

PLANNING PROPOSAL – PP075

Shoalhaven Local Environmental Plan 2014 2024 Berry Heritage Review

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Attachment B – SEPP Checklist	
Attachment C – s9.1 Ministerial Direction Checklist	
Attachment D – Princess Street Heritage Conservation Area Heritage Assessment Report	
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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 fifteen (15) dwellings, one (1) public reserve, one (1) tree and one (1) item of infrastructure as heritage items (Part 1), and list the Princess Street Heritage Conservation Area (HCA) (Part 2) which has been identified to possess heritage significance.

The NSW Government will undertake plan making functions for this PP.

1.1 Subject Land

The eighteen (18) proposed heritage listings and one (1) proposed HCA are located within the locality of Berry (**Figure 1**).

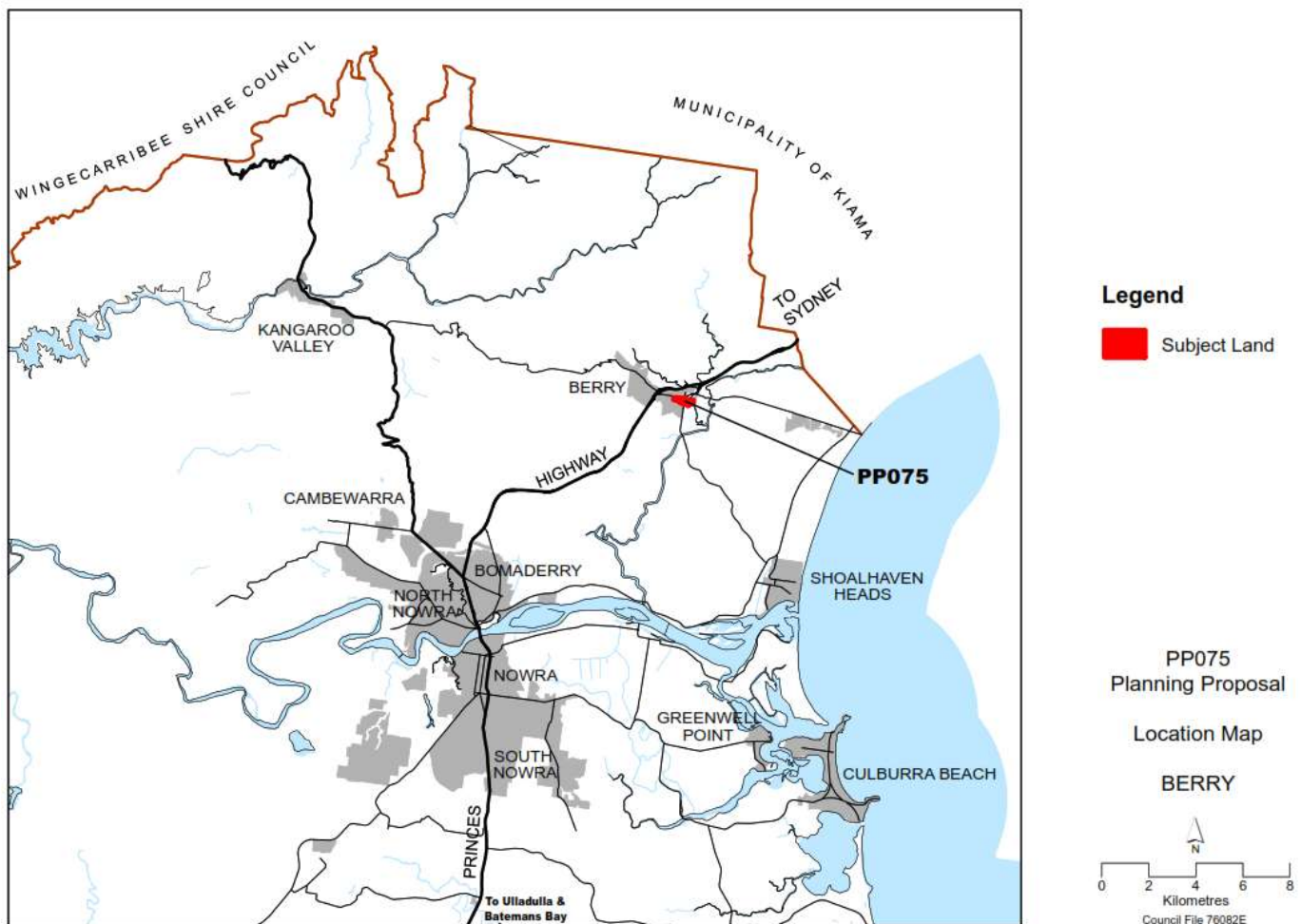


Figure 1: Location Map

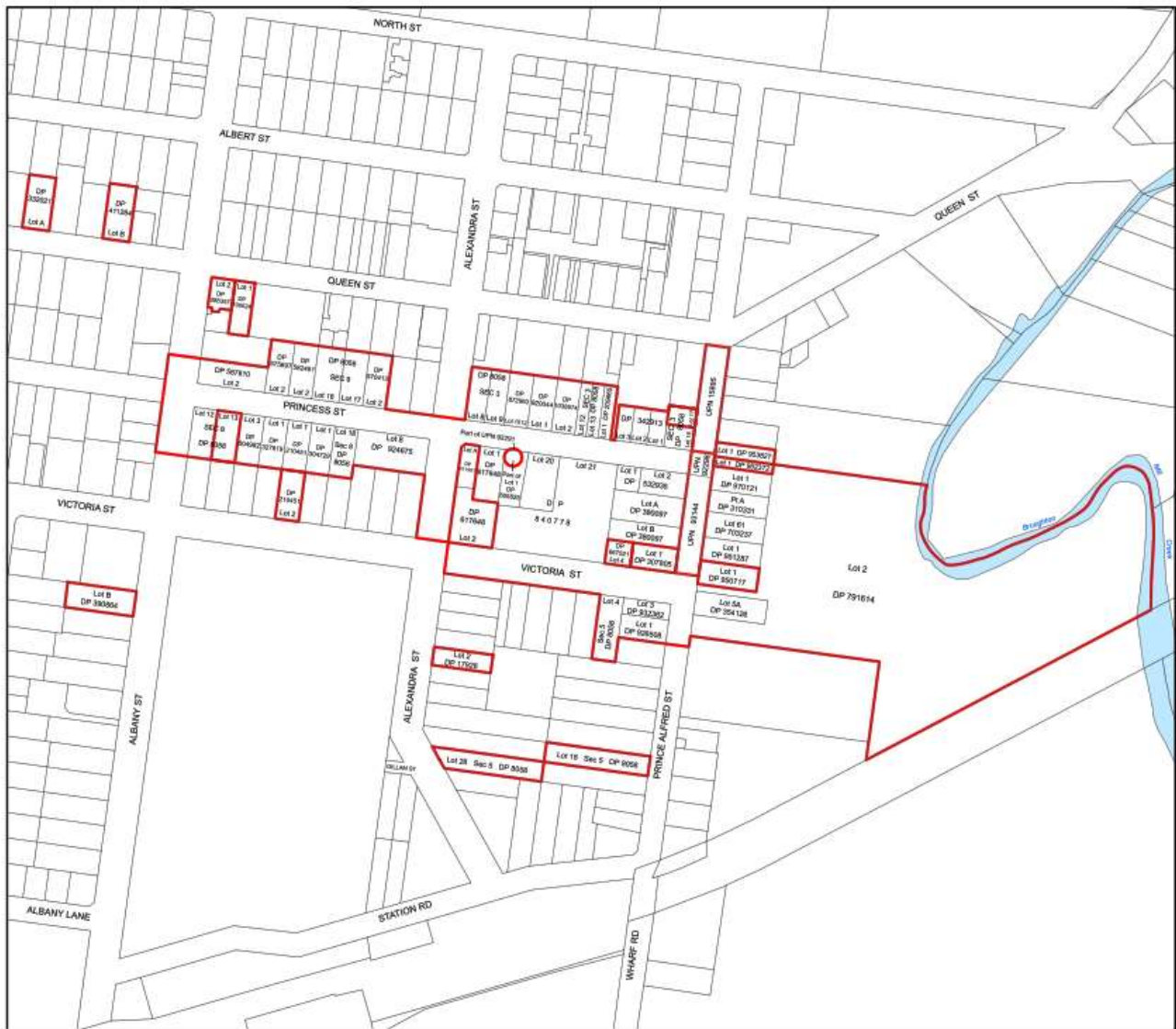


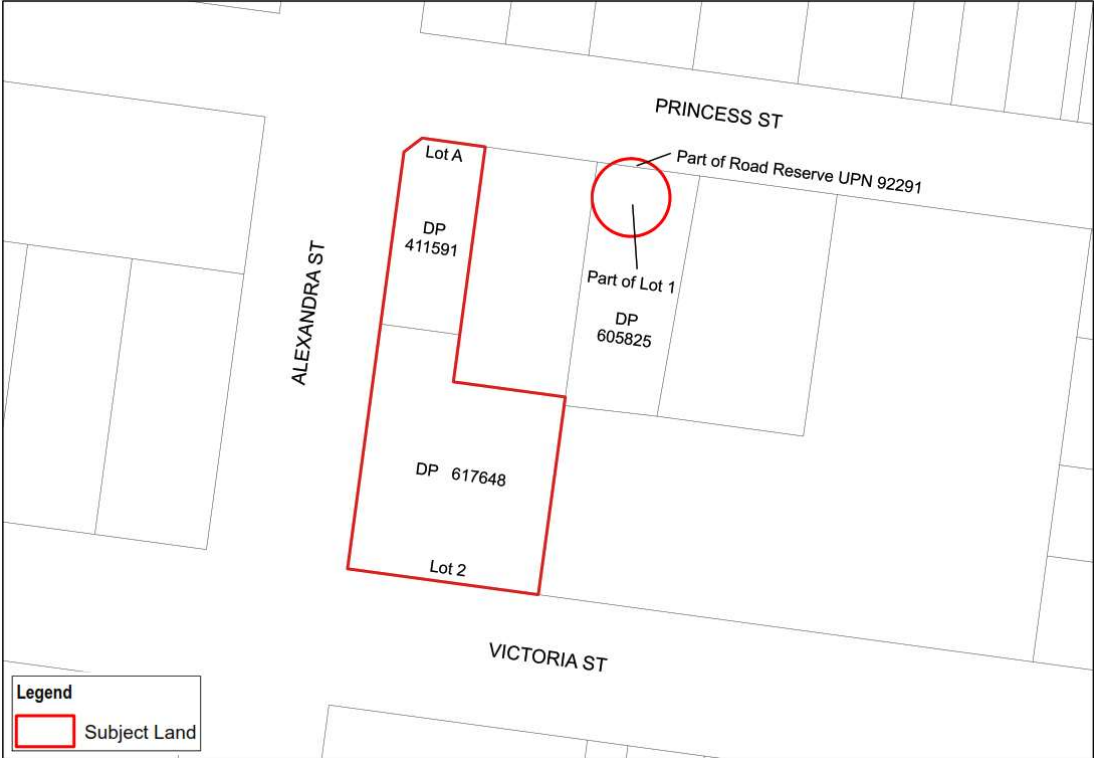
Figure 2: Proposed Heritage Listings & HCA – Full Extent



Figure 3: Aerial Photo – Full Extent

The land is legally identified as follows:

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

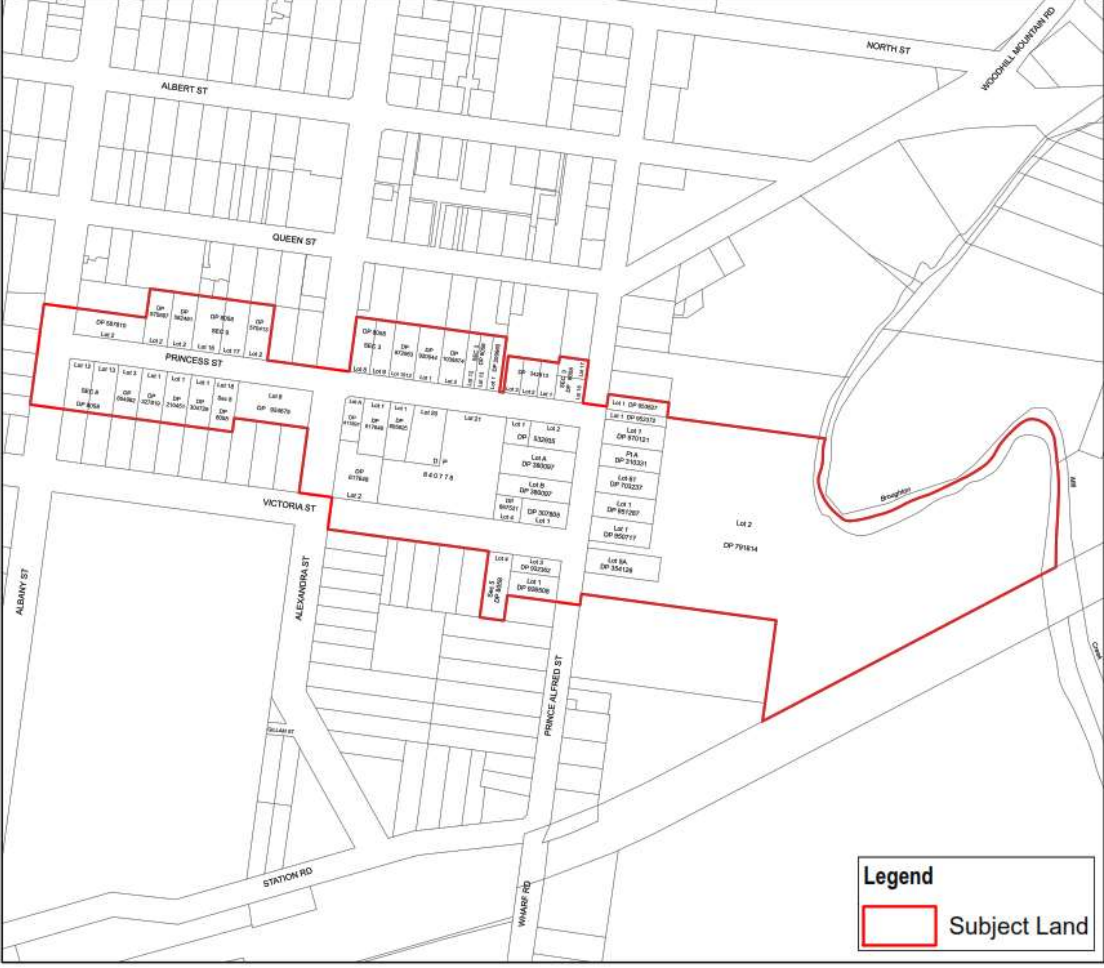
Proposed Heritage Listings (individual items)	
Subject land of:	
Property details:	<p>Lot A DP 411591, 62 Princess Street</p> <p>Lot 2 DP 617648, 85 Victoria Street</p> <p>Lot 1 DP 605825, Part of 66 Princess Street and adjacent Princess Street Road reserve</p>

<p>Subject land:</p>	
<p>Property details:</p>	<p>Lot 13 Sec 8 DP 8058, 44 Princess Street Lot B DP 390864, 17 Albany Street Lot 2 DP 210451, 73 Victoria Street</p>
<p>Subject land:</p>	

<p>Property details:</p>	<p>Lot 4 DP 667521, 97 Victoria Street Lot 1 DP 307805, 29 Prince Alfred Street Lot 1 DP 950717, 40 Prince Alfred Street Lot 17 Sec 3 DP 8058, 19 Prince Alfred Street Lot 1 DP 952372, 30 Prince Alfred Street Prince Alfred Street road reserve from Queen Street to Victoria Street</p>
<p>Subject land:</p>	
<p>Property details:</p>	<p>Lot A DP 332021, 53 Queen Street Lot B DP 411284, 59 Queen Street Lot 2 DP 286357, 68 Queen Street Lot 1 DP 100024, 70 Queen Street</p>

<p>Subject land:</p>	
<p>Property details:</p>	<p>Lot 2 DP 17926, 30 Alexandra Street Lot 28 Sec 5 DP 8058, 40 Alexandra Street Lot 18 Sec 5 DP 8058, 45 Prince Alfred Street</p>

Table 2: Property details of proposed Princess Street HCA

Proposed Princess Street HCA	
Subject land:	
Property details:	<p> Lot 2 DP 587810, Albany Street Lot 8 DP 924675, 19 Alexandra Street Lot 2 DP 575697, 51 Princess Street Lot 2 DP 582481, 53 Princess Street Lot 16 Sec 9 DP 8058, 55 Princess Street Lot 17 Sec 9 DP 8058, 57 Princess Street Lot 2 DP 570413, 59 Princess Street Lot 12 Sec 8 DP 8058, 42 Princess Street Lot 13 Sec 8 DP 8058, 44 Princess Street Lot 3 DP 604982, 46 Princess Street Lot 1 DP 327819, 48 Princess Street Lot 1 DP 210451, 50 Princess Street Lot 1 DP 304729, 52 Princess Street Lot 18 Sec 8 DP 8058, 54 Princess Street Lot A DP 411591, 62 Princess Street </p>

	<p>Lot 1012 DP 872963, Princess Street</p> <p>Lot 1 DP 617648, 64 Princess Street</p> <p>Lot 8 Sec 3 DP 8058, 65 Princess Street</p> <p>Lot 1 DP 605825, 66 Princess Street</p> <p>Lot 9 Sec 3 DP 8058, 67 Princess Street</p> <p>Lot 20 DP 840778, 68 Princess Street</p> <p>Lot 21 DP 840778, 68A Princess Street</p> <p>Lot 1 DP 532935, 70 Princess Street</p> <p>Lot 1 DP 920044, 71 Princess Street</p> <p>Lot 2 DP 1038574, 73 Princess Street</p> <p>Lot 13 Sec 3 DP 8058, 75B Princess Street</p> <p>Lot 12 Sec 3 DP 8058, 75A Princess Street</p> <p>Lot 1 DP 209665, 77 Princess Street</p> <p>Lot 3 DP 342913, 79 Princess Street</p> <p>Lot 2 DP 342913, 81 Princess Street</p> <p>Lot 1 DP 342913, 83 Princess Street</p> <p>Lot 17 Sec 3 DP 8058, 19 Prince Alfred Street</p> <p>Lot 16 Sec 3 DP 8058, 21 Prince Alfred Street</p> <p>Lot 2 DP 532935, 23 Prince Alfred Street</p> <p>Lot A DP 380097, 25 Prince Alfred Street</p> <p>Lot B DP 380097, 27 Prince Alfred Street</p> <p>Lot 1 DP 953827, 28 Prince Alfred Street</p> <p>Lot 1 DP 307805, 29 Prince Alfred Street</p> <p>Lot 1 DP 952372, 30 Prince Alfred Street</p> <p>Lot 3 DP 932362, 31 Prince Alfred Street</p> <p>Lot 1 DP 970121, 32 Prince Alfred Street</p> <p>Lot 1 DP 926508, 33 Prince Alfred Street</p> <p>Part Lot A DP 310331, 34 Prince Alfred Street</p> <p>Lot 61 DP 703237, 36 Prince Alfred Street</p> <p>Lot 1 DP 951287, 38 Prince Alfred Street</p> <p>Lot 1 DP 950717, 40 Prince Alfred Street</p> <p>Lot 5A DP 354126, 42 Prince Alfred Street</p> <p>Lot 2 DP 791614, 44 Prince Alfred Street</p> <p>Lot 4 Sec 5 DP 8058, 76 Victoria Street</p> <p>Lot 2 DP 617648, 85 Victoria Street</p> <p>Lot 4 DP 667521, 97 Victoria Street</p> <p>Road UPN's 92290, 92291, 92297, 92298, 93144, 13029, 104792, 104793, 104794, 105662, 107386, 107675 (part Alexandra, Princess, Albany, Victoria and Prince Alfred Streets).</p>
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1.2 Background

On 22 February 2022, Council received a proposal submitted by the Berry and District Historical Society (BDHS) accompanied by a Heritage Assessment Report seeking Council's support to prioritise resources to investigate the inclusion of an additional Heritage Conservation Area (HCA) within Berry to link the existing Queen Street and Berry Showground HCA's and proposed the investigation of additional items for heritage listing in Schedule 5 of Shoalhaven LEP 2014 within the proposed HCA boundary. On 26 April 2022, the Berry Forum provided support for the progression of the Princess Street HCA proposed by the BDHS. In addition, the Berry Forum provided a proposed new Development Control Plan (DCP) chapter for the area of Berry east of the Princes Highway to Council, intended to strengthen the consideration of heritage and local character in Berry.

On 11 September 2023, at its ordinary meeting, Council (MIN23.496) resolved to give priority to the introduction of the proposed Princess Street HCA and the preparation of a draft DCP for the area of Berry east of the Princes Highway.

In November 2023 Council initiated an independent review of the proposed Princess Street HCA boundary, and the items considered to possess heritage significance proposed for heritage listing by the BDHS. The review was undertaken by Louise Thom Heritage Consultant for Council.

This independent review recommended that Council:

- Support the inclusion of the proposed Princess Street Heritage Conservation Area, with a slightly modified boundary to the BDHS proposal, in Schedule 5 of Shoalhaven LEP 2014.
- Support the Inclusion of nine (9) potential heritage items located within the boundary of the proposed Princess Street Heritage Conservation Area which meet the threshold for inclusion in Schedule 5 of Shoalhaven LEP 2014.

The independent review (Heritage Assessment Report) is at **Attachment D**.

In 2020, as part of the preliminary consultation process which resulted in Amendment No. 43 of Shoalhaven LEP 2014, which responded to community concerns that unsympathetic development was eroding the unique heritage character of Berry, landowners of individual items identified as possessing heritage significance were invited to either support or reject the listing of their property as heritage items in Shoalhaven LEP 2014. This process resulted in eleven (11) items being excluded from that amendment. As a result of ongoing community concerns regarding the impacts of unsympathetic development, the inclusion of these proposed heritage items is being revisited, with nine (9) items considered to remain worthy of inclusion in Schedule 5 of Shoalhaven LEP 2014. Heritage Data Forms for these nine proposed items are included at **Attachment E**.

Between 11 September 2023 and 29 July 2024, Council initiated independent community engagement to inform the contents and scope of the proposed new DCP chapter for the part of Berry east of the Princess Highway. The resultant Community Engagement Outcomes Report (Locale Consulting) provided recommendations for matters to be addressed in the proposed DCP chapter, one being that planning guidelines should aim to ensure that the

significant heritage items and heritage precincts are recognised and appropriately responded to by new development.

On 29 July 2024, Council considered the Community Engagement Outcomes Report and the recommendations of the independent review of the proposed Princess Street heritage conservation area and additional heritage items.

Council (MIN24.396) resolved to:

1. *Endorse the preparation of a Planning Proposal to amend Schedule 5 of Shoalhaven Local Environmental Plan (LEP) 2014 to introduce the following:*
 - *A new Heritage Conservation Area (HCA) in the area of Princess Street, Berry.*
 - *Nine new heritage items located within the proposed Princess Street HCA boundary at Berry,*
 - *Nine new heritage items located outside of the proposed Princess Street HCA boundary, but within the area of Berry east of the Princes Highway/bypass*
2. *Submit the Planning Proposal to the NSW Department of Planning, Housing and Infrastructure for a Gateway determination.*

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

A favourable Gateway determination was issued on 19 June 2025.

2 Part 1 – Objectives and Intended Outcome

The intended outcome of this PP is to amend Schedule 5 of Shoalhaven LEP 2014 and the associated heritage maps, to list fifteen (15) dwellings, one (1) tree, one (1) public reserve and one (1) item of infrastructure as heritage items and to introduce an additional HCA (in the area of Princess Street, Berry).

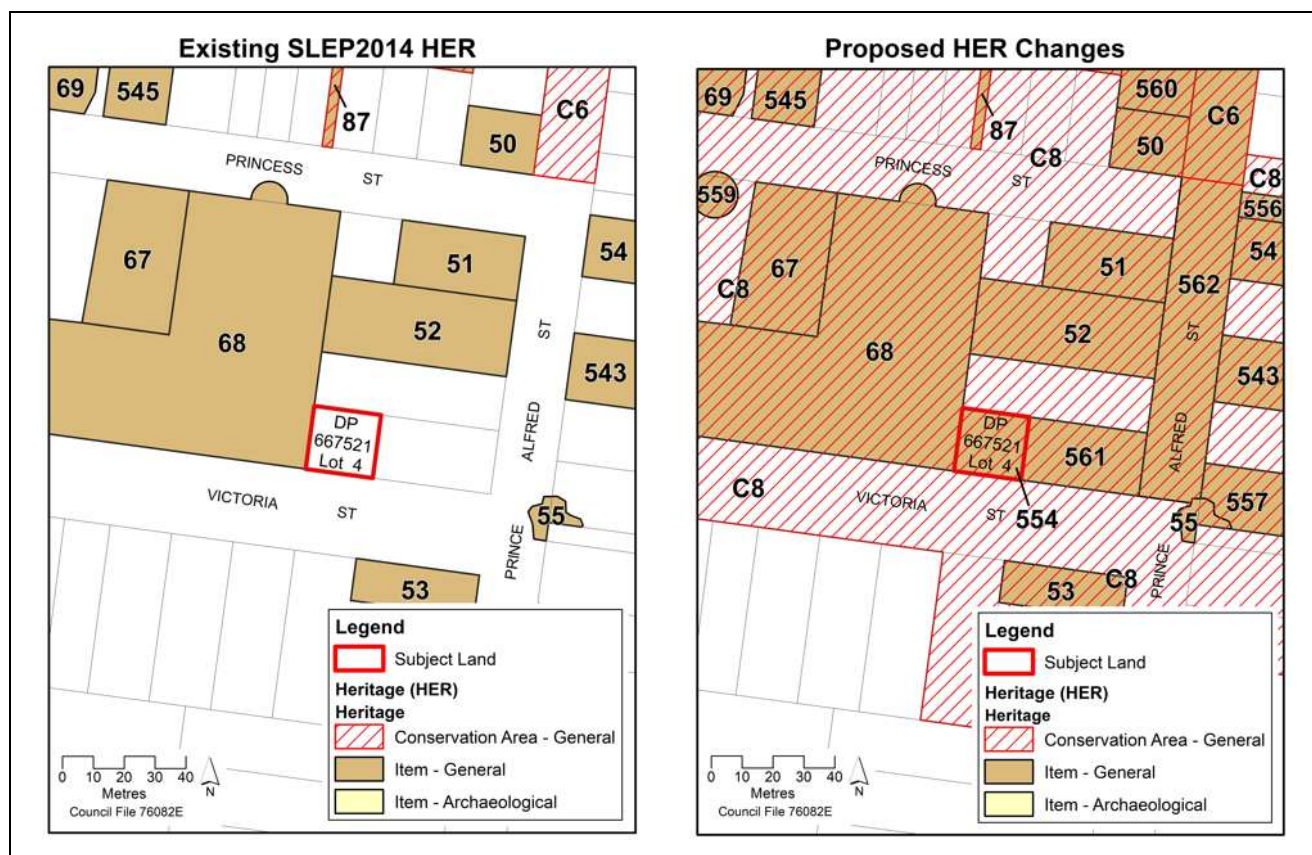
These changes will assist in managing and protecting the historical character of Berry by ensuring future development is sympathetic to items of heritage significance and recognises the heritage character of the town.

3 Part 2 – Explanation of Provisions

The PP proposes to list eighteen (18) new items as items of local heritage significance, as shown below in **Table 3**, and one (1) new HCA, as shown in **Table 4**, within Schedule 5 of Shoalhaven LEP 2014. The Heritage Map of Shoalhaven LEP 2014 will be amended to identify the eighteen (18) heritage items and the Princess Street HCA.

Table 3: Proposed new local heritage items.

1. 97 Victoria Street Berry	
<p>Rationale: The house at 97 Victoria Street has historical value for its ability to demonstrate the uptake of lots after the 1912 Town of Berry subdivision. Built between 1915 and 1923, the house is a good representative example of dwellings constructed in the early inter-war period after the commencement of the sale of lots from the Town of Berry plan.</p> <p>Proposed Amendment: Update the Heritage Map (Sheet HER_019E) to identify Lot 4 DP 667521 as a heritage item and include the following entry in Schedule 5:</p>	
Proposed Schedule 5 entry	
<p>Item No: 554</p> <p>Item: Inter-war Cottage</p> <p>Address: 97 Victoria Street</p> <p>Locality: Berry</p> <p>Property Description: Lot 4 DP 667521</p> <p>Significance: Local</p>	



2. 62 Princess Street and 85 Victoria Street Berry



Rationale: Alexandra Park displays two of the principal characteristics which contribute to the heritage significance of Berry – a place of outstanding scenic beauty defined by creeks and its mature parkland and street trees. The variety of exotic and native trees in Alexandra Park including those

on the verge which extend into the park, provide an excellent example of the historic trends in Australian tree planting.

Alexandra Park contains physical evidence of the extensive tree planting scheme started by Sir John Hay and continued from 1899 and 1912 when trees and shrubs were acquired from the Royal Botanical Gardens to beautify the town.

Alexandra Park exemplifies the character of Berry as the 'Town of Trees' due to its diverse and mature collection of deciduous and evergreen trees, many of which can be seen as landmarks in the town.

Alexandra Park has considerable scenic value in the Princess Street HCA. The mature trees in Alexandra Park including those in the Alexandra Street road reserve that extend into the park, are fundamental to the aesthetic character and significance of Berry.

The park provides evidence of the first town survey and the influence of Town Creek upon the subsequent take up of lots after 1912.

Proposed Amendment: Update the Heritage Map (Sheet HER_019E) to identify Lot A DP 411591 and Lot 2 DP 617648 as a heritage item and include the following entry in Schedule 5:

Proposed Schedule 5 entry

Item No: 555

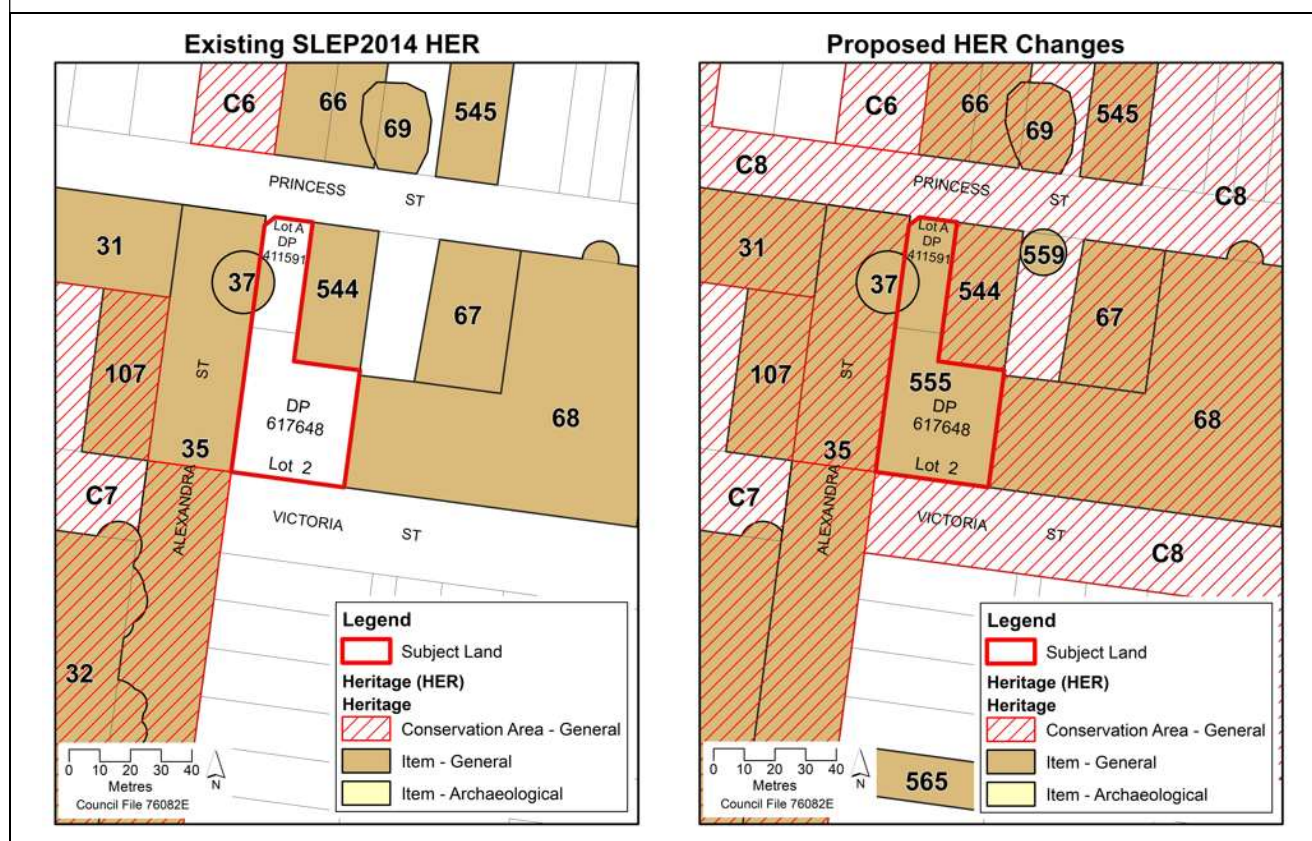
Item: Alexandra Park

Address: 62 Princess Street and 85 Victoria Street

Locality: Berry

Property Description: Lot A DP 411591; Lot 2 DP 617648

Significance: Local



3. 30 Prince Alfred Street, Berry



Rationale: Erected prior to 1902, the cottage at 30 Prince Alfred Street provides historic evidence of the development of Broughton Creek Village as it spread out along the road to the wharf. Goods and services supplied along this route were essential in the growth of the village. The cottage was the home of Jack Blow and his family who operated a building supplies shop from a building next door. Predating the 1912 sale of lots in the Town of Berry, the surviving commercial properties and their associated residences in Prince Alfred Street provide important historical evidence of the early growth of the town. The residence is significant as a building erected on the Berry Estate prior to subdivision and private sale. The building is associated with Jack Blow who was a local builder and active member of the local community. The cottage is a modest late Victorian timber dwelling. It displays the principal characteristics of small timber vernacular buildings erected at the end of the 19th century. The surviving cottage provides rare evidence of residences associated with commercial buildings constructed along the road to the wharf. The cottage is a representative example of a late Victorian timber cottage.

Proposed Amendment: Update the Heritage Map (Sheet HER_019E) to identify Lot 1 DP 952372 as a heritage item and include the following entry in Schedule 5:

Proposed Schedule 5 entry

Item No: 556

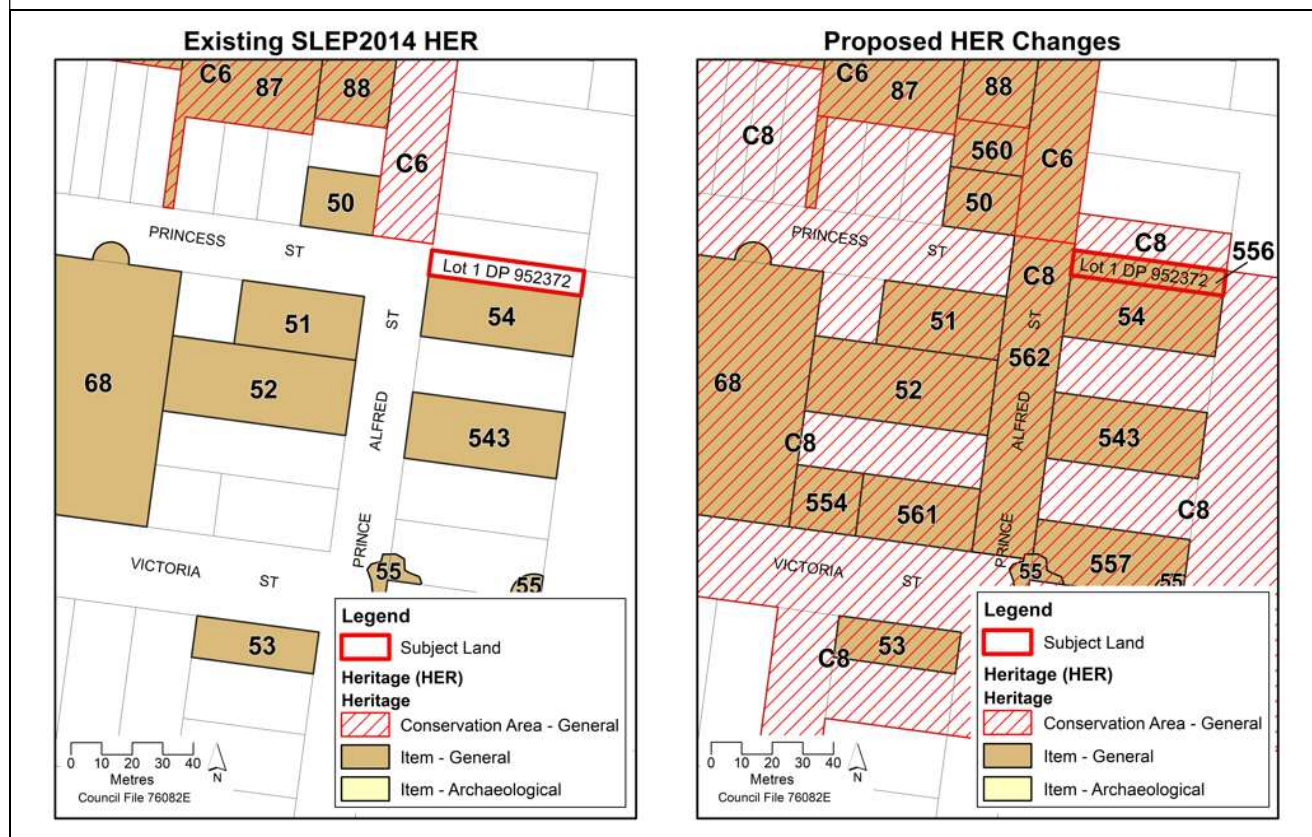
Item: Late Victorian Cottage

Address: 30 Prince Alfred Street

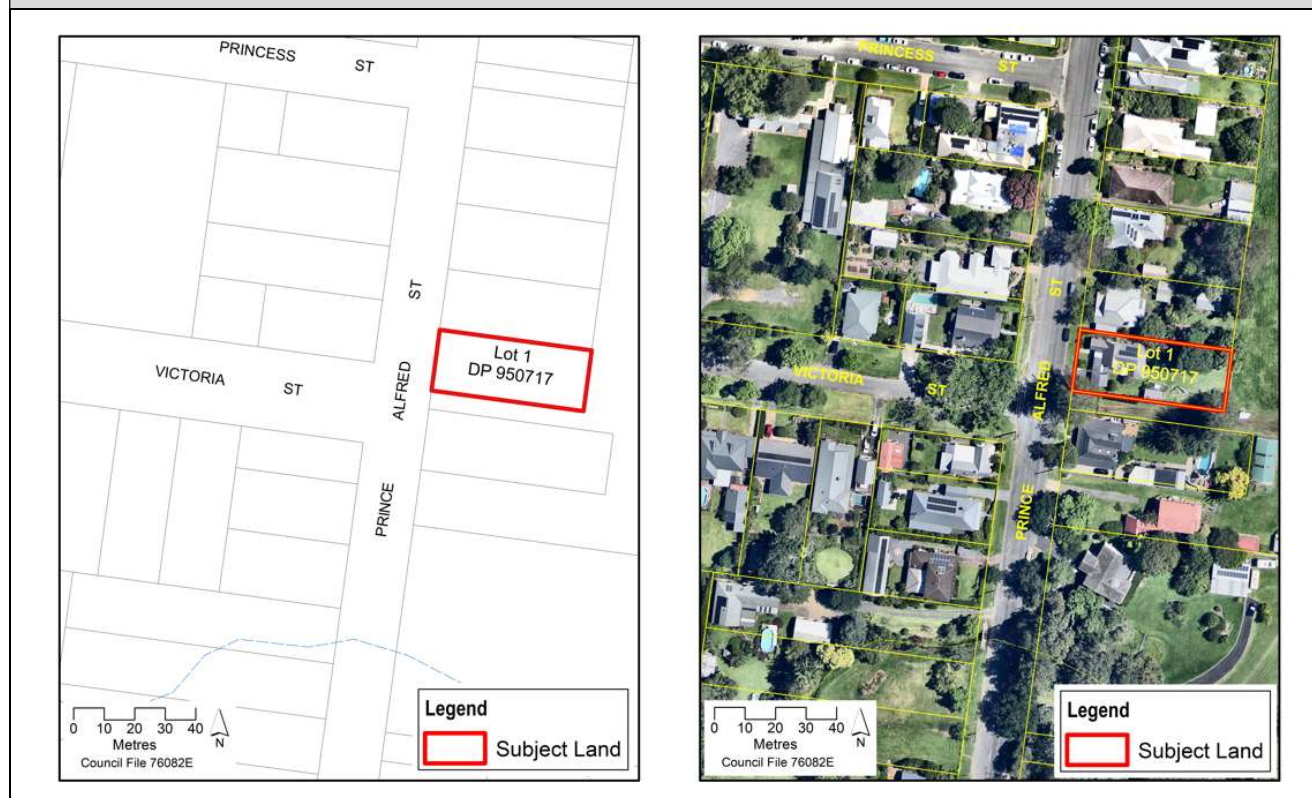
Locality: Berry

Property Description: Lot 1 DP 952372

Significance: Local



4. 40 Prince Alfred Street, Berry



Rationale: 40 Prince Alfred Street is a rare surviving example of a Federation house and shop in the original Wharf Road. The former bootmaker's shop at 40 Prince Alfred Street was established at the beginning of the 20th century to meet the needs of the early settlement. Located on the route to the wharf it provides evidence of the early growth and development of Berry. The house and shop are historically of value as an example of lands and buildings leased from the Berry Estate that were purchased by their occupants when the town lots were put up for sale by Hay and Roxburgh. 40 Prince Alfred Street is historically associated with R.R (Bobby) Moore who was the village bootmaker for the first quarter of the 20th Century. The house exhibits the principal characteristics of a modest scaled timber Federation dwelling built in the Shoalhaven.

