

## PROPOSED DEVELOPMENT

AT

## THE BERRY HOTEL

120 QUEEN STREET, BERRY, NSW

## HERITAGE IMPACT STATEMENT



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## 1.0 INTRODUCTION

### 1.1 THE BRIEF

The following report has been prepared to accompany a development application for alterations and additions to the Berry Hotel, and the adjoining former CBC Bank building at NSW. The site includes the current house and vacant lot at 79-83 Princess Street. The report has been prepared for Feros Group, the tenants of the property.

### 1.2 THE STUDY AREA

The study area consists of the following sites:

SITE	ADDRESS	LOT	DP
Berry Hotel	120 Queen Street	1	578257
Former CBC Bank	122 Queen Street	Pt 1	SP 93194
Residence	79 Princess Street	3	342913
Residence	81 Princess Street	2	342913
Vacant Lot	83 Princess Street	1	342913

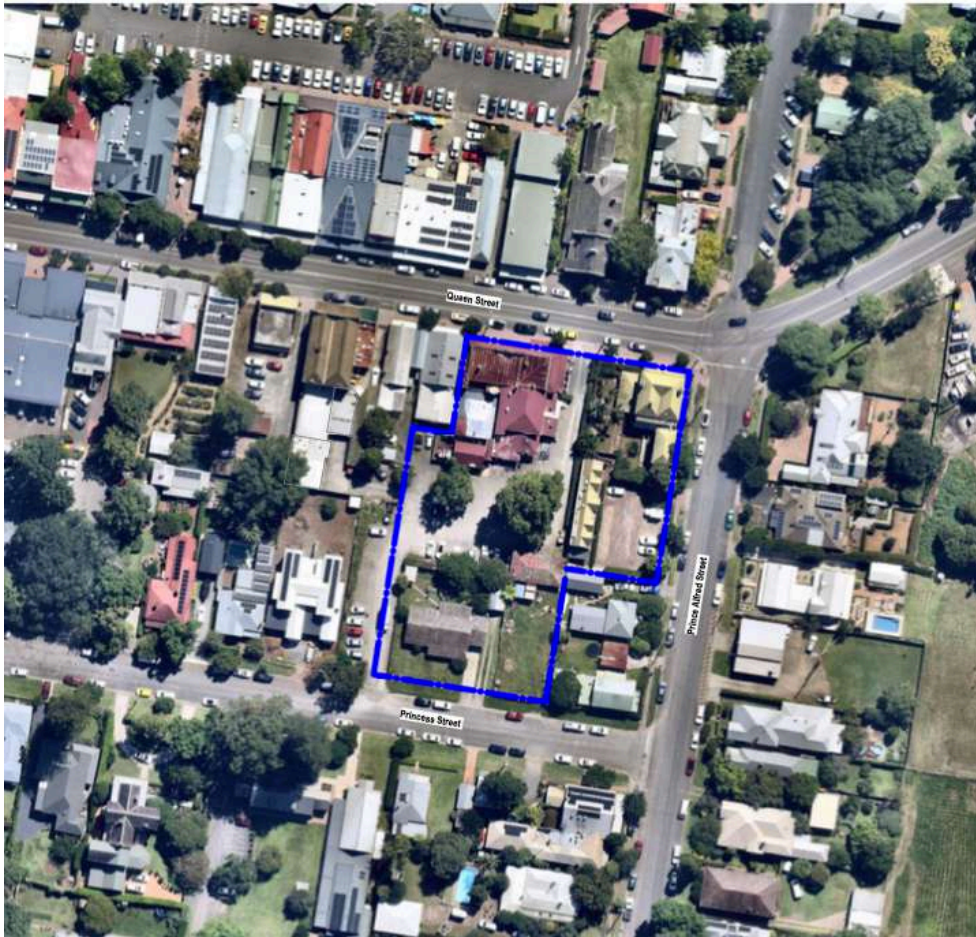


Figure 1.1 The Study Area highlighted

Source: Architect

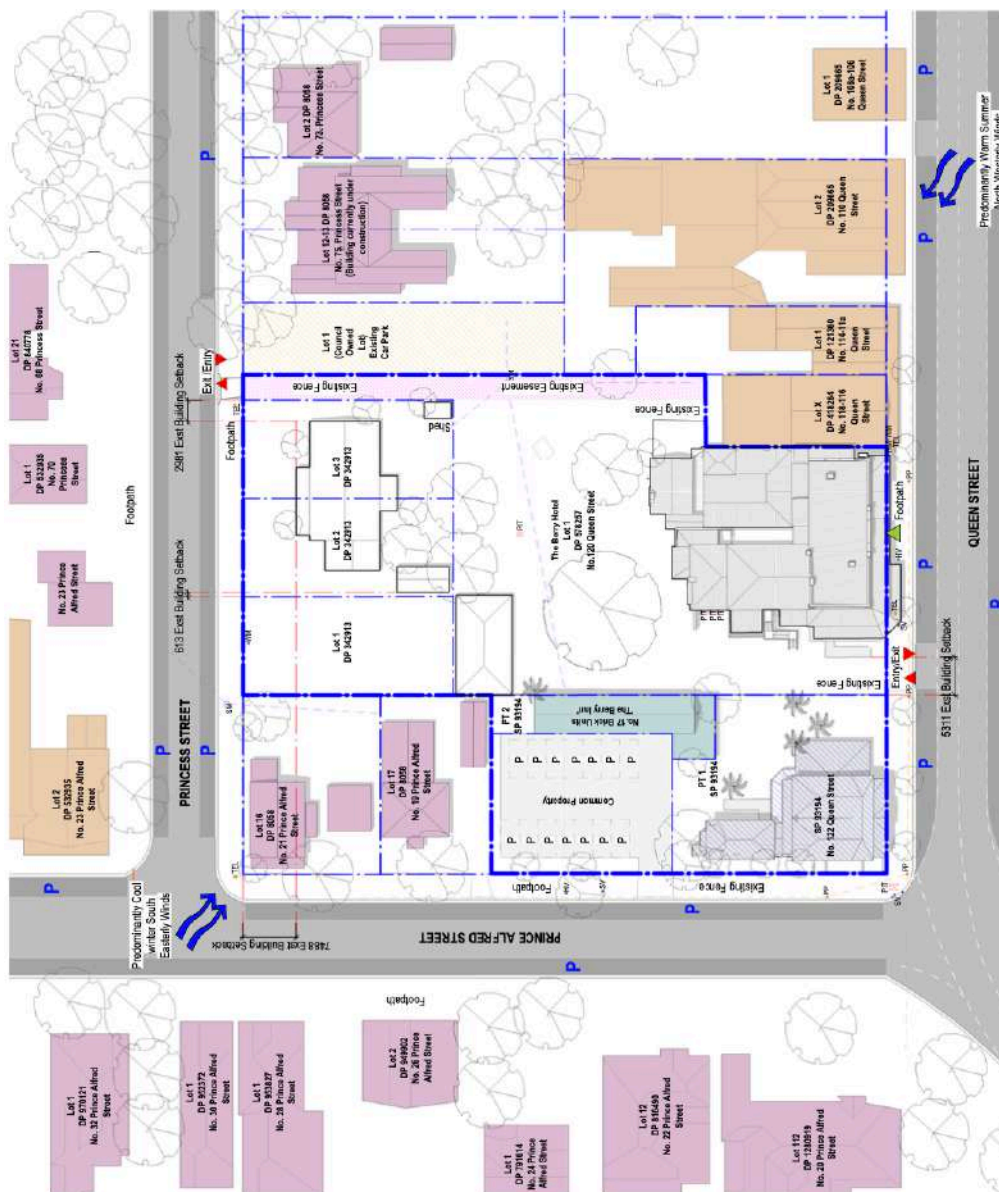


Figure 1.2 The Study Area showing the lot layout and buildings (image re-oriented for clarity)

Source: Architect

### 1.3 LIMITATIONS AND TERMS

The report only addresses the European significance of the place. The terms *fabric*, *conservation*, *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation*, *compatible use* and *cultural significance* used in this report are as defined in the Australia ICOMOS Burra Charter.

#### 1.4 METHODOLOGY

This report was prepared in accordance with the *NSW Heritage Manual* "Statements of Heritage Impact" and "Assessing Heritage Significance Guidelines" and the Shoalhaven Council guidelines for the preparation of heritage impact statements. The philosophy adopted is that guided by the Australia ICOMOS Burra Charter 2013.

#### 1.5 AUTHORS AND ACKNOWLEDGMENTS

This report, including all diagrams and photographs, was prepared by John Oultram of John Oultram Heritage & Design, unless otherwise noted. Historical research was prepared by Nicholas Jackson. John Oultram Heritage & Design was established in 1998 and is on the NSW Heritage Office list of heritage consultants.



## 2.0 HISTORICAL DEVELOPMENT

### 2.1 SUMMARY

The hotel at No. 120 Queen Street was built in 1888 when the leaseholder and licensee was Jonathon Goldsmith Lambert (1851-1926). Lambert's new hotel, known as the Commercial, replaced an earlier hotel dating from 1865 known as the Kangaroo Inn. The hotel was built by William Alfred Isley (1861-1938) who also practiced as an architect and so it was probably designed by him also. The street frontage and licensed areas of this hotel were rebuilt in 1935 and in that year the name was changed to the Hotel Berry (or Berry Hotel).

The former Commercial Banking Company of Sydney Bank branch at No. 122 Queen Street was built in 1889 with the architect being the Mansfield Bros, these being George Allen Mansfield (1834-1908) and Ralph Mansfield (1845-1923).

Prior to the early 1940s the properties Nos. 81-83 Princess Street were part of the allotment of the Hotel Berry. Subsequently, No. 81 Princess Street was developed for residential use, and No. 83 Princess Street for a commercial use.

### 2.2 TOWN CONTEXT

The town of Berry originally was a private venture initiated by Alexander Berry; prior to 1889 the town was called Broughton Creek. This part of the south coast of NSW had been crossed by the assistant government surveyor, George William Evans (1780-1852), in 1812 who noted the stands of cedar trees and cabbage tree palms. Subsequently, in 1822 Alexander Berry (1781-1873) and his business partner Edward Wollstonecraft (1783-1832) were granted 10,000 acres beside the Shoalhaven River, which the pair developed as the Coolangatta estate.

The old growth forests of cedar and blue gum were cleared and the cut timber shipped to Sydney. The cleared land was developed for a variety of agricultural pursuits such as growing maize, tobacco, wheat, barley and potatoes, and stocking pigs and cattle, all worked by convict labour. From about 1836 Alexander was joined by his brother David (1795-1889) in managing Coolangatta, and David in effect became the owner.

The settlement at Broughton Creek (Berry) began in the mid 1820s as an encampment for Berry's timber getters and sawyers. After, a tannery commenced operation on the south side of the creek, and by the 1840s there was a sawmill. Access to these was by the creek that was navigable to a wharf at the end of present day Prince Alfred Street. The low-lying land beside the creek was susceptible to periodic inundation, which forced relocation of the settlement to the ridge now defined by Pulman Street and Queen Street. By the late 1860s there were about 300 residents in the district and they successfully lobbied for local government representation with the incorporation of the Municipal District of Broughton Creek and Bomaderry in 1868.

When the town plan was laid out has not been stated with confidence, but it seems to have been in about 1883 and no later, and so implemented by David Berry following the death of his brother. The layout of the town followed the well-established grid pattern with the streets orientated north/south and east/west. Queen Street became the main business thoroughfare. Berry set aside reserves along Victoria Street for the post office (built 1886), the public school (built 1884), and the courthouse (built 1890-91).

Reserves were made for the four main churches, these being the first Presbyterian Church in Victoria Street opened in 1884, the Anglican's St Luke's Church opened in 1885, the first Methodist Church in Albert Church opened in 1884, and the first St Patrick's also in Albert Street opened in 1884. These places served the surrounding district that had developed into an important agricultural and dairying community of tenant farmers holding tenure by the grace of Berry.

