sec 16 DP 8058

**Significance:** Local





### 3. 46 Albert Street, Berry



**Rationale:** The Federation Weatherboard Cottage at 46 Albert Street, Berry has aesthetic value as a Federation era dwelling constructed with the key characteristics of the late Victorian vernacular style. The timber building illustrates the vernacular architecture of the early 20<sup>th</sup> century home design and construction methods in Berry and the Shoalhaven.

**Proposed Amendment:** Update the Heritage Map (Sheet HER\_019E) to include a heritage layer over Lot A DP 374950 and include the following in Schedule 5:

#### Proposed Schedule 5

**Item No:** 542

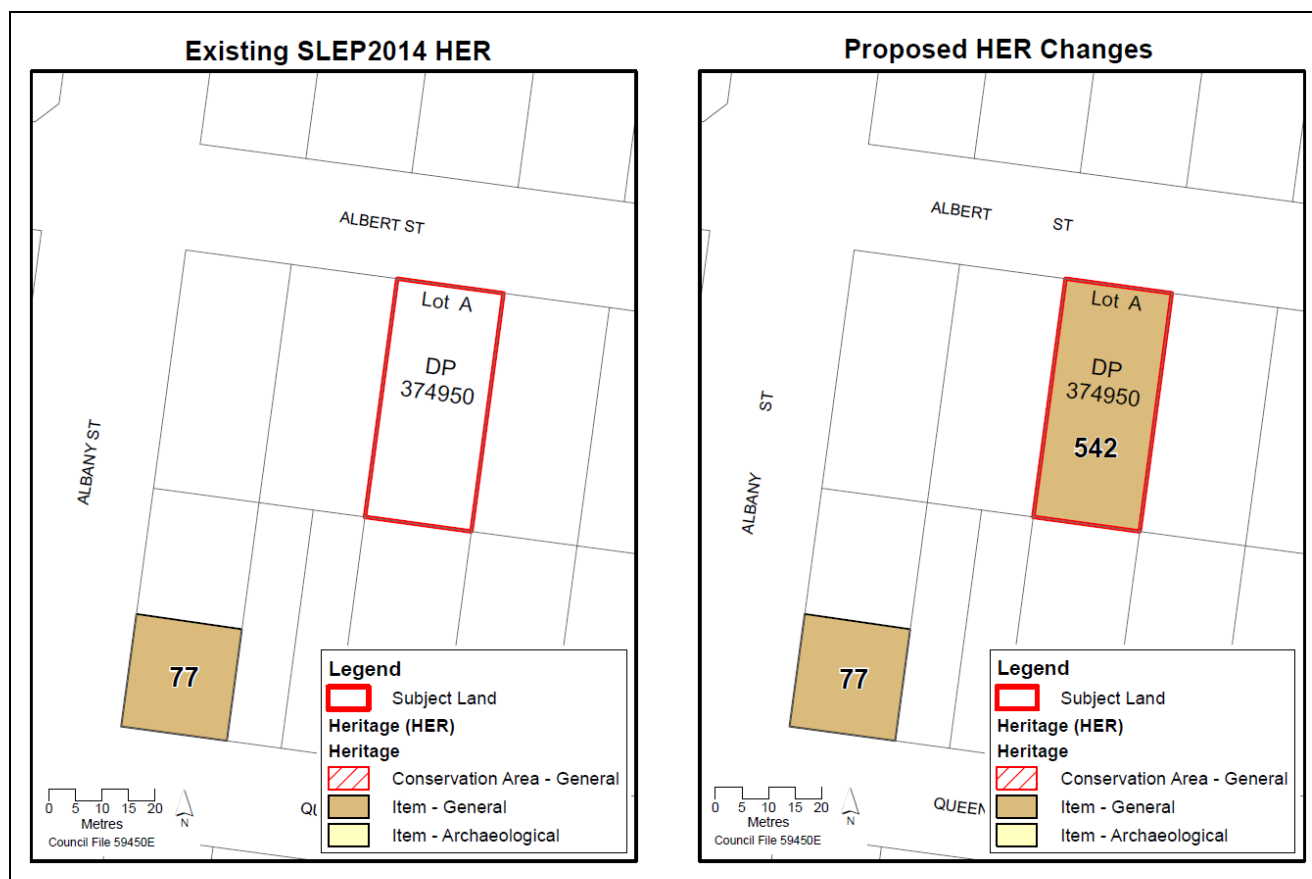
**Item:** Federation Weatherboard Cottage

**Address:** 46 Albert Street

**Locality:** Berry

**Property Description:** Lot A DP 374950

**Significance:** Local



#### 4. 36 Prince Alfred Street, Berry



**Rationale:** The Federation Weatherboard Cottage at 36 Prince Alfred Street, Berry displays the key characteristics of the Victorian vernacular style with Federation features and is a good example of a turn of the century cottage in the Shoalhaven. The cottage is located on an early historic road

connecting Broughton Creek Village and the Coolangatta Estate, and provides physical evidence of an important road within the Berry Estate.

**Proposed Amendment:** Update the Heritage Map (Sheet HER\_019E) to include a heritage layer over Lot 61 DP 703237 and include the following in Schedule 5:

### Proposed Schedule 5

**Item No:** 543

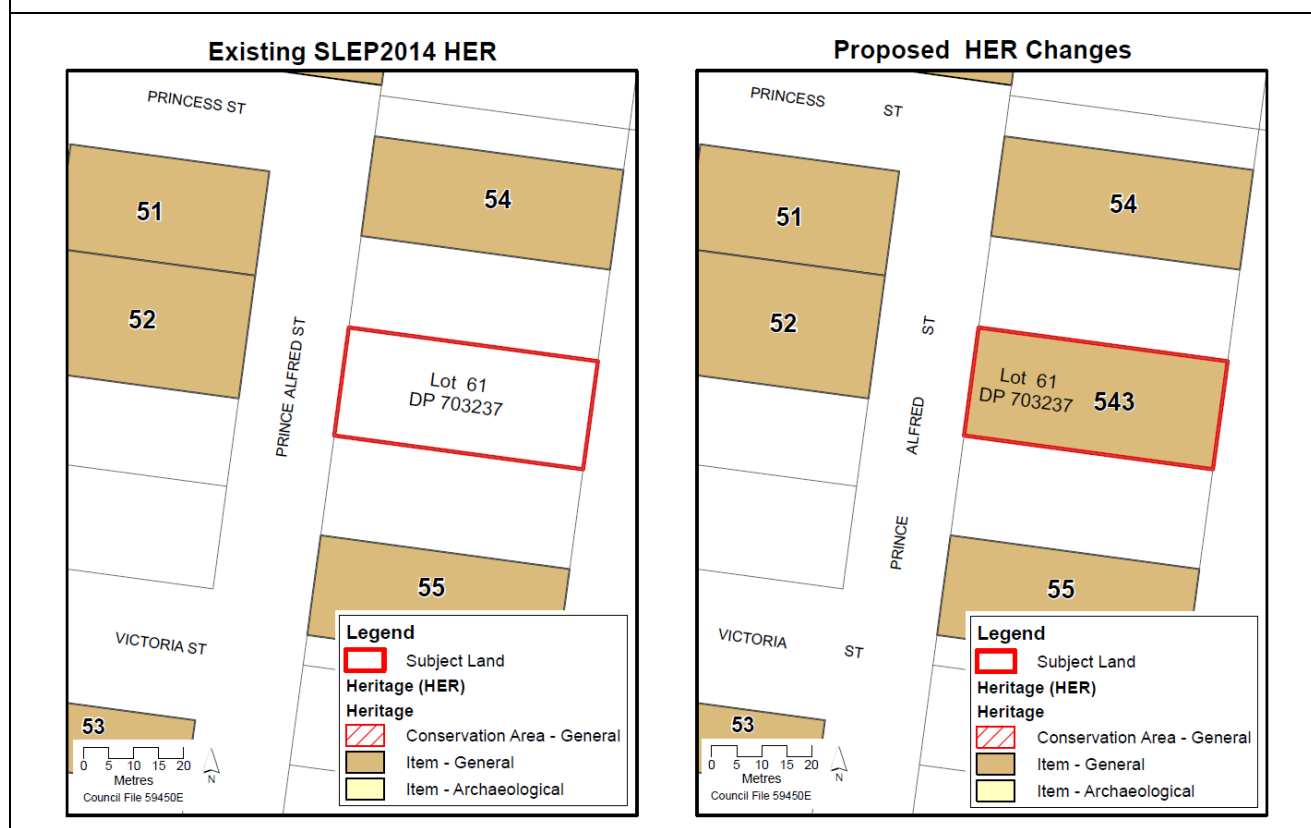
**Item:** Federation Weatherboard Cottage

**Address:** 36 Prince Alfred Street

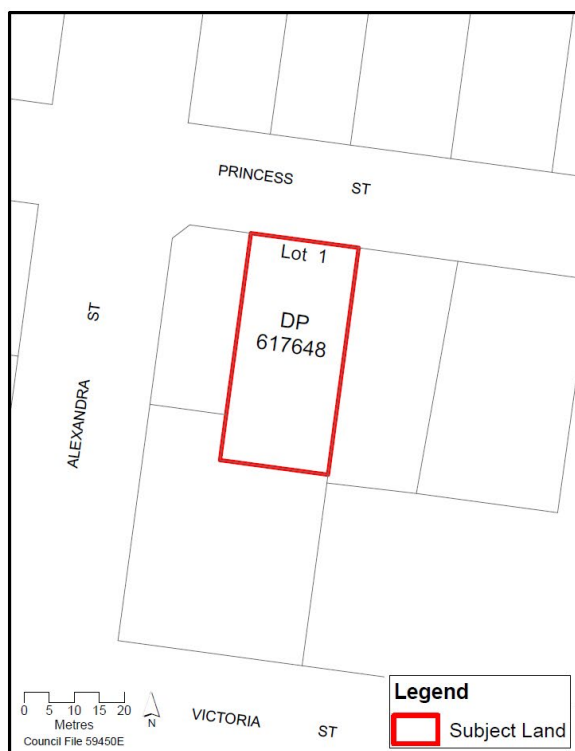
**Locality:** Berry

**Property Description:** Lot 61, DP 703237

**Significance:** Local



## 5. 64 Princess Street, Berry



**Rationale:** The Federation Weatherboard Cottage at 64 Princess Street, Berry was built during the earliest phase of the 1912 Berry Town subdivision and sale, and as such provides an important record of the historical growth of Berry. The cottage displays the key characteristics of the Victorian vernacular style as applied during the late Federation period and is an example of the work of a local builder using locally available materials.

**Proposed Amendment:** Update the Heritage Map (Sheet HER\_019E) to include a heritage layer over Lot 1 DP 617648 and include the following in Schedule 5:

### Proposed Schedule 5

**Item No:** 544

**Item:** Federation Weatherboard Cottage

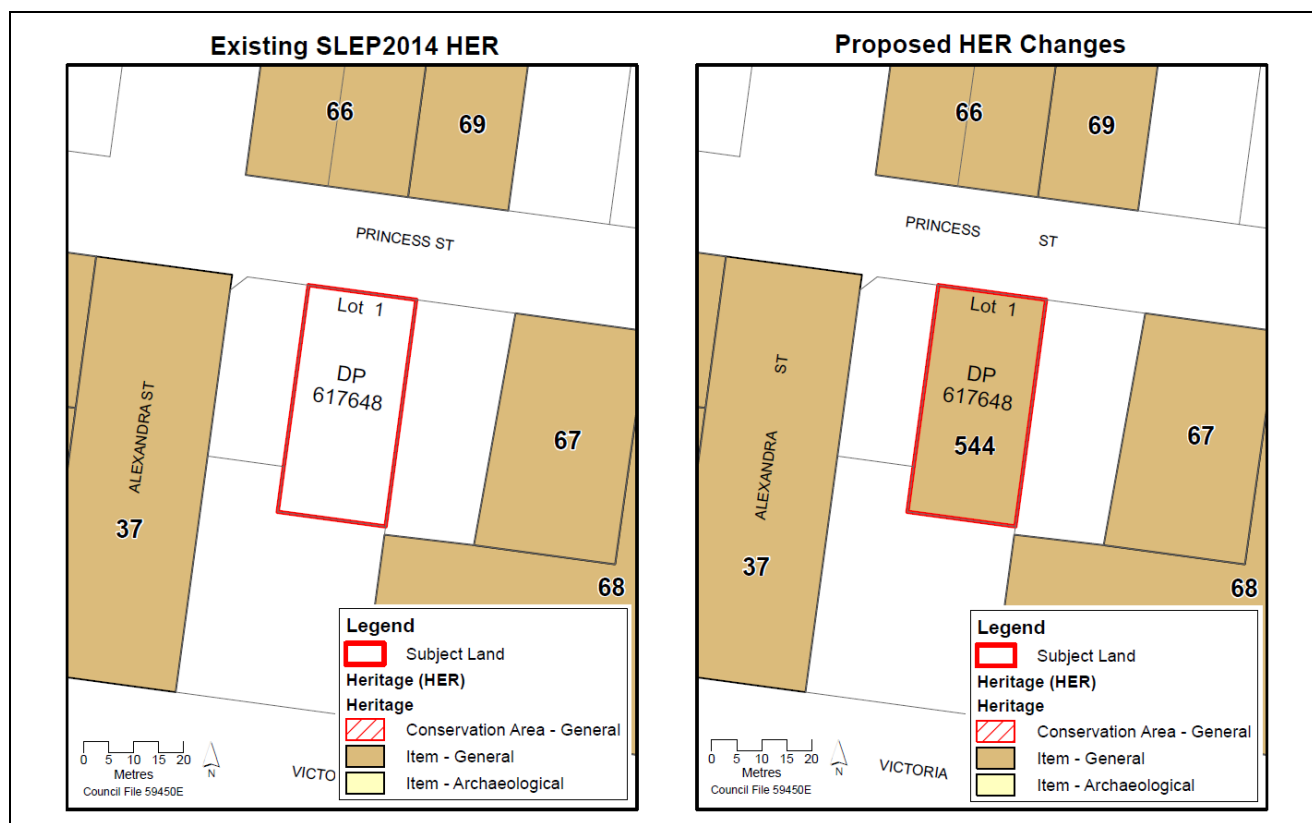
**Address:** 64 Princess Street

**Locality:** Berry

**Property Description:** Lot 1, DP 617648

**Significance:** Local





## 6. 71 Princess Street, Berry



**Rationale:** The Federation Weatherboard Cottage at 71 Princess Street, Berry is historically significant for its role in the provision of maternity care and the delivery of babies during the Inter-War period. The cottage is an excellent example of a weatherboard Federation style cottage and is

a fine representative example of a timber vernacular house built at the end of the 19<sup>th</sup> century and the beginning of the 20<sup>th</sup> century in the Shoalhaven.

**Proposed Amendment:** Update the Heritage Map (Sheet HER\_019E) to include a heritage layer over Lot 1 DP 920044 and include the following in Schedule 5:

### Proposed Schedule 5

**Item No:** 545

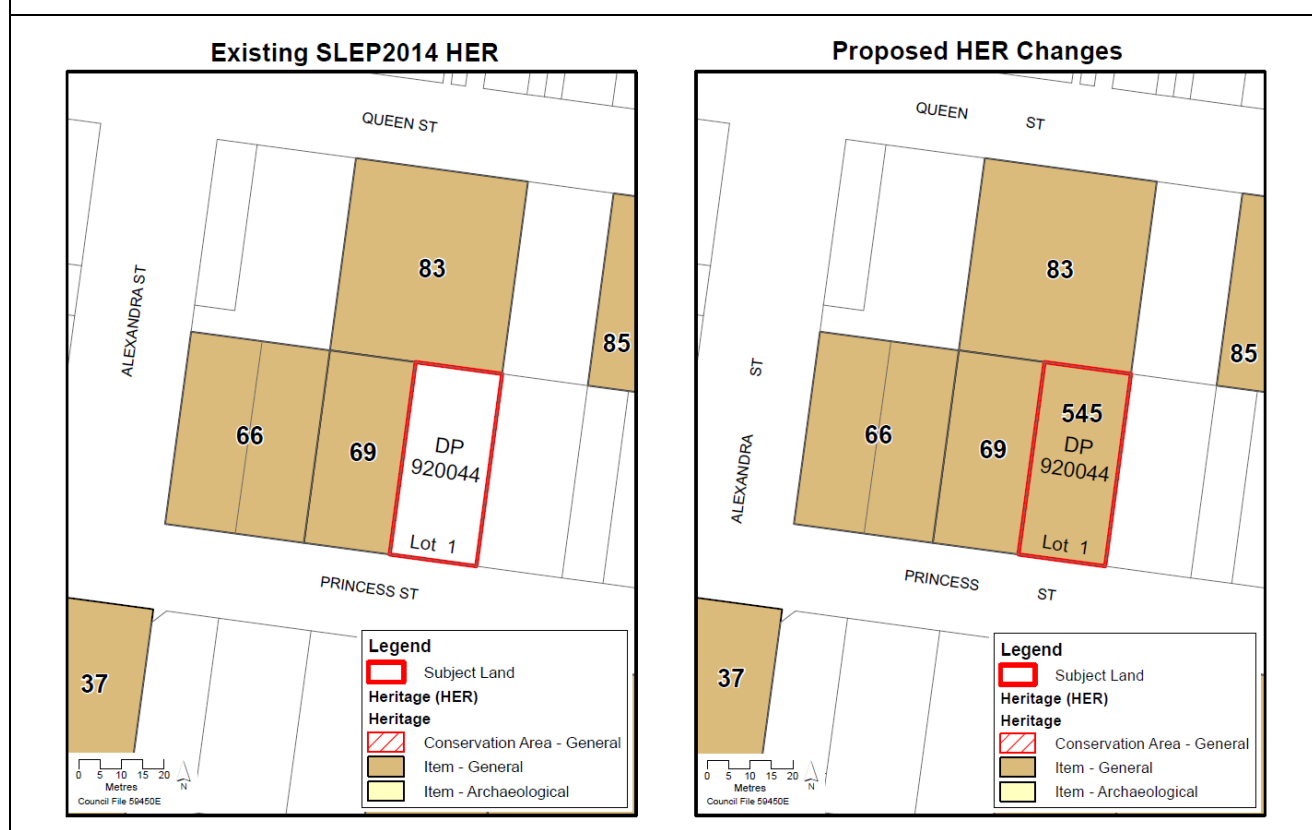
**Item:** Federation Weatherboard Cottage

**Address:** 71 Princess Street

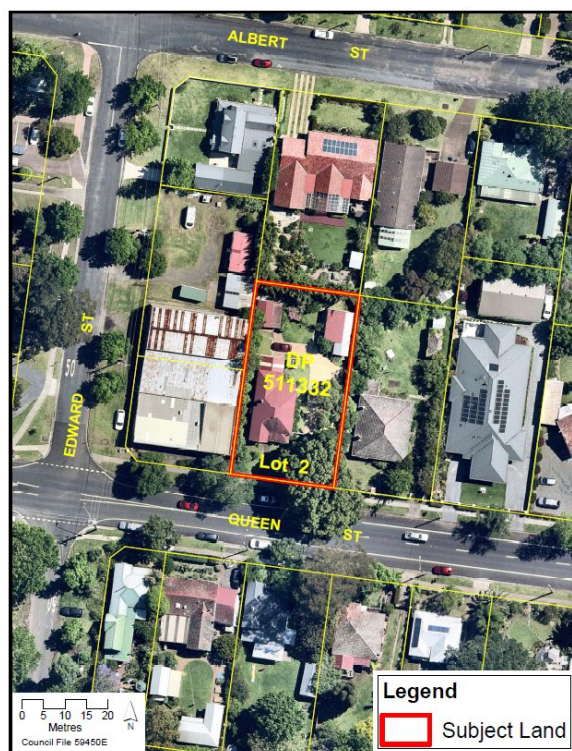
**Locality:** Berry

**Property Description:** Lot 1, DP 920044

**Significance:** Local



## 7. 51 Queen Street, Berry



**Rationale:** The Federation Weatherboard Cottage at 51 Queen Street, Berry exhibits the principal characteristics of the Federation style of architecture as applied to a domestic dwelling in the early 20<sup>th</sup> century. It has high aesthetic value as one of the earlier surviving houses from the 1912 Berry subdivision and is an excellent representative example of a timber vernacular house built in the early 20<sup>th</sup> century in the Shoalhaven.

**Proposed Amendment:** Update the Heritage Map (Sheet HER\_019E) to include a heritage layer over Lot 2 DP 511332 and include the following in Schedule 5:

### Proposed Schedule 5

**Item No:** 546

**Item:** Federation Weatherboard Cottage

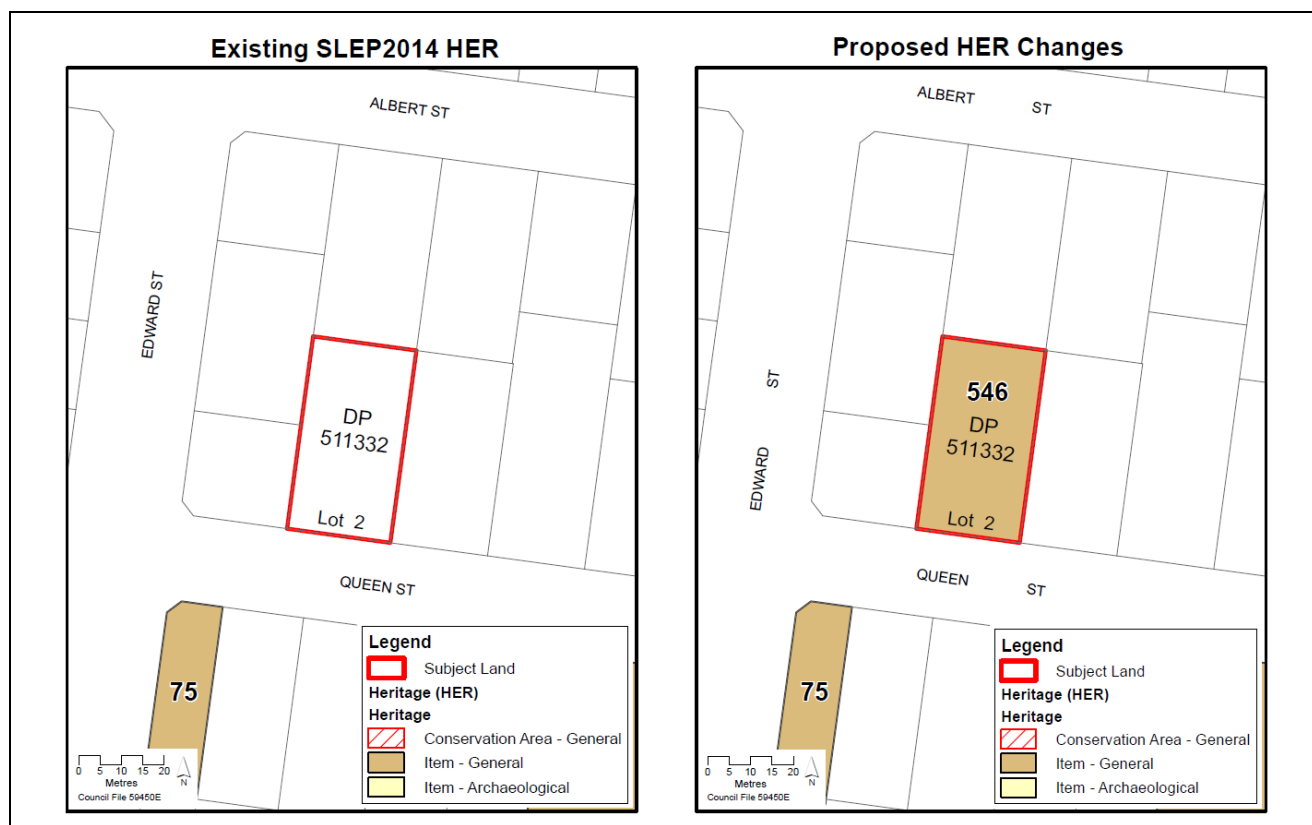
**Address:** 51 Queen Street

**Locality:** Berry

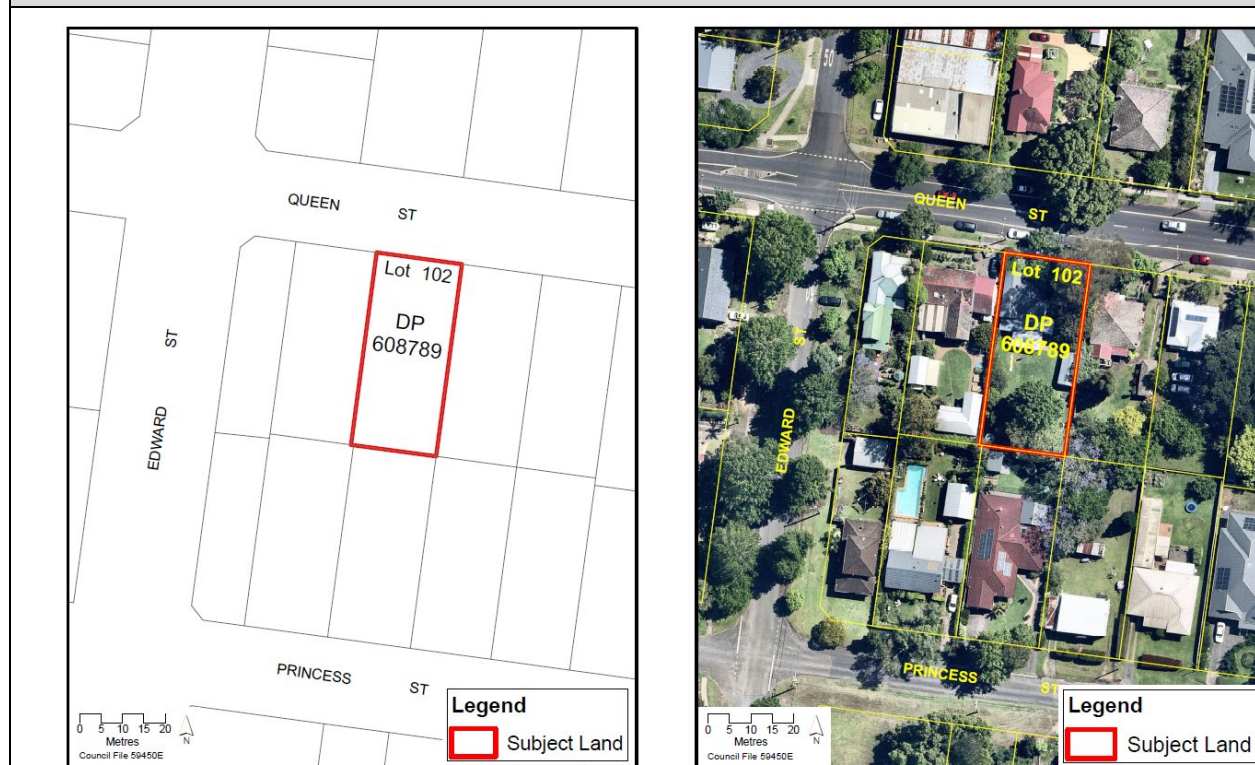
**Property Description:** Lot 2, DP 511332

**Significance:** Local





## 8. 54 Queen Street, Berry



**Rationale:** The Federation Weatherboard Cottage at 54 Queen Street, Berry is rare as one of the few surviving houses in the Berry township that were built prior to the marketing of the 1912 town subdivision and provides very early physical evidence of the residential subdivision of the town of Berry. This very intact house exhibits the principal characteristics of the Federation style of

architecture as applied to a domestic dwelling in the early 20<sup>th</sup> century. It has high aesthetic value as one of the earlier Federation houses in Berry.

**Proposed Amendment:** Update the Heritage Map (Sheet HER\_019E) to include a heritage layer over Lot 102 DP 608789 and include the following in Schedule 5:

### Proposed Schedule 5

**Item No:** 547

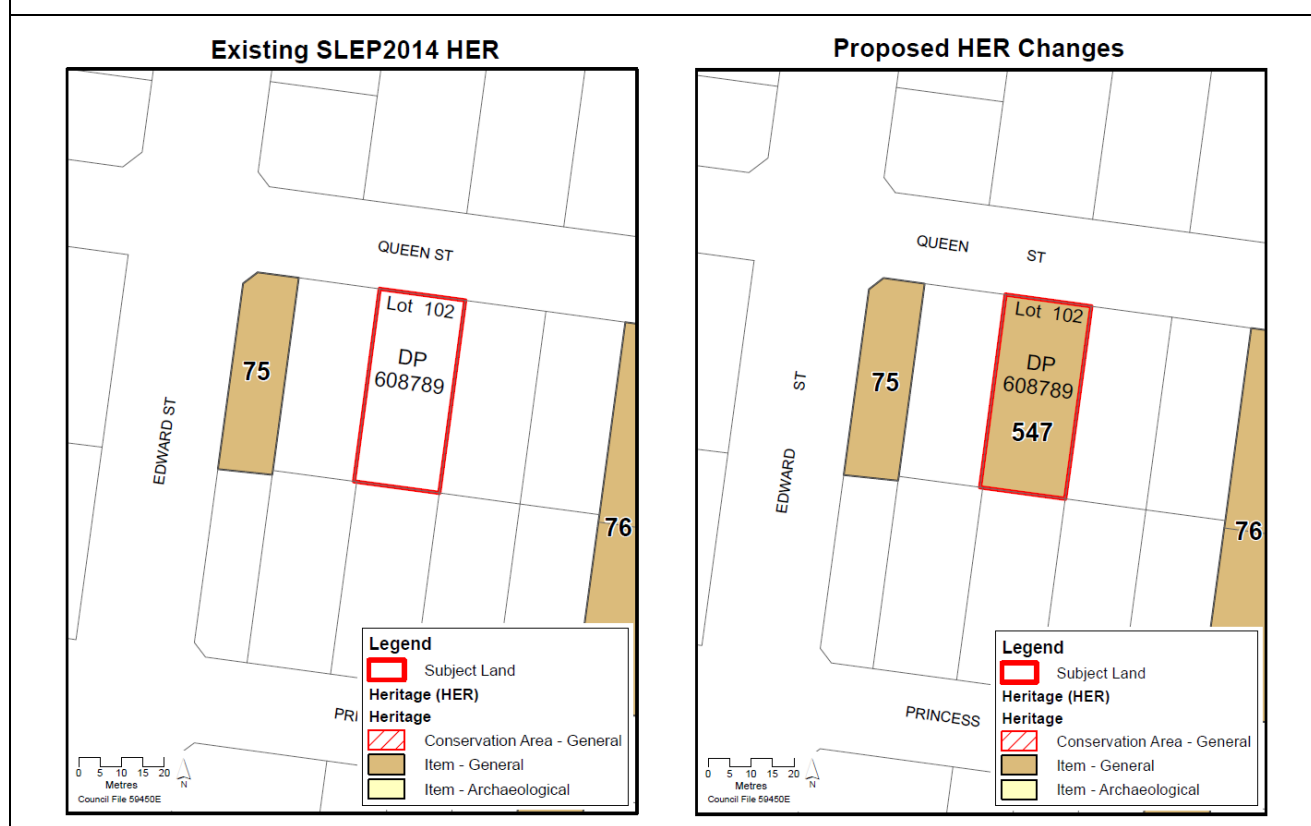
**Item:** Federation Weatherboard Cottage

**Address:** 54 Queen Street

**Locality:** Berry

**Property Description:** Lot 102, DP 608789

**Significance:** Local



## 9. 44 Victoria Street, Berry



**Rationale:** The Federation Weatherboard Cottage at 44 Victoria Street, Berry exhibits the principal characteristic of the Federation style of architecture as applied to a domestic dwelling in the early 20th century. The house is a good representative example of a timber vernacular house built in the early 20th century in the Shoalhaven.