Proposed Amendment: Update the Heritage Map (Sheet HER_019E) to identify Lot 1 DP 950717 as a heritage item and include the following entry in Schedule 5:

Proposed Schedule 5 entry

Item No: 557

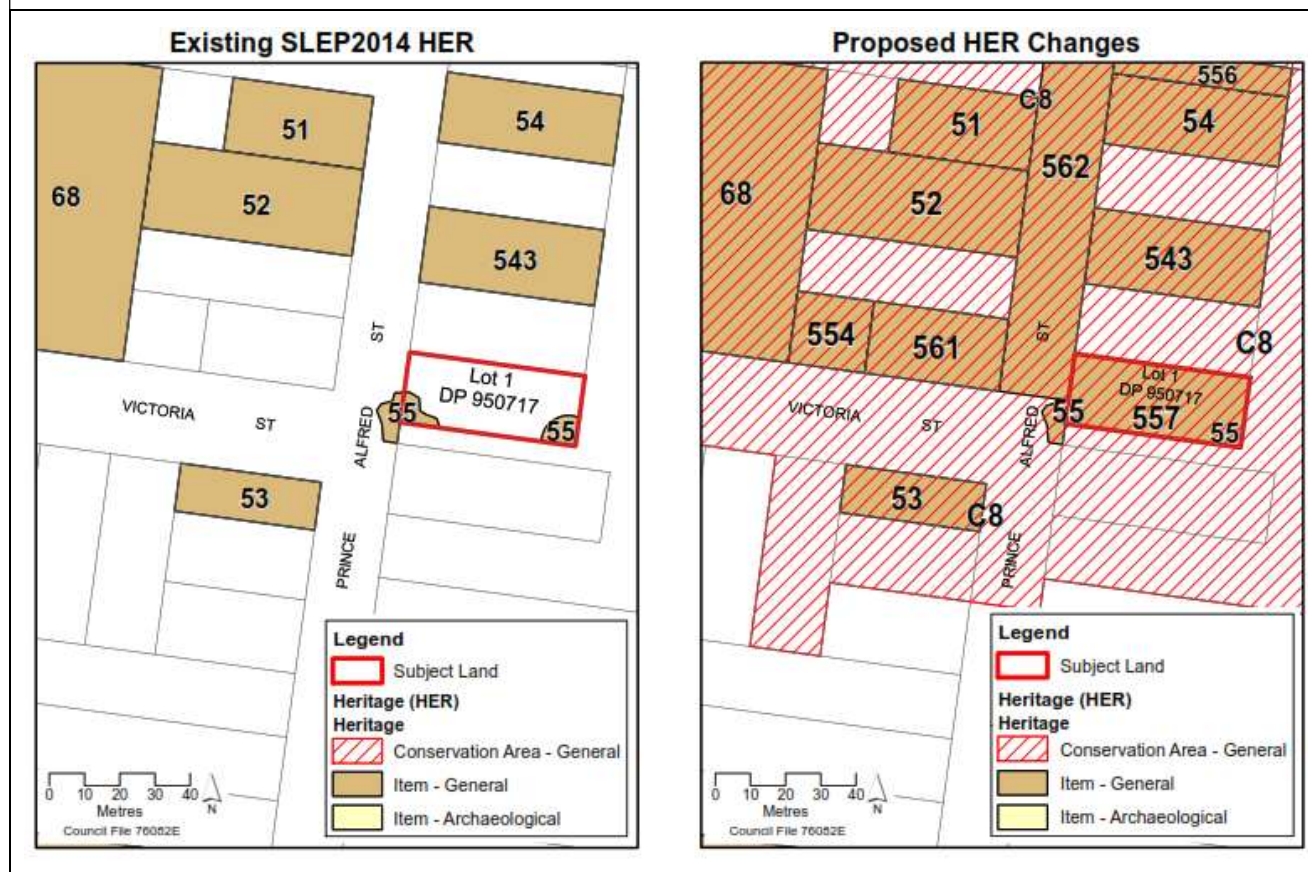
Item: Federation Weatherboard Cottage – Former Moore's Bootmakers shop

Address: 40 Prince Alfred Street

Locality: Berry

Property Description: Lot 1 DP 950717

Significance: Local



5. 44 Princess Street, Berry



Rationale: The weatherboard and fibro bungalow at 44 Princess Street provides physical evidence of the historical development of Berry in the transition between the federation and inter-war periods. The house has historic value for its ability to demonstrate the way larger lots in the 1912 Berry Township subdivision were divided and sold in the second decade of the 20th century. The half-timbered bungalow is a good example of a vernacular timber and fibro dwelling constructed in the Shoalhaven in 1917. The building has aesthetic value for the contribution it makes to the streetscapes of Berry. The property has historical associations with Reverend Samuel Gilby who was one of the early methodist ministers of Berry.

Proposed Amendment: Update the Heritage Map (Sheet HER_019E) to identify Lot 13 Sec 8 DP 8058 as a heritage item and include the following entry in Schedule 5:

Proposed Schedule 5 entry

Item No: 558

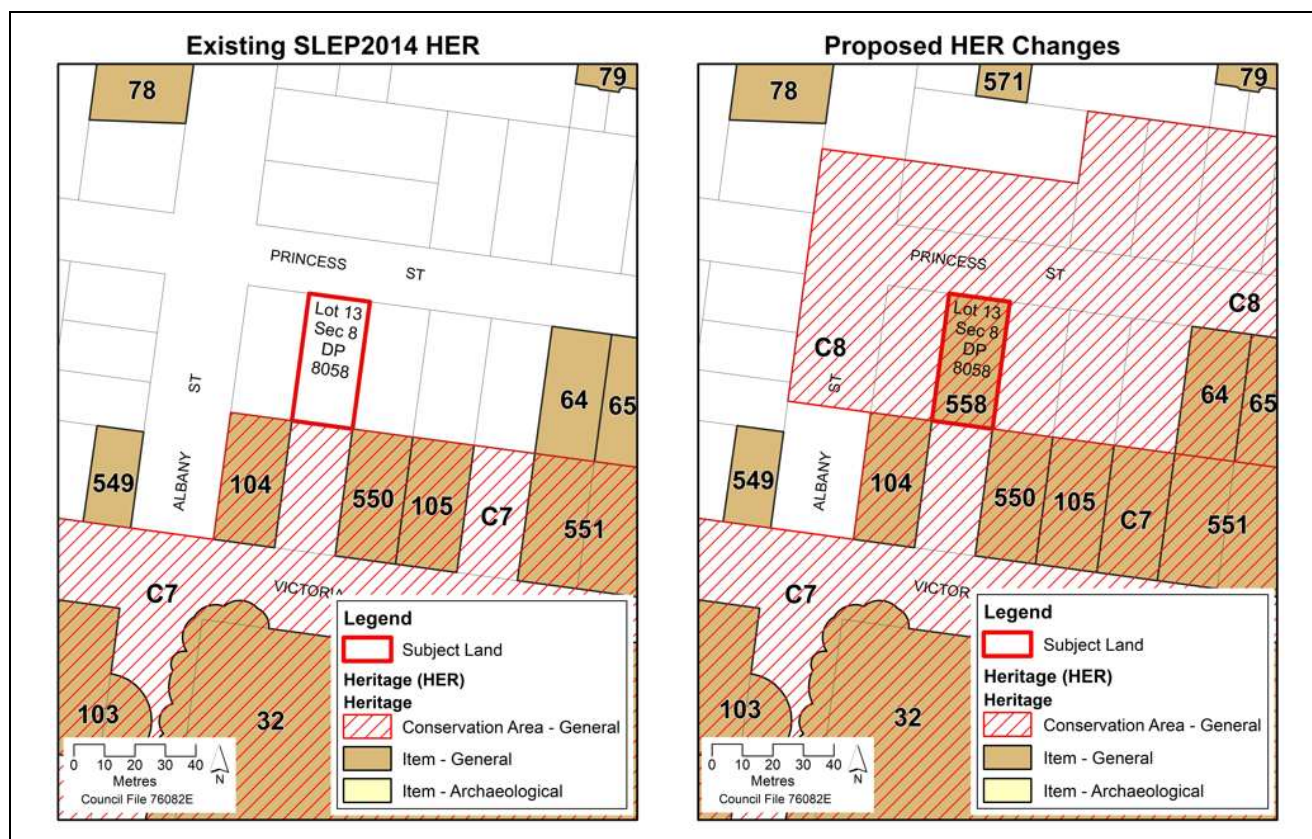
Item: Weatherboard and Fibro Bungalow

Address: 44 Princess Street

Locality: Berry

Property Description: Lot 13 Sec 8 DP 8058

Significance: Local



6. 66 Princess Street, Berry



Rationale: The Norfolk Island Pine at 66 Princess Street has historical value as a planting on the original Church of England lands set aside in 1884. The tree provides physical evidence of the original lot boundary of St Luke's Church which has since been subdivided. The tree is significant in the history of tree planting in Berry as it is a surviving example of the trees and shrubs acquired by

Sir John Hay from the Royal Botanical Gardens to beatify the town prior to the 1912 Berry Township subdivision.

Proposed Amendment: Update the Heritage Map (Sheet HER_019E) to identify part of Lot 1 DP 605825 and adjacent road reserve as a heritage item and include the following entry in Schedule 5:

Proposed Schedule 5 entry

Item No: 559

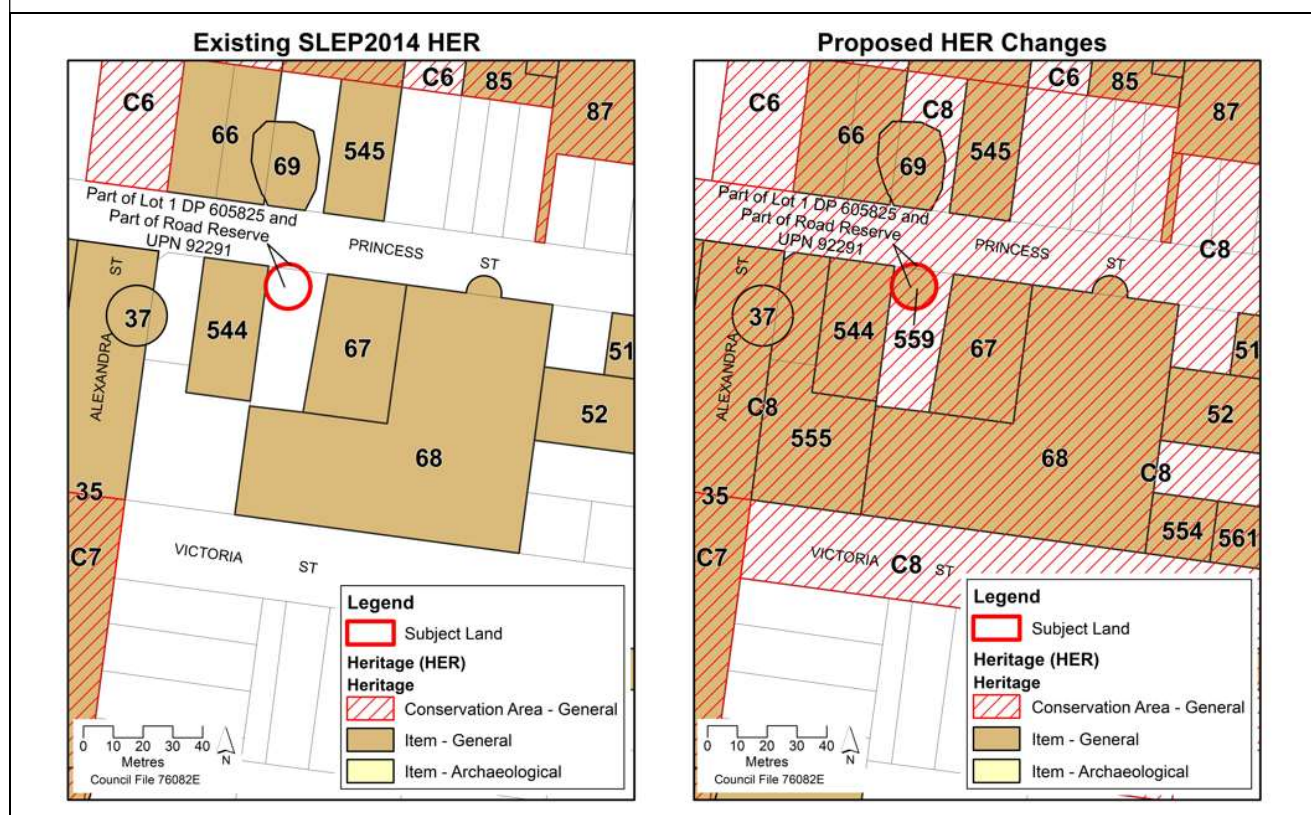
Item: *Araucaria heterophylla* (Norfolk Island Pine)

Address: 66 Princess Street

Locality: Berry

Property Description: Part of Lot 1 DP 605825 and adjacent road reserve

Significance: Local



7. 19 Prince Alfred Street, Berry



Rationale: 19 Prince Alfred Street is a rare example of a surviving late 19th century cottage that was attached to a commercial development on Wharf Road in Broughton Creek Village. The property at 19 Prince Alfred Street has historic association with the following businesses that operated from this property at the end of the 19th century – King’s Saddlery, William Bennie’s boot making business and Bainbridge’s Grocery Store.

19 Prince Alfred Street exhibits the principal characteristics of a Victorian cottage erected on the Berry Estate. It is a representative example of the small timber Victorian residences associated with commercial properties on Wharf Road.

19 Prince Alfred Street has some aesthetic value as a Victorian cottage that has been modified. The interior of the cottage has been retained largely intact with minor modifications.

Proposed Amendment: Update the Heritage Map (Sheet HER_019E) to identify Lot 17 Sec 3 DP 8058 as a heritage item and include the following entry in Schedule 5:

Proposed Schedule 5 entry

Item No: 560

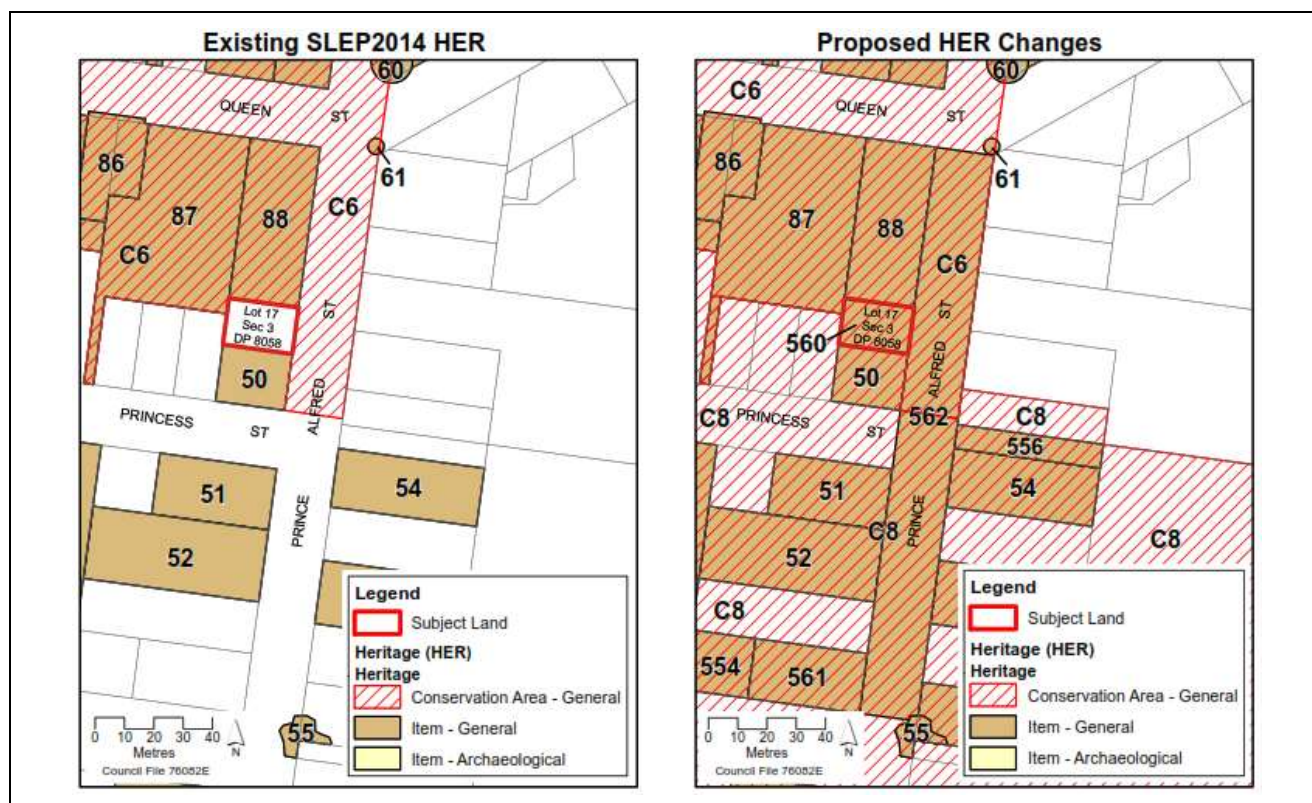
Item: Victorian Cottage

Address: 19 Prince Alfred Street

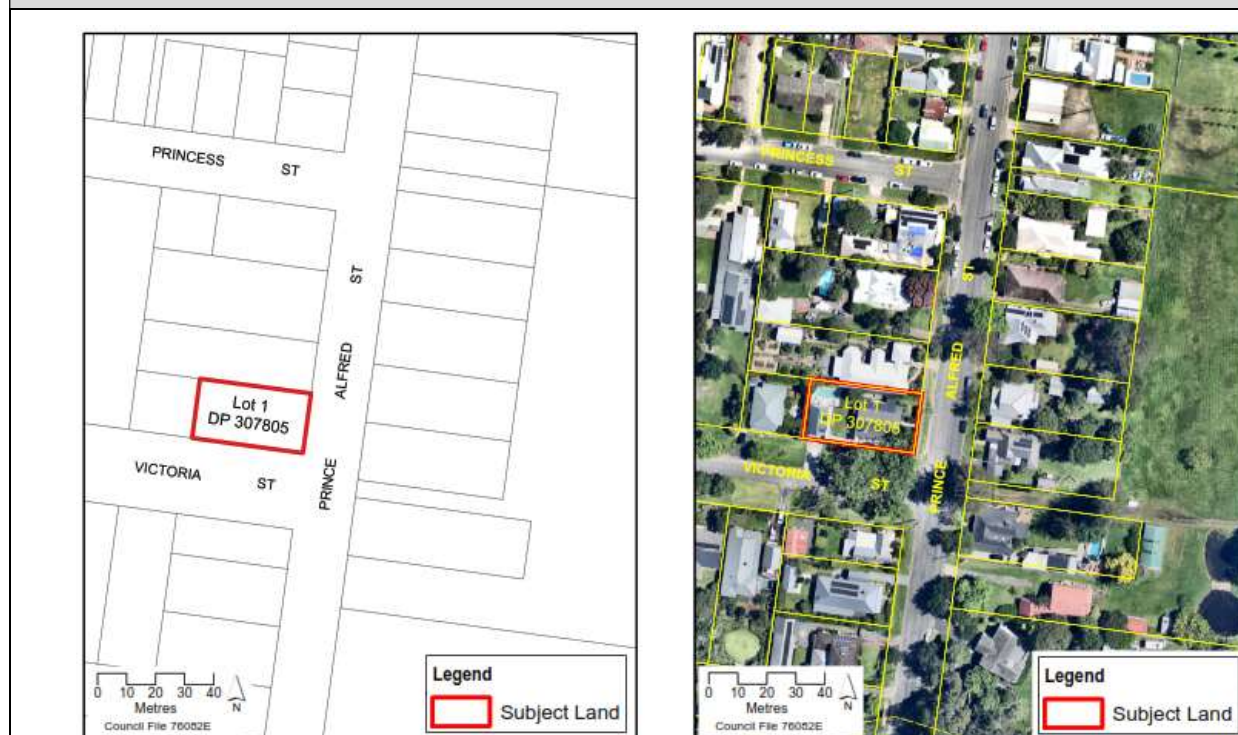
Locality: Berry

Property Description: Lot 17 Sec 3 DP 8058

Significance: Local



8. 29 Prince Alfred Street, Berry



Rationale: The property at 29 Prince Alfred Street has historic value as the former site of the Berry Lancers. The existing building has historic value for its ability to demonstrate the development history of Berry in the early 20th Century. The site demonstrates the changes to the town after the 1902 survey was gazetted and encroaching buildings like the Lancers were moved to align the streets with

the town plan. The property has historic association with the No.2 Berry Half Squadron of the New South Wales Lancers. 29 Prince Alfred Street is a representative example of an inter-war bungalow.

Proposed Amendment: Update the Heritage Map (Sheet HER_019E) to identify Lot 1 DP 307805 as a heritage item and include the following entry in Schedule 5:

Proposed Schedule 5 entry

Item No: 561

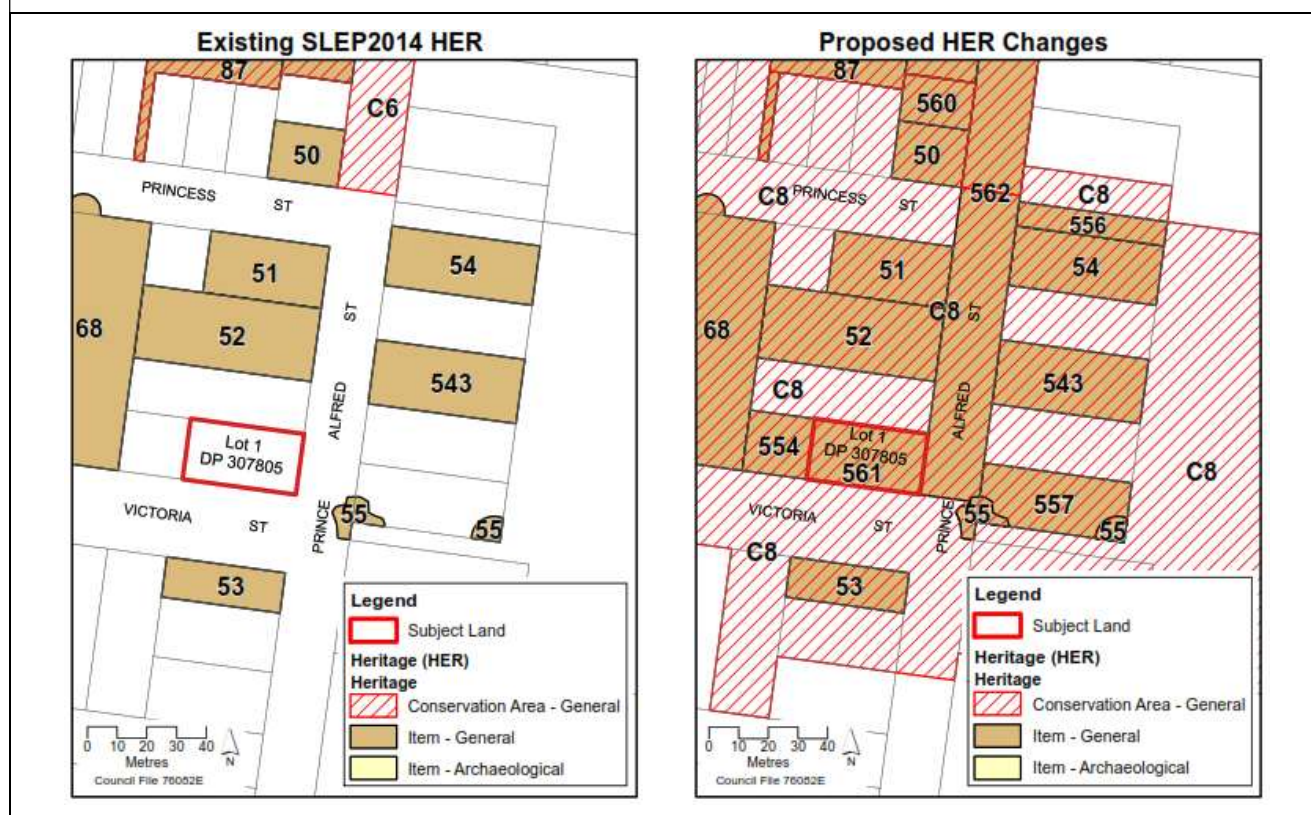
Item: Inter-war Bungalow

Address: 29 Prince Alfred Street

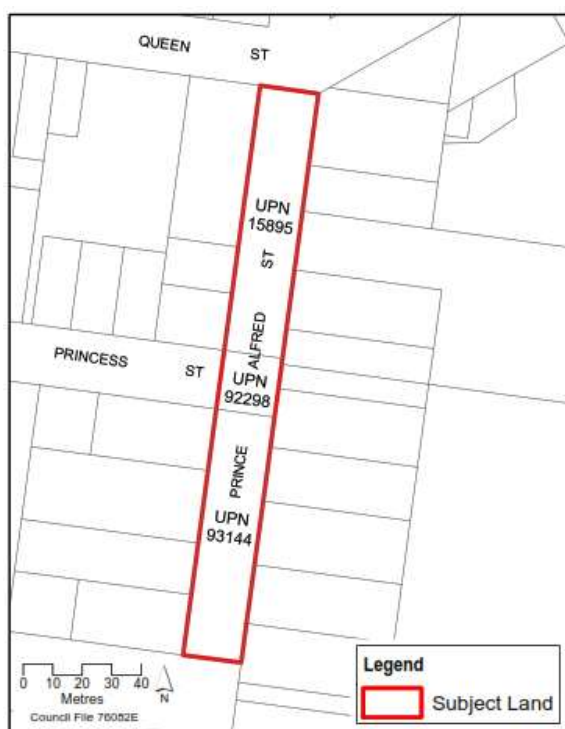
Locality: Berry

Property Description: Lot 1 DP 307805

Significance: Local



9. Road Reserve – Prince Alfred Street, Berry



Rationale: The Sandstone kerbing provides physical evidence of the importance of Prince Alfred Street in the development history of Berry. Prince Alfred Street provided access to the wharves on Broughton Creek which in turn connected the district to shipping to other centres, as well as access to the railway station and commercial properties along the street. Along with Queen Street, it was the earliest street developed west of Broughton Mill Creek. The sandstone kerbing provides evidence of the early development of Berry before the sale of lots in the town plan in 1912. The kerbing has association with Berry Council at the turn of the 19th century. The sandstone kerbing is a feature that contributes to the historic character of Berry and has the potential to provide further information about the history of early roads and their construction in the Shoalhaven. The sandstone kerbing is representative of early road making techniques.

Proposed Amendment: Update the Heritage Map (Sheet HER_019E) to identify UPN's 15895, 92298 & 93144 as a heritage item and include the following entry in Schedule 5:

Proposed Schedule 5 entry

Item No: 562

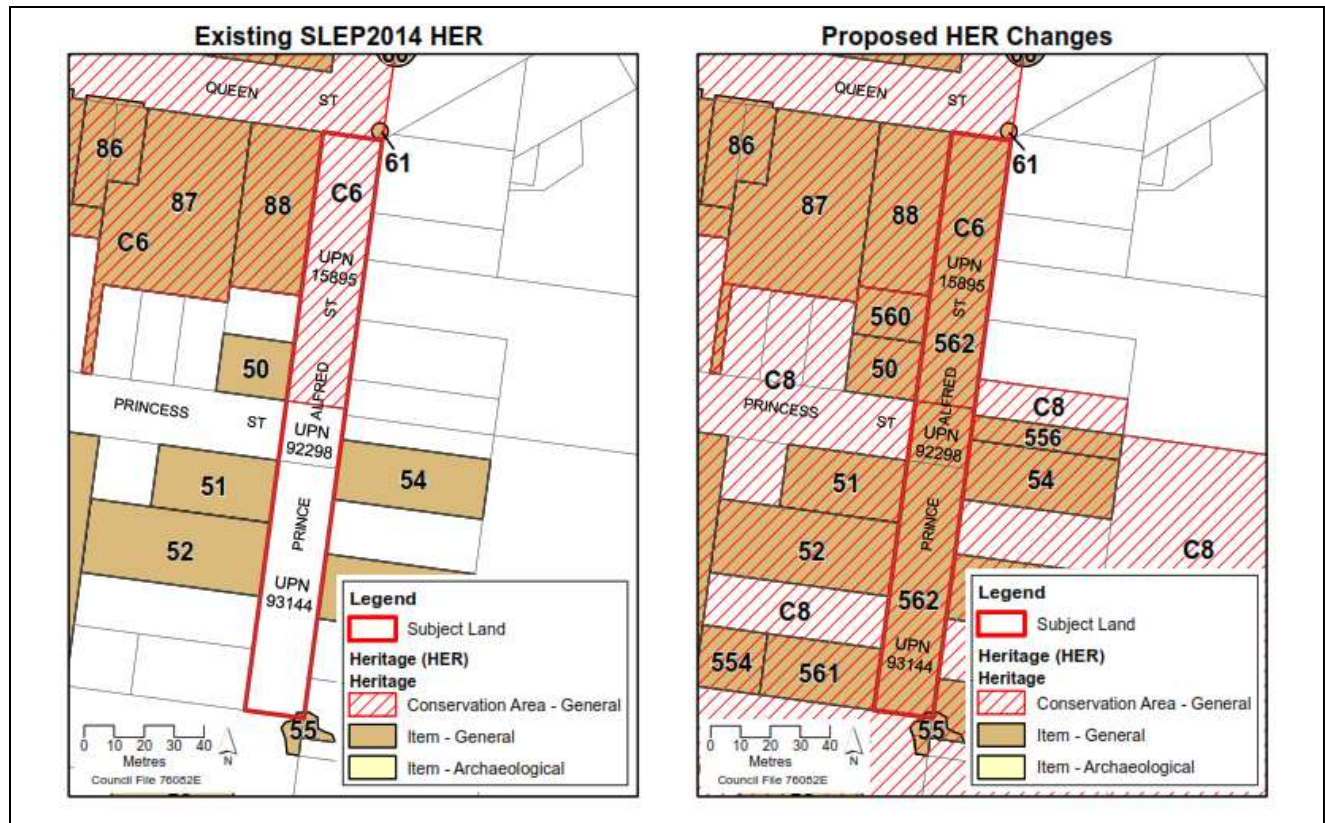
Item: Sandstone kerbing

Address: Western side of Prince Alfred Street road reserve between Victoria Street and Queen Street

Locality: Berry

Property Description: Prince Alfred Street road reserve – between Victoria Street and Queen Street

Significance: Local



10. 73 Victoria Street, Berry



Rationale: The Federation Weatherboard cottage at 73 Victoria Street provides early physical evidence of the historical development of the town of Berry. The cottage is historically significant as it demonstrates early residential development prior to the marketing of the town lots and general sale in 1912 which started the growth of Berry. The cottage has aesthetic value as it exhibits the principal characteristics of the Federation style of architecture as applied to a domestic dwelling in the early 20th century. The cottage has aesthetic value for its contribution to the streetscapes of the Showground precinct. 73 Victoria Street is rare as one of the few surviving houses in Berry township that predate the 1912 town subdivision sales. 73 Victoria Street is a good representative example of a Federation timber vernacular house in the Shoalhaven.

Proposed Amendment: Update the Heritage Map (Sheet HER_019E) to identify Lot 2 DP 210451 as a heritage item and include the following entry in Schedule 5:

Proposed Schedule 5 entry

Item No: 563

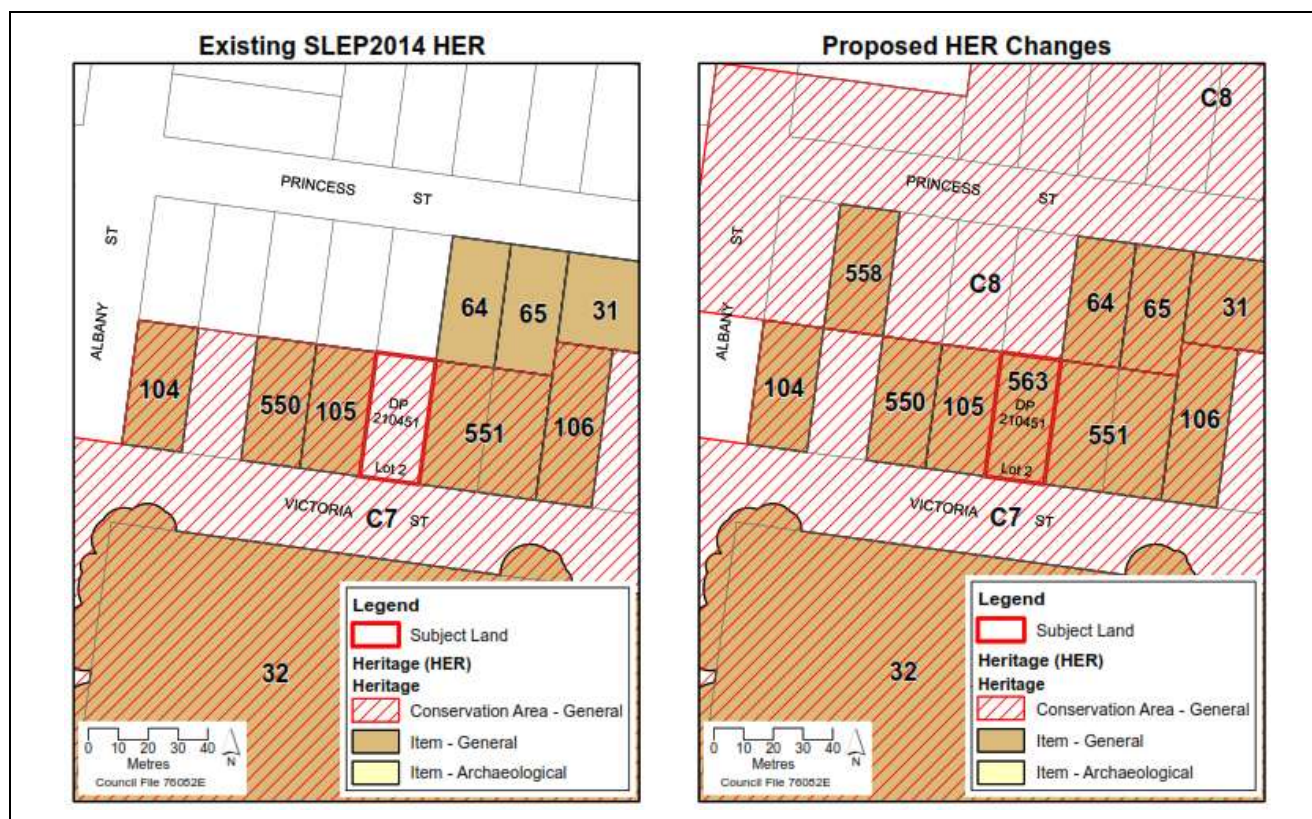
Item: Federation Weatherboard Cottage

Address: 73 Victoria Street

Locality: Berry

Property Description: Lot 2 DP 210451

Significance: Local



11. 17 Albany Street, Berry



Rationale: The Victorian residence at 17 Albany Street provides early physical evidence of the historical development of Berry. The house is a rare example of the early residential development of Berry after the focus of the town shifted from Broughton Creek. It demonstrates early residential development prior to the marketing of the town lots and general sale in 1912 which precipitated the growth of Berry. The property is historically significant for its role in the development history of Berry

at the end of the 19th century. 17 Albany Street is an excellent representative example of a Victorian Georgian style house demonstrating transition elements from the Federation period. The house and garden make a positive contribution to the aesthetic qualities of the streetscape and the Berry Showground precinct. The house is a fine vernacular example of a late 19th century house in the Shoalhaven.

Proposed Amendment: Update the Heritage Map (Sheet HER_019E) to identify Lot B DP 390864 as a heritage item and include the following entry in Schedule 5:

Proposed Schedule 5 entry

Item No: 564

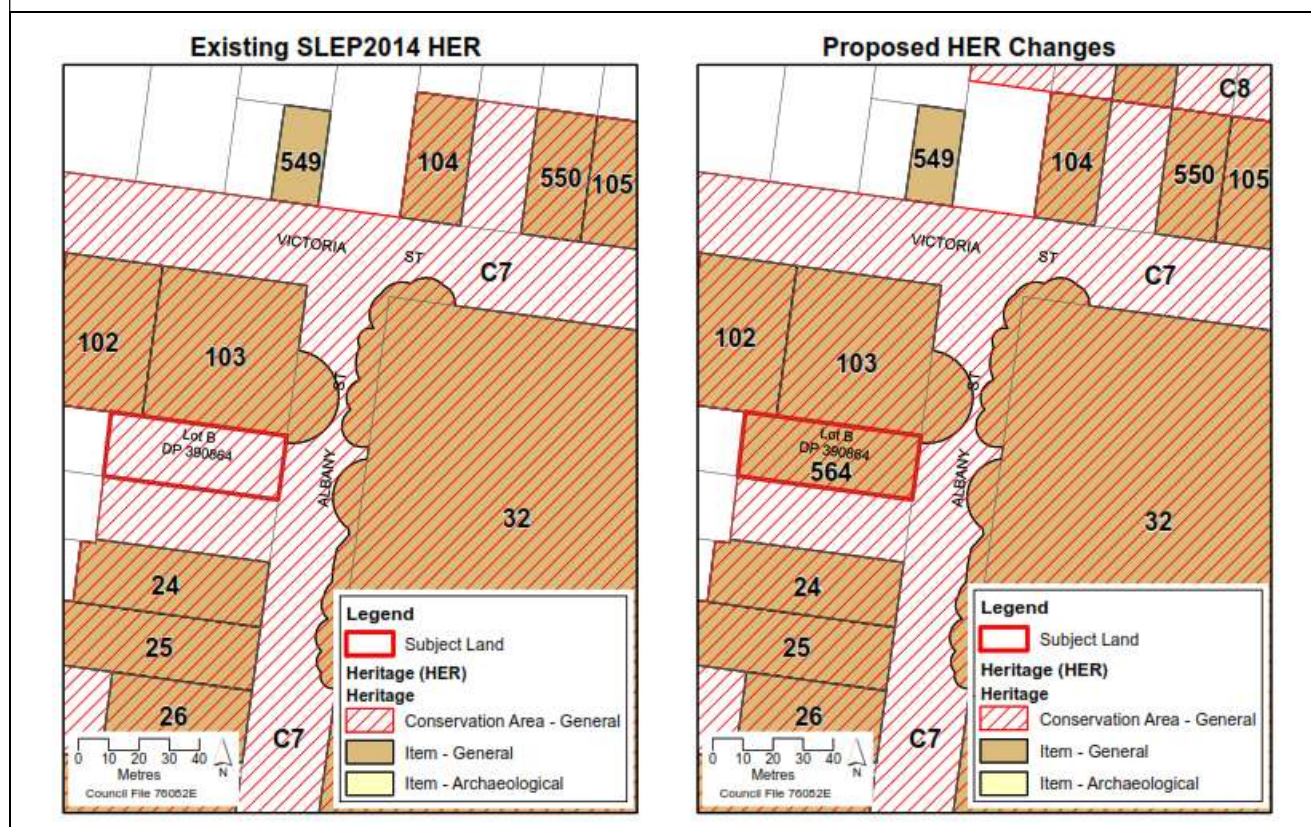
Item: Victorian Brick Residence

Address: 17 Albany Street

Locality: Berry

Property Description: Lot B DP 390864

Significance: Local



12. 30 Alexandra Street, Berry



Rationale: The house at 30 Alexandra Street provides physical evidence of the historical development of Berry in the late Inter-war period (just prior to WWII). The house has historic value for its ability to demonstrate early development through gradual subdivision of larger lots that took place after the 1912 subdivision which formed the basis of the town of Berry.

The house at 30 Alexandra Street exhibits the principal characteristics of the late Inter-war style of architecture as applied to a domestic dwelling. The building makes a positive contribution to the landscaped setting of Alexandra Street. 30 Alexandra Street is a good representative example of a late Inter-war timber house and exhibits a high degree of integrity. The house is a good representative example of vernacular architecture in the Shoalhaven in the first half of the 20th century.

Proposed Amendment: Update the Heritage Map (Sheet HER_019E) to identify Lot 2 DP 17926 as a heritage item and include the following entry in Schedule 5:

Proposed Schedule 5 entry

Item No: 565

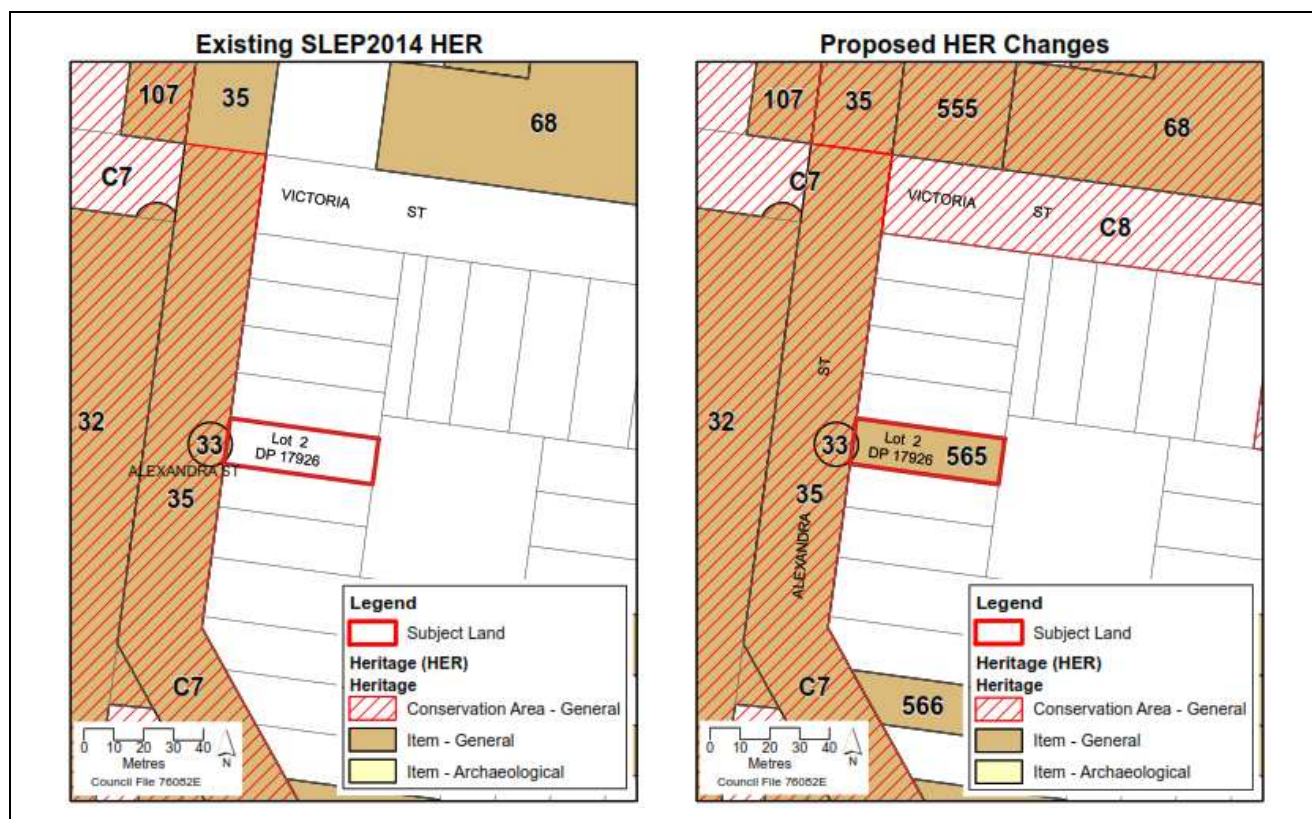
Item: Inter-war House

Address: 30 Alexandra Street

Locality: Berry

Property Description: Lot 2 DP 17926

Significance: Local



13. 40 Alexandra Street, Berry



Rationale: The Federation Weatherboard Cottage at 40 Alexandra Street provides physical evidence of the historical development of Berry in the early 20th century. 40 Alexandra Street has

aesthetic value as a highly intact Federation bungalow demonstrating the key characteristics of the architectural period and makes a positive contribution to the landscaped setting of Alexandra Street. The house at 40 Alexandra Street is a good representative example of a late Federation-era dwelling. The cottage is a good example of vernacular architecture of the early 20th century in Berry and the Shoalhaven. The building has a high degree of integrity.