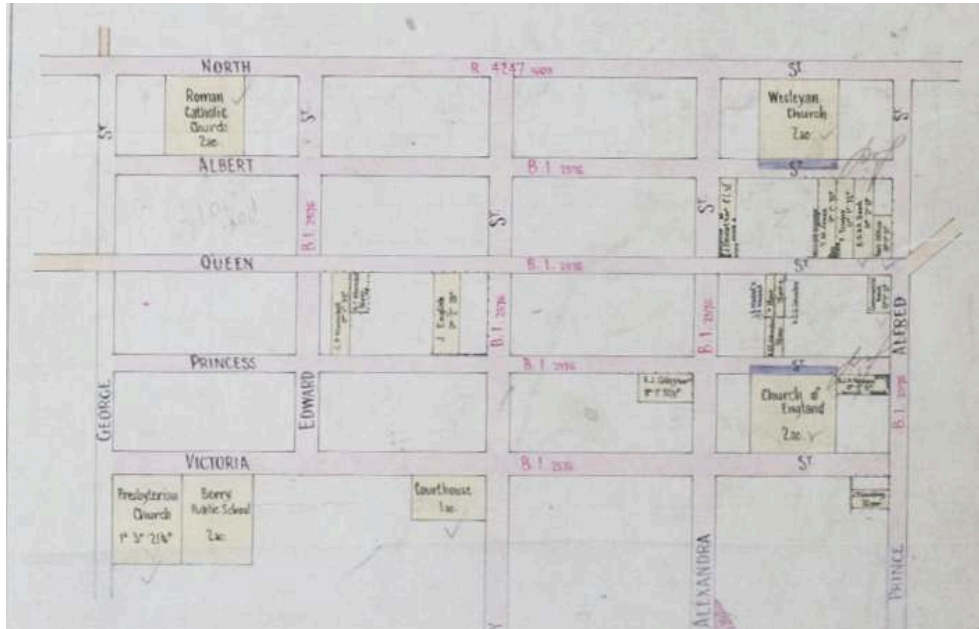


Figure 2.1 This plan of Berry was included in a land deed dated 1907. The blocks shaded yellow were either reserves set aside by David Berry or the freehold sales inclusive of the sale in 1888 to the CBC (No. 122 Queen Street)

Source: NSW Land Registry Services (CT 1907-15)

While Berry sold the freehold of a very small number of building allotments to encourage private enterprises such as bank branches (the ESA in 1884 and CBC in 1889), elsewhere in the town only leases were granted. These leases were for terms of say ten years', negotiated by Berry and the lessee; they were private and were not registered with the NSW Registrar General. As the lessee had no surety of title it is difficult to understand how money could have been raised through a mortgage. The corollary of this is that Berry funded development of these leaseholds and retained ownership of the capital improvement.

David Berry's key role in the growth of the township was recognised in 1889 with the change of name to Berry. The name of the municipality was changed to this name in 1890 with the passing of the *Berry Municipal District Naming Act of 1890*.

The railway station at Berry was opened in 1893 as part of the extension of the South Coast Line from Bombo to Bomaderry

After David Berry died in 1889, the Coolangatta estate inclusive of the township passed to his cousin and estate manager (Sir) John Hay (1840-1909). Berry had left large bequests in this will inclusive of 100,000 pounds for the funding the building and running of the local hospital (opened in 1909), and another 100,000 pounds as an endowment for the University of St Andrew's in Scotland (Berry Chair of English Literature). To settle these expenses Hay sold the freehold of the farms in 1893. After Hay died in 1909, his trustees sold the freehold of the allotments in the town in 1912.



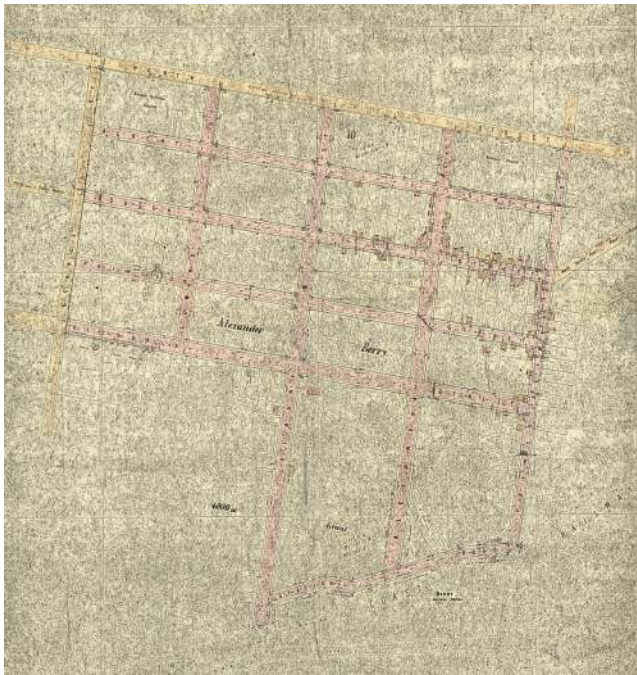


Figure 2.2 This survey of Berry was undertaken in 1905 for the alignment and dedication of the streets and paths under the provisions of the *Public Roads Act* of 1902. It is the first detailed survey that depicted built development

Source: NSW Land Registry Servs (CP 1.2576)



Figure 2.3 This plan was prepared for the sale of leaseholds in Berry in 1912. Again it was detailed in respect of the built development undertaken up to that date. Berry at this late date was very sparsely settled with development clustered at the north-east corner of the town

Source: National Library of Australia



Figure 2.4 A view of Queen Street probably in the 1910s

At left are the Berry Hotel (No. 120 Queen Street) built in 1888 as the Commercial, and the CBC branch (No.122 Queen Street) built in 1889. At right are the ES&A branch (No. 135 Queen Street) built in 1884 and designed by William Wardell, and the Post Office (No. 137 Queen Street) built in 1886

Source: State Library of NSW (At Work and Play - 04620)

### 2.3 BERRY HOTEL, NO. 120 QUEEN STREET, BERRY

The history of the Berry Hotel dates back to December 1865 with the opening of the Kangaroo Inn, first licensed by John Howard.<sup>1</sup> As with most buildings in early Berry this was a weatherboard structure. Howard died in 1866 and his widow, Harriett, married John Flynn shortly after and she continued with the license<sup>2</sup> until 1869 when it was sold to Mrs Elizabeth Regen who held it until her death in 1876.<sup>3</sup> TM Richards held the licence briefly in 1876 and 1877,<sup>4</sup> and from 1878 to 1885 the licensee was J Bragg. From 1885 the licensee was Jonathon Goldsmith Lambert.

Jonathon Goldsmith Lambert (1851-1926) had been the publican of a number of hotels in the Inverell district, firstly the Belmore Arms at Elsmore, and from 1884 the Australian Hotel at Inverell.<sup>5</sup> The Kangaroo Inn was the only licensed premises in Berry prior to 1887 when the Great Southern Hotel at No. 95 Queen Street was opened by Bryce Henry (1860- 1894), which was mostly destroyed by fire in 1961.<sup>6</sup> The coming of competition with brick built premises was followed in 1888 with the rebuilding of the Kangaroo Inn.

<sup>1</sup> Court of Petty Sessions, Nowra, *Illawarra Mercury*, 17 October 1865, p.2  
Return of Publicans' Licenses, *NSW Government Gazette*, 10 November 1865  
Advertising, *Kiama Independent*, 7 December 1865, p.3

<sup>2</sup> Court of Petty Sessions, *Kiama Independent*, 27 January 1867, p.4

<sup>3</sup> Court of Petty Sessions, *Kiama Independent* 21 October 1869, p.2

<sup>4</sup> District News, *Kiama Independent*, 12 December 1876, p.2

<sup>5</sup> Inverell, *Evening News*, 31 March 1884, p.6

<sup>6</sup> 'Berry. Town of Trees. A guide for walking,' The Berry Museum, 2016

In 1888 the core of the existing brick hotel was built and coinciding with the building of the hotel the name was changed to the Commercial Hotel.<sup>7</sup> The new hotel was reported as being under construction in November 1888, it being described then:<sup>8</sup>

*Mr Lambert's new Commercial Hotel, built of brick, and containing 17 rooms. The rooms will consist of bath, private sitting, bedrooms, and a commercial room. Round the building is a balcony, which allows of a promenade of 120 feet; under the bar is a cellar, 18 by 16; and contractor and builder is Mr Isley. The building will be ready to furnish in a fortnight Mr Lambert estimates, and when finished entirely, the cost will be about 2000 pounds.*

The final completion date was June 1890.<sup>9</sup>



Figure 2.5 The Queen Street frontage of the Commercial Hotel (now Hotel Berry or Berry Hotel) in 1925. The building shown was that as built in 1888 and prior to the remodeling in 1935. The ornate cast iron columns and lace railings were replaced in 1935 with the brick arcade seen today

Source: Noel Butlin Archives, ANU

<sup>7</sup> Licensing Court, *Shoalhaven Telegraph*, 16 May 1888, p.2

<sup>8</sup> At Berry, *Kiama Independent*, 27 November 1888, p.2

<sup>9</sup> Telegrams, *Sydney Mail*, 28 June 1890, p. 1450





Figure 2.6 A photograph by commercial photographer Samuel Cocks dated 1896 that recorded the as built elevations of the Commercial (now Berry) Hotel

Source: State Library of NSW (PXA 668-1)

The contractor elsewhere was reported as WT Isley and Sons; this could have been either William Isley (1834-1926) or his son William Alfred Isley (1861-1938) as there is no record of a WT Isley having existed. Isley senior was celebrated in his day as a veteran of the Crimean War (1853-1856) serving in an army works corps and lived his early years in NSW on the gold fields around Braidwood where he was a builder, and in 1879 moved to Lithgow.<sup>10</sup>

His son was both a builder and architect<sup>11</sup> (an Isley designed the pavilion building at the new showground in 1887,<sup>12</sup> probably is the Agricultural Pavilion standing at the corner of Albany and Victoria-streets) and so perhaps it was Isley junior who was working in Berry. Also in Berry Isley was the contractor for the building of the Post Office completed in 1886,<sup>13</sup> and also the Anglican Church rectory (date not determined).<sup>14</sup> This association with Isley junior suggests he both designed and built the hotel.