**Proposed Amendment:** Update the Heritage Map (Sheet HER\_019E) to include a heritage layer over Lot 2 DP 505765 and include the following in Schedule 5:

### Proposed Schedule 5

**Item No:** 548

**Item:** Federation Weatherboard Cottage

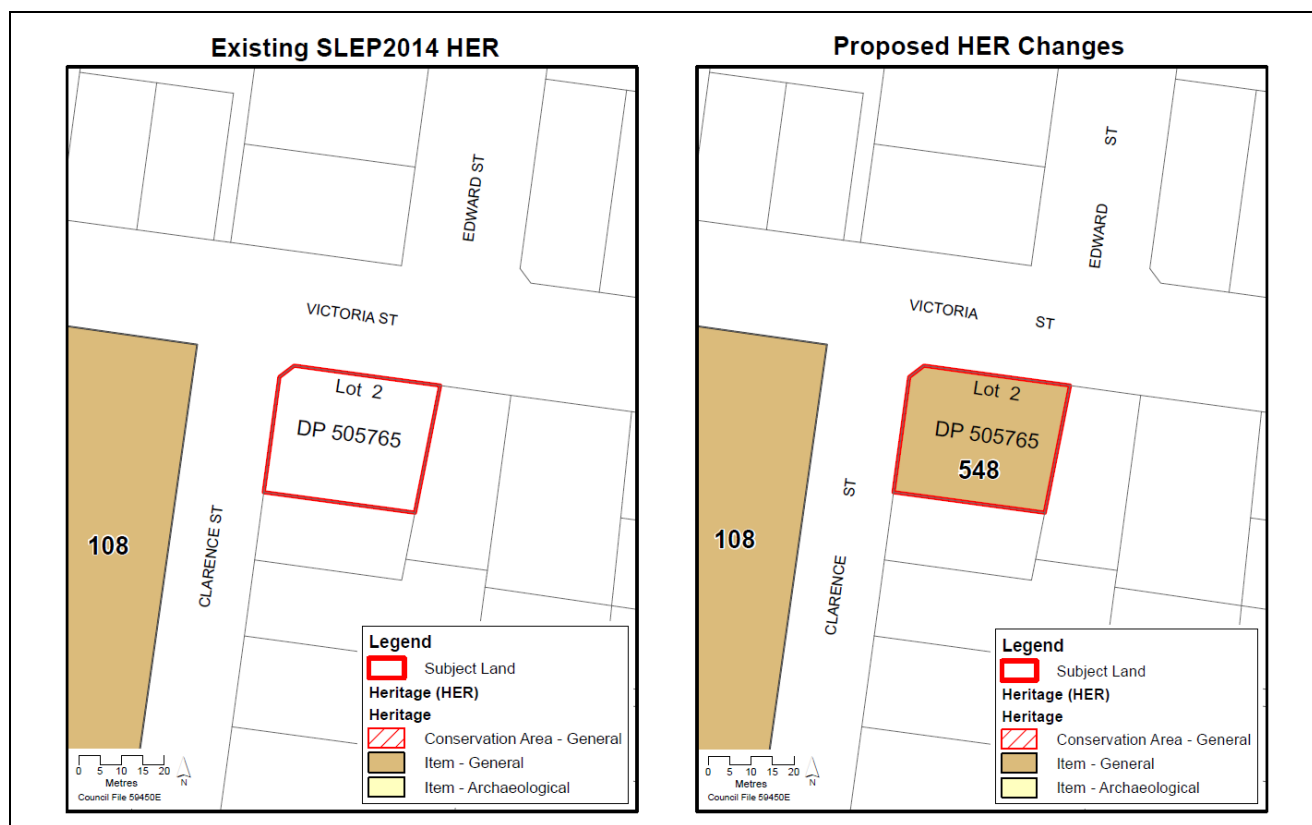
**Address:** 44 Victoria Street

**Locality:** Berry

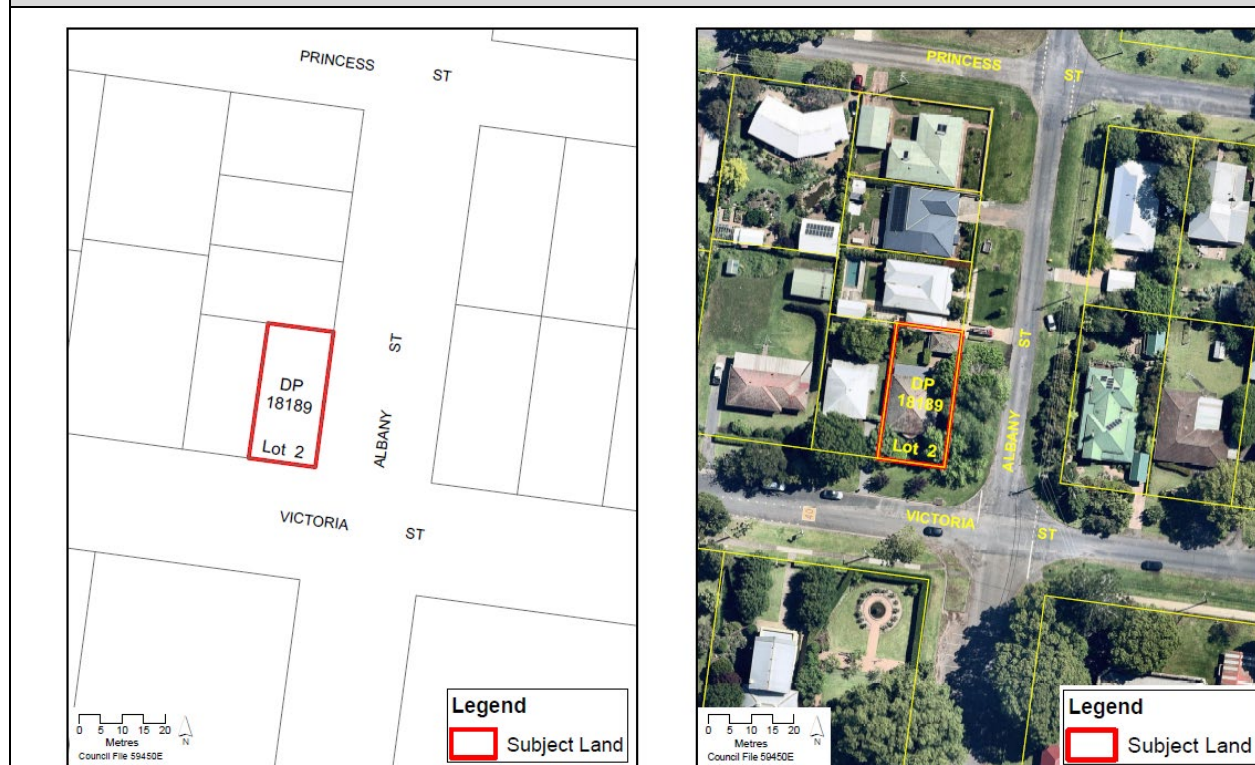
**Property Description:** Lot 2, DP 505765

**Significance:** Local





#### 10. 63 Victoria Street, Berry



**Rationale:** The Inter-War Weatherboard Cottage at 63 Victoria Street, Berry exhibits the principal characteristics of the Inter-War Georgian Revival style of architecture as applied to a domestic dwelling and is a good representative example of a timber interpretation of the style. The cottage is

a representative example of vernacular architecture in the Shoalhaven in the first half of the twentieth century.

**Proposed Amendment:** Update the Heritage Map (Sheet HER\_019E) to include a heritage layer over Lot 2 DP 18189 and include the following in Schedule 5:

### Proposed Schedule 5

**Item No:** 549

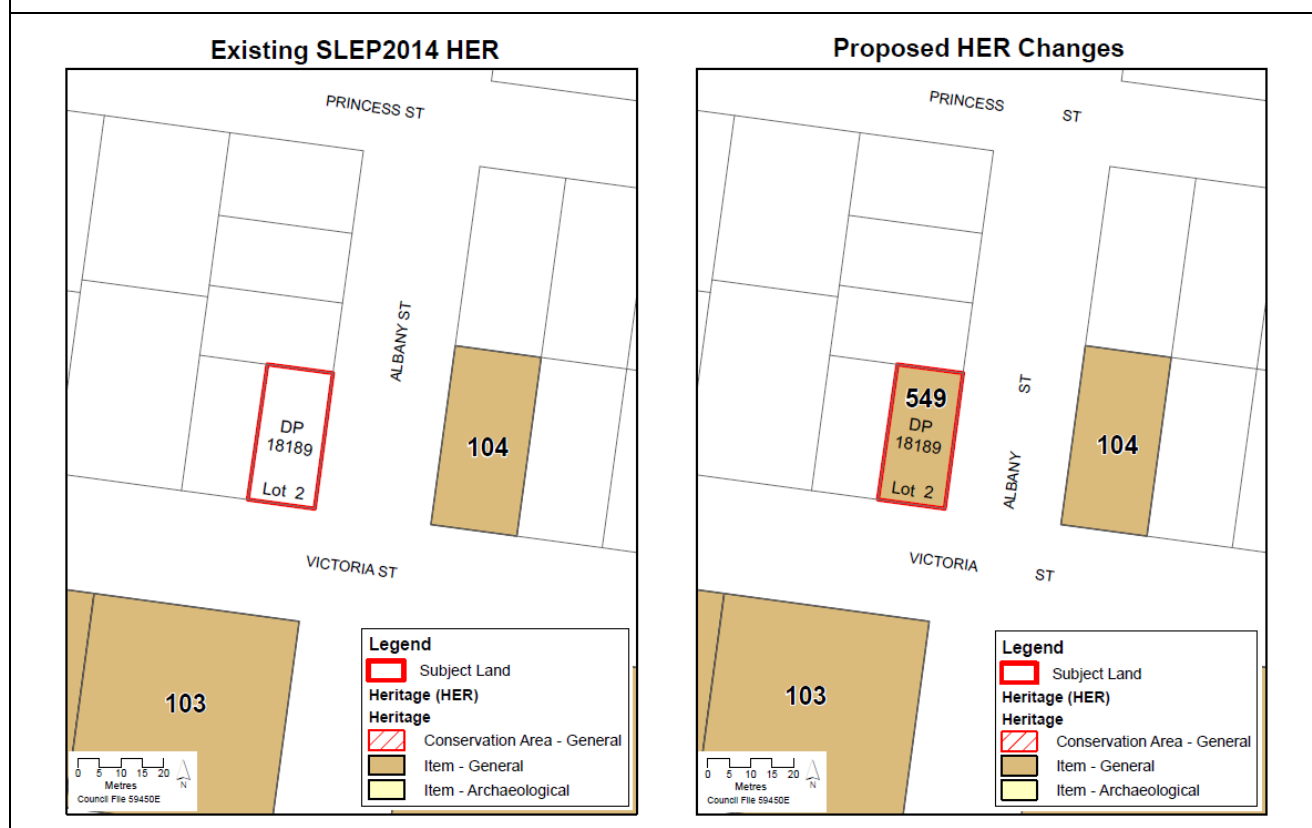
**Item:** Inter-War Weatherboard Cottage

**Address:** 63 Victoria Street

**Locality:** Berry

**Property Description:** Lot 2, DP 18189

**Significance:** Local





## 11. 69 Victoria Street, Berry



**Rationale:** The Federation Weatherboard Cottage at 69 Victoria Street, Berry exhibits the principal characteristics of the Federation style of architecture as applied to a domestic dwelling in the early 20<sup>th</sup> century. It is one of the few surviving houses in the Berry township that were built prior to the marketing of the 1912 town subdivision, and has historical association with Charles Wesley Osborne, a solicitor of Berry. 69 Victoria Street is a good representative example of a timber vernacular house built in the early 20<sup>th</sup> century in the Shoalhaven.

**Proposed Amendment:** Update the Heritage Map (Sheet HER\_019E) to include a heritage layer over Lot 4 DP 604982 and include the following in Schedule 5:

### Proposed Schedule 5

**Item No:** 550

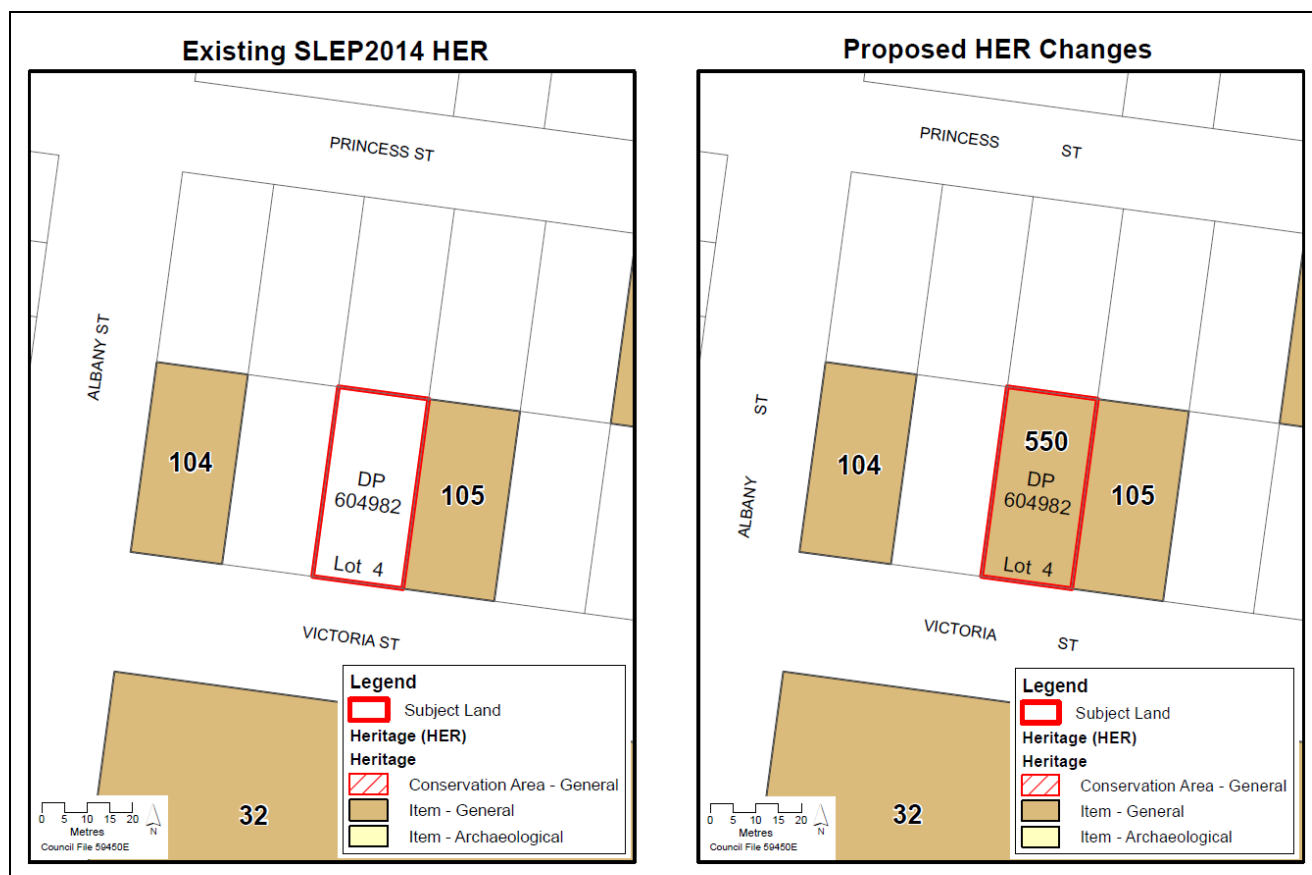
**Item:** Federation Weatherboard Cottage

**Address:** 69 Victoria Street

**Locality:** Berry

**Property Description:** Lot 4, DP 604982

**Significance:** Local



## 12. 75-77 Victoria Street, Berry



**Rationale:** The Inter-war Californian Bungalow at 75-77 Victoria Street, Berry exhibits the principal characteristics of the Californian Bungalow style of architecture as applied to a domestic dwelling in

the 1920s. 75-77 Victoria Street is a good representative example of an Inter-war Californian Bungalow in the Shoalhaven.

**Proposed Amendment:** Update the Heritage Map (Sheet HER\_019E) to include a heritage layer over Lot 2 DP 304729 and Lot 5 Sec 8 DP 8058 and include the following in Schedule 5:

### Proposed Schedule 5

**Item No:** 551

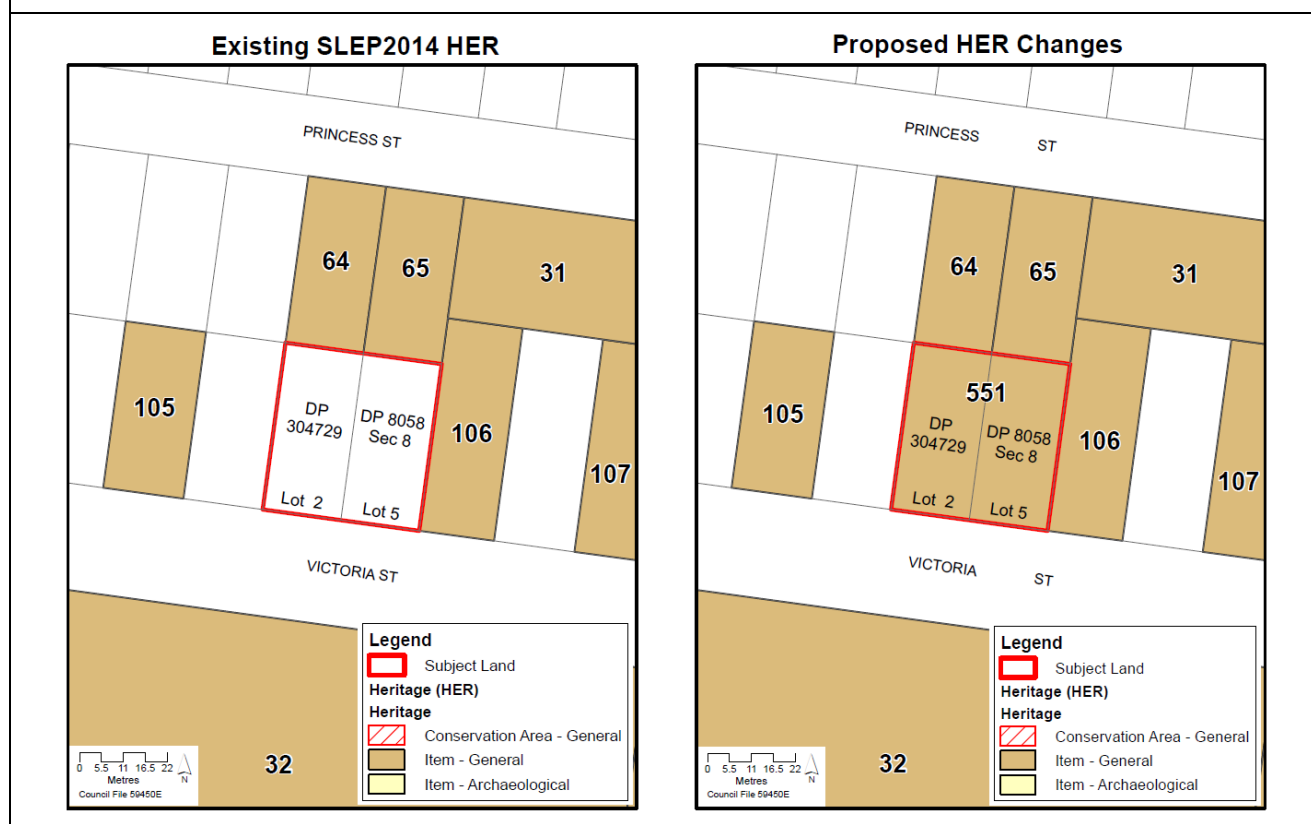
**Item:** Inter-War Californian Bungalow

**Address:** 75-77 Victoria Street

**Locality:** Berry

**Property Description:** Lot 2, DP 304729 & Lot 5, Sec 8 DP 8058

**Significance:** Local





**Table 5: Proposed new HCAs.**

1. Queen Street Heritage Conservation Area	
<p><b>Rationale:</b> The Queen Street HCA is significant for its ability to demonstrate the early historical development of Berry Township. The area within the curtilage of the HCA contains the densest early evidence of the shift from Broughton Creek Village to the higher ground that was later redefined by the Berry deposited plan DP8058 surveyed in 1912. The development along Queen Street was well established with commercial development before 1912 and shows evidence of the importance of the main road to the southern districts in the late 19th century.</p>	
<p>The Queen Street HCA is important, in conjunction with the Berry Showground HCA and Pulman Street HCA, for its ability to demonstrate the growth of Berry in response to economic, social and political pressures during the late nineteenth and early twentieth centuries. The HCA contains many significant buildings that demonstrate the key characteristics of the Victorian, Federation and Inter-War periods. These buildings produce an aesthetically pleasing streetscape consisting of a few key historic types of architecture that visually holds the precinct together despite the number of later infill buildings.</p>	
<p>Two storey Victorian buildings bookend the HCA at either end helping to define and strengthen its historic character. Smaller Federation and Inter-war shops and commercial buildings provide historic evidence of the vernacular character of the smaller less prestigious shops. The juxtaposition of these shops with the larger more elaborate former bank buildings visually demonstrates the economic and social hierarchy of the time.</p>	
<p>The HCA is historically associated with Alexander Berry (and later his brother David Berry) who was granted land in 1822 upon which they developed the private town of Broughton Creek which later moved to the west and became the Township of Berry. Well known historic figures with commercial interests within the town centre were Wilson and Towers. The Berry Town Centre has social value as a focus for the sense of place that defines Berry. The community holds the Berry Town Centre in high regard.</p>	
<p>Queen Street HCA has the potential to yield information that will contribute to a greater understanding of the Shoalhaven. Berry Town Centre has rarity as the original centre of commerce</p>	

in Berry when the shift was made from Broughton Creek. It contains a rare collection of historic and aesthetically significant buildings that demonstrate the early development of Berry.

The Queen Street HCA is a fine representative example of a village centre which evolved from the late 19th century. The Town Centre contains an excellent collection of buildings and features which represent the Victorian, Federation and Inter-war periods and should be protected as an HCA and included within Schedule 5 of Shoalhaven LEP 2014.

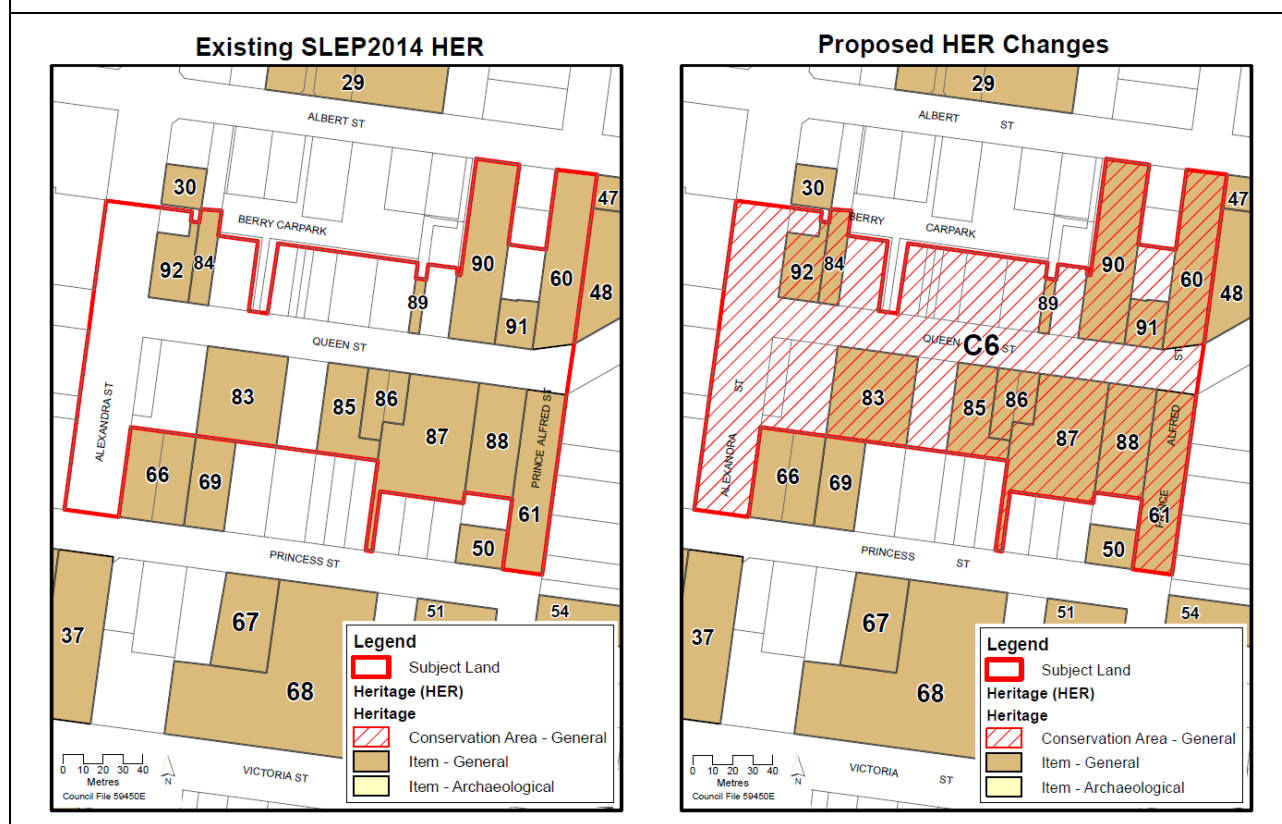
**Proposed Amendment:** Update the Heritage Map (Sheet HER\_019E) to include a heritage conservation area layer over subject area and include the following in Schedule 5:

### Proposed Schedule 5

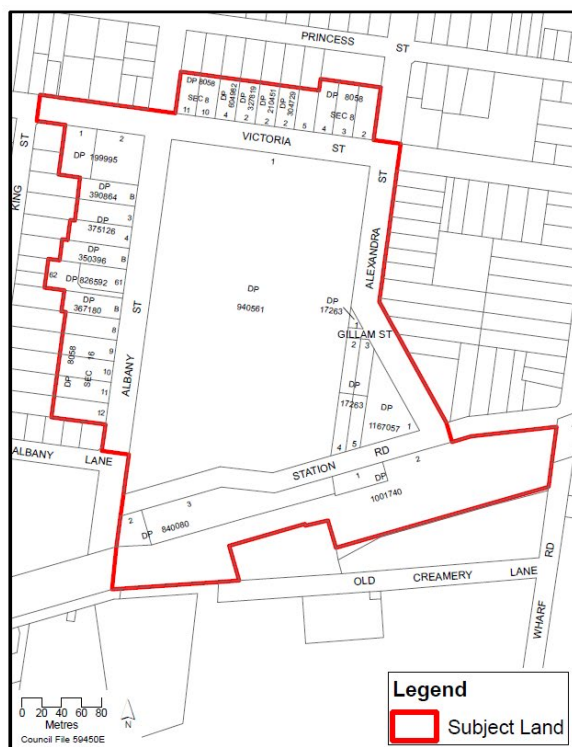
**Name of Area:** Queen Street Heritage Conservation Area

**Identification on Heritage Map:** C6

**Significance:** Local



## 2. Berry Showground Heritage Conservation Area



**Rationale:** The Berry Showground HCA is significant for its role in the economic, social and cultural history of the Shoalhaven. The first show was conducted in 1884 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 20<sup>th</sup> Century in the picturesque location opposite the show grounds which have aesthetic value as a 19<sup>th</sup> and 20<sup>th</sup> 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, representing the Federation and Inter-War architectural periods. 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 20<sup>th</sup> 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. Additionally, the 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 and should be protected as a heritage conservation area and included within Schedule 5 of Shoalhaven LEP 2014.

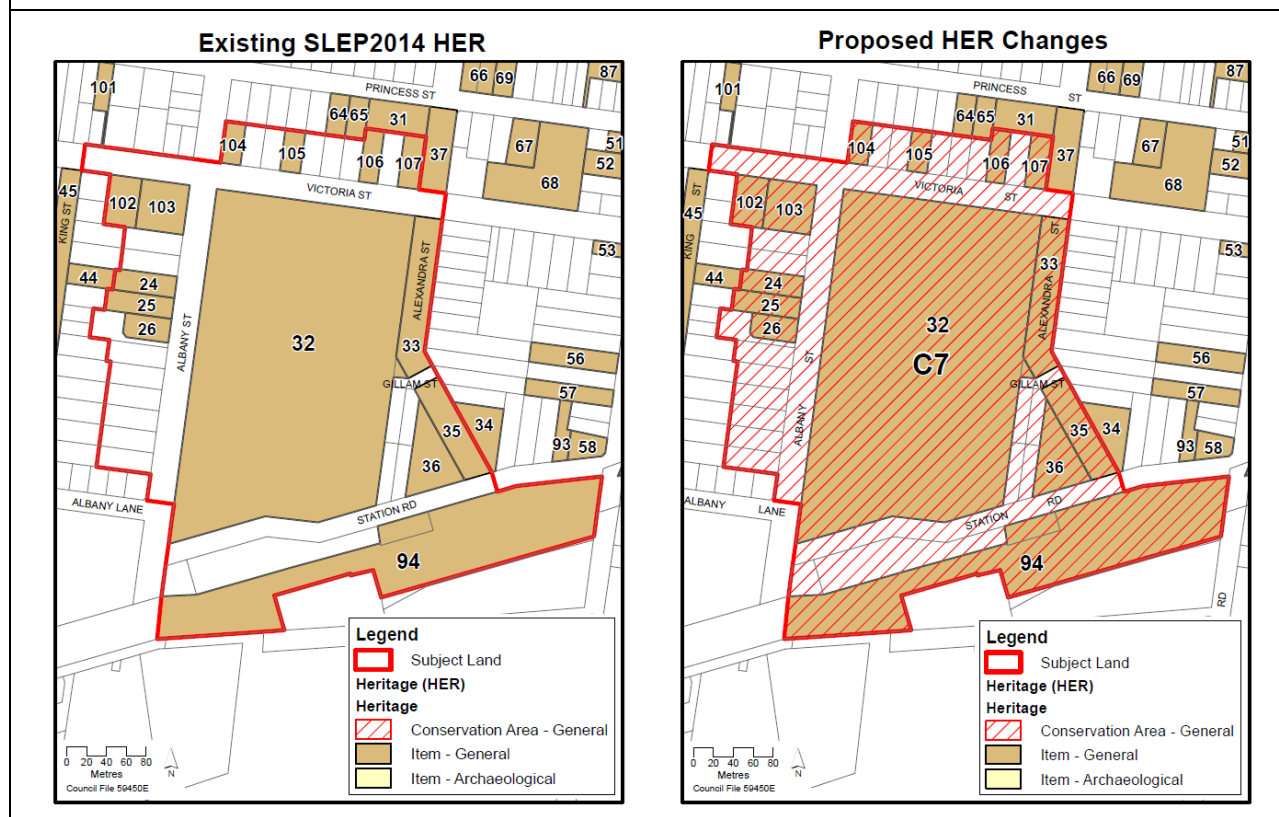
**Proposed Amendment:** Update the Heritage Map (Sheet HER\_019E) to include a heritage conservation area layer over subject area and include the following in Schedule 5:

### Proposed Schedule 5

**Name of Area:** Berry Showground Heritage Conservation Area

**Identification on Heritage Map:** C7

**Significance:** Local



## **4 Part 3 – Justification**

### **4.1 Need for the Planning Proposal (Section A)**

#### **4.1.1 Is the Planning Proposal a result of any strategic study or report?**

Yes. The PP is the outcome of the Berry Heritage Review. Council's Development Committee resolved (MIN17.613) on 17 July 2017 to identify and investigate a number of additional items and two HCAs within Berry that may have warranted inclusion within Schedule 5 of Shoalhaven LEP 2014.