Proposed Amendment: Update the Heritage Map (Sheet HER_019E) to identify Lot 28 Sec 5 DP 8058 as a heritage item and include the following entry in Schedule 5:

Proposed Schedule 5 entry

Item No: 566

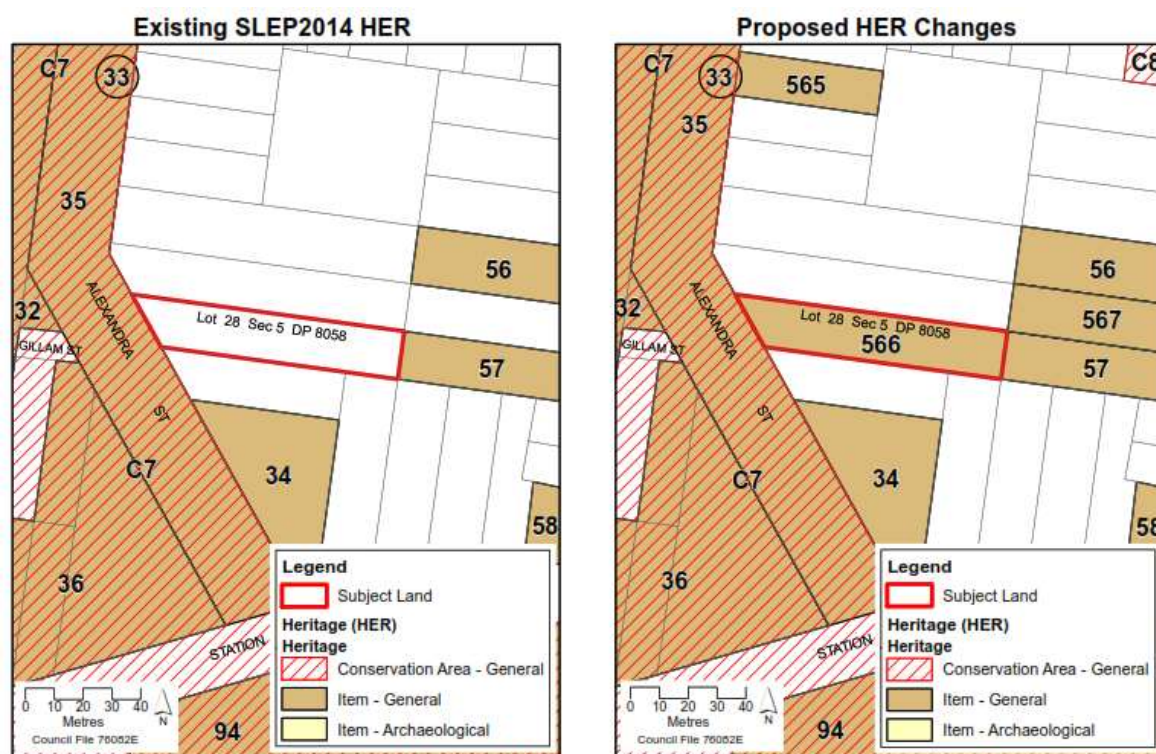
Item: Federation Bungalow

Address: 40 Alexandra Street

Locality: Berry

Property Description: Lot 28 Sec 5 DP 8058

Significance: Local



14. 45 Prince Alfred Street, Berry



Rationale: The Inter-war weatherboard bungalow at 45 Prince Alfred 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 along an early historic road were developed after the 1912 Berry Township subdivision and during the Inter-war period. The bungalow exhibits the principal characteristics of the Inter-war style of architecture as applied to a domestic dwelling in the 1920s. The bungalow has aesthetic value for its contribution to the streetscape values of Prince Alfred Street which is a key road within the historic Berry Estate. The Inter-war bungalow is a fine 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 identify Lot 18 Sec 5 DP 8058 as a heritage item and include the following entry in Schedule 5:

Proposed Schedule 5 entry

Item No: 567

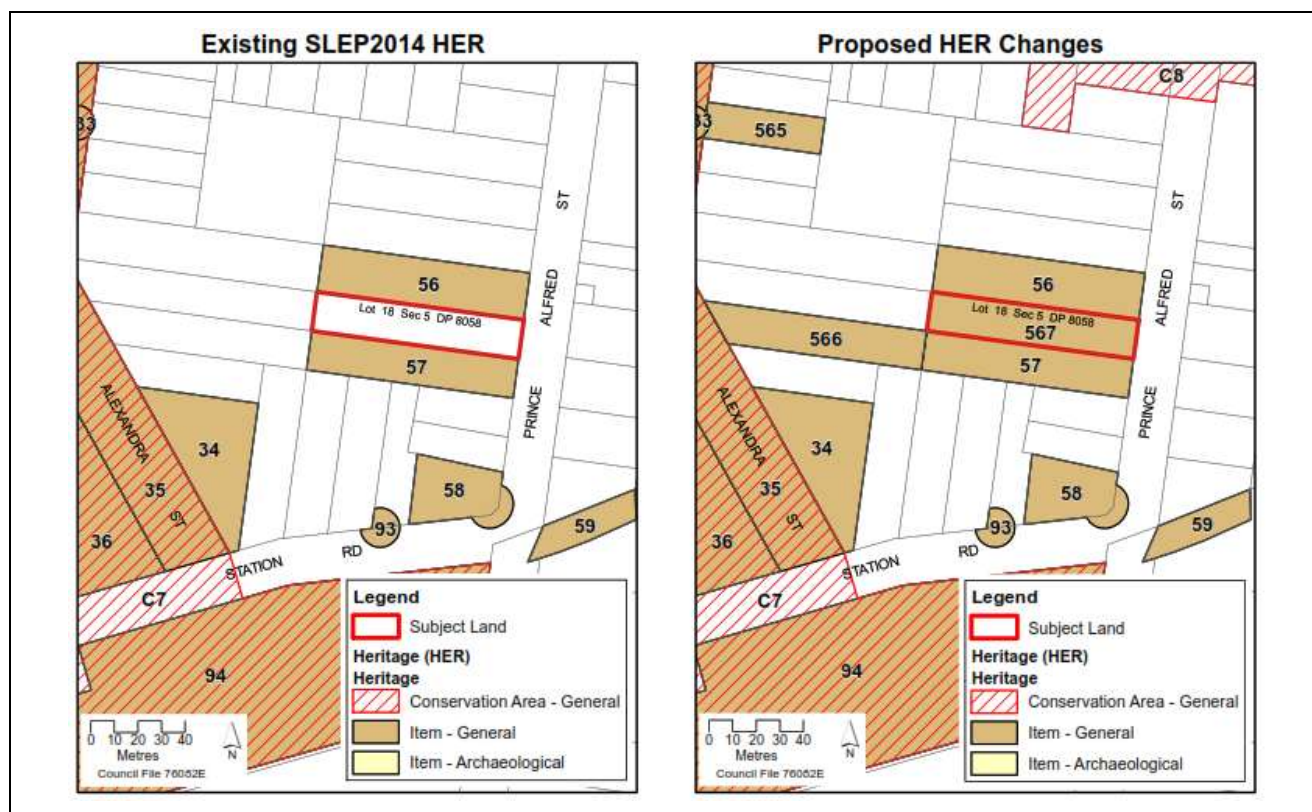
Item: Inter-war Weatherboard Bungalow

Address: 45 Prince Alfred Street

Locality: Berry

Property Description: Lot 18 Sec 5 DP 8058

Significance: Local



15. 53 Queen Street, Berry



Rationale: The Inter-war Weatherboard Cottage at 53 Queen Street provides physical evidence of the historical development of Berry in the late Inter-war period. The cottage has historic value for its ability to demonstrate the early development of Berry through subdivision of some of the larger lots that took place after the 1912 subdivision which formed the basis of the town of Berry. 53 Queen Street is a good representative example of a late Inter-war timber house. The house is a

representative example of vernacular architecture in the Shoalhaven in the first half of the 20th century.

Proposed Amendment: Update the Heritage Map (Sheet HER_019E) to identify Lot A DP 332021 as a heritage item and include the following entry in Schedule 5:

Proposed Schedule 5 entry

Item No: 568

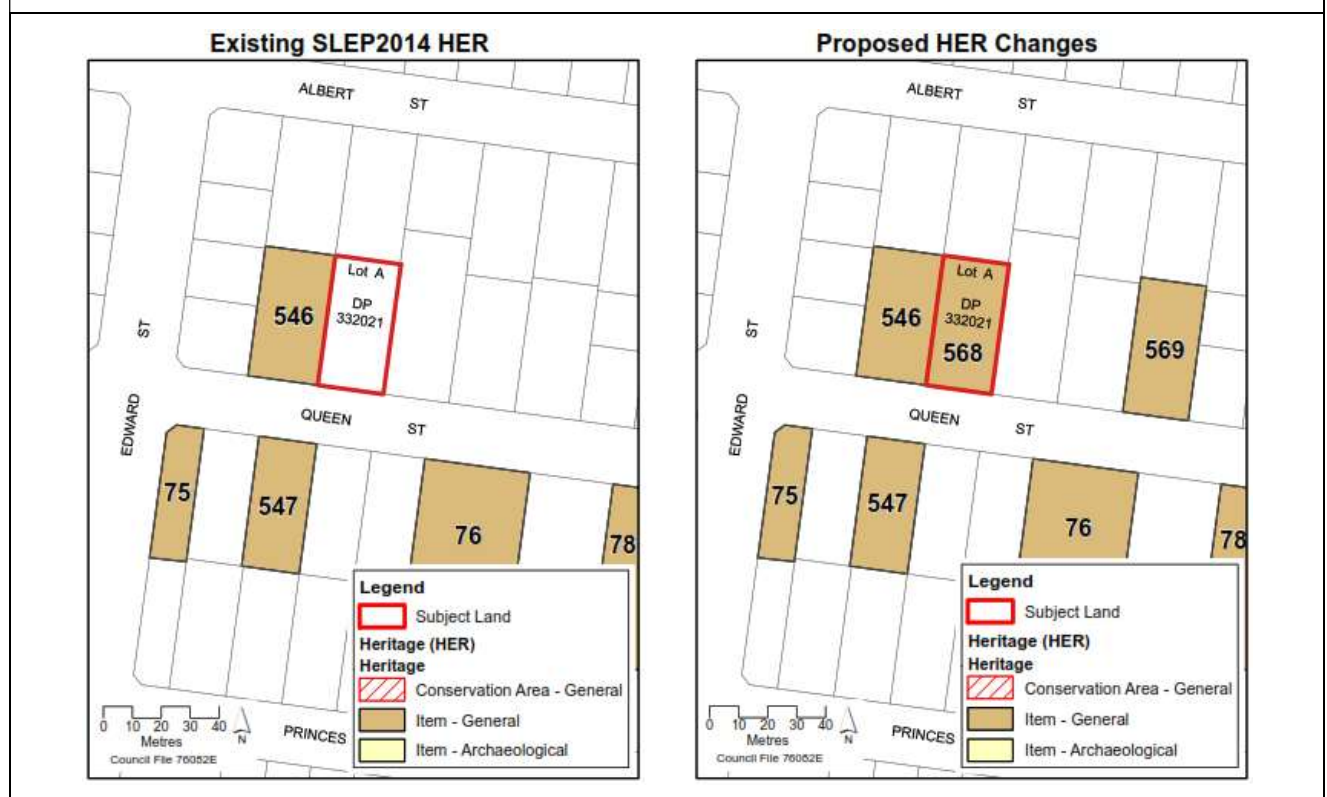
Item: Inter-war Weatherboard Cottage

Address: 53 Queen Street

Locality: Berry

Property Description: Lot A DP 332021

Significance: Local



16. 59 Queen Street, Berry



Rationale: The Federation Weatherboard cottage at 59 Queen Street provides early physical evidence of the historical development of Berry. The house has historic value for its ability to demonstrate early residential development in the 1912 Berry Town subdivision which precipitated the growth of the Township of Berry. The cottage exhibits the principal characteristics of the Victorian/Federation transition style of architecture as applied to a domestic dwelling in the early 20th century. 59 Queen Street is a good representative example of a timber Federation cottage exhibiting Victorian features built in the early 20th century in the Shoalhaven.

Proposed Amendment: Update the Heritage Map (Sheet HER_019E) to identify Lot B DP 411284 as a heritage item and include the following entry in Schedule 5:

Proposed Schedule 5 entry

Item No: 569

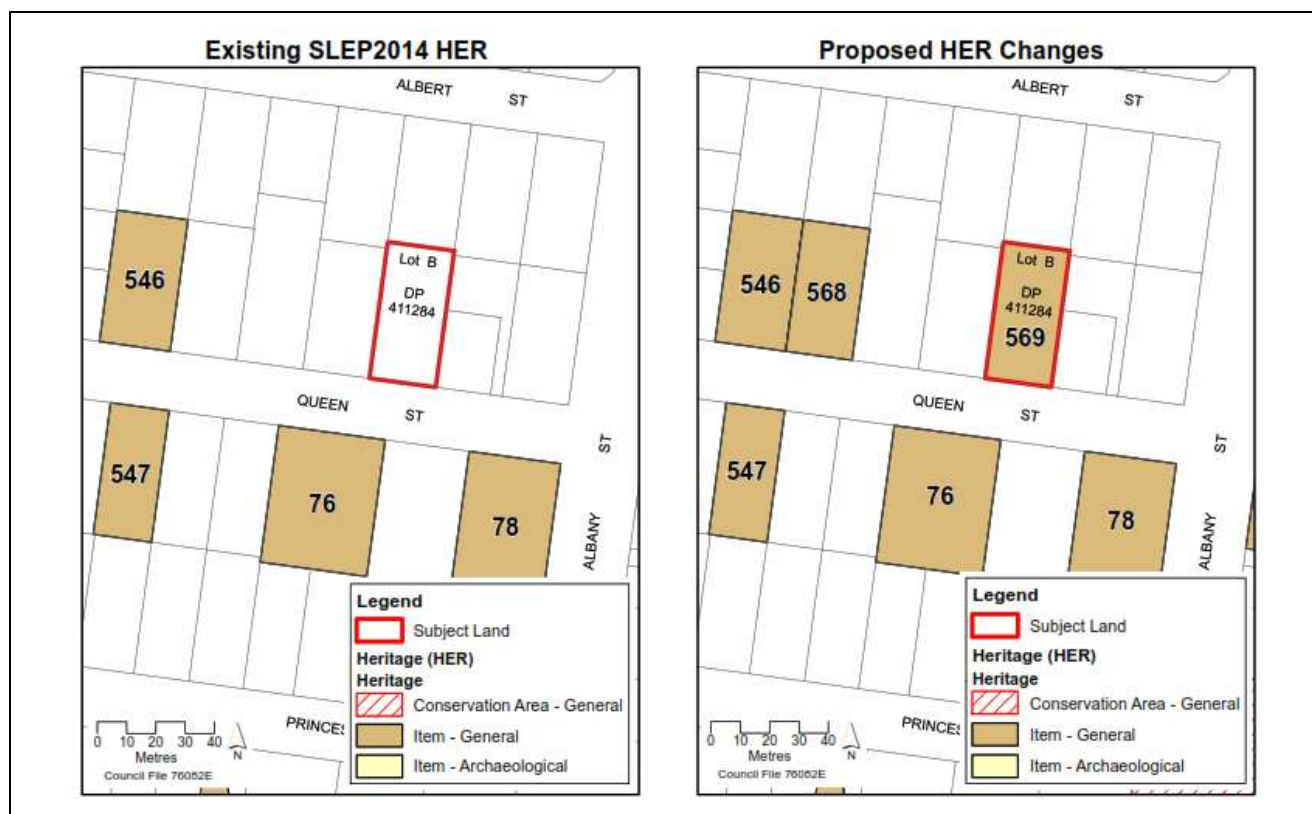
Item: Federation Weatherboard Cottage

Address: 59 Queen Street

Locality: Berry

Property Description: Lot B DP 411284

Significance: Local



17. 68 Queen Street, Berry



Rationale: The house at 68 Queen Street has historic value for its ability to demonstrate early residential development in the 1912 subdivision which precipitated the growth of Town of Berry. The house exhibits the principal characteristics of the Victorian/Federation transition style of architecture as applied to a domestic dwelling in the early 20th century. 68 Queen Street is a good representative

example of a timber Federation house exhibiting Victorian features built in the early 20th century in the Shoalhaven.

Proposed Amendment: Update the Heritage Map (Sheet HER_019E) to identify Lot 2 DP 286357 as a heritage item and include the following entry in Schedule 5:

Proposed Schedule 5 entry

Item No: 570

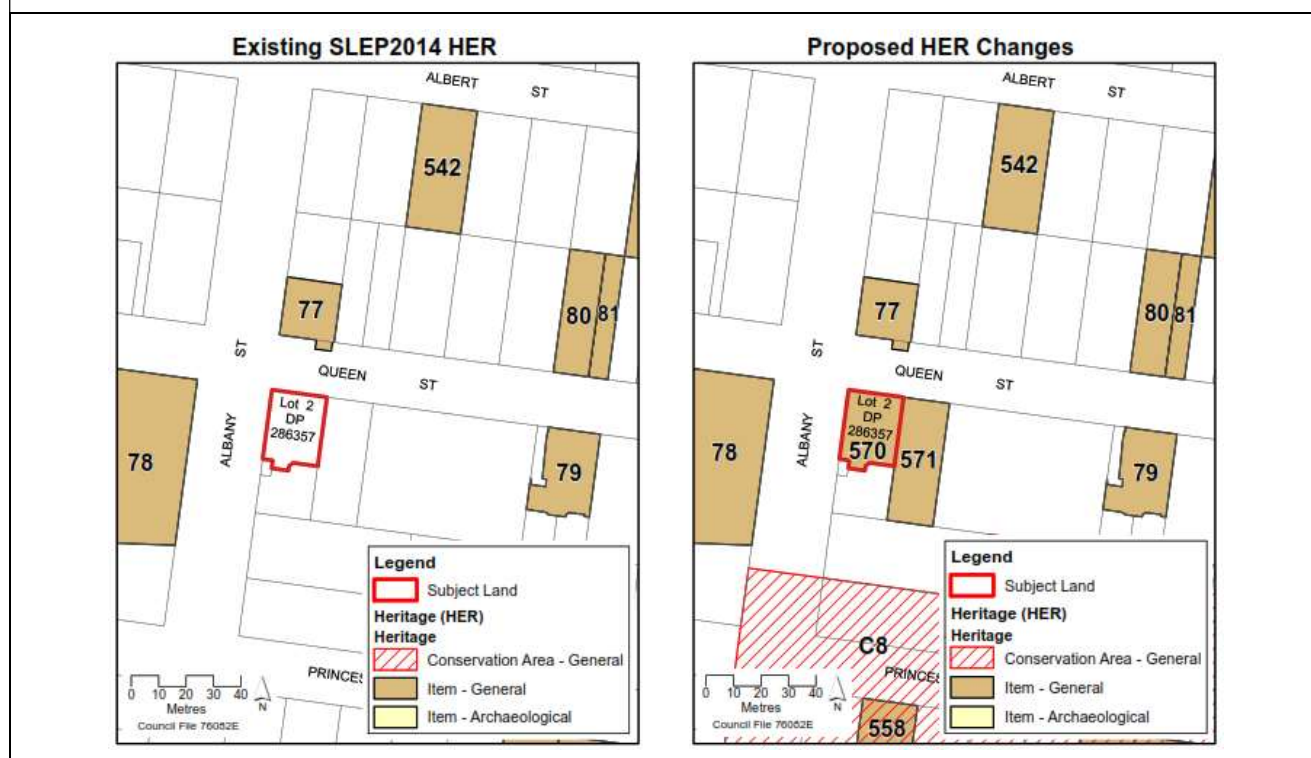
Item: Federation Weatherboard Cottage

Address: 68 Queen Street

Locality: Berry

Property Description: Lot 2 DP 286357

Significance: Local



18. 70 Queen Street, Berry



Rationale: The Bungalow at 70 Queen Street provides physical evidence of the historical development of the town of Berry in the Inter-war period. The house has historic value for its ability to demonstrate the way larger lots in the 1912 Berry Township subdivision were subdivided and sold in the first half of the 20th century. The Bungalow exhibits the principal characteristics of the Californian Bungalow style of architecture as applied to a domestic dwelling in the 1920s. 70 Queen Street is an excellent example of an Inter-war Californian Bungalow and is a fine 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 identify Lot 1 DP 100024 as a heritage item and include the following entry in Schedule 5:

Proposed Schedule 5 entry

Item No: 571

Item: Inter-war Weatherboard Bungalow

Address: 70 Queen Street

Locality: Berry

Property Description: Lot 1 DP 100024

Significance: Local

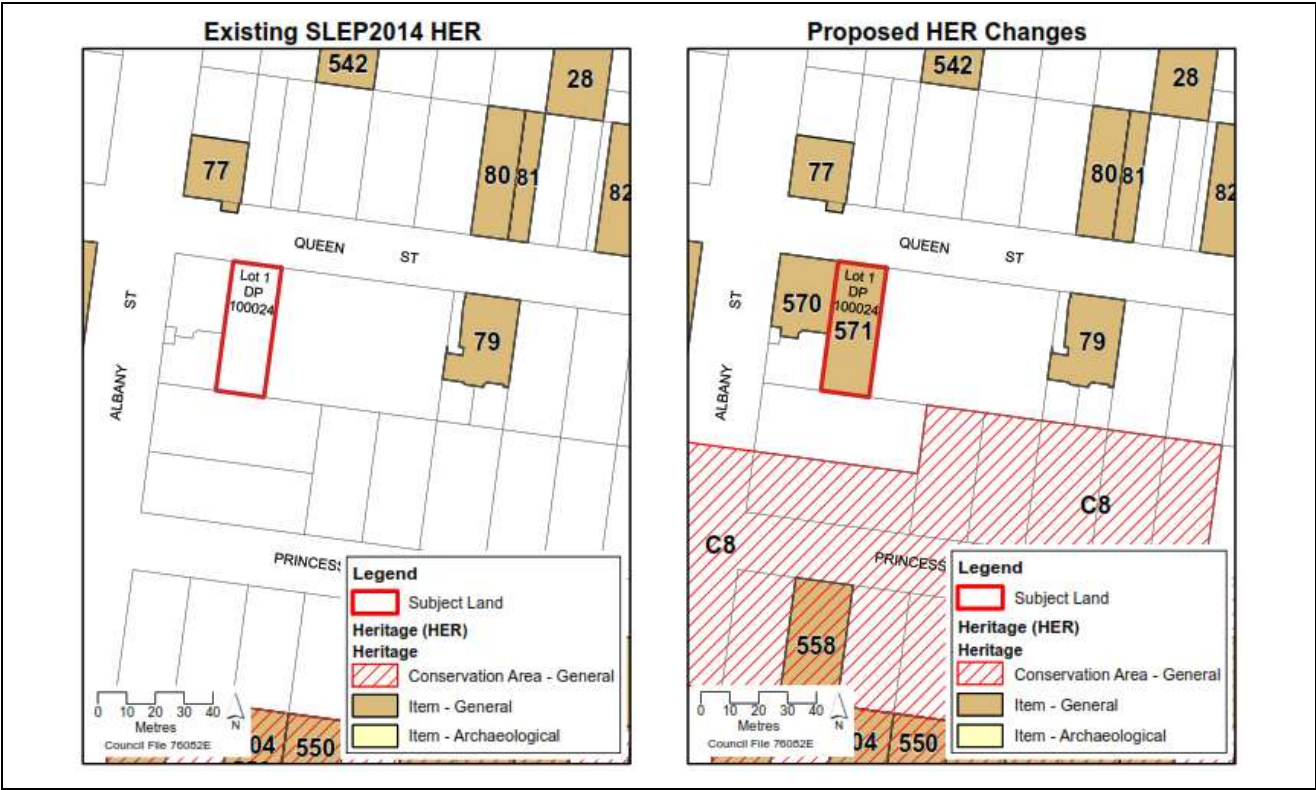
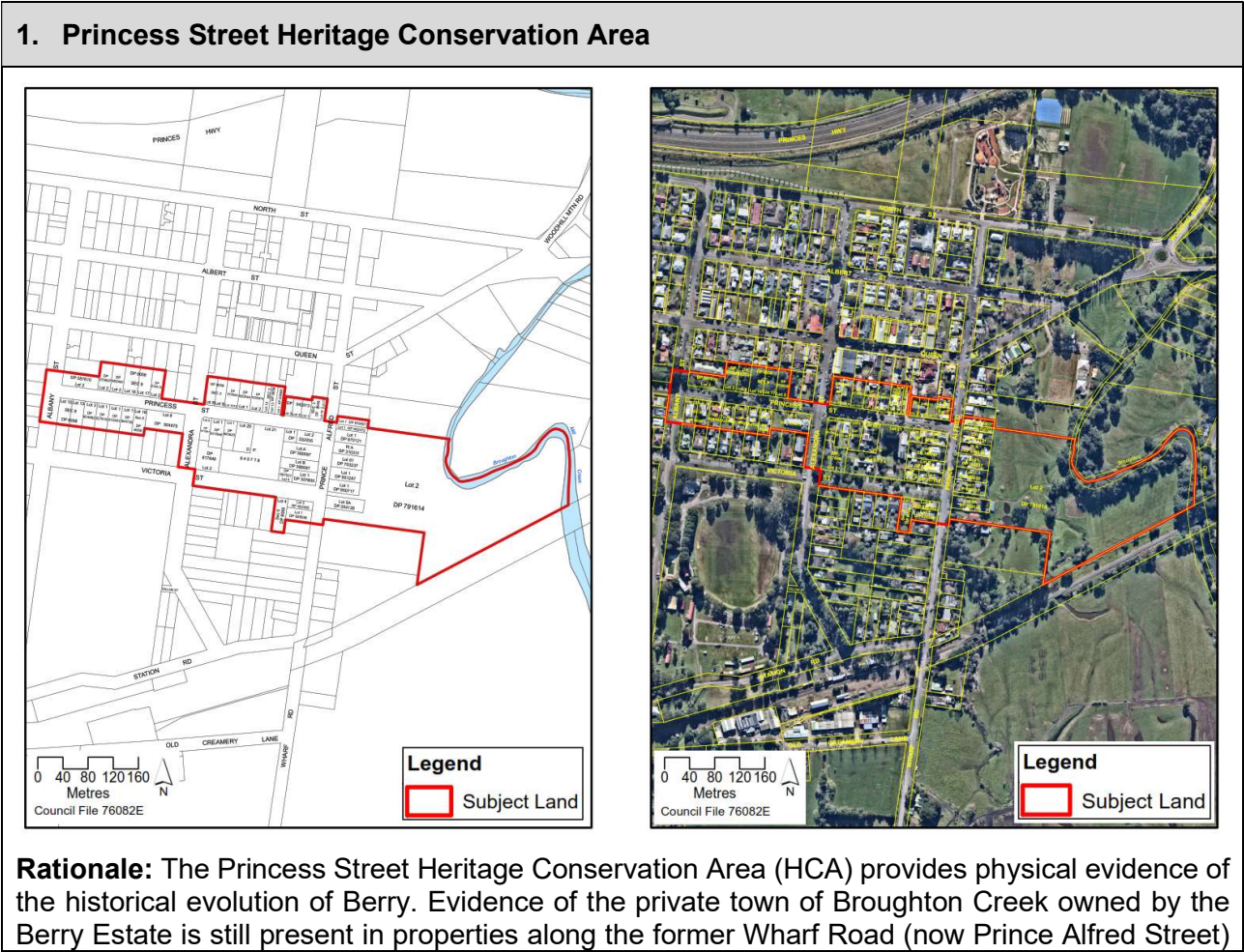


Table 4: Proposed new HCA.



and the surviving sandstone kerbing. The lands to the east of Prince Alfred Street provide a physical link with Broughton Mill Creek and Pullman Street.

The HCA is historically associated with the Berry Estate upon which the private town of Berry was established in the 19th century. The HCA is historically associated with David Berry, who created the 1883 subdivision and donated four large parcels of land for churches, one of which is St Lukes in Princess Street. The HCA is also associated with Sir John Hay who had the foresight to acquire trees and shrubs from the Royal Botanical Gardens for the beautification of the town. Surviving historic trees provide physical evidence of the extensive tree planting scheme, started by Sir John Hay and continued from 1899 and 1912. Tall historic trees are situated throughout the HCA providing landmarks and aesthetic continuity. The HCA is characterised by a variety and diversity of species in both the public and private domain which has contributed to Berry being known as the 'Town of Trees'. The variety of exotic and native trees in the HCA provides an excellent example of historic trends in Australian tree planting.

The HCA demonstrates the key historic period of growth of the Town of Berry when the town subdivision was put up for private sale in 1912. It provides evidence of the influence of Town Creek upon the town plan and subsequent take up of lots. Town Creek ran through the town plan having particular influence on Alexandra Street and Princess Street, alienating land from residential development and creating Alexandra Park and Princess Street Reserve. These two treed parklands together with the natural watercourse contribute to the aesthetic value of the proposed Princess Street HCA.

The northern and western views along Princess Street, Alexandra Street and Prince Alfred Street frame the dramatic form of the escarpment which is so significant to the setting of Berry. Tree lined Broughton Mill Creek contributes to the rural character to the east. The 19th and 20th century single storey, pitched roofed residential buildings, including many timber buildings, in combination with their gardens and street trees, create the essential rural township character of the HCA.

Buildings with their associated mature gardens such as St Lukes Church, St Lukes Presbytery and Juniper Hearth make an important contribution to the HCA. The two parks, street trees and private gardens reinforce the character of Berry as the 'Town of Trees'.

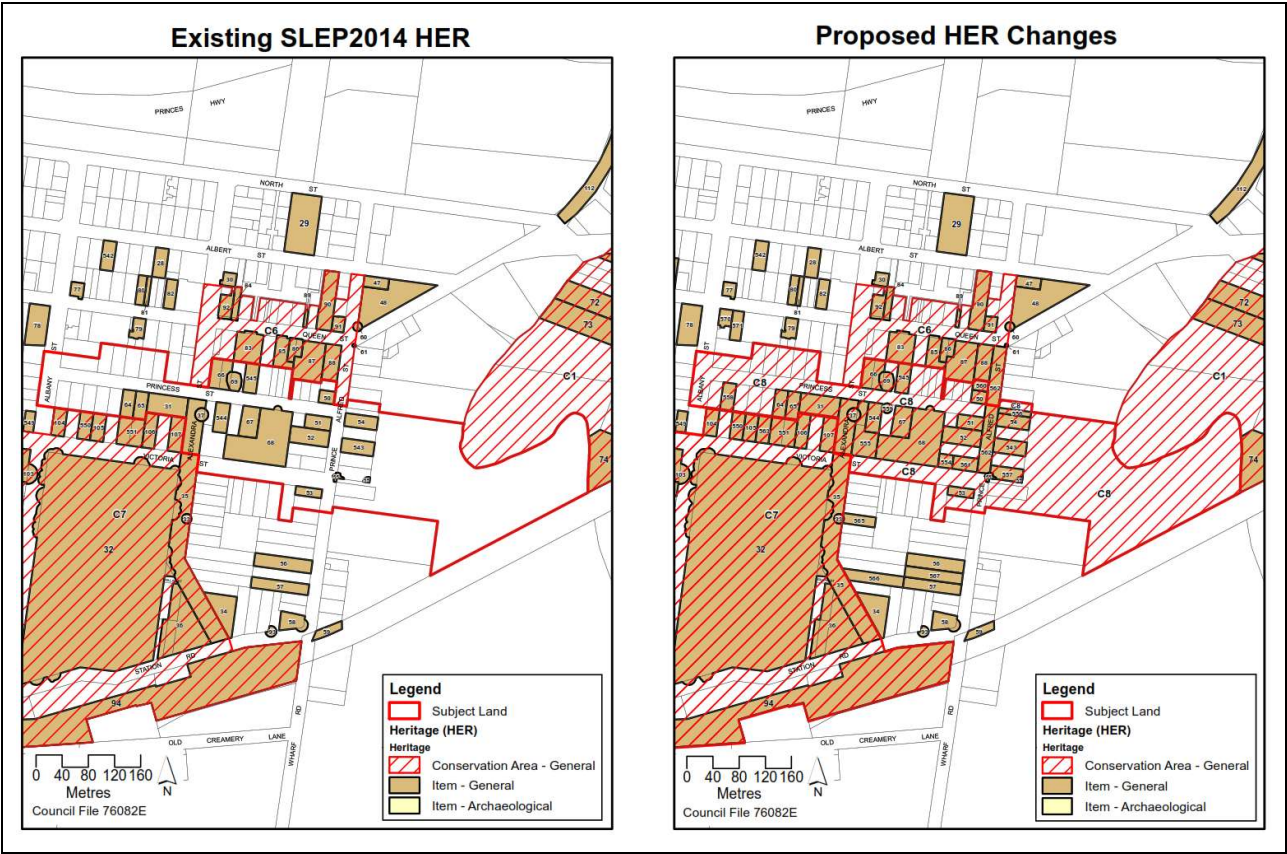
Proposed Amendment: Update the Heritage Map (Sheet HER_019E) to identify the subject area as a heritage conservation area and include the following entry in Schedule 5:

Proposed Schedule 5 entry

Name of Area: Princess Street Heritage Conservation Area

Identification on Heritage Map: C8

Significance: Local



4 Part 3 – Justification of Strategic and Site-Specific Merit

4.1 Need for the Planning Proposal (Section A)

4.1.1 Is the Planning Proposal a result of an endorsed LSPS, strategic study or report?

The PP process was initiated in response to a resolution of Council (MIN23.496) which sought to acknowledge the inclusion of a new Heritage Conservation Area (HCA) in the area of Princess Street, Berry, in the program for stage 1 of the new Shoalhaven Land Use Planning Scheme. This responded to a community driven proposal for the listing of the new HCA and heritage listings in Berry.

The ultimate proposed heritage listings (including previously identified heritage items from 2020) and HCA are listed within Part 2 of the PP and are supported by appropriate research completed by an accredited heritage consultant. The Princess Street HCA and associated listings are documented in a Heritage Assessment Report. Refer to **Attachment D**.

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 an additional HCA in Schedule 5 of Shoalhaven LEP 2014 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 Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

Yes. The PP is consistent with the objectives and actions outlined in the Illawarra-Shoalhaven Regional Plan (ISRP) 2041, which encompasses the entire Shoalhaven Local Government Area (LGA).

The PP is consistent with the ISRP and the relevant objectives below:

- Objective 5: Create a diverse visitor economy.
This objective recognises that the protection of heritage is recognised as enhancing cultural tourism.
- Objective 22: Embrace and respect the regions local character.
This objective recognises the contribution that heritage contributes to local character.
- Objective 23: Celebrate, conserve and reuse cultural heritage.

This objective requires councils to identify, conserve and enhance cultural heritage values.

The proposed amendments will better align Shoalhaven LEP 2014 with the vision of the ISRP by identifying items possessing local cultural significance and ensuring the conservation and protection of heritage sites within Berry.

4.2.2 Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or 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 LSPS and the relevant planning priorities within, including:

- Planning Priority 7: Promoting a responsible visitor economy.

Priority 7 recognises the potentially important resource heritage contributes to creating opportunities for a sustainable year-round visitor economy. The proposed amendments provide a balanced approach to manage the impacts of tourism on communities in sensitive locations by ensuring the heritage values of Berry are preserved.

- Planning Priority 13: Protecting and enhancing neighbourhoods.

Priority 13 recognises the community's desire for development in Berry to be managed to ensure that developments respect existing buildings and places with heritage significance and the historic character of Berry.

- Planning Priority 14: Heritage items and places.

Priority 14 recognises the valuable contribution heritage makes to places both in providing important connections to our past, and in creating distinct cultural identities for towns and villages. The proposed amendments further reinforce and protect the identified heritage items and heritage conservation areas from uncharacteristic, unsympathetic development.

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.*

The PP supports *Collaboration Activity 14.1: Work with the local historic groups to identify significant heritage items and opportunities to conserve them.*

Community Strategic Plan - Shoalhaven 2032

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 2: Sustainable, liveable environments

The PP supports Priority 2.2: *Manage growth and development with respect for environmental and community values.* 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 on, and within the vicinity of, the proposed heritage items and HCA in this PP.

- Theme 3 – Thriving Local Economies that meet community needs.
The PP supports Priority 3.1: *Strengthen and diversify the economy*. The identification and preservation of the proposed heritage items and HCA in this PP will ensure that they will continue to positively contribute to the vibrancy and character of Berry, as well as assist in preserving the sustainable heritage tourism value of the township.
- Theme 4 – Effective, Responsible & Authentic Leadership
The PP supports 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 and Council's Community Participation Plan, to allow the community to comment on the proposed changes to Schedule 5 of Shoalhaven LEP 2014.

Shoalhaven Growth Management Strategy (GMS) 2012

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 as the PP supports the protection of heritage while continuing to facilitate appropriate development in Berry.

4.2.3 Is the planning proposal consistent with any other applicable State and regional studies or strategies?

A 20-year Economic Vision for Regional NSW

This strategy applies to the State and the Illawarra Shoalhaven region. It sets a 20-year vision for the economic development of regional NSW, as well as identifies a number of focus areas for regional economic development. The vision for the strategy recognises that opportunities exist for communities to build on local strengths.

The PP is not inconsistent with this strategy or any of the focus areas as the PP supports the protection of the history and heritage of Berry, a part of the mix that makes the community of Berry attractive and unique to residents and visitors.

Public Spaces in the Illawarra Shoalhaven Region 2020

This study applies to the Illawarra Shoalhaven region, including Berry. Princess Street and other streets within the HCA, are passive recreational spaces as defined in this study. The study also measures and considers the importance of the urban tree canopy across the Illawarra Shoalhaven region, including Berry.

The PP is not inconsistent with this study as it seeks to provide heritage protection to a passive recreational space, a tree and to a public open space (Alexandra Park).

Shoalhaven Regional Economic Development Strategy - 2023 Update

This strategy applies to the Shoalhaven region. It sets out a long-term economic vision for the region by building on the endowments (including historic heritage), economic strengths and specialisations to guide investment in the region.

The PP is not inconsistent with this strategy.

4.2.4 Is the planning proposal consistent with applicable SEPPs?

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

SEPP (Biodiversity and Conservation) 2021

The preservation of amenity of non-rural areas through the preservation of trees and other vegetation is an aim of the SEPP. Trees contribute significantly to the character and amenity of localities.

The SEPP will need to be taken into consideration in future proposals to remove trees or vegetation because the ability to clear vegetation in non-rural areas without development consent is effectively ‘turned off’ if the vegetation is a heritage item or within a heritage conservation area.

The PP proposes to introduce a new HCA and new heritage items within Shoalhaven LEP 2014, as such there are no provisions in the SEPP that directly apply to the PP, as such the PP is not considered inconsistent with this SEPP.

SEPP (Resilience and Hazards) 2021

This SEPP is relevant to the PP as parts of the proposed Princess Street HCA are within the Coastal Use Area and Coastal Environment Area as defined in the SEPP. The proposed heritage listings items 1, 3, 4, 7, 8 & 14 are within the Coastal Environment Area, as defined by the *Coastal Management Act 2016*.

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. As such, the PP is considered consistent in this regard.

SEPP (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 is relevant as the proposed heritage listings and HCA 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 through the development approval process.

The PP is not considered inconsistent with this SEPP.

SEPP (Housing) 2021

The Housing SEPP facilitates the development of affordable and diverse housing in the right locations and for all stages of life. The principles of this SEPP reinforce the importance of designing housing in a way that reflects and enhances the locality and minimises adverse environmental impacts of new housing development.

The Housing SEPP is relevant as the proposed heritage listings and HCA will effectively ‘turn off’ some forms of exempt and complying development under the SEPP. This means

that these forms of development will require a full merit assessment by Council through the development approval process.

The PP is not considered inconsistent with this SEPP.

4.2.5 Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

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

Direction 1.1 Implementation of Regional Plans

The Illawarra Shoalhaven Regional Plan (ISRP) 2041 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.

Direction 3.2 Heritage Conservation

This direction applies as the PP proposes to amend Schedule 5 of Shoalhaven LEP 2014 to list eighteen (18) additional items and an additional HCA. The PP is consistent with Direction 3.2 as it contains provisions that facilitate the conservation of items and precincts that possess environmental heritage significance within the township of Berry.

Direction 4.2 Coastal Management

This direction applies as the PP affects land within the Coastal Use Area and the Coastal Environment Area as defined by SEPP (Resilience and Hazards) 2021. 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 2023.
- Shoalhaven Coastal Zone Management Plan 2018.

Direction 6.1 Residential Zones

This direction applies as the PP affects land within an existing residential zone. The PP assists in preserving the heritage significance of buildings and places in Berry; however, this protection will not adversely affect the choice and type of housing currently permissible with consent in the zone. Additionally, the PP will clarify development options in relation to heritage items and development in the vicinity of heritage items and HCAs, promoting design that is sympathetic and consistent with the local heritage character of Berry.

This PP would not reduce the permissible density of development of the land.

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

The PP is not inconsistent 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 because of the proposal?

It is not anticipated that the proposed amendments in this PP will adversely impact critical habitat or threatened species, populations or ecological communities, or their habitats. The land affected by this PP is not identified as containing any of these attributes.

4.3.2 Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

It is not anticipated that there will be any other significant environmental effects resulting from this PP. Future development would consider environmental impacts in accordance with the applicable environmental planning instruments.

4.3.3 Has the planning proposal adequately addressed any social and economic effects?

This PP is not anticipated to have significant adverse social or economic effects, and any potential effects are generally considered to be 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 and can actually have a positive impact the value in terms of retaining special character attributes that make places more liveable. 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 sustainable heritage tourism in Shoalhaven.

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

4.4 Infrastructure (Local, State and Commonwealth) (Section D)

4.4.1 Is there adequate public infrastructure for the Planning Proposal?

The PP will not directly create additional need for public infrastructure.

4.5 State and Commonwealth Interests (Section E)

4.5.1 What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

The Gateway determination requires consultation with the following relevant State authorities:

- NSW Rural Fire Service
- NSW Heritage

NSW Rural Fire Service will be consulted prior to public exhibition and the PP will be updated, if required, to incorporate the view of these public authorities.

Council undertook preliminary consultation with Heritage NSW. Heritage NSW encourages the identification and listing of the new local heritage items and HCA and considers that the proposed heritage amendments will have a positive heritage impact. Whilst the changes are encouraged it was noted that the Heritage Council of NSW, and Heritage NSW as its Delegate, does not have a role in the approval of Local heritage items or HCAs to Council LEPs. As local heritage is protected under the *Environmental Planning and Assessment Act 1979* and under Council LEPs.

5 Part 4 – Mapping

The proposed amendments, as outlined in Section 3 of the PP, will require amendments 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 the requirements of the Gateway determination. It is intended that an exhibition period of 28 days would apply.

The exhibition will include a public notice and a package of exhibition material on Council's website, including an Explanatory Statement, the Planning Proposal, the supporting Heritage Assessment Report, Public Notice and the Gateway Determination.

All stakeholders, including relevant Community Consultative Bodies and 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 for the PP is outlined in Table 5 below. A twelve-month Gateway timeframe has been provided by the Department with a completion date of 19 June 2026.

Table 5: Project Timeline.