<sup>10</sup> 'Late Wm Isley', *Lithgow Mercury*, 3 December 1926, p.4

<sup>11</sup> Obituary, *Lithgow Mercury*, 8 August 1938, p.1

<sup>12</sup> Broughton Creek, *Australian Town and Country Journal*, 3 September 1887, p.15

<sup>13</sup> 'Postmaster-General at Broughton Creek', *Sydney Mail*, 13 November 1886, p.1032

<sup>14</sup> Bankruptcy, *Shoalhaven News*, 29 April 1893, p.2

The rear outbuildings of the hotel were damaged by fire in 1908 inclusive of the washhouse, laundry and stables that presumably were of timber construction.<sup>15</sup>

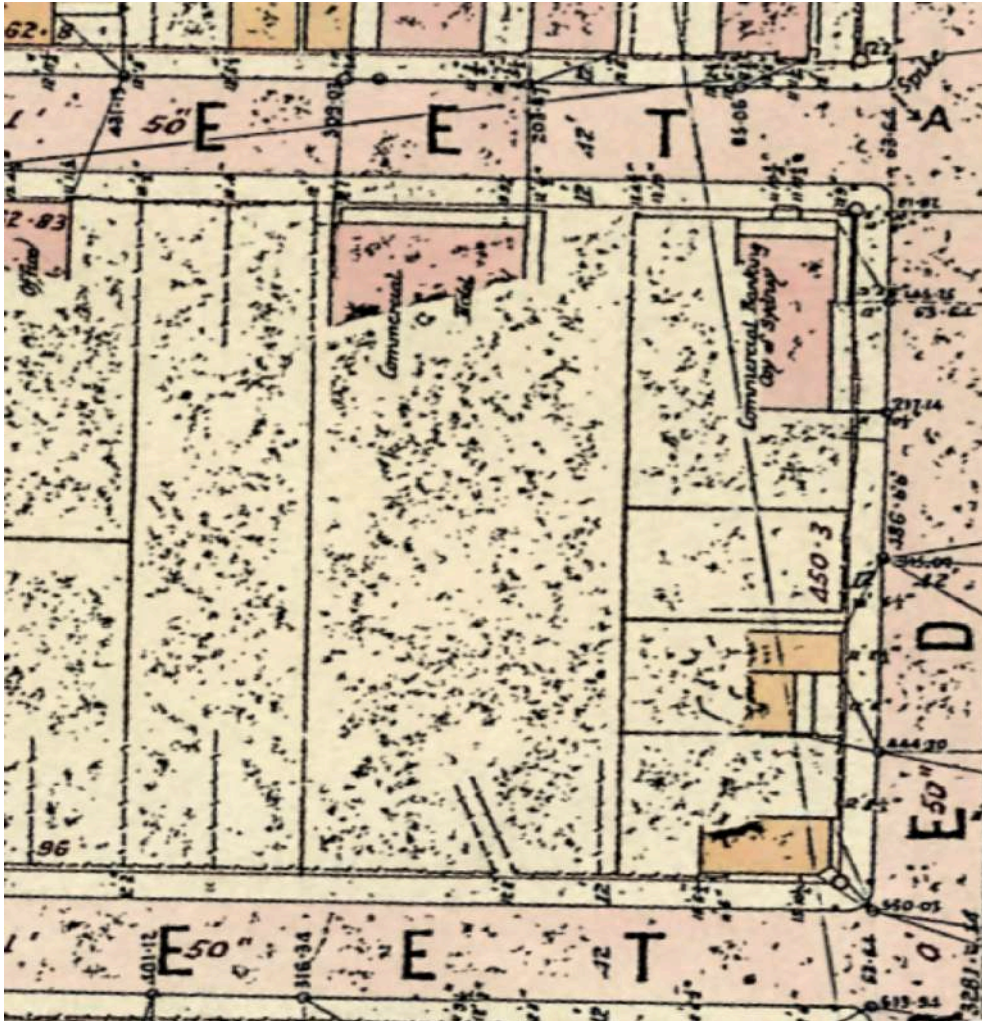


Figure 2.7 Detail of the government survey of Berry dated 1905 showing the footprint of developments at Nos. 120-122 Queen Street. This survey was concerned only with development fronting the public streets and so any other development within the allotment was not recorded

Source: NSW Land Registry Services (CP 1.2576)

<sup>15</sup> 'Fire at Berry', *Shoalhaven News*, 11 April 1908, p.4



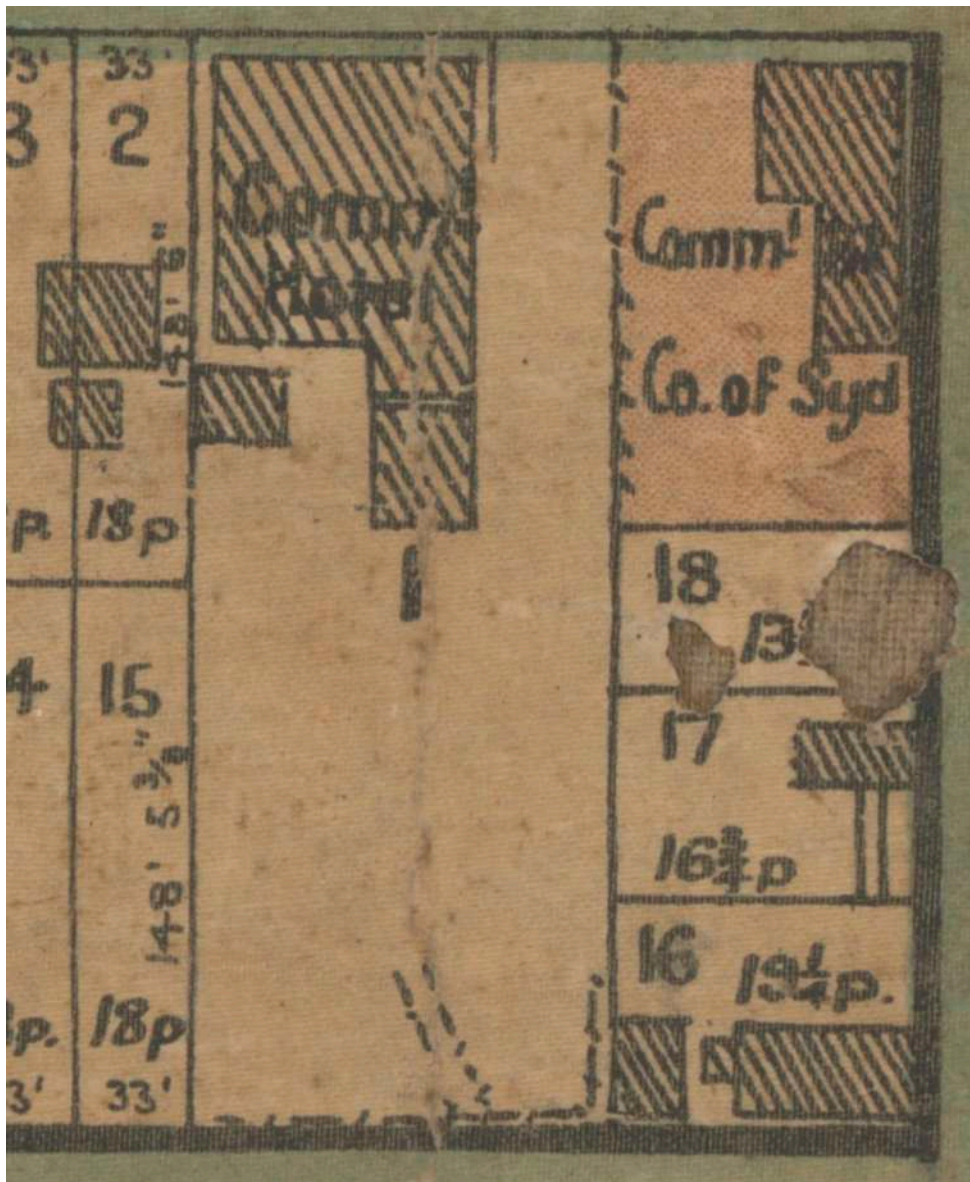


Figure 2.8 This plan was prepared for the sale of leaseholds in Berry in 1912. This survey was intended to show the full extent of development within the allotments. In the instance of No 120 Queen Street there are a number of outbuildings, which were probably damaged or destroyed by fire in 1908

Source: National Library of Australia

Lambert's lease of the hotel property from John Hay commenced in 1889 and expired in 1910.<sup>16</sup> However, in 1898 Lambert moved to Nowra where he held the license of the Albion.<sup>17</sup> Following Lambert's departure there was a succession of licensees of the hotel,<sup>18</sup> but who held the leasehold has not been determined.

<sup>16</sup> Recited in Torrens Title Vol. 1907 Fol. 15

<sup>17</sup> Obituary, *Daily Telegraph*, 29 January 1926, p.7

<sup>18</sup> Jude John William by 1900 to 1905, Henry Smith in 1906, John J Walker in 1908, Thomas Barrett in 1909



When the freehold of the allotments within the town were put up for sale by the trustees of Sir John Hay in 1912 it included the Commercial Hotel with a lease expiring July 1915.<sup>19</sup> On the day of the sale the no offer was made for the Commercial Hotel (while the Southern Hotel was passed in at 2000 pounds).<sup>20</sup>

However, very shortly after in 1912 the freehold was sold to William Henry Brooke,<sup>21</sup> who had been the licensee of the hotel since 1910.<sup>22</sup> Brooke owned the freehold until his death in 1947 and after this ownership was retained by his widow, Margaret Mary, until her death in 1951. Since 1927 the licensee was Thomas William Sulway<sup>23</sup> and from 1932 he was the leaseholder of the hotel.<sup>24</sup> Sulway (1897-1973) was Mrs Brooke's son from her first marriage, which was dissolved in 1916. In 1953 Sulway inherited the freehold of the hotel.<sup>25</sup>

In November 1935 alterations and additions were undertaken at a cost of 3000 pounds. These works comprised a new dining room, kitchen, bedrooms, new street frontage and new bars.<sup>26</sup> Also wooden buildings adjoining the hotel were demolished.<sup>27</sup> The architect overseeing this work, if there was one, has not been determined. The licensee of the hotel from 1935 to his death was William George Salway (confusingly). Salway (1905-1941) had not previously held a publican's licence.<sup>28</sup> Coinciding with the new front in 1935 came a new name, the Hotel Berry.



Figure 2.9 The Hotel Berry in 1939 when the licensee was William George Salway (1905-1941). The new front was built in 1935. Also in that year the hotel name was changed from Commercial to Berry

Source: Noel Butlin Archives, ANU

<sup>19</sup> Advertising, *Shoalhaven Telegraph*, 14 February 1912, p.2

<sup>20</sup> 'Berry Township Sale', *Shoalhaven News*, 24 February 1912

<sup>21</sup> Torrens Title Dealing A27841

<sup>22</sup> Publican's Licenses, *NSW Government Gazette*, 24 August 1910, p.4668

<sup>23</sup> Licensing Court, *Shoalhaven News*, 24 September 1927

<sup>24</sup> Torrens Title Dealing C100798

<sup>25</sup> Torrens Title Dealing F841750

<sup>26</sup> Tenders Called, *Construction*, 22/5/1935, p.6

Noel Butlin Archives - Tooth and Company Ltd yellow card -Berry Hotel

<sup>27</sup> Berry News, *Kiama Independent*, 6 July 1935, p.4

<sup>28</sup> Licensing Court, *Nowra Leader*, 19 July 1935, p.1

In 1939 the rear portion of the property facing Princess Street (Nos. 81-83) was subdivided and sold piecemeal over the following few years.<sup>29</sup> Alterations were undertaken in 1947 comprising a new lounge bar on the ground floor adjacent to the public bar, which necessitated demolition of some partition walls.<sup>30</sup> In 1961 the allotment of No. 118 Queen Street was sold,<sup>31</sup> which comprised a weatherboard store.



Figure 2.10 The Hotel Berry in 1949. The alterations undertaken in 1947 did not change the street frontage

Source: Noel Butlin Archives, ANU

<sup>29</sup> Torrens Title CT Vol. 2376 Fol. 160

<sup>30</sup> Noel Butlin Archives - Tooth and Company Ltd yellow card -Berry Hotel

<sup>31</sup> Torrens Title Dealing H618794



Figure 2.11 The Hotel Berry in 1970

Source: Noel Butlin Archives, ANU

After the death of Sulway in 1973, the freehold was sold in 1974 to Ronald Arnold Provost and his wife Elaine,<sup>32</sup> who had been the licensees since 1972. The owner in the 1980s was Hesago Pty Ltd, and after 1988 it was C Waller and Associated Pty Ltd,<sup>33</sup> and extensive alterations were undertaken in 1991.