The ultimate proposed heritage listings and HCAs listed within Part 2 of the PP are supported by appropriate research completed by an accredited heritage consultant. Refer to **Attachment E** for copies of the associated heritage data forms.

#### **4.1.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

The proposed amendment to the Shoalhaven LEP 2014 instrument and associated mapping is considered the most appropriate means of achieving the PP's intended outcome.

The inclusion of new heritage listings and HCAs in Schedule 5 is the only way to provide statutory recognition of the heritage significance, ensure conservation into the future and ensure that future development considers the existing heritage values of the township of Berry.

### **4.2 Relationship to strategic planning framework (Section B)**

#### **4.2.1 Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?**

The applicable regional strategy is the Illawarra-Shoalhaven Regional Plan (ISRP). The relevant Direction and Action is outlined below.

- Direction 3.4 Protect the Region's Cultural Heritage.
  - Action 4.3.1: Conserve heritage sites when preparing local planning controls.

The PP is consistent with this Direction as it proposes to list additional items and HCAs within Schedule 5 of Shoalhaven LEP 2014 that have been identified as possessing local cultural significance, ensuring the conservation and protection of heritage sites within Berry.

#### **4.2.2 Is the Planning Proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?**

##### **Shoalhaven 2040 Local Strategic Planning Statement**

The Shoalhaven Local Strategic Planning Statement (LSPS) sets out the vision and priorities for land use planning in Shoalhaven over the next 20 years. The PP is consistent with the Shoalhaven LSPS, and specifically Planning Priority 14: Heritage items and places.



- The PP supports *Current Work 14.3: Progressing a Planning Proposal to list additional heritage items and places in Berry in Schedule 5 Environmental Heritage of Shoalhaven LEP 2014.*

### Shoalhaven 2027

The PP is consistent with Council's Community Strategic Plan, which forms part of the Shoalhaven Integrated Strategic Plan. The relevant themes and priorities are identified below:

- Theme 1 – Resilient, safe and inclusive communities
  - Priority 1.2 Activate communities through art, culture and events.
- Theme 2 – Sustainable, liveable environments
  - Priority 2.2 Plan and management appropriate and sustainable development.
- Theme 3 – Prosperous Communities
  - Priority 3.1 Maintain and grow a robust economy with vibrant towns villages.
- Theme 4 – Responsible governance
  - Priority 4.3 Inform and engage with the community about the decisions that affect their lives.

#### Theme 1 – Resident, safe and inclusive communities

Priority 1.2 Activate communities through art, culture and events.

The identification and preservation of cultural heritage sites and HCAs will assist in the preservation of Berry's heritage character for future generations.

#### Theme 2 – Sustainable, Liveable Environments

Priority 2.2 Plan and manage appropriate and sustainable development.

The identification and preservation of Berry's cultural heritage will enable Council and the community to make informed and appropriate development decisions in relation to development within the vicinity of heritage items and HCAs in Berry.

#### Theme 3 – Prosperous Communities

Priority 3.1 Maintain and grow a robust economy with vibrant towns and villages.

The identification and preservation of heritage items and HCAs will positively contribute to the vibrancy and character of Berry, as well as assist in preserving the heritage tourism value of the township.

#### Theme 4 – Sustainable, Liveable Environments

Priority 4.3 Inform and engage with the community about the decisions that affect their lives.

The PP will be exhibited in line with legislative requirements to allow the community to comment on the proposed changes to Schedule 5 of Shoalhaven LEP 2014.

### Shoalhaven Growth Management Strategy (GMS)

The purpose of the GMS is to manage the social and economic implications of future growth in the Shoalhaven whilst protecting and preserving the environmental values of the City. The PP is not inconsistent with the GMS.

#### **4.2.3 Is the Planning Proposal consistent with applicable state environmental planning policies?**

The PP is consistent with the applicable State Environmental Planning Policies (SEPPs). A full list of SEPPs is provided at **Attachment C** and the relevant SEPPs are discussed below.

##### ***State Environmental Planning Policy (Coastal Management) 2018***

This SEPP applies as parts of the Queen Street HCA and a proposed heritage listing, 36 Prince Alfred Street, are within the Coastal Environment Area, as defined by the *Coastal Management Act 2006*.

There are no provisions in this SEPP that directly apply to the PP, however it is noted that the SEPP will need to be taken into consideration as part of any future development application on the land. This includes Clause 16 which requires the Shoalhaven Coastal Zone Management Plan to be considered prior to the issuing of development consent for a development application in the coastal zone. As such, the PP is considered consistent in this regard.

##### ***State Environmental Planning Policy (Exempt and Complying Development) 2008 (Codes SEPP)***

The SEPP sets out a number of Codes which enables certain development to be undertaken without Council approval via the exempt or complying development streams.

The Codes SEPP applies as the proposed heritage listings and HCAs will effectively ‘turn off’ most forms of complying development under the SEPP. This means that development that is not exempt will require full merit assessment by Council.

The PP is not considered inconsistent with this SEPP.

#### **4.2.4 Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 directions)?**

The PP is not inconsistent with the Ministerial Directions under s. 9.1 – refer to checklist at **Attachment D**. The Directions that are most relevant are discussed below.

##### Direction 1.1 Business and Industrial Zones

This direction applies as the PP affects land within an existing business zone. The PP is consistent with this direction as it does not propose to alter the locations or floor space area of the existing business zone.

##### Direction 2.2 Coastal Management

This direction applies as the PP affects land within the Coastal Environment Area as defined by SEPP (Coastal Management) 2018. The PP is not inconsistent with the Direction as it does not propose to rezone the land to enable increased development or more intensive land-use on land.

The PP is considered to be consistent with the:

- Objects of the Coastal Management Act 2016 and the objectives of the relevant coastal management areas.
- NSW Coastal Management Manual and associated Toolkit.
- NSW Coastal Design Guidelines 2003.
- Shoalhaven Coastal Zone Management Plan 2018.

### Direction 2.3 Heritage Conservation

This direction applies as the PP proposes to amend Schedule 5 of Shoalhaven LEP 2014 to list twelve additional dwellings and two additional HCAs. The PP is consistent with Direction 2.3 as it contains provisions that facilitate the conservation of items and precincts that possess environmental heritage significance within the township of Berry.

### Direction 3.1 Residential Zones

This direction applies as the PP affects land within an existing residential zone. The PP assists in preserving the character and existing houses of Berry; however, this protection does not adversely affect the choice and type of housing currently permissible with consent in the zone. Additionally, the PP will facilitate clarity of development choices in relation to heritage items and development in the vicinity of heritage items of HCAs, promoting good design and consistency with the local heritage character of Berry.

This PP does not reduce the permissible density of the land.

All land is currently serviced and the proposed heritage listings will not affect efficient use of that infrastructure.

The PP is not inconsistent with this direction.

### Direction 4.1 Acid Sulfate Soils

This direction applies as the PP affects land that has a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps.

The PP is considered consistent as it:

- Does not propose to introduce provisions to regulate works in acid sulfate soils.
- Does not proposed to intensify land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps.

The PP is therefore not inconsistent with this direction.

### Direction 4.3 Flood Prone Land

This direction applies as the PP seeks to alter planning provisions for land that is identified as flood prone. PP056 is considered consistent with this direction as it does not intend to increase development potential within flood prone land. Additionally, any future development carried out will require development consent, which will require consideration of environmental constraints, such as flooding, as part of the development assessment process.

### Direction 5.10 Implementation of Regional Plans

The Illawarra Shoalhaven Regional Plan (ISRP) applies to the Shoalhaven Local Government Area. The PP is consistent with the ISRP as discussed in Section 4.2.1 above.

The PP is therefore consistent with this direction.

### **4.3 Environmental, Social and Economic Impact (Section C)**

#### **4.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

The PP is largely administrative in nature and it is not anticipated that the proposed amendments will adversely impact critical habitat or threatened species, populations or ecological communities, or their habitats.

#### **4.3.2 Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?**

It is not anticipated that there will be any other adverse environmental effects resulting from this PP. Future development would consider environmental impacts as part of the development assessment process.

#### **4.3.3 How has the Planning Proposal adequately addressed any social and economic effects?**

This PP is not anticipated to have significant social or economic effects and any potential effects are considered positive.

The PP is not expected to result in adverse economic impacts. Numerous studies conclude that the effect of heritage listings or inclusion within a heritage conservation area on the value of houses is negligible. Other factors, such as proximity to schools and employment lands, access to transport and the number of bedrooms or parking spaces, have been shown to have greater influence on price rather than being heritage listed or included in a heritage conservation area. Furthermore, strengthening the identification of items and HCAs has the potential for beneficial effects relating to heritage tourism in Shoalhaven.

The PP will have positive social effects in recognising and protecting local sites and areas that possess heritage significance within Berry. The increased ease of identification of heritage items will benefit the social and cultural connection within Berry, the wider Shoalhaven LGA and community. Additionally, the PP will have a positive social effect as the stronger identification of heritage items and HCAs will facilitate clarity of development choices in relation to heritage items and development within the vicinity of heritage items or HCAs.

### **4.4 State and Commonwealth Interests (Section D)**

#### **4.4.1 Is there adequate public infrastructure for the Planning Proposal?**

The PP will not create additional need for infrastructure.

#### **4.4.2 What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?**

Council will consult with relevant State and Commonwealth authorities (e.g., Heritage NSW) in accordance with the conditions of the Gateway determination. The PP will be updated prior to public exhibition, if required, to incorporate the view of any public authority.

## **5 Part 4 – Mapping**

The proposed mapping, as outlined in Section 3 of the PP, will require an amendment to Shoalhaven Local Environmental Plan 2014 Heritage Map Sheet HER\_019E.

## **6 Part 5 - Community Consultation**

Council proposes to exhibit the PP in accordance with the requirements of Schedule 1 of the *Environmental Planning and Assessment Act 1979* and any other requirements as determined by the Gateway determination. It is intended that an exhibition period of 28 days would apply.

The exhibition would include public notification and a package of exhibition material on Council's website.

All stakeholders, including relevant Community Consultative Bodies and any directly affected landowners, will be advised of the public exhibition arrangements in writing. Directly adjacent landowners will also be notified in writing; however, it is noted that the vicinity required to consider the proposed heritage listing or HCA in relation to a development application may be greater.

## **7 Part 6 – Project Timeline**

The anticipated timeline (9 months) for the PP is as follows:

<b>Task</b>	<b>Anticipated Timeframe</b>
Commencement date (date of Gateway determination)	March 2021
Completion of Gateway determination requirements	April/May 2021
Public exhibition	June 2021
Consideration of submissions	July 2021
Post exhibition consideration of PP	August 2021
Finalisation and notification of Plan	September/October 2021



## ATTACHMENTS

### Attachment A - Evaluation Criteria for the Delegation of Plan Making Functions

#### Checklist for the review of a request for delegation of plan making functions to Councils

**Local Government Area:**

Shoalhaven City Council

**Name of draft LEP:**

Shoalhaven Local Environmental Plan 2014  
PP056

**Address of Land (if applicable):**

The subject land is the following land in Berry:

Lot 61 DP 703237, 36 Prince Alfred Street	Lot A DP 406534, 90 Queen Street
Lot 1 DP 617648, 64 Princess Street	Lot CP SP 89245, 94 Queen Street
Lot 1 DP 920044, 71 Princess Street	Lot 7 DP 825542, 97 Queen Street
Lot A DP 374950, 46 Albert Street	Lot 3 DP 794080, 16 Alexandra Street
Lot 2 DP 511332, 51 Queen Street	Lot 1 DP 940561, 35 Alexandra Street
Lot 102 DP 608789, 54 Queen Street	Lot 1 DP 1167057, Alexandra Street
Lot B DP 367180, 27 Albany Street	Lot 1 DP 17263, Alexandra Street
Lot 8 Sec 16 DP 8058, 29 Albany Street	Lot B DP 390864, 17 Albany Street
Lot 2 DP 505765, 44 Victoria Street	Lot 3 DP 375126, 19 Albany Street
Lot 2 DP 18189, 63 Victoria Street	Lot 4 DP 375126, 21 Albany Street
Lot 4 DP 604982, 69 Victoria Street	Lot B DP 350396, 23 Albany Street
Lot 2 DP 304729, 75 Victoria Street	Lot 61 DP 826592, 25 Albany Street
Lot 5 Sec 8 DP 8058, 77 Victoria Street	Lot 62 DP 826592, 25A Albany Street
Lots 1-7 SP 89245, 1-7/94 Queen Street	Lot 9 Sec 16 DP 8058, 31 Albany Street
Lot 1011 DP 872963, 102 Queen Street	Lot 10 Sec 16 DP 8058, 33 Albany Street
Lot 1 DP 778335, 105 Queen Street	Lot 11 Sec 16 DP 8058, 35 Albany Street
Lot 1 DP 1038574, 108 Queen Street	Lot 12 Sec 16 DP 8058, 37 Albany Street
Lot 2 DP 209665, 110 Queen Street	Lot 2 DP 840080, 42 Albany Street
Lot 3 DP 749238, 111 Queen Street	Lot 3 DP 17263, 4 Gillam Street
Lot 1 DP 121360, 114 Queen Street	Lot 2 DP 17263, 2 Gillam Street
Lot 4 DP 586070, 115 Queen Street	Lot 4 DP 17263, 1 Station Road
Lot 6 DP 590382, 117 Queen Street	Lot 5 DP 17263, 3 Station Road
Lot X DP 418264, 118 Queen Street	Lot 2 DP 1001740, 34 Station Road
Lot 81 DP 793999, 119 Queen Street	Lot 1 DP 1001740, Station Road
Lot 1 DP 578257, 120 Queen Street	Lot 3 DP 840080, Station Road

Lot 82 DP 793999, 121 Queen Street Lot CP SP 93194, 122 Queen Street Lot 1 SP 93194, 122 Queen Street Lot 1 DP 1188881, 123 Queen Street Lot 12 DP 587636, 129 Queen Street Lot 1 DP 1009635, 131 Queen Street Lot 2 DP 1014885, 133 Queen Street Part Lot 1 DP 221105, 135 Queen Street Lot 1 DP 1111478, 137 Queen Street Lot 2 DP 1111478, 13 Prince Alfred Street	Lot 2 DP 199995, 58 Victoria Street (Lot 1) Lot 11 Sec 8 DP 8058, 65 Victoria Street Lot 10 Sec 8 DP 8058, 67 Victoria Street Lot 2 DP 327819, 71 Victoria Street Lot 2 DP 210451, 73 Victoria Street Lot 4 Sec 8 DP 8058, 79 Victoria Street Lot 3 Sec 8 DP 8058, 81 Victoria Street Lot 2 Sec 8 DP 8058, 83 Victoria Street Road UPNs - 10624, 10767, 10594, 10626, 13006, 11532, 97842, 10583, 10627, 10045, 92286, 92288, 92289, 22532, 15547, 92655 & 15895.
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### Intent of draft LEP:

The Planning Proposal seeks to amend Schedule 5 of the Shoalhaven Local Environment Plan (LEP) 2014 to list twelve (12) dwellings as heritage items (Part 1) and list the Queen Street and Berry Showground areas as Heritage Conservation Areas (HCAs) (Part 2) which have been identified to possess heritage significance.

<b>Evaluation criteria for the issuing of an Authorisation</b>  (Note: where the matter is identified as relevant and the requirement has not been met, council is attach information to explain why the matter has not been addressed)	Council Response		Department Assessment	
	Y/N	Not relevant	Agree	Not agree
Is the Planning Proposal consistent with the Standard Instrument Order, 2006?	Y			
Does the Planning Proposal contain an adequate explanation of the intent, objectives, and intended outcome of the proposed amendment?	Y			
Are appropriate maps included to identify the location of the site and the intent of the amendment?	Y			
Does the Planning Proposal contain details related to proposed consultation?	Y			
Is the Planning Proposal compatible with an endorsed regional or sub-regional strategy or local strategy endorsed by the Director-General?	Y			
Does the Planning Proposal adequately address any consistency with all relevant S9.1 Planning Directions?	Y			
Is the Planning Proposal consistent with all relevant State Environmental Planning Policies (SEPPs)?	Y			

Minor Mapping Error Amendments				
Does the Planning Proposal seek to address a minor mapping error and contain all appropriate maps that clearly identify the error and the manner in which the error will be addressed?		N/A		
Heritage LEPs				
Does the Planning Proposal seek to add or remove a local heritage item and is it supported by a strategy / study endorsed by the Heritage Officer?		N/A		
Does the Planning Proposal include another form of endorsement or support from the Heritage Office if there is no supporting strategy/study?		N/A		
Does the Planning Proposal potentially impact on item of State Heritage Significance and if so, have the views of the Heritage Office been obtained?		N/A		
Reclassifications				
Is there an associated spot rezoning with the reclassification?		N/A		
If yes to the above, is the rezoning consistent with an endorsed Plan Of Management (POM) or strategy?		N/A		
Is the Planning Proposal proposed to rectify an anomaly in a classification?		N/A		
Will the Planning Proposal be consistent with an adopted POM or other strategy related to the site?		N/A		
Will the draft LEP discharge any interests in public land under Section 30 of the Local Government Act, 1993?		N/A		
If so, has council identified all interests; whether any rights or interests will be extinguished; any trusts and covenants relevant to the site; and, included a copy of the title with the Planning Proposal?		N/A		
Has the council identified that it will exhibit the Planning Proposal in accordance with the Department's Practice Note (PN09-003) Classification and reclassification of public land through a local environmental plan and Best Practice Guidelines for LEPs and Council Land?		N/A		
Has council acknowledged in its Planning Proposal that a Public Hearing will be required and agree to hold one as part of its documentation?		N/A		

Spot Rezonings				
Will the proposal result in a loss of development potential for the site (i.e. reduced FSR or building height) that is not supported by an endorsed strategy?	N			
Is the rezoning intended to address an anomaly that has been identified following the conversion of a principal LEP into a Standard Instrument LEP format?	N			
Will the Planning Proposal deal with a previously deferred matter in an existing LEP and if so, does it provide enough information to explain how the issue that lead to the deferral has been addressed?	N			
If yes, does the Planning Proposal contain sufficient documented justification to enable the matter to proceed?		N/A		
Does the Planning Proposal create an exception to a mapped development standard?	N			
Section 73A matters				
Does the proposed instrument:				
a. Correct an obvious error in the principal instrument consisting of a misdescription, the inconsistent numbering of provisions, a wrong cross-reference, a spelling error, a grammatical mistake, the insertion of obviously missing words, the removal of obviously unnecessary works or a formatting error?;	N			
b. Address matters in the principal instrument that are of a consequential, transitional, machinery or other minor nature?;	N			
c. Deal with matters that do not warrant compliance with the conditions precedent for the making of the instrument because they will not have any significant adverse impact on the environment or adjoining land?	N			
(NOTE – the Minister (or delegate) will need to form an Opinion under section 73(A)(1)(c) of the Act in order for a matter in this category to proceed).				

**Any other relevant documentation e.g. letters of support from State Government agencies.**

**Attachment B - Council report and resolution (MIN19.532) supporting the PP**



## DE20.94 Preliminary Consultation Outcomes - Berry Heritage Investigations

**HPERM Ref:** D20/346787

**Section:** Strategic Planning

**Approver:** Phil Costello, Director Planning Environment & Development Group

### Reason for Report

Report the outcomes of the Berry Heritage Investigations preliminary consultation and obtain direction from Council regarding proposed heritage listings in Berry.

Note: this item was deferred at the July 2020 meeting to enable a briefing to be held. The Councillor briefing was held on 30 July 2020. This matter is now resubmitted for consideration.

### Recommendation (Item to be determined under delegated authority)

That Council:

1. Support an amendment to Schedule 5 of Shoalhaven Local Environmental Plan 2014 (LEP) to list the:
  - a. Twelve (12) dwellings identified in Figure 2 in the report as heritage items in Part 1 of the LEP.
  - b. Queen Street and Showground areas (as shown in Figure 2 in the report) as Heritage Conservation Areas in Part 2 of the LEP.
2. Prepare and submit a Planning Proposal to the NSW Department of Planning, Industry and Environment for Gateway determination and if favourable, proceed to formal public consultation in accordance with the terms of the determination.
3. Advise affected landowners and relevant community groups of this resolution, noting the opportunity for formal consultation on the resulting Planning Proposal later in the process.

### Options

1. As recommended.

Implications: This is the preferred option as it allows the listing of the twelve (12) heritage items and two (2) conservation areas within Berry that possess heritage significance and contribute to the character of the town.

This option does not include the listing of individual items where the landowners objected to the listing. It does, however, include retaining all properties within the boundaries of the two proposed Heritage Conservation Areas (HCAs), including those properties whose owners objected to the inclusion. Regardless of the inclusion of these individual properties in the HCA, they would still be within the vicinity of the HCA and would still need to demonstrate the extent that any future development would impact upon the heritage significance of the HCA. As such, inclusion of these properties in the formal HCA area provides greater certainty for landowners in terms of assessment requirements and will help better preserve the character of Berry. Further and importantly, this approach maintains the integrity of the two proposed HCAs as they would remain complete.

2. Adopt an alternative recommendation. This could include amending the two (2) Heritage Conservation Areas to exclude the ten (10) properties whose owners opposed the inclusion in the HCAs (or the non-contributory lots with objections).

Implications: This option is not preferred as the ten (10) properties, regardless of their inclusion in the HCA, would still be within the vicinity of the HCA and would still need to demonstrate the extent that any future development would impact upon the heritage significance of the HCA. Retaining these properties within the boundaries of the HCAs will inform current and future landowners of this requirement and better help preserve the character of Berry. Their inclusion also maintains the integrity of the two proposed HCAs as they would remain complete.

3. Not adopt the recommendation.

Implications: Not implementing appropriate heritage protection for individual items and areas within Berry could result in adverse impacts on the heritage and character of Berry through unsympathetic development.

## Background

In response to community concerns that unsympathetic development was eroding the unique heritage character of Berry, Council's Development Committee resolved (MIN17.613) on 17 July 2017 to investigate 29 items (dwellings) and 2 Heritage Conservation Areas in Berry for potential heritage listing within Schedule 5 of Shoalhaven Local Environment Plan (SLEP) 2014.

Consistent with this resolution, Council's Heritage Consultant (Louise Thom) researched and prepared inventory sheets for the 29 dwellings and 2 HCAs. A summary of the findings is provided below:

- 4 of the properties (50, 66 and 70 Albert Street and 31 Albany Street) did not meet the threshold required for local heritage listing.
- The remaining 25 properties and 2 Heritage Conservation Areas possess heritage significance and were recommended for heritage listing in Schedule 5 of SLEP 2014.
- 2 additional properties (30 and 40 Alexandra Street) were identified to potentially possess heritage significance but required further investigation.

On 2 July 2019, Council's Development & Environment Committee resolved (MIN19.460) to:

1. *Provide in principle support to the proposed heritage listing of the 25 properties and 2 Heritage Conservation Areas in Shoalhaven Local Environmental Plan 2014, as identified in Table 1, in this report for preliminary consultation only.*
2. *Investigate the heritage significance of No. 30 and No. 40 Alexandra Street, Berry as recommended by the Heritage Consultant.*
3. *Following part 2 of this recommendation, commence preliminary community consultation with the affected landowners, the Berry Forum, Berry Showground Management Committee, Berry Chamber of Commerce and Berry & District Historical Society regarding the Berry Heritage Investigations work to date.*
4. *Advise relevant stakeholders (affected landowners, the Berry Forum, Berry Showground Management Committee, Berry Chamber of Commerce and Berry & District Historical Society) of this decision.*
5. *Receive a further report outlining the findings of the supplementary heritage investigations and preliminary community consultation.*

As per Part 2 of the 2019 resolution, further investigations were undertaken by Council's Heritage Consultant regarding the heritage significance of 30 and 40 Alexandra Street, Berry. 30 Alexandra Street was identified as an inter-war timber house and 40 Alexandra Street was identified as a federation bungalow. Both are described as good representations of architecture from their respective eras and as a result were recommended to be listed as individual heritage items.

### Preliminary Consultation

Consistent with the 2 July 2019 Council resolution (MIN19.460), a community information session was held at the Berry School of Arts on 28 August 2019. All affected landowners, the Berry Forum, Berry Showground Management Committee, Berry Chamber of Commerce and Berry & District Historical Society were advised in writing of this information session.

The community information session was held to discuss the potential heritage listings (see **Figure 1**) and answer questions from the community regarding the proposal.



**Figure 1: Existing and Proposed Heritage Items and Heritage Conservation Areas Subject to Consultation**

There was a mixed reaction from the community, with some pleased that Council were taking steps to preserve the character of Berry, whilst others were concerned that a heritage listing would limit the development and resale potential of their property.

At the community information session, all affected landowners were given a copy of the Heritage Inventory Sheet for their property and a questionnaire. Questionnaires were requested to be returned to Council by 20 September 2019 to ascertain whether the proposed listings were supported or opposed. A copy of the relevant Heritage Inventory Sheet and questionnaire was also posted to all landowners who were not able to attend the community information session.

As a result of the preliminary community consultation, 34 completed questionnaires were received in total from the following:

- 29 questionnaires from affected landowners.
- Two (2) questionnaires from community groups.
- Two (2) questionnaires from the community.

- One (1) submission from Sydney Trains.

The consultation exercise resulted in a wide exposure and a good level of feedback which is discussed in detail in the subsequent sections below.

On 20 July 2020, Council's Development & Environment Committee considered the Berry Heritage Investigations report and resolved (MIN20.464) to defer to a briefing before the next Development & Environment Committee meeting. The Councillor Briefing was held on 30 July 2020. A number of matters were discussed, including the:

- Berry Spinners and Weavers proposal: Council resolved to identify a potential location for the group on 9 June 2020 (MIN20.397). Lot 3 DP 840080, which is owned by Council, is currently the preferred location. Any development application on this site would require consideration of heritage, regardless of whether the lot is in the proposed HCA or not. This is because the existing State listed Berry Railway Station Group (Item 94) is located immediately to the south of the site and the Berry Showground Group (Item 32) is located to the north of the site. Council may require the preparation of a heritage study or statement to outline the impact of the development on the state and locally listed items in the vicinity, which would also consider the proposed HCA, as appropriate.
- Exclusion of dwellings on the eastern side of Alexandra Street from the proposed Showground HCA. Essentially, the majority of these dwellings make no contribution to the HCA. Only 30 and 40 Alexandra Street have historical significance, however are isolated and do not provide sufficient historic or aesthetic context to be included within the HCA area.

### Proposed Heritage Items - Consultation Outcomes Discussion and Recommendations

A summary of key issues relating to the proposed heritage items raised during the preliminary community consultation, and brief staff comment is provided below in **Table 1**.

**Table 1: Summary of responses from preliminary community consultation – heritage items**

Summary of issues raised	Staff comment
Two (2) questionnaires supported the proposed listing of heritage items within Berry: <ul style="list-style-type: none"> <li>• Berry Museum</li> <li>• Berry &amp; District Historical Society Inc</li> </ul>	<i>Support noted.</i>
Four (4) landowners supported the individual heritage listing of their properties at: <ul style="list-style-type: none"> <li>• 27 Albany Street</li> <li>• 46 Albert Street</li> <li>• 64 Princess Street</li> <li>• 44 Victoria Street</li> </ul>	<i>Support noted. The proposed heritage listing will provide formal recognition of the site and recognise the heritage significance of the items into the future.</i>
Fifteen (15) landowners opposed the individual heritage listing of their properties. <ul style="list-style-type: none"> <li>• 17 Albany Street</li> <li>• 3 Albert Street</li> <li>• 30 Alexandra Street</li> <li>• 40 Alexandra Street</li> </ul>	<i>The landowner objection is noted. The questionnaires received raised the following concerns:</i> <ul style="list-style-type: none"> <li>• <i>Previous alterations to properties detract from the existing heritage significance,</i></li> <li>• <i>Future renovations would be more difficult,</i></li> </ul>

<ul style="list-style-type: none"> <li>• 39 George Street</li> <li>• 19 Prince Alfred Street</li> <li>• 33 Prince Alfred Street</li> <li>• 45 Prince Alfred Street</li> <li>• 44 Princess Street</li> <li>• 53 Queen Street</li> <li>• 59 Queen Street</li> <li>• 68 Queen Street</li> <li>• 70 Queen Street</li> <li>• 50 Victoria Street</li> <li>• 73 Victoria Street</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Prospective buyers may be less inclined to purchase a heritage listed property (value).</i></li> </ul> <p><i>In similar circumstances in the past Council has previously not pursued listings where they are not supported by the affected landowner.</i></p>
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Of the 15 landowners who objected to the proposed heritage listing of their property, one of the main reasons for this related to development consent requirements for future work to the items.

Clause 5.10 of SLEP 2014 specifies that development consent from Council is required for any proposed development that involves:

- the demolition, moving or altering the exterior of a heritage item.
- altering a heritage item via structural changes.
- erecting a building on land on which a heritage item is located.
- subdividing land on which a heritage item is located.

This approval process helps to ensure that development of a listed heritage item is sympathetic to that item and that any changes retain the significance of that item, as well as contributing positively to the character of the surrounding area (as appropriate). Whilst development consent is required for significant works, clause 5.10(3) of SLEP 2014 also contains criteria for minor works and/or maintenance to a heritage listed item that can be undertaken without development consent, provided written authorisation is received from Council. Approval is also not required from the Heritage Council of NSW.

It is also noted that the *State Environmental Planning Policy (Exempt and Complying Development) 2008* (Codes SEPP) limits exempt and complying development opportunity on heritage listed land identified as an LEP, including draft heritage items.

The other key areas of concern related to the impact that unsympathetic changes to the item over time may have had both on the item and on property values. Council's Heritage Consultant has identified that all items subject to consultation have heritage values worthy of listing regardless of the nature of the additions which may have occurred over time. Further, there is no definitive information that indicates listing properties as a heritage item has a negative impact on property value, and according to a report produced by the [Heritage Council of NSW](#), in certain circumstances the listing may improve resale potential and value, where premium prices are offered for residences that maintain their heritage features and value.

Regardless of the above, and to be consistent with Council's previous approach to heritage listing where the affected owner does not support it, it is recommended that the fifteen (15) dwellings subject to the objections should not be listed in Schedule 5 of SLEP 2014 at this point in time. Listing could be reconsidered in the future as ownership changes.