Task	Anticipated Timeframe
Pre-Gateway Agency Consultation	December 2024
Gateway Determination	February 2025
Agency Consultation	June / July 2025
Public exhibition period and assessment of submissions	August / September 2025
Post exhibition report to Council	November 2025
Submission to the Department for finalisation	December 2025
Gazettal of LEP amendment	January 2026

ATTACHMENTS

Attachment A - Council report and resolution (MIN24.396) supporting the PP

CL24.218 Berry Planning and Heritage Considerations: Proposed Amendments to Shoalhaven Local Environmental Plan 2014 and Shoalhaven Development Control Plan 2014

HPERM Ref: D24/171688

Department: Strategic Planning

Approver: Coralie McCarthy, Acting Director - City Futures

Attachments:

1. Princess Street HCA Assessment Report (under separate cover)
2. List of Properties Proposed for Heritage Listing and/or Inclusion in HCA (under separate cover)
3. Heritage Inventory Sheets - Items within the Proposed Princess Street HCA (under separate cover)
4. Heritage Inventory Sheets - Proposed Items Outside the Proposed Princess Street HCA (under separate cover)
5. Berry DCP Engagement Outcomes Report (under separate cover)

Reason for Report

The purpose of this report is to:

- Advise on the outcomes of the independent review of the proposed additional Heritage Conservation Area (HCA) at Princess Street, Berry
- Advise on the outcomes of the initial community engagement activities relating to the proposed new chapter in the Shoalhaven Development Control Plan (DCP) 2014 for the area of Berry east of the Princes Highway/ bypass (often referred to as old Berry).
- Obtain direction regarding the progression of following: Planning Proposal (PP) to facilitate additional heritage listings in Berry. New DCP Chapter for Berry.

Recommendation

That Council:

1. Endorse the preparation of a Planning Proposal to amend Schedule 5 of Shoalhaven Local Environmental Plan (LEP) 2014 to introduce the following, as specified in this report and attachments:
 - a. A new Heritage Conservation Area (HCA) in the area of Princess Street, Berry
 - b. Nine new heritage items located within the proposed Princess Street HCA boundary at Berry, including;
 - i. 19 Prince Alfred Street (Victorian cottage),
 - ii. 29 Prince Alfred Street (Inter-war bungalow),
 - iii. 30 Prince Alfred Street (Late Victorian Cottage),
 - iv. 40 Prince Alfred Street (Federation weatherboard House),
 - v. 44 Princess Street (Weatherboard and fibro bungalow),
 - vi. 62 Princess Street and 85 Victoria Street (known as Alexandra Park),
 - vii. Part of 66 Princess Street and the adjoining Princess Street road reserve (*Araucaria heterophylla*, Norfolk Island Pine),
 - viii. 97 Victoria Street (Inter-war Cottage), and

- ix. Sandstone Kerbing on the western side of Prince Alfred Street, between Queen and Victoria Streets.
 - c. Nine new heritage items located outside of the proposed Princess Street HCA boundary, but within the area of Berry east of the Princes Highway/bypass, including:
 - i. 45 Prince Alfred Street (Inter-war weatherboard bungalow),
 - ii. 73 Victoria Street (Federation Weatherboard Cottage),
 - iii. 17 Albany Street (Victorian Brick Residence),
 - iv. 30 Alexandra Street (Inter-war House),
 - v. 40 Alexandra Street (Federation bungalow),
 - vi. 53 Queen Street (Inter-war Weatherboard Cottage),
 - vii. 59 Queen Street (Federation Weatherboard Cottage),
 - viii. 68 Queen Street (Federation Weatherboard Cottage), and
 - ix. 70 Queen Street (Inter-war Weatherboard Bungalow).
2. Submit the Planning Proposal to the NSW Department of Planning, Housing and Infrastructure for a Gateway determination and if favourable:
 - a. Proceed to formal public exhibition in accordance with the terms of the determination and legislative requirements; and
 - b. Receive a further report following the conclusion of the exhibition period.
3. Endorse the preparation of a draft new chapter for inclusion in the Shoalhaven Development Control Plan (DCP) 2014 for the area of Berry east of the Princess Highway/bypass, with the work to be undertaken in-house by Council staff and receive a further report on the draft chapter prior to public exhibition.
4. Subject to the outcome of Part 3, run the public exhibition of the Planning Proposal and draft new DCP chapter concurrently.
5. Advise key stakeholders, including (not exclusively) the Berry Forum, Berry Chamber of Commerce, Berry & District Historical Society and relevant landowners, of this resolution and the public exhibition arrangements for future related exhibitions.

Options

1. As recommended.

Implications: This is the preferred option as it will enable Council staff to proceed with the heritage and planning work required to respond to community concerns on a range of issues relating to unsympathetic development within the Berry township.

The overall project will require significant resourcing which could impact on the delivery of the New Land Use Planning Scheme for Shoalhaven, including the preparation of a new growth management strategy, contributions plan, local environmental plan (LEP) and DCP. Preparation of the new DCP chapter and PP will also be subject to the general workload and capacity of the Strategic Planning Department. Preparing the draft DCP in house will be resource intensive, however additional budget allocation from general fund will not be required and this option has the benefit of related efficiencies in relation to the broader review of the citywide DCP.

2. Delay the progression of PP and new DCP chapter for Berry until Stage 2 of the New Land Use Planning Scheme and incorporate key findings for Berry into future work.

Implications:

This option would enable a renewed focus on the New Land Use Planning Scheme for Shoalhaven, including the new growth management strategy, contributions plan, LEP and DCP. This would ensure that Berry's concerns are considered concurrently with other impacted towns and villages across the City. This option is considered a more efficient use of resources to delivery LGA wide benefits. This has not been recommended as it is not line with the expectations of the Berry community.

3. As recommended but engage an external consultant to prepare the draft DCP chapter.

Implications: This option will see the heritage and planning work progressed (subject to funding allocation), however the preparation of the draft DCP chapter would be outsourced to external consultants. This option is not preferred as it:

- Is subject to the availability of appropriate consultant expertise which is an unknown.
- Will come at a cost to Councils general fund that has not been budgeted for (estimated to be at least \$30,000 - \$50,000).
- Does not guarantee time efficiencies and will still require staff resourcing in terms of procurement and project management of the consultant, which is time intensive.

The preparation of the PP would still be undertaken inhouse.

The overall project will still require significant resourcing under this option, which will impact the timeline for delivery of the New Land Use Planning Scheme for Shoalhaven, including the preparation of a new DCP and LEP. Preparation of the PP and consultant procurement/ management will also be subject to general workload and capacity of the Strategic Planning Department.

4. Adopt an alternative recommendation.

Implications: This would depend on the recommendation but could include adjusting the scope of the PP and/or draft DCP chapter, or not progressing one or both at all. Not implementing appropriate heritage protections and development controls could be a missed opportunity to further recognise the unique heritage and character of Berry and help address the potential adverse impacts of unsympathetic development which is of concern to the Berry community.

Background

Princess Street Heritage Conservation Area

In 2022, the Berry Forum requested that Council investigate the Berry & District Historical Society's (BDHS) proposal for an additional HCA and six additional heritage items within Berry for inclusion in Schedule 5 of Shoalhaven LEP 2014. The proposal was accompanied by a [Proposed Princess Street HCA Heritage Assessment](#) prepared by the BDHS.

On 11 September 2023, Council resolved (MIN23.496) to give priority to the finalisation of a new HCA.

Subsequently, Louise Thom Heritage was engaged to undertake an independent review of the HCA proposal and potential heritage items located within the proposed HCA boundary. A copy of this peer review is provided as **Attachment 1**.

The review recommends that Council:

- Support the inclusion of a proposed Princess Street HCA in Schedule 5 of Shoalhaven LEP 2014, with a slightly modified curtilage to the BDHS proposal.
- Support the inclusion of nine heritage items located within the boundary of the proposed Princess Street HCA, which meet the threshold for inclusion in Shoalhaven LEP 2014. *Note: Four (4) of these items were included in the BDHS assessment.*
- Implement appropriate development controls that will retain the 10 identified contributory items. *Note: A contributory item is a property that has some heritage value but not enough to warrant individual listing as a heritage item. It is contributory because it makes a positive contribution to the heritage values of the HCA. The two BDHS items that were not supported as potential heritage items have been identified as contributory items.*

A list summarising the properties proposed for inclusion in the HCA and the nine additional proposed items can be found at **Attachment 2**. Draft heritage inventory sheets for each proposed item and the proposed HCA can be found at **Attachment 3**.

Figure 1 below shows the:

- Current heritage items and HCAs in Berry that are currently listed in the LEP.
- Proposed Princess Street HCA resulting from the review.
- Proposed nine additional heritage items within the proposed Princess Street HCA boundary.
- 10 contributory items.

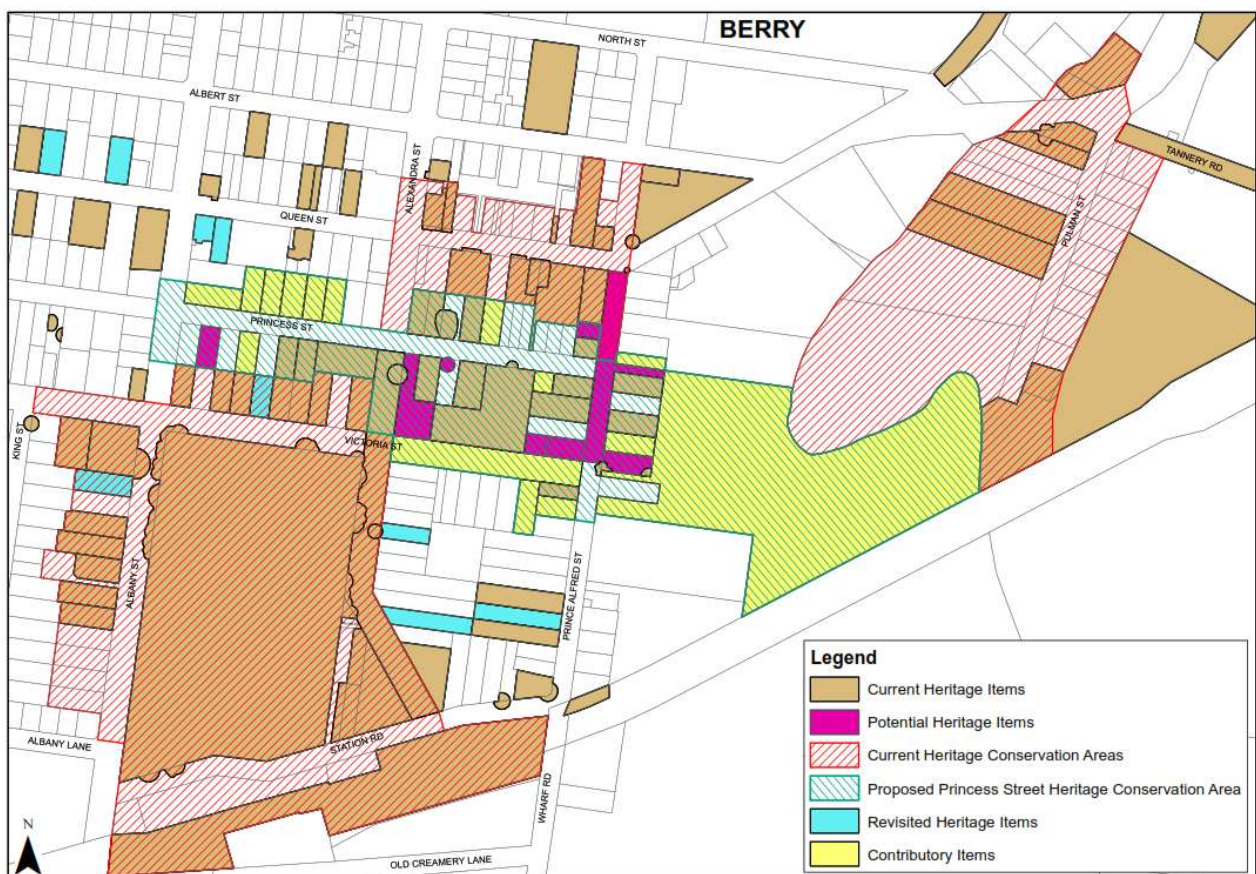


Figure 1: Current and Proposed Heritage Items, Heritage Conservation Areas and Contributory Items

Figure 2 below compares the now proposed Princess Street HCA boundary and the boundary originally suggested by the BDHS.



Figure 2: Comparison of the Louise Thom and BDHS HCA Boundary

Revisited heritage items (identified in 2019)

In 2021, Council finalised an amendment to the LEP which listed a number of heritage items and two HCAs in Berry (Amendment No. 43). As part of the preliminary consultation process, landowners of individual items identified as possessing heritage significance were asked whether they supported the heritage listing of their property. This process resulted in 11 landowners (at the time) 'opting out' of the amendment and their properties were not ultimately listed as heritage items.

Due to ongoing community concerns regarding the impacts of potentially unsympathetic development and the loss of heritage significance raised during this project to date, it is also proposed that nine of these potential heritage items be revised for inclusion in Schedule 5 of the LEP. The remaining items have undergone modifications that may impact the ability for the building to retain sufficient integrity to warrant listing as a heritage item. These properties would require further investigation when additional financial resources become available in the future.

Figure 1 above shows the nine revisited heritage items proposed for inclusion in the LEP. Refer to **Attachment 2** for a list of the properties and **Attachment 4** for the draft Heritage Inventory sheets for each.

The practice of 'opting out' of a heritage listing was discussed with Councillors at the 9 May 2024 Strategic Planning Working Party meeting, with the Councillors present generally in support of revisiting these items without running an 'opt-out' program. The owners of the nine properties in question will be notified/engaged should the recommended approach proceed further.

New DCP Chapter for Berry

During 2022, the Berry Forum requested that Council support the further preservation of Berry's character through the prioritisation of Council resources to prepare a new DCP Chapter for Berry, similar to the DCP chapter for the [Town of Milton](#). This proposal was accompanied by a potential [Draft DCP Chapter for Berry \(east of the Princess Highway\)](#) provided by the Forum.

The proposed new DCP chapter was not included on the Strategic Planning Works Program for consideration until Council resolved (MIN 23.496) on 11 September 2023 to give priority to the completion of a draft DCP Chapter for this part of Berry in conjunction with the finalisation of the Princess Street HCA.

From late 2023 to June 2024, Locale Consulting was engaged to undertake initial community consultation and gather feedback and ideas to inform the preparation of a new DCP chapter for Berry. This involved two online surveys, targeted face-to-face consultation and a community drop-in session. An overview of the community engagement activities and a findings summary are provided in the Engagement Outcomes Report (**Attachment 5**) provided by Locale Consulting.

To inform and progress the proposed DCP chapter, the Engagement Outcomes Report makes seven recommendations (see **Figure 3** below) to help guide the preparation of the draft DCP chapter.

- 1 Planning guidelines implement the desired future character of Berry, with controls that underpin the importance of heritage, rural/ agricultural surrounds, scale of development within the township, site coverage, tree retention and vegetation.
- 2 Planning guidelines do not preclude change but rather respond to different site and area based constraints and opportunities. This can be achieved (in part) with controls based on the planning matters explored in the second survey.
- 3 Planning guidelines that relate to heritage, aim to ensure that the significant heritage elements of the past and heritage precincts are recognised and appropriately responded to by new development, but this does not extend beyond those elements and precincts.
- 4 Planning guidelines recognise the importance of and respond to the specific need for certain infrastructure provision to support new development, including drainage, parking and pedestrian access.
- 5 Planning guidelines are clear, concise and applicable (in the context of the NSW planning system) where they can have the most impact on the desired future character of Berry.
- 6 The Berry community and the development industry continue to be engaged and educated as any new planning guidelines are developed and implemented.
- 7 Planning guidelines are implemented consistently and in a timely fashion, appreciating process and available resources.

Figure 3: Recommendations - Locale Consulting, Engagement Outcomes Report (June 2024)

To ensure the eventual new DCP Chapter is well balanced and consistent with the broader public interest, its preparation will consider the community submitted draft DCP chapter, the relevant outcomes from the initial community engagement (**Attachment 5** and **Figure 3**) and the HCA Peer Review (**Attachment 1**). It is noted that some matters raised during the initial round of consultation (the Locale Consulting report) may not be able to be specifically addressed through the DCP framework; however, where appropriate, these items could be considered/progressed through other strategic plans and policies or by other areas within Council.

The timing of the work on this new DCP chapter will depend on overall strategic planning priorities and commitments and the ability of Council staff to be able to focus on this work. Ideally, the draft DCP Chapter could be reported back to Council for consideration, prior to exhibition, toward the end of 2024 or early in 2025.

It is recommended that staff prepare the new DCP chapter as this option has the benefit of efficiencies in relation to the broader review of the citywide DCP. Alternative options for consideration include deferring the new DCP chapter or outsourcing this work (subject to sourcing suitable, available expertise and funding). It should be noted that Locale Consulting, who facilitated the community engagement, have advised that they would not be available to undertake the preparation of the new DCP, so the option to source expertise externally would require additional procurement processes.

Internal Consultations

Consultation has been undertaken with the asset strategic planners and asset custodians of the potential heritage items or properties owned or managed by Council within the proposed HCA (Works and Services Department and the Open Space and Recreation Planning Department). No immediate issues were raised.

Community Consultations

Following a favourable Gateway determination, the required PP would need to be exhibited in accordance with any conditions in the Gateway determination and legislative requirements.

Pending a further resolution by Council after consideration of the detail, the draft DCP Chapter will also need to be publicly exhibited for at least 28 days in accordance with legislative requirements. Ideally, the PP and draft DCP Chapter would be exhibited concurrently as both are heavily interrelated.

Public exhibition will provide an opportunity for further community engagement in relation to the detail of these matters. Any directly affected landowners will be advised of the exhibition arrangements in writing, as will the Berry Forum, Berry Chamber of Commerce and BDHS.

Policy Implications

The listing of the new Princess Street HCA and individual heritage items will require an amendment to Schedule 5 of the LEP. The new DCP chapter for Berry would be added as a new standalone chapter to the Shoalhaven DCP 2014. The land to which the new DCP chapter will apply will be refined through the DCP preparation process.

Financial Implications

There are no immediate financial implications for Council relating to the PP.

The preparation of the new draft DCP chapter, should it be undertaken in house, would need to be resourced from the Strategic Planning operational budget which could result in reduced funding being available to assist with other priority projects.

Should Council resolve to outsource preparation of the new draft DCP chapter, an allocation from Council's general fund would be required prior to proceeding. It is estimated costs would be in the vicinity of \$30,000 - \$50,000, depending on the scope.

Risk Implications

Not progressing with the heritage and planning controls discussed in this report may limit Council's ability to manage unsympathetic development through the assessment process, which could impact on the existing heritage significance and character of Berry.

Progressing with the proposed PP and new DCP chapter will impact on the timing and delivery of the New Land Use Planning Scheme for Shoalhaven. Projects that will be impacted includes the preparation of a new growth management strategy, contributions plan, LEP and DCP.

FOR ACTION

ORDINARY MEETING

29/07/2024

TO: Strategic Planner (Lynch, Kate)

Subject:	Planning Proposal Preparation - Berry - Princess St Heritage Conservation Area & other properties - Amendments - LEP 2014 & DCP 2014
Target Date:	28/08/2024
Notes:	
HPERM Reference	76082E/3
Related Report	D24/171688
Item Number	CL24.218

RESOLVED (Clr Copley / Clr Gray)

MIN24.396

That Council:

1. Endorse the preparation of a Planning Proposal to amend Schedule 5 of Shoalhaven Local Environmental Plan (LEP) 2014 to introduce the following, as specified in this report and attachments:
 - a. A new Heritage Conservation Area (HCA) in the area of Princess Street, Berry
 - b. Nine new heritage items located within the proposed Princess Street HCA boundary at Berry, including;
 - i. 19 Prince Alfred Street (Victorian cottage),
 - ii. 29 Prince Alfred Street (Inter-war bungalow),
 - iii. 30 Prince Alfred Street (Late Victorian Cottage),
 - iv. 40 Prince Alfred Street (Federation weatherboard House),
 - v. 44 Princess Street (Weatherboard and fibro bungalow),
 - vi. 62 Princess Street and 85 Victoria Street (known as Alexandra Park),
 - vii. Part of 66 Princess Street and the adjoining Princess Street road reserve (*Araucaria heterophylla*, Norfolk Island Pine),
 - viii. 97 Victoria Street (Inter-war Cottage), and
 - ix. Sandstone Kerbing on the western side of Prince Alfred Street, between Queen and Victoria Streets.
 - c. Nine new heritage items located outside of the proposed Princess Street HCA boundary, but within the area of Berry east of the Princes Highway/bypass, including:
 - i. 45 Prince Alfred Street (Inter-war weatherboard bungalow),
 - ii. 73 Victoria Street (Federation Weatherboard Cottage),
 - iii. 17 Albany Street (Victorian Brick Residence),
 - iv. 30 Alexandra Street (Inter-war House),
 - v. 40 Alexandra Street (Federation bungalow),
 - vi. 53 Queen Street (Inter-war Weatherboard Cottage),

- vii. 59 Queen Street (Federation Weatherboard Cottage),
 - viii. 68 Queen Street (Federation Weatherboard Cottage), and
 - ix. 70 Queen Street (Inter-war Weatherboard Bungalow).
2. Submit the Planning Proposal to the NSW Department of Planning, Housing and Infrastructure for a Gateway determination and if favourable:
 - a. Proceed to formal public exhibition in accordance with the terms of the determination and legislative requirements; and
 - b. Receive a further report following the conclusion of the exhibition period.
 3. Endorse the preparation of a draft new chapter for inclusion in the Shoalhaven Development Control Plan (DCP) 2014 for the area of Berry east of the Princess Highway/bypass, with the work to be undertaken in-house by Council staff and receive a further report on the draft chapter prior to public exhibition.
 4. Subject to the outcome of Part 3, run the public exhibition of the Planning Proposal and draft new DCP chapter concurrently.
 5. Advise key stakeholders, including (not exclusively) the Berry Forum, Berry Chamber of Commerce, Berry & District Historical Society and relevant landowners, of this resolution and the public exhibition arrangements for future related exhibitions.

FOR: Clr Findley, Clr D'Ath, Clr Boyd, Clr Norris, Clr Kotlash, Clr Copley, Clr Ell, Clr Christen, Clr White, Clr Watson and Clr Gray

AGAINST: Clr Kitchener

CARRIED

Attachment B - SEPP Checklist

SEPP	Name	Applicable	Relevant	Not inconsistent
--	Exempt and Complying Development Codes 2008	✓	✓	Refer to s4.2.4
--	Housing 2021	✓	✓	Refer to s4.2.4
--	Primary Production 2021	✗	✗	n/a
--	Resilience and Hazards 2021	✓	✓	Refer to s4.2.4
--	Resources and Energy 2021	✗	✗	n/a
--	Industry and Employment 2021	✓	✗	n/a
--	Transport and Infrastructure 2021	✗	✗	n/a
--	Biodiversity and Conservation 2021	✓	✓	Refer to s4.2.4
--	Planning Systems 2021	✓	✗	n/a
--	Precincts – Eastern Harbour City 2021	✗	✗	n/a
--	Precincts – Central River City 2021	✗	✗	n/a
--	Precincts – Western Parkland City 2021	✗	✗	n/a
--	Precincts – Regional 2021	✗	✗	n/a
--	Sustainable Buildings 2022	✗	✗	n/a

Attachment C - s9.1 Ministerial Direction Checklist (10 November 2023 Version)

Direction		Applicable	Relevant to scope of PP	Not inconsistent
1 Planning Systems				
1.1	Implementation of Regional Plans	✓	✓	Refer to s.4.2.5
1.2	Development of Aboriginal Land Council land	✗	✗	n/a
1.3	Approval and Referral Requirements	✓	✗	n/a
1.4	Site Specific Provisions	✗	✗	n/a
1.4A	Exclusion of Development Standards from Variation	✓	✗	n/a
1 Planning Systems – Place-based				
1.5	Parramatta Road Corridor Urban Transformation Strategy	✗	✗	n/a
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	✗	✗	n/a
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	✗	✗	n/a
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	✗	✗	n/a
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	✗	✗	n/a
1.10	Implementation of Western Sydney Aerotropolis Plan	✗	✗	n/a
1.11	Implementation of Bayside West Precincts 2036 Plan	✗	✗	n/a
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	✗	✗	n/a
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	✗	✗	n/a
1.14	Implementation of Greater Macarthur 2040	✗	✗	n/a
1.15	Implementation of the Pymont Peninsula Place Strategy	✗	✗	n/a
1.16	North West Rail Link Corridor Strategy	✗	✗	n/a
1.17	Implementation of the Bays West Place Strategy	✗	✗	n/a
1.18	Implementation of the Macquarie Park Innovation Precinct	✗	✗	n/a
1.19	Implementation of the Westmead Place Strategy	✗	✗	n/a
1.20	Implementation of the Camellia-Rosehill Place Strategy	✗	✗	n/a
1.21	Implementation of the South West Growth Area Structure Plan	✗	✗	n/a
1.22	Implementation of the Cherrybrook Station Place Strategy	✗	✗	n/a
2 Design and Place				
3 Biodiversity and Conservation				

Direction		Applicable	Relevant to scope of PP	Not inconsistent
3.1	Conservation Zones	✓	✗	n/a
3.2	Heritage Conservation	✓	✓	Refer to s.4.2.5
3.3	Sydney Drinking Water Catchments	✗	✗	n/a
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	✗	✗	n/a
3.5	Recreation Vehicle Areas	✓	✗	n/a
3.6	Strategic Conservation Planning	✗	✗	n/a
3.7	Public Bushland	✗	✗	n/a
3.8	Willandra Lakes Region	✗	✗	n/a
3.9	Sydney Harbour Foreshores and Waterways Area	✗	✗	n/a
3.10	Water Catchment Protection	✗	✗	n/a
4 Resilience and Hazards				
4.1	Flooding	✓	✗	n/a
4.2	Coastal Management	✓	✓	Refer to s.4.2.5
4.3	Planning for Bushfire Protection	✓	✗	n/a
4.4	Remediation of Contaminated Land	✓	✗	n/a
4.5	Acid Sulfate Soils	✓	✗	n/a
4.6	Mine Subsidence and Unstable Land	✗	✗	n/a
5 Transport and Infrastructure				
5.1	Integrated Land Use and Transport	✓	✗	n/a
5.2	Reserving Land for Public Purposes	✓	✗	n/a
5.3	Development Near Regulated Airports and Defence Airfields	✓	✗	n/a
5.4	Shooting Ranges	✓	✗	n/a
5.5	High Pressure Dangerous Goods Pipelines	✗	✗	n/a
6 Housing				
6.1	Residential Zones	✓	✓	Refer to s.4.2.5
6.2	Caravan Parks and Manufactured Home Estates	✓	✗	n/a
7 Industry and Employment				
7.1	Employment Zones	✓	✗	n/a
7.2	Reduction in non-hosted short-term rental accommodation period	✗	✗	n/a
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	✗	✗	n/a
8 Resources and Energy				
8.1	Mining, Petroleum Production and Extractive Industries	✗	✗	n/a
9 Primary Production				

Direction		Applicable	Relevant to scope of PP	Not inconsistent
9.1	Rural Zones	✓	✗	n/a
9.2	Rural Lands	✓	✗	n/a
9.3	Oyster Aquaculture	✗	✗	n/a
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	✗	✗	n/a

Attachment D – Princess Street Heritage Conservation Area Assessment Report

Princess Street, Berry

Assessment of Proposed Heritage Conservation Area



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Cover Image: Top – View from corner of Victoria Street looking north along Prince Alfred Street.

Bottom – View looking east along Princess Street from Princess Street Reserve.

(Images taken between 60m and 80m above ground, Photographer Jo Belford)

DOCUMENT CONTROL			
ISSUE	DESCRIPTION	DATE ISSUED	SENT TO
A	Draft final report and SHI Data Sheets	22/04/2024	Kate Lynch, Shoalhaven City Council
B	Final		

Executive Summary

This study has found that the proposed Princess Street Heritage Conservation Area has heritage significance and should be included in the heritage schedule of Shoalhaven Local Environmental Plan. The study recommends a slightly different curtilage to the one proposed in order to include Princess Street Reserve and lands to the east to Broughton Mill Creek while recommending the exclusion of uncharacteristic properties in Victoria Street. The study has nominated 9 properties as potential heritage items for inclusion in the heritage schedule and a heritage data sheet has been prepared for each property. Part 6 contains a table where all properties have been attributed with a classification according to their significance. The recommendations are based upon historical research and physical evidence the results of which are summarised below.

Berry is framed by Broughton Creek and Broughton Mill Creek and their tributaries, Bundewallah Creek to the north, Hitchcocks Tributary to the south, with Town Creek dissecting the town from the south east to the north west. Broughton Creek provided the earliest transport for goods and passengers to the coast and beyond, before roads were fully formed. Broughton Mill Creek defined the extent of the original Village of Broughton Creek by constraining development to two narrow ridges. The contribution these creeks make to the historical significance of Berry is considerable.

When the Town of Berry was surveyed Town Creek ran through the town plan having particular influence on Alexandra Street and Princess Street, alienating land from residential development and creating Alexandra Park and Princess Street Reserve. These two parklands with their natural watercourse contribute to the aesthetic value of the proposed Princess Street Heritage Conservation Area.

Prior to the 1912 sale of town sites Sir John Hay undertook an extensive tree planting scheme. Trees and shrubs were acquired between 1899 and 1913 from the Royal Botanical Gardens. Berry became known as the 'Town of Trees' due to its diverse and mature collection of deciduous and evergreen trees that contribute considerable historic and scenic value to the town. The mild climate and abundance of water has ensured historic trees have thrived. These now mature trees are a defining feature of the proposed HCA.

Prince Alfred Street, originally the road down to the wharf, was integral to the historical development of the town. The earliest businesses were located along this road and along Queen Street. Properties predating the 1912 subdivision sale still exist in Prince Alfred Street. Physical evidence of the early road can be seen in the surviving sandstone kerbing on the western side of the street.

Broughton Mill Creek is highly significant in the historical development of Berry and the farmlands between the creek and the old wharf road are part of the cultural landscape setting of the Town of Berry and the former Village of Broughton Creek.

Princess Street is defined by significant trees and buildings of historic value such as St Lukes Church and Presbytery and the School of Arts. There are significant views along Princess Street to Berry Mountain and along Alexandra Street and Prince Alfred Streets north to the escarpment. Victoria Street is a wide street with generous verges and views to landmark trees in Alexandra Street and Prince Alfred Street.

The proposed HCA adjoins the Queen Street HCA, the Showground HCA and Pullman Street HCA. The proposed HCA has shared values with the three existing HCA. The significance of each is supported by and interconnected to each other area.

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1. Introduction

Location and Study Area



Figure 1. Location of Berry (SIX Maps, 2024)

The study area was based upon a proposal for a heritage conservation area prepared by Berry District Historical Society and included the surrounding context.

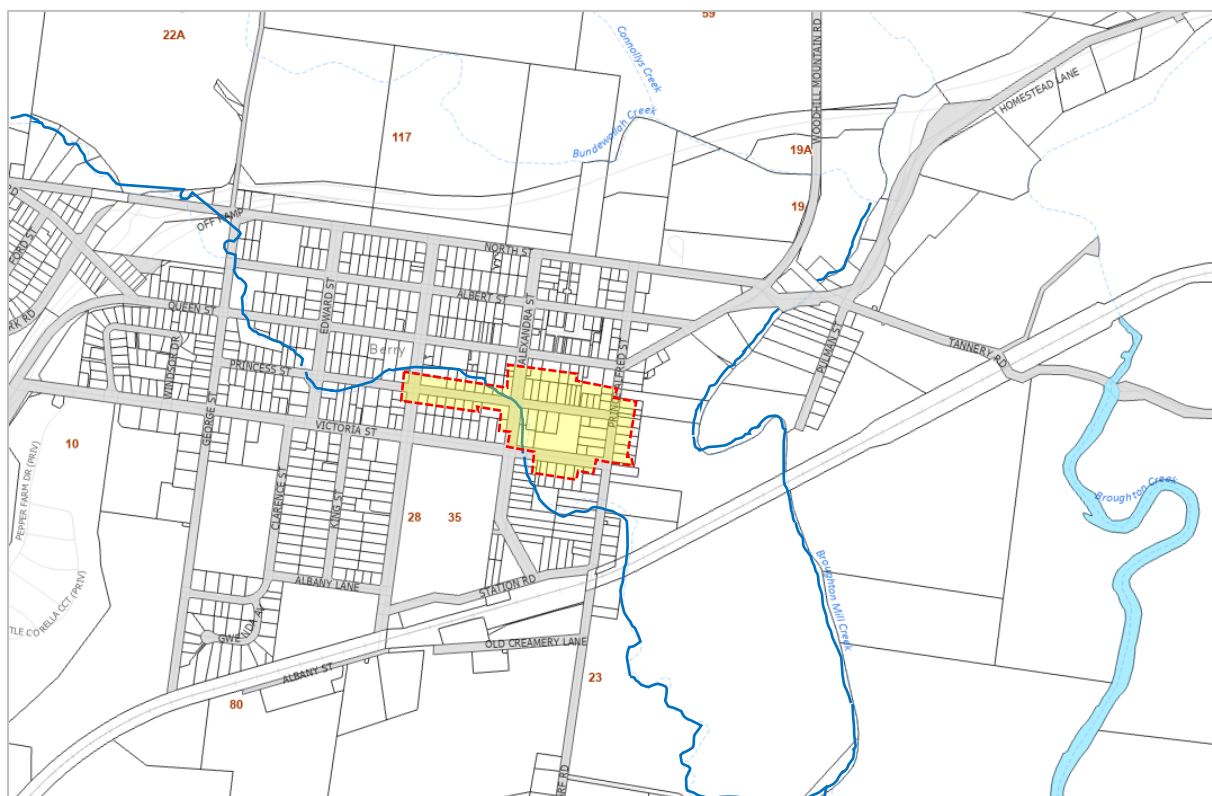


Figure 2. Berry Town Map. Proposed HCA Study Area outlined in red. (Shoalhaven City Council, 2024)

Methodology

Resource documents used in this assessment:

- Australia ICOMOS Burra Charter 2013
- *Assessing Heritage Significance, Guidelines for assessing places and objects against the Heritage Council of NSW criteria*, Department of Planning and Environment 2023 (Department of Planning and Environment, 2023)
- *Conservation Area Appraisal, Designation and Management, Historic England Advice Note 1 (Second Addition)* Historic England 2019
- *Character Assessment Toolkit*, Oxford City Council, https://www.oxford.gov.uk/info/20193/character_assessment_toolkit/878/character_assessment_toolkit

Authorship

This report was prepared by Louise Thom, Heritage Consultant. All photographs unless otherwise specified were taken by Louise Thom on 31 January 2024, 2 February 2024, 13 February 2024 and 15 April 2024.

Assessment limitations

No community consultation has been undertaken by the author however Shoalhaven City Council has engaged with the community during preparation of its Development Control Plan which is being prepared in parallel with this study.

No archaeological assessment has been undertaken as part of this study. Indigenous cultural heritage assessment has not been included in the study.

Unless otherwise specified inspections were undertaken from the public domain.

2. Existing HCA and heritage items

Shoalhaven Local Environmental Plan 2014, Schedule 5

The following properties are located within the study area.

Part 1 Heritage Items

Locality	Item	Address	Property description	Significance	Item no
Berry	<i>Araucaria cunninghamii</i> (Hoop Pine)	62 Princess Street	Part of Lot A, DP 411591 and adjacent road reserve	Local	37
Berry	<i>Berry School of Arts</i>	19 Alexandra Street	Lot 8, DP 924675	Local	31
Berry	<i>Avenue of Remembrance (tree-lined)</i>	Alexandra Street	Road reserve between Lot 26, Section 5, DP 8058 and Lot A, DP 411591	Local	35
Berry	<i>Former Federation weatherboard shop</i>	21 Prince Alfred Street	Lot 16, Section 3, DP 8058	Local	50
Berry	<i>Former Berry Estate Bakery and residence</i>	23 Prince Alfred Street	Lot 2, DP 532935	Local	51

Locality	Item	Address	Property description	Significance	Item no
Berry	<i>Federation weatherboard cottage</i>	25 Prince Alfred Street	Lot A, DP 380097	Local	52
Berry	<i>Federation weatherboard cottage and trees</i>	31 Prince Alfred Street	Lot 3, DP 932362	Local	53
Berry	<i>Federation weatherboard cottage and garden</i>	32 Prince Alfred Street	Lot 1, DP 970121	Local	54
Berry	<i>Federation Weatherboard Cottage</i>	36 Prince Alfred Street	Lot 61, DP 703237	Local	543
Berry	<i>Araucaria heterophylla (Norfolk Island Pines-2)</i>	40 Prince Alfred Street	Part of Lot 1, DP 950717 and adjacent road reserve	Local	55
Berry	<i>Quercus virginiana (American Live Oak)</i>	67 Princess Street	Part of Lot 1012, DP 872963; Part of Lot 9, Section 3, DP 8058	Local	69
Berry	<i>Inter-war weatherboard Californian bungalow</i>	52 Princess Street	Lot 1, DP 304729	Local	64
Berry	<i>Inter-war weatherboard and fibro cottage</i>	54 Princess Street	Lot 18, Section 8, DP 8058	Local	65
Berry	<i>Federation Weatherboard Cottage</i>	64 Princess Street	Lot 1, DP 617648	Local	544
Berry	<i>Inter-war brick residence including doctor's surgery and garden</i>	65–67 Princess Street	Lots 8 and 9, Section 3, DP 8058	Local	66
Berry	<i>Quercus virginiana (American Live Oak)</i>	67 Princess Street	Part of Lot 1012, DP 872963; Part of Lot 9, Section 3, DP 8058	Local	69
Berry	<i>Former two storey Anglican rectory and garden</i>	68 Princess Street	Lot 20, DP 840778	Local	67
Berry	<i>St Luke's Anglican Church including memorial gates and trees, including Araucaria heterophylla (Norfolk Island Pine)</i>	68A Princess Street	Lot 21, DP 840778 and adjacent road reserve	Local	68
Berry	<i>Federation Weatherboard Cottage</i>	71 Princess Street	Lot 1, DP 920044	Local	545

The following HCA are adjacent to the study area.

Part 2 – Heritage conservation areas

Name of area	Identification on Heritage Map	Significance
Berry Showground Heritage Conservation Area	Shown by red hatching and labelled “C7”	Local Area
Queen Street Heritage Conservation Area	Shown by red hatching and labelled “C6”	Local

The Pullman Street HCA is in the vicinity of the study area.

Name of area	Identification on Heritage Map	Significance
Pulman Street Heritage Conservation Area	Shown by red hatching and labelled “C1”	Local Area



Figure 3. Existing Heritage Map Shoalhaven LEP 2014 showing the study area. Heritage items are shaded brown and conservation areas are cross hatched. Black numbers are Heritage Item numbers. (NSW Government, 2024)

3. Historical Background

Indigenous people in the Shoalhaven were first seen by Europeans in 1770 when Cook and Banks observed fires on the Murramarang shore. Later Aboriginal people and their canoes were seen in Jervis Bay and first contact was made by crew of a shipwrecked whaling boat in 1791. The first official visit by Lady Nelson was in 1801 when a landing party was sent ashore at Jervis Bay.

Aboriginal people of the Shoalhaven region believe they have always lived in the area since time began. Using knowledge passed down from their ancestors the Salt Water people lived comfortably off the land, the rivers and the sea until the arrival of the European settlers. After this time the life of Aboriginal people changed dramatically. (Bennett, 2003)

Indicative of the disintegration of the Aboriginal way of life during the twenty years after 1881 four Aboriginal reserves were created. In 1881 280 hectares were laid aside at Wreck Bay, in 1890 150

hectares at Kangaroo Valley in 1899 17 hectares at Seven Mile Reserve at Nowra and in 1901 26 hectares at Roseby Park on the southern side of Crookhaven estuary.

The mountain known as Cullunghutti (Coolangatta) played an important role in the spiritual life of Aboriginal people it is said to be a place of connection to the afterlife as well as being an important place of connections between people up and down the coast.

Settlement

Significant attempts were made for a land route from the Southern Highlands to the coast by the Bong Bong settler Charles Throsby in 1818 coming from Sutton Forest. This was initiated by James Meehan based on the discovery of the ford at Burrier 13 years earlier. Throsby, assisted by two Aboriginal guides established a pack horse track down to Jervis Bay. Dr Charles Throsby moved to the Illawarra after being told of good grazing areas at Five Islands by Aboriginal people from the area. Throsby was guided by Aboriginal guides, Bundle and Broughton.

Broughton (also called Toodwick) was to play a significant role in Alexander Berry's estate. In 1822 he acted as guide and translator and went on to help to manage the estate and the large Aboriginal work force, even helping to construct Berry's first house at Coolangatta.

Alexander Berry and Edward Wollstonecraft together acquired a huge land holding. Having arrived in Sydney from England they were granted 14,000 acres of land. Using a workforce of convicts and local Aboriginal people they cut cedar, grew maize, tobacco and vines. When the cedar ran out, they ran cattle. By 1840 the estate in Berry's hands had grown to 40,000 acres, with the headquarters based at Coolangatta. Alexander was succeeded by David Berry who died in 1889 and David Hay took over the estate. Hay made changes to the vast estate by breaking it up into portions that were sold off to small farmers between 1889 and 1902. (Jeans, 1990)

Settlement at Broughton Creek

Berry is located at the confluence of Broughton Creek and its important tributary Broughton Mill Creek which were pivotal in the location of the early settlement by providing transport, power and fresh water. The first settlement was located on high ground between Broughton Creek and Broughton Mill Creek which provided access by water to the Shoalhaven and transport for goods. The first village, called Broughton Creek, was strung out along the ridge now called Pullman Street and along Tannery Road. The only access through the bush from other settlements was by pack horse. As well as an important centre for goods distribution the settlement had a significant social role. Wilsons Store at the corner of Pullman Street played a significant role in the life of the district. As the village grew plans were made to expand to the west beyond the confines of the creeks.

Berry

A survey for a new town was first made in 1883 when David Berry set aside lands for a courthouse, four churches, a park and a school. Many properties along Wharf Road (Prince Alfred Street) and the South Road (Queen Street) were already established by the end of the 19th century. After David Berry's death in 1889 his cousin Dr John Hay who had been helping manage the estate took over the entire estate and together with Roxburgh set about selling portions to pay outstanding debts. The village of Broughton Creek became known as the Town of Berry and a railway station was opened in 1893. Streets in the plan only became formalised slowly with Princess Street not being constructed until 1885-1886.

In 1902 a survey of the carriageways and footways of Berry was made to record the layout of existing streets and buildings prior to realignment under the new deposited plan. (Gazetted 8-07-

1905). The survey shows the existing streets of Berry along with existing buildings. As older properties had been built prior to the survey some did not align with the town plan. By the time the Deposited Plan (DP8058) was surveyed in 1912 the streets had been realigned and some buildings demolished. Site specific history is available in the heritage inventory sheet for each property.

Prior to the 1912 sale of town sites Sir John Hay undertook an extensive tree planting scheme. Trees and shrubs were acquired between 1899 and 1913 from the Royal Botanical Gardens. Hence Berry became known as the 'Town of Trees' due to its diverse and mature collection of deciduous and evergreen trees that contribute considerable historic and scenic value to the town. The mild climate and abundance of water has ensured historic trees have thrived. These now mature trees are a defining feature of the proposed HCA.