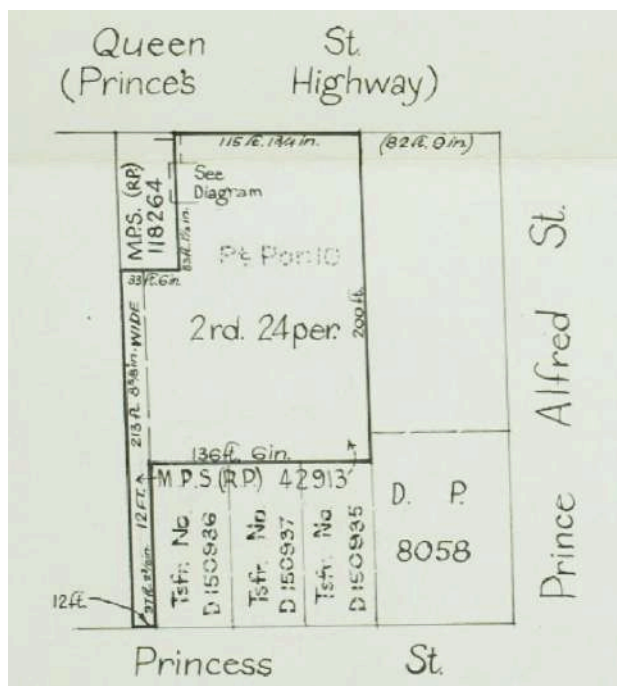


Figure 2.12 The allotment of the hotel was subdivided in 1939 to sell off the Princess Street frontage. In 1961 the store at No. 118 Queen Street was sold

Source: NSW Land Registry Services (CT 8467-39)

<sup>32</sup> Torrens Title Dealing N800311

<sup>33</sup> Torrens Title Dealing X567454

## 2.4 FORMER COMMERCIAL BANKING COMPANY BANK, NO. 122 QUEEN STREET, BERRY

The freehold of the allotment of the former Commercial Banking Company of Sydney branch (CBC) was sold by David Berry to the Bank in 1888 for 1000 pounds.<sup>34</sup> Prior to this the allotment had been leased by storekeepers Hale and Robertson. The Bank had operated a branch in the town prior to this in leased premises.<sup>35</sup> Construction of the new bank branch had begun by August 1889,<sup>36</sup> and it was completed by June 1890.<sup>37</sup> The build cost was £3,230.



Figure 2.13 A photograph by commercial photographer Samuel Cocks dated 1896 that recorded the as built elevations of the CBC branch built in 1889. The western half of the allotment was fenced and seems to have been landscaped to provide a garden setting

Source: State Library of NSW (PXA 668-4)

The Commercial Banking Company of Sydney was established in 1834 and was the third oldest of the colonial banks in NSW, in being preceded by the Bank of New South Wales (1817) and the Bank of Australia (1826 and closed in 1846). This was a period when London based banks operated in the Australian market. One of the founders of the CBC was that great fraudster Leslie Duguid (1803-1870). In its earliest years the CBC maintained a head office in the city, in George Street, with branches in country towns being opened from the 1860s.

The great growth in the fortunes of the CBC was in the period from 1867 and the appointment of Thomas Allwright Dibbs (1833-1923) as general manager; a role he maintained until retirement in 1915. By 1879 the CBC had 71 branches across country NSW and by 1890 there were 126.<sup>38</sup>

<sup>34</sup> Old System Conveyance Book 399 No. 990

<sup>35</sup> Timms, FA, *Early History of Broughton Creek*, 1938

<sup>36</sup> Berry, *Australian Town and Country Journal*, 17 August 1889, p.13

<sup>37</sup> Berry, *Australian Town and Country Journal*, 5 July 1890, p.14

<sup>38</sup> *A century of banking: the Commercial Banking Company of Sydney Limited, 1834-1934*, Art in Australia, 1934



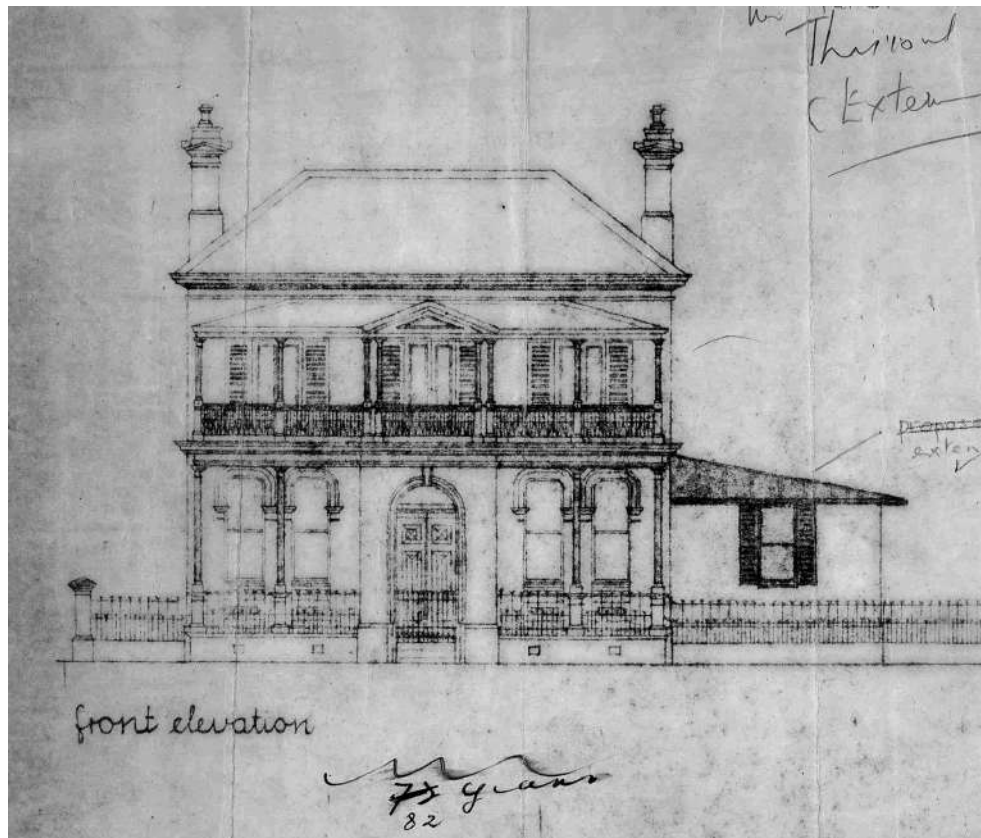


Figure 2.14 Elevation drawing of the Bank branch showing a later, 1920s (?) addition to the side.

Source: Courtesy of NAB Archives, Melbourne

In 1981 the CBC merged with the National Bank of Australasia Ltd, which became the National Australia Bank in 1983. Rationalisation of the bank branches was inevitable, and in 1987 the freehold of the Berry branch was sold to a restaurateur for \$170,000<sup>39</sup> (\$437,312 adjusted for inflation).

The CBC engaged a number of different consulting architects for its bank branches over time and in the 1880s it was Mansfield Bros, these being George Allen Mansfield (1834-1908) and Ralph (1845-1923). In 1888 GA Mansfield's son, Wilfred Sydney (1869-1918) joined the practice. GA Mansfield is widely acknowledged as one of the greats of Victorian era architecture in NSW. Examples of Mansfield Bros' CBC bank branches built in the 1880s are at Kiama (1881), Yass (1881), Wagga Wagga (1882), Lithgow (1883), Narrandera (1884), Moss Vale (1885), Lismore (1886), Braidwood (1888), Berry (1889), and Morpeth (1889).

<sup>39</sup> Old System Conveyance Book 3694 No. 325

### 3.0 PHYSICAL DESCRIPTION

An inspection of the properties was carried out by John Oultram in August 2022 to ascertain their layout, condition and intactness from original construction.

#### 3.1 BERRY HOTEL

The current plans are shown in Figures 3.1.1A and 3.1.1B.

##### 3.1.1 External

The Berry Hotel is a large, two storey, late Victorian Hotel that has been remodelled in the Inter War years to a slightly Romanesque style.

The building is in face brick with a skillion, metal roof set behind a front parapet. There is a two storey verandah/colonnade to the front and side with a skillion metal roof. The verandah has open arches at the ground and first floor to the north but has been enclosed to the east with brick and timber framed windows and doors. The former front wall beyond has been partly removed but remains in the street facing section.

The main entry is to the street with an inset porch in the colonnade with stepped brick detailing in dark brick. The porch is set in a parapet section of the facade with a curved 'pediment' set between brick piers. Beyond is the original Victorian parapet in render with piers, a curved pediment and inset panels. The pediment is marked with the date 1888.

There is two storey wing to the rear to the east in brick with a hipped, corrugated metal roof with a single storey section beyond to the same detail with a skillion store. To the west of this is a single storey fibro store and a store/lounge in brick with a gabled, corrugated metal roof. There is an entrance between that accesses a covered courtyard at the rear of the hotel that has a solid and alsonite roof supported on steel posts. There is a former kitchen to the west of this in brick with a gabled, corrugated metal roof.

##### 3.1.2 Internal

Internally, at the ground floor, the hotel has a central stair hall with the main bar to the east and dining room and service rooms to the west. There are two lounges to the rear of the bar with a kitchen beyond. There is loggia to the central court and store rooms. The interior has been altered to a degree that the original detail is only partly discernible with plaster stripped from walls, walls re-rendered, ceilings replaced, rooms altered, joinery removed. There are modern bar fittings, kitchen and lavatory fitouts.

Original detail to the ground floor largely dates from the Victorian hotel and includes:

- Timber floors
- Plastered masonry walls to the stair hall
- Stair hall arch and brackets
- Brick chimneybreasts
- Polished timber fireplaces
- Polished timber stair
- V jointed timber boarded ceilings
- Part glazed French doors to the front verandah with margin bars and highlights
- Part glazed door with patterned glass and highlight
- 12 pane, double hung, timber sash windows



The 1935 works detail includes:

- Small pattern tiling to the entry hall
- Fibrous plaster ceilings some with bas-relief decoration and moulded plaster cornices
- Edwardian style fireplaces

The upper floor appears to be to its early layout and retains four panel doors and part glazed French doors to the verandah, plaster and lath ceilings and plaster cornices though some ceilings have been replaced. The open verandah has a painted concrete floor, exposed brick walls and a fibro and batten ceiling.

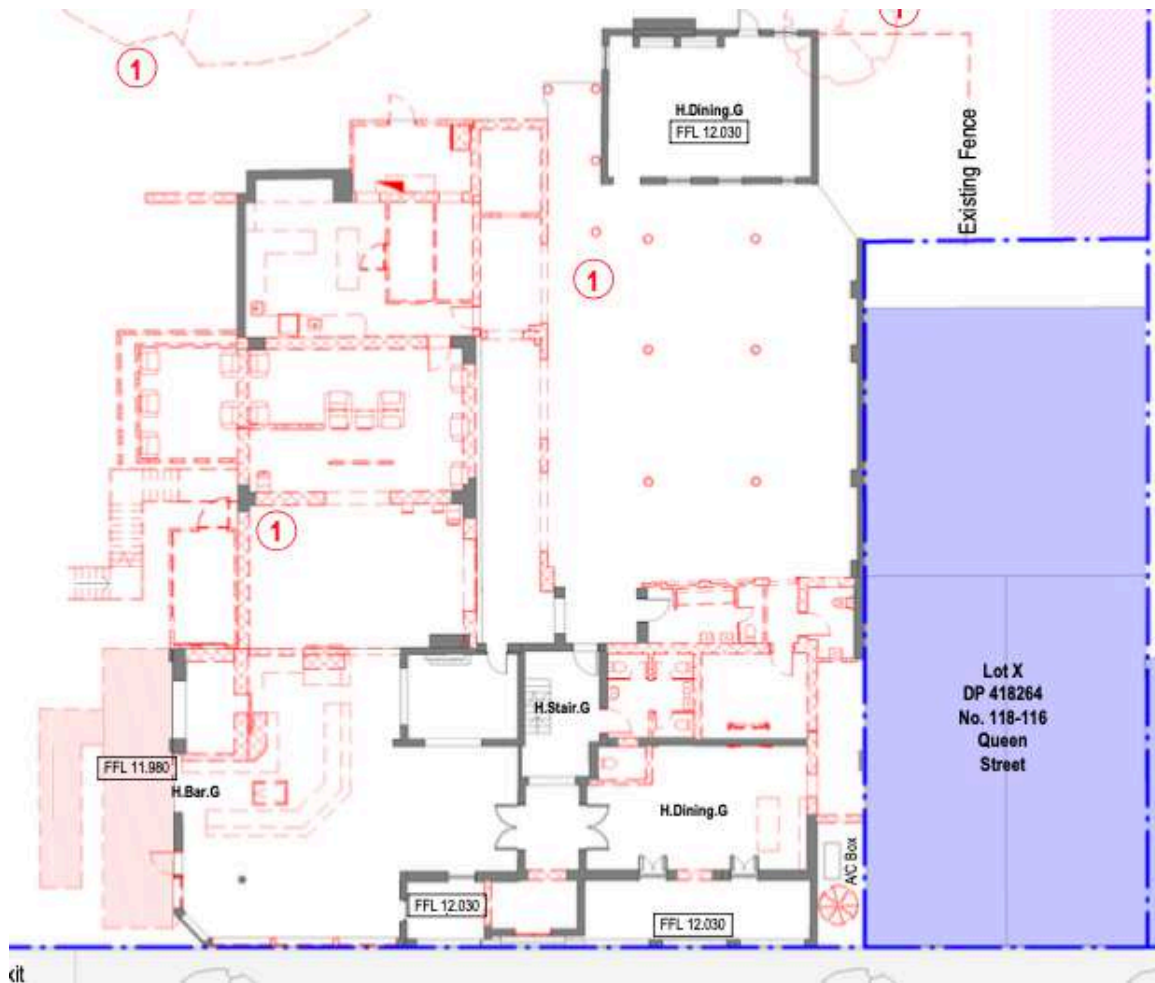
### 3.1.3 Outbuildings and Surrounds

The main outbuildings to the Hotel are now connected to it. There is a modern weatherboard store attached to the east side of the rear wing.