Four (4) landowners supported the proposed listing of their property. A response was not received from the remaining landowners which is taken to indicate support (as per standard convention). It is also noted that the Berry Museum and Berry & District Historical Society Inc. support the listing of all items subject to the consultation. As such, it is recommended that the following twelve (12) dwellings proceed to be heritage listed in Schedule 5, Part 1 of SLEP 2014:

- 27 Albany Street - Inter war federation style weatherboard cottage



- 29 Albany Street - Inter war weatherboard & fibro cottage
- 46 Albert Street - Federation weatherboard cottage
- 36 Prince Alfred Street - Federation weatherboard cottage
- 64 Princess Street - Federation weatherboard cottage
- 71 Princess Street - Federation weatherboard cottage
- 51 Queen Street - Federation weatherboard cottage
- 54 Queen Street - Federation weatherboard cottage
- 44 Victoria Street - Federation weatherboard cottage
- 63 Victoria Street - Inter-war weatherboard cottage
- 69 Victoria Street - Federation weatherboard cottage
- 75/77 Victoria Street - Inter-war Californian bungalow

### Proposed Heritage Conservation Areas (HCA) – Consultation Outcomes Discussion and Recommendations

A summary of key issues relating to the proposed HCAs raised during the preliminary community consultation, and brief staff comment is provided in Table 3.

**Table 2: Summary of responses from preliminary community consultation**

Summary of issues raised	Staff comment
Two (2) questionnaires in support of the proposed listing of heritage items within Berry: <ul style="list-style-type: none"> <li>• Berry Museum.</li> <li>• Berry &amp; District Historical Society Inc</li> </ul>	<i>Support noted.</i>
Four (4) landowners supported the inclusion of their property within the proposed HCAs. Showground HCA: <ul style="list-style-type: none"> <li>• 21 Albany Street</li> <li>• 27 Albany Street</li> <li>• 73 Victoria Street</li> </ul> Queen Street HCA: <ul style="list-style-type: none"> <li>• 115 Queen Street</li> </ul>	<i>Support noted. The HCA will assist in preserving the heritage characteristics of Berry.</i>
Eight (8) landowners opposed the inclusion of their properties within the proposed HCAs. Seven (7) - Showground HCA ( <i>Note</i> : total number of owners approximately 27): <ul style="list-style-type: none"> <li>• 17 Albany Street</li> <li>• 35 Albany Street</li> <li>• 65 Victoria Street</li> <li>• 67 Victoria Street</li> <li>• 69 Victoria Street</li> <li>• 81 Victoria Street</li> </ul> * plus, Sydney Trains, owner of Lot 1 and 2 DP 1001740 discussed in the next row. One (1) - Queen Street HCA ( <i>Note</i> : total number of owners approximately 25): <ul style="list-style-type: none"> <li>• 94-96 Queen Street</li> </ul>	<i>Objection is noted. The concerns largely related to the potential adverse effects the proposed HCA may impose on the value of the property.</i>  <i>Potentially excluding these lots from the Showground and Queen Street HCAs would not negate the heritage requirements under clause 5.10 of SLEP 2014 - refer to further discussion below.</i>  <i>However, by retaining these lots within the boundaries of the two (2) proposed HCAs, both current and future landowners will be aware of the HCA requirements, and the aim to protect the character of this area into the future.</i>  <i>It is recommended that the properties in question are included in the proposed HCA areas.</i>
Sydney Trains objected to the inclusion of Lot 1 and 2 DP 1001740 within the proposed	<i>Objection noted.</i>

<p>Berry Showground HCA as the properties are already listed as a state heritage item (<i>Berry Railway Station Group (SHR 0184)</i>) and do not contribute to the heritage significance of the Showground HCA.</p>	<p><i>Council's Heritage Consultant has advised that Lot 2 DP 1001740 is contributory to the significance of the Showground HCA for the following reasons:</i></p> <ul style="list-style-type: none"> <li><i>Contains the State listed Berry Railway Station Group which contributes to the historic and representative significance of Berry Showground HCA.</i></li> <li><i>Both the Berry Railway Station and Showground HCA were integral to the historical development of Berry, and both were interconnected in their contribution to the annual Berry Show.</i></li> <li><i>An 1887 newspaper report from the Kiama Independent describes a special train to Berry Station that conveyed exhibits and patrons to the Berry Show: as well as transport for goods and animals.</i></li> </ul> <p><i>Although Lot 1 DP 1001740 has a neutral relationship to the heritage significance of the Showground HCA, removing the property from the proposed HCA area would not negate the heritage requirements under clause 5.10 of SLEP 2014.</i></p> <p><i>It is recommended that Lot 1 and 2 DP 1001740 remain in the Showground HCA area.</i></p>
<p>Two (2) questionnaires were received in relation to the inclusion of 122 Queen Street within the proposed Queen Street HCA.</p>	<p><i>122 Queen Street is a Strata property, consisting of one residential and one commercial unit. A questionnaire was received from each of the landowners; one in support and one objecting the proposed HCA listing.</i></p> <p><i>Excluding the property from the HCA would not negate the heritage requirements under clause 5.10 of the SLEP 2014 - refer to further discussion below.</i></p> <p><i>By retaining the property within the boundary of the proposed HCA, both current and future landowners will be aware of the HCA/heritage requirements, and the character of this part of Berry will be protected into the future.</i></p>

HCA's are a collection of places (e.g. streetscape) that together possess significance, but individually may not. The implementation of an HCA manages sympathetic change by seeking to protect overall character without overly restricting future development opportunity.

Ten (10) landowners (out of a total of approximately 54 owners) objected to the inclusion of their property in the proposed HCA's (including one of the 122 Queen Street owners). The spatial location of the objections can be seen in **Figure 2**. Concern was raised regarding issues around future development potential and property value.

Under Clause 5.10 of SLEP 2014, location in an HCA does not prohibit development from occurring, however proposed development would require development consent. Whilst development consent is required for significant works, clause 5.10(3) identifies criteria for minor works and/or maintenance to a building or tree to be undertaken in an HCA without development consent, provided written authorisation is received from Council. It is noted that the Codes SEPP also restricts certain development within an HCA or draft HCA.

Whilst the landowner's objections are acknowledged, removing these properties from the proposed HCAs would not necessarily negate the heritage requirements under clause 5.10 of SLEP 2014. Due to their proximity to the HCA, they would still need to demonstrate the extent that any future development would impact upon the heritage significance of the HCA, regardless of whether the property itself is within the HCA area or not.

In most cases, listing properties within an HCA does not affect property value and according to a report produced by the [Heritage Council of NSW](#) in certain circumstances the listing may improve resale potential and value.

Following the objection from Sydney Trains regarding the inclusion of Lot 1 and 2 DP 1001740 in the Berry Showground HCA given its state listing, further advice was requested from Council's Heritage Consultant on the merit of removing the station from the Showground HCA. The advice concluded that there is a connection between the Berry Railway Station and the Berry Showground HCA, and that the station is contributory to the economic, social and cultural history and significance of the proposed HCA. Investigations determined the Berry Railway Station is contributory to the heritage significance of the Showground HCA in accordance with the State Heritage Register (SHR) criterion (a) Historical Significance and (g) Representativeness. Although Lot 1 DP 1001740 is neutral to all criteria, it is not intrusive to the HCA, and due to its proximity to the HCA, any future development would be required to demonstrate the extent of impacts on the heritage significance of the HCA regardless of whether the lot is included in the HCA or not.

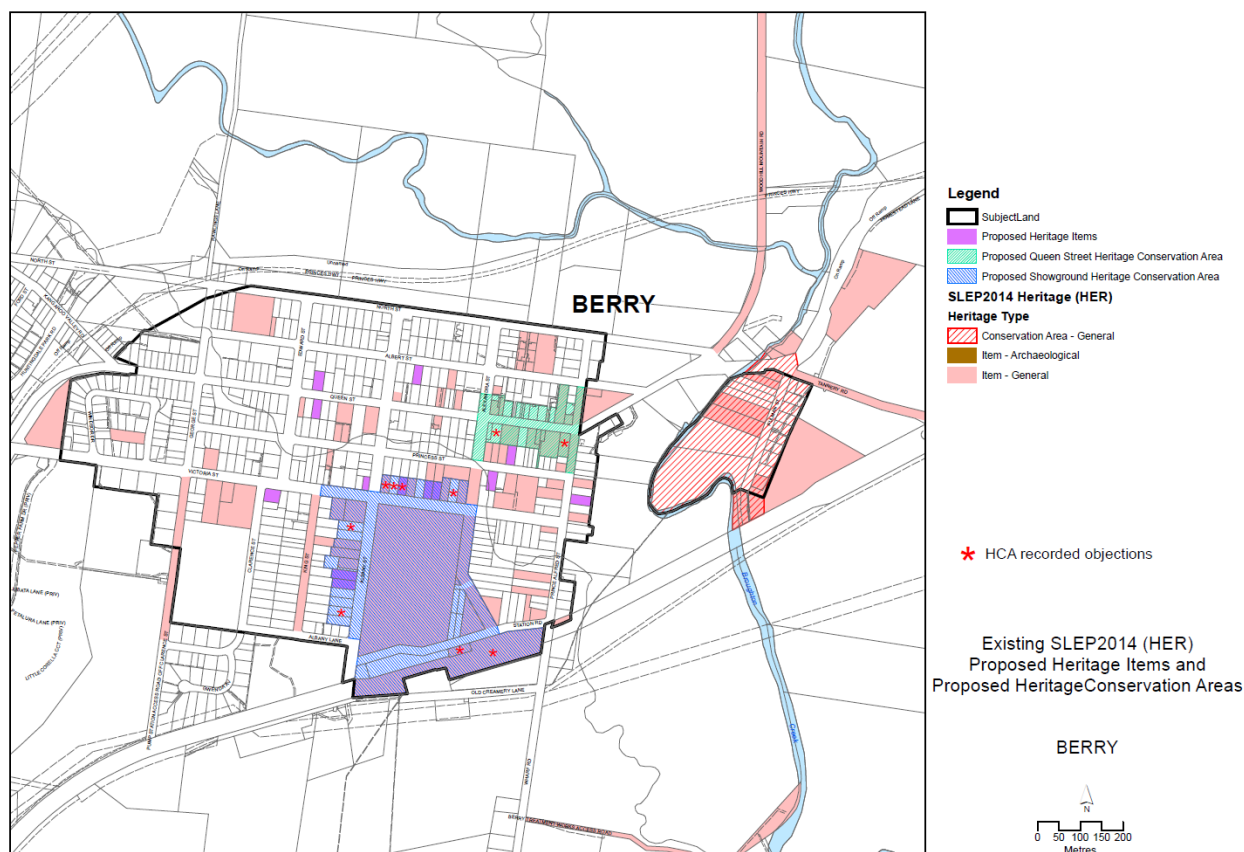
The objections to properties being included within either of the two HCAs are considered differently to the objections to proposed individual heritage items. Listing properties within an HCA is intended for a different purpose. Where individual items focus on the significance of the items only, an HCA considers the character of an area. They are usually streetscapes but can be clusters of items which have a broader significance. They can include individual items, but generally focus on architectural style, historical significance and other contributory items like landscaping (which is the case for both the proposed Showground and Queen Street HCAs). Inclusion in an HCA helps ensure future development is sympathetic to the surrounding area and the approval process promotes sympathetic changes to retain the overall character of areas. As such, it is recommended that these properties remain within the proposed HCA.

Five landowners (including one of the 122 Queen Street owners) supported the inclusion of their property in the HCAs. A response was not received from the remaining landowners which is taken to indicate support (as per standard convention). It is also noted that the Berry Museum and Berry & District Historical Society Inc. support the two HCAs.

It is recommended that SLEP 2014 be amended to include the proposed Queen Street HCA and Showground HCA identified in **Figure 2** below.

## Conclusion

It is recommended that Council now endorse the preparation of a Planning Proposal (PP) to amend Schedule 5 of SLEP 2014 to list the twelve (12) dwellings and two (2) Heritage Conservation Areas as shown in **Figure 2** below.



**Figure 2: Proposed Heritage Items, Heritage Conservation Areas and Recorded HCA Objections**

## Community Engagement

Should the recommendation be endorsed and following a Gateway determination, any resulting PP would be exhibited in accordance with Council's Community Participation Plan, the Gateway determination, and any relevant legislative requirements.

The Gateway determination will specify the minimum exhibition period and any government agencies who should be consulted. Any directly affected landowners will again be advised of the exhibition arrangements in writing, as will the Berry Forum, Berry Showground Management Committee, Berry Chamber of Commerce, Berry Museum and Berry & District Historical Society.

## Policy Implications

One of the key principles of the Illawarra-Shoalhaven Regional Plan (ISRP) is for Councils to "conserve heritage assets when undertaking local strategic planning and development". As such the recommended PP is generally consistent with the ISRP.

Four (4) questionnaires were accompanied by additional submissions with proposed revisions to the prepared Heritage Inventory Data sheets. Should Council endorse the progression of a PP, the merit of these suggestions will be considered and may result in updates to the Heritage Inventory Data sheets as required.

Proceeding as recommended is also generally consistent with the vision statement and relevant heritage objective within the Berry Community Strategic Plan:

- Berry is highly valued by both its residents and its visitors for its location and its heritage village atmosphere.... Future development, infrastructure improvement and growth of*



*tourism will be carefully balanced with a heightened focus on Berry's unique historic charm, rural character, and renown as "The Town of Trees".*

- *Maintain the history, setting and unique character of the Berry area through careful planning and development*

### **Financial Implications**

There are no immediate financial implications for Council. The recommended PP will be resourced from the Strategic Planning budget.

### **Risk Implications**

Not including the twelve (12) dwellings and the two (2) Heritage Conservation Areas within Schedule 5 of SLEP 2014 may result in unsympathetic development which could impact on the existing heritage significance and character of Berry.

**Subject:** Berry Heritage Investigations - Shoalhaven LEP Amendment - Planning Proposal Preparation / Submission - Gateway Determination  
**Item Number** DE20.94

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**RESOLVED** (Clr Findley / Clr Digiglio)

MIN20.611

That Council:

1. Support an amendment to Schedule 5 of Shoalhaven Local Environmental Plan 2014 (LEP) to list the:
  - a. Twelve (12) dwellings identified in Figure 2 in the report as heritage items in Part 1 of the LEP.
  - b. Queen Street and Showground areas (as shown in Figure 2 in the report) as Heritage Conservation Areas in Part 2 of the LEP.
2. Prepare and submit a Planning Proposal to the NSW Department of Planning, Industry and Environment for Gateway determination and if favourable, proceed to formal public consultation in accordance with the terms of the determination.
3. Advise affected landowners and relevant community groups of this resolution, noting the opportunity for formal consultation on the resulting Planning Proposal later in the process.

**FOR:** Clr Gash, Clr Findley, Clr Wells, Clr White, Clr Digiglio, Clr Aldrick, Clr Levett, Clr Guile, Clr Pakes, Clr Watson, Clr Kitchener, Clr Proudfoot and Stephen Dunshea

**AGAINST:** Nil

**CARRIED**

### Attachment C - SEPP Checklist

SEPP	Name	Applicable	Relevant	Not inconsistent
19	Bushland in Urban Areas	x	x	n/a
21	Caravan Parks	✓	x	n/a
33	Hazardous and Offensive Development	✓	x	n/a
36	Manufactured Home Estates	✓	x	n/a
47	Moore Park Showground	x	x	n/a
50	Canal Estate Development	✓	x	n/a
55	Remediation of Land	✓	x	n/a
64	Advertising and Signage	✓	x	n/a
65	Design Quality of Residential Apartment Development	✓	x	n/a
70	Affordable Housing (Revised Schemes)	✓	x	n/a
--	Aboriginal Land 2019	x	x	n/a
--	Activation Precincts 2020	x	x	n/a
--	Affordable Rental Housing 2009	✓	x	n/a
--	Building Sustainability Index: BASIX 2004	✓	x	n/a
--	Coastal Management 2018	✓	✓	Refer to s4.2.3
--	Concurrences and Consents 2018	✓	x	n/a
--	Educational Establishments and Child Care Facilities 2017	✓	x	n/a
--	Exempt and Complying Development Codes 2008	✓	✓	Refer to s4.2.3
--	Gosford City Centre 2018	x	x	n/a
--	Housing for Seniors or People with a Disability 2004	✓	x	n/a
--	Infrastructure 2007	✓	x	n/a
--	Koala Habitat Protection 2019	✓	x	n/a
--	Kosciuszko National Park – Alpine Resorts 2007	x	x	n/a
--	Kurnell Peninsula 1989	x	x	n/a
--	Major Infrastructure Corridors 2020	x	x	n/a
--	Mining, Petroleum Production and Extractive Industries 2007	✓	x	n/a
--	Penrith Lakes Scheme 1989	x	x	n/a
--	Primary Production and Rural Development 2019	✓	x	n/a
--	State and Regional Development 2011	✓	x	n/a
--	State Significant Precincts 2005	✓	x	n/a
--	Sydney Drinking Water Catchment 2011	x	x	n/a
--	Sydney Region Growth Centres 2006	x	x	n/a
--	Three Ports 2013	x	x	n/a
--	Urban Renewal 2010	x	x	n/a
--	Vegetation in Non-Rural Areas 2017	✓	x	n/a
--	Western Sydney Aerotropolis 2020	x	x	n/a
--	Western Sydney Employment Area 2009	x	x	n/a
--	Western Sydney Parklands 2009	x	x	n/a

**Attachment D - s9.1 Ministerial Direction Checklist (11 December 2020 Version)**

Direction		Applicable	Relevant	Not inconsistent
<b>1 Employment and Resources</b>				
1.1	Business and Industrial Zones	✓	✓	Refer to s.4.2.4
1.2	Rural Zones	✗	✗	n/a
1.3	Mining, Petroleum Production and Extractive Industries	✗	✗	n/a
1.4	Oyster Aquaculture	✗	✗	n/a
1.5	Rural lands	✗	✗	n/a
<b>2 Environment and Heritage</b>				
2.1	Environmental Protection Zones	✓	✗	n/a
2.2	Coastal Management	✓	✓	Refer to s.4.2.4
2.3	Heritage Conservation	✓	✓	Refer to s.4.2.4
2.4	Recreation Vehicle Area	✓	✗	n/a
2.5	Application of E2 and E3 Zones in Environmental Overlays in Far North Coast LEPs	✗	✗	n/a
2.6	Remediation of Contaminated Land	✗	✗	n/a
<b>3 Housing, Infrastructure and Urban Development</b>				
3.1	Residential Zones	✓	✓	Refer to s.4.2.4
3.2	Caravan Parks and Manufactured Home Estates	✓	✗	n/a
3.3	Home Occupations	✓	✗	n/a
3.4	Integrating Land Use and Transport	✓	✗	n/a
3.5	Development Near Regulated Airports and Defence Airfields	✗	✗	n/a
3.6	Shooting Ranges	✗	✗	n/a
3.7	Reduction in non-hosted short term rental accommodation period	✗	✗	n/a
<b>4 Hazard and Risk</b>				
4.1	Acid Sulphate Soils	✓	✓	Refer to s.4.2.4
4.2	Mine Subsidence and Unstable Land	✗	✗	n/a
4.3	Flood Prone Land	✓	✓	Refer to s.4.2.4
4.4	Planning for Bushfire Protection	✓	✗	n/a – land is not bush fire prone or in proximity to bushfire prone land.

<b>5 Regional Planning</b>				
5.2	Sydney Drinking Water Catchments	x	x	n/a
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	x	x	n/a
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	x	x	n/a
5.9	North West Rail Link Corridor Strategy	x	x	n/a
5.10	Implementation of Regional Plans	✓	✓	Refer to s.4.2.4
5.11	Development of Aboriginal Land Council land	x	x	n/a
<b>6 Local Plan Making</b>				
6.1	Approval and Referral Requirements	✓	x	n/a
6.2	Reserving Land for Public Purposes	✓	x	n/a
6.3	Site Specific Provisions	x	x	n/a
<b>7 Metropolitan Planning</b>				
7.1	Implementation of A Plan for Growing Sydney	x	x	n/a
7.3	Parramatta Road Corridor Urban Transformation Strategy	x	x	n/a
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	x	x	n/a
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	x	x	n/a
7.6	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	x	x	n/a
7.7	Implementation of Glenfield to Macarthur Urban Renewal Corridor	x	x	n/a
7.8	Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	x	x	n/a
7.9	Implementation of Bayside West Precincts 2036 Plan	x	x	n/a
7.10	Implementation of Planning Principles for the Cooks Cove Precinct	x	x	n/a
7.11	Implementation of St Leonards and Crows Nest 2036 Plan	x	x	n/a
7.12	Implementation of Greater Macarthur 2040	x	x	n/a
7.13	Implementation of the Pyrmont Peninsula Place Strategy	x	x	n/a



**Attachment E – Heritage Data Forms**

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

ITEM DETAILS					
Name of Item	Inter-war Federation Style weatherboard cottage				
Other Name/s Former Name/s	Inter War Federation style Weatherboard Cottage				
Item type (if known)	Built				
Item group (if known)	Residential building (private)				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	27				
Street name	Albany Street				
Suburb/town	Berry	Postcode		2535	
Local Government Area/s	Shoalhaven				
Property description	Lot B DP367180				
Location - Lat/long	Latitude	-34.778718		Longitude	150.693046
Location - AMG (if no street address)	Zone		Easting		Northing
Owner					
Current use	Residence				
Former Use	Residence				
Statement of significance	<p>The Inter-war Federation style cottage at 27 Albany Street provides physical evidence of the historical development of Berry in the Inter-war period. The house has historic value for its ability to demonstrate the way lots in the 1912 Berry Township subdivision were divided and sold in the first half of the 20<sup>th</sup> century. The cottage has historic association with Mary "Bessie" Wilson, daughter of James Wilson of Wilson's Stores and Thomas Alfred Strong, Mayor of Berry from 1934-1941.</p> <p>The cottage exhibits the principal characteristic of the Federation bungalow style as applied to a domestic dwelling in the early 20<sup>th</sup> century. The cottage has aesthetic value for its contribution to the streetscapes of the Showground precinct.</p> <p>The cottage is a fine example of a Federation style bungalow erected in the early Inter-war period demonstrating characteristics of both periods. The house is a fine representative example of a timber vernacular house built in the early 20<sup>th</sup> century in the Shoalhaven.</p>				
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

DESCRIPTION						
<b>Designer</b>	Not known					
<b>Builder/ maker</b>	Not known					
<b>Physical Description</b>	27 Albany Street is a timber house exhibiting both Federation features and Inter-war detailing and is a transition style house. It is unusual in Berry for its shingled cladding. A side wing with forward facing half-timbered gable faces the street. There is a bay window under the gable which has lead-lights over the pair of double hung sashes. A front verandah wrap the front corner of the property and has a roof that is incorporated into the main roof. The roof is a galvanised corrugated hip with another larger gable facing the side at the rear. There is a large flat roofed addition at the rear and a long extension to the gable on the northern boundary. The property also has a large garage and a swimming pool.					
<b>Physical condition and Archaeological potential</b>	Good condition					
<b>Construction years</b>	<b>Start year</b>	1923	<b>Finish year</b>	1923	<b>Circa</b>	Yes
<b>Modifications and dates</b>	2003 an in-ground swimming pool was constructed in the north west corner of the lot. 2005 Studio and carport constructed. 2017 The carport was converted to a garage and extended by 2.5 metres					
<b>Further comments</b>						

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

HISTORY	
<b>Historical notes</b>	<p>Broughton (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 1822 Broughton acted as his guide and went on to play a significant role in the management of Berry's Coolangatta estate. Berry had a substantial work force of other Aboriginal people and convicts who made it possible for him to construct his home and the estate administration on the side of the mountain Cullunghutti. Alexander Berry and Edward Wollstonecraft were granted 10,000 acres, which Berry expanded to 40,000 acres, including the area that became the Town of Berry. The first settlement at Berry was located on Broughton Creek, and by 1861 had a schoolhouse and postmaster. When Alexander Berry died in 1873 his younger brother David, who was already involved in the management of Coolangatta, inherited the estate. 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). In 1883 cousin of David Berry, Dr John Hay, administered Coolangatta and after Berry's death in 1889 was left in charge of administering the estate. The town was renamed Berry at this time. By 1892 the majority of the vast estate had been broken up and sold (Subdivision Catalogue 1892). The railway opened in 1893 facilitating the town's growth.</p> <p>The deposited plan of the subdivision of the Town of Berry was lodged by A. Hay and D.W. Roxburgh to a survey made in 1912 and lodged in 1915 (Certificate of title Volume 1907 Folio 15 (Deposited Plan 8058)).</p> <p>Site specific history:</p> <p>Originally the lot was part of 10,000 acres granted to Alexander Berry and Edward Wollstonecraft on 12 June 1875 and also parts of two Crown Grants granted to Alexander Berry of four thousand and four thousand acres respectively in 1838 and 1842 (Vol.1283 Fol.196).</p> <p>Deposited Plan 8058 shows that Mary Wilson was the owner of Lot 7 and Lot 20, totalling 2 roods and 12 ½ perches, when the plan was made. Mary Elizabeth Wilson was from <del>Woolpool</del> in Gippsland Victoria and purchased the land from Alexander Hay and David Roxburgh on 6 June 1914. (Vol.2480 Fol.152) The lots are shown as un-subdivided however in the 1912 subdivision sale map Lots 7 and 20 in Section.16 have been subdivided. No buildings are shown to be existing on the sale map of the subdivision however according to the current owner the building was built by Mary Wilson. If this is the case then the earliest the house would have been constructed was circa 1914. To have built prior she would not have been the owner. Mary Elizabeth Wilson married Alfred Guyett, (ANZAC) in 1923 and the house was reportably called 'Hazelbury Heights'.</p> <p>(? Spelling unclear) after which she transferred the land to Frederick Parish in 1924.</p> <p>According to the current owner Mary Elizabeth Wilson was the daughter of James Wilson, a prominent figure in Berry and owner of Wilson's Store. Apparently, the house was built by Elizabeth Wilson with funds bequeathed to her from her father's estate. She and her mother lived at the house until 1916. Frederick Parish transferred to Thomas Alfred Strong in 1935. Thomas Alfred Strong was the Mayor of Berry from 1934-1941 whilst he lived at the house. In 1949 Strong transferred part to James Morgan and the title was cancelled and replaced with Vol.6154 Fol.175. The new title subdivided the original 2 roods into lots A and B with James Morgan being the transferee of Lot A facing King street. Alfred Strong retained Lot B which is the current parcel known as 27 Albany Street. Strong sold Lot B to Robert Barham of Foxground in 1950 who then sold it to Nancy Ellen Barham of Berry in 1972.</p>

THEMES	
<b>National historical theme</b>	4. Building settlements, towns and cities
<b>State historical theme</b>	Towns, suburbs and villages Land tenure Accommodation Domestic life

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

APPLICATION OF CRITERIA	
<b>Historical significance</b> SHR criteria (a)	The Inter-war Federation style cottage at 27 Albany Street provides physical evidence of the historical development of Berry in the early Inter-war period. The house has historic value for its ability to demonstrate the way lots in the 1912 Berry Township subdivision were divided and sold in the first half of the 20 <sup>th</sup> century.
<b>Historical association significance</b> SHR criteria (b)	The cottage is associated with Mary Bessie Wilson, daughter of prominent local storekeeper, James Wilson. Thomas Alfred Strong, Mayor of Berry from 1934-1941, lived at the cottage during this time.
<b>Aesthetic significance</b> SHR criteria (c)	The Inter-war Federation style cottage exhibits the principal characteristic of the Federation bungalow style as applied to a domestic dwelling in the early 20 <sup>th</sup> century. The cottage has aesthetic value for its contribution to the streetscapes of the Showground precinct.
<b>Social significance</b> SHR criteria (d)	Does not meet this criterion.
<b>Technical/Research significance</b> SHR criteria (e)	Does not meet this criterion.
<b>Rarity</b> SHR criteria (f)	Does not meet this criterion.
<b>Representativeness</b> SHR criteria (g)	The cottage is a fine example of a Federation style bungalow erected in the Inter-war period demonstrating characteristics of both periods. The house is a fine representative example of a timber vernacular house built in the early 20 <sup>th</sup> century in the Shoalhaven.
<b>Integrity</b>	The house demonstrates a high degree of intactness.



# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Study	Peter Freeman P/L	Heritage Study 1995-1998	2003	Shoalhaven City Council
Book	Cousins, Arthur	The Garden of New South Wales	1994	
Web	Campbell, Keith	Australian Dictionary of Biography	2018	National Centre of Biography, ANU
Archive	Berry Municipal Council	Berry Valuation Books	1923-1940	NSW Archives
Web Archive	Land and Property Information Service	Historic Land Titles		Historic Land Records Viewer

RECOMMENDATIONS	
Recommendations	<p>Include the item in Schedule 5 of Shoalhaven Local Environmental Plan (SLEP)</p> <p>Include the item within the curtilage of the Berry Showground HCA.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	Shoalhaven Heritage Review – Certain Items in Berry	Year of study or report	2019
Item number in study or report			
Author of study or report	Louise Thom		
Inspected by	Louise Thom		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Louise Thom	Date	April 2019

# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	View from Albany Street				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council



# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	View from Albany Street				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council



# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

ITEM DETAILS					
<b>Name of Item</b>	Inter-war Californian Bungalow				
<b>Other Name/s Former Name/s</b>	Inter War Weatherboard & Fibro Cottage				
<b>Item type (if known)</b>	Built				
<b>Item group (if known)</b>	Residential building (private)				
<b>Item category (if known)</b>	House				
<b>Area, Group, or Collection Name</b>	Berry Showground HCA				
<b>Street number</b>	29				
<b>Street name</b>	Albany Street				
<b>Suburb/town</b>	Berry			<b>Postcode</b>	2535
<b>Local Government Area/s</b>	Shoalhaven				
<b>Property description</b>	Lot 8 Section 16 DP8058				
<b>Location - Lat/long</b>	<b>Latitude</b>	-34.778913		<b>Longitude</b>	150.692996
<b>Location - AMG (if no street address)</b>	<b>Zone</b>		<b>Easting</b>		<b>Northing</b>
<b>Owner</b>					
<b>Current use</b>	Residence				
<b>Former Use</b>	Residence				
<b>Statement of significance</b>	<p>The Inter-war Californian Bungalow at 29 Albany Street provides physical evidence of the historical development of Berry in the late Inter-war period. The house has historic value for its ability to demonstrate the way lots in the 1912 Berry Township subdivision were divided and sold in the first half of the 20<sup>th</sup> century. The bungalow has historic association with Rene Morrissey, a well-known florist in the northern Shoalhaven who ran the business from the house in the 1930s. The Inter-war dwelling exhibits the principal characteristic of the Californian bungalow style as applied to a domestic dwelling in the 1930s. The cottage has aesthetic value for its contribution to the streetscapes of Berry.</p> <p>The house is a fine example of an Inter-war Californian bungalow constructed using a mixture of timber and fibro. The house is a fine representative example of a timber fibro vernacular house built in the late Inter-war period in the Shoalhaven.</p>				
<b>Level of Significance</b>	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

DESCRIPTION						
Designer	Not known					
Builder/ maker	Not known					
Physical Description	<p>29 Albany Street is an Inter-war Californian style bungalow. The walls are timber weatherboard and the gable ends are half timbered. The front verandah has masonry balustrade and is enclosed at one end. The lower roof of the verandah continues around the side and along the length of the building terminating at the rear corner. The fenestration to the walls of the verandah appear different from the main house indicating the verandah was enclosed at a later date or that the whole verandah extension is a modification. The windows to the main house appear to be intact. There is a boxed bay window at the front with triple sashes, The base of the building is painted masonry at the front and piers to the rest of the house. The front fence matches the verandah columns and appears to be original to the house.</p>					
Physical condition and Archaeological potential	Good					
Construction years	Start year	1934	Finish year	1934	Circa	Yes
Modifications and dates	<p>2003 An application for additions to the dwelling was approved.</p>					
Further comments						



# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

HISTORY	
Historical notes	<p>Broughton (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 1822 Broughton acted as his guide and went on to play a significant role in the management of Berry's Coolangatta estate. Berry had a substantial work force of other Aboriginal people and convicts who made it possible for him to construct his home and the estate administration on the side of the mountain Cullunghutti. Alexander Berry and Edward Wollstonecraft were granted 10,000 acres, which Berry expanded to 40,000 acres, including the area that became the Town of Berry. The first settlement at Berry was located on Broughton Creek, and by 1861 had a schoolhouse and postmaster. When Alexander Berry died in 1873 his younger brother David, who was already involved in the management of Coolangatta, inherited the estate. 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). In 1883 cousin of David Berry, Dr John Hay, administered Coolangatta and after Berry's death in 1889 was left in charge of administering the estate. The town was renamed Berry at this time. By 1892 the majority of the vast estate had been broken up and sold (Subdivision Catalogue 1892). The railway opened in 1893 facilitating the town's growth.</p> <p>The deposited plan of the subdivision of the Town of Berry was lodged by A. Hay and D.W. Roxburgh to a survey made in 1912 and lodged in 1915 (Certificate of title Volume 1907 Folio 15 (Deposited Plan 8058)).</p> <p>Site specific history:</p> <p>Originally the lot was part of 10,000 acres granted to Alexander Berry and Edward Wollstonecraft on 12 June 1875 and also parts of two Crown Grants granted to Alexander Berry of four thousand and four thousand acres respectively in 1838 and 1842 (Vol.1283 Fol.196).</p> <p>Lot 8 of Section 16 of Deposited Plan 8058 was part of part of a parcel comprising 10 lots, being Lots 8, 9, 10, 11 and 16, 17, 18 and 19 purchased by Louis Charles Host a farmer of Berry from Alexander Hay and David Roxburgh on 7 July 1916. The total purchase was 2 acres 1 rood ¼ perches.</p> <p>Lot 8 of Section 16 of Deposited Plan 8058 didn't sell until relatively late. The early plans show no ownership or buildings on the site. The first title refers to purchase by Alexander Lyons Morrissey of Berry, and engineer on 9 August 1934. The site is described as 1 rood 6 ¾ perches. Morrissey purchased both Lot 8 and Lot 19 from Louis Host. Mr Alex Morrissey erected a residence in which he lived with his wife Rene. Mrs Morrissey was a florist and ran a business from her home and was well known throughout the northern Shoalhaven. Rene Morrissey supplied nearly all the flowers, from wedding bouquets and corsages to funeral wreaths, for residents in Berry and the surrounding district.</p>

THEMES	
National historical theme	4. Building settlements, towns and cities
State historical theme	Towns, suburbs and villages Land tenure Accommodation Domestic life

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

APPLICATION OF CRITERIA	
<b>Historical significance</b> SHR criteria (a)	The Californian Bungalow at 29 Albany Street provides physical evidence of the historical development of the town of Berry in the late Inter-war period. The house has historic value for its ability to demonstrate the way lots in the 1912 Berry Township subdivision were divided and sold in the first half of the 20 <sup>th</sup> century.
<b>Historical association significance</b> SHR criteria (b)	The bungalow has historic association with Rene Morrissey, a well-known florist in the northern Shoalhaven who ran the business from the house.
<b>Aesthetic significance</b> SHR criteria (c)	The Inter-war dwelling exhibits the principal characteristic of the Californian bungalow style as applied to a domestic dwelling in the 1930s. The cottage has aesthetic value for its contribution to the streetscapes of the Showground precinct.
<b>Social significance</b> SHR criteria (d)	Does not meet this criterion.
<b>Technical/Research significance</b> SHR criteria (e)	Does not meet this criterion.
<b>Rarity</b> SHR criteria (f)	Does not meet this criterion.
<b>Representativeness</b> SHR criteria (g)	The house is a fine example of an Inter-war Californian style bungalow constructed using a mixture of timber and fibro. The house is a fine representative example of a timber fibro vernacular house built in the late Inter-war period in the Shoalhaven.
<b>Integrity</b>	The house demonstrates a high degree of intactness.

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Study	Peter Freeman P/L	Heritage Study 1995-1998	2003	Shoalhaven City Council
Book	Cousins, Arthur	The Garden of New South Wales	1994	
Web	Campbell, Keith	Australian Dictionary of Biography	2018	National Centre of Biography, ANU
Archive	Berry Municipal Council	Berry Valuation Books	1923-1940	NSW Archives
Web Archive	Land and Property Information Service	Historic Land Titles		Historic Land Records Viewer

RECOMMENDATIONS	
Recommendations	Include the item in Schedule 5 of Shoalhaven Local Environmental Plan (SLEP) Include the item within the curtilage of the Berry Showground HCA.

SOURCE OF THIS INFORMATION			
Name of study or report	Shoalhaven Heritage Review – Certain Items in Berry	Year of study or report	2019
Item number in study or report			
Author of study or report	Louise Thom		
Inspected by	Louise Thom		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Louise Thom	Date	April 2019

# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	View from Albany Street				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council





# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Front				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council





# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

ITEM DETAILS					
<b>Name of Item</b>	Federation Weatherboard Cottage				
<b>Other Name/s Former Name/s</b>	Federation Georgian style Weatherboard Cottage				
<b>Item type (if known)</b>	Dwelling				
<b>Item group (if known)</b>	Residential buildings (private)				
<b>Item category (if known)</b>	House				
<b>Area, Group, or Collection Name</b>					
<b>Street number</b>	46				
<b>Street name</b>	Albert				
<b>Suburb/town</b>	Berry	<b>Postcode</b>		2535	
<b>Local Government Area/s</b>	Shoalhaven				
<b>Property description</b>	Lot A DP 374950				
<b>Location - Lat/long</b>	<b>Latitude</b>	-34.774467		<b>Longitude</b>	150.694958
<b>Location - AMG (if no street address)</b>	<b>Zone</b>		<b>Easting</b>		<b>Northing</b>
<b>Owner</b>					
<b>Current use</b>	Dwelling				
<b>Former Use</b>	Dwelling				
<b>Statement of significance</b>	<p>The Federation Weatherboard Cottage at 46 Albert Street provides early physical evidence of the historical development of Berry. The cottage demonstrates the historical development of Berry after the shift from Broughton Creek Village and prior to the phase of growth brought about by the 1912 subdivision sale. The cottage provides an important record of the historical growth of Berry. The cottage at 46 Albert Street has aesthetic value as a Federation era dwelling constructed with the key characteristics of the late Victorian vernacular style. The timber building illustrates early 20<sup>th</sup> century home design and construction methods in the Shoalhaven. The Federation Weatherboard Cottage at 46 Albert Street is a good representative example of a Federation era dwelling constructed with the key characteristics of the late Victorian vernacular style and is a good example of vernacular architecture of the early 20<sup>th</sup> century in Berry.</p>				
<b>Level of Significance</b>	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

DESCRIPTION						
<b>Designer</b>	Not known					
<b>Builder/ maker</b>	Not known					
<b>Physical Description</b>	46 Albert Street is timber weatherboard house with a corrugated metal roof. The roof is hipped with Dutch gables and has a small chimney. There is a verandah with a detached roof that wraps around three sides of the building. The original building has had extensive additions to the rear. The verandah has timber posts. The windows to the original house are double hung with two panes per sash and central mullions. The street front elevation is double fronted with a central door and flanking windows.					
<b>Physical condition and Archaeological potential</b>						
<b>Construction years</b>	<b>Start year</b>	1910	<b>Finish year</b>	1910	<b>Circa</b>	Yes
<b>Modifications and dates</b>	2006 Alterations included: "Extension of driveway to the carport, with materials matching the existing landscape. Minor extension to the rear of the dwelling, sympathetic to the style and character of the existing dwelling."					
<b>Further comments</b>						

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

HISTORY	
Historical notes	<p>Broughton (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 1822 Broughton acted as his guide and went on to play a significant role in the management of Berry's Coolangatta estate. Berry had a substantial work force of other Aboriginal people and convicts who made it possible for him to construct his home and the estate administration on the side of the mountain Cullunghutti. Alexander Berry and Edward Wollstonecraft were granted 10,000 acres, which Berry expanded to 40,000 acres, including the area that became the Town of Berry. The first settlement at Berry was located on Broughton Creek, and by 1861 had a schoolhouse and postmaster. When Alexander Berry died in 1873 his younger brother David, who was already involved in the management of Coolangatta, inherited the estate. 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). In 1883 cousin of David Berry, Dr John Hay, administered Coolangatta and after Berry's death in 1889 was left in charge of administering the estate. The town was renamed Berry at this time. By 1892 the majority of the vast estate had been broken up and sold (Subdivision Catalogue 1892). The railway opened in 1893 facilitating the town's growth.</p> <p>The deposited plan of the subdivision of the Town of Berry was lodged by A. Hay and D.W. Roxburgh to a survey made in 1912 and lodged in 1915 (Certificate of title Volume 1907 Folio 15 (Deposited Plan 8058)).</p> <p>Site specific history: Originally the lot was part of 10,000 acres granted to Alexander Berry and Edward Wollstonecraft on 12 June 1875 and also parts of two Crown Grants granted to Alexander Berry of four thousand and four thousand acres respectively in 1838 and 1842 (Vol.1283 Fol.196). The original lot in Deposited Plan 8058 is shown as belonging to Mrs Annie Brandon (Vol. 2113 Fol. 50) which in the subdivision sale plan of 1912 is shown as Lot 13 and Lot 8. There are buildings shown as extant on both lots on the 1912 plan. Anne Brandon was the wife of William Brandon a farmer of Brogers Creek near Berry. She purchased the 1 rood 31 ¾ perches from Alexander Hay, David Roxburgh and Henry Morton in December 1910. The building fronting Albert Street is also shown on the title deed. The lot was subdivided and sold as lots A and B in 1951. Lot A was purchased by Ethel Peck, wife of William Peck sawmill hand of Berry.</p>

THEMES	
National historical theme	4. Building settlements, towns and cities
State historical theme	Towns, suburbs and villages Land tenure Accommodation Domestic life

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

APPLICATION OF CRITERIA	
<b>Historical significance</b> SHR criteria (a)	The Federation Weatherboard Cottage at 46 Albert Street provides early physical evidence of the historical development of Berry. The cottage demonstrates the historical development of Berry after the shift from Broughton Creek Village and prior to the phase of growth brought about by the 1912 subdivision sale. The cottage provides an important record of the historical growth of Berry.
<b>Historical association significance</b> SHR criteria (b)	Does not meet this criterion.
<b>Aesthetic significance</b> SHR criteria (c)	The cottage at 46 Albert Street has aesthetic value as a Federation era dwelling constructed with the key characteristics of the late Victorian vernacular style. The timber building illustrates early 20 <sup>th</sup> century home design and construction methods in the Shoalhaven.
<b>Social significance</b> SHR criteria (d)	Does not meet this criterion.
<b>Technical/Research significance</b> SHR criteria (e)	Does not meet this criterion.
<b>Rarity</b> SHR criteria (f)	The cottage provides rare evidence of the early residential growth of the town of Berry when it moved from Broughton Creek Village and prior to the new town layout and subdivision sale of 1912.
<b>Representativeness</b> SHR criteria (g)	The Federation Weatherboard Cottage at 46 Albert Street is a good representative example of a Federation era dwelling constructed with the key characteristics of the late Victorian vernacular style. The cottage is a good example of vernacular architecture of the early 20 <sup>th</sup> century in Berry.
<b>Integrity</b>	The building is reasonably intact and has a high degree of integrity.

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Study	Peter Freeman P/L	Heritage Study 1995-1998	2003	Shoalhaven City Council
Book	Cousins, Arthur	The Garden of New South Wales	1994	
Web	Campbell, Keith	Australian Dictionary of Biography	2018	National Centre of Biography, ANU
Archive	Berry Municipal Council	Berry Valuation Books	1923-1940	NSW Archives
Web Archive	Land and Property Information Service	Historic Land Titles		Historic Land Records Viewer

RECOMMENDATIONS	
Recommendations	Include the item in Schedule 5 of Shoalhaven Local Environmental Plan (SLEP)

SOURCE OF THIS INFORMATION			
Name of study or report	Shoalhaven Heritage Review – Certain Items in Berry	Year of study or report	2019
Item number in study or report			
Author of study or report	Louise Thom		
Inspected by	Louise Thom		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Louise Thom	Date	April 2019

# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	View from Albert Street.				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council





# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	View from Albert Street				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council



# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	View showing addition at the rear				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council



# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

ITEM DETAILS					
Name of Item	Federation Weatherboard Cottage				
Other Name/s Former Name/s					
Item type (if known)	Dwelling				
Item group (if known)	Residential buildings (private)				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	36				
Street name	Prince Alfred Street				
Suburb/town	Berry	Postcode		2535	
Local Government Area/s	Shoalhaven				
Property description	Lot 61 DP703237				
Location - Lat/long	Latitude	-34.777199		Longitude	150.69888
Location - AMG (if no street address)	Zone		Easting		Northing
Owner					
Current use	Dwelling				
Former Use	Dwelling				
Statement of significance	<p>The Federation Weatherboard Cottage at 36 Prince Alfred Street provides early evidence of the historical development of Berry. Located on an early historic road connecting Broughton Creek Village and the Coolangatta Estate the cottage provides physical evidence of an important road within the Berry Estate. The cottage demonstrates the growth of Berry prior to the 1912 subdivision sale. The cottage at 36 Prince Alfred Street displays the key characteristics of the Victorian vernacular style with Federation features. 36 Prince Alfred Street is a good example of turn of the century cottage in the Shoalhaven. It is representative of Victorian style dwellings with Federation modifications.</p>				
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		



# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

DESCRIPTION						
Designer	Not known					
Builder/ maker	Not known					
Physical Description	36 Prince Alfred Street is a timber house with a hipped corrugated steel roof and a forward facing gable. A verandah wraps the building running across the front of the gable wing and around the front and side of the main building form. The verandah roof is separate from the main roof and is supported by timber posts with timber brackets. The verandah roof running in front of the gable wing together with the asymmetrical location of the window suggests that the gable may have been added after the original construction of the house. A timber picket fence runs along the front of the property. The property is on a large parcel of land and has mature trees at the rear. Windows are timber with traditional proportions. The side windows have tin awnings on timber brackets.					
Physical condition and Archaeological potential	Good					
Construction years	Start year	1895	Finish year	1905	Circa	Yes
Modifications and dates	2001 Additions to dwelling					
Further comments						

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

HISTORY	
<b>Historical notes</b>	<p>Broughton (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 1822 Broughton acted as his guide and went on to play a significant role in the management of Berry's Coolangatta estate. Berry had a substantial work force of other Aboriginal people and convicts who made it possible for him to construct his home and the estate administration on the side of the mountain Cullunghutti. Alexander Berry and Edward Wollstonecraft were granted 10,000 acres, which Berry expanded to 40,000 acres, including the area that became the Town of Berry. The first settlement at Berry was located on Broughton Creek, and by 1861 had a schoolhouse and postmaster. When Alexander Berry died in 1873 his younger brother David, who was already involved in the management of Coolangatta, inherited the estate. 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). In 1883 cousin of David Berry, Dr John Hay, administered Coolangatta and after Berry's death in 1889 was left in charge of administering the estate. The town was renamed Berry at this time. By 1892 the majority of the vast estate had been broken up and sold (Subdivision Catalogue 1892). The railway opened in 1893 facilitating the town's growth.</p> <p>Site specific history: Originally the lot was part of 10,000 acres granted to Alexander Berry and Edward Wollstonecraft on 12 June 1875 and also parts of two Crown Grants granted to Alexander Berry of four thousand and four thousand acres respectively in 1838 and 1842 (Vol.1283 Fol.196). Prince Alfred Street was developed earlier than the rest of the Town of Berry due to its close proximity to Broughton Creek Village and its alignment as the road to Coolangatta. The 1912 subdivision sale map includes the eastern lots along Prince Alfred Street, along with existing building footprints, however these lots are not included in DP8058. 36 Prince Alfred Street is described as Lot 6 DP5270. The Deposited Plan survey drawn in 1906 shows a house and a separate building existing on the lot. Originally the lot extended to Broughton Mill Creek. The building was owned by the local Blacksmith's wife, Mrs Joe Deamer. Joe Deamer and Rutledge had a blacksmith shop at 71 Queen Street.</p>

THEMES	
<b>National historical theme</b>	4. Building settlements, towns and cities
<b>State historical theme</b>	Towns, suburbs and villages Land tenure Accommodation Domestic life

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

APPLICATION OF CRITERIA	
<b>Historical significance</b> SHR criteria (a)	The weatherboard cottage at 36 Prince Alfred Street provides early evidence of the historical development of Berry. Located on an early historic road connecting Broughton Creek Village and the Coolangatta Estate the cottage provides physical evidence of an important road within the Berry Estate. The cottage demonstrates the growth of Berry prior to the 1912 subdivision sale.
<b>Historical association significance</b> SHR criteria (b)	Does not meet this criterion.
<b>Aesthetic significance</b> SHR criteria (c)	The cottage at 36 Prince Alfred Street displays the key characteristics of the Victorian vernacular style with Federation features.
<b>Social significance</b> SHR criteria (d)	Does not meet this criterion.
<b>Technical/Research significance</b> SHR criteria (e)	Does not meet this criterion.
<b>Rarity</b> SHR criteria (f)	Does not meet this criterion.
<b>Representativeness</b> SHR criteria (g)	36 Prince Alfred Street is a good example of turn of the century cottage in the Shoalhaven. It is representative of Victorian style dwellings with Federation modifications.
<b>Integrity</b>	The building has potentially been modified however it still retains a degree of integrity.



# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Study	Peter Freeman P/L	Heritage Study 1995-1998	2003	Shoalhaven City Council
Book	Cousins, Arthur	The Garden of New South Wales	1994	
Web	Campbell, Keith	Australian Dictionary of Biography	2018	National Centre of Biography, ANU
Archive	Berry Municipal Council	Berry Valuation Books	1923-1940	NSW Archives
Web Archive	Land and Property Information Service	Historic Land Titles		Historic Land Records Viewer

RECOMMENDATIONS	
Recommendations	Include the item in Schedule 5 of Shoalhaven Local Environmental Plan (SLEP)

SOURCE OF THIS INFORMATION			
Name of study or report	Shoalhaven Heritage Review – Certain Items in Berry	Year of study or report	2019
Item number in study or report			
Author of study or report	Louise Thom		
Inspected by	Louise Thom		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Louise Thom	Date	April 2019

# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	View from Prince Alfred Street				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council





# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Side view with window hoods over windows				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council





# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Verandah and garage				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council



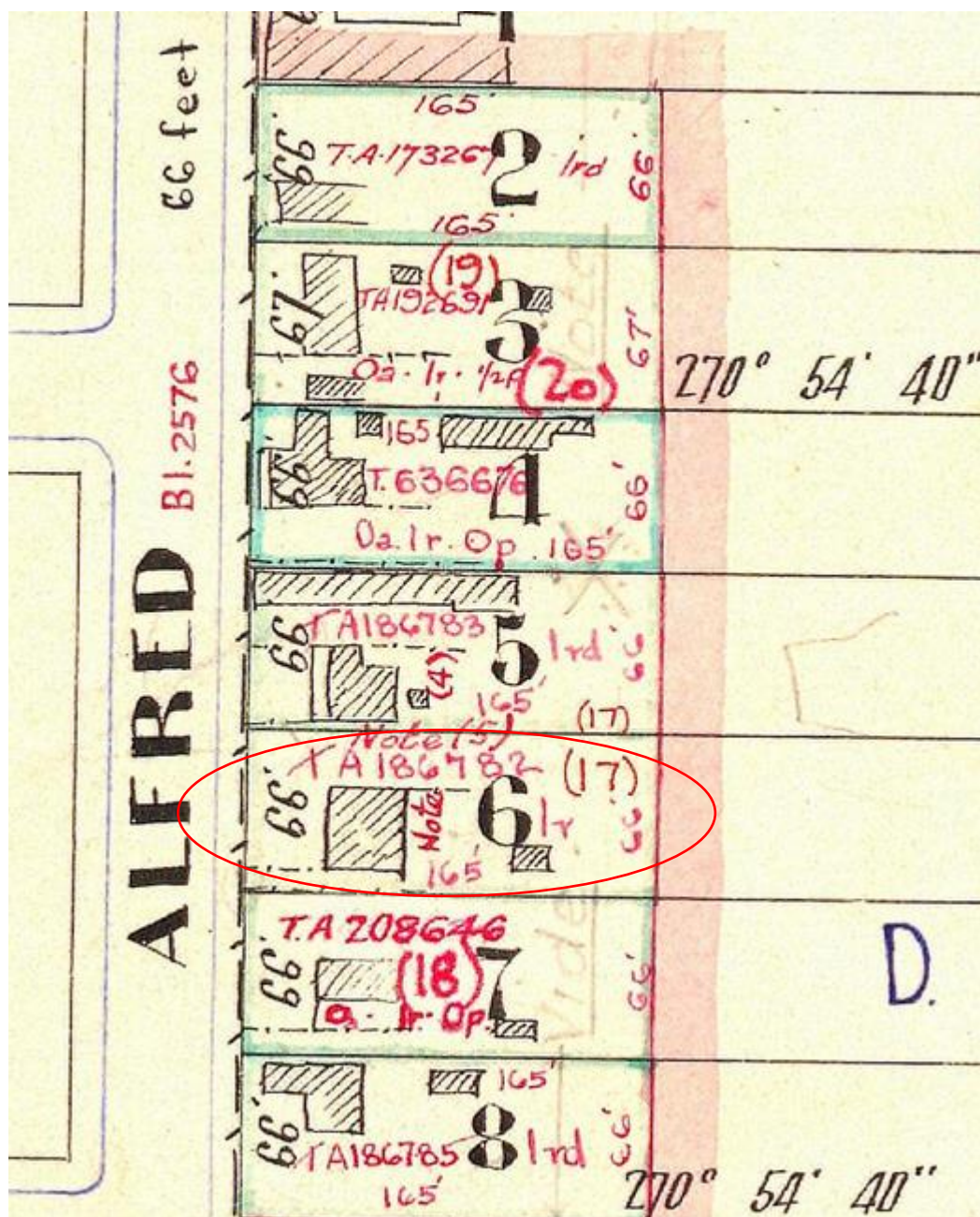
# Shoalhaven Heritage Data Form

## Shoalhaven Heritage Review – Certain Items in Berry 2018

**IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	LTO Charting Maps Deposited Plan 5270				
<b>Image year</b>	1906	<b>Image by</b>	Historic Land Records Viewer	<b>Image copyright holder</b>	NSW Land Registry





# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

ITEM DETAILS					
Name of Item	Federation Weatherboard Cottage				
Other Name/s Former Name/s					
Item type (if known)	Dwelling				
Item group (if known)	Residential buildings (private)				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	64				
Street name	Princess Street				
Suburb/town	Berry	Postcode		2535	
Local Government Area/s	Shoalhaven				
Property description	Lot 1 DP 617648				
Location - Lat/long	Latitude	-34.776752		Longitude	150.696766
Location - AMG (if no street address)	Zone		Easting		Northing
Owner					
Current use	Dwelling				
Former Use	Dwelling				
Statement of significance	<p>The Federation Weatherboard Cottage at 64 Princess Street provides physical evidence of the historical development of Berry. The cottage was built during the earliest phase of the 1912 Berry Town subdivision and sale and as such provides an important record of the historical growth of Berry. The cottage at 64 Princess Street displays the key characteristics of the Victorian vernacular style as applied during the late Federation period. The building is an example of the work of a local builder using locally available materials. 64 Princess Street is a good example of early 20<sup>th</sup> century vernacular architecture in the Shoalhaven.</p>				
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		



# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

DESCRIPTION						
<b>Designer</b>	Not known					
<b>Builder/ maker</b>	Not known					
<b>Physical Description</b>	Federation period weatherboard cottage with Victorian proportions. Symmetrical street frontage with central door and flanking windows below a hipped roof. An L-shaped plan with a rear wing. The roof is hipped and clad in corrugated steel. There is a separate skillion verandah roof wrapping the front and side of the building. The windows are double paned double hung sashes. A single chimney with decorative brickwork capping is centrally located on the ridge of the rear wing.					
<b>Physical condition and Archaeological potential</b>	Good					
<b>Construction years</b>	<b>Start year</b>	1912	<b>Finish year</b>	1912	<b>Circa</b>	Yes
<b>Modifications and dates</b>	2006 Additions to dwelling					
<b>Further comments</b>	It is possible that the building was moved to the location from elsewhere but this has not been substantiated.					

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

HISTORY	
<b>Historical notes</b>	<p>Broughton (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 1822 Broughton acted as his guide and went on to play a significant role in the management of Berry's Coolangatta estate. Berry had a substantial work force of other Aboriginal people and convicts who made it possible for him to construct his home and the estate administration on the side of the mountain Cullunghutti. Alexander Berry and Edward Wollstonecraft were granted 10,000 acres, which Berry expanded to 40,000 acres, including the area that became the Town of Berry. The first settlement at Berry was located on Broughton Creek, and by 1861 had a schoolhouse and postmaster. When Alexander Berry died in 1873 his younger brother David, who was already involved in the management of Coolangatta, inherited the estate. 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). In 1883 cousin of David Berry, Dr John Hay, settled at Coolangatta and after Berry's death in 1889 was left in charge of administering the estate. The town was renamed Berry at this time. By 1892 the majority of the vast estate had been broken up and sold (Subdivision Catalogue 1892). The railway opened in 1893 facilitating the town's growth.</p> <p>The deposited plan of the subdivision of the Town of Berry was lodged by A. Hay and D.W. Roxburgh to a survey made in 1912 and lodged in 1915 (Certificate of title Volume 1907 Folio 15 (Deposited Plan 8058)).</p> <p>Site specific history:</p> <p>Located on Section 4 of DP8058 the 1912 subdivision sale map shows this section to be un-subdivided at its southern end and developed by the Church of England in the centre of the block. A watercourse flows through the end of Section 8 which is likely to be why the rest of the lot was not developed. The whole southern end lot adjacent to the church land lot comprising 3 Roods 3 <math>\frac{3}{4}</math> perches, was purchased by Elizabeth J.V. Johnston on 11 September 1912 from Alexander Hay and David Roxburgh (V.2291 F.163). Elizabeth was married to Alexander George Gilder Johnston, a builder of Berry. It is likely Johnston built the house around this time.</p> <p>In 1930 the land passed to Clarence Gillard, a draper of Berry and was sold again in 1954 to Alexander Irvine.</p>

THEMES	
<b>National historical theme</b>	4. Building settlements, towns and cities
<b>State historical theme</b>	Towns, suburbs and villages Land tenure Accommodation Domestic life

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

APPLICATION OF CRITERIA	
<b>Historical significance</b> SHR criteria (a)	The Federation Weatherboard Cottage at 64 Princess Street provides physical evidence of the historical development of Berry. The cottage was built during the earliest phase of the 1912 Berry Town subdivision and sale and as such provides an important record of the historical growth of Berry.
<b>Historical association significance</b> SHR criteria (b)	Does not meet this criterion.
<b>Aesthetic significance</b> SHR criteria (c)	The cottage at 64 Princess Street displays the key characteristics of the Victorian vernacular style applied during the late Federation period. The building is an example of the work of a local builder using locally available materials.
<b>Social significance</b> SHR criteria (d)	Does not meet this criterion.
<b>Technical/Research significance</b> SHR criteria (e)	Does not meet this criterion.
<b>Rarity</b> SHR criteria (f)	Does not meet this criterion.
<b>Representativeness</b> SHR criteria (g)	64 Princess Street is a good example of early 20 <sup>th</sup> century vernacular architecture in the Shoalhaven. It is representative of Victorian style dwellings constructed late in the Federation period.
<b>Integrity</b>	The building is reasonably intact and has a high degree of integrity.