4. Physical Evidence

Town Creek

Berry is located near the confluence of Broughton Creek and Broughton Mill Creek and framed by their tributaries, Bundewallah Creek to the north, Hitchcocks Tributary to the south, with Town Creek dissecting the town from the south east to the north west.

When the Town of Berry was surveyed Town Creek ran through the town plan having particular influence on Alexandra Street and Princess Street. Land was alienated from residential development by the watercourse and became Alexandra Park and Princess Street Reserve. These two parklands with their natural watercourse contribute to the aesthetic value of the HCA.

Views

All streets in the proposed HCA have significant views including:

- Views to Woodhill Mountain looking north up Alexandra Street.
- Views to Berry Mountain looking west along Princess Street.
- Glimpses to the rural lands between Prince Alfred Street and Broughton Mill Creek to the east.
- View west along Princess Street capturing significant trees from the corner of Prince Alfred Street.
- The view from the junction of Princess Street and Alexandra Street showing significant trees.
- Views along Victoria Street looking east to significant trees.
- Views north and south along Prince Alfred Street capturing significant trees.

Trees

The diversity of mature and historic trees in Berry is a defining feature in its character. The significant trees in the proposed HCA are of high aesthetic value both in their own right and for the contribution they make to the HCA.



Figure 4. The view from the junction of Princess Street and Alexandra Street shows the dominance of significant trees.

Alexandra Street

Within the study area Alexandra Street starts at the corner of Princess Street and ends at the corner of Victoria Street. The street is one of the widest streets in Berry – according to the 1905 Gazetted alignment the street was given a carriageway of 66 feet and footways of 12 feet.

There are a number of heritage items within this section of Alexandra Street. The School of Arts on the western side of the street on the corner of Princess Street is a large Federation Arts and Crafts building with a strong built form. The two storey brick building has an awning and a large hipped roof and faces Alexandra Street.

Although not in the proposed HCA the church on the western corner of Alexandra and Victoria Streets is a significant historic building facing Alexandra Street.

The eastern side of Alexandra Street is dominated by a series of significant trees which are included in schedule 5 of SLEP as *Avenue of Remembrance (tree-lined)* and *Araucaria cunninghamii* (Hoop Pine). Some of the trees are in the road reserve and some are in Alexandra Park.

The Hoop Pine is a landmark tree visible from surrounding streets as well as Alexandra Street.



Figure 5. The Hoop Pine is a central landmark and item of high value in the proposed HCA.



Figure 6. View north along Alexandra Street to Woodhill Mountain.

Alexandra Park

Alexandra Park is on the eastern side of Alexandra Street – it includes 62 Princess Street and 85 Victoria Street as well as the road reserve of Alexandra Street.

Town Creek travels under the road from Princess Street Reserve and reemerges at the corner of Princess Street and Alexandra Street and travels as an open landscaped creek to a culvert at Victoria Street. Town Creek defines this area of open space called Alexandra Park.

There are framed views from the park to significant heritage items in all directions, through trees to the Presbyterian Church, the showground and the School of Arts.

Views across Town Creek to the heritage items to the east – 64 Princess Street and the Rectory and the two Norfolk Island Pine trees.

Alexandra Park has high aesthetic value for the contribution made by the trees in the park, including the trees in the road reserve whose root systems and canopies extend into the park.

Alexandra Park is recommended for inclusion as a heritage item in the LEP.



Figure 7. Town Creek is a feature of Alexandra Park



Figure 8. The park is landscaped between the creek and the Avenue of Remembrance and supplemented by other landscaping.

Prince Alfred Street

One of the oldest streets in Berry, Prince Alfred Street was an important access route to the wharf. Properties were developed along this route prior to the making of the 1912 deposited plan. Properties on the eastern side of Prince Alfred Street were created under an earlier deposited plan (DP5270) surveyed in 1906, however the plan showed most of the buildings were already existing. The study area includes Prince Alfred Street from the corner of Princess Street, including 28 Prince Alfred Street and terminates at 33 and 40 Prince Alfred Street. This assessment report also considered the wider area to Broughton Mill Creek and Town Creek in the south.

There is physical evidence of the early historical development of Prince Alfred Street (Wharf Road) in the surviving sandstone kerbing on the western side of the street. This kerbing matches that which is also present in Queen Street.

Surviving commercial buildings from the early development of Wharf Road are important in defining the historic character of the HCA.

Proposed new heritage items are:

19 Prince Alfred Street,
29 Prince Alfred Street,
30 Prince Alfred Street,
40 Prince Alfred Street,
Sandstone kerbing.

Places that make a positive contribution to Prince Alfred Street are:

44 Prince Alfred Street,
32 Prince Alfred Street,



Figure 9. View looking south from in front of 25 Prince Alfred Street. The Norfolk Is Pines at 40 are dominant in the streetscape.



Figure 10. Sandstone paving on the western side of Prince Alfred Street



Figure 11. Views through 36 Princess Street to the farmland beyond.

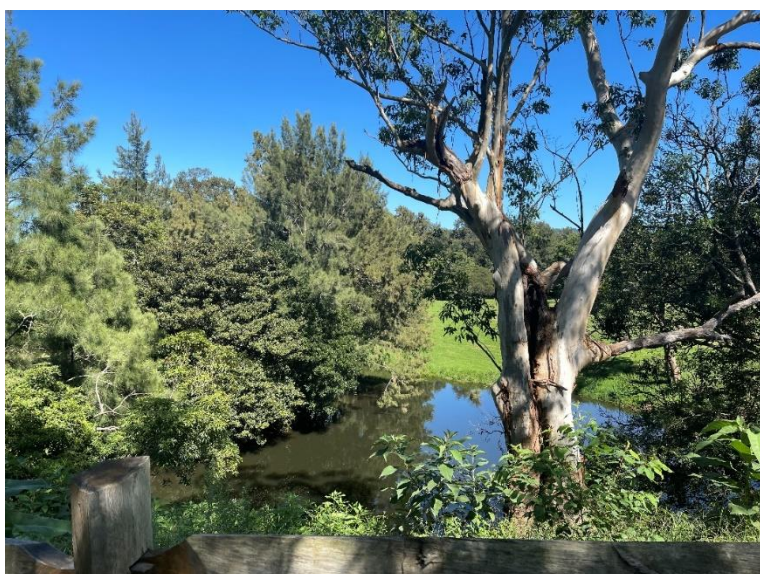


Figure 12. View from the end of Pullman Street to Broughtan Mill Creek



Figure 13. The driveway to farmland at number 44 from Prince Alfred Street



Figure 14. 23 Prince Alfred Street on the corner of Princess Street.



Figure 15. 21 Prince Alfred Street

Princess Street

The study area includes Princess Street from Albany Street to Prince Alfred Street. This street takes in two blocks and includes properties on both sides of the street.

Proposed heritage items in Princess Street are listed below.

- 44 Princess Street
- 62 Princess, Alexandra Park
- 66 Princess Street

Proposed contributory¹ items are listed below.

- 48 Princess Street
- 70 Princess Street
- 73 Princess Street
- Princess Street Reserve

Full details can be found in individual heritage inventory data sheets.

Princess Street between Albany Street and Alexandra Street

The study area has been expanded to include Princess Street Reserve due to the historic significance of Town Creek. On the north side is Town Creek and Princess Street Reserve. The northern side of the street has no kerb and guttering which gives an informal edge to the reserve and supports the character established by the natural creek. There is dense planting along the creek, a mixture of planted and weed species, which collectively contribute to the aesthetic value of the landscape character of the HCA. Three timber bridges over the creek have aesthetic value for their traditional timber construction and for the views through to the heritage items on the opposite side of the road. The street verges on both sides are lined with Fried Egg Trees (*Polyspora axillaris*).

¹ A contributory item is a property that has some heritage value but not enough to warrant listing as a heritage item. It is contributory because it makes a positive contribution to the heritage values of the HCA.



Figure 16. Along Town Creek the vegetation is dense. The street is not kerb and guttered on the northern side alongside Princess Street Reserve.



Figure 17. View from northern side of Town Creek to heritage listed houses



Figure 18. Princess Street viewed from the junction with Alexandra Street. Princess Street Reserve contributes a densely landscaped edge.



Figure 19. View to Berry Mountain looking west along Princess Street.

Princess Street between Alexandra Street and Prince Alfred Street

Juniper Hearth, a heritage item at 65-67 Princess Street, has an advanced garden and presents a green wall to Princess Street. Opposite is the start of Alexandra Park and the mature trees associated with the Avenue of Remembrance. Town Creek re-emerges at this southern corner of Princess and Alexandra Streets. A dominant feature in the section of Princess Street is an American Live Oak, a very large tree with a wide canopy which is historically and aesthetically significant. It is an important tree in the proposed HCA as well as the Town of Berry.



Figure 20. Heritage listed *Quercus virginiana* (American Live Oak)

On the southern side of this section of Princess Street are two mature Norfolk Island Pine Trees which are landmarks in the proposed HCA. Both trees are associated with the Church of England site which was set aside by David Hay in the first town survey. Both trees are visible from surrounding streets.

There is kerb and guttering both sides of the street and Fried Egg Trees (*Polyspora axillaris*) have been planted evenly spaced along both sides of the street. The verges are grassed and power poles and wires line the southern side of street. There is a view to Berry Mountain to the west and Prince Alfred Street to the east. Terminating Princess Street at the eastern end are two historic commercial buildings facing Prince Alfred Street.

Victoria Street

Victoria Street was surveyed to be 87 feet wide, with a 63 foot carriage way and a 12 footway. Other wide streets in the Town of Berry are Alexandra, Albany and Edward Streets.

The width of Victoria Street has produced wide verges which have been planted with recent but distinctive street trees at the Prince Alfred Street end and the Alexandra Street end. In between there are not as many trees and many properties use the area for informal parking of vehicles. A group of three trees on the verge outside 29 Prince Alfred Street frame the intersection with Victoria and Prince Alfred Streets and the entrance to Victoria Street from the east. The trees do not have historic value as they were planted after the 1960s but they have aesthetic contributory value. The wide verge and the absence of formal gutters give the street a relaxed landscape/parkland quality.

Proposed heritage items in Victoria Street are listed below.

- 85 Victoria Street Alexandra Park
- 97 Victoria Street

Full details can be found in individual heritage inventory data sheets.

Number 76 Victoria Street makes a positive contribution to the historic and aesthetic values of the proposed HCA and is included within the curtilage.

Properties within the original study area: 68, 70, 72 and 74 Victoria Street have been excluded from the proposed HCA as they do not make any contribution to historic or aesthetic values.



Figure 21. Victoria Street looking towards Prince Alfred Street.



Figure 22. The trees adjacent to the corner of Prince Alfred Street frame the view into Victoria Street



Figure 23. A view showing the Norfolk Island Pine Tree at 40 Prince Alfred Street viewed west along Victoria Street

5. Curtilage – Proposed Boundary of HCA



Proposed HCA Boundary	Existing HCA	Heritage Item	Proposed Heritage Item	Contributory	Neutral	Uncharacteristic	Defining Characteristics: Trees; Creeks; Views Historic wharf road, early businesses and housing Historic town plan and early buildings



Character

The proposed Princess Street HCA has a treed character resulting from its street trees and mature trees on private lots and in Alexandra Park and Princess Street Reserve. The tree lined Town Creek in the two parks contributes to their natural amenity.

Private gardens and large open lots such as the Church of England site contribute to the open space established by the wide streets of Victoria Street and Alexandra Street. An important feature of its character are the views to the surrounding escarpment and to the landmark trees. The dramatic form of the escarpment to the north and west contrasts with the agricultural land beneath it and the flood plains of the Broughton and Broughton Mill Creeks. It is present in numerous vistas and glimpses from within the town.

The essential rural township character of the proposed HCA is established by 19th and early 20th century single storey, pitched roofed residential buildings, including many timber buildings, in combination with their gardens and street trees. The Prince Alfred Street commercial timber buildings, some of which are now residences, that survive from the beginning of the 20th century are particularly important in defining the character of the HCA.

The relationship of the HCA to the Pullman, Queen and Showground HCA is important in defining the contained character.

The proposed curtilage is defined by the following key characteristics and elements:

- Mature historic trees.
- Broughton Mill Creek to the east.
- Town Creek, a tributary of Broughton Mill Creek running through the Town of Berry defining layout and up take of lots.
- Views to Berry Mountain and Woodhill Mountain.
- Glimpses of the farmland/floodplain east of Prince Alfred Street.
- Historic Wharf Road (Prince Alfred Street) with surviving early commercial buildings and early housing.
- Historic ecclesiastical and civic buildings.
- Historic 1912 town plan and buildings built in the first decades after the subdivision sale.

The proposed curtilage adjoins the three other Berry HCA:

- Berry Showground Heritage Conservation Area
- Queen Street Heritage Conservation Area
- Pullman Street Heritage Conservation Area

6. Classification of properties

Within the proposed HCA each property has been assessed according to its potential heritage value. The properties are divided into five classifications:

- Existing heritage item – The property is already listed in the heritage schedule of Shoalhaven LEP.
- Proposed heritage item – The property has high heritage value and warrants inclusion in the heritage schedule of Shoalhaven LEP.
- Contributory item – The property adds to the significance of the HCA but does not warrant heritage listing.

- Neutral Item – The property does not contribute to or detract from the significance of the HCA.
- Uncharacteristic – The property detracts from the significance of the HCA.

Street No.	Street Name	Current Title	Recommendation
19	Alexandra Street		Existing Heritage Item
Street	Alexandra Street		Existing Heritage Item
62	Princess Street Alexandra Park	Lot A DP411591	Existing Heritage Item
32	Prince Alfred Street		Existing Heritage Item
36	Prince Alfred Street		Existing Heritage Item
21	Prince Alfred Street		Existing Heritage Item
23	Prince Alfred Street		Existing Heritage Item
25	Prince Alfred Street		Existing Heritage Item
31	Prince Alfred Street		Existing Heritage Item
52	Princess Street		Existing Heritage Item
54	Princess Street		Existing Heritage Item
62	Princess Street		Existing Heritage Item
64	Princess Street		Existing Heritage Item
68	Princess Street		Existing Heritage Item
68A	Princess Street		Existing Heritage Item
65-67	Princess Street		Existing Heritage Item
69	Princess Street		Existing Heritage Item
71	Princess Street		Existing Heritage Item
19	Prince Alfred Street	17/3/8058	Potential Heritage Item
29	Prince Alfred Street	1//307805	Potential Heritage Item
30	Prince Alfred Street	1//952372	Potential Heritage Item
40	Prince Alfred Street	1//950717	Potential Heritage Item
44	Princess Street	13/08/8058	Potential heritage item
62	Princess, Alexandra Park	Lot A DP411591	Potential Heritage Item
66	Princess Street	1/605825	Potential heritage item
85	Victoria Street	2//617648	Potential Heritage Item
97	Victoria Street	4//667521	Potential Heritage Item
85-87	Victoria, Alexandra Park	Lot 2 DP617648	Potential Heritage Item
Sandstone Kerbing	Western side of Prince Alfred Street between Queen and Victoria Streets.		Potential heritage item

Street No.	Street Name	Current Title	Recommendation
28	Prince Alfred Street	1//953827	Contributory
33	Prince Alfred Street	1/926508	Contributory
38	Prince Alfred Street	1//951287	Contributory
44	Prince Alfred Street		Contributory
48	Princess Street	1//327819	Contributory
70	Princess Street	1//532935	Contributory
73	Princess Street	2//1038574	Contributory
76	Victoria Street	4/05/8058	Contributory
51-59	Princess Street Reserve		Contributory
Street	Victoria Street		Contributory
34	Prince Alfred Street	A//310331	Neutral
42	Prince Alfred Street	5A//354126	Neutral
42	Princess Street	12/08/8058	Neutral
46	Princess Street	3/604982	Neutral
50	Princess Street	1//210451	Neutral
83	Princess Street	1//342913	Neutral
27	Prince Alfred Street	B//380097	Uncharacteristic
75A -75B	Princess Street	12/03/8508 and 13/03/8508	Uncharacteristic
77	Princess Street	1//209665	Uncharacteristic
79-81	Princess Street	2//342913 and 3//342913	Uncharacteristic
87	Victoria Street	21//840778	Uncharacteristic

7. Significance Assessment

Significance Assessment Criteria

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

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

- a) an item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);
- b) an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);

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

Significance of proposed Princess Street Heritage Conservation Area

The following significance assessment is for the HCA as a whole. For assessments of individual properties recommended for inclusion as heritage items in the LEP please refer to individual heritage inventory data sheets.

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

The Princess Street Heritage Conservation Area provides physical evidence of the historical evolution of Berry. Evidence of the private town of Broughton Creek owned by the Berry Estate is still present in properties along Wharf Road (Prince Alfred Street) and the surviving sandstone kerbing. The lands to the east of Prince Alfred Street provide a physical link with Broughton Mill Creek and Pullman Street.

The HCA demonstrates the key historic period of growth of the Town of Berry when the town subdivision was put up for private sale in 1912.

Historic trees provide physical evidence of the extensive tree planting scheme started by Sir John Hay and continued from 1899 and 1912 when trees and shrubs were acquired from the Royal Botanical Gardens to beautify the town.

The park provides evidence of the first town survey and the influence of Town Creek upon the subsequent take up of lots after 1912.

Criterion (b) Historical Association: - *an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).*

The HCA is historically associated with the Berry Estate upon which the private town of Berry was established in the 19th century. Historically associated with the HCA is David Berry who created the 1883 subdivision and donated four large parcels of land for churches one of which is St Lukes in Princess Street. The HCA is also associated with Sir John Hay who had the foresight to acquire trees and shrubs from the Royal Botanical Gardens for the beautification of the town.

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

The northern and western views along Princess Street, Alexandra Street and Prince Alfred Street frame the dramatic form of the escarpment which is so significant to the setting of Berry. Tree lined Broughton Mill Creek contributes to the rural character to the east. Tall historic trees are situated throughout the HCA providing landmarks and aesthetic continuity. The HCA is characterised by a

variety and diversity of species in both the public and private domain. The variety of exotic and native trees in the HCA provide an excellent example of the historic trends in Australian tree planting. The 19th and 20th century single storey, pitched roofed residential buildings, including many timber buildings, in combination with their gardens and street trees create the essential rural township character of the HCA.

Buildings with their associated mature gardens such as St Lukes Church, St Lukes Presbytery and Juniper Hearth make an import contribution to the HCA. The two parks, street trees and private gardens reinforce the character of Berry as the 'Town of Trees'.

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

Whilst strong community interest initiated the investigation into the Princess Street HCA. No special social or spiritual association has been demonstrated.

Does not meet this criterion.

Criterion (e) Research Potential: - *an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);*

Does not meet this criterion.

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

Does not meet this criterion.

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

The Princess Street Conservation Area provides representative evidence of a private town on a large estate established in the mid-19th century and finally put out to private sale in 1912.

Summary Statement of Significance

The Princess Street Heritage Conservation Area provides physical evidence of the historical evolution of Berry. Evidence of the private town of Broughton Creek owned by the Berry Estate is still present in properties along Wharf Road (Prince Alfred Street) and the surviving sandstone kerbing. The lands to the east of Prince Alfred Street provide a physical link with Broughton Mill Creek and Pullman Street.

The HCA is historically associated with the Berry Estate upon which the private town of Berry was established in the 19th century. Historically associated with the HCA is David Berry who created the 1883 subdivision and donated four large parcels of land for churches one of which is St Lukes in Princess Street. The HCA is also associated with Sir John Hay who had the foresight to acquire trees and shrubs from the Royal Botanical Gardens for the beautification of the town. Surviving historic trees provide physical evidence of the extensive tree planting scheme started by Sir John Hay and continued from 1899 and 1912. Tall historic trees are situated throughout the HCA providing landmarks and aesthetic continuity. The HCA is characterised by a variety and diversity of species in both the public and private domain which has led to Berry being known as the 'Town of Trees'. The variety of exotic and native trees in the HCA provide an excellent example of historic trends in Australian tree planting.

The HCA demonstrates the key historic period of growth of the Town of Berry when the town subdivision was put up for private sale in 1912. It provides evidence of the influence of Town Creek upon the town plan and subsequent take up of lots. Town Creek ran through the town plan having particular influence on Alexandra Street and Princess Street, alienating land from residential development and creating Alexandra Park and Princess Street Reserve. These two treed parklands together with the natural watercourse contribute to the aesthetic value of the proposed Princess Street Heritage Conservation Area.

The northern and western views along Princess Street, Alexandra Street and Prince Alfred Street frame the dramatic form of the escarpment which is so significant to the setting of Berry. Tree lined Broughton Mill Creek contributes to the rural character to the east. The 19th and 20th century single storey, pitched roofed residential buildings, including many timber buildings, in combination with their gardens and street trees create the essential rural township character of the HCA.

Buildings with their associated mature gardens such as St Lukes Church, St Lukes Presbytery and Juniper Hearth make an import contribution to the HCA. The two parks, street trees and private gardens reinforce the character of Berry as the 'Town of Trees'.

8. Recommendations

1. The proposed Princess Street Heritage Conservation Area has historic, aesthetic and representative value at a local level and should be included in Schedule 5 of Shoalhaven Local Environmental plan 2014. The curtilage shown in Section 5 of this report should be adopted as the HCA boundary.
2. The identified potential heritage items have significance as shown in the individual heritage information data sheets and should be listed in Schedule 5 of Shoalhaven Local Environmental plan 2014.
3. The classifications table in Section 6 of this report should be used to implement appropriate development controls. Items identified as contributory should be retained.

9. References

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Attachment E – Heritage Data Forms

Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

ITEM DETAILS					
Name of Item	Victorian Brick Residence				
Other Name/s Former Name/s	Victorian Georgian Brick Residence				
Item type (if known)	Built				
Item group (if known)	Residential building (private)				
Item category (if known)	House				
Area, Group, or Collection Name	Berry Showground Heritage Conservation Area				
Street number	17				
Street name	Albany				
Suburb/town	Berry	Postcode		2535	
Local Government Area/s	Shoalhaven				
Property description	Lot B DP390864				
Location - Lat/long	Latitude	-34.77772		Longitude	150.693083
Location - AMG (if no street address)	Zone		Easting		Northing
Owner					
Current use	Residence				
Former Use	Residence				
Statement of significance	<p>The Victorian residence at 17 Albany Street provides early physical evidence of the historical development of Berry. The house is a rare example of the early residential development of Berry after the focus of the town shifted from Broughton Creek. It demonstrates early residential development prior to the marketing of the town lots and general sale in 1912 which started the growth of Berry. The property is historically significant for its role in the development history of Berry at the end of the 19th century.</p> <p>17 Albany Street is an excellent representative example of a Victorian Georgian style house demonstrating transition elements from the Federation period. The house and garden make a positive contribution to the aesthetic qualities of the streetscape and the Berry Showground precinct. The house is a fine vernacular example of a late 19th century house 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						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>17 Albany Street is located on a large parcel of land with a generous front set back due to the wide footpath. The building is a painted masonry building with a Victorian form. It has a hipped galvanised corrugated roof with two chimneys. At the front there is a verandah with a detached roof. The cottage is double fronted with a central door with side lights and double hung window on each side. The front verandah columns have been shortened with the introduction of a brick balustrade. There are two rear wings with an original chimney on the narrower southern wing joined to the wider northern rear wing by a box gutter. There is an addition to the rear and a garage however the addition is not described in recent Council records. The property has a substantial mature garden which contributes to the aesthetic value of the property.</p>					
Physical condition and Archaeological potential	Very good condition					
Construction years	Start year	1891	Finish year	1900	Circa	Yes
Modifications and dates						
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, 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: Originally the lot was part of 320 acres purchased by Alexander Berry in 1863 which became part of a larger parcel owned by the estate of David Berry in 1890 and transferred to John Hay in 1899. The lot between Albany Street and King Street was created in the Town of Berry subdivision of 1912 in Section 16 Portion 2 (DP8058). It was located adjacent to the Court House allotment and had a 70 foot frontage to Albany Street and King Street. In the subdivision sale plan of 1912 the long lot is shown divided into Lot 25 facing King Street and Lot 2 facing Albany Street. It was owned by Margaret Pepper a widow of Broughton Village who is believed to have built the cottage between 1890 and 1900. An existing building is drawn on the plan facing Albany Street and marked 'cottage'. The existing cottage appears to match the sketch shown on the subdivision sale plan. It is possible the building was constructed at a similar time to the development of the Courthouse in 1891. No connection between the property and the courthouse has been found but further research may reveal a link. Lot 2 was purchased by John J McClelland on the 14th August 1913 and comprised 2 roods 12 1/2 perches.</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	
Historical significance SHR criteria (a)	The Victorian residence at 17 Albany Street provides early physical evidence of the historical development 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 Berry. The property is historically significant for its role in the development history of Berry at the end of the 19 th century.
Historical association significance SHR criteria (b)	The house at 17 Albany Street may have historical association with the Courthouse but this has not been proven. Does not meet this criterion
Aesthetic significance SHR criteria (c)	The house at 17 Albany Street is a Victorian Georgian style house that incorporates details showing the transition into the Federation period. The house and garden make a positive contribution to the aesthetic qualities of the streetscape and the Berry Showground precinct.
Social significance SHR criteria (d)	Does not meet this criterion
Technical/Research significance SHR criteria (e)	Further research has the potential to reveal any links to the Court House.
Rarity SHR criteria (f)	The Victorian house at 17 Albany Street is a rare example of the early residential development of Berry after the focus of the town shifted from Broughton Creek.
Representativeness SHR criteria (g)	17 Albany Street is an excellent representative example of a Victorian Georgian style house demonstrating transition elements from the Federation period. The house is a fine example of a vernacular late 19 th century house in the Shoalhaven.
Integrity	The property is substantially 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	<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.

Image caption	View of front of house from Albany Street				
Image year	2018	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	View of front of house from Albany Street				
Image year	2018	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



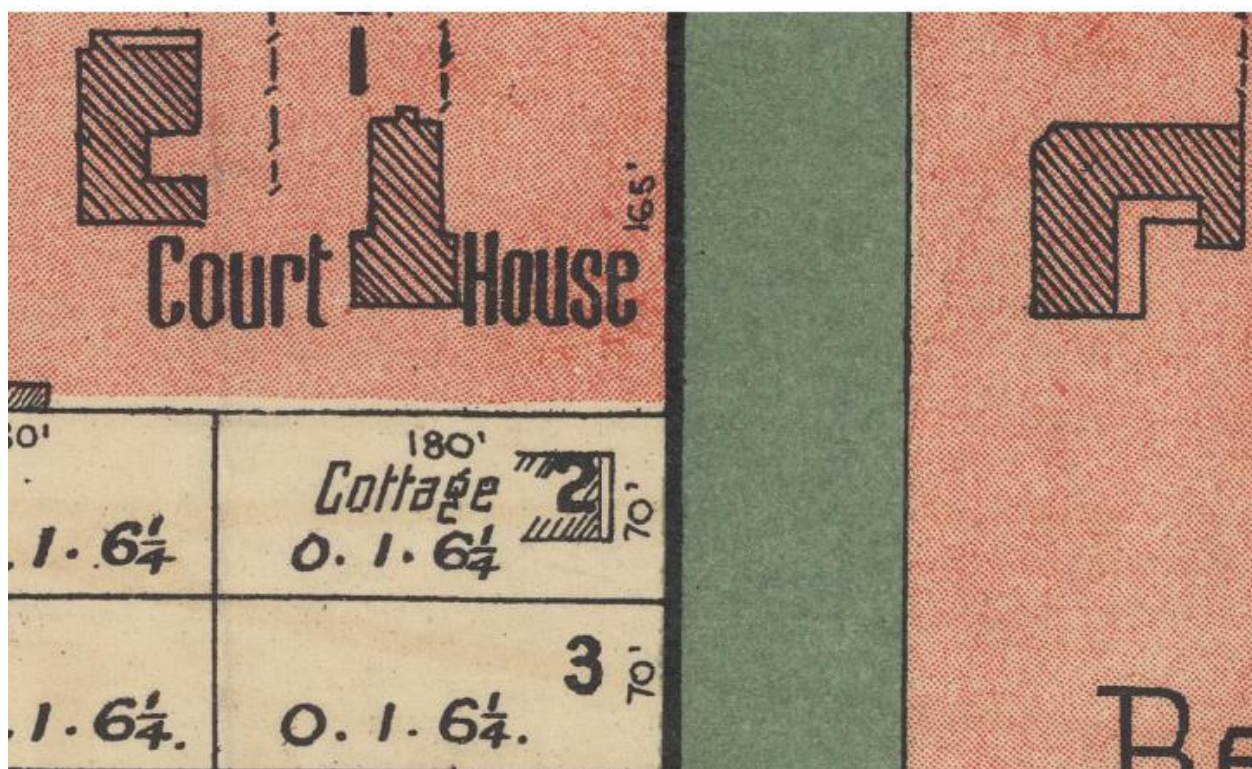
Shoalhaven Heritage Data Form

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	For auction sale, Berry Estate. Berry town subdivision ... 21st February, 1912 (Extract showing cottage existing at 17 Albany Street)				
Image year	1912	Image by	State Library of NSW	Image copyright holder	State Library of NSW



Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2019

ITEM DETAILS					
Name of Item	Inter-war House				
Other Name/s Former Name/s	Inter War Weatherboard House				
Item type (if known)	Dwelling				
Item group (if known)	Residential buildings (private)				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	30				
Street name	Alexandra Street				
Suburb/town	Berry	Postcode		2535	
Local Government Area/s	Shoalhaven				
Property description	Lot 2 DP17926				
Location - Lat/long	Latitude	-34.778189769		Longitude	150.696356242
Location - AMG (if no street address)	Zone		Easting		Northing
Owner					
Current use	Dwelling				
Former Use	Dwelling				
Statement of significance	<p>The house at 30 Alexandra Street provides physical evidence of the historical development of Berry in the late Inter-war period (just prior to WWII). The house has historic value for its ability to demonstrate early development through gradual subdivision of larger lots that took place after the 1912 subdivision which formed the basis of the town of Berry.</p> <p>The house at 30 Alexandra Street exhibits the principal characteristic of the late Inter-war style of architecture as applied to a domestic dwelling. The building makes a positive contribution to the landscaped setting of Alexandra Street.</p> <p>30 Alexandra Street is a good representative example of a late Inter-war timber house and exhibits a high degree of integrity. The house is a good 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 2019

DESCRIPTION						
Designer						
Builder/ maker						
Physical Description	<p>Number 30 Alexandra Street is a late Inter-war house. The exterior walls are clad in shiplap timber weatherboards and the hipped roof in Marseille tiles. It has a symmetrical façade with a central entry porch. The flat porch roof extends to either side to form the roofs of the bay windows that flank the entry. The porch has a low brick balustrade and short Corinthian columns supporting the roof. The garage appears to be of the same date as the original house.</p> <p>The original lot has been reduced to align with the creek.</p>					
Physical condition and Archaeological potential	Externally the building appears to be highly intact and in good condition.					
Construction years	Start year	1937	Finish year	1937	Circa	Yes
Modifications and dates	<p>There is a small carport attached to the garage on the southern side at the rear of the house and a swimming pool at the rear.</p>					
Further comments						

Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2019

HISTORY	
Historical notes	<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. 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. It became a Municipality in 1868 after considerable lobbying by locals such as Joseph Tindall. 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 to commemorate the Berry family. The railway opened in 1893 facilitating the town's growth.</p> <p>In 1883 Dr John Hay, a cousin of David Berry, settled at Coolangatta and after Berry's death in 1889 was 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: The land at 30 Alexandra Street was originally part of an acre lot on the corner of Alexandra and Victoria Streets. George Gillam, a painter from Berry, bought the land from Alexander Hay and David Roxburgh on 20 June 1913. The block comprised 1 acre, 1 rood and 31 perches and had a creek flowing diagonally across the lot. In 1936 Gillam subdivided some of the lot into smaller parcels. In 1937 Lot 2 of these smaller lots was sold to Roy Herbert Laughlin, a hairdresser from Berry. Laughlin transferred the lot in the same year to Austin Raymond Wiggins, a baker from Berry. Wiggins held onto the property until 1953 so it is likely he built the house in circa 1937.</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 2019

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The house at 30 Alexandra 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 early development through subdivision of some of the larger lots that took place after the 1912 subdivision which formed the basis of the town of Berry
Historical association significance SHR criteria (b)	Does not meet this criterion.
Aesthetic significance SHR criteria (c)	The house at 30 Alexandra Street exhibits the principal characteristic of the late Inter-war style of architecture as applied to a domestic dwelling. The building makes a positive contribution to the landscaped setting of Alexandra Street.
Social significance SHR criteria (d)	Does not meet this criterion.
Technical/Research significance SHR criteria (e)	Does not meet this criterion.
Rarity SHR criteria (f)	Does not meet this criterion.
Representativeness SHR criteria (g)	30 Alexandra Street is a good representative example of a late Inter-war timber house. The house is a representative example of vernacular architecture in the Shoalhaven in the first half of the twentieth century.
Integrity	The dwelling appears to have a high degree of intactness.

Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2019

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	July 2019

Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2019

IMAGES - 1 per page

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

Image caption	View from Alexandra Street				
Image year	2019	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2019

IMAGES - 1 per page

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

Image caption	Close view of front facade				
Image year	2019	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



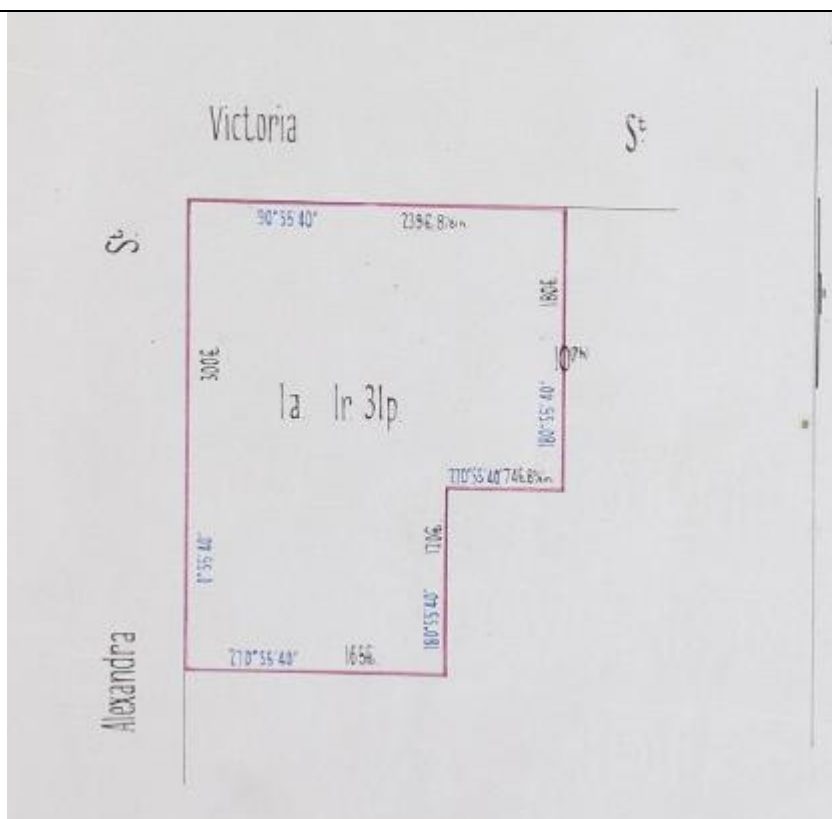
Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2019

IMAGES - 1 per page

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

Image caption	Extract from certificate of title Vol.2376 Fol.159. Shows original large lot purchased in 1913 by George Gillam from Hay and Roxburgh.				
Image year	1913	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2019

IMAGES - 1 per page

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

Image caption	Extract from Certificate of Title Vol.4818 Fol.27. Shows the subdivided lot that the house at 30 Alexandra Street is built upon. The lot has since been reduced to exclude the land west of the creek.				
Image year	1937	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2019

ITEM DETAILS					
Name of Item	Federation bungalow				
Other Name/s Former Name/s	Late Federation house				
Item type (if known)	Dwelling				
Item group (if known)	Residential buildings (private)				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	40				
Street name	Alexandra Street				
Suburb/town	Berry	Postcode		2535	
Local Government Area/s	Shoalhaven				
Property description	Lot 28 Section 5 DP 8508				
Location - Lat/long	Latitude	-34.77900931		Longitude	150.696375017
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 40 Alexandra Street provides physical evidence of the historical development of Berry in the early 20th century and demonstrates the historical development of Berry after the shift from Broughton Creek Village. 40 Alexandra Street has aesthetic value as a highly intact Federation bungalow demonstrating the key characteristics of the architectural period and makes a positive contribution to the landscaped setting of Alexandra Street. The timber building illustrates early 20th century home design and construction methods in the Shoalhaven. The house at 40 Alexandra Street is a good representative example of a late Federation era dwelling. The cottage is a good example of vernacular architecture of the early 20th century in Berry and the Shoalhaven. The building has a high degree of integrity.</p>				
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		

Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2019

DESCRIPTION						
Designer	Alexander Johnston					
Builder/ maker	Alexander Johnston					
Physical Description	<p>The house at 40 Alexandra Street is a Federation style bungalow. The exterior walls are clad in timber bevelled lap siding and the roof is clad in corrugated steel. The main roof is hipped with a forward facing side gable. The main roof also covers a verandah that wraps the building at the front and along the side. Windows are double hung and timber framed. The roof over the verandah is supported on timber columns with decorative brackets. The gable end of the side wing is infilled with battened fibro. In the side wing there is a double window and awning with decorative brackets. The verandah has a timber picket balustrade.</p> <p>At the front of the property is a wire fence with brick piers.</p>					
Physical condition and Archaeological potential	The building appears to be intact.					
Construction years	Start year	1918	Finish year	1918	Circa	Yes
Modifications and dates	No modifications were identified.					
Further comments						

Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2019

HISTORY	
Historical notes	<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. 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. It became a Municipality in 1868 after considerable lobbying by locals such as Joseph Tindall. 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 to commemorate the berry family. The railway opened in 1893 facilitating the town's growth.</p> <p>In 1883 Dr John Hay, a cousin of David Berry, 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: The original 1911 Diagram of Berry Township (Map Plot 151 prior DP8508) shows Alexandra Street with a north south orientation aligned with the street grid. However a road reserve for a bend in the southern end can be seen on the plan. The subdivision sale plan shows no bend and a street called York Street intersecting the block which was never formed. The final layout of the block between Alexandra Street and Prince Alfred Street, south of Victoria Street, became section 5 of DP 8508. Alexander Johnston, a builder from Berry, purchased Lot 18 and lot 28 of Section 5 of DP8058 in 1918. It is likely that Johnston built the house at 40 Alexandra Street after the 1916 purchase and sold it in 1922. He may then have built the house on Lot 18 which became 45 Prince Alfred Street. (Vol.2818 Fol.127)</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 2019

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The Federation weatherboard bungalow at 40 Alexandra Street provides physical evidence of the historical development of Berry in the early 20 th century. The house demonstrates the historical development of Berry after the shift from Broughton Creek Village.
Historical association significance SHR criteria (b)	Does not meet this criterion.
Aesthetic significance SHR criteria (c)	40 Alexandra Street has aesthetic value as a highly intact Federation bungalow demonstrating the key characteristics of the architectural period. The timber building illustrates early 20 th century home design and construction methods in the Shoalhaven.
Social significance SHR criteria (d)	Does not meet this criterion.
Technical/Research significance SHR criteria (e)	Does not meet this criterion.
Rarity SHR criteria (f)	Does not meet this criterion.
Representativeness SHR criteria (g)	The house at 40 Alexandra Street is a good representative example of a late Federation era dwelling. The cottage is a good example of vernacular architecture of the early 20 th century in Berry and the Shoalhaven.
Integrity	The building has a high degree of integrity.

Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2019

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	July 2019

Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2019

IMAGES - 1 per page

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

Image caption	Front view				
Image year	2019	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2019

IMAGES - 1 per page

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

Image caption	View from Alexandra Street				
Image year	2019	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



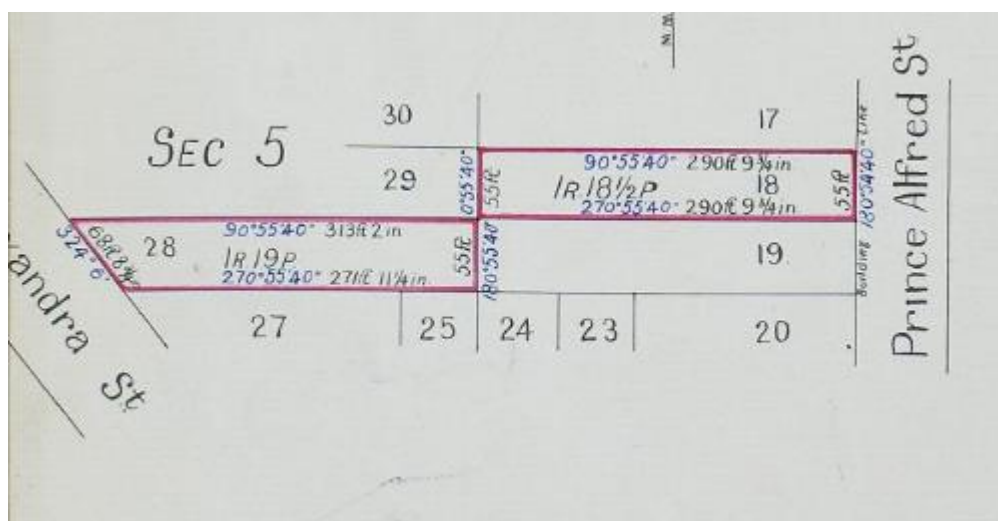
Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2019

IMAGES - 1 per page

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

Image caption	Certificate of title Vol. 2821 Fol. 127 (Extract)				
Image year	1918	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

ITEM DETAILS					
Name of Item	Inter-war weatherboard bungalow				
Other Name/s Former Name/s	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	45				
Street name	Prince Alfred Street				
Suburb/town	Berry	Postcode	2535		
Local Government Area/s	Shoalhaven				
Property description	Lot 18 Section 5 DP8058				
Location - Lat/long	Latitude	-34.779015		Longitude	150.697868
Location - AMG (if no street address)	Zone		Easting		Northing
Owner					
Current use	Dwelling				
Former Use	Dwelling				
Statement of significance	<p>The Inter-war weatherboard bungalow at 45 Prince Alfred 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 along an early historic road were developed after the 1912 Berry Township subdivision and during the Inter-war period. The bungalow exhibits the principal characteristic of the Inter-war style of architecture as applied to a domestic dwelling in the 1920s. The bungalow has aesthetic value for its contribution to the streetscape values of Prince Alfred Street which is a key road within the historic Berry Estate. The Inter-war bungalow is a fine representative example of a timber vernacular house built in the early 20th 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						
Designer						
Builder/ maker						
Physical Description	Asymmetrical cottage of weatherboard walls and corrugated iron roof. Front facing gable with battened fibro infill. A verandah to both the front and the side. Sympathetically altered with original metal and wire front gates.					
Physical condition and Archaeological potential						
Construction years	Start year	1924	Finish year	1929	Circa	Yes
Modifications and dates	2008 Addition of a new living area at the rear of the house. New deck area at the rear. New semi in-ground pool in the deck area. New carport at the side of the house. 2012 Detached habitable room located behind the existing dwelling on the eastern boundary, south of the zone of the sewer line.					
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, 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: The 1912 subdivision sale map shows Section 5 divided into two and a road called York Road running between Prince Alfred Street and Alexandra Street. This road was not constructed instead in DP8058 Section 5 encompassed lands between Victoria Street, Prince Alfred Street, Station Street and Alexandra street. 45 Prince Alfred Street is located on Lot 18 of Sec. 5 comprising 1 rood 18 ½ perches. The property was purchased from Hay by Alexander Johnston, a builder from Berry, on 23 June 1916. By 1923 the land was still not improved and was owned by Mrs Johnston. It is assumed Alexander Johnston built the house in the 1920s after 1923.</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	
Historical significance SHR criteria (a)	The Inter-war weatherboard bungalow at 45 Prince Alfred Street provides physical evidence of the historical development of the town of Berry in the Inter-war period. The house has historic value for its ability to demonstrate the way lots along an early historic road were developed after the 1912 Berry Township subdivision and during the Inter-war period.
Historical association significance SHR criteria (b)	Does not meet this criterion.
Aesthetic significance SHR criteria (c)	The bungalow exhibits the principal characteristic of the Inter-war style of architecture as applied to a domestic dwelling in the 1920s. The cottage has aesthetic value for its contribution to the streetscape values of Prince Alfred Street which is a key road within the historic Berry Estate.
Social significance SHR criteria (d)	Does not meet this criterion.
Technical/Research significance SHR criteria (e)	Does not meet this criterion.
Rarity SHR criteria (f)	Does not meet this criterion.
Representativeness SHR criteria (g)	The Inter-war bungalow is a fine representative example of a timber vernacular house built in the early 20 th century in the Shoalhaven.
Integrity	The house appears to demonstrate 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.