To the rear, across the car park, is a four car garage in face brick with a hipped, corrugated metal roof.

The Hotel has a side drive from Queen Street lined with hedging and a gravel hardstand at the rear with a drive to Princess Street with hedging to the east and a colorbond fence to the west. There are some mature trees on the site at the rear but only remnant stumps of the listed Lilli Pillies.

Figures 3.1.2 - 3.1.16



GROUND FLOOR

Figure 3.1.1A The Berry Hotel, Queen Street, Berry

Plan as existing (demolition shown)

Source: Architect



FIRST FLOOR

Figure 3.1.1B The Berry Hotel, Queen Street, Berry

Plans as existing (demolition shown)

Source: Architect



Figure 3.1.2 Berry Hotel, Berry  
Front elevation



Figure 3.1.3 Berry Hotel, Berry  
View looking southeast



Figure 3.1.4 Berry Hotel, Berry  
View looking north along the drive to Queen Street



Figure 3.1.5 Berry Hotel, Berry  
Rear elevation



Figure 3.1.6 Berry Hotel, Berry  
Former kitchen



Figure 3.1.7 Berry Hotel, Berry  
Entry colonnade





Figure 3.1.8 Berry Hotel, Berry  
Original, Victorian, colonnade doors



Figure 3.1.9 Berry Hotel, Berry  
Entry hall



Figure 3.1.10 Berry Hotel, Berry  
Stair





Figure 3.1.11 Berry Hotel, Berry  
Main bar



Figure 3.1.12 Berry Hotel, Berry  
Courtyard



Figure 3.1.13 Berry Hotel, Berry  
Former kitchen



Figure 3.1.14 Berry Hotel, Berry  
Former kitchen



Figure 3.1.15 Berry Hotel, Berry  
Courtyard colonnade



Figure 3.1.16 Berry Hotel, Berry  
Kitchen

### 3.2 FORMER CBC BANK – 122 QUEEN STREET

#### 3.2.1 External

To the east of the Hotel is the former CBC Bank, a two storey building in the Victorian Free Classical style set at the corner of Queen Street and Prince Alfred Street. The building is relatively intact but has been altered at the rear and internally. There is a later, single storey addition to the west. The current plans are shown in Figure 3.4.1.

The building is in coursed rendered masonry with a hipped, corrugated metal roof and rendered masonry chimneys with decorated cappings. There is a two storey verandah to the front, with a skillion roof supported in classical columns on piers at both levels (fluted to the ground floor) with a cast iron, lace balustrade to the upper floor with a raised steel handrail. The upper verandah features a small, central pediment and V jointed timber soffit with exposed rafters. The verandah floor is modern. There are three sets of French doors with fanlights that open onto the upper verandah with three panel shutters.

The lower verandah features a projecting, arched portico with rusticated piers and scrolled keystone and cornice over a stucco entrance arch with iron palisade fencing rails between the columns. The ground floor, double hung, sash windows are paired and arched and feature stucco mouldings, cills and under-panels.

The side elevations are to a plainer detail with some two pane, double hung, timber sash windows and blind openings with stucco decoration at the heads and cills.

The building has a pitched roof wing to the rear to a plainer detail with a skillion link in two sections and a second verandah that has been replaced at the ground with a glazed enclosure. The upper verandah has been enclosed with aluminium glazing between the classical columns but retains its V jointed timber soffit with exposed rafters.

The later side addition to the west is also in render with modern windows and doors and a flat, metal roof.

There is a small garden to the front bounded by a cast iron, palisade fence on a rendered plinth with a later aluminium fence beyond to a paved court to the west of the later extension. There is also a narrow garden to the east also bounded by a cast iron fence

There is a car park at the rear with modern hotel accommodation in the 'stables' building with plantings along the street boundary to Prince Alfred Street. There is a small garden at the rear of the building laid to lawn with brick paths and a timber ramp to the conservatory.

#### 3.2.2 Internal

The building retains part of its original layout but has been altered with some walls removed, new openings formed and ensuite inserted at both levels. The major rooms are arranged off a central, cranked hall and the stair is separated off to the east. There is an arched opening from the hall to the lounge with later doors and fanlight. There is a separate entry door to the stair with a six panel, timber door and fanlight.

The upper floor has a central hall with an arched openings to the stair and central bedroom with rooms off with the rear section accessed off the stair landing.

The rear section is to a more modern detail at the ground floor though the kitchen chimneybreast remains. There is a separate laundry in the rear wing and a small store beyond.

The interior retains much of its original fabric including:

- polished timber floors
- plastered masonry walls and moulded timber skirtings
- plaster and lath ceilings and moulded plaster cornices
- battened ceiling to the ground floor halls
- four panel doors and moulded timber architraves
- part glazed French doors and fanlights
- main entry doors and arched fanlight
- two pane, double hung sash windows
- polished timber paneling under the ground floor windows
- timber stair
- marble fireplaces and arched, cast iron inserts

Joinery is polished or painted.

Some ceilings have been replaced along with some of the four panel doors. The kitchen and bathrooms are to a later or modern detail. External windows and doors have curved corners to the upper lights.

Figures 3.2.2 – 3.2.10



GROUND FLOOR



FIRST FLOOR

Figure 3.2.1 Former CBC bank at 122 Queen Street, Berry

Plans as existing

Source: realestate.com





Figure 3.2.2 Former CBC Bank, Berry  
Front elevation



Figure 3.2.3 Former CBC Bank, Berry  
East elevation



Figure 3.2.4 Former CBC Bank, Berry  
East elevation





Figure 3.2.5 Former CBC Bank, Berry  
Motel development at rear



Figure 3.2.6 Former CBC Bank, Berry  
West elevation



Figure 3.2.7 Former CBC Bank, Berry  
Rear elevation



Figure 3.2.8 Former CBC Bank, Berry  
Rear wing west elevation



Figure 3.2.9 Former CBC Bank, Berry  
West extension



Figure 3.2.10 Former CBC Bank, Berry  
Motel buildings at rear

### 3.3 79-83 PRINCESS STREET

79-81 Princess Street is occupied by a single storey, late Twentieth Century house in brick with a gabled tile roof. The house has a garden to the front extending to the road laid to lawn with a drive to the east.

83 Princes Street is a vacant lot laid to lawn.

Figures 3.3.1 – 3.3.3

### 3.4 ENVIRONS

The sites are to the eastern end of the main shopping strip in Berry that is lined with one and two storey buildings from the mid Victorian period onwards with a number of later and modern infill buildings. Opposite the site is the Berry Museum and the Scottish inspired, former bank building.

Prince Alfred Street and Princess Street are largely residential with single storey houses from the late Victorian period onwards set in well planted gardens. To the southwest of the subject site is St Luke's Anglican Church, a complex of single storey, brick buildings set in large, landscape grounds.



Figure 3.3.1 79-83 Princess Street, Berry  
Vacant site at 83 Princess Street



Figure 3.3.2 79-83 Princess Street, Berry  
79-81 Princess Street



Figure 3.3.3 79-83 Princess Street, Berry  
View to the house from the Hotel car park



## 4.0 HERITAGE LISTINGS & CONTROLS

### 4.1 HERITAGE NSW OF THE NSW DEPARTMENT OF PREMIER AND CABINET

#### 4.1.1 State Heritage Register

Under the Heritage Act 1977 (as amended), the NSW Heritage Council, administered by Heritage NSW of the NSW Department of Premier and Cabinet, maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level. The subject properties are not listed on the Register.

#### 4.1.2 State Heritage Inventory

Heritage NSW also compiles the State Heritage Inventory (SHI), a collated database of all places listed on statutory heritage lists, including Local Environmental Plans.

The Berry Hotel is listed on the Inventory and the listing sheet (SHI 2390009) is attached as Appendix B. The *Acmena Smithii* on the site has a separated listing sheet.

The former CBC is listed on the Inventory and the listing sheet is attached as Appendix C.

Listing on the Inventory has no statutory implications for development at the place but reflects the listing of the property on the SLEP (see below).

### 4.2 LOCAL AUTHORITY

The local authority for the area is the Shoalhaven Council. Two of the subject properties are listed as heritage items in Schedule 5 Part 1 of the *Shoalhaven Local Environmental Plan 2014* (as amended) (SLEP).

REF	ADDRESS	ITEM	RANKING
87	120 Queen Street	Two storey Victorian Hotel and detached kitchen including <i>Acmena Smithii</i> (Lilly Pillies- 2)	Local
88	122 Queen Street	Former CBC Bank including fence and trees	Local

The property is within the Queen Street Heritage Conservation Area (C6) and is in the vicinity of the following heritage items.

REF	ADDRESS	ITEM	RANKING
48	12 Prince Alfred Street	Apex Park	Local
60	12 Prince Alfred Street	Bill's concrete horse trough	Local
61	Corner of Queen Street and Prince Alfred Street	James Wilson Memorial Fountain	Local
83	102 Queen Street	Inter War Art Deco shop	Local
85	110 Queen Street	Former Victorian Free Classical style estate office	Local
86	114-118 Queen Street	Inter War weatherboard shop	Local
89	131 Queen Street	Federation weatherboard shop	Local
90	135 Queen Street	Berry Museum, former E S and A Bank and garden	State
91	137 Queen Street	Victorian Free Classical style Post Office	Local
50	21 Prince Alfred Street	Former Federation weatherboard shop	Local

REF	ADDRESS	ITEM	RANKING
51	23 Prince Alfred Street	Former Berry Estate bakery and residence	Local
54	32 Prince Alfred Street	Federation weatherboard cottage and garden	Local
67	68 Princess Street	Former two storey Anglican rectory and garden	Local
68	68A Princess Street	St Luke's Anglican Church including memorial gates and trees, including <i>Araucaria heterophylla</i> (Norfolk Island Pine)	Local
545	71 Princess Street	Federation weatherboard cottage	Local

Development would be the subject of the heritage provisions of the SLEP regarding development of a heritage item, in a conservation area and in the vicinity of a heritage item.

Council may also take into consideration the heritage provisions of the *Shoalhaven Development Control Plan 2014* (SDCP) that contains objectives and controls for the development of heritage items and in conservation areas.