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Study	Peter Freeman P/L	Heritage Study 1995-1998	2003	Shoalhaven City Council
Book	Cousins, Arthur	The Garden of New South Wales	1994	
Web	Campbell, Keith	Australian Dictionary of Biography	2018	National Centre of Biography, ANU
Archive	Berry Municipal Council	Berry Valuation Books	1923-1940	NSW Archives
Web Archive	Land and Property Information Service	Historic Land Titles		Historic Land Records Viewer

RECOMMENDATIONS	
Recommendations	Include the item in Schedule 5 of Shoalhaven Local Environmental Plan (SLEP)

SOURCE OF THIS INFORMATION			
Name of study or report	Shoalhaven Heritage Review – Certain Items in Berry	Year of study or report	2019
Item number in study or report			
Author of study or report	Louise Thom		
Inspected by	Louise Thom		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Louise Thom	Date	April 2019

# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Front of cottage from Princess Street				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council





# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Side view of the cottage				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council



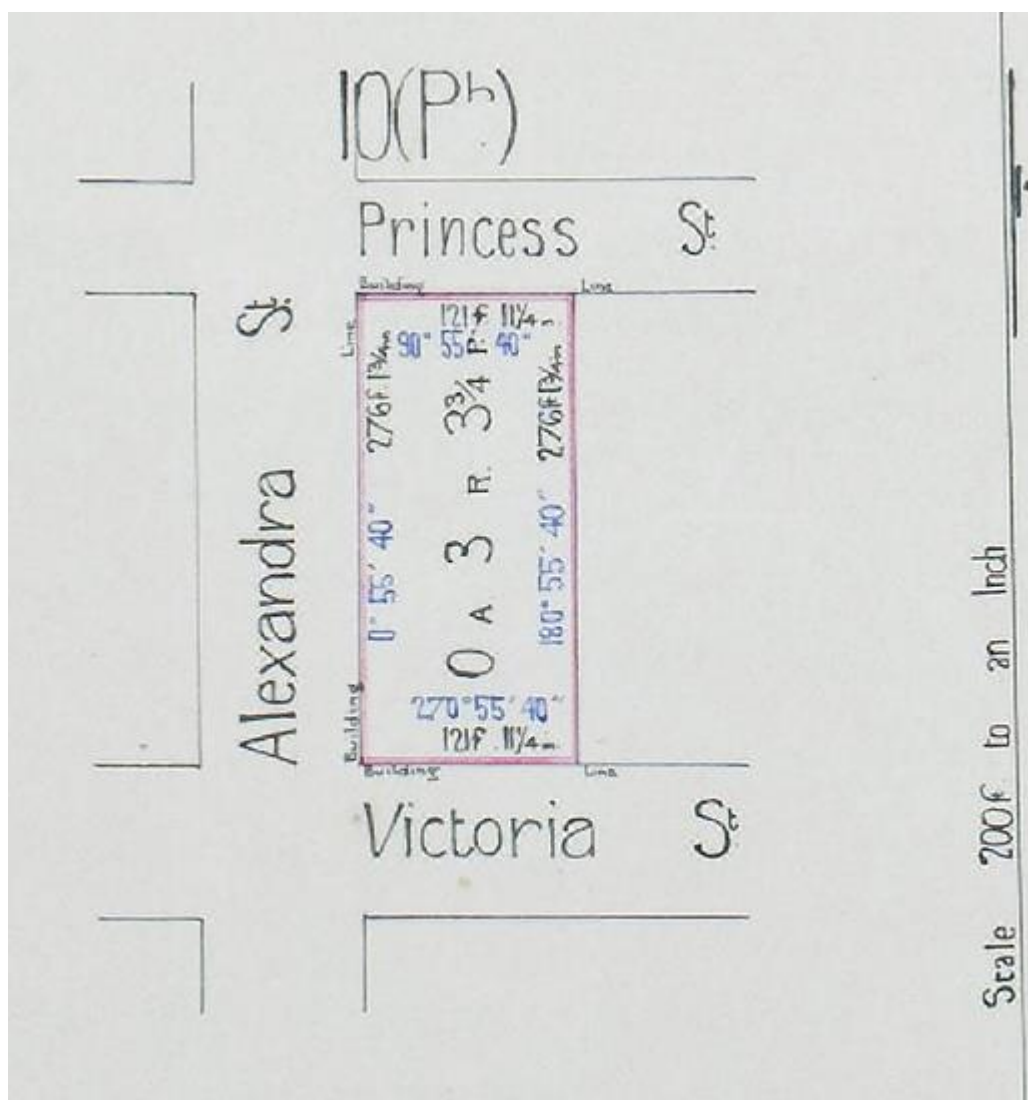
# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Land Title Volume 2291 Folio 163				
<b>Image year</b>	1912	<b>Image by</b>	Historic Land Records Viewer	<b>Image copyright holder</b>	Land Registry Services



# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

ITEM DETAILS					
Name of Item	Federation weatherboard cottage				
Other Name/s Former Name/s	Federation weatherboard cottage				
Item type (if known)	Dwelling				
Item group (if known)	Residential buildings (private)				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	71				
Street name	Princess Street				
Suburb/town	Berry	Postcode		2535	
Local Government Area/s	Shoalhaven				
Property description	1//920044				
Location - Lat/long	Latitude	-34.776363		Longitude	150.697305
Location - AMG (if no street address)	Zone		Easting		Northing
Owner					
Current use	Dwelling				
Former Use	Dwelling				
Statement of significance	<p>The Federation weatherboard cottage at 71 Princess Street provides early evidence of the development of the town of Berry prior to the 1912 sale of lots. The cottage is historically significant for its role in the provision of maternity care and delivery of babies in the Inter-war period. The cottage has historical association with Ida Shelton and Alice Morgan, two nurses who provided maternity services in Berry in the 1920s and 1930s.</p> <p>The weatherboard cottage has aesthetic value as a Federation style dwelling that demonstrates the principle characteristics of the architectural period. The modification to create an entry porch has value for its ability to demonstrate the use by the maternity hospital. The cottage makes a positive contribution to the streetscape character of Berry.</p> <p>The cottage is rare as an early 20<sup>th</sup> century example of a maternity hospital in the Shoalhaven. The cottage is an excellent example of a weatherboard Federation cottage and is a fine representative example of a timber vernacular house built at the end of the 19<sup>th</sup> century and the beginning of the 20<sup>th</sup> century in the Shoalhaven</p>				
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		

# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

DESCRIPTION						
<b>Designer</b>	Alexander George Gilder Johnston					
<b>Builder/ maker</b>	Alexander George Gilder Johnston					
<b>Physical Description</b>	<p>71 Princess Street is a single storey Federation weatherboard cottage. It has a pyramid hipped corrugated steel roof and a skillion roofed front verandah. Windows are timber framed and double hung. The front has three door openings which may have originally been French doors flanking the entry door. The original side verandah was once enclosed with the modification of a gable roof facing the street, most likely during its life as a maternity hospital. The side verandah is screen but not enclosed. The side windows are covered by bracketed window hoods. There is an original chimney still extant. Decorative Federation style brackets have been added to the verandah posts in the last 20 years.</p>					
<b>Physical condition and Archaeological potential</b>	Good					
<b>Construction years</b>	<b>Start year</b>	1900	<b>Finish year</b>	1900	<b>Circa</b>	yes
<b>Modifications and dates</b>	1922 (circa) addition of gable roof portico over corner of verandah to create an entrance.					
<b>Further comments</b>						

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

HISTORY	
<b>Historical notes</b>	<p>Broughton (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 1822 Broughton acted as his guide and went on to play a significant role in the management of Berry's Coolangatta estate. Berry had a substantial work force of other Aboriginal people and convicts who made it possible for him to construct his home and the estate administration on the side of the mountain Cullunghutti. Alexander Berry and Edward Wollstonecraft were granted 10,000 acres, which Berry expanded to 40,000 acres, including the area that became the Town of Berry. The first settlement at Berry was located on Broughton Creek, and by 1861 had a schoolhouse and postmaster. When Alexander Berry died in 1873 his younger brother David, who was already involved in the management of Coolangatta, inherited the estate. 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). In 1883 cousin of David Berry, Dr John Hay, settled at Coolangatta and after Berry's death in 1889 was left in charge of administering the estate. The town was renamed Berry at this time. By 1892 the majority of the vast estate had been broken up and sold (Subdivision Catalogue 1892). The railway opened in 1893 facilitating the town's growth.</p> <p>The deposited plan of the subdivision of the Town of Berry was lodged by A. Hay and D.W. Roxburgh to a survey made in 1912 and lodged in 1915 (Certificate of title Volume 1907 Folio 15 (Deposited Plan 8058)).</p> <p>Site specific history: In 1900 Alexander George Gilder Johnston, a builder of Berry, purchased from John Hay a parcel of land fronting Princess Street of 36 perches. In the 1912 subdivision plan it is shown as lot 11 Section 3 and existing buildings are shown on the lot. One of these buildings shown matches the description of the existing house. In 1922 Alexander Johnston's widow leased the property to Ida Shelton, a maternity nurse from Berry. Another maternity nurse, Alice Morgan, took over the lease in 1925. The cottage was a maternity hospital from 1922 to the 1930s.</p>

THEMES	
<b>National historical theme</b>	4. Building settlements, towns and cities
<b>State historical theme</b>	Towns, suburbs and villages Land tenure Accommodation Domestic life



# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

APPLICATION OF CRITERIA	
<b>Historical significance</b> SHR criteria (a)	The Federation weatherboard cottage at 71 Princess Street provides early evidence of the development of the town of Berry prior to the 1912 sale of lots. The cottage is historically significant for its role in the provision of maternity care and delivery of babies in the Inter-war period.
<b>Historical association significance</b> SHR criteria (b)	The cottage has historical association with Ida Shelton and Alice Morgan two nurses who provided maternity services in Berry in the 1920s and 1930s.
<b>Aesthetic significance</b> SHR criteria (c)	The weatherboard cottage has aesthetic value as a Federation style dwelling that demonstrates the principle characteristics of the architectural period. The modification to create an entry porch has value for its ability to demonstrate the use by the maternity hospital. The cottage makes a positive contribution to the streetscape character of Berry.
<b>Social significance</b> SHR criteria (d)	Does not meet this criterion.
<b>Technical/Research significance</b> SHR criteria (e)	Does not meet this criterion.
<b>Rarity</b> SHR criteria (f)	The cottage is rare as an early 20 <sup>th</sup> century example of a maternity hospital in the Shoalhaven.
<b>Representativeness</b> SHR criteria (g)	The cottage is an excellent example of a weatherboard Federation cottage. The cottage is a fine representative example of a timber vernacular house built at the end of the 19 <sup>th</sup> century and the beginning of the 20 <sup>th</sup> century in the Shoalhaven
<b>Integrity</b>	The building has a high degree of intactness and retains the modification made for the entry porch of the maternity hospital.

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Study	Peter Freeman P/L	Heritage Study 1995-1998	2003	Shoalhaven City Council
Book	Cousins, Arthur	The Garden of New South Wales	1994	
Web	Campbell, Keith	Australian Dictionary of Biography	2018	National Centre of Biography, ANU
Archive	Berry Municipal Council	Berry Valuation Books	1923-1940	NSW Archives
Web Archive	Land and Property Information Service	Historic Land Titles		Historic Land Records Viewer

RECOMMENDATIONS	
Recommendations	Include the item in Schedule 5 of Shoalhaven Local Environmental Plan (SLEP)

SOURCE OF THIS INFORMATION			
Name of study or report	Shoalhaven Heritage Review – Certain Items in Berry	Year of study or report	2019
Item number in study or report			
Author of study or report	Louise Thom		
Inspected by	Louise Thom		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Louise Thom	Date	April 2019

# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	71 Princess Street, Berry – note the side entry door under the small gable roof has been removed				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council





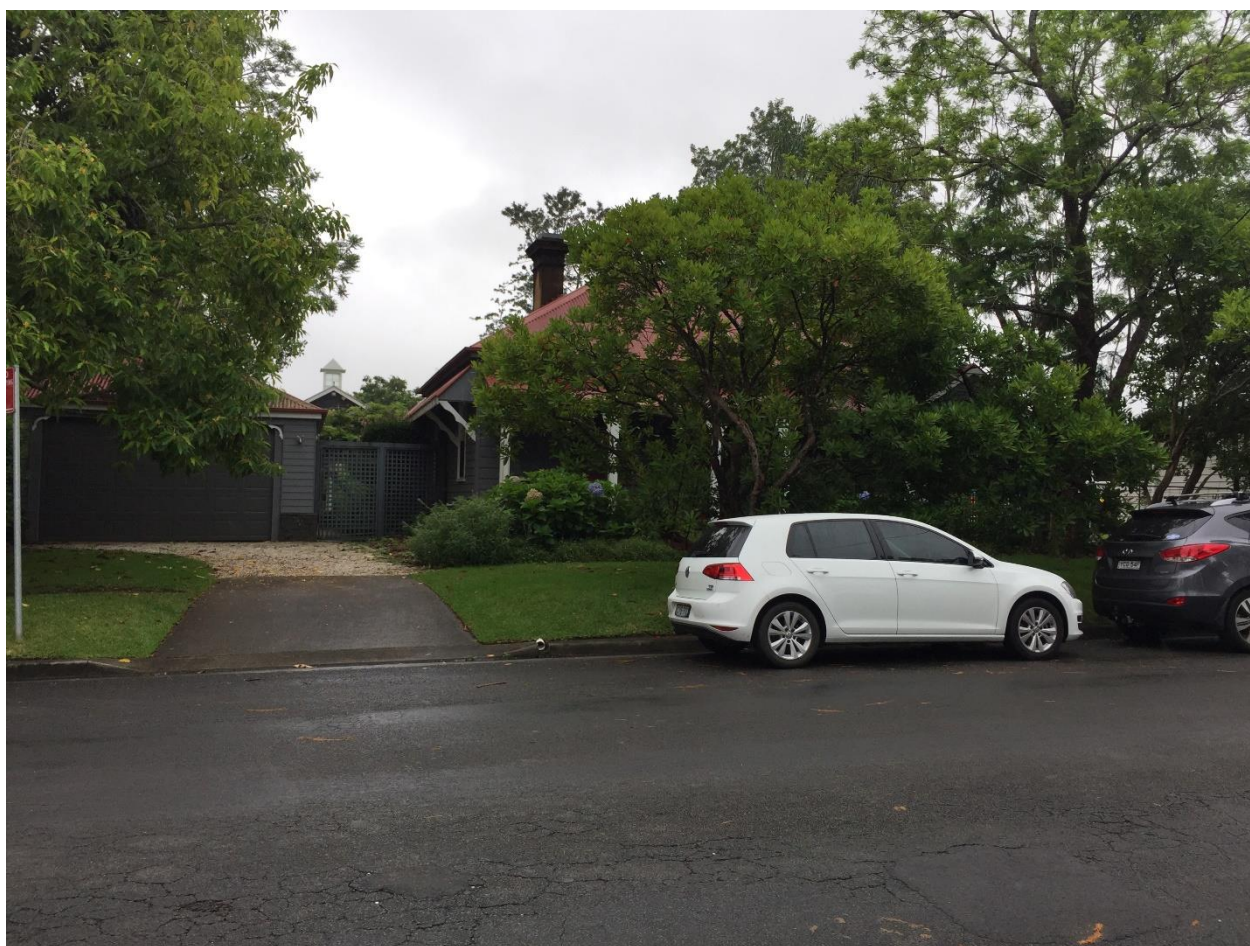
# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	71 Princess Street, Berry				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council



# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Shoalhaven heritage Inventory SHI Number 2390095				
<b>Image year</b>	1999	<b>Image by</b>	Freeman	<b>Image copyright holder</b>	Shoalhaven City Council





# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

ITEM DETAILS					
Name of Item	Federation Weatherboard Cottage				
Other Name/s Former Name/s	Federation weatherboard cottage				
Item type (if known)	Dwelling				
Item group (if known)	Residential buildings (private)				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	51				
Street name	Queen Street				
Suburb/town	Berry		Postcode	2535	
Local Government Area/s	Shoalhaven				
Property description	Lot 2 DP511332				
Location - Lat/long	Latitude	-34.774726		Longitude	150.692348
Location - AMG (if no street address)	Zone		Easting		Northing
Owner					
Current use	Dwelling				
Former Use	Dwelling				
Statement of significance	<p>The Federation Weatherboard Cottage at 51 Queen Street provides physical evidence of the residential development of Berry. The house has historic value for its ability to demonstrate early residential development subsequent to the 1912 Hay subdivision which started the growth of the Township of Berry. This very intact house exhibits the principal characteristics of the Federation style of architecture as applied to a domestic dwelling in the early 20<sup>th</sup> century. It has high aesthetic value as one of the earlier surviving houses in the 1912 Berry subdivision. 51 Queen Street is an excellent representative example of a timber vernacular house built in the early 20<sup>th</sup> century in the Shoalhaven</p>				
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

DESCRIPTION						
<b>Designer</b>	Not known					
<b>Builder/ maker</b>	Not known					
<b>Physical Description</b>	<p>The house is a Federation style timber weatherboard building. It has a side wing with a forward facing gable with a decorative half-timbered stucco infill panel. The main roof is hipped with a ventilated gambrel facing Queen Street and clad in corrugated steel. A skillion roof over a front verandah is joined to the main roof. The verandah roof is supported on timber posts with decorative timber valences.</p> <p>The original triple framed timber window with an awning on timber brackets faces the street and a set of timber French door open to the front verandah. The other windows appear to also be original. The property is substantially intact.</p>					
<b>Physical condition and Archaeological potential</b>	Very good					
<b>Construction years</b>	<b>Start year</b>	1914	<b>Finish year</b>	1914	<b>Circa</b>	yes
<b>Modifications and dates</b>	<p>2001 Garage</p> <p>2018 Alterations and additions</p>					
<b>Further comments</b>						

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

HISTORY	
<b>Historical notes</b>	<p>Broughton (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 1822 Broughton acted as his guide and went on to play a significant role in the management of Berry's Coolangatta estate. Berry had a substantial work force of other Aboriginal people and convicts who made it possible for him to construct his home and the estate administration on the side of the mountain Cullunghutti. Alexander Berry and Edward Wollstonecraft were granted 10,000 acres, which Berry expanded to 40,000 acres, including the area that became the Town of Berry. The first settlement at Berry was located on Broughton Creek, and by 1861 had a schoolhouse and postmaster. When Alexander Berry died in 1873 his younger brother David, who was already involved in the management of Coolangatta, inherited the estate. 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). In 1883 cousin of David Berry, Dr John Hay, administered Coolangatta and after Berry's death in 1889 was left in charge of administering the estate. The town was renamed Berry at this time. By 1892 the majority of the vast estate had been broken up and sold (Subdivision Catalogue 1892). The railway opened in 1893 facilitating the town's growth.</p> <p>The deposited plan of the subdivision of the Town of Berry was lodged by A. Hay and D.W. Roxburgh to a survey made in 1912 and lodged in 1915 (Certificate of title Volume 1907 Folio 15 (Deposited Plan 8058)).</p> <p>Site specific history: Originally the lot was part of 10,000 acres granted to Alexander Berry and Edward Wollstonecraft on 12 June 1875 and also parts of two Crown Grants granted to Alexander Berry of four thousand and four thousand acres respectively in 1838 and 1842 (Vol.1283 Fol.196). In 1914 John Logan of Berry purchased a large lot of 2 Roods, 3 ½ perches in Section 13 from Hay and Roxburgh. The lot was shown on the 1912 subdivision sale map as Lots 7 and 10 Sec.13. 51 Queen Street is located on what was lot 10. The whole of Section 13 was shown as undeveloped in 1912. It is most likely that Logan built the cottage circa 1914 when he purchased the lot. The land did not change hands again until 1966, which is when lots 1 and 2 were subdivided from lot 10. Note: According to unsubstantiated anecdotal evidence the property was once a birthing centre.</p>

THEMES	
<b>National historical theme</b>	4. Building settlements, towns and cities
<b>State historical theme</b>	Towns, suburbs and villages Land tenure Accommodation Domestic life

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

APPLICATION OF CRITERIA	
<b>Historical significance</b> SHR criteria (a)	The house at 51 Queen Street provides physical evidence of the early development of Berry. The house has historic value for its ability to demonstrate early residential development immediately after the 1912 Hay subdivision which prompted the growth of Berry.
<b>Historical association significance</b> SHR criteria (b)	Does not meet this criterion.
<b>Aesthetic significance</b> SHR criteria (c)	This very intact house exhibits the principal characteristics of the Federation style of architecture as applied to a domestic dwelling in the early 20 <sup>th</sup> century. It has high aesthetic value as one of the earlier Federation houses in Berry.
<b>Social significance</b> SHR criteria (d)	Does not meet this criterion.
<b>Technical/Research significance</b> SHR criteria (e)	Does not meet this criterion.
<b>Rarity</b> SHR criteria (f)	The property is not rare. Does not meet this criterion.
<b>Representativeness</b> SHR criteria (g)	51 Queen Street is an excellent representative example of a timber Federation house in the Shoalhaven. The house is a representative example of a timber vernacular house built in the early 20 <sup>th</sup> century in the Shoalhaven.
<b>Integrity</b>	The house demonstrates a high degree of intactness.

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Study	Peter Freeman P/L	Heritage Study 1995-1998	2003	Shoalhaven City Council
Book	Cousins, Arthur	The Garden of New South Wales	1994	
Web	Campbell, Keith	Australian Dictionary of Biography	2018	National Centre of Biography, ANU
Archive	Berry Municipal Council	Berry Valuation Books	1923-1940	NSW Archives
Web Archive	Land and Property Information Service	Historic Land Titles		Historic Land Records Viewer

RECOMMENDATIONS	
Recommendations	Include the item in Schedule 5 of Shoalhaven Local Environmental Plan (SLEP)

SOURCE OF THIS INFORMATION			
Name of study or report	Shoalhaven Heritage Review – Certain Items in Berry	Year of study or report	2019
Item number in study or report			
Author of study or report	Louise Thom		
Inspected by	Louise Thom		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Louise Thom	Date	April 2019



# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	View of front of house from Queen Street				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council



# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	View of front of house from Queen Street				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council





# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	View of the side of the house from Queen Street				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council



# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

ITEM DETAILS					
Name of Item	Federation Weatherboard Cottage				
Other Name/s Former Name/s					
Item type (if known)	Dwelling				
Item group (if known)	Residential buildings (private)				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	54				
Street name	Queen Street				
Suburb/town	Berry	Postcode		2535	
Local Government Area/s	Shoalhaven				
Property description	Lot 102 DP 608789				
Location - Lat/long	Latitude	-34.77525		Longitude	150.692325
Location - AMG (if no street address)	Zone		Easting		Northing
Owner					
Current use	Dwelling				
Former Use	Dwelling				
Statement of significance	<p>The Federation Weatherboard Cottage at 54 Queen Street provides very early physical evidence of the residential development of the town of Berry. The house has historic value for its ability to demonstrate early residential development prior to the 1912 Hay subdivision which started the growth of the town of Berry. This very intact house exhibits the principal characteristics of the Federation style of architecture as applied to a domestic dwelling in the early 20<sup>th</sup> century. It has high aesthetic value as one of the earlier Federation houses in Berry. 54 Queen Street is rare as one of the few surviving houses in Berry township that were built prior to the marketing of the 1912 town subdivision. 54 Queen Street is an excellent representative example of a timber vernacular house built in the early 20<sup>th</sup> century in the Shoalhaven.</p>				
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

DESCRIPTION						
<b>Designer</b>	George Paul Morschel					
<b>Builder/ maker</b>	George Paul Morschel					
<b>Physical Description</b>	The house is a Federation style timber weatherboard building. It has a side wing with a forward facing gable with a decorative barge board. There is a timber vent in the apex of the gable. The main roof is a steep pyramid hip clad in corrugated steel. There is a double framed timber window with an awning facing the street. The main roof is hipped and clad in corrugated metal. A skillion roofed verandah faces the front and wraps the corner facing east. The roof is supported on timber posts and decorative brackets. The eastern end of the verandah is enclosed. The painted brick chimney is still extant.					
<b>Physical condition and Archaeological potential</b>	Good					
<b>Construction years</b>	<b>Start year</b>	1902	<b>Finish year</b>	1912	<b>Circa</b>	Yes
<b>Modifications and dates</b>	2007 Repair the existing cottage, including replacing external weatherboards & rusted roofing iron, replacing damaged aluminium windows with timber & the addition of French doors in the living area & an additional window to street frontage. Relocate and install new kitchen & upgrade the bathroom tiling and fittings.					
<b>Further comments</b>						



# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

HISTORY	
<b>Historical notes</b>	<p>Broughton (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 1822 Broughton acted as his guide and went on to play a significant role in the management of Berry's Coolangatta estate. Berry had a substantial work force of other Aboriginal people and convicts who made it possible for him to construct his home and the estate administration on the side of the mountain Cullunghutti. Alexander Berry and Edward Wollstonecraft were granted 10,000 acres, which Berry expanded to 40,000 acres, including the area that became the Town of Berry. The first settlement at Berry was located on Broughton Creek, and by 1861 had a schoolhouse and postmaster. When Alexander Berry died in 1873 his younger brother David, who was already involved in the management of Coolangatta, inherited the estate. 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). In 1883 cousin of David Berry, Dr John Hay, settled at Coolangatta and after Berry's death in 1889 was left in charge of administering the estate. The town was renamed Berry at this time. By 1892 the majority of the vast estate had been broken up and sold (Subdivision Catalogue 1892). The railway opened in 1893 facilitating the town's growth.</p> <p>The deposited plan of the subdivision of the Town of Berry was lodged by A. Hay and D.W. Roxburgh to a survey made in 1912 and lodged in 1915 (Certificate of title Volume 1907 Folio 15 (Deposited Plan 8058)).</p> <p>Site specific history: In 1902 George Paul Morschel, contractor of berry, purchased 36 perches from Hay and Roxburgh before the Berry Town Subdivision (V.1407 F.174). The title deed shows a plan with buildings established on the lot, The house is also shown as existing on the 1912 Subdivision sale plan on Lot 6 Section 14. See images for detail. The plan shown on the title shows a t shaped building with a front verandah, matching the existing building except for the side verandah. It is estimated that Morschel built the house between 1902 and 1912. As he didn't sell until the 1940s it is likely that it was his home.</p>

THEMES	
<b>National historical theme</b>	4. Building settlements, towns and cities
<b>State historical theme</b>	Towns, suburbs and villages Land tenure Accommodation Domestic life

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

APPLICATION OF CRITERIA	
<b>Historical significance</b> SHR criteria (a)	The Federation Weatherboard Cottage at 54 Queen Street provides very early physical evidence of the residential development of the town of Berry. The house has historic value for its ability to demonstrate early residential development prior to the 1912 Hay subdivision which started the growth of the town of Berry.
<b>Historical association significance</b> SHR criteria (b)	Does not meet this criterion.
<b>Aesthetic significance</b> SHR criteria (c)	This very intact Federation Weatherboard Cottage exhibits the principal characteristics of the Federation style of architecture as applied to a domestic dwelling in the early 20 <sup>th</sup> century. It has high aesthetic value as one of the earlier Federation houses in Berry.
<b>Social significance</b> SHR criteria (d)	Does not meet this criterion.
<b>Technical/Research significance</b> SHR criteria (e)	Does not meet this criterion.
<b>Rarity</b> SHR criteria (f)	54 Queen Street is one of the few surviving houses in Berry township that were built prior to the marketing of the 1912 town subdivision.
<b>Representativeness</b> SHR criteria (g)	54 Queen Street is an excellent representative example of a timber Federation house in the Shoalhaven. The house is a representative example of a timber vernacular house built in the early 20 <sup>th</sup> century in the Shoalhaven.
<b>Integrity</b>	The house demonstrates a high degree of intactness.

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Study	Peter Freeman P/L	Heritage Study 1995-1998	2003	Shoalhaven City Council
Book	Cousins, Arthur	The Garden of New South Wales	1994	
Web	Campbell, Keith	Australian Dictionary of Biography	2018	National Centre of Biography, ANU
Archive	Berry Municipal Council	Berry Valuation Books	1923-1940	NSW Archives
Web Archive	Land and Property Information Service	Historic Land Titles		Historic Land Records Viewer

RECOMMENDATIONS	
Recommendations	Include the item in Schedule 5 of Shoalhaven Local Environmental Plan (SLEP)

SOURCE OF THIS INFORMATION			
Name of study or report	Shoalhaven Heritage Review – Certain Items in Berry	Year of study or report	2019
Item number in study or report			
Author of study or report	Louise Thom		
Inspected by	Louise Thom		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Louise Thom	Date	April 2019

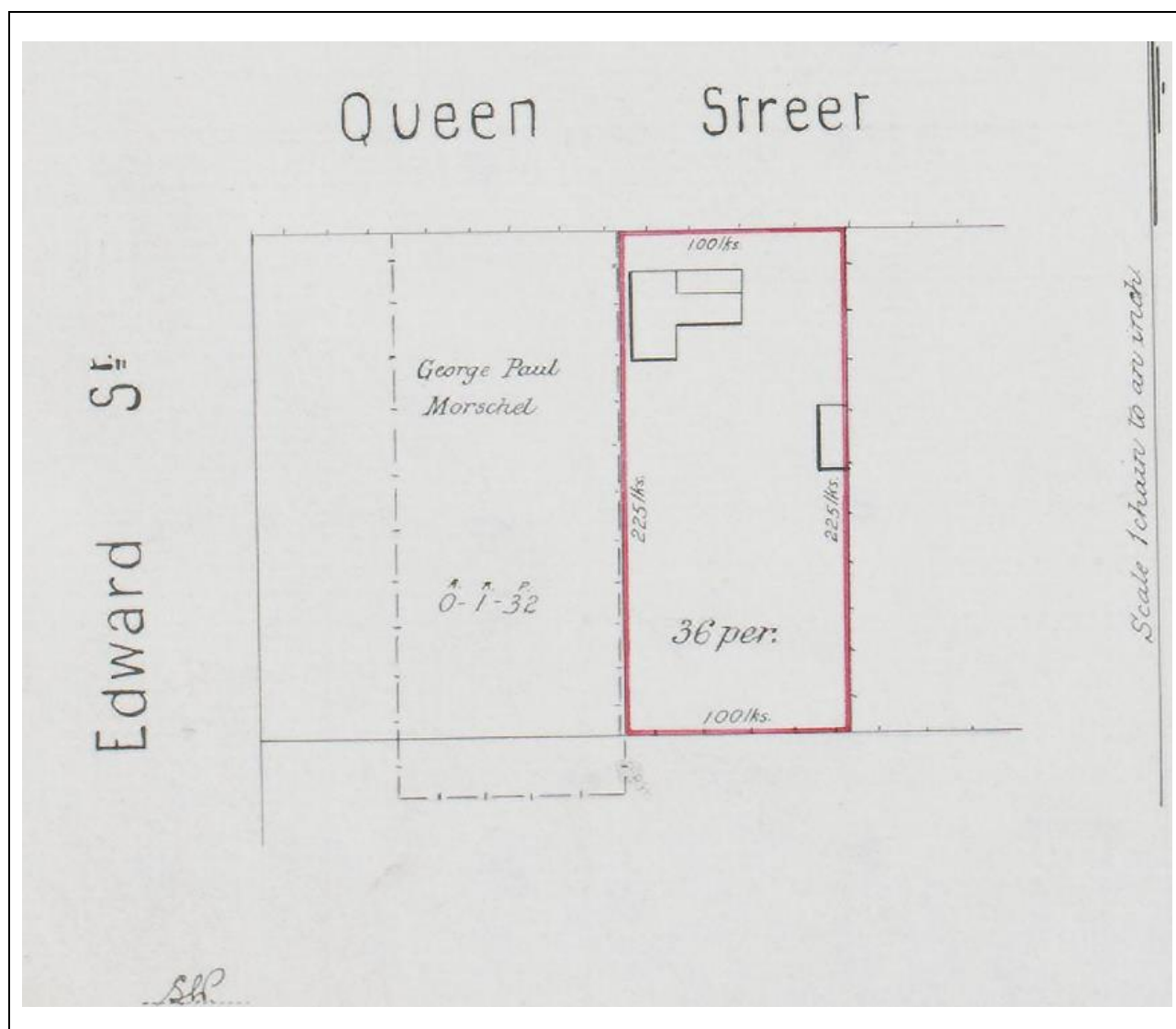
# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Certificate of title Volume 1407 Folio 174				
<b>Image year</b>	1902	<b>Image by</b>	Land and property Information Service	<b>Image copyright holder</b>	Land and property Information Service



# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	View of front of house from Queen Street				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council





# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	View across Queen street				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council



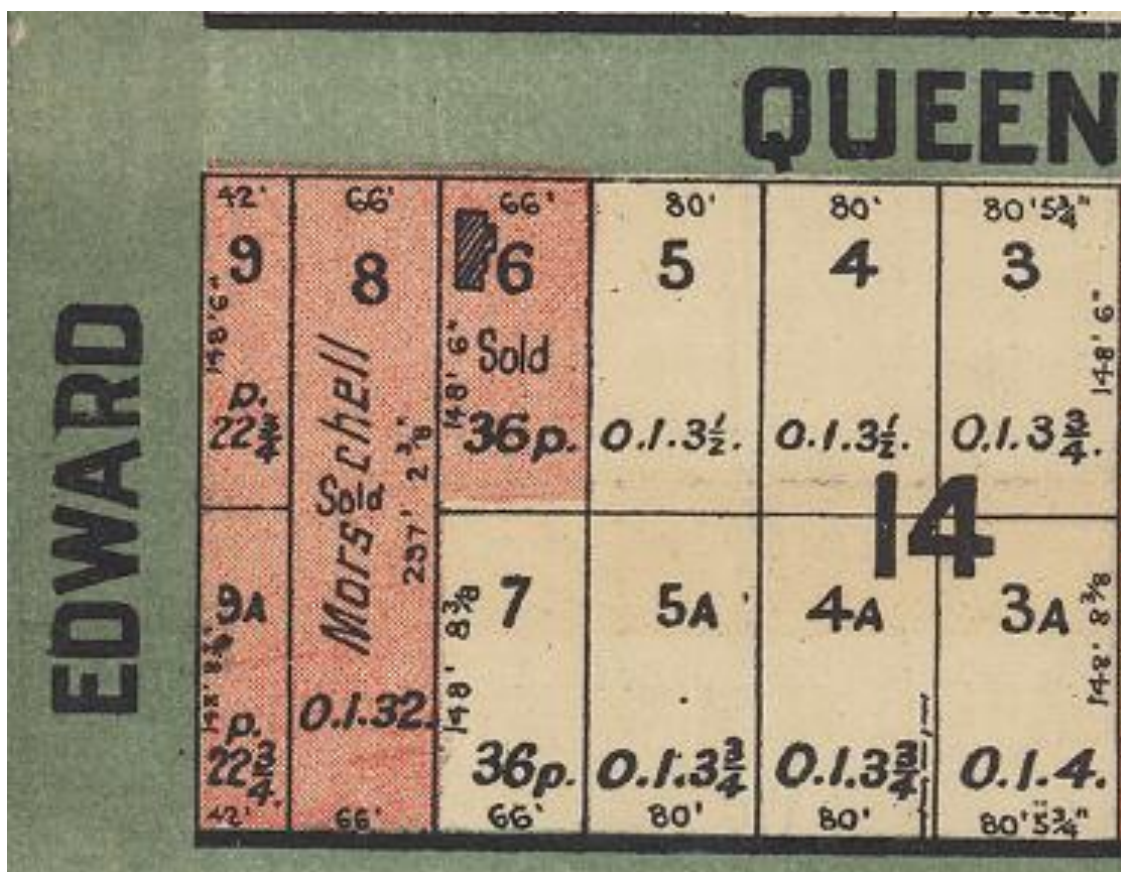
# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Extract from <i>For auction sale, Berry Estate. Berry town subdivision ...</i> 21st February, 1912. The house is shown on Lot 6.				
<b>Image year</b>	2018	<b>Image by</b>	Land and property Information Service	<b>Image copyright holder</b>	Land and property Information Service



# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

ITEM DETAILS					
Name of Item	Federation Weatherboard Cottage				
Other Name/s Former Name/s	Inter War Weatherboard & Fibro California Bungalow				
Item type (if known)	Dwelling				
Item group (if known)	Residential buildings (private)				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	44				
Street name	Victoria				
Suburb/town	Berry		Postcode	2535	
Local Government Area/s	Shoalhaven				
Property description	Lot 2 DP505765				
Location - Lat/long	Latitude	-34.776997		Longitude	150.691039
Location - AMG (if no street address)	Zone		Easting		Northing
Owner					
Current use	Dwelling				
Former Use	Dwelling				
Statement of significance	<p>The Federation Weatherboard Cottage at 44 Victoria Street provides early physical evidence of the historical development of Berry. The house is historically significant for its ability to demonstrate early residential development in the 1912 Hay subdivision which precipitated the growth of the Township of Berry. The house exhibits the principal characteristic of the Federation style of architecture as applied to a domestic dwelling in the early 20<sup>th</sup> century. 44 Victoria Street is an excellent example of a Federation house in the Shoalhaven. The house is a good representative example of a timber vernacular house built in the early 20<sup>th</sup> century in the Shoalhaven.</p>				
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

DESCRIPTION						
<b>Designer</b>	Not known					
<b>Builder/ maker</b>	Not known					
<b>Physical Description</b>	The house at 44 Victoria Street is located on a corner block that slopes towards Victoria street. The building faces Victoria Street and is weatherboard on a masonry base with a corrugated metal roof. The front side wing has a flying gable over tripartite canted walls. There is a verandah wrapping the building on the front and side, terminating in another gable roofed wing at the side. The verandah has a corrugated metal roof integrated with the main hipped roof. There is a flight of masonry steps up the verandah.					
<b>Physical condition and Archaeological potential</b>	Good					
<b>Construction years</b>	<b>Start year</b>	1915	<b>Finish year</b>	1915	<b>Circa</b>	Yes
<b>Modifications and dates</b>	2012 Alterations and additions to the existing house. Additions to the existing garage to convert it to a studio/home office					
<b>Further comments</b>						

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

HISTORY	
Historical notes	<p>Broughton (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 1822 Broughton acted as his guide and went on to play a significant role in the management of Berry's Coolangatta estate. Berry had a substantial work force of other Aboriginal people and convicts who made it possible for him to construct his home and the estate administration on the side of the mountain Cullunghutti. Alexander Berry and Edward Wollstonecraft were granted 10,000 acres, which Berry expanded to 40,000 acres, including the area that became the Town of Berry. The first settlement at Berry was located on Broughton Creek, and by 1861 had a schoolhouse and postmaster. When Alexander Berry died in 1873 his younger brother David, who was already involved in the management of Coolangatta, inherited the estate. 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). In 1883 cousin of David Berry, Dr John Hay, administered Coolangatta and after Berry's death in 1889 was left in charge of administering the estate. The town was renamed Berry at this time. By 1892 the majority of the vast estate had been broken up and sold (Subdivision Catalogue 1892). The railway opened in 1893 facilitating the town's growth.</p> <p>The deposited plan of the subdivision of the Town of Berry was lodged by A. Hay and D.W. Roxburgh to a survey made in 1912 and lodged in 1915 (Certificate of title Volume 1907 Folio 15 (Deposited Plan 8058)).</p> <p>Site specific history: Originally the lot was part of 10,000 acres granted to Alexander Berry and Edward Wollstonecraft on 12 June 1875 and also parts of two Crown Grants granted to Alexander Berry of four thousand and four thousand acres respectively in 1838 and 1842 (Vol.1283 Fol.196). The land originally Lot 1 and was further subdivided in 1915 to become Lot 30 in Section 17 of DP8058, comprising 1 rood 5 ½ perches. No further information is available on this lot. It is possible the house dates from the subdivision date of 1915.</p>

THEMES	
National historical theme	4. Building settlements, towns and cities
State historical theme	Towns, suburbs and villages Land tenure Accommodation Domestic life



# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

APPLICATION OF CRITERIA	
<b>Historical significance</b> SHR criteria (a)	The house at 44 Victoria Street provides early physical evidence of the historical development of the town of Berry. The house is historically significant for its ability to demonstrate early residential development in the 1912 Hay subdivision which started the growth of the town of Berry.
<b>Historical association significance</b> SHR criteria (b)	Does not meet this criterion
<b>Aesthetic significance</b> SHR criteria (c)	The House exhibits the principal characteristic of the Federation style of architecture as applied to a domestic dwelling in the early 20 <sup>th</sup> century.
<b>Social significance</b> SHR criteria (d)	Does not meet this criterion.
<b>Technical/Research significance</b> SHR criteria (e)	Does not meet this criterion.
<b>Rarity</b> SHR criteria (f)	Does not meet this criterion.
<b>Representativeness</b> SHR criteria (g)	44 Victoria Street is an excellent example of a Federation house in the Shoalhaven. The house is a good representative example of a timber vernacular house built in the early 20 <sup>th</sup> century in the Shoalhaven.
<b>Integrity</b>	The house has a high degree of intactness.

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Study	Peter Freeman P/L	Heritage Study 1995-1998	2003	Shoalhaven City Council
Book	Cousins, Arthur	The Garden of New South Wales	1994	
Web	Campbell, Keith	Australian Dictionary of Biography	2018	National Centre of Biography, ANU
Archive	Berry Municipal Council	Berry Valuation Books	1923-1940	NSW Archives
Web Archive	Land and Property Information Service	Historic Land Titles		Historic Land Records Viewer

RECOMMENDATIONS	
Recommendations	Include the item in Schedule 5 of Shoalhaven Local Environmental Plan (SLEP)

SOURCE OF THIS INFORMATION			
Name of study or report	Shoalhaven Heritage Review – Certain Items in Berry	Year of study or report	2019
Item number in study or report			
Author of study or report	Louise Thom		
Inspected by	Louise Thom		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Louise Thom	Date	April 2019

# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	The view to the house from Victoria Street				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council





# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	The view of the verandah and the flying gable.				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council





# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Rear car port				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council





# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

ITEM DETAILS					
Name of Item	Inter-war Weatherboard Cottage				
Other Name/s Former Name/s	Inter War Georgian style Weatherboard Cottage				
Item type (if known)	Dwelling				
Item group (if known)	Residential buildings (private)				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	63				
Street name	Victoria Street				
Suburb/town	Berry		Postcode	2535	
Local Government Area/s	Shoalhaven				
Property description	Lot 2 DP18189				
Location - Lat/long	Latitude	-34.776748		Longitude	150.693581
Location - AMG (if no street address)	Zone		Easting		Northing
Owner					
Current use	Dwelling				
Former Use	Dwelling				
Statement of significance	<p>The Inter-war Weatherboard Cottage at 63 Victoria Street provides physical evidence of the historical development of Berry in the Inter-war period. The house has historic value for its ability to demonstrate early historical development through subdivision of some of the larger lots that took place after the 1912 subdivision which formed the basis of the Township of Berry. The house at 63 Victoria Street exhibits the principal characteristic of the Inter-war Georgian Revival style of architecture as applied to a domestic dwelling and is a good representative example of a timber interpretation of the style. The house is a representative example of vernacular architecture in the Shoalhaven in the first half of the twentieth century.</p>				
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

DESCRIPTION						
<b>Designer</b>	Not known					
<b>Builder/ maker</b>	Not known					
<b>Physical Description</b>	<p>Located on a corner lot 63 Victoria Street is an inter-war timber weatherboard house. It has two bay windows facing Victoria Street and a simple hipped tiled roof. In the centre of the façade is a short flight of stairs to an entrance porch with a flat half circle roof supported by 4 columns resting on brick piers. Around the two frontages of the property is a low brick fence with rough rendered panels between brick piers. Facing Albany Street is a small timber garage with a gable roof.</p>					
<b>Physical condition and Archaeological potential</b>	Good					
<b>Construction years</b>	<b>Start year</b>	1929	<b>Finish year</b>	1937	<b>Circa</b>	Yes
<b>Modifications and dates</b>	No development applications.					
<b>Further comments</b>						

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

HISTORY	
<b>Historical notes</b>	<p>Broughton (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 1822 Broughton acted as his guide and went on to play a significant role in the management of Berry's Coolangatta estate. Berry had a substantial work force of other Aboriginal people and convicts who made it possible for him to construct his home and the estate administration on the side of the mountain Cullunghutti. Alexander Berry and Edward Wollstonecraft were granted 10,000 acres, which Berry expanded to 40,000 acres, including the area that became the Town of Berry. The first settlement at Berry was located on Broughton Creek, and by 1861 had a schoolhouse and postmaster. When Alexander Berry died in 1873 his younger brother David, who was already involved in the management of Coolangatta, inherited the estate. 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). In 1883 cousin of David Berry, Dr John Hay, administered Coolangatta and after Berry's death in 1889 was left in charge of administering the estate. The town was renamed Berry at this time. By 1892 the majority of the vast estate had been broken up and sold (Subdivision Catalogue 1892). The railway opened in 1893 facilitating the town's growth.</p> <p>The deposited plan of the subdivision of the Town of Berry was lodged by A. Hay and D.W. Roxburgh to a survey made in 1912 and lodged in 1915 (Certificate of title Volume 1907 Folio 15 (Deposited Plan 8058)).</p> <p>Site specific history: Originally the lot was part of 10,000 acres granted to Alexander Berry and Edward Wollstonecraft on 12 June 1875 and also parts of two Crown Grants granted to Alexander Berry of four thousand and four thousand acres respectively in 1838 and 1842 (Vol.1283 Fol.196). In the 1912 subdivision the land became Lot 1 Section 15 DP8058. This lot was purchased from Hay and Roxburgh in 1929 by Gladys Emily Oke, a widow from Brundee. It was a large parcel comprising 2 roods 21 ¼ perches. In 1937 Lot 1 was subdivided into 5 lots with Lot 2 being located on the corner comprising 18 ¼ perches with a 50 foot frontage to Victoria Street (DP18189). Gladys Oke sold lots 1, 3, 4 and 5 in 1949. Number 63 Victoria Street is located on Lot 2. It is likely that Gladys Oke built the house for herself between 1929 and 1937 and retained the dwelling as her home after selling the other lots. Given the style of the house it is more probable that the house was built circa 1929.</p>

THEMES	
<b>National historical theme</b>	4. Building settlements, towns and cities
<b>State historical theme</b>	Towns, suburbs and villages Land tenure Accommodation Domestic life

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

APPLICATION OF CRITERIA	
<b>Historical significance</b> SHR criteria (a)	63 Victoria Street provides physical evidence of the historical development of Berry in the Inter-war period. The house has historic value for its ability to demonstrate the early development through subdivision of some of the larger lots that took place after the 1912 subdivision which formed the basis of the Township of Berry.
<b>Historical association significance</b> SHR criteria (b)	Does not meet this criterion.
<b>Aesthetic significance</b> SHR criteria (c)	The house at 63 Victoria Street has aesthetic value by exhibiting the principal characteristics of the Inter-war Georgian style of architecture as applied to a domestic dwelling.
<b>Social significance</b> SHR criteria (d)	Does not meet this criterion.
<b>Technical/Research significance</b> SHR criteria (e)	Does not meet this criterion.
<b>Rarity</b> SHR criteria (f)	Does not meet this criterion.
<b>Representativeness</b> SHR criteria (g)	63 Victoria Street is a good representative example of an Inter-war Georgian Revival timber house. The house is a representative example of vernacular architecture in the Shoalhaven in the first half of the twentieth century.
<b>Integrity</b>	The dwelling appears to be intact.

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Study	Peter Freeman P/L	Heritage Study 1995-1998	2003	Shoalhaven City Council
Book	Cousins, Arthur	The Garden of New South Wales	1994	
Web	Campbell, Keith	Australian Dictionary of Biography	2018	National Centre of Biography, ANU
Archive	Berry Municipal Council	Berry Valuation Books	1923-1940	NSW Archives
Archive	Land and Property Information Service	Historic Land Titles		Historic Land records Viewer

RECOMMENDATIONS	
Recommendations	Include the item in Schedule 5 of Shoalhaven Local Environmental Plan (SLEP)

SOURCE OF THIS INFORMATION			
Name of study or report	Shoalhaven Heritage Review – Certain Items in Berry	Year of study or report	2019
Item number in study or report			
Author of study or report	Louise Thom		
Inspected by	Louise Thom		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Louise Thom	Date	April 2019



# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	63 Victoria Street viewed from Victoria Street				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council





# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	63 Victoria Street viewed from the corner of Victoria and Albany Streets				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council



# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Close up of the front façade showing the porch				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council





# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	The rear of 63 Victoria Street from Albany Street.				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council



# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

ITEM DETAILS					
<b>Name of Item</b>	Federation Weatherboard Cottage				
<b>Other Name/s Former Name/s</b>	Federation weatherboard cottage				
<b>Item type (if known)</b>	Dwelling				
<b>Item group (if known)</b>	Residential buildings (private)				
<b>Item category (if known)</b>	House				
<b>Area, Group, or Collection Name</b>					
<b>Street number</b>	69				
<b>Street name</b>	Victoria Street				
<b>Suburb/town</b>	Berry		<b>Postcode</b>	2535	
<b>Local Government Area/s</b>	Shoalhaven				
<b>Property description</b>	4//604982 Prior Title 9/8/8058				
<b>Location - Lat/long</b>	<b>Latitude</b>	-34.776837		<b>Longitude</b>	150.694517
<b>Location - AMG (if no street address)</b>	<b>Zone</b>		<b>Easting</b>		<b>Northing</b>
<b>Owner</b>					
<b>Current use</b>	Dwelling				
<b>Former Use</b>	Dwelling				
<b>Statement of significance</b>	<p>The Federation Weatherboard Cottage at 69 Victoria Street provides early physical evidence of the historical development of the town of Berry. The house demonstrates early residential development prior to the marketing of the town lots and general sale in 1912 which started the growth of the Township of Berry. The house exhibits the principal characteristic of the Federation style of architecture as applied to a domestic dwelling in the early 20<sup>th</sup> century. 69 Victoria Street is one of the few surviving houses in Berry township that were built prior to the marketing of the 1912 town subdivision. 69 Victoria Street is a good representative example of a timber vernacular house built in the early 20<sup>th</sup> century in the Shoalhaven. The property has historical association with Charles Wesley Osborne, solicitor of Berry who also developed 73 Victoria Street.</p>				
<b>Level of Significance</b>	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		



# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

DESCRIPTION						
<b>Designer</b>	Not known					
<b>Builder/ maker</b>	Not known					
<b>Physical Description</b>	<p>69 Victoria Street is a timber house with a corrugated metal roof. It has a small side wing with a forward facing gable roof infilled with battened board. There is a triple framed timber window with an awning facing Victoria Street within this wing. The rest of the front elevation is comprised of a skillion roofed verandah on timber posts with decorative brackets and valence. The main roof is a gable roof with a ridge parallel to the street and exposed rafters. There is an intact original chimney at the rear. Apart from the difference between the hipped and gabled main roofs this property shares many features with 73 Victoria Street. It would indicate they were likely built by the same builder at a similar time.</p>					
<b>Physical condition and Archaeological potential</b>	Good					
<b>Construction years</b>	<b>Start year</b>	1911	<b>Finish year</b>	1911	<b>Circa</b>	Yes
<b>Modifications and dates</b>	<p>2007 New garage &amp; carport with laundry &amp; storage loft            2012 Additions to dwelling</p>					
<b>Further comments</b>						

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

HISTORY	
Historical notes	<p>Broughton (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 1822 Broughton acted as his guide and went on to play a significant role in the management of Berry's Coolangatta estate. Berry had a substantial work force of other Aboriginal people and convicts who made it possible for him to construct his home and the estate administration on the side of the mountain Cullunghutti. Alexander Berry and Edward Wollstonecraft were granted 10,000 acres, which Berry expanded to 40,000 acres, including the area that became the Town of Berry. The first settlement at Berry was located on Broughton Creek, and by 1861 had a schoolhouse and postmaster. When Alexander Berry died in 1873 his younger brother David, who was already involved in the management of Coolangatta, inherited the estate. 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). In 1883 cousin of David Berry, Dr John Hay, administered Coolangatta and after Berry's death in 1889 was left in charge of administering the estate. The town was renamed Berry at this time. By 1892 the majority of the vast estate had been broken up and sold (Subdivision Catalogue 1892). The railway opened in 1893 facilitating the town's growth.</p> <p>The deposited plan of the subdivision of the Town of Berry was lodged by A. Hay and D.W. Roxburgh to a survey made in 1912 and lodged in 1915 (Certificate of title Volume 1907 Folio 15 (Deposited Plan 8058)).</p> <p>Site specific history: Originally the lot was part of 10,000 acres granted to Alexander Berry and Edward Wollstonecraft on 12 June 1875 and also parts of two Crown Grants granted to Alexander Berry of four thousand and four thousand acres respectively in 1838 and 1842 (Vol.1283 Fol.196).</p> <p>In the 1912 subdivision the land became Lot 9 Section 8 DP8058. By the time of the publication of the subdivision sale plan a house was shown fronting Victoria Street on Lot 9. Land Title Vol 2213 Fol 223 shows that the parcel was purchased by Charles Wesley Osborne, a Berry solicitor in 1911. Osborne also purchased 73 Victoria Street. It is possible he developed both parcels in 1911 as evidenced by the similarities between the houses.</p>

THEMES	
National historical theme	4. Building settlements, towns and cities
State historical theme	Towns, suburbs and villages Land tenure Accommodation Domestic life

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

APPLICATION OF CRITERIA	
<b>Historical significance</b> SHR criteria (a)	The Federation Weatherboard Cottage at 69 Victoria Street provides early physical evidence of the historical development of the town of Berry. The House demonstrates early residential development prior to the marketing of the town lots and general sale in 1912 which started the growth of the town of Berry.
<b>Historical association significance</b> SHR criteria (b)	The property has historical association with Charles Wesley Osborne, solicitor of Berry. Not sufficient to meet the threshold for local significance.
<b>Aesthetic significance</b> SHR criteria (c)	The Weatherboard Cottage exhibits the principal characteristic of the Federation style of architecture as applied to a domestic dwelling in the early 20 <sup>th</sup> century.
<b>Social significance</b> SHR criteria (d)	Does not meet this criterion.
<b>Technical/Research significance</b> SHR criteria (e)	Does not meet this criterion.
<b>Rarity</b> SHR criteria (f)	69 Victoria Street is one of the few surviving houses in Berry township that were built prior to the marketing of the 1912 town subdivision.
<b>Representativeness</b> SHR criteria (g)	69 Victoria Street is a good representative example of a Federation house in the Shoalhaven. The House is a representative example of a timber vernacular house built in the early 20 <sup>th</sup> century in the Shoalhaven.
<b>Integrity</b>	The House demonstrates a high degree of intactness.

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Study	Peter Freeman P/L	Heritage Study 1995-1998	2003	Shoalhaven City Council
Book	Cousins, Arthur	The Garden of New South Wales	1994	
Web	Campbell, Keith	Australian Dictionary of Biography	2018	National Centre of Biography, ANU
Archive	Berry Municipal Council	Berry Valuation Books	1923-1940	NSW Archives
Web Archive	Land and Property Information Service	Historic Land Titles		Historic Land Records Viewer

RECOMMENDATIONS	
Recommendations	Include the item in Schedule 5 of Shoalhaven Local Environmental Plan (SLEP)

SOURCE OF THIS INFORMATION			
Name of study or report	Shoalhaven Heritage Review – Certain Items in Berry	Year of study or report	2019
Item number in study or report			
Author of study or report	Louise Thom		
Inspected by	Louise Thom		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Louise Thom	Date	April 2019

# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	View from Victoria Street				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council





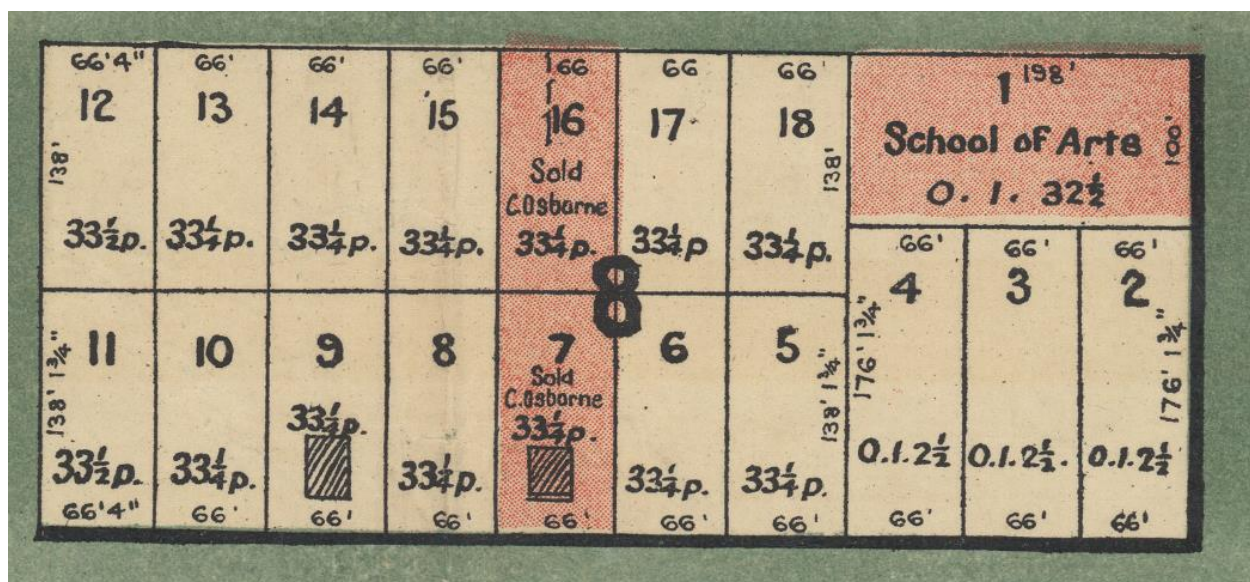
# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Lot 9 Sect 8 is show as having a house on the block in 1912 Extract from <i>For auction sale, Berry Estate. Berry town subdivision ...</i> 21st February, 1912				
<b>Image year</b>	2018	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council



# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

ITEM DETAILS							
<b>Name of Item</b>	Inter-war Californian Bungalow						
<b>Other Name/s Former Name/s</b>	Inter War Californian Bungalow style Residence						
<b>Item type (if known)</b>	Built						
<b>Item group (if known)</b>	Residential buildings (private)						
<b>Item category (if known)</b>	House						
<b>Area, Group, or Collection Name</b>							
<b>Street number</b>	75 (-77)						
<b>Street name</b>	Victoria						
<b>Suburb/town</b>	Berry					<b>Postcode</b>	2535
<b>Local Government Area/s</b>	Shoalhaven						
<b>Property description</b>	Lot 2 DP304729 and Lot 5 Section 8 DP8058						
<b>Location - Lat/long</b>	<b>Latitude</b>	-34.777051375			<b>Longitude</b>	150.69521549	
<b>Location - AMG (if no street address)</b>	<b>Zone</b>		<b>Easting</b>		<b>Northing</b>		
<b>Owner</b>							
<b>Current use</b>	Dwelling						
<b>Former Use</b>	Dwelling						
<b>Statement of significance</b>	<p>The Inter-war Californian Bungalow at 75 Victoria Street provides physical evidence of the historical development of Berry in the Inter-war period. The house demonstrates the early development of the 1912 subdivision which formed the basis of the Township of Berry.</p> <p>The Bungalow exhibits the principal characteristic of the Californian Bungalow style of architecture as applied to a domestic dwelling in the 1920s. 75 Victoria Street is a good representative example of an Inter-war Californian Bungalow in the Shoalhaven.</p>						
<b>Level of Significance</b>	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

DESCRIPTION						
<b>Designer</b>	Unknown					
<b>Builder/ maker</b>	Unknown					
<b>Physical Description</b>	<p>75 Victoria Street is located on a double block. The original house is an Inter-war Californian Bungalow dwelling located in the centre of the two lots. Two gables face the street. The smaller gable defines the recessed verandah and has double timber posts on half masonry piers. There are decorative timbers between the posts and a decorative timber valence. There is another side verandah on the eastern side that has matching verandah posts but a skillion roof. Attached to the dwelling at the rear is a large gable roofed extension with a skillion roofed verandah. In the north western corner of the lot is a large gable roofed building. Records are currently unavailable to determine how much fabric is original.</p>					
<b>Physical condition and Archaeological potential</b>	Good					
<b>Construction years</b>	<b>Start year</b>	1922	<b>Finish year</b>	1922	<b>Circa</b>	Yes
<b>Modifications and dates</b>	There are no recorded DAs for this property					
<b>Further comments</b>	More detailed inspection is required to fully understand the property as there was a lot of vegetation screening views to the building.					

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

HISTORY	
Historical notes	<p>Broughton (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 1822 Broughton acted as his guide and went on to play a significant role in the management of Berry's Coolangatta estate. Berry had a substantial work force of other Aboriginal people and convicts who made it possible for him to construct his home and the estate administration on the side of the mountain Cullunghutti. Alexander Berry and Edward Wollstonecraft were granted 10,000 acres, which Berry expanded to 40,000 acres, including the area that became the Town of Berry. The first settlement at Berry was located on Broughton Creek, and by 1861 had a schoolhouse and postmaster. When Alexander Berry died in 1873 his younger brother David, who was already involved in the management of Coolangatta, inherited the estate. 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). In 1883 cousin of David Berry, Dr John Hay, administered Coolangatta and after Berry's death in 1889 was left in charge of administering the estate. The town was renamed Berry at this time. By 1892 the majority of the vast estate had been broken up and sold (Subdivision Catalogue 1892). The railway opened in 1893 facilitating the town's growth.</p> <p>The deposited plan of the subdivision of the Town of Berry was lodged by A. Hay and D.W. Roxburgh to a survey made in 1912 and lodged in 1915 (Certificate of title Volume 1907 Folio 15 (Deposited Plan 8058)).</p> <p>Site specific history: Originally the lot was part of 10,000 acres granted to Alexander Berry and Edward Wollstonecraft on 12 June 1875 and also parts of two Crown Grants granted to Alexander Berry of four thousand and four thousand acres respectively in 1838 and 1842 (Vol.1283 Fol.196). In 1914 Amy Adeline Osborne, widow, purchased two separate lots of 1 Rood 26 <math>\frac{3}{4}</math> Perches each sold by Hay and Roxburgh. (The 1912 plan shows a house at 71 Victoria owned by C. Osborne.) Elizabeth Jane Jarrett, wife of John Samuel Jarrett of Moeyan near Berry, Farmer took ownership on 24 October 1921. At this time the parcel was stretched between Princess Street and Victoria Street and was 276 feet long. (Vol 3163 Fol159) In 1922 the parcel was halved and Elizabeth Jarrett retained Lot 2. (Vol 3379 Fol 96) The building is likely to have been built for the Jarrett's in circa 1922.</p>

THEMES	
National historical theme	4. Building settlements, towns and cities
State historical theme	Towns, suburbs and villages Land tenure Accommodation Domestic life

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

APPLICATION OF CRITERIA	
<b>Historical significance</b> SHR criteria (a)	The Bungalow at 75 Victoria Street provides physical evidence of the historical development of Berry in the Inter-war period. The house demonstrates the early development of the 1912 subdivision which formed the basis of the Township of Berry.
<b>Historical association significance</b> SHR criteria (b)	Does not meet this criterion.
<b>Aesthetic significance</b> SHR criteria (c)	The dwelling exhibits the principal characteristics of the Californian Bungalow style of architecture as applied to a domestic dwelling in the 1920s. The cottage has aesthetic value for its contribution to the streetscapes of the Showground precinct.
<b>Social significance</b> SHR criteria (d)	Does not meet this criterion.
<b>Technical/Research significance</b> SHR criteria (e)	Does not meet this criterion.
<b>Rarity</b> SHR criteria (f)	Does not meet this criterion.
<b>Representativeness</b> SHR criteria (g)	75 Victoria Street is a good representative example of an Inter-war Californian Bungalow.
<b>Integrity</b>	The Bungalow retains its principle significant architectural features.



# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Study	Peter Freeman P/L	Heritage Study 1995-1998	2003	Shoalhaven City Council
Book	Cousins, Arthur	The Garden of New South Wales	1994	
Web	Campbell, Keith	Australian Dictionary of Biography	2018	National Centre of Biography, ANU
Archive	Berry Municipal Council	Berry Valuation Books	1923-1940	NSW Archives
Archive	Land and Property Information Service	Historic Land Titles		Historic Land records Viewer

RECOMMENDATIONS	
Recommendations	Include the item in Schedule 5 of Shoalhaven Local Environmental Plan (SLEP)

SOURCE OF THIS INFORMATION			
Name of study or report	Shoalhaven Heritage Review – Certain Items in Berry	Year of study or report	2019
Item number in study or report			
Author of study or report	Louise Thom		
Inspected by	Louise Thom		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Louise Thom	Date	April 2019

# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Front of original dwelling facing Victoria Street				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council



# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	View from Victoria Street. The property is screened by vegetation.				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council





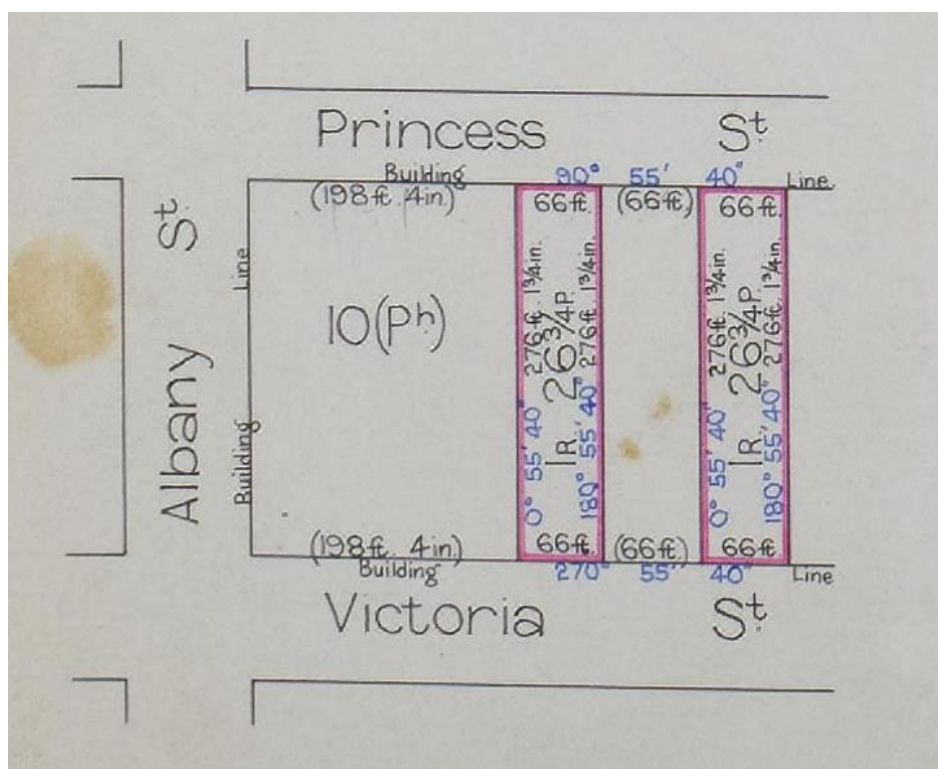
# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Land Title (Vol 3163 Fol159) prior to subdivision.				
<b>Image year</b>		<b>Image by</b>	Land Titles	<b>Image copyright holder</b>	Land and Property Information Service



# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

ITEM DETAILS					
<b>Name of Item</b>	Berry Town Centre Heritage Conservation Area				
<b>Other Name/s Former Name/s</b>	Queen Street Conservation Area, Berry HCA				
<b>Item type (if known)</b>	Complex/ Group				
<b>Item group (if known)</b>	Commercial				
<b>Item category (if known)</b>	Other - Commercial				
<b>Area, Group, or Collection Name</b>	Berry Town Centre Conservation Area				
<b>Street number</b>	Queen Street between Alexandra street and Prince Alfred Street				
<b>Street name</b>	Queen Street				
<b>Suburb/town</b>	Berry	<b>Postcode</b>	2535		
<b>Local Government Area/s</b>	Shoalhaven				
<b>Property description</b>					
<b>Location - Lat/long</b>	<b>Latitude</b>		<b>Longitude</b>		
<b>Location - AMG (if no street address)</b>	<b>Zone</b>		<b>Easting</b>		<b>Northing</b>
<b>Owner</b>					
<b>Current use</b>	Town Centre				
<b>Former Use</b>	Village Centre				
<b>Statement of significance</b>	<p>The Berry Town Centre Heritage Conservation Area is significant for its ability to demonstrate the early historical development of Berry Township. The area within the curtilage of the HCA contains the densest early evidence of the shift from Broughton Creek Village to the higher ground that was later redefined by the Berry deposited plan DP8058 surveyed in 1912. The development along Queen Street was well established with commercial development before 1912 and shows evidence of the importance of the main road to the southern districts in the late 19<sup>th</sup> century.</p> <p>The Berry Town Centre HCA is important, in conjunction with the Berry Showground HCA and Pulman Street HCA, for its ability to demonstrate the growth of Berry in response to economic, social and political pressures during the late nineteenth and early twentieth centuries.</p> <p>The Berry Town Centre HCA contains many significant buildings that demonstrate the key characteristics of the Victorian, Federation and Inter-war periods. These buildings produce an aesthetically pleasing streetscape consisting of a few key historic types of architecture that visually holds the precinct together despite the number of later infill buildings. Two storey Victorian buildings bookend the HCA at either end helping to define and strengthen its historic character. Smaller Federation and Inter-war shops and commercial buildings provide historic evidence of the vernacular character of the smaller less prestigious shops. The juxtaposition of these shops with the larger more elaborate former bank buildings visually demonstrates the economic and social hierarchy of the time.</p> <p>The HCA is historically associated with Alexander Berry (and later his brother David Berry) who was granted land in 1822 upon which they developed the private town of Broughton Creek which later moved to the west and became the Township of Berry. Well known historic figures with commercial interests within the town centre were Wilson and Towers.</p>				



# *Shoalhaven Heritage Data Form*

## Shoalhaven Heritage Review – Certain Items in Berry 2018

	<p>The Berry Town Centre has social value as a focus for the sense of place that defines Berry. The community holds the Berry Town Centre in high regard.</p> <p>Berry Town Centre HCA has the potential to yield information that will contribute to a greater understanding of the Shoalhaven. Berry Town Centre has rarity as the original centre of commerce in Berry when the shift was made from Broughton Creek. It contains a rare collection of historic and aesthetically significant buildings that demonstrate the early development of Berry.</p> <p>Berry Town Centre is a fine representative example of a village centre which evolved from the late 19<sup>th</sup> century. The Town Centre contains an excellent collection of buildings and features which represent the Victorian, Federation and Inter-war periods.</p>	
<b>Level of Significance</b>	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

DESCRIPTION						
<b>Designer</b>						
<b>Builder/ maker</b>						
<b>Physical Description</b>	<p>The Queen Street HCA has a large number of heritage items which define the character of the precinct. There are also a large number of late 20<sup>th</sup> century infill buildings which don't contribute but are relatively neutral in the streetscape.</p> <p>The Town Centre is neatly confined by the two storey heritage items at the corner of Prince Alfred and Queen Streets and by the two storey Wilsons store building on the corner of Alexandra Street. At the eastern end the HCA is strengthened by the larger, more formal former bank buildings, former post office and the Hotel. In between are a few historic two storey parapeted buildings that reinforce the street wall. In between is a surviving early collection of weatherboard Federation and Inter-war shop buildings. The grouping of these very different building types provides juxtapositions which create the character that defines the Berry Town Centre.</p> <p>Recent development in the Town Centre has generally been sympathetic to this character and sits relatively neutral in the streetscape.</p> <p>For descriptions of the heritage items see the SHI data sheet for each property.</p>					
<b>Physical condition and Archaeological potential</b>	Varies. There is potential for archaeology according to the Freeman study which mentions a well that was uncovered during a development.					
<b>Construction years</b>	<b>Start year</b>	1873	<b>Finish year</b>	1935	<b>Circa</b>	Yes
<b>Modifications and dates</b>	There has been infill development in various locations throughout the late 20 <sup>th</sup> century.					
<b>Further comments</b>						

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

HISTORY	
<b>Historical notes</b>	<p>Broughton (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 1822 Broughton acted as his guide and went on to play a significant role in the management of Berry's Coolangatta estate. Berry had a substantial work force of other Aboriginal people and convicts who made it possible for him to construct his home and the estate administration on the side of the mountain Cullunghutti (Coolangatta). Alexander Berry and Edward Wollstonecraft were granted 10,000 acres, which Berry expanded to 40,000 acres, including the area that became the Town of Berry. The first settlement at Berry was located on Broughton Creek, and by 1861 had a schoolhouse and postmaster. When Alexander Berry died in 1873 his younger brother David, who was already involved in the management of Coolangatta, inherited the estate. 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). In 1883 cousin of David Berry, Dr John Hay, settled at Coolangatta and after Berry's death in 1889 was left in charge of administering the estate. The town was renamed Berry at this time. By 1892 the majority of the vast estate had been broken up and sold (Subdivision Catalogue 1892). The railway opened in 1893 facilitating the town's growth.</p> <p>The deposited plan of the subdivision of the Town of Berry was lodged by A. Hay and D.W. Roxburgh to a survey made in 1912 and lodged in 1915 (Certificate of title Volume 1907 Folio 15 (Deposited Plan 8058)).</p> <p>There were many houses and businesses established prior to the making of the 1912 plan. Queen Street in particular was well established as the main road south and houses and businesses became established along this route. In the late 19<sup>th</sup> century David Berry negotiated with the government for permanent government owned and built buildings, these included the Post Office, which was built by 1891. An 1899 map contained within title deed Vol.1283 Fol.196 has a diagram of the Berry Township showing four lots with owners on Queen Street at the corner of Prince Alfred Street. By 1911 the map contained within title deed Vol.1907 Fol.15 has a diagram of the Berry Township showing a concentration of lots with owners on Queen Street between Prince Alfred and Alexandra Streets. The 1912 sale plan shows the northern side of Queen Street between Prince Alfred Street and Alexandra Street is almost completely developed and the southern side is at least half developed. This would indicate that the majority of properties were leased from the Berry Estate.</p> <p>One of the earliest buildings established in the Berry Town Centre was the English, Scottish and Australian Banking company which commenced business in Broughton Creek in June 1875 and then moved to the Berry location in 1884 (now the Berry Museum). In 1886 a Post Office was built on the site next door on land donated by David Berry. A house belonging to a Mr Johnston was said to have been situated at 110 Queen Street from as early as 1873. A later building was constructed on the site in 1896 for the offices of the Berry Estate.</p> <p>As can be seen in the heritage item map below there are numerous heritage items within the proposed Queen Street HCA. Full histories of each of these places is available in the heritage inventory sheets (SHI data sheets) for these items.</p>

THEMES	
<b>National historical theme</b>	<ul style="list-style-type: none"> <li>2. Peopling the continent</li> <li>3. Developing local, regional and national economies</li> <li>4. Building settlements, towns and cities</li> <li>5. Working</li> <li>8. Developing cultural institutions and ways of life</li> </ul>
<b>State historical theme</b>	<ul style="list-style-type: none"> <li>Towns, suburbs and villages</li> <li>Land tenure</li> <li>Accommodation</li> <li>Domestic life.</li> <li>Creative endeavour</li> <li>Leisure</li> <li>Social institutions</li> <li>Persons</li> </ul>

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

APPLICATION OF CRITERIA	
<b>Historical significance</b> SHR criteria (a)	<p>The Berry Town Centre Heritage Conservation Area is significant for its ability to demonstrate the early historical development of Berry Township. The area within the curtilage of the HCA contains the densest early evidence of the shift from Broughton Creek Village to the higher ground that was later defined by the Berry deposited plan DP8058 surveyed in 1912. The development along Queen Street was well established with commercial development before 1912 and shows evidence of the importance of the main road to the southern districts in the late 19<sup>th</sup> century.</p> <p>The Berry Town Centre is important, in conjunction with the Berry Showground and Pulman Street HCA, for its ability to demonstrate the growth of Berry in response to economic, social and political pressures during the late nineteenth and early twentieth centuries. The importance of the HCA as a commercial focus in the townscape is highlighted by the range of commercial and public buildings which continue to serve the community.</p>
<b>Historical association significance</b> SHR criteria (b)	<p>The Queen Street HCA is historically associated with Alexander Berry (and later his brother David Berry) who was granted land in 1822 upon which the private town of Broughton Creek was developed, which later moved to the west and became the Township of Berry.</p> <p>Well known historic figures with commercial interests within the town centre were Wilson and Towers.</p>
<b>Aesthetic significance</b> SHR criteria (c)	<p>The Berry Town Centre HCA contains many significant buildings that demonstrate the key characteristics of the Victorian, Federation and Inter-war periods. These buildings produce an aesthetically pleasing streetscape consisting of a few key historic types of architecture that visually holds the precinct together despite the number of later infill buildings. Two storey Victorian buildings bookend the HCA at either end helping to define and strengthen its historic character. Smaller Federation and Inter-war shops and commercial buildings provide historic evidence of the vernacular character of the smaller less prestigious shops. The juxtaposition of these shops with the larger more elaborate former bank buildings visually demonstrates the economic and social hierarchy of the time.</p>
<b>Social significance</b> SHR criteria (d)	<p>The Berry Town Centre has social value as a focus for the sense of place that defines Berry. The place is valued by local residents and businesses as well as those passing through as tourists. The community holds the Berry Town Centre in high regard.</p>
<b>Technical/Research significance</b> SHR criteria (e)	<p>The Berry Town Centre predates the 1912 town plan which lead to some realignments and shifting boundaries. Archaeological evidence of this has been found, such as wells. It is therefore considered that the Berry Town Centre HCA has the potential to yield information that will contribute to a greater understanding of the Shoalhaven.</p>
<b>Rarity</b> SHR criteria (f)	<p>Berry Town Centre has rarity as the original centre of commerce in Berry when the shift was made from Broughton Creek. It contains a rare collection of historic and aesthetically significant buildings that demonstrate the early development of Berry.</p>
<b>Representativeness</b> SHR criteria (g)	<p>Berry Town Centre is a fine representative example of a village centre which evolved from the late 19<sup>th</sup> century. The Town Centre contains an excellent collection of buildings and features which represent the Victorian, Federation and Inter-war periods.</p>
<b>Integrity</b>	<p>The Berry Town Centre retains many intact buildings. There are also a large number of infill building which do not have contributory value but are neutral in the streetscape.</p>

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

HERITAGE LISTINGS	
Heritage listing/s	See map of individually listed item within the Berry Town Centre

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Study	Peter Freeman P/L	Heritage Study 1995-1998	2003	Shoalhaven City Council
Book	Cousins, Arthur	The Garden of New South Wales	1994	
Web	Campbell, Keith	Australian Dictionary of Biography	2018	National Centre of Biography, ANU
Archive	Berry Municipal Council	Berry Valuation Books	1923-1940	NSW Archives
Web Archive	Land and Property Information Service	Historic Land Titles		Historic Land Records Viewer

RECOMMENDATIONS	
Recommendations	Include as a Heritage Conservation Area in Schedule 5 of Shoalhaven Local Environmental Plan Include in a Development Control Plan (DCP) Prepare an Interpretation Plan

SOURCE OF THIS INFORMATION			
Name of study or report	Shoalhaven Heritage Review – Certain Items in Berry	Year of study or report	2019
Item number in study or report			
Author of study or report	Louise Thom		
Inspected by	Louise Thom		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Louise Thom	Date	April 2019



# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Map of proposed HCA with heritage items shown in blue. Numbers refer to heritage item numbers.				
<b>Image year</b>	2018	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council



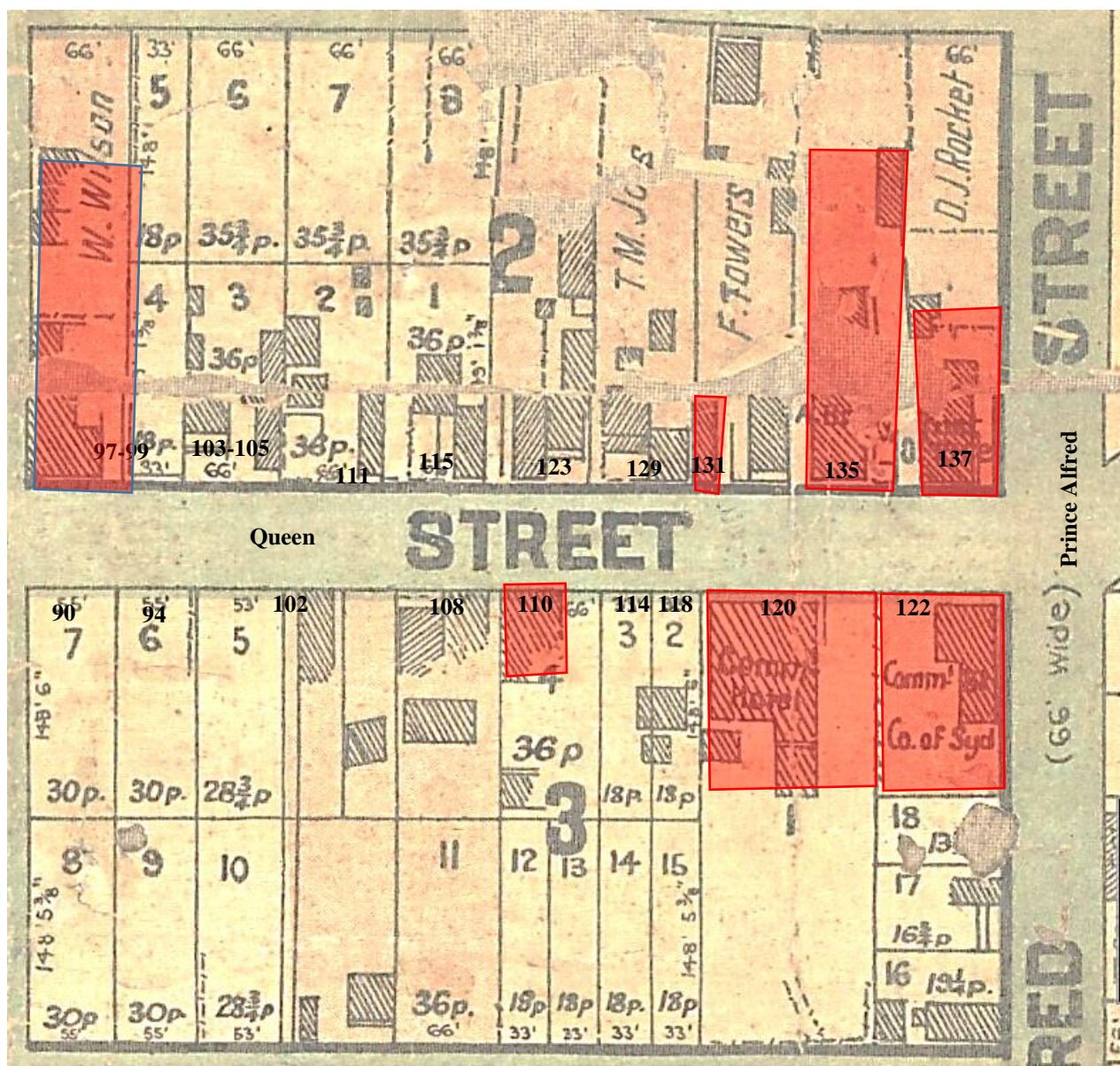
# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The 1912 sale map showing buildings existing at that time. The red shaded lots are buildings still existing in 2019. Numbers are the current street numbers.				
Image year	1912	Image by		Image copyright holder	





# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Extract of aerial photo ( <a href="https://maps.six.nsw.gov.au/">https://maps.six.nsw.gov.au/</a> accessed 22/03/2019)				
Image year	2018	Image by	SIX Maps	Image copyright holder	NSW Government Spatial Services



# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Former Post Office next to the E, S and A building (museum), book ending the Berry Town Centre at its eastern end.				
<b>Image year</b>	2018	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council





# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	The Towers ownership was shown on the original 1899 plan.				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council





# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	The small pink building is a heritage item “Federation weatherboard shop” Item 89.				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council



# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	View of the northern infill buildings looking towards the east.				
Image year	2019	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Landscaping of the Town Centre				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council





# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	105 Queen Street (Heritage Item 84)				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council



# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Wilsons Store (Heritage item 92), book ending the Town Centre at the western end				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council





# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Infill on the southern side on the corner of Alexandra Street.				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council



# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Inter-war building at 102 Queen Street (Heritage item 83)				
Image year	2019	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Former Berry Estate office (Heritage item 85)				
Image year	2019	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council





# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Inter-war weatherboard shops (Heritage item 86)				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council



# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Hotel (Heritage Item 87)				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council





# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Former CBC Bank book ending the southern side of the Town Centre on the corner of Prince Alfred Street				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council



# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

ITEM DETAILS					
<b>Name of Item</b>	Berry Showground Heritage Conservation Area				
<b>Other Name/s Former Name/s</b>	Berry Showground HCA				
<b>Item type (if known)</b>	Conservation Area				
<b>Item group (if known)</b>	Townscape				
<b>Item category (if known)</b>					
<b>Area, Group, or Collection Name</b>	Berry Showground Precinct				
<b>Street number</b>					
<b>Street name</b>	Victoria Street, Albany Street, Station Road and Alexandra Street				
<b>Suburb/town</b>	Berry		<b>Postcode</b>	2535	
<b>Local Government Area/s</b>	Shoalhaven				
<b>Property description</b>					
<b>Location - Lat/long</b>	<b>Latitude</b>	-34.778506		<b>Longitude</b>	150.694946
<b>Location - AMG (if no street address)</b>	<b>Zone</b>		<b>Easting</b>		<b>Northing</b>
<b>Owner</b>					
<b>Current use</b>	Showground and residential area				
<b>Former Use</b>	Showground and residential area				
<b>Statement of significance</b>	<p>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 1884 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.</p> <p>The Showground HCA consists of a rare intact grouping of dwellings and landscape features from the early 20<sup>th</sup> Century in the picturesque location opposite the show grounds which have aesthetic value as a 19<sup>th</sup> and 20<sup>th</sup> 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</p> <p>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.</p> <p>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 20<sup>th</sup> Century representing the Federation and Inter-war architectural periods.</p>				

# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

	<p>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 19<sup>th</sup> and early 20<sup>th</sup> Century design and management of agricultural show buildings and events.</p>	
<b>Level of Significance</b>	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

DESCRIPTION						
Designer						
Builder/ maker						
Physical Description	<p>A full description of the showground is contained within the existing State Heritage Inventory data sheet for the item 'Berry Showground Group and Agricultural Pavilion'. The physical description describes the following significant components within the showground: Agricultural Pavilion (Lodge Broughton), Federation Grandstand and central oval, former Berry Municipal Chambers 1912, Sir John Hay Memorial Fountain, Entrance gate posts on Alexandra Street, Showground Ring, Horse Stables, Cattle yards and horse stalls, Rotunda, Wood Chopping Arena, Poultry Pavilion, trees incl, <i>Araucaria cunninghamii</i> (2) <i>A. Bidwillii</i>; <i>Ficus</i> sp; <i>Erythrina</i> sp; <i>Eucalyptus</i> sp; <i>Lephostemon conferta</i>; <i>Magnolia</i> sp; <i>Photinia serratifolia</i>; <i>Callitris macleayana</i>; <i>Cinnamon camphora</i> and <i>Camellia</i> sp.</p> <p>The Berry Showground Heritage Conservation Area encompasses the whole of the showground and the streets and properties within the recommended curtilage of the HCA (see map). The Showground HCA includes all properties on Victoria Street between Albany Street and Alexandra Street. It includes Berry Police Station and Berry Court House buildings. Numbers 17 to 37 Albany Street are included and properties along Station Road between Albany and Alexandra Streets. All the road reserves and associated landscaping shown to be within the curtilage. David Berry Park, Memorial Park and Berry Railway Station are also included.</p> <p>All properties within the curtilage of the HCA are considered to be contributory unless otherwise identified. The non-contributory properties are 19, 33, 35, 37 and 42 Albany Street; 67 Victoria Street. Certain buildings on Station Road may also be non-contributory but require individual assessment prior to any development due to their potential links to the showground or the Railway Station. Heritage items within the proposed HCA already have heritage inventory data sheets.</p> <p>The following places are not heritage items but have individual inventory sheets available as part of this study: 17 Albany Street, 27 Albany Street, 29 Albany Street, 31 Albany Street, 69 Victoria Street 75-77 Victoria Street, 73 Victoria Street</p>					
Physical condition and Archaeological potential	Good. Archaeological potential is unknown.					
Construction years	Start year	1884	Finish year	1930	Circa	Yes
Modifications and dates						
Further comments	<p>Residential properties on Alexandra Street have been excluded from the proposed Showground HCA as the majority make no contribution to the heritage significance of the HCA. Only two properties are within key historic periods of significance; 30 and 40 Alexandra Street, however their isolation means they do not provide sufficient historic or aesthetic context to be included within the HCA.</p> <p>Residential properties at 33, 35 and 37 Albany Street are outside the key periods of significance to the HCA but contribute to the landscape setting of the streetscape of Albany.</p>					

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

HISTORY	
<b>Historical notes</b>	<p>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. When Broughton showed the mountain Cullunghutti to Berry he asked him not to settle there as it was a place of special significance to his people. Berry was to go on and establish his home on the side of the mountain. 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)</p> <p>Site specific history:</p> <p>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 28<sup>th</sup> September 1914. (Vol 2518 Fol 113)</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The 1912 subdivision sale plan shows 2 houses already existing on Victoria Street opposite the showground as well as one house on Albany Street. The plan shows the building footprints of the Police Station, Court house and Agricultural pavilion. The majority of housing development around the showground was established immediately after 1912 or in the Inter-war period.</p> <p>See heritage data sheets for each property for more history.</p>

THEMES	
<b>National historical theme</b>	<ul style="list-style-type: none"> <li>3. Developing local, regional and national economies</li> <li>4. Building settlements, towns and cities</li> <li>5. Working</li> <li>6. Educating</li> <li>7. Governing</li> <li>8. Developing cultural institutions and ways of life</li> </ul>
<b>State historical theme</b>	<ul style="list-style-type: none"> <li>Transport</li> <li>Towns, suburbs and villages</li> <li>Domestic life</li> <li>Creative endeavour</li> <li>Leisure</li> <li>Social institutions</li> <li>Sport</li> <li>Persons</li> </ul>



# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

APPLICATION OF CRITERIA	
<b>Historical significance</b> SHR criteria (a)	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 1884 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.
<b>Historical association significance</b> SHR criteria (b)	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 Berry Park is named.
<b>Aesthetic significance</b> SHR criteria (c)	The Showground HCA consists of a rare intact grouping of dwellings and landscape features from the early 20 <sup>th</sup> Century in the picturesque location opposite the show grounds which have aesthetic value as a 19 <sup>th</sup> and 20 <sup>th</sup> 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 and period. The broad streets with grassed verge (and minimal kerbing and guttering) which surround 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 the Memorial Park and David Berry Park.
<b>Social significance</b> SHR criteria (d)	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) 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.
<b>Technical/Research significance</b> SHR criteria (e)	The Showground HCA is highly intact and has research potential to provide insight into the late 19 <sup>th</sup> and early 20 <sup>th</sup> Century design and management of agricultural show buildings and events.
<b>Rarity</b> SHR criteria (f)	The Showground HCA has rarity as an intact collection of early 20 <sup>th</sup> Century buildings and streetscapes surrounding an intact showground with a collection of agricultural show buildings and grounds spanning a century of use.
<b>Representativeness</b> SHR criteria (g)	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 20 <sup>th</sup> Century representing the Federation and Inter-war architectural periods.
<b>Integrity</b>	The Berry Showground HCA has a very high degree of integrity.

# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

HERITAGE LISTINGS	
Heritage listing/s	Some items are listed as heritage items in Shoalhaven LEP however the HCA is not.

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Study	Peter Freeman P/L	Heritage Study 1995-1998	2003	Shoalhaven City Council
Book	Cousins, Arthur	The Garden of New South Wales	1994	
Web	Campbell, Keith	Australian Dictionary of Biography	2018	National Centre of Biography, ANU
Archive	Berry Municipal Council	Berry Valuation Books	1923-1940	NSW Archives
Web Archive	Land and Property Information Service	Historic Land Titles		Historic Land Records Viewer

RECOMMENDATIONS	
Recommendations	Include as a Heritage Conservation Area in Schedule 5 of Shoalhaven Local Environmental Plan Include in a Development Control Plan (DCP) Prepare an Interpretation Plan

SOURCE OF THIS INFORMATION			
Name of study or report	Shoalhaven Heritage Review – Certain Items in Berry	Year of study or report	2019
Item number in study or report			
Author of study or report	Louise Thom		
Inspected by	Louise Thom		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Louise Thom	Date	April 2019

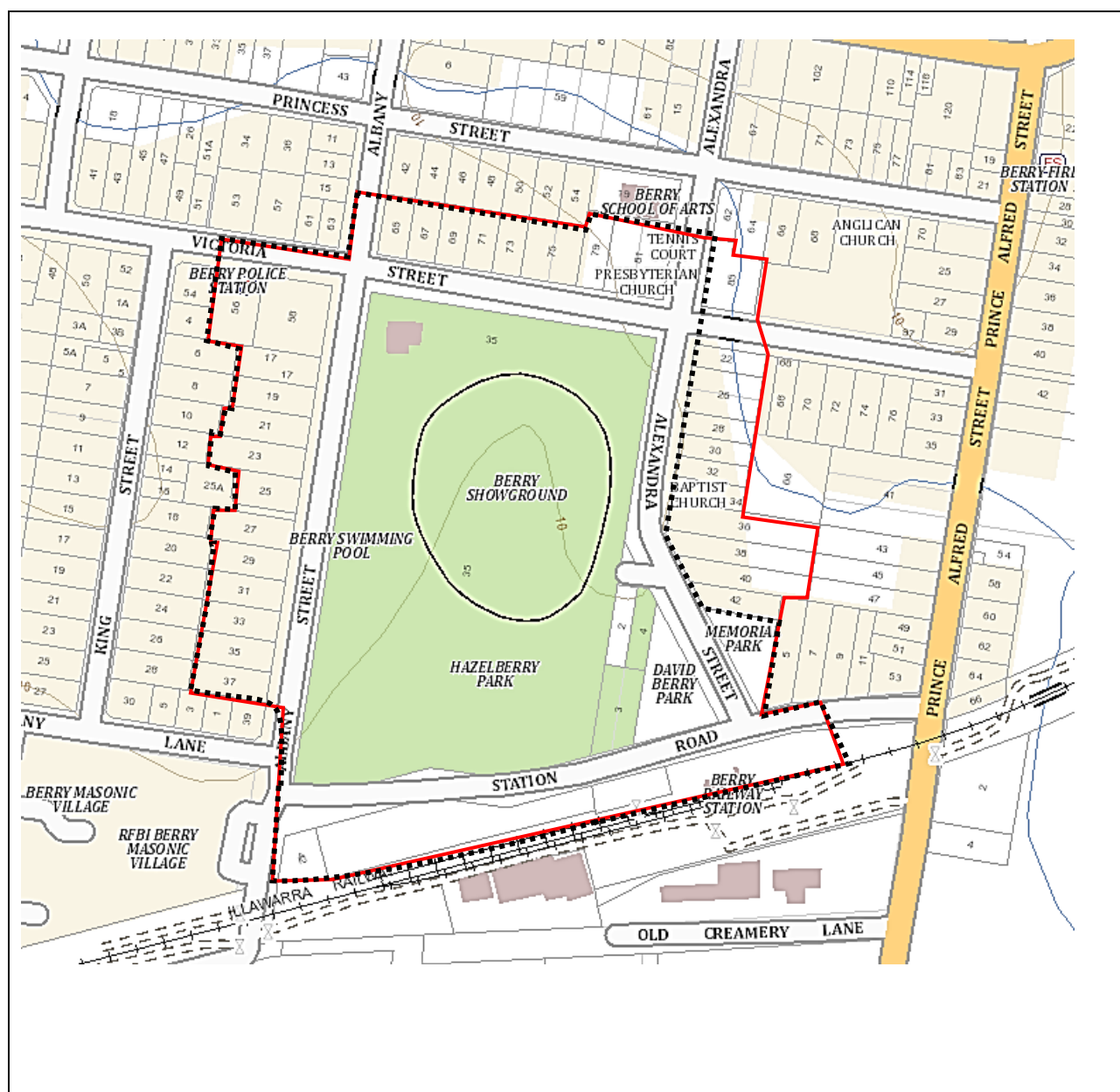
# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	The red outline indicates the Showground HCA Study Area. The black hatched line indicates the recommended boundary.				
<b>Image year</b>	2018	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council



# Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	The Agricultural hall with the Court House in the foreground from a subdivision sale catalogue				
<b>Image year</b>	1892	<b>Image by</b>	National Library	<b>Image copyright holder</b>	National Library



COURTHOUSE & AGRICULTURAL HALL, BERRY.



# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	View along Alexandra Street beside David Berry Park				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council





# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Tree on corner Victoria and Alexandra.				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council



# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Victoria Street				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council





# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Victoria Street				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council



# *Shoalhaven Heritage Data Form*

Shoalhaven Heritage Review – Certain Items in Berry 2018

## **IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Albany Street				
<b>Image year</b>	2019	<b>Image by</b>	Louise Thom	<b>Image copyright holder</b>	Shoalhaven City Council