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



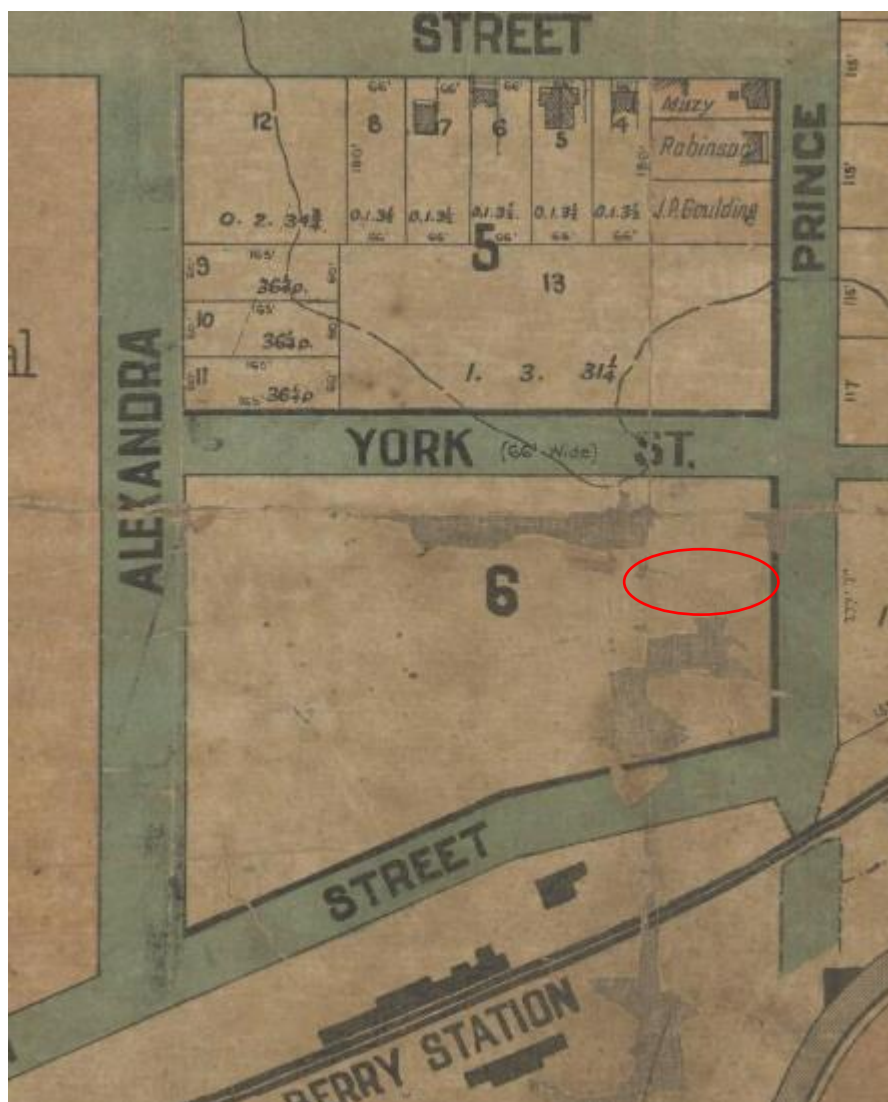
Shoalhaven Heritage Data Form

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	Extract from 'For auction sale, Berry Estate. Berry town subdivision ... 21st February, 1912'				
Image year	1912	Image by	State Library of NSW	Image copyright holder	State Library of NSW



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					
Item type (if known)	Dwelling				
Item group (if known)	Residential buildings (private)				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	53				
Street name	Queen Street				
Suburb/town	Berry			Postcode	2535
Local Government Area/s	Shoalhaven				
Property description	Lot A DP 332021				
Location - Lat/long	Latitude	-34.77473		Longitude	150.692622
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 53 Queen 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 early development through subdivision of some of the larger lots that took place after the 1912 subdivision which formed the basis of the town of Berry. 53 Queen 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 early development through subdivision of some of the larger lots that took place after the 1912 subdivision which formed the basis of the town of Berry. 53 Queen Street is a good representative example of a late Inter-war timber house. 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						
Designer	Not known					
Builder/ maker	Not known					
Physical Description	53 Queen Street is a late Inter-war weatherboard house. It has a pyramid Marseille tiled roof that covers the verandahs to the front and side. The wrap around verandah is deeply inset with timber weatherboards framing the opening onto the verandah. These weather board walls sit on a decorative timber valance and timber posts with a timber picket balustrade. On the left of the front verandah is a canted bay window with a flat roof. The house has a face brick strip footing and chimney. The front of the property has a picket fence.					
Physical condition and Archaeological potential	Good					
Construction years	Start year	1929	Finish year	1934	Circa	Yes
Modifications and dates	No recorded development applications					
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, 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>In 1914 George William Ulrick, a labourer of Berry purchased from Hay and Roxburgh the lot adjoining that of John Logan. (V.2503 F.114) The original Lot A was shown on the 1912 subdivision sale map as Lot 11 in Sec.13. Number 53 Queen Street is located on what was lot 11 and is now Lot A. The whole of Section 13 was shown as undeveloped in 1912.</p> <p>Larger than Logan's lot it was subdivided and one rood and $\frac{3}{4}$ perches were sold in 1935 to Frederick Hale as Lot A.</p> <p>Ulrick held the land until its sale in 1935 it is possible he developed it between 1914 and 1934, especially as he worked in the building industry. Presumably George Ulrick was a relative of Percy Ulrick who also held property in Queen Street. The design of the property indicates it was built late in the Inter-war period so it is possible Frederick Hale built it in 1935.</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	
Historical significance SHR criteria (a)	53 Queen 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 early development through subdivision of some of the larger lots that took place after the 1912 subdivision which formed the basis of the town of Berry.
Historical association significance SHR criteria (b)	Does not meet this criterion.
Aesthetic significance SHR criteria (c)	The house at 53 Queen Street exhibits the principal characteristic of the Inter-war style of architecture as applied to a domestic dwelling.
Social significance SHR criteria (d)	Does not meet this criterion.
Technical/Research significance SHR criteria (e)	Does not meet this criterion.
Rarity SHR criteria (f)	Does not meet this criterion.
Representativeness SHR criteria (g)	53 Queen Street is a good representative example of a late Inter-war timber house. The house is a representative example of vernacular architecture in the Shoalhaven in the first half of the twentieth century.
Integrity	The dwelling appears to have 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
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.

Image caption	View from Queen Street				
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	View from across Queen Street				
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

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	59						
Street name	Queen Street						
Suburb/town	Berry					Postcode	2535
Local Government Area/s	Shoalhaven						
Property description	Lot B DP411284						
Location - Lat/long	Latitude				Longitude		
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 59 Queen Street provides early physical evidence of the historical development of Berry. The house has historic value 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 Victorian/Federation transition style of architecture as applied to a domestic dwelling in the early 20th century. 59 Queen Street is a good representative example of a timber Federation house exhibiting Victorian features built in the early 20th 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						
Designer	Not known					
Builder/ maker	Not known					
Physical Description	The house at 59 Queen Street is a late Victorian/ Federation transition style dwelling. It has a corrugated metal hipped roof and timber weatherboards. There is a front verandah which wraps the front and eastern side of the dwelling. Part of the verandah on the eastern side is enclosed. The verandah roof is incorporated with the main roof and is supported on timber posts. The roof cladding is corrugated metal. There is a side addition on the western side integrated with the main roof. On the eastern side is a large double car port with a gable roof.					
Physical condition and Archaeological potential	Good					
Construction years	Start year	1914	Finish year	1916	Circa	Yes
Modifications and dates	None on record					
Further comments	Vegetation screening the house prevented a detailed description					

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, 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>In 1914 Adam Percival Ulrick, a labourer of Berry purchased 1 acre 3 ½ perches in section 13 from Hay and Roxburgh. Ulrick owned Lots 3, 4, 13 and 14 in Section 13. The Valuation Record book from 1940 describes Percy Ulrick paying rates on lots and a residence in Queen Street.</p> <p>The land was subdivided in 1959 into two lots, Lot A taking ¾ of the lot and Lot B the smaller of the two lots facing Queen Street. 59 Queen Street is located on Lot B originally Lot 14 in Section 13.</p> <p>The style of the house at 59 Queen Street is Federation with Victorian transition detailing, it is likely then that Ulrick built the house soon after purchasing the land in 1914.</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	
Historical significance SHR criteria (a)	The house at 59 Queen Street provides early physical evidence of the historical development of the town of Berry. The house has historic value for its ability to demonstrate early residential development in the 1912 Hay subdivision which started the growth of the town of Berry.
Historical association significance SHR criteria (b)	Does not meet this criterion.
Aesthetic significance SHR criteria (c)	The house exhibits the principal characteristic of the Victorian/Federation transition style of architecture as applied to a domestic dwelling in the early 20 th century.
Social significance SHR criteria (d)	Does not meet this criterion.
Technical/Research significance SHR criteria (e)	Does not meet this criterion.
Rarity SHR criteria (f)	Does not meet this criterion.
Representativeness SHR criteria (g)	59 Queen Street is a good representative example of a Federation house exhibiting Victorian features in the Shoalhaven. The house is a representative example of a timber vernacular house built in the early 20 th century in the Shoalhaven.
Integrity	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.

Image caption	Front of the house viewed from Queen Street				
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	View showing the main house and recent car port				
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	View from the western side				
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

ITEM DETAILS							
Name of Item	Federation Weatherboard Cottage						
Other Name/s Former Name/s	Federation 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	68						
Street name	Queen Street						
Suburb/town	Berry					Postcode	2535
Local Government Area/s	Shoalhaven						
Property description	Lot 2 DP286357						
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting			Northing	
Owner							
Current use	Holiday Accommodation						
Former Use	Dwelling						
Statement of significance	<p>The house at 68 Queen Street provides early physical evidence of the historical development of Berry. The house has historic value for its ability to demonstrate early residential development in the 1912 Hay subdivision which started the growth of Berry. The house exhibits the principal characteristic of the Victorian/Federation transition style of architecture as applied to a domestic dwelling in the early 20th century. 68 Queen Street is a good representative example of a timber Federation house exhibiting Victorian features built in the early 20th 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						
Designer	Not known					
Builder/ maker	Not known					
Physical Description	The house at 68 Queen Street is a late Victorian/ Federation transition style dwelling. It has a corrugated metal hipped roof and timber weatherboards. There is a front verandah which wraps the front and eastern side of the dwelling. The verandah roof is bull-nosed and separate from the main roof and is supported on timber posts with timber brackets and a decorative timber valence. There is a side wing on the western side integrated with the main roof and terminating in a hip at the rear. The windows have tradition flat metal awnings on timber brackets. There is a substantial rendered brick chimney in the centre of the side wing.					
Physical condition and Archaeological potential	Good					
Construction years	Start year	1912	Finish year	1912	Circa	Yes
Modifications and dates	2008 Creation of a new unit (dual occupancy with existing dwelling) and subdivision of property. A new dwelling has been constructed on the new lot at the rear.					
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, 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 1912 Thomas Henry Lamond, a farmer of Wattamolla, purchased 3 roods 13 perches from Hay and Roxburgh. The lot encompassed the whole street front of Albany street from the corner of Queen to Princess Streets. On the subdivision sale plan of 1912 it included lots 9, 10, 11 and 12 in Section 8. 68 Queen Street is located on the former Lot 10 of Section 8 DP8058. Valuation Records show that Thomas Lamond was still the owner of Lot 10 in 1940 the record describes a residence. Unfortunately earlier Valuation Records do not contain detail of development on the lots. Given the architectural style of the building it was most likely built by Lamond soon after he purchased the land in 1912. A sign on the property describes the house as circa 1890, however no evidence has been found to substantiate this date. No building is shown on the lot on the 1912 subdivision plan.</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	
Historical significance SHR criteria (a)	The house at 68 Queen Street provides early physical evidence of the historical development of the town of Berry. The house has historic value for its ability to demonstrate early residential development in the 1912 Hay subdivision which started the growth of the town of Berry.
Historical association significance SHR criteria (b)	The property has historical association with Thomas Almond who purchased several other properties in the 1912 Berry town sale. Not sufficient to meet the threshold for local significance.
Aesthetic significance SHR criteria (c)	The house exhibits the principal characteristic of the Victorian/Federation transition style of architecture as applied to a domestic dwelling in the early 20 th century.
Social significance SHR criteria (d)	Does not meet this criterion.
Technical/Research significance SHR criteria (e)	Does not meet this criterion.
Rarity SHR criteria (f)	Does not meet this criterion.
Representativeness SHR criteria (g)	68 Queen Street is a good representative example of a Federation house exhibiting Victorian features in the Shoalhaven. The house is a representative example of a timber vernacular house built in the early 20 th century in the Shoalhaven.
Integrity	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.

Image caption	View to the front verandah and front door from Queen Street				
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	The property is located on the corner of Queen and Albany Streets				
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	Side elevation showing the side wing and chimney				
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	Rear				
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

ITEM DETAILS					
Name of Item	Inter-war Weatherboard Bungalow				
Other Name/s Former Name/s					
Item type (if known)	Built				
Item group (if known)	Residential buildings (private)				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	70				
Street name	Queen Street				
Suburb/town	Berry	Postcode		2535	
Local Government Area/s	Shoalhaven				
Property description	Lot 1 DP100024				
Location - Lat/long	Latitude	-34.775486		Longitude	150.694519
Location - AMG (if no street address)	Zone		Easting		Northing
Owner					
Current use	Dwelling				
Former Use	Dwelling				
Statement of significance	<p>The Bungalow at 70 Queen Street provides physical evidence of the historical development of the town of Berry in the Inter-war period. The house has historic value for its ability to demonstrate the way larger lots in the 1912 Berry Township subdivision were divided and sold in the first half of the 20th century. The Bungalow exhibits the principal characteristic of the Californian Bungalow style of architecture as applied to a domestic dwelling in the 1920s. 70 Queen Street is an excellent example of an Inter-war Californian Bungalow and is a fine representative example of a timber vernacular house built in the early 20th 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						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>The house at 70 Queen Street is a timber building with traditional Californian Bungalow features such as the low slung gable roofs facing the street and the deeply recessed front verandah. The verandah has a flat roof on squat columns resting on rendered brick piers. The gable ends are half timbered and the barge boards are long with tapered ends. The front window in the side wing is a triple framed timber window with decorative lead light sashes. Over the window is a traditional flat metal awning supported on a latticed timber brackets. The roof is a corrugated metal roof and there is an original face brick chimney.</p>					
Physical condition and Archaeological potential	Good					
Construction years	Start year	1925	Finish year	1929	Circa	Yes
Modifications and dates	None recorded.					
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, 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 1912 Thomas Henry Lamond, a farmer of Wattamolla, purchased 3 roods 13 perches from Hay and Roxburgh (V.2325 F.62). The lot encompassed the whole street front of Albany street from the corner of Queen to Princess Streets. On the subdivision sale plan of 1912 it included Section 9 Lots 9, 10, 11 and 12. In 1934 Elsie Wymer purchased Lot 9 known as 70 Queen Street, comprising 30 ¾ perches (V. 4654 Fol.3). It is likely that Lamond built the house in the 1920s and created the new lot which was then sold with the house to Wymer in 1934.</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	
Historical significance SHR criteria (a)	The Bungalow at 70 Queen Street provides physical evidence of the historical development of the town of Berry in the Inter-war period. The house has historic value for its ability to demonstrate the way larger lots in the 1912 Berry Township subdivision were divided and sold in the first half of the 20 th century.
Historical association significance SHR criteria (b)	The property has historical association with Thomas Lamond who purchased a large number of lots in the 1912 Berry Township subdivision. Not sufficient to meet the threshold for local significance.
Aesthetic significance SHR criteria (c)	The Bungalow exhibits the principal characteristic of the Californian Bungalow style of architecture as applied to a domestic dwelling in the 1920s.
Social significance SHR criteria (d)	Does not meet this criterion.
Technical/Research significance SHR criteria (e)	Does not meet this criterion.
Rarity SHR criteria (f)	Does not meet this criterion.
Representativeness SHR criteria (g)	70 Queen Street is an excellent example of an Inter-war Californian Bungalow. The house is a fine representative example of a timber vernacular house built in the early 20 th century in the Shoalhaven.
Integrity	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.

Image caption	View from Queen Street to the front of the Bungalow				
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	View to the front of the building				
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	View showing the chimney and verandah detail.				
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

ITEM DETAILS					
Name of Item	Federation Weatherboard Cottage				
Other Name/s Former Name/s	Federation House				
Item type (if known)	Dwelling				
Item group (if known)	Residential buildings (private)				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	73				
Street name	Victoria Street				
Suburb/town	Berry			Postcode	2535
Local Government Area/s	Shoalhaven				
Property description	Lot 2 DP 210451				
Location - Lat/long	Latitude	-34.776982		Longitude	150.694914
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 73 Victoria Street provides early physical evidence of the historical development of the town of Berry. The house is historically significant as it demonstrates early residential development prior to the marketing of the town lots and general sale in 1912 which started the growth of Berry. The house has aesthetic value as it exhibits the principal characteristic of the Federation style of architecture as applied to a domestic dwelling in the early 20th century. The cottage has aesthetic value for its contribution to the streetscapes of the Showground precinct. 73 Victoria Street is rare as one of the few surviving houses in Berry township that predate the 1912 town subdivision sales. 73 Victoria Street is a good representative example of a Federation timber vernacular house 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						
Designer	Not known					
Builder/ maker	Not known					
Physical Description	<p>The house is a Federation style timber weatherboard building. It has a side wing with a forward facing gable with a barge supported on timber brackets and infilled by half timbering. There is a triple 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 with timber posts and decorative brackets. The eastern end of the verandah is enclosed. The rendered brick chimney is still extant. The front fence is a traditional wire fence between brick piers.</p>					
Physical condition and Archaeological potential	Good					
Construction years	Start year	1911	Finish year	1911	Circa	1911
Modifications and dates	No recorded DAs for modifications					
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, 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: Originally the lot was part of 320 acres purchased by Alexander Berry in 1863 which became part of a larger parcel owned by the estate of David Berry in 1890 and transferred to John Hay in 1899. It was purchased by Charles Wesley Osborne, solicitor of Berry from Hay and Roxburgh in 1911. The parcel comprised one rood 26 ½ perches and stretched between Princess Street and Victoria Street. By the time of the publication of the subdivision sale plan a house was shown fronting Victoria Street and the lot was described as Lots 7 and 16 in Section 8 of DP 8058. The subdivision of the land into two portions was not undertaken until 1962. The property at 69 Victoria Street was Lot 2 of DP210451s. The house was likely to have been built by Charles Wesley Osborne circa 1911 as it is shown on the 1912 sale poster.</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	
Historical significance SHR criteria (a)	The Federation Weatherboard Cottage at 73 Victoria Street provides early physical evidence of the historical development of the Township 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 Berry.
Historical association significance SHR criteria (b)	The property has historical association with Charles Wesley Osborne, solicitor of Berry. Not sufficient to meet the threshold for local significance.
Aesthetic significance 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 th century. The cottage has aesthetic value for its contribution to the streetscapes of the Showground precinct.
Social significance SHR criteria (d)	Does not meet this criterion.
Technical/Research significance SHR criteria (e)	Does not meet this criterion.
Rarity SHR criteria (f)	73 Victoria Street is one of the few surviving houses in Berry township that were built prior to the marketing of the 1912 town subdivision.
Representativeness SHR criteria (g)	73 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 th century in the Shoalhaven.
Integrity	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.

Image caption	73 Victoria Street viewed from the front.				
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	Front of the property showing the fence and verandah				
Image year	2019	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



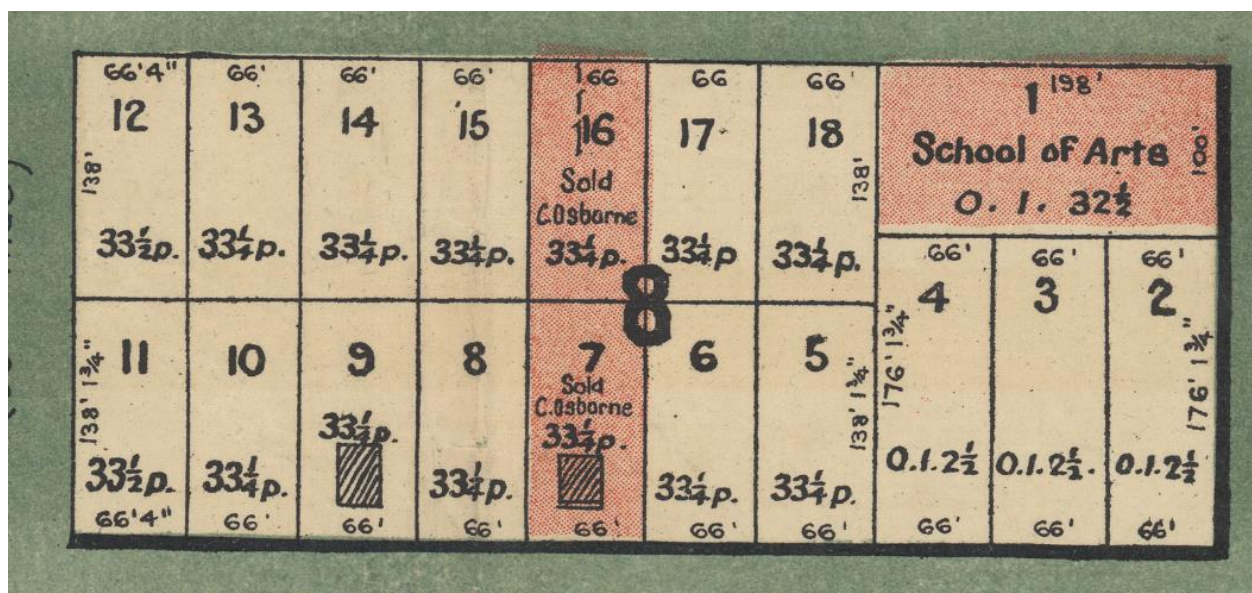
Shoalhaven Heritage Data Form

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	Extract from <i>For auction sale, Berry Estate. Berry town subdivision ...</i> 21st February, 1912				
Image year	2018	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					
Image year	2018	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council

IMAGE

photograph, sketch, map

Shoalhaven Heritage Data Form

ITEM DETAILS							
Name of Item	Princess Street Heritage Conservation Area						
Other Name/s Former Name/s							
Item type (if known)							
Item group (if known)							
Item category (if known)							
Area, Group, or Collection Name	Berry Heritage Conservation Areas including Pullman Street HCA, the Showground HCA and Queen Street HCA.						
Street number							
Street name							
Suburb/town	Berry					Postcode	2535
Local Government Area/s	Shoalhaven						
Property description							
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting			Northing	
Owner							
Current use							
Former Use							
Statement of significance	<p>The Princess Street Heritage Conservation Area provides physical evidence of the historical evolution of Berry. Evidence of the private town of Broughton Creek owned by the Berry Estate is still present in properties along Wharf Road (Prince Alfred Street) and the surviving sandstone kerbing. The lands to the east of Prince Alfred Street provide a physical link with Broughton Mill Creek and Pullman Street. The HCA is historically associated with the Berry Estate upon which the private town of Berry was established in the 19th century. Historically associated with the HCA is David Berry who created the 1883 subdivision and donated four large parcels of land for churches one of which is St Lukes in Princess Street. The HCA is also associated with Sir John Hay who had the foresight to acquire trees and shrubs from the Royal Botanical Gardens for the beautification of the town. Surviving historic trees provide physical evidence of the extensive tree planting scheme started by Sir John Hay and continued from 1899 and 1912. Tall historic trees are situated throughout the HCA providing landmarks and aesthetic continuity. The HCA is characterised by a variety and diversity of species in both the public and private domain which has led to Berry being known as the 'Town of Trees'. The variety of exotic and native trees in the HCA provide an excellent example of historic trends in Australian tree planting.</p> <p>The HCA demonstrates the key historic period of growth of the Town of Berry when the town subdivision was put up for private sale in 1912. It provides evidence of the influence of Town Creek upon the town plan and subsequent take up of lots. Town Creek ran through the town plan having particular influence on Alexandra Street and Princess Street, alienating land from residential development and creating Alexandra Park and Princess Street Reserve. These two treed parklands together with the natural watercourse contribute to the aesthetic value of the proposed Princess Street Heritage Conservation Area.</p> <p>The northern and western views along Princess Street, Alexandra Street and Prince Alfred Street frame the dramatic form of the escarpment which is so significant to the setting of Berry. Tree lined Broughton Mill Creek contributes to the rural character to the east. The 19th and 20th century single</p>						

Shoalhaven Heritage Data Form

	storey, pitched roofed residential buildings, including many timber buildings, in combination with their gardens and street trees create the essential rural township character of the HCA. Buildings with their associated mature gardens such as St Lukes Church, St Lukes Presbytery and Juniper Hearth make an import contribution to the HCA. The two parks, street trees and private gardens reinforce the character of Berry as the 'Town of Trees'.			
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>	

DESCRIPTION					
Designer					
Builder/ maker					
Physical Description	<p>The Princess Street Heritage Conservation Area commences at Prince Alfred Street following the boundary of the Queen Street HCA continuing along Princess Street and including the whole of Princess Street Reserve to the western edge of Albany Street. The boundary then proceeds south along Albany Street crossing over and following along the rear of properties from 42 Princess Street to the School of Arts. The boundary then turns south along the western side of Alexandra Street following the Showground HCA boundary at Alexandra Street and Victoria Street and proceeding east along the southern side of Victoria Street. The boundary includes 76 Victoria Street and returns alongside the southern boundary of 33 Prince Alfred Street crossing Prince Alfred Street and proceeding east to enclose Lot 2 DP 791614 following the western bend in Broughton Mill Creek where it adjoins the Pullman Street HCA. The HCA boundary includes 32 Prince Alfred Street and adjoins the Queen Street HCA.</p> <p>Physical characteristics of the HCA include Broughton Mill Creek to the east and Town Creek running diagonally through the town, large historic trees, street trees and landscaping in Alexandria Park and Princess Street Reserve, historic Prince Alfred Street, small cottages from early 20th century and Interwar buildings built after the sale of the 1912 subdivision, St Lukes Church and rectory and the School of Arts.</p>				
Physical condition and Archaeological potential					
Construction years	Start year		Finish year		Circa <input type="checkbox"/>
Modifications and dates					
Further comments					

Shoalhaven Heritage Data Form

HISTORY

Historical notes	<p>Berry is located at the confluence of Broughton Creek and its important tributary Broughton Mill Creek which were pivotal in the location of the early settlement by providing transport, power and fresh water. The Town of Berry is located west of Broughton Creek and Broughton Mill Creek on the estate of Alexander Berry and Robert Wolstonecraft which was later inherited by David Berry. Alexander Berry was guided to the area by Aboriginal man Broughton (Toodwick 1798–1850) who'd also guided Charles Throsby in his explorations south of Sydney. Broughton went on to play a significant role in the management of Berry's estate along with a substantial work force of other Aboriginal people and convicts who made it possible for Berry to construct his home and estate on the side of the mountain Cullunghutti (Coolangatta).</p> <p>Alexander Berry and Edward Wolstonecraft were granted 10,000 acres, which Berry expanded to 40,000 acres, including the area that became the Town of Berry. The first substantial settlement was located on high ground between Broughton Creek and Broughton Mill Creek which provided access by water to the Shoalhaven and transport for goods. The first village of some size, Broughton Creek, was situated along the ridge of Pullman Street and along the high ground to the west of Broughton Mill Creek which formed the Great South Road (Queen Street) and Wharf Road (Prince Alfred Street). The only access to the village from other settlements was by pack horse. As well as being an important centre for goods distribution the settlement played a significant role in the social life of the district. As the town grew plans were made to expand the town to the west beyond the confines of the creeks. A survey of the town was first made in 1883 when David Berry also set aside lands for a courthouse, four churches, a park and a school. In 1883 Dr John Hay, a cousin of David Berry, 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 and in 1893 the railway was opened.</p> <p>Many of the properties along Prince Alfred Street and Queen Street were developed in the 1880s and 1890s. Prince Alfred Street provided access to the wharves on Broughton Creek and was a busy commercial part of the village. With the opening of the railway in 1893 a horse drawn bus used the road to get passengers to the train. The road eventually connected to the Coolangatta Estate and later Shoalhaven Heads. The Deposited Plan (DP5270) of lands between Prince Alfred Street and Broughton Mill Creek was drawn in 1906, at that time the lots facing Prince Alfred Street extended as far as Broughton Mill Creek and lots 2 to 8 were shown with existing buildings. The properties with existing buildings were subdivided into smaller lots under DP8513 in 1916. In 1912 a Deposited Plan (DP8058) was surveyed for the lands west of Prince Alfred Street including the properties on the western side of the street. When the plan of subdivision went on sale it showed those properties that had already been developed.</p> <p>In 1902 a survey of the carriageways and footways of Berry was made to record the layout of existing streets and buildings prior to realignment under the new deposited plan (Gazetted 8-07-1905). This realignment lead to buildings being moved or demolished and wells being covered over. Princess Street was opened in 1896 although access to St Lukes Anglican Church would have already in place as the church opened in 1885.</p> <p>Prior to the 1912 sale of town sites Sir John Hay undertook an extensive tree planting scheme. Trees and shrubs were acquired between 1899 and 1913 from the Royal Botanical Gardens. Tree planting and garden development continued throughout the 20th century in the public and private domains, establishing Berry as the 'Town of Trees'. Berry has a diverse and mature collection of deciduous and evergreen trees which have thrived because of the mild climate and abundance of water. A memorial avenue of trees was planted in Alexandra Street in 1919 (circa). Partially located in Alexandra Park and on the road reserve these trees make a considerable contribution to the character of the Princess Street HCA. Other significant trees are the American Live Oak marking the first School of Arts site and the two Norfolk pines marking the corner of St Lukes original lot. In Prince Alfred Street there are two large Norfolk Island Pines at 40 Prince Alfred Street which are visible from the surrounding streets. Town Creek influenced the town plan creating Princess Street Reserve and Alexandra Park due to the resumption of land alienated by flooding. As a result, these parks have greatly contributed to the landscape character of Princess Street HCA.</p>
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THEMES

National historical theme	<ol style="list-style-type: none"> 2. Peopling the continent 3. Developing local, regional and national economies 4. Building settlements, towns and cities
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Shoalhaven Heritage Data Form

State historical theme	Towns, suburbs and villages Land tenure Accommodation Leisure Religion
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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Princess Street Heritage Conservation Area provides physical evidence of the historical evolution of Berry. Evidence of the private town of Broughton Creek owned by the Berry Estate is still present in properties along Wharf Road (Prince Alfred Street) and the surviving sandstone kerbing. The lands to the east of Prince Alfred Street provide a physical link with Broughton Mill Creek and Pullman Street. The HCA demonstrates the key historic period of growth of the Town of Berry when the town subdivision was put up for private sale in 1912.</p> <p>Historic trees provide physical evidence of the extensive tree planting scheme started by Sir John Hay and continued from 1899 and 1912 when trees and shrubs were acquired from the Royal Botanical Gardens to beautify the town.</p> <p>The park provides evidence of the first town survey and the influence of Town Creek upon the subsequent take up of lots after 1912.</p>
Historical association significance SHR criteria (b)	<p>The HCA is historically associated with the Berry Estate upon which the private town of Berry was established in the 19th century. Historically associated with the HCA is David Berry who created the 1883 subdivision and donated four large parcels of land for churches one of which is St Lukes in Princess Street. The HCA is also associated with Sir John Hay who had the foresight to acquire trees and shrubs from the Royal Botanical Gardens for the beautification of the town.</p>
Aesthetic significance SHR criteria (c)	<p>The northern and western views along Princess Street, Alexandra Street and Prince Alfred Street frame the dramatic form of the escarpment which is so significant to the setting of Berry. Tree lined Broughton Mill Creek contributes to the rural character to the east. Tall historic trees are situated throughout the HCA providing landmarks and aesthetic continuity. The HCA is characterised by a variety and diversity of species in both the public and private domain. The variety of exotic and native trees in the HCA provide an excellent example of the historic trends in Australian tree planting. The 19th and 20th century single storey, pitched roofed residential buildings, including many timber buildings, in combination with their gardens and street trees create the essential rural township character of the HCA.</p> <p>Buildings with their associated mature gardens such as St Lukes Church, St Lukes Presbytery and Juniper Hearth make an import contribution to the HCA. The two parks, street trees and private gardens reinforce the character of Berry as the 'Town of Trees'.</p>
Social significance SHR criteria (d)	<p>The community of Berry hold their town in high esteem and there is community support for the proposed conservation area. However, the threshold for this criterion has not been met at this time as there is insufficient evidence to demonstrate social value.</p>
Technical/Research significance SHR criteria (e)	<p>Does not meet this criterion.</p>
Rarity SHR criteria (f)	<p>Does not meet this criterion.</p>
Representativeness SHR criteria (g)	<p>The Princess Street Conservation Area provides representative evidence of a private town on a large estate established in the mid-19th century and finally put out to private sale in 1912.</p>
Integrity	<p>The integrity of the HCA is high.</p>

Shoalhaven Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	Yes numerous, see background report.

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	National Library	Historic Newspapers	2024	Trove
Web Archive	Land and Property Information Service	Historic Land Titles	2024	Historic Land Records Viewer
Book	Mary Lidbetter	Historic Sites of Berry	1993	
Collection	Various	Berry District Historical Society	2024	Berry Museum
Book	P. Milthorpe and H. King	Historic Trees of Berry	2020	

RECOMMENDATIONS	
Recommendations	Include the Princess Street Heritage Conservation Area in Schedule 5 of Shoalhaven Local Environmental Plan (SLEP) as a HCA of local significance.

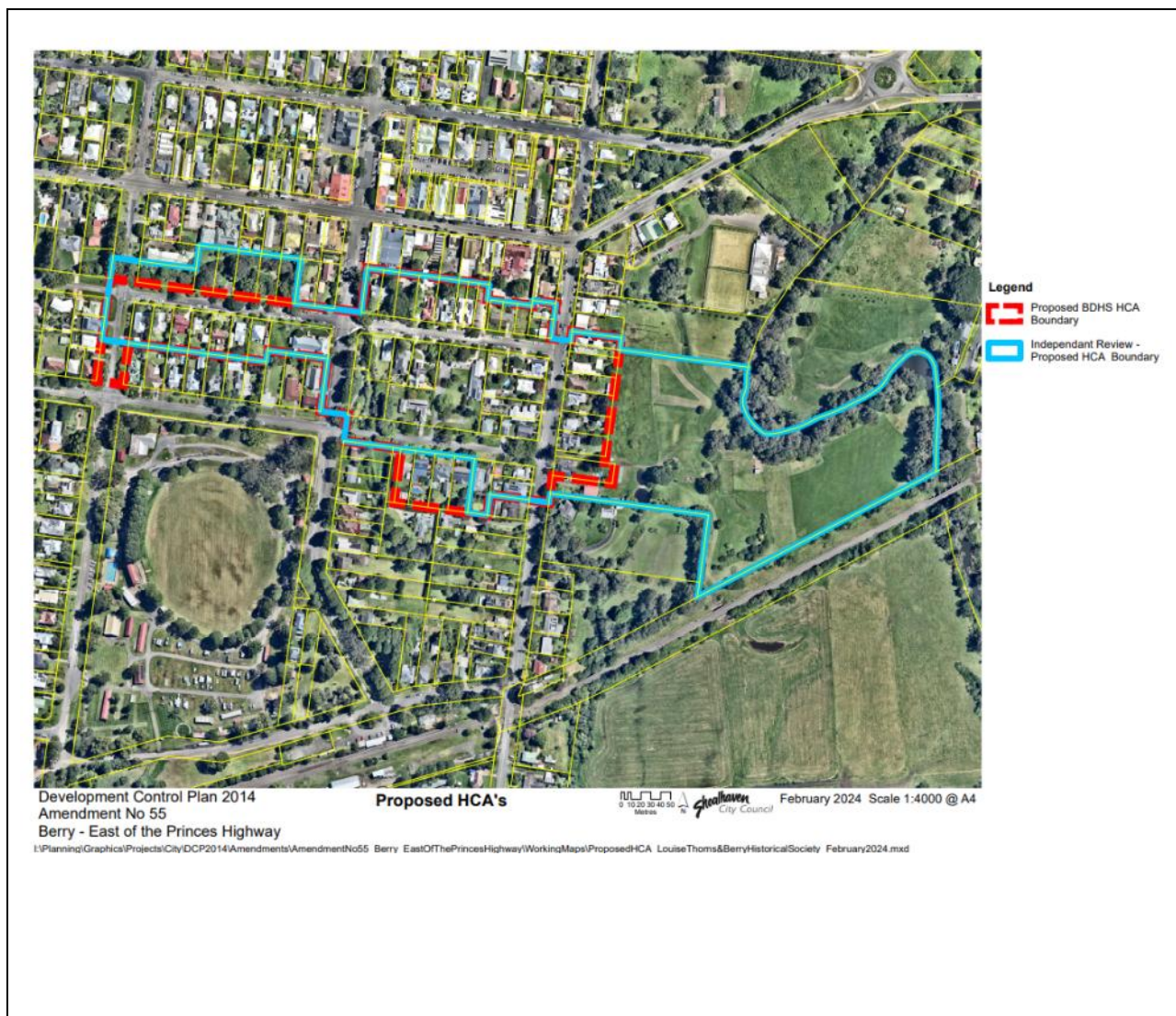
SOURCE OF THIS INFORMATION			
Name of study or report	Shoalhaven Heritage Review – Certain Items in Berry	Year of study or report	2024
Item number in study or report			
Author of study or report	Louise Thom		
Inspected by	Louise Thom		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Louise Thom	Date	

Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	Proposed HCA boundary shown in blue.				
Image year	2024	Image by	Shoalhaven City Council	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	This photo shows Prince Alfred Street looking north. The Norfolk Island Pine in the fore ground is at 40 Prince Alfred Street opposite Victoria Street. On the left mid ground is St Lukes Anglican Church and Norfolk Island Pine and beyond it the American Live Oak. The escarpment and lands to the north are visible along Prince Alfred, Alexandra and Princess Streets.				
Image year	2024	Image by	Jo Belford & Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	This view is from Prince Alfred Street looking east to the tree lined Broughton Mill Creek.				
Image year	2024	Image by	Jo Belford and Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	Princess Street viewed from the intersection with Albany Street looking east. Princess Street Reserve is on the left of the image.				
Image year	2024	Image by	Jo Belford and Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	Alexandra Street looking north with Alexandra Park on the right, the School of Arts on the corner of Princess Street. The HCA does not include the Presbyterian Church and Church Hall.				
Image year	2024	Image by	Jo Belford and Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	Looking east along Victoria Street. The Norfolk Island Pine at 40 Prince Alfred Street can be seen at the end of the street. On the left of the picture in the fore ground is Alexandra Park and the Town Creek crossing.				
Image year	2024	Image by	Jo Belford and Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	The scenic dominance of trees in the 'Town of Trees' can be seen in Alexandra Park.				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	The former St Lukes Rectory makes a significant contribution to the historic and aesthetic significance of the HCA.				
Image year	2018	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	Small houses built after the 1912 sale of lots such as 44 Princess Street demonstrate the early development of the HCA.				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	Surviving cottages and shops in Prince Alfred Street contribute considerable historic significance to the HCA as well as rural vernacular character.				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	Sandstone kerbing in Prince Alfred Street provides evidence of the early history of the oldest street in the HCA.				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council

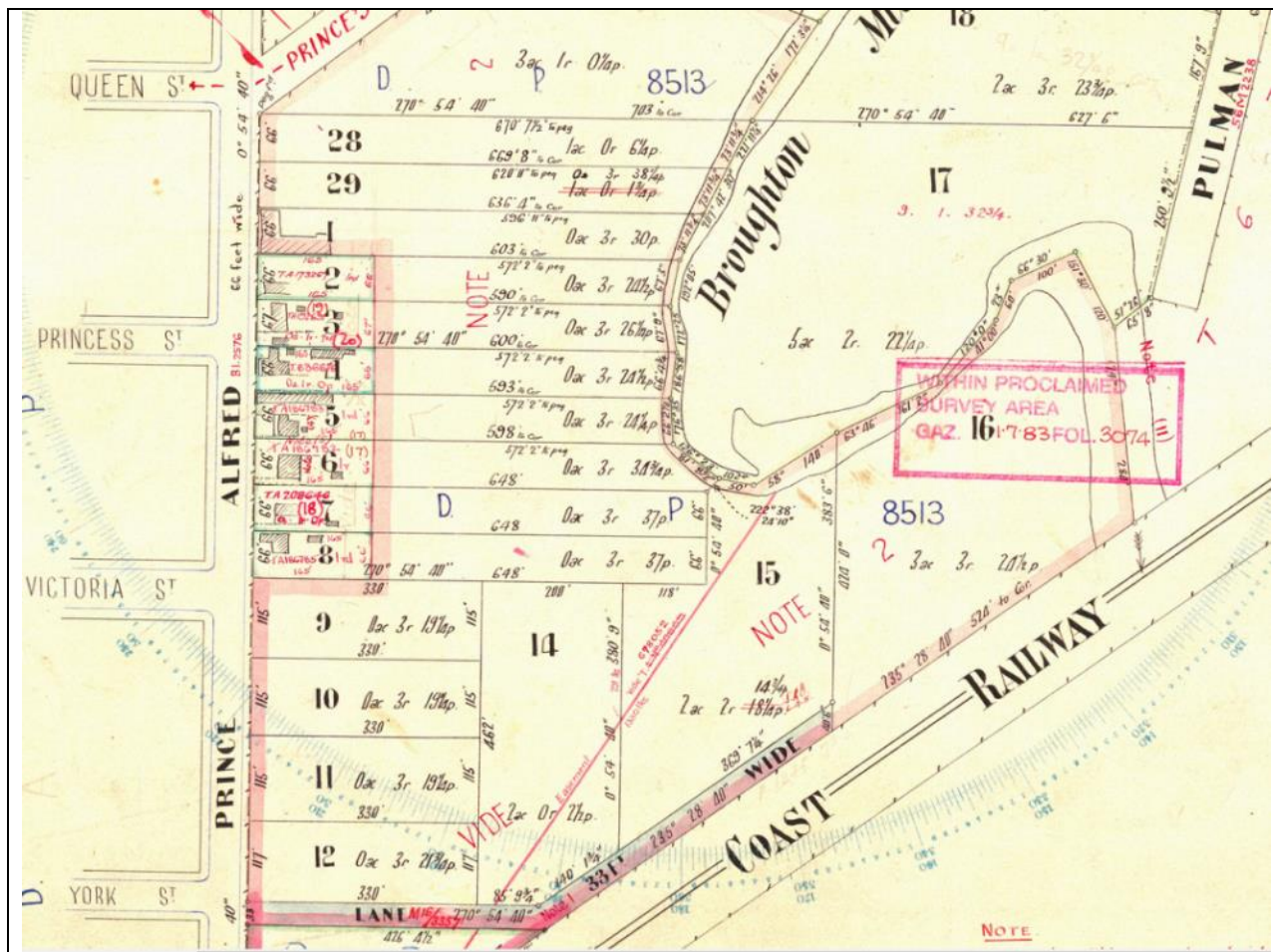


Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	The original Deposited Plan 5027 overlayed with a later subdivision DP8513 shows the connecting lands between Prince Alfred Street and Broughton Mill Creek. The properties facing Prince Alfred Street originally had land down to the creek.				
Image year	1906	Image by	Land Registry Services	Image copyright holder	NSW Government