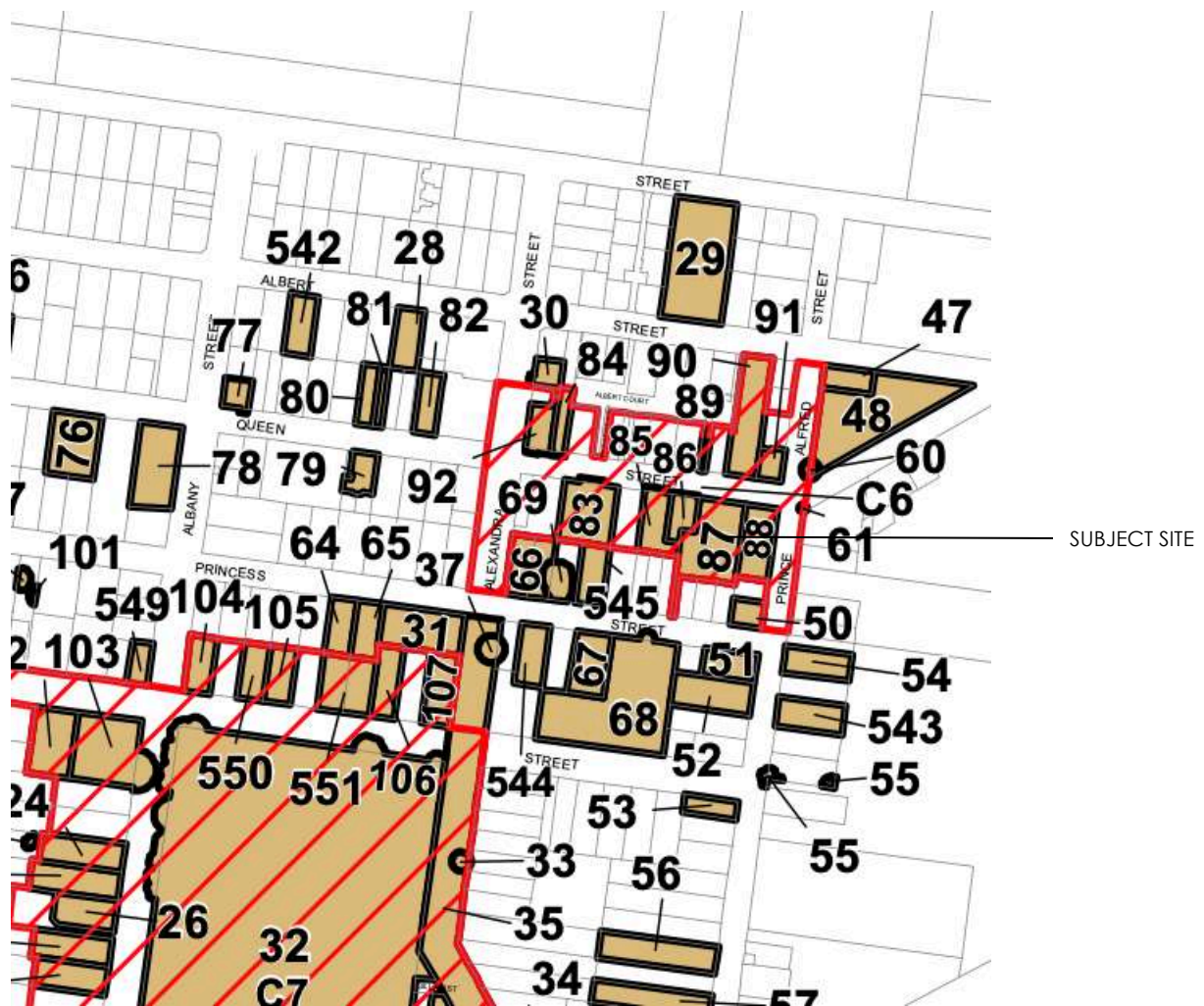


Figure 4.1 Shoalhaven Local Environmental Plan 2014 Heritage Map HER\_019E

Source: NSW Planning Portal

## 5.0 ASSESSMENT OF SIGNIFICANCE

The Heritage Office of New South Wales has issued guidelines as part of the NSW Heritage Manual regarding the assessment of heritage significance. The Manual is a well-regarded methodology for the assessment of cultural significance and is appropriate for application to the subject property.

### 5.1 BERRY HOTEL

#### 5.1.1 Historic Significance

##### 5.1.1.1 Historical Development

Criterion (a)	<i>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)</i>
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The Berry Hotel is an example of a two storey, late Victorian hotel built in 1888 for Jonathon Goldsmith Lambert. The hotel was then known as the Commercial Hotel and replaced an earlier weatherboard hotel dating from 1865 known as the Kangaroo Inn. This hotel was the first licensed premises in Berry. The later Hotel may have been designed and built by architect/builder William Alfred Isley.

The township of Berry is associated by Alexander Berry, an early and influential settler who, with his business partner Edward Wollstonecraft was granted 10,000 acres beside the Shoalhaven River. Berry established the village of Broughton Creek to the east of the township in the 1820s.

The town plan was laid out in the 1880s forming a regular pattern of allotments and was implemented by David Berry following his brother's death. Queen Street became the main business thoroughfare. Parts of the township were developed under leasehold and the Coolangatta Estate, along with township, passed to Berry's cousin, John Hay.

Lambert's lease commenced in 1889 and expired in 1910, though Lambert moved to Nowra in 1889 where he held the licence for the Albion hotel. The rear outbuildings were damaged by fire in 1908. The freehold of the Hotel was sold to William Henry Brooke in 1912, the then licensee of the hotel and he retained the freehold till his death in 1947. Ownership was retained by his widow till 1951.

The hotel was altered in 1935 including the new street frontage. The timber outbuildings were demolished. The hotel was renamed the Hotel Berry. The rear section of the site was subdivided and sold in 1939. Alterations were also carried out in 1947 and in 1961 the allotment to the west and 118 Queen Street (the weatherboard store) was sold. Extensive alterations were undertaken in 1991.

The hotel signals the early development of the Berry township anticipating the coming of the railway in 1893. The hotel was the site of the first licensed premises in Berry.

Local Significance.



### 5.1.1.2 Historical Associations

Criterion (b)	<i>An item has strong or special associations 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)</i>
---------------	--

The place is most closely associated with Jonathon Goldsmith Lambert (1851-1928) who was a publican of a number of hotels in the Inverell district. No biographical details were available and Lambert moved to Nowra in 1898.

The place is also associated builder WT Isley and Sons and the 1888 Hotel may have also designed by either William Isley (1834-1926) or his son William Alfred Isley (1861-1938). WA Isley was a builder and architect and may have designed the pavilion building at the nearby showground. The company built the Post Office opposite the subject site and the Anglican Church rectory. The company were clearly active in the local area.

Associations with earlier owners would cover a large area and are incidental.

Local Significance.

### 5.1.2 Aesthetic Significance

Criterion (c)	<i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)</i>
---------------	---

The Berry Hotel is an interesting example of two storey, late Victorian, Filigree style Hotel that was overlaid with a Inter War, slightly Romanesque frontage in 1935. The later works retained some of the original layout and the parapet from the earlier hotel. Sadly, the elegant, filigreed verandah was removed. Parts of the front elevation to the rear of the verandah survive but the section to the corner was later removed.

The plan of 1912 shows the building with a wider footprint but this section of the building is now an open court. The plan shows a separate outbuilding and what was presumable a kitchen (extant). The front section of the hotel retains some of its early fabric but the rear section has been altered. The date of the rear garages is not known.

The hotel is prominent in the local streetscape and is a well-known local landmark but has rather humdrum facades. The interiors retain some of their Victorian charm.

The two *Acmena Smithii* trees on the site (that that are noted on the heritage listing sheet) have been reduced to stumps and the Hotel has no early landscape features of note.

Does not meet the criterion.

### 5.1.3 Social Significance

Criterion (d)	<i>The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons</i>
---------------	--

Hotels are often favoured and well-known watering holes but, like many such premises, the hotel relies more on passing trade as Berry is a popular destination for tourists. The place has no known associations with any particular group but is likely to be held in high regard by the local community.

Local Significance.

#### 5.1.4 Technical/Scientific Significance

Criterion (e)	<i>An item has the 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)</i>
---------------	--

There was a previous, weatherboard hotel on the site presumably set to the street but no details are known. The scale of the later works would likely preclude there being any underground remains.

The hotel retains its early, brick kitchen (now lounge) that likely relates to the 1888 hotel.

The place has no known archeological potential and the building is of no technical significance.

Does not meet the criterion.

#### 5.1.5 Rarity

Criterion (f)	<i>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)</i>
---------------	---

Hotel of this period and scale are uncommon in the township but this is largely a result of the scale of the township and hotels are a common feature in coastal towns.

Does not meet the criterion.

#### 5.1.6 Representativeness

Criterion (g)	<i>An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments</i>
	<i>(or a class of the local area's: Cultural or natural places; or Cultural or natural environments)</i>

The hotel is an example of heavily modified, late Victorian hotel and retains some of its original characteristics. It is likely held in some regard by the local community.

Local Significance.

### 5.1.7 Statement of Significance

The Berry Hotel is an interesting, though heavily modified, example of a two storey, late Victorian, hotel now in a hybrid, Inter War Romanesque style overlaid on its original Victorian detail. The hotel was constructed in 1888 for Jonathon Goldsmith Lambert and built by contractors WT Isley and Sone and may have been designed William Alfred Isley.

The front section of the hotel retains some of its early fabric and the rear kitchen but the rear section has been altered. The hotel is prominent in the local streetscape and is a well-known local landmark but has rather humdrum facades. The interiors retain some of their Victorian charm.

The hotel signals the early, development of the Berry township anticipating the coming of the railway in 1893. The hotel was the site of the first licensed premises in Berry.

The place is likely to be held in high regard by the local community.

### 5.1.8 State Heritage Inventory

The State Heritage Inventory listing sheet (SHI 2390009) contains a statement of significance:

*Late Victorian Free Classical style hotel which retains historic, aesthetic and streetscape interest as part of the main street in Berry. Local significance (Shoalhaven).*

The style of the hotel is now largely Inter War though the Victorian detail can be seen in the inner facade to the colonnade and parapet.

## 5.2 FORMER CBC BANK HOTEL

### 5.2.1 Historic Significance

#### 5.2.1.1 Historical Development

Criterion (a)	<i>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)</i>
---------------	--

The early development of the site is largely as per the Hotel though the site was developed under freehold rather than leasehold.

The former CBC Bank is an example of a two storey, late Victorian bank completed in 1890 for the Commercial Banking Company of Sydney. The site was purchased by the Bank in 1888 and at that time leased by storekeepers Hale and Robertson. The Hotel was designed by Mansfield Brothers, architects, who worked extensively for the Bank.

The bank operation ceased in 1987 when the property was sold to a restaurateur.

The Bank signals the burgeoning development of the Berry township anticipating the coming of the railway in 1893.

Local Significance.

#### 5.2.1.2 Historical Associations

Criterion (b)	<i>An item has strong or special associations 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)</i>
---------------	--

The place is most closely associated with the Commercial Banking Company of Sydney that was established in 1834. One of the founders of the CBC was that great fraudster Leslie Duguid (1803-1870). In its earliest years the CBC maintained a head office in the city, in George Street, with branches in country towns being opened from the 1860s. The bank later merged with the National Bank of Australasia.

The place is also associated with Mansfield Bros, architects these being George Allen Mansfield (1834-1908) and Ralph (1845-1923). In 1888 GA Mansfield's son, Wilfred Sydney (1869- 1918) joined the practice. GA Mansfield is widely acknowledged as one the greats of Victorian era architecture in NSW.

Examples of Mansfield Bros' CBC bank branches built in the 1880s are at Kiama (1881), Yass (1881), Wagga Wagga (1882), Lithgow (1883), Narrandera (1884), Moss Vale (1885), Lismore (1886), Braidwood (1888), Berry (1889) and Morpeth (1889).





Figure 5.1 Former CBC bank at Kiama by Mansfield Bros



Figure 5.2 Former CBC bank at Moss Vale by Mansfield Bros

Associations with earlier owners would cover a large area and are incidental.

Local Significance.

### 5.2.2 Aesthetic Significance

Criterion (c)	<i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)</i>
---------------	---

The former CBC Bank is a very good example of a two storey, late Victorian Italianate/Free Classical style building, that has very well detailed elevations including an imposing front verandah and entry porch.

The bank is reasonably intact in form and detail and retains much of its early fabric including polished joinery and plaster and lath and battened ceilings. The bank appears to have been designed with accommodation at the first floor and the stair is separated from the bank premises with its own access door.