Shoalhaven Heritage Data Form

ITEM DETAILS							
Name of Item	Alexandra Park						
Other Name/s Former Name/s							
Item type (if known)	Park						
Item group (if known)							
Item category (if known)	Landscape						
Area, Group, or Collection Name							
Street number	85 Victoria Street; 62 Princess Street;						
Street name	Alexandra Street						
Suburb/town	Berry					Postcode	2535
Local Government Area/s	Shoalhaven						
Property description	Lot A DP411591; Lot 2 DP 617648						
Location - Lat/long	Latitude	-34.776976			Longitude	150.696568	
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner	Shoalhaven City Council						
Current use	Park						
Former Use	Undeveloped land affected by flooding						
Statement of significance	<p>Alexandra Park displays two of the principal characteristics which contribute to the significance of Berry – a place of outstanding scenic beauty defined by creeks and its mature parkland and street trees. The variety of exotic and native trees in Alexandra Park including those on the verge which extend into the park, provide an excellent example of the historic trends in Australian tree planting. Alexandra Park contains physical evidence of the extensive tree planting scheme started by Sir John Hay and continued from 1899 and 1912 when trees and shrubs were acquired from the Royal Botanical Gardens to beautify the town.</p> <p>Alexander Park exemplifies the character of Berry as the 'Town of Trees' due to its diverse and mature collection of deciduous and evergreen trees, many of which can be seen as landmarks in the town. Alexandra Park has considerable scenic value in the Princess Street HCA. The mature trees in Alexandra Park including those in the Alexandra Street road reserve that extend into the park, are fundamental to the aesthetic character and significance of Berry.</p> <p>The park provides evidence of the first town survey and the influence of Town Creek upon the subsequent take up of lots after 1912.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

Shoalhaven Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>The canopies and root systems of the mature trees in the Avenue of Remembrance on the east of Alexandra Street extend into Alexandra Park. The bows of the trees frame views to significant heritage buildings – the Presbyterian Church and the School of Arts. The trees form a dense green canopy along the eastern side of Alexandra Street, contrasting with the unplanted urban edge to the west. Town Creek runs through the park from north to south. A local Parkcare group has been regularly caring for the landscaping along the creek since at least 2016 as a result the park and creek have a well maintained and attractive appearance.</p>					
Physical condition and Archaeological potential	Very good					
Construction years	Start year		Finish year		Circa	<input type="checkbox"/>
Modifications and dates						
Further comments						

Shoalhaven Heritage Data Form

HISTORY

Historical notes	<p>Berry is located at the confluence of Broughton Creek and its important tributary Broughton Mill Creek which were pivotal in the location of the early settlement by providing transport, power and fresh water. The Town of Berry is located west of Broughton Creek and Broughton Mill Creek on the estate of Alexander Berry and Robert Wolstonecraft which was later inherited by David Berry. Alexander Berry was guided to the area by Aboriginal man Broughton (Toodwick 1798–1850) who'd also guided Charles Throsby in his explorations south of Sydney. Broughton went on to play a significant role in the management of Berry's estate along with a substantial work force of other Aboriginal people and convicts who made it possible for Berry to construct his home and estate on the side of the mountain Cullunghutti (Coolangatta).</p> <p>Alexander Berry and Edward Wolstonecraft were granted 10,000 acres, which Berry expanded to 40,000 acres, including the area that became the Town of Berry. The first substantial settlement was located on high ground between Broughton Creek and Broughton Mill Creek which provided access by water to the Shoalhaven and transport for goods. The first village, Broughton Creek, was strung out along the ridge along Pullman Street and along Tannery Road. The only access through the bush from other settlements was by pack horse. As well as being an important centre for goods distribution the settlement played a significant role in the social life of the district.</p> <p>As the town grew plans were made to expand the town to the west beyond the confines of the creeks. A survey was first made in 1883 when David Berry also set aside lands for a courthouse, four churches, a park and a school. Properties along Wharf Road (Prince Alfred Street) and the South Road (Queen Street) were developed early. In 1883 Dr John Hay, a cousin of David Berry, 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 and in 1893 the railway was opened.</p> <p>Prior to the 1912 sale of town sites Sir John Hay undertook an extensive tree planting scheme. Trees and shrubs were acquired between 1899 and 1913 from the Royal Botanical Gardens. Hence Berry became known as the 'Town of Trees' due to its diverse and mature collection of deciduous and evergreen trees that contribute considerable historic and scenic value to the town. The mild climate and abundance of water has ensured historic trees have thrived.</p> <p>Site specific history: When Berry was surveyed Town Creek ran through the town plan having particular influence on Alexandra Street and Princess Street. Land that was alienated from residential development by the watercourse eventually became Alexandra Park and Princess Street Reserve. In the 1920s the Avenue of Remembrance was planted along Alexandra Street to commemorate World War I.</p> <p>In September 1912 the lot between the Church of England lands and Alexandra Street, a parcel of 3 roods and 3 ¼ perches, was purchased by Elizabeth Johnston from the Berry Estate. Elizabeth and her husband Alexander, who was a builder, built the current house at 64 Princess Street. The rest of the lot remained undeveloped. An early undated map describes the land as a paddock. In 1930 the Johnstons sold the whole lot to Clarence Gillard who sold it to James Irvine in 1954. By 1960 the lot had been subdivided to create Lot A which is described as 62 Princess Street. Lot A was purchased by Lesley Macindoe in 1960 and sold to Shoalhaven Shire Council in 1974. In 1981 a new deposited plan created Lot 1 (64 Princess Street) and Lot 2 (85 Victoria Street). Shoalhaven Shire Council acquired Lot 2 in 1981. The aesthetic value of the established trees in Alexandra Park has since been enhanced by the landscaping and restoration of Town Creek by Alexandra Street Berry Parkcare Group.</p>
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THEMES

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

Shoalhaven Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The variety of exotic and native trees in Alexandra Park, including those on the verge which extend into the park, provide an excellent example of the historic trends in Australian tree planting. Alexandra Park contains physical evidence of the extensive tree planting scheme started by Sir John Hay and continued from 1899 and 1912 when trees and shrubs were acquired from the Royal Botanical Gardens to beautify the town. The park provides evidence of the first town survey and the influence of Town Creek upon the subsequent take up of lots after 1912.
Historical association significance SHR criteria (b)	Does not meet this criterion.
Aesthetic significance SHR criteria (c)	Alexander Park exemplifies the character of Berry as the 'Town of Trees' due to its diverse and mature collection of deciduous and evergreen trees, many of which can be seen as landmarks in the town. Alexandra Park has a variety of exotic and native trees which collectively have considerable scenic value. The mature trees in Alexandra Park including those in the Alexandra Street road reserve that extend into the park, are essential to the aesthetic character and significance of Berry. Alexander Park makes an important contribution to the aesthetic significance of the Princess Street HCA.
Social significance SHR criteria (d)	Does not meet this criterion.
Technical/Research significance SHR criteria (e)	Does not meet this criterion.
Rarity SHR criteria (f)	Does not meet this criterion.
Representativeness SHR criteria (g)	Alexandra Park displays two of the principal characteristics which contribute to the significance of Berry – a place of outstanding scenic beauty defined by creeks and its mature parkland and street trees.
Integrity	High.

Shoalhaven Heritage Data Form

HERITAGE LISTINGS

Heritage listing/s	Araucaria cunninghamii (Hoop Pine), 62 Princess Street, Berry. Local Item 37.
	Avenue of Remembrance (tree-lined), Alexandra Street, Berry Local Item 35.

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	
Book	Peter Milthorpe, Hazel King	Trees of Historic Berry	2020	
Web	National Library	Historic Newspapers	2024	Trove
Web Archive	Land and Property Information Service	Historic Land Titles	2024	Historic Land Records Viewer
Collection	Berry District Historical Society	Various		Berry Museum

RECOMMENDATIONS

Recommendations	<p>Include Alexandra Park, Berry in Schedule 5 of Shoalhaven Local Environmental Plan (SLEP) as a heritage item of local significance.</p> <p>Include in the proposed Princess Street Heritage Conservation Area.</p>
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SOURCE OF THIS INFORMATION

Name of study or report	Princess Street Heritage Conservation Area Study	Year of study or report	2024
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 2024

Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	Alexandra Park on the right of the photo. The School of Arts and the Presbyterian Church are on the left of the photo. The escarpment to the north.				
Image year	2024	Image by	Jo Belford & Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	Alexandra Park on the right with views to the escarpment to the north.				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	Alexandra Park on the left looking south.				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	Inside Alexandra Park looking north east, 64 Princess Street can be seen on the other side of Town Creek and the Norfolk Island Pine Tree at 66 Princess Street beyond.				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	Inside the park planting and sculpture alongside Town Creek.				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	Views from Alexandra Park to heritage item Presbyterian Church.				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	View to park from western side of Alexandra Street				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	View to north west to School of Arts				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

ITEM DETAILS							
Name of Item	Victorian cottage						
Other Name/s Former Name/s							
Item type (if known)	Dwelling						
Item group (if known)	Residential properties attached to commercial premises in Wharf Road						
Item category (if known)	Cottage						
Area, Group, or Collection Name							
Street number	19						
Street name	Prince Alfred Street						
Suburb/town	Berry					Postcode	2535
Local Government Area/s	Shoalhaven						
Property description	Lot 17 Section 3 DP 8058						
Location - Lat/long	Latitude	-34.776445			Longitude	150.698568	
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner							
Current use	Dwelling						
Former Use	Dwelling and shop						
Statement of significance	<p>19 Prince Alfred Street is a rare example of a surviving late 19th century cottage that was attached to a commercial development on Wharf Road in Broughton Creek Village.</p> <p>The property at 19 Prince Alfred Street provides important evidence of the historical development of Broughton Creek Village which was later to become the Town of Berry. The residence provides physical evidence of the early commercial properties and adjoining residences which were located along the road to the wharf. Predating the physical making of streets such as Princess Street which didn't open until 1896, the surviving commercial properties and their associated residences provide important historical evidence of the evolution of the town. The residence is significant as a building erected on the Berry Estate prior to subdivision and private sale.</p> <p>The property at 19 Prince Alfred Street has historic association with the following businesses that operated from this property at the end of the 19th century – King's Saddlery, William Bennie's boot making business and Bainbridge's' Grocery Store. The property has association with the Warden family who have resided at the property for 5 generations.</p> <p>19 Prince Alfred Street exhibits the principal characteristics of a Victorian cottage erected on the Berry Estate. It is a representative example of the small timber Victorian residences associated with commercial properties on Wharf Road.</p> <p>19 Prince Alfred Street has some aesthetic value as a Victorian cottage that has been modified. The interior of the cottage has been retained largely intact with minor modifications.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

Shoalhaven Heritage Data Form

DESCRIPTION						
Designer	Not known					
Builder/ maker	Not known					
Physical Description	<p>19 Prince Alfred Street is a small modified Victorian cottage. The building is timber on stumps and clad externally in timber weather boards and corrugated steel. It has a hipped corrugated steel roof with a side gable facing north. The original bull nosed verandah has been removed and replaced with a small porch with concrete columns and brick rendered balustrade.</p> <p>The building is lined internally with boards which have been covered in lining sheets. The floors are original and the layout of the cottage is intact with a central hallway and rooms either side. At the rear was a wing on the southern side – the original external north facing wall and windows have been retained, there is an enclosed verandah built to the north. The rear wing has a gable roof. The original kitchen has been extended and fitted out with a new kitchen. The original kitchen chimney has been removed.</p> <p>A garage is located along the northern boundary and there is a small rear yard.</p>					
Physical condition and Archaeological potential	Good					
Construction years	Start year	1890	Finish year	1890	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>1937 – 1965 Commercial building located on the northern side fronting the road removed Bullnosed front verandah removed and replaced with small porch with flat roof and rendered balustrade.</p> <p>Northern rear verandah enclosed.</p> <p>Rear wing roofed with a gable roof.</p> <p>Some original windows replaced.</p> <p>Some cladding replaced with corrugated steel.</p>					
Further comments	The unusual gable on the front roof possibly attached to the roof of the shop, joining the cottage and the shop buildings.					

Shoalhaven Heritage Data Form

HISTORY

Historical notes	<p>Berry is located at the confluence of Broughton Creek and its important tributary Broughton Mill Creek which were pivotal in the location of the early settlement by providing transport, power and fresh water. The Town of Berry is located west of Broughton Creek and Broughton Mill Creek on the estate of Alexander Berry and Robert Wolstonecraft which was later inherited by David Berry. Alexander Berry was guided to the area by Aboriginal man Broughton (Toodwick 1798–1850) who'd also guided Charles Throsby in his explorations south of Sydney. Broughton went on to play a significant role in the management of Berry's estate along with a substantial work force of other Aboriginal people and convicts who made it possible for Berry to construct his home and estate on the side of the mountain Cullunghutti (Coolangatta).</p> <p>Alexander Berry and Edward Wolstonecraft were granted 10,000 acres, which Berry expanded to 40,000 acres, including the area that became the Town of Berry. The first substantial settlement was located on high ground between Broughton Creek and Broughton Mill Creek which provided access by water to the Shoalhaven and transport for goods. The first village, called Broughton Creek, was strung out along the ridge now called Pullman Street and along Tannery Road. The only access through the bush from other settlements was by pack horse. As well as an important centre for goods distribution the settlement had a significant social role.</p> <p>As the town grew plans were made to expand the town to the west beyond the confines of the creeks. A survey was first made in 1883 when David Berry set aside lands for a courthouse, four churches, a park and a school. Many properties along Wharf Road (Prince Alfred Street) and the South Road (Queen Street) were developed by the end of the 19th century. In 1883 Dr John Hay, a cousin of David Berry, 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 and in 1893 the railway was opened.</p> <p>In 1902 a survey of the carriageways and footways of Berry was made to record the layout of existing streets and buildings prior to realignment under the new deposited plan. (Gazetted 8-07-1905). The 1912 subdivision sale plan also recorded existing buildings on the plan along with those lots not for sale and the names of the owners of those lots. This information can be cross referenced with the certificate of title for Berry which lists the town parcels sold by Hay and Roxburgh (Vol.1907 Fol.15).</p> <p>Site specific history: 19 Prince Alfred Street was originally King's Saddlery until the 1890s when it was occupied by Bainbridge's Grocery Store. In 1896 William Bennie moved his boot making shop from 21 Prince Alfred Street to 19 Prince Alfred Street where he stayed until 1912. One of the last businesses at the property was a tailor shop run by Mr McIlvride¹. The 1902 survey as well as the 1912 subdivision sale plan both show two buildings on the lot which is now 19 Prince Alfred Street. One is set back with a front verandah and is likely to have been a residence. The building on the northern side is forward on the lot and is likely to have been the shop front, this building is no longer extant. The buildings would have been rented from the Berry Estate. In November 1915 James Molloy, a saw mill proprietor from Woonona, purchased Lots 16 and 17 in Section 3 as well as Lot 7 in Section 5 of DP8058 from Hay and Roxburgh (CT 2624-32). In 1937 an oblique aerial photo was taken that shows the two buildings at 19 Prince Alfred Street. By 1963 the northern building is no longer extant. The building has been the home of the Warden family for five generations.</p>
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THEMES

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

¹ Notes on properties in Wharf Road/ Prince Alfred Street in the Berry District Historical Society Collection. Also mentioned in Lidbetter, where the property is described as 17 Prince Alfred Street.

Shoalhaven Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The property at 19 Prince Alfred Street provides important evidence of the historical development of Broughton Creek Village which was later to become the Town of Berry. The residence provides physical evidence of the early commercial properties and adjoining residences which were located along the road to the wharf. Predating the physical making of streets such as Princess Street which didn't open until 1896, the surviving commercial properties and their associated residences provide important historical evidence of the evolution of the town. The residence is significant as a building erected on the Berry Estate prior to subdivision and private sale.
Historical association significance SHR criteria (b)	The property at 19 Prince Alfred Street has historic association with the following businesses that operated from this property at the end of the 19 th century – King's Saddlery, William Bennie's boot making business and Bainbridge's' Grocery Store. The property has association with the Warden family who have resided at the property for 5 generations.
Aesthetic significance SHR criteria (c)	19 Prince Alfred Street has some aesthetic value as a Victorian cottage that has been modified. The interior of the cottage has been retained largely intact with minor modifications.
Social significance SHR criteria (d)	Does not meet this criterion.
Technical/Research significance SHR criteria (e)	Does not meet this criterion.
Rarity SHR criteria (f)	19 Prince Alfred Street is a rare example of a surviving late 19 th century cottage that was attached to a commercial development on Wharf Road in Broughton Creek Village.
Representativeness SHR criteria (g)	19 Prince Alfred Street exhibits the principal characteristics of a Victorian cottage erected on the Berry Estate. It is a representative example of the small timber Victorian residences associated with commercial properties on Wharf Road.
Integrity	The commercial building has been removed but the residence retains much of its essential defining characteristics.

Shoalhaven Heritage Data Form

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	National Library	Historic Newspapers	2024	Trove
Web Archive	Land and Property Information Service	Historic Land Titles	2024	Historic Land Records Viewer
Book	Mary Lidbetter	Historic Sites of Berry	1993	
Collection	Various	Berry District Historical Society	-	Berry Museum

RECOMMENDATIONS	
Recommendations	<p>Include 19 Prince Alfred Street, Berry in Schedule 5 of Shoalhaven Local Environmental Plan (SLEP) as a heritage item of local significance.</p> <p>Include in the proposed Princess Street Heritage Conservation Area.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	Princess Street Heritage Conservation Area Study	Year of study or report	2024
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 2024

Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	The front of 19 Prince Alfred Street viewed from the northern side				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	The front porch viewed from Prince Alfred Street				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	Rear of the cottage showing the original building at the front and the enclosed rear side verandah.				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	The garage and the concrete driveway on the northern side of the lot.				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	Extract from the 1902 survey. 19 Prince Alfred Street highlighted in yellow. The diagram shows the commercial building on the north side of the lot which was removed sometime after 1937. It also shows the bullnosed verandah which has been replaced with a porch.				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

ITEM DETAILS							
Name of Item	Inter-war Bungalow						
Other Name/s Former Name/s	Site of the Lancers Barracks						
Item type (if known)	Dwelling						
Item group (if known)	Residential buildings (private)						
Item category (if known)	House						
Area, Group, or Collection Name							
Street number	29						
Street name	Prince Alfred Street						
Suburb/town	Berry					Postcode	2535
Local Government Area/s	Shoalhaven						
Property description	Lot 1 DP 307805						
Location - Lat/long	Latitude	-34.777489			Longitude	150.698306	
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner							
Current use	Dwelling						
Former Use	Dwelling						
Statement of significance	<p>The existing building has historic value for its ability to demonstrate the development history of Berry in the early 20th century. The property at 29 Prince Alfred Street has historic value as the former site of the Berry Lancers. The site demonstrates the changes to the town after the 1902 survey was gazetted and encroaching buildings such as the Lancers Barracks were moved to align the streets with the town plan. The property has historic association with the No. 2 Berry Half Squadron of the New South Wales Lancers.</p> <p>29 Prince Alfred Street exhibits characteristics of a timber Inter-war Bungalow. The timber shingled gable ends and timber weatherboard cladding are elements applied in Craftsman style bungalows originating in America along with the Shingle Style whose influences were prevalent in Australia in the beginning of the 20th century. 29 Prince Alfred Street is a representative example of an Inter-war bungalow. The building is characteristic of the growth and development of Berry in the 1920s.</p>						
Level of Significance	State				Local <input checked="" type="checkbox"/>		

Shoalhaven Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>29 Prince Alfred Street is a timber bungalow with large single gable roof with the gable end facing Alfred Street. The gable ends are infilled with timber shingles which was common in the 1920s. The building has a skillion roofed verandah along the front and the along the southern side facing Victoria Street. There is a small side addition under a skillion roof on the northern side. On the south there is an original brick chimney. The rear gable end is also shingled indicating the roof is likely to be intact. Interior photos from a 2015 Real Estate web site show the interior is consistent with a modified 1920s interior.</p>					
Physical condition and Archaeological potential	Evidence showing the original Lancer's Barracks may be present on the site and the road reserve of Victoria Street.					
Construction years	Start year	1923	Finish year	1923	Circa	<input checked="" type="checkbox"/>
Modifications and dates	There is a double garage with a loft and north facing dormers at the rear.					
Further comments						

Shoalhaven Heritage Data Form

HISTORY

Historical notes

Berry is located at the confluence of Broughton Creek and its important tributary Broughton Mill Creek which were pivotal in the location of the early settlement by providing transport, power and fresh water. The Town of Berry is located west of Broughton Creek and Broughton Mill Creek on the estate of Alexander Berry and Robert Wolstonecraft which was later inherited by David Berry. Alexander Berry was guided to the area by Aboriginal man Broughton (Toodwick 1798–1850) who'd also guided Charles Throsby in his explorations south of Sydney. Broughton went on to play a significant role in the management of Berry's estate along with a substantial work force of other Aboriginal people and convicts who made it possible for Berry to construct his home and estate on the side of the mountain Cullunghutti (Coolangatta).

Alexander Berry and Edward Wolstonecraft were granted 10,000 acres, which Berry expanded to 40,000 acres, including the area that became the Town of Berry. The first substantial settlement was located on high ground between Broughton Creek and Broughton Mill Creek which provided access by water to the Shoalhaven and transport for goods. The first village, Broughton Creek, was strung out along the ridge along Pullman Street and along Tannery Road. The only access through the bush from other settlements was by pack horse. As well as being an important centre for goods distribution the settlement played a significant role in the social life of the district.

As the town grew plans were made to expand the town to the west beyond the confines of the creeks. A survey was first made in 1883 when David Berry also set aside lands for a courthouse, four churches, a park and a school. Properties along Wharf Road (Prince Alfred Street) and the South Road (Queen Street) were developed early. In 1883 Dr John Hay, a cousin of David Berry, 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 and in 1893 the railway was opened.

In 1902 a survey of the carriageways and footways of Berry was made to record the layout of existing streets and buildings prior to realignment under the new deposited plan (Gazetted 8-07-1905). The 1912 subdivision sale plan also recorded existing buildings on the plan along with those lots not for sale and the names of the owners of those lots. This information can be cross referenced with the certificate of title for Berry which lists the town parcels sold by Hay and Roxburgh (Vol.1907 Fol.15).

Site specific history:

In 1902 the land on which 29 Prince Alfred Street is situated was part of a larger lot that included the land where present day 97 Victoria Street is located. The southern boundary facing Victoria Street was substantially misaligned with the rest of Victoria Street. The 1902 survey shows there was a building with a front verandah facing Prince Alfred Street and a smaller building at the rear attached to the front building by a narrow covered way. The building shown on the 1902 plan matches the building shown in a photograph described as the Lancer's Barracks (although the photo on display in the Berry Museum is dated 1930).

The No. 2 Berry Half Squadron of the New South Wales Lancers was formed on 1 July 1896. (NSW Government Gazette p4453, 30 June 1896). The Barracks were built in 1896 and extended in 1898 by (Sir) John Hay, owner of the Berry Estate. The Berry Lancer's continued well into the 20th century.

According to a National Trust report the barracks were converted to a residence for the headmaster of the Berry Primary School in the mid to late 1920s. However it is likely the barracks were relocated as the property was affected by the 1905 realignment of streets in Berry.

After the 1902 survey was made the roads and footways were aligned to match the new Deposited Plan (DP8058). The 1912 sale plan based on this DP shows Victoria Street realigned and no building present on the north west corner of Victoria Street and Prince Alfred Street. The existing building at 29 Prince Alfred Street does not match the photograph of the lancers building at Berry Museum.

Lot 4 Section 4 DP8058 was purchased from Hay and Roxburgh in 1915 (CT.2600-101) by Kate Blanchfield, wife of John Blanchfield Jamberoo Butter Factory manager, on 23 August 1915.

Blanchfield subdivided lot 4 into 2 parts in 1923 keeping the smaller portion and selling the part facing Prince Alfred Street to William John Irvine (CT3523-73) on 2/11/1923. Irvine was a grazier from Kangaroo River, his portion of Lot 4 totalled 30 ½ perches. He retained the property until 1934 when he sold it to Herbert Cook.

Summary:

The lot was originally part of the land where the No. 2 Berry Half Squadron of the NSW Lancers had their barracks. Realignment of Victoria Street occurred after the 1905 gazette which would have required the barracks to be moved as they were encroaching on Victoria Street. No building is shown on the 1912 sale plan and the realigned lot was purchased by Kate Blanchfield in 1915. It is most likely the existing building was likely built by William Irvine who purchased the lot in 1923.

Shoalhaven Heritage Data Form

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

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The existing building has historic value for its ability to demonstrate the development history of Berry in the early 20 th century. The property at 29 Prince Alfred Street has historic value as the former site of the Berry Lancers. The site demonstrates the changes to the town after the 1902 survey was gazetted and encroaching buildings such as the Lancers Barracks were moved to align the streets with the town plan.
Historical association significance SHR criteria (b)	The property has historic association with the No. 2 Berry Half Squadron of the New South Wales Lancers.
Aesthetic significance SHR criteria (c)	29 Prince Alfred Street exhibits characteristics of a timber Inter-war Bungalow. The timber shingled gable ends and timber weatherboard cladding are elements applied in Craftsman style bungalows originating in America along with the Shingle Style whose influences were prevalent in Australia in the beginning of the 20 th century.
Social significance SHR criteria (d)	Does not meet this criterion.
Technical/Research significance SHR criteria (e)	Does not meet this criterion.
Rarity SHR criteria (f)	Does not meet this criterion.
Representativeness SHR criteria (g)	29 Prince Alfred Street is an example of an Inter-war bungalow. The building is representative of the growth and development of Berry in the 1920s.
Integrity	Good, the dwelling appears to be reasonably intact.

Shoalhaven Heritage Data Form

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	National Library	Historic Newspapers	2024	Trove
Web Archive	Land and Property Information Service	Historic Land Titles	2024	Historic Land Records Viewer
Book	Mary Lidbetter	Historic Sites of Berry	1993	
Collection	Various	Berry District Historical Society	2024	Berry Museum

RECOMMENDATIONS	
Recommendations	<p>Include 29 Prince Alfred Street, Berry in Schedule 5 of Shoalhaven Local Environmental Plan (SLEP) as a heritage item of local significance.</p> <p>Include in the proposed Princess Street Heritage Conservation Area.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	Princess Street Heritage Conservation Area Study	Year of study or report	2024
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	

Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	29 Prince Alfred Street viewed from the street. The building is hidden by a large hedge.				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	The eastern elevation facing Prince Alfred Street				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	The double garage with loft facing Victoria Street.				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	View from Victoria Street				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	Extract from 1902 survey showing how the Lancer's Barracks building and its boundary to Victoria Street encroached on the street. The second image is from the 1912 sale plan which recorded all buildings existing at the time of the survey, no buildings are shown on the lot in 1912. The certificate of title after the boundaries have been realigned and the subdivided portion of 30 ½ perches sold to William Irvine in 1923.				
Image year	1902 and 1915	Image by	BDHS, National Library, Land Registry Services	Image copyright holder	NSW Govt

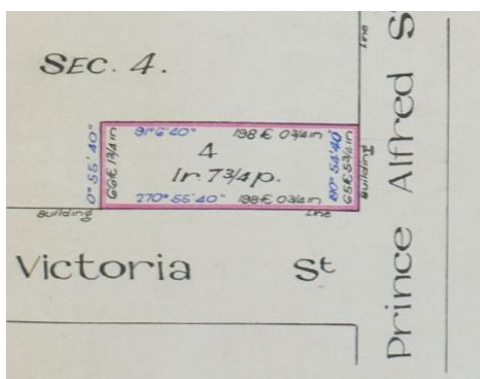
1902



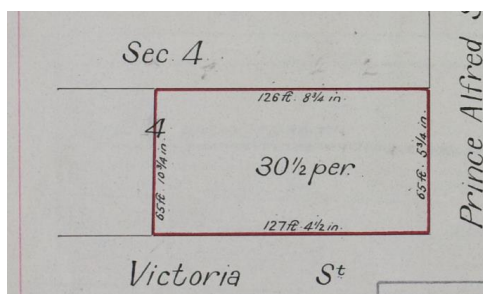
1912



1915



1923



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	Image from the Berry Museum				
Image year	2015 circa	Image by	BDHS	Image copyright holder	BDHS

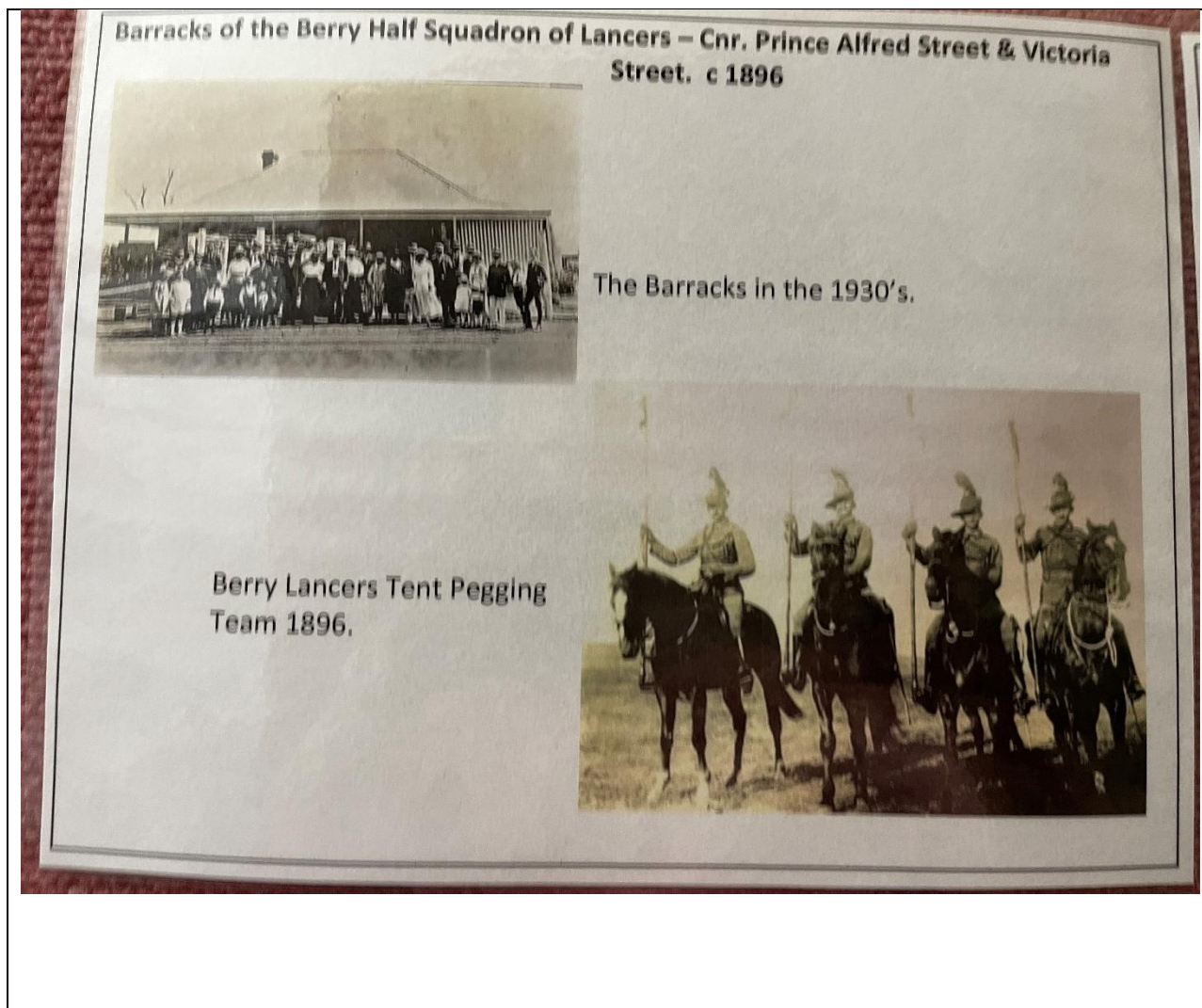


Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	Photo on display at Berry Museum. The photo shown as the Lancers Barracks matches the building in the 1902 survey but does not match the existing building.				
Image year	Unknown	Image by	BDHS	Image copyright holder	BDHS



Shoalhaven Heritage Data Form

ITEM DETAILS							
Name of Item	Late Victorian Cottage						
Other Name/s Former Name/s							
Item type (if known)	Dwelling						
Item group (if known)	Residential properties attached to commercial premises in Wharf Road						
Item category (if known)	Cottage						
Area, Group, or Collection Name							
Street number	30						
Street name	Prince Alfred Street						
Suburb/town	Berry					Postcode	2535
Local Government Area/s	Shoalhaven						
Property description	Lot 1 DP 952372						
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting			Northing	
Owner							
Current use	Dwelling						
Former Use	Dwelling						
Statement of significance	<p>Erected prior to 1902 the cottage at 30 Prince Alfred Steet provides historic evidence of the development of Broughton Creek Village as it spread out along the road to the wharf. Goods and services supplied along this route were essential in the growth of the village. The cottage was the home of Jack Blow and his family who operated a building supplies shop from a building next door. Predating the 1912 sale of lots in the Town of Berry the surviving commercial properties and their associated residences in Prince Alfred Street provide important historical evidence of the early growth of the town. The residence is significant as a building erected on the Berry Estate prior to subdivision and private sale.</p> <p>The building is associated with Jack Blow who was a local builder and active member of the local community. The cottage is a modest late Victorian timber dwelling. It displays the principal characteristics of small timber vernacular buildings erected at the end of the 19th century. The surviving cottage provides rare evidence of residences associated with commercial buildings constructed along the road to the wharf. The cottage is a representative example of a late Victorian timber cottage.</p>						
Level of Significance						Local <input checked="" type="checkbox"/>	

Shoalhaven Heritage Data Form

DESCRIPTION						
Designer	Not known					
Builder/ maker	Jack Blow					
Physical Description	The cottage at 30 Prince Alfred Street is a small timber building with a forward facing gable roof at the front and a long hipped roof with a skillion roofed verandah at the front and along part of the northern side. Entrance to the building is via a door off the side verandah. The building has a small setback from the street which has been densely planted.					
Physical condition and Archaeological potential	Good					
Construction years	Start year	1890	Finish year	1900	Circa	<input checked="" type="checkbox"/>
Modifications and dates	1997 – A pergola and awning was approved.					
Further comments						

Shoalhaven Heritage Data Form

HISTORY	
Historical notes	<p>Berry is located at the confluence of Broughton Creek and its important tributary Broughton Mill Creek which were pivotal in the location of the early settlement by providing transport, power and fresh water. The Town of Berry is located west of Broughton Creek and Broughton Mill Creek on the estate of Alexander Berry and Robert Wolstonecraft which was later inherited by David Berry. Alexander Berry was guided to the area by Aboriginal man Broughton (Toodwick 1798–1850) who'd also guided Charles Throsby in his explorations south of Sydney. Broughton went on to play a significant role in the management of Berry's estate along with a substantial work force of other Aboriginal people and convicts who made it possible for Berry to construct his home and estate on the side of the mountain Cullunghutti (Coolangatta).</p> <p>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 substantial settlement was located on high ground between Broughton Creek and Broughton Mill Creek which provided access by water to the Shoalhaven and transport for goods. The first village, Broughton Creek, was strung out along the ridge along Pullman Street and along Tannery Road. The only access through the bush from other settlements was by pack horse. As well as being an important centre for goods distribution the settlement played a significant role in the social life of the district.</p> <p>As the town grew plans were made to expand the town to the west beyond the confines of the creeks. A survey was first made in 1883 when David Berry also set aside lands for a courthouse, four churches, a park and a school. Properties along Wharf Road (Prince Alfred Street) and the South Road (Queen Street) were developed early. In 1883 Dr John Hay, a cousin of David Berry, 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 and in 1893 the railway was opened.</p> <p>In 1902 a survey of the carriageways and footways of Berry was made to record the layout of existing streets and buildings prior to realignment under the new deposited plan (Gazetted 8-07-1905). The 1912 subdivision sale plan also recorded existing buildings on the plan along with those lots not for sale and the names of the owners of those lots. This information can be cross referenced with the certificate of title for Berry which lists the town parcels sold by Hay and Roxburgh (Vol.1907 Fol.15).</p> <p>Site specific history: On 17 August 1915 John Alfred Blow purchased from Hay and Roxburgh part of Lot 3 DP 5270 comprising 1 Rood and ½ perches (CT2598-3). Between August 2015 and April 1916 Blow subdivided the lot creating two parts. The northern side of the lots he sold to Frank Mahoney and the residue to Reginal Skelton. The residue already had a building on the lot and this building is still extant at 30 Prince Alfred Street.</p> <p>J.A.(Jack) Blow was a builder and also had a building supplies shop in Prince Alfred Street adjacent to the cottage at 30 Prince Alfred Street.</p> <p>In 1914 application Berry Council approved an application to build a kitchen at J Blows property in Prince Alfred Street.</p> <p>In 1939 property owners Blow, Burt, and Deamer wrote to Council requesting kerb and guttering in Prince Alfred Street, indicating the Blow family was still living and/or working in Prince Alfred Street.</p>

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

Shoalhaven Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Erected prior to 1902 the cottage at 30 Prince Alfred Steet provides historic evidence of the development of Broughton Creek Village as it spread out along the road to the wharf. Goods and services supplied along this route were essential in the growth of the village. The cottage was the home of Jack Blow and his family who operated a building supplies shop from a building next door. Predating the 1912 sale of lots in the Town of Berry the surviving commercial properties and their associated residences in Prince Alfred Street provide important historical evidence of the early growth of the town. The residence is significant as a building erected on the Berry Estate prior to subdivision and private sale.
Historical association significance SHR criteria (b)	The building is associated with Jack Blow who was a local builder and businessman at the end of the 19 th century and first few decades of the 20 th century.
Aesthetic significance SHR criteria (c)	The cottage is a modest late Victorian timber dwelling. It displays the principal characteristics of small timber vernacular buildings erected at the end of the 19 th century.
Social significance SHR criteria (d)	Does not meet this criterion.
Technical/Research significance SHR criteria (e)	Does not meet this criterion.
Rarity SHR criteria (f)	The surviving cottage provides rare evidence of residences associated with commercial buildings constructed along the road to the wharf.
Representativeness SHR criteria (g)	The cottage is a representative example of a late Victorian timber cottage built on the Berry Estate.
Integrity	Good. The form of the house appears to be quite intact.