All bank fittings have been removed (apart from the safe) and the rear section, including the rear verandah, has been altered and ensuites inserted to the upper floor rooms.

The hotel is prominent in the local streetscape being set on a street corner at the entry to the commercial strip and is a well-known, local landmark

High Local Significance.

### 5.2.3 Social Significance

Criterion (d)	<i>The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons</i>
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The bank is no longer in use as such and place has no known associations with any particular group but is likely to be held in high regard by the local community.

Local Significance.

### 5.2.4 Technical/Scientific Significance

Criterion (e)	<i>An item has the 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)</i>
---------------	--

There may have been a previous building on the site (a store) but no details are known. The scale of the later works would likely preclude there being any underground remains.

The place has no known archeological potential and the building is of no technical significance.

Does not meet the criterion.

### 5.2.5 Rarity

Criterion (f)	<i>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)</i>
---------------	---

Banks of this period scale are uncommon in the township but this is largely a result of the scale of the township and banks of this type are a common feature in coastal and rural towns.

Does not meet the criterion.

### 5.2.6 Representativeness

Criterion (g)	<i>An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments</i>
	<i>(or a class of the local area's: Cultural or natural places; or Cultural or natural environments)</i>

The hotel is a very good example of a late Victorian bank and retains much of its original characteristics. It is likely held in high regard by the local community.

Local Significance.

### 5.2.7 Statement of Significance

The former CBC Bank is an example of a two storey, late Victorian bank completed in 1890 for the Commercial Banking Company of Sydney and designed by Mansfield Brothers, architects.

The place is most closely associated with the Commercial Banking Company of Sydney that was established in 1834 and is also associated with Mansfield Bros, architects a well-known and highly regarded practice that worked extensively for the Bank.

The Bank is a lovely essay in the Victorian Italianate/Free Classical style building that has very well detailed elevations including an imposing front verandah and entry porch.

The Bank signals the burgeoning development of the Berry township anticipating the coming of the railway in 1893.

The place is likely to be held in high regard by the local community.

### 5.2.8 State Heritage Inventory

The State Heritage Inventory listing sheet contains no assessment or statement of significance.

## 5.3 79-83 PRINCESS STREET

The site was formerly part of the Hotel but was subdivided off in 1939. The site is occupied by a single storey, late Twentieth Century house of no significance.

## 6.0 PROPOSED DEVELOPMENT

### 6.1 CURRENT PROPOSALS

The current owner would like to alter the Hotel to improve its amenity and redevelop the sites along Princess Street for tourist accommodation.

The proposals are shown on Drawings Nos. 2709 DA1 0000 (02), 0200 (02), 0400 (02) , 0401, 0500, 0501, 1000, 1001, 1100, 1101, 1102, 1103, 3000, 3001, 3100, 3101, 3102, 3103, 3104, 4000, 4100, 4101, 4102, 9800 and 9810 (all revision 01 unless noted) dated May and prepared by H & E Architects,

The proposal include:

### 6.2 BERRY HOTEL

#### 6.2.1 Ground Floor

- Demolition of the courtyard roof and internal verandah
- Demolition of the rear wings
- Removal of the corner awning
- Demolition of the ramps and stair to the east
- Demolition of the western store
- Demolition of the central garages
- Part demolition of the west wall
- Part demolition of the eastern wall
- Demolition of the walls to the rear lounge and TAB
- Part demolition of the rear
- Demolition of internal walls to the bar sub-lounge
- Demolition of the lavatories and store off the western lounge
- Replacements entry door to Queen Street
- New door to the western lounge facing Queen Street
- Replacement glazing to the bar
- Replacement bar fitting
- Relocation of the bar
- Internal reconfiguration of the lavatories off the western lounge
- Extension into the western passage
- New lounge to the central court with entry to the side
- New roof over the central court
- New fireplace, doors, entry and terrace to the south of the central court (sports bar)
- New bistro dining pavilion and play area
- New outdoor dining area and pergola
- New kitchen
- New rear wing along the drive with lavatories, stores, and loading dock
- New stair to the upper floor in the western passage

The additions to the east are set across the boundary to the former bank building in the paved courtyard with offsets to the eastern addition to the bank and rear verandah. The dining room addition is in render and timber cladding with a gabled metal roof and skylights.

The central court, lounge and rear wings have skillion roofs and there is a pitched roof over the children's play room to the east. The new rear wing has a flat roof with a plant deck.



### 6.2.2 First Floor

- Reconfiguration of the western store and lavatory
- New stair and door to Queen Street
- Internal reconfiguration to part
- Infill of openings where lower colonnade removed

### 6.2.3 External Works

- Removal of the front drive
- New landscaping to the front
- Reconfiguration and repaving of the car park
- New garden and pergola to Queen Street

### 6.3 FORMER CBC BANK

- Replacement ramp at rear

### 6.4 79-83 PRINCESS STREET

- Demolition of the house and outbuilding
- Excavation for parking
- New two storey accommodation building
- New pergola to the east
- Re-landscaping
- New roof top pool

The three storey building is set to the central section of the site and to the current drive with an inset entry lobby to the east with staff and plant areas off. The development has units off central corridor with enclosed terraces front and back with gardens, fences and plantings to the street. The first floor is set over the lower footprint with an inset stair hall. The upper is set to the west with a rooftop terrace and pool to the east.

The building is in face brick with a mansard, metal roof with dormers and a parapet to the two storey section to the east. The front garden walls are in perforated brick and timber picket.

Parking is provided below ground with an access ramp to the north from the car park.

## 7.0 IMPACT OF THE PROPOSED DEVELOPMENT

### 7.1 GENERALLY

The Berry Hotel and the former CBC bank are important, early elements in the development of the Berry township and are prominent buildings in the local streetscape.

The Berry Hotel has been modified with a new frontage built in 1935 that substantially altered the street frontage to the hotel removing the two storey verandah that was a distinctive element. Beyond the later frontage, the walls and doors to the earlier building were retained (though now part removed) including the upper parapet that strongly signals the Victorian origins of the Hotel. The later works also retained the cellular layout of rooms to the ground and first floor though there has been considerable alteration as the hotel was upgraded over time and some of the early fabric including plaster to the internal walls, has been removed.

The grounds of the Hotel are largely urban with a drive, car parking hardstands and garages and the site at the rear has been developed for residential use.

The former CBC bank is a very good example of a two storey, Victorian, Italianate/Free Classical style building that is relatively intact to its original form, layout and detail. There has been some alteration internally particularly to the rear where the verandah has been part removed and infilled and to the upper floor where bathrooms have been inserted to suit its use as a guest house. The bank retains much of its early detail and remains divided into commercial use with accommodation above. There is a rather undistinguished extension to the west but the Bank largely retains its setting.

The proposed works are quite extensive but concentrated in the Hotel with some additions to the east partly across the bank site and a new tourist accommodation block on the site facing Princess Street. No works are proposed to the bank.

For the Hotel, the aim is to retain key components and extant detail to allow the original hotel and the later additions to remain readable and retain their internal character.

Hotels are routinely the subject of change to meet changing demographics and licensing laws. The Hotel relies much on passing tourist trade rather than regulars and high quality dining has become an integral part of the economic survival of hotels as they compete with other dining options. This is particularly so in Berry that relies much on the tourist trade and has a large number of cafes and food outlets.

The proposals also provide for tourist accommodation that is limited in the township.

### 7.2 IMPACT OF THE PROPOSED DEVELOPMENT

#### 7.2.1 Excavation

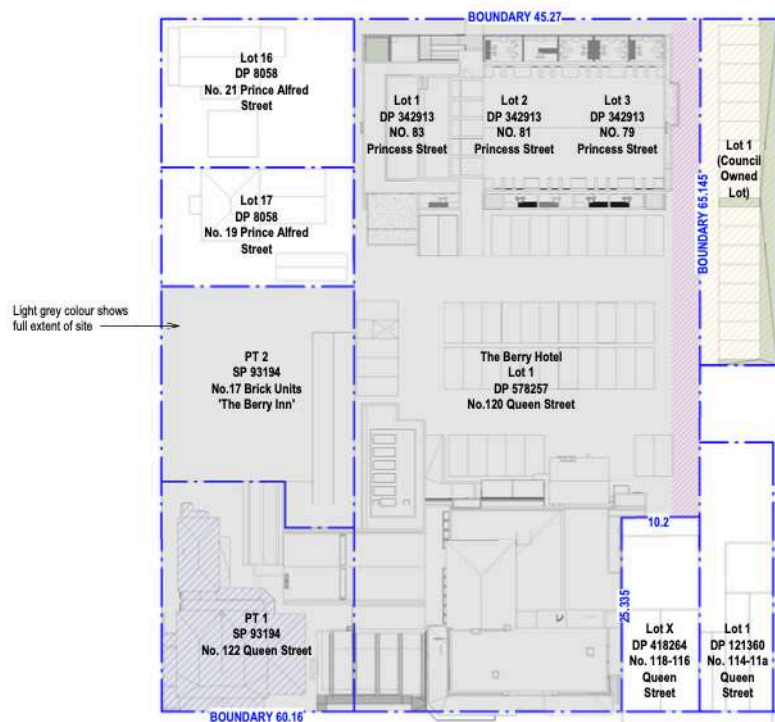
The site at the rear will be excavated for underground car parking but this section site has no archaeological potential and was not occupied by early buildings.

#### 7.2.2 Re-subdivision

The site will be re-subdivided with lots consolidated and altered to suit the development. The current lot layout is result of later subdivisions of both the Hotel and the Bank sites and the changes more clearly reflect the original lot layouts.



## EXISTING LOT LAYOUT



## PROPOSED LOT LAYOUT

Figure 7.1 Lots amendments (Drawing DA1 0501)


## 7.2.3 Demolitions

## 7.2.3.1 Berry Hotel – Ground Floor

ITEM	COMMENT
Courtyard roof	The roof is a modern element of no significance
Courtyard internal verandah	The 1912 plan (see Figure 2.8) appears to show building in this location but this has been demolished and the arcade is a later addition
	
Corner awning	The awning is a modern element of no significance
	
Store, ramps and stairs to the east	The ramp and stair are modern elements of no significance
	


ITEM	COMMENT
Southern store	The western store is a later element of no significance
	
Garages	The garages are not shown 1912 plan (see Figure 2.8) and are later elements of little significance
	
Bar sub lounge	The exposed brick here would suggest that this was part of the original hotel layout though the arches are later
	
	We would recommend the fireplace and adjoining door (that are original) be retained




	ITEM	COMMENT
	Part demolition of the eastern , western and southern walls to the rear wing (TAB Room)	The rooms are part of the original hotel but have been heavily altered with openings enlarged and the internal finishes replaced
		The brick chimney breast that backs on to the bar will be retained along with nib walls and parts of the external walls to signal the former arrangement
		We would recommend that the existing fibrous plaster ceilings (that may date from the 1930s works) be retained
		
	Internal demolition of the lavatories off the western lounge	The fabric here is modern

The works will retain the front colonnade, the entry hall, stair and arch and the western lounge largely as is along with exposed brick finishes to the bars maintaining the historic character of the Hotel.

## 7.2.4 First Floor

		
	Demolition of the fibro skillion over the central colonnade	The fabric here is later and very crudely detailed
		The works will expose the original, western elevation to the rear wing

## 7.2.5 81-83 Princess Street

ITEM	COMMENT
81-83 Princess Street	The house is a nondescript, late Twentieth Century house of no significance
	

## 7.3 ALTERATIONS

## 7.3.1 Generally

The alterations are less extensive but are generally in areas that have already been altered. The changes are assessed in table form below.