Shoalhaven Heritage Data Form

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	National Library	Historic Newspapers	2024	Trove
Web Archive	Land and Property Information Service	Historic Land Titles	2024	Historic Land Records Viewer
Book	Mary Lidbetter	Historic Sites of Berry	1993	
Collection	Various	Berry District Historical Society	2024	Berry Museum

RECOMMENDATIONS	
Recommendations	<p>Include 30 Prince Alfred Street, Berry in Schedule 5 of Shoalhaven Local Environmental Plan (SLEP) as a heritage item of local significance.</p> <p>Include in the proposed Princess Street Heritage Conservation Area.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	Princess Street Heritage Conservation Area Study	Year of study or report	2024
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 2024

Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	30 Prince Alfred Street viewed from the street.				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	30 Prince Alfred Street viewed from the street.				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	Image on display in Berry Museum				
Image year	Unknown	Image by	Berry District Historical Society	Image copyright holder	BDHS



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

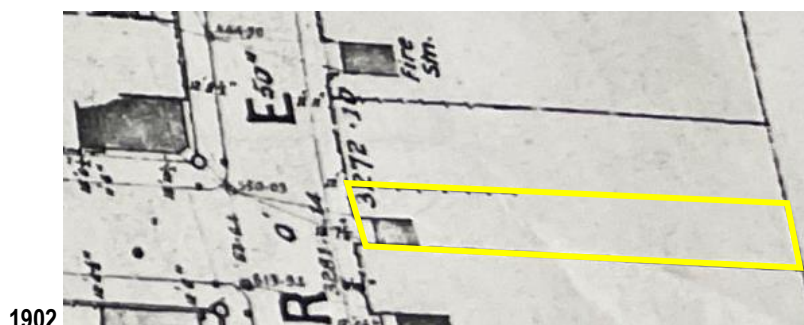
Image caption	Image on display at Berry Museum and in Lidbetter				
Image year	1913	Image by	Berry District Historical Society	Image copyright holder	BDHS



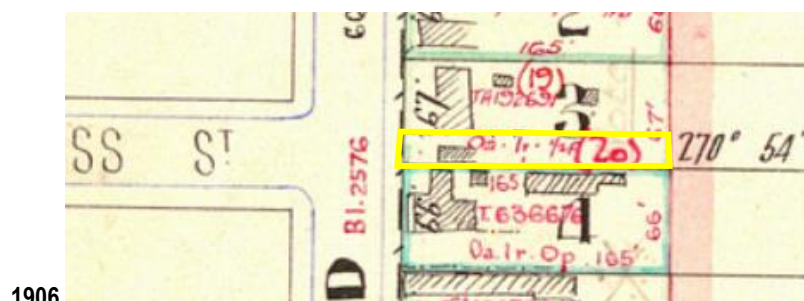
Shoalhaven Heritage Data Form

IMAGES - 1 per page

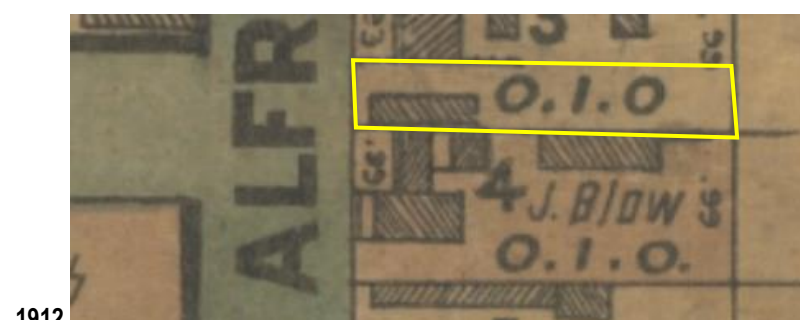
Image caption	1902 survey; 1906 Survey DP 5270; 1912 subdivision sale plan.				
Image year	1902; 1906; 1912	Image by	HLRV	Image copyright holder	NSW Govt



1902



1906



1912

Shoalhaven Heritage Data Form

ITEM DETAILS							
Name of Item	Federation weatherboard house						
Other Name/s Former Name/s	Moore's bootmakers shop						
Item type (if known)	Dwelling						
Item group (if known)	Residential buildings (private)						
Item category (if known)	House						
Area, Group, or Collection Name							
Street number	40						
Street name	Prince Alfred Street						
Suburb/town	Berry					Postcode	2535
Local Government Area/s	Shoalhaven						
Property description	Lot 1 DP 950717						
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting			Northing	
Owner							
Current use	Dwelling						
Former Use	Dwelling and shop						
Statement of significance	<p>40 Prince Alfred Street is a rare surviving example of a Federation house and shop in the original Wharf Road. The former bootmaker's shop at 40 Prince Alfred Street was established at the beginning of the 20th century to meet the needs of the early settlement. Located on the route to the wharf it provides evidence of the early growth and development of Berry. The house and shop are historically of value as an example of lands and buildings leased from the Berry Estate that were purchased by their occupants when the town lots were put up for sale by Hay and Roxburgh.</p> <p>40 Prince Alfred Street is historically associated with R.R. (Bobby) Moore who was a village bootmaker for the first quarter of the 20th century. The house exhibits the principal characteristics of modest scaled timber Federation dwelling built in the Shoalhaven. The two Norfolk Island Pine trees have landmark value and contribute aesthetic value to the Princess Street heritage conservation area. The house and trees contribute to the streetscape of Prince Alfred Street.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

Shoalhaven Heritage Data Form

DESCRIPTION						
Designer						
Builder/ maker						
Physical Description	<p>The building is clad in timber weatherboards and has a corrugated galvanised steel roof. There is a forward facing gable roof over a side wing facing the street with a scalloped barge board and finial. The front gable intersects the main roof which is oriented north to south. A skillion roofed verandah wraps the south western front corner of the house. The southern side of the verandah is enclosed. There is a main front door adjacent to the side wing with two side lights and three lights above. Adjacent to the front door is another less ornate door providing entrance to the side wing which may have originally been the bootmakers shop.</p>					
Physical condition and Archaeological potential	<p>The property is well maintained and appears to be in good condition.</p>					
Construction years	Start year	1902	Finish year	1906	Circa	<input type="checkbox"/>
Modifications and dates	<p>Modifications – 1988 Additions (BA88/0558) This addition included a small addition to the south and a larger addition to the rear.</p>					
Further comments						

Shoalhaven Heritage Data Form

HISTORY

Historical notes	<p>Berry is located at the confluence of Broughton Creek and its important tributary Broughton Mill Creek which were pivotal in the location of the early settlement by providing transport, power and fresh water. The Town of Berry is located west of Broughton Creek and Broughton Mill Creek on the estate of Alexander Berry and Robert Wolstonecraft which was later inherited by David Berry. Alexander Berry was guided to the area by Aboriginal man Broughton (Toodwick 1798–1850) who'd also guided Charles Throsby in his explorations south of Sydney. Broughton went on to play a significant role in the management of Berry's estate along with a substantial work force of other Aboriginal people and convicts who made it possible for Berry to construct his home and estate on the side of the mountain Cullunghutti (Coolangatta).</p> <p>Alexander Berry and Edward Wolstonecraft were granted 10,000 acres, which Berry expanded to 40,000 acres, including the area that became the Town of Berry. The first substantial settlement was located on high ground between Broughton Creek and Broughton Mill Creek which provided access by water to the Shoalhaven and transport for goods. The first village, Broughton Creek, was strung out along the ridge along Pullman Street and along Tannery Road. The only access through the bush from other settlements was by pack horse. As well as being an important centre for goods distribution the settlement played a significant role in the social life of the district.</p> <p>As the town grew plans were made to expand the town to the west beyond the confines of the creeks. A survey was first made in 1883 when David Berry also set aside lands for a courthouse, four churches, a park and a school. Properties along Wharf Road (Prince Alfred Street) and the South Road (Queen Street) were developed early. In 1883 Dr John Hay, a cousin of David Berry, 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 and in 1893 the railway was opened.</p> <p>In 1902 a survey of the carriageways and footways of Berry was made to record the layout of existing streets and buildings prior to realignment under the new deposited plan (Gazetted 8-07-1905). The 1912 subdivision sale plan also recorded existing buildings on the plan along with those lots not for sale and the names of the owners of those lots. This information can be cross referenced with the certificate of title for Berry which lists the town parcels sold by Hay and Roxburgh (Vol.1907 Fol.15).</p> <p>Site specific history: The existing house at 40 Prince Alfred Street is not shown on the 1902 survey map. However a building footprint matching the existing house is shown on the 1906 Deposited Plan (DP5270). The 1912 sale plan shows E. Moore as residing on this lot which suggests it may have belonged to the Berry Estate and been tenanted by the Moore's. Lydia Moore purchased this property, part of Lot 8 DP5207, from Hay and Roxburgh on 17/08/1915. R.R. (Bobby) Moore was a bootmaker and had a shop in the building from the early 1900s for about 25 years¹. The building has a separate entry off the front verandah which may have been the entrance to the bootmaker's shop. The house at 40 Prince Alfred Street was built between 1902 and 1906. The two substantial Norfolk Island Pine Trees, one at the rear and one at the front, likely originate from the early development of the site.</p>
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THEMES

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

¹ Lidbetter, Mary. *Historic Sites of Berry*

Shoalhaven Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The bootmaker's shop at 40 Prince Alfred Street was established at the beginning of the 20 th century to meet the needs of the early settlement. Located on the route to the wharf it provides evidence of the early growth and development of Berry. The house and shop are historically of value as an example of lands and buildings leased from the Berry Estate that were purchased by their occupants when the town lots were put up for sale by Hay and Roxburgh.
Historical association significance SHR criteria (b)	40 Prince Alfred Street is historically associated with R.R. (Bobby) Moore who was a village bootmaker for the first quarter of the 20 th century.
Aesthetic significance SHR criteria (c)	The house at 40 Prince Alfred Street is a good example of a weatherboard Federation house. It exhibits the principal characteristics of modest scaled timber Federation dwelling built in the Shoalhaven. The two Norfolk Island Pine trees have landmark value and contribute aesthetic value to the Princess Street heritage conservation area. The house and trees contribute to the streetscape of Prince Alfred Street.
Social significance SHR criteria (d)	Does not meet this criterion.
Technical/Research significance SHR criteria (e)	Does not meet this criterion.
Rarity SHR criteria (f)	40 Prince Alfred Street is a rare surviving example of a Federation house and shop in the original Wharf Road.
Representativeness SHR criteria (g)	40 Prince Alfred Street is a good representative example of a timber weatherboard Federation house and former shop.
Integrity	The house and trees have a high degree of integrity. It is not known how much evidence of the shop is retained on the interior.

Shoalhaven Heritage Data Form

HERITAGE LISTINGS

Heritage listing/s	The two Norfolk Island Pine Trees – one at the rear and one at the front are listed in the Shoalhaven LEP as a heritage item (number 55).

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	
Book	Mary Lidbetter	Historic sites of Berry	1993	
Web	National Library	Historic Newspapers	2024	Trove
Web Archive	Land and Property Information Service	Historic Land Titles	2024	Historic Land Records Viewer
Collection	Berry District Historical Society	Various		Berry Museum

RECOMMENDATIONS

Recommendations	Include 40 Prince Alfred Street, Berry in Schedule 5 of Shoalhaven Local Environmental Plan (SLEP) as a heritage item of local significance. Include in the proposed Princess Street Heritage Conservation Area.
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SOURCE OF THIS INFORMATION

Name of study or report	Princess Street Heritage Conservation Area Study	Year of study or report	2024
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 2024

Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	40 Prince Alfred Street, Berry. There is an extra door at the front which may have been an entrance to the bootmaker's shop.				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	The large Norfolk Island Pine Tree at the front of 40 Prince Alfred Street and a side view of the house and carport.				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	View of the house and the two trees				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council

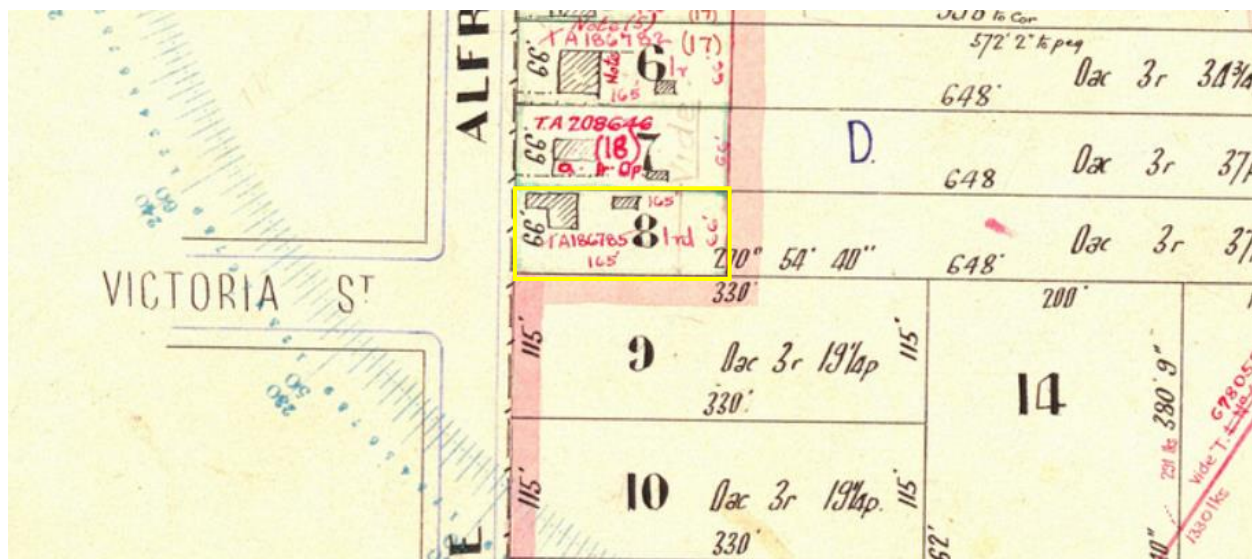


Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	Extract from survey for Deposited Plan 5270				
Image year	Drawn 1906	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

ITEM DETAILS							
Name of Item	Norfolk Island Pine Tree						
Other Name/s Former Name/s	Araucaria heterophylla						
Item type (if known)	Tree						
Item group (if known)	Landscape						
Item category (if known)	Landscape						
Area, Group, or Collection Name							
Street number	66						
Street name	Princess Street						
Suburb/town	Berry					Postcode	2535
Local Government Area/s	Shoalhaven						
Property description	Lot 1 DP 605825						
Location - Lat/long	Latitude	-34.776669			Longitude	150.696974	
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner							
Current use	Private residence						
Former Use	Church of England grounds						
Statement of significance	<p>The Norfolk Island Pine at 66 Princess Street has historical value as a planting on the original Church of England lands set aside in 1884. The tree provides physical evidence of the original lot boundary of St Luke's Church which has since been subdivided. The tree is significant in the history of tree planting in Berry as it is a surviving example of the trees and shrubs acquired by Sir John Hay from the Royal Botanical Gardens to beautify the town prior to the 1912 subdivision sale.</p> <p>The Norfolk Island Pine at 66 Princess Street has landmark value in Princess Street and surrounding streets. The height of the tree creates a visual dialogue with other similar height pine trees in Princess Street, Alexandra Street and Prince Alfred Street. The tree contributes aesthetic value to the character of Berry as the 'town of trees'.</p> <p>The Norfolk Island Pine Tree at 66 Princess Street provides rare surviving evidence of the practice of planting the borders of church lands with pine trees when they were established from 1884.</p> <p>The Norfolk Island Pine is an excellent example of the species which was commonly planted at the end of the 19th century in eastern NSW.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

Shoalhaven Heritage Data Form

DESCRIPTION						
Designer	Sir John Hay					
Builder/ maker	Royal Botanical Gardens					
Physical Description	<p>The Norfolk Island Pine tree is from the Araucariaceae family, its botanical name is <i>Araucaria heterophylla</i>. It is a tall evergreen pyramidal shaped pine tree with a maximum recorded height of 70metres. It has distinctive horizontal branches and originates from Norfolk Island. The specimen at 66 Princess Street is mature and has a split trunk and is visible from surrounding streets.</p>					
Physical condition and Archaeological potential	Good					
Construction years	Start year	1896	Finish year		Circa	<input checked="" type="checkbox"/>
Modifications and dates	Subdivision has separated the tree from the original church lot.					
Further comments						

Shoalhaven Heritage Data Form

HISTORY

Historical notes	<p>Berry is located at the confluence of Broughton Creek and its important tributary Broughton Mill Creek which were pivotal in the location of the early settlement by providing transport, power and fresh water. The Town of Berry is located west of Broughton Creek and Broughton Mill Creek on the estate of Alexander Berry and Robert Wolstonecraft which was later inherited by David Berry. Alexander Berry was guided to the area by Aboriginal man Broughton (Toodwick 1798–1850) who'd also guided Charles Throsby in his explorations south of Sydney. Broughton went on to play a significant role in the management of Berry's estate along with a substantial work force of other Aboriginal people and convicts who made it possible for Berry to construct his home and estate on the side of the mountain Cullunghutti (Coolangatta).</p> <p>Alexander Berry and Edward Wolstonecraft were granted 10,000 acres, which Berry expanded to 40,000 acres, including the area that became the Town of Berry. The first substantial settlement was located on high ground between Broughton Creek and Broughton Mill Creek which provided access by water to the Shoalhaven and transport for goods. The first village, Broughton Creek, was strung out along the ridge along Pullman Street and along Tannery Road. The only access through the bush from other settlements was by pack horse. As well as being an important centre for goods distribution the settlement played a significant role in the social life of the district.</p> <p>As the town grew plans were made to expand the town to the west beyond the confines of the creeks. A survey was first made in 1883 when David Berry also set aside lands for a courthouse, four churches, a park and a school. Properties along Wharf Road (Prince Alfred Street) and the South Road (Queen Street) were developed early. In 1883 Dr John Hay, a cousin of David Berry, 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 and in 1893 the railway was opened.</p> <p>Prior to the 1912 sale of town sites Sir John Hay undertook an extensive tree planting scheme. Trees and shrubs were acquired between 1899 and 1913 from the Royal Botanical Gardens. Hence Berry became known as the 'Town of Trees' due to its diverse and mature collection of deciduous and evergreen trees that contribute considerable historic and scenic value to the town. The mild climate and abundance of water has ensured historic trees have thrived.</p> <p>Site specific history: In 1884 David Berry set aside land grants for four churches in Broughton Creek Village (later the Town of Berry) and these were generally planted around their borders with pine trees. A Norfolk Island Pine remains on the Church of England site and another at 66 Princess Street which was originally part of land dedicated to the Church of England. In the front of the existing dwelling at 66 Princess Street the large Norfolk Island Pine (<i>Araucaria heterophylla</i>) is a similar scale to the church tree and both trees have split trunks. The tree at 66 Princess Street marks the north western boundary of the former Church property. The tree was part of a dispatchment of seedlings acquired from the Sydney Botanical Gardens.</p> <p>The existing house at 66 Princess Street is on a lot that has been subdivided from the church lot. It is a brick dwelling built in a traditional style constructed between 1994 and 1997.</p>
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THEMES

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

Shoalhaven Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The Norfolk Island Pine at 66 Princess Street has historical value as a planting on the original Church of England lands set aside in 1884. The tree provides physical evidence of the original lot boundary of St Luke's Church which has since been subdivided. The tree is significant in the history of tree planting in Berry as it is a surviving example of the trees and shrubs acquired by Sir John Hay from the Royal Botanical Gardens to beautify the town prior to the 1912 subdivision sale.
Historical association significance SHR criteria (b)	The tree has historic association with David Berry and Sir John Hay.
Aesthetic significance SHR criteria (c)	The Norfolk Island Pine at 66 Princess Street has landmark value in Princess Street and surrounding streets. The height of the tree creates a visual dialogue with other similar height pine trees in Princess Street, Alexandra Street and Prince Alfred Street. The tree contributes considerable aesthetic value to the character of Berry as the 'Town of Trees'.
Social significance SHR criteria (d)	Does not meet this criterion.
Technical/Research significance SHR criteria (e)	Does not meet this criterion.
Rarity SHR criteria (f)	The Norfolk Island Pine Tree at 66 Princess Street provides rare surviving evidence of the practice of planting the borders of church lands with pine trees when they were established from 1884.
Representativeness SHR criteria (g)	The Norfolk Island Pine is a species commonly planted at the end of the 19 th century in eastern NSW. The tree at 66 Princess Street is an excellent example of a mature pine tree that was established to mark the grounds granted to the four churches in Berry.
Integrity	Good. The trunk is split at the top.

Shoalhaven Heritage Data Form

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	
Book	Peter Milthorpe, Hazel King	Trees of Historic Berry	2020	
Web	National Library	Historic Newspapers	2024	Trove
Web Archive	Land and Property Information Service	Historic Land Titles	2024	Historic Land Records Viewer
Collection	Berry District Historical Society	Various		Berry Museum

RECOMMENDATIONS	
Recommendations	<p>Include the Norfolk Island Pine at 66 Princess Street, Berry in Schedule 5 of Shoalhaven Local Environmental Plan (SLEP) as a heritage item of local significance.</p> <p>Include in the proposed Princess Street Heritage Conservation Area.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	Princess Street Heritage Conservation Area Study	Year of study or report	2024
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 2024

Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	Elevated view from southern end of Alexandra Park showing the visual dialogue between Pine Trees.				
Image year	2024	Image by	Jo Belford & Louise Thom	Image copyright holder	Shoalhaven City Council



A = 66 Princess Street
B = St Luke's Church
C = Hoop Pine in Alexandra Park

Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	View to Norfolk Island Pine from corner of Princess Street				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	View to Norfolk Island Pine from Princess Street				
Image year	2023	Image by	Google	Image copyright holder	Google 2024



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	View to the Norfolk Island Pine at 66 Princess Street from Alexandra Park. The house in the foreground is 64 Princess Street.				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	The house at 66 Princess Street was built between 1994 and 1997 and does not have heritage value. The Norfolk Island Pine is located in the front yard.				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

ITEM DETAILS							
Name of Item	Weatherboard and fibro bungalow						
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	44						
Street name	Princess Street						
Suburb/town	Berry					Postcode	2535
Local Government Area/s	Shoalhaven						
Property description	Lot 13 Section 8 DP8058						
Location - Lat/long	Latitude	-34.776406			Longitude	150.694357	
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner							
Current use	Dwelling						
Former Use	Dwelling						
Statement of significance	<p>The weatherboard and fibro bungalow at 44 Princess Street provides physical evidence of the historical development of Berry in the transition between the Federation and Inter-war periods. The house has historic value for its ability to demonstrate the way larger lots in the 1912 Berry Township subdivision were divided and sold in the second decade of the 20th century. The half-timbered bungalow is a good example of a vernacular timber and fibro dwelling constructed in the Shoalhaven in 1917. The building has aesthetic value for the contribution it makes to the streetscapes of Berry and the Princess Street heritage conservation area. The property has historical association with Reverend Samuel Gilby who was one of the early Methodist Ministers in Berry.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

Shoalhaven Heritage Data Form

DESCRIPTION						
Designer	Not known					
Builder/ maker	Not known					
Physical Description	<p>Half-timbered symmetrical bungalow with large gable roof and hipped roof to the rear, with second smaller gable over a front north facing verandah. Timber weatherboards to sill height and Durasbestos cladding above including the infill to the gables. Central front door and double hung windows either side. A side verandah with decorative brackets has been added to eastern elevation. Similar reproduction decorative brackets and a trelliswork frieze has been added to the front verandah. The original brick chimney is still extant on the eastern side. The property has a low picket fence and a tall hedge facing the street. There is a driveway and a small timber weatherboard garage on the east side of the lot set back in line with the house.</p>					
Physical condition and Archaeological potential	Good					
Construction years	Start year	1917	Finish year	1917	Circa	Yes
Modifications and dates	<p>BA89/2725 amended 8/12/1999. Urban dwelling additions including the addition of the side verandah and an additional bedroom on the eastern side. Addition to the rear for new family room and dining with small rear verandah. The original rear hipped roof has been extended from the Chimney in a matching hip.</p> <p>DA97/180 Home activity - cake baking</p>					
Further comments						

Shoalhaven Heritage Data Form

HISTORY

Historical notes

Berry is located at the confluence of Broughton Creek and its important tributary Broughton Mill Creek which were pivotal in the location of the early settlement by providing transport, power and fresh water. The Town of Berry is located west of Broughton Creek and Broughton Mill Creek on the estate of Alexander Berry and Robert Wolstonecraft which was later inherited by David Berry. Alexander Berry was guided to the area by Aboriginal man Broughton (Toodwick 1798–1850) who'd also guided Charles Throsby in his explorations south of Sydney. Broughton went on to play a significant role in the management of Berry's estate along with a substantial work force of other Aboriginal people and convicts who made it possible for Berry to construct his home and estate on the side of the mountain Cullunghutti (Coolangatta).

Alexander Berry and Edward Wolstonecraft were granted 10,000 acres, which Berry expanded to 40,000 acres, including the area that became the Town of Berry. The first substantial settlement was located on high ground between Broughton Creek and Broughton Mill Creek which provided access by water to the Shoalhaven and transport for goods. The first village, Broughton Creek, was strung out along the ridge along Pullman Street and along Tannery Road. The only access through the bush from other settlements was by pack horse. As well as being an important centre for goods distribution the settlement played a significant role in the social life of the district.

As the town grew plans were made to expand the town to the west beyond the confines of the creeks. A survey was first made in 1883 when David Berry also set aside lands for a courthouse, four churches, a park and a school. Properties along Wharf Road (Prince Alfred Street) and the South Road (Queen Street) were developed early. In 1883 Dr John Hay, a cousin of David Berry, 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 and in 1893 the railway was opened.

In 1902 a survey of the carriageways and footways of Berry was made to record the layout of existing streets and buildings prior to realignment under the new deposited plan (Gazetted 8-07-1905). The 1912 subdivision sale plan also recorded existing buildings on the plan along with those lots not for sale and the names of the owners of those lots. This information can be cross referenced with the certificate of title for Berry which lists the town parcels sold by Hay and Roxburgh (Vol.1907 Fol.15).

Site specific history:

When the town was surveyed in 1902 the lot which became 44 Princess Street was shown as part of a large unsubdivided and undeveloped lot facing Albany Street and Princess Street and Victoria Street. In 1912 the new town subdivision created Lot 13 Sec. 8, of Berry Town DP 8058 which became 44 Princess Street, a lot of 33 1/3 perches. The sale subdivision map of 1912 shows no buildings on the lot. In 1916 the land known as Lot 13 of Section 8 in DP8058 was purchased by Samuel Gilby of Berry, a Methodist Minister who also purchased Lot 10. In total the land was 1 Rood 26 3/4 perches with a 66 foot frontage to Princess Street and the same to Victoria Street (CT.2676-124).

Reverend Gilby and his family arrived in Berry in 1913¹. In 1917 the Shoalhaven Telegraph's report of a Berry Municipal Council meeting recorded plans for a residence for Rev. S. Gilby². After 5 years as the Methodist minister Reverend Samuel Gilby and his wife departed Berry for a new post in Molong. Rev. Gilby stated at his farewell celebration that he wished to retire in Berry³.

In 1924 Rebecca Gilby and George Gilby inherited the two lots. In 1954 the two lots were sold separately for the first time. Lot 13 (44 Princess Street) was sold to Rebecca Goodyer, a widow from Foxground. In 1967 Albert Irvine Goodyer, a farmer from Cambewarra and John Leslie Goodyer a North Nowra truck driver were registered as joint tenants. The property was purchased by Phyllis Annie Blissett in 1974 who then sold it to Graeme and Anne Pauley of Jaspers Brush, in 1978.

The house was most likely built for the Rev. Samuel Gilby in 1917.

Lot 10 became known as 67 Victoria Street and remained vacant until the early 1980s⁴.

¹ Shoalhaven Telegraph (NSW : 1881 - 1937), Wednesday 30 April 1913, page 12

² Shoalhaven Telegraph (NSW : 1881 - 1937), Wednesday 14 February 1917, page 4

³ Shoalhaven News and South Coast Districts Advertiser (NSW : 1891 - 1937), Saturday 13 April 1918, page 3

⁴ The dwelling at 67 Victoria Street appears to have been built in the early 1980s. The 1963 and 1979 aerial photographs show a vacant lot the house first appears in the 1984 aerial photograph.

Shoalhaven Heritage Data Form

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

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	44 Princess Street provides physical evidence of the historical development of the Town of Berry. The house has historic value for its ability to demonstrate the way larger lots in the 1912 Berry Township subdivision were divided and sold in the second decade of the 20 th century. The house provides evidence of the earliest housing built on lands purchased from Hay and Roxburgh after 1915.
Historical association significance SHR criteria (b)	44 Princess Street has historical association with one of Berry's early Methodist Ministers, Reverend Samuel Gilby.
Aesthetic significance SHR criteria (c)	44 Princess Street exhibits the principal characteristics of modest houses built in the transition between Federation period and the Inter-war period. The building is a good example of a half-timbered vernacular dwelling constructed in the Shoalhaven in the second decade of the 20 th century. The building has aesthetic value for the contribution it makes to the streetscapes of Berry.
Social significance SHR criteria (d)	Does not meet this criterion.
Technical/Research significance SHR criteria (e)	Does not meet this criterion.
Rarity SHR criteria (f)	Does not meet this criterion.
Representativeness SHR criteria (g)	44 Princess Street is a good representative example of a bungalow built in the transition between Federation period and the Inter-war period. The timber and Durasbestos house built in the early 20 th century in the Shoalhaven is a good example of the use of the half timbering building technique.
Integrity	The house demonstrates a high degree of integrity.

Shoalhaven Heritage Data Form

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	National Library	Historic Newspapers	2024	Trove
Web Archive	Land and Property Information Service	Historic Land Titles	2024	Historic Land Records Viewer

RECOMMENDATIONS	
Recommendations	<p>Include 44 Princess Street, Berry in Schedule 5 of Shoalhaven Local Environmental Plan (SLEP) as a heritage item of local significance.</p> <p>Include in the proposed Princess Street Heritage Conservation Area.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	Princess Street Heritage Conservation Area Study	Year of study or report	2024
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 2024

Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	View from Princess Street showing half timbering and nested gables				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	View from the street of the eastern side				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

ITEM DETAILS					
Name of Item	Sandstone Kerbing				
Other Name/s Former Name/s					
Item type (if known)	Kerbing				
Item group (if known)	Road				
Item category (if known)					
Area, Group, or Collection Name	Sandstone kerbing in Queen Street HCA				
Street number	From 19 Prince Alfred Street to 29 Prince Alfred Street				
Street name	West side of Prince Alfred Street				
Suburb/town	Berry		Postcode	2535	
Local Government Area/s	Shoalhaven				
Property description	Road reserve				
Location - Lat/long	Latitude	-34.777064		Longitude	150.698581
Location - AMG (if no street address)	Zone		Easting		Northing
Owner					
Current use	Kerbing				
Former Use	Kerbing				
Statement of significance	<p>The sandstone kerbing provides physical evidence of the importance of Prince Alfred Street in the development history of Berry. Prince Alfred Street provided access to the wharves on Broughton Creek which in turn connected the district to shipping to other centres as well as access to the railway station and commercial properties along the street. Along with Queen Street it was the earliest street developed west of Broughton Mill Creek. The sandstone kerbing provides evidence of the early development of Berry before the sale of the town plan in 1912. The kerbing has association with Berry Council at the turn of the 19th Century.</p> <p>The sandstone kerbing is a feature that contributes to the historic character of Berry. The sandstone kerbing has the potential to provides further information about the history of early roads and their construction in the Shoalhaven. The kerbing is representative of early road making techniques.</p>				
Level of Significance			Local <input checked="" type="checkbox"/>		

Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

DESCRIPTION						
Designer						
Builder/ maker						
Physical Description	The sandstone kerbs are in lengths of approximately 1 metre. The guttering is concrete with a large aggregate also in short lengths suggesting it was precast. There are concrete crossovers at each property and one concrete drainage culvert at the front of 29 Prince Alfred Street..					
Physical condition and Archaeological potential	The sandstone kerb is damaged out the front of 23 Prince Alfred Street.					
Construction years	Start year	1903	Finish year	1905	Circa	<input checked="" type="checkbox"/>
Modifications and dates						
Further comments						

Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

HISTORY	
Historical notes	<p>Berry is located at the confluence of Broughton Creek and its important tributary Broughton Mill Creek which were pivotal in the location of the early settlement by providing transport, power and fresh water. The Town of Berry is located west of Broughton Creek and Broughton Mill Creek on the estate of Alexander Berry and Robert Wolstonecraft which was later inherited by David Berry. Alexander Berry was guided to the area by Aboriginal man Broughton (Toodwick 1798–1850) who'd also guided Charles Throsby in his explorations south of Sydney. Broughton went on to play a significant role in the management of Berry's estate along with a substantial work force of other Aboriginal people and convicts who made it possible for Berry to construct his home and estate on the side of the mountain Cullunghutti (Coolangatta).</p> <p>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 was located on high ground between Broughton Creek and Broughton Mill Creek which provided access by water to the Shoalhaven and transport for goods. The first village, Broughton Creek, was strung out along the ridge along Pullman Street and along Tannery Road. The only access through the bush from other settlements was by pack horse. By 1866 the village of Broughton Creek had a post office, school, tannery and store located in Pullman Street and across Broughton Mill Creek an Inn was established on the site of the existing Berry Hotel on the Great South Road. Significant development occurred along this road (Queen Street) in the last two decades of the 19th century.</p> <p>A town plan was drawn up in 1883 for the lands west of Broughton Mill Creek. Businesses and cottages were already present along Wharf Road which was eventually renamed Prince Alfred Street. Prince Alfred Street and Queen Street were to become the main streets of the town in the 1880s and 1890s. Prince Alfred Street provided access to the wharves on Broughton Creek and was a thriving commercial part of the village. With the opening of the railway in 1893 a horse drawn bus used the road to get passengers to the train. The road eventually connected to the Coolangatta Estate and later Shoalhaven Heads.</p> <p>In 1895 tenders were accepted for breaking metal in Prince Alfred Street and in 1903 Berry Council received tenders for metalling Prince Alfred Street. This would indicate the road was probably a dirt road until this time. Metal referred to broken stone laid after excavation with drainage provided on the sides. This could have been the time when sandstone kerb was laid.</p> <p>Kerbing and guttering was undertaken in Queen Street by December 1904¹. The existing kerbing in Queen Street is similar to that in Prince Alfred Street and the laying of road metal in Prince Alfred Street had also occurred at this time. Although further research would provide greater accuracy, It is likely the kerbing in Prince Alfred Street was installed around 1905.</p>

THEMES	
National historical theme	4. Building settlements, towns and cities
State historical theme	Transport Towns, suburbs and villages

¹ The Shoalhaven Telegraph 21 Dec 1904, p.14 Berry Council.

Shoalhaven Heritage Data Form

Shoalhaven Heritage Review – Certain Items in Berry 2018

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The sandstone kerbing provides physical evidence of the importance of Prince Alfred Street in the development history of Berry. Prince Alfred Street provided access to the wharves on Broughton Creek which in turn connected the district to shipping to other centres as well as access to the railway station and commercial properties along the street. Along with Queen Street it was the earliest street developed west of Broughton Mill Creek. The sandstone kerbing provides evidence of the early development of Berry before the sale of the town plan in 1912.
Historical association significance SHR criteria (b)	The kerbing has association with Berry Council at the turn of the 19 th Century.
Aesthetic significance SHR criteria (c)	The sandstone kerbing is a feature that contributes to the historic character of Berry.
Social significance SHR criteria (d)	Does not meet this criterion.
Technical/Research significance SHR criteria (e)	The sandstone kerbing has the potential to provides further information about the history of early roads and their construction in the Shoalhaven.
Rarity SHR criteria (f)	Surviving sections of sandstone kerbing are rare in the Shoalhaven.
Representativeness SHR criteria (g)	The sandstone kerbing is representative of early road making techniques.
Integrity	Fair, some stones have been removed at concrete crossovers and culverts.

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	National Library	Historic Newspapers	2024	Trove
Web Archive	Land and Property Information Service	Historic Land Titles	2024	Historic Land Records Viewer
Book	Mary Lidbetter	Historic Sites of Berry	1993	
Collection	Various	Berry District Historical Society	2024	Berry Museum

RECOMMENDATIONS	
Recommendations	<p>Include the sandstone kerbing on the western side of Prince Alfred Street, Berry in Schedule 5 of Shoalhaven Local Environmental Plan (SLEP) as a heritage item of local significance.</p> <p>Include in the proposed Princess Street Heritage Conservation Area.</p> <p>Prepare an asset management strategy for conservation of the kerbs with a program of storage and replacement when impacted by crossovers or drainage.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	Princess Street Heritage Conservation Area Study	Year of study or report	2024
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 2024

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	Sandstone kerbing in Prince Alfred Street. The gutter is concrete.				
Image year	2024	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	Sandstone kerb outside 21 Prince Alfred Street				
Image year	2024	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	Stone kerb outside 29 Prince Alfred Street				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



Shoalhaven Heritage Data Form

ITEM DETAILS							
Name of Item	Inter-war 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	97						
Street name	Victoria Street						
Suburb/town	Berry					Postcode	2535
Local Government Area/s	Shoalhaven						
Property description	Lot 4 DP 667521						
Location - Lat/long	Latitude	-34.777457			Longitude	150.697904	
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner							
Current use	Residential dwelling						
Former Use	Residential dwelling						
Statement of significance	<p>The house at 97 Victoria Street has historical value for its ability to demonstrate the uptake of lots after the 1912 Town of Berry subdivision was put on sale by Hay and Wolstonecraft. Built between 1915 and 1923 the house provides evidence of the early Inter-war period in Berry. The property has some association with the No. 2 Berry Half Squadron of the New South Wales Lancers who occupied this lot prior to the realignment of streets after the 1902 survey.</p> <p>The dwelling is a good example of a late Federation style building constructed in the transition period to the Inter-war period. The timber vernacular dwelling makes a positive aesthetic contribution to the streetscapes of Berry.</p> <p>97 Victoria Street is a good representative example of dwellings constructed in the early Inter-war period after the commencement of the sale of lots from the Town of Berry plan.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

Shoalhaven Heritage Data Form

DESCRIPTION						
Designer						
Builder/ maker						
Physical Description	<p>The building at 97 Victoria Street is a timber house with a hipped corrugated roof and an attached verandah roof over a traditional front verandah. The front door is central to the front façade and there are double hung timber framed windows either side. The verandah roof is supported on four posts with decorative brackets and a timber picket balustrade. The house is clad in timber weather boards and currently painted dark grey with white trim and has a wrap around verandah at the rear and west side. There is a white square picket fence at the front.</p>					
Physical condition and Archaeological potential	The house is in very good condition					
Construction years	Start year	1915	Finish year	1923	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>2002 additions and alterations were made to the dwelling. The building has retained its front rooms and hallway and form with the front verandah roof. The building has been modified at the rear and a bathroom has been added discretely at the eastern side.</p>					
Further comments	<p>The house was inspected from the street. Photographs of the interior and yard were viewed at Realestate.com.au.</p>					

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HISTORY	
Historical notes	<p>Berry is located at the confluence of Broughton Creek and its important tributary Broughton Mill Creek which were pivotal in the location of the early settlement by providing transport, power and fresh water. The Town of Berry is located west of Broughton Creek and Broughton Mill Creek on the estate of Alexander Berry and Robert Wolstonecraft which was later inherited by David Berry. Alexander Berry was guided to the area by Aboriginal man Broughton (Toodwick 1798–1850) who'd also guided Charles Throsby in his explorations south of Sydney. Broughton went on to play a significant role in the management of Berry's estate along with a substantial work force of other Aboriginal people and convicts who made it possible for Berry to construct his home and estate on the side of the mountain Cullunghutti (Coolangatta).</p> <p>Alexander Berry and Edward Wolstonecraft were granted 10,000 acres, which Berry expanded to 40,000 acres, including the area that became the Town of Berry. The first substantial settlement was located on high ground between Broughton Creek and Broughton Mill Creek which provided access by water to the Shoalhaven and transport for goods. The first village, called Broughton Creek, was strung out along the ridge now called Pullman Street and along Tannery Road. The only access through the bush from other settlements was by pack horse. As well as an important centre for goods distribution the settlement had a significant social role.</p> <p>As the town grew plans were made to expand the town to the west beyond the confines of the creeks. A survey was first made in 1883 when David Berry set aside lands for a courthouse, four churches, a park and a school. Properties along Wharf Road (Prince Alfred Street) and the South Road (Queen Street) were developed early. In 1883 Dr John Hay, a cousin of David Berry, 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 and in 1893 the railway was opened.</p> <p>In 1902 a survey of the carriageways and footways of Berry was made to record the layout of existing streets and buildings prior to realignment under the new deposited plan. (Gazetted 8-07-1905). The 1912 subdivision sale plan also recorded existing buildings on the plan along with those lots not for sale and the names of the owners of those lots. This information can be cross referenced with the certificate of title for Berry which lists the town parcels sold by Hay and Roxburgh (Vol.1907 Fol.15).</p> <p>Site specific history:</p> <p>In 1902 the land on which 97 Victoria Street is located was part of a lot facing Prince Alfred Street and its southern boundary was substantially misaligned with Victoria Street. The 1902 survey stated there were buildings and fences encroaching on Victoria Street. A building is shown facing Prince Alfred Street but nothing on the rear of the lot. The 1912 subdivision sale plan shows Victoria Street has been realigned and there are no buildings on the lot which has been marked Lot 4 Section 4 Deposited Plan 8058.</p> <p>Kate Blanchfield, wife of John Blanchfield Jamberoo Butter Factory manager, purchased Lot 4 Section 4 DP8058 from Alexander Hay and David Roxburgh on 23 August 1915. At that time the lot still faced Prince Alfred Street and Victoria Street and the rear boundary adjoined the lands of the Church of England. The lot was shown as undeveloped in 1912 when the subdivision sale plan was drawn.</p> <p>In November 1923 the front part of Lot 4 was transferred to William Irvine and the part which is now 97 Victoria Street was retained by Kate Blanchfield, by then a widow (17 ¼ perches). In 1944 the property was transferred to Margaret and Henry Kellett, farmer of Berry, who sold it in 1951. The house was most likely built by Kate and John Blanchfield between 1915 and 1923.</p>

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

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The house at 97 Victoria Street has historical value for its ability to demonstrate the uptake of lots after the 1912 Town of Berry subdivision was put on sale by Hay and Wolstonecraft. Built between 1915 and 1923 the house provides evidence of the early Inter-war period in Berry.
Historical association significance SHR criteria (b)	The property has some association with the No. 2 Berry Half Squadron of the New South Wales Lancers who occupied this lot and 29 Prince Alfred Street prior to the realignment of streets after the 1902 survey.
Aesthetic significance SHR criteria (c)	The dwelling is a good example of a late Federation style building constructed in the transition period to the Inter-war period. The timber vernacular dwelling makes a positive aesthetic contribution to the streetscapes of Berry.
Social significance SHR criteria (d)	Does not meet this criterion.
Technical/Research significance SHR criteria (e)	Does not meet this criterion.
Rarity SHR criteria (f)	Does not meet this criterion.
Representativeness SHR criteria (g)	97 Victoria Street is a good representative example of dwellings constructed in the early Inter-war period after the commencement of the sale of lots from the Town of Berry plan.
Integrity	

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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	Louise Thom Heritage	Princess Street HCA Study	2024	Shoalhaven City Council
Web	Land and Property Information Service	Historic Land Records Viewer	2024	NSW Government
Collection	Berry District Historical Society	Various		Berry Museum
Book	Mary Lidbetter	Historic Sites of Berry	1993	
Web	Realestate.com.au	29 Victoria Street, Berry	2024	

RECOMMENDATIONS	
Recommendations	Include 29 Prince Alfred Street, Berry in Schedule 5 of Shoalhaven Local Environmental Plan (SLEP) as a heritage item of local significance. Include in the proposed Princess Street Heritage Conservation Area.

SOURCE OF THIS INFORMATION			
Name of study or report	Princess Street Heritage Conservation Area Study	Year of study or report	2024
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 2024

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IMAGES - 1 per page

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

Image caption	97 Victoria Street, Berry				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



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IMAGES - 1 per page

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

Image caption	Side view from Victoria Street				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



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IMAGES - 1 per page

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

Image caption	Viewed from across Victoria Street. Norfolk Island Pine on Princess Street at front of St Lukes Church visible behind.				
Image year	2024	Image by	Louise Thom	Image copyright holder	Shoalhaven City Council



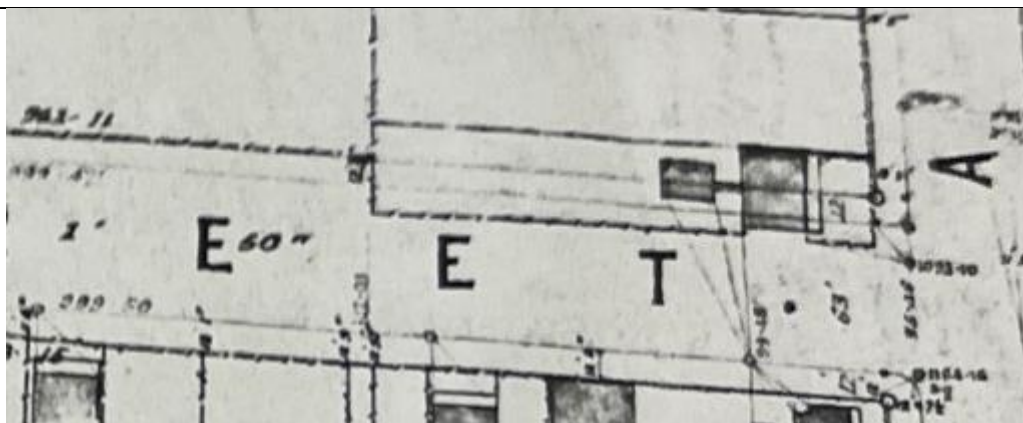
Shoalhaven Heritage Data Form

IMAGES - 1 per page

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

Image caption	Extract from 1902 survey showing how the existing building and its boundary to Victoria Street encroached on the street. The second image is from the 1915 certificate of title after the boundaries have been realigned.				
Image year	1902 and 1915	Image by		Image copyright holder	Shoalhaven City Council

1902



1915