## 7.3.1.1 Ground Floor

	ITEM	COMMENT
	Replacements entry door to Queen Street	The current doors are modern and will be replaced with new glazed, timber doors in the same opening. The change is minor
	New door to the western lounge facing Queen Street	The change will introduce a modern element on the original Victorian façade and should be reconsidered
	New glazing to the bar	The current windows are modern and the change is neutral in heritage terms
	Replacement bar fitting	The current bar fittings are modern and the change is neutral in heritage terms
	Relocation of the bar	The current bar is modern and the change is neutral in heritage terms and the bar will be relocated to the new extension to serve both areas
	Internal reconfiguration of the lavatories off the western lounge	The lavatories are modern and the change is neutral in heritage terms
	Extension into the western passage	The change is minor
	New lounge to the central court with entry to the side	The open space will be divided but is not a significant space within the hotel and likely had a cellular room arrangement originally
	New roof over the central court	The roof is modern and the change is neutral in heritage terms
	New fireplace, doors, entry and terrace to the south of the central court (sports bar)	The current elements here are modern and the change is neutral in heritage terms
	New stair to the upper floor in the western passage	The stair will allow for safe egress and is sensibly placed to avoid any impact on the major elevations

## 7.3.1.2 First Floor

Only limited change are proposed to the first floor.

	ITEM	COMMENT
	Reconfiguration of the western store and lavatory	The change is minor
	New stair and door to Queen Street	See above
	Internal reconfiguration to part	Some walls will be removed to link spaces and provide a reception area to the west with new walls to provide additional service rooms and upgrade the eastern lavatories
		The majority of the floor will remain as cellular rooms off a central corridor and the removal of existing fabric is very limited
	<i>Recommendation</i>	<i>Original doors and joinery be salvaged for reuse in the new works</i>
	Infill of openings where lower colonnade removed	The balcony above the courtyard colonnade (that is a later alteration) will be removed and the door openings here blocked

### 7.3.2 Additions

#### 7.3.2.1 Hotel

The Hotel is to be extended to the east in a series of gabled roof additions to provide for a bistro, kitchens, back of house and service rooms, a dining pavilion and enclosed play area.

The extensions Infill the current drive that is redundant as access to the car park is readily available from the rear. The works will allow for the formation of a garden to the street that will considerably improve the presentation of the site to Queen Street. The extension extends into the site of the former CBC Bank but the additions here are set behind the later addition to the west of the Bank.

The additions are single storey and only connect to the hotel beyond the main bar where the side wall steps in at the upper level with a lower, skillion roof at the connection. The addition here will replace the mish-mash of additions along the eastern side of the hotel



Figure 7.2 View to the eastern side of the Hotel from the car park (upper) and Queen Street (lower). The later structures will be removed and the addition is set beyond the return wall at the first floor verandah

The additions are set well back from the street and are single storey to ensure that they are subservient elements to the Hotel and the former Bank. The lower scale and front setbacks will ensure that the development has no impact on public views to each building and maintain their prominence in the streetscape. The service wing will not be visible from Queen Street or Princess Street,

The building have simple forms and are simply detailed in render and timber cladding with corrugated, metal roofs to provide a quiet backdrop to the two heritage buildings with contemporary doors and windows to allow access to the external areas to the front.

We consider that the proposals are well considered to limit the impact of the new works while considerably improving the amenity of the hotel for staff and patrons.

### 7.3.2.2 Princess Street Accommodation

The house at 81-83 is to be replaced with three storey building is set to the central section of the site and to the current drive with an inset entry lobby to the east with staff and plant areas off.

The building is in face brick with a mansard, metal roof with dormers and a parapet to the to the storey section to the east. The front garden walls are in perforated brick and timber.

Princess Street is more domestic in scale and detail than Queen Street though there is two storey, commercial premise at the corner of Prince Alfred Street and Princess Street and the St Luke's Anglican Church complex is opposite.

The proposed development is higher than the buildings close to (though lower than the Hotel parapets) but has a two storey form to the east adjoining the cottage to Prince Alfred Street with a three storey form to the west that is slightly higher than the modern development to the west.

Parking is provided below ground with an access ramp to the north from the car park.



Figure 7.3 Long elevation to Princess Street showing the local context and relative heights

Source: Architect - Drawing DA1 3104

The development will provide destination accommodation for visitors to allow longer stays than the short stop-overs common for those leaving the recently completed by-pass.

The new building is brick to the lower facades with a mansard, metal roof to the three storey section to provide for rooms in the roof, limit the overall scale and provide articulation.



	
Cottage at 21 Prince Alfred Street	
	
The bakery at the corner of Princess Street and Prince Alfred Street	Recent development in Princess Street to the west of the subject site
	
St Luke's Anglican Church site	
Figure 7.4 Princess Street local context	

The building has gardens to Princess Street with low, perforated brick walls, plantings and palisade style, timber fences to provide privacy to the ground floor rooms. The detail here has been changed from higher brick walls to reflect previous comments to provide a more relaxed frontage to the street.



Figure 7.5 View to the proposed development looking northwest along Princess Street

Source: Architect – Drawing DA1 9800

### 7.3.3 Landscaping and External Works

The front drive and adjoining areas will be relandscaped for a garden to Queen Street with a pergola over the outdoor dining area. This section of the site is quite moribund and the works will considerably improve the setting of both the Hotel and former CBC Bank and provide greenery to the street.

The car park will be reconfigured and repaved to formalise the car park. Car parking is at a premium in the township and the works will allow for parking for hotel patrons and guests (noting that the accommodation building in Princess Street has its own underground parking). The parking area will not be visible from Queen Street or Princess Street and will use the existing, rear drive.

The car park arrangement will allow for trees to replace the listed Lilli Pillies that have been reduced to stumps.

## 7.4 SHOALHAVEN LOCAL ENVIRONMENTAL PLAN 2011 (KLEP)

### 7.4.1 Impact on the Heritage Items

#### 7.4.1.1 Berry Hotel

The State Heritage Inventory listing sheet for the Hotel (SHI 1860125) contains a statement of significance:

*Late Victorian Free Classical style hotel which retains historic, aesthetic and streetscape interest as part of the main street in Berry. Local significance (Shoalhaven).*

The hotel has an inter War frontage built in 1935.

Two trees on the site are also listed and the listing sheet notes:

*These two trees are of an outstanding size for a Lilly Pilly in an Urban Area and make an important contribution to the Townscape. They have an historical association in that their berries were once the registered trademark for the old Berry Central Creamery. They are also an important rainforest tree. Local significance (Shoalhaven).*

The trees have been reduced to stumps.

The listing sheets do not contain management guidelines but, based on the above, assessment, we consider that the proposal will maintain the significance of the place and enhance its important presentation and setting to Queen Street. The works will considerably improve its offerings to patrons and overall amenity.

#### 7.4.1.2 Former CBC Bank

The State Heritage Inventory listing sheet for the Bank (SHI 1860125) does not contain a statement of significance but no works are proposed. The Hotel additions will not impact on the significance of the place and will maintain and enhance its important presentation and setting to Queen Street.

### 7.4.2 Impact on the Heritage Items in the Vicinity

There are a number of heritage items in the vicinity of the site and the impact on these is mitigated by the location of the additions in the side drive and back from the major street frontages to the Hotel and former Bank. The setting of these will be enhanced by the introduction of a garden to Queen Street.

The additions are single storey with traditional gabled forms and will read as subservient, contemporary elements to the heritage buildings.

For the Princess Street development there is some change of scale though the main elevations have a two storey form with a mansard roof and the development has setbacks and gardens to the street with well-mannered, contemporary elevations.

### 7.4.3 Impact on the Conservation Area

The property is within the Queen Street Heritage Conservation Area (C6). The listing sheet for the area (SHI 2390001) contains a statement of significance:

*The Berry Town Centre Heritage Conservation Area is significant for its ability to demonstrate the early historical development of Berry Township. The area within the curtilage of the HCA contains the densest early evidence of the shift from Broughton Creek Village to the higher ground that was later redefined by the Berry deposited plan DP8058 surveyed in 1912. The development along Queen Street was well established with commercial development before 1912 and shows evidence of the importance of the main road to the southern districts in the late 19th century.*

*The Berry Town Centre HCA is important, in conjunction with the Berry Showground HCA and Pulman Street HCA, for its ability to demonstrate the growth of Berry in response to economic, social and political pressures during the late nineteenth and early twentieth centuries.*

*The Berry Town Centre HCA contains many significant buildings that demonstrate the key characteristics of the Victorian, Federation and Inter-war periods. These buildings produce an aesthetically pleasing streetscape consisting of a few key historic types of architecture that visually holds the precinct together despite the number of later infill buildings. Two storey Victorian buildings bookend the HCA at either end helping to define and strengthen its historic character. Smaller Federation and Inter-war shops and commercial buildings provide historic evidence of the vernacular character of the smaller less prestigious shops. The juxtaposition of these shops with the larger more elaborate former bank buildings visually demonstrates the economic and social hierarchy of the time.*

*The HCA is historically associated with Alexander Berry (and later his brother David Berry) who was granted land in 1822 upon which they developed the private town of Broughton Creek which later moved to the west and became the Township of Berry. Well known historic figures with commercial interests within the town centre were Wilson and Towers. The Berry Town Centre has social value as a focus for the sense of place that defines Berry. The community holds the Berry Town Centre in high regard. Berry Town Centre HCA has the potential to yield information that will contribute to a greater understanding of the Shoalhaven. Berry Town Centre has rarity as the original centre of commerce in Berry when the shift was made from Broughton Creek. It contains a rare collection of historic and aesthetically significant buildings that demonstrate the early development of Berry.*

*Berry Town Centre is a fine representative example of a village centre which evolved from the late 19th century. The Town Centre contains an excellent collection of buildings and features which represent the Victorian, Federation and Inter-war periods. Local significance (Shoalhaven).*

The site in Princess Street is outside of the conservation area boundary.





The listing sheet also contains management guidelines that are addressed below:



	Guideline	Comment
	<i>The Berry Core Area Precinct should be managed so as to retain its historic, aesthetic and social values. These values are implicit in the continuing use of Queen Street as the main commercial area and the perceptual values of the precinct, both historic and aesthetic.</i>	Both heritage buildings will be retained with no changes to the main frontages to the hotel and no changes to the former Bank
		The additions are single storey and in traditional forms and are set back to maintain the primacy of the heritage buildings and maintain their presentation to the Queen Street
		The setting of both buildings will be enhanced by the introduction of a garden to Queen Street
	<i>Specifically the townscape should be managed to retain:</i>	
	<i>the continuity and character of the streetscapes; and</i>	The proposal will maintain the streetscape setting to the heritage items and wider streetscape
	<i>the historical pattern of development clearly expressed in the range of nineteenth century and early twentieth century buildings.</i>	Both heritage buildings will be retained with no changes to the main frontage to the hotel and no changes to the former Bank

Based on the above, we consider that that the development will have a limited and acceptable impact on the significance of the conservation area.

## 7.5 SHOALHAVEN DEVELOPMENT CONTROL PLAN 2014 (SDCP)

General heritage provisions are contained in Chapter 2 Part 3 of the SDCP.

### 7.5.1 General Controls

	Objective/Control	Comment
3	European heritage	
3.2	Objectives	
i	<i>to ensure the significance of heritage items is identified and retained;</i>	Complies – See Section 7.4.1
ii	<i>to ensure the special streetscape, pastoral or natural character of the conservation areas is maintained;</i>	Complies – See Section 7.4.3
iii	<i>to ensure alterations and extensions to existing buildings respect those buildings and do not compromise the significance and character of the individual items or of the conservation areas;</i>	Complies – See Section 7.4.1 and Section 7.4.2
iv	<i>to ensure new development respects its context and is sympathetic in terms of form, scale, bulk, fabric, colours and textures and does not mimic or adversely affect the significance of heritage items and conservation areas and their settings;</i>	Complies – See Section 7.4.2
v	<i>to encourage a high quality of design for any new development in achieving compatibility with the heritage significance of individual heritage items and conservation areas;</i>	Complies – See Section 7.3
vi	<i>To provide guidelines for assessment of demolition applications.</i>	Demolition is assessed in Section 7.2.2

### 7.5.2 Berry Town Centre

Heritage provisions for the Berry Town Centre are contained in Chapter N2 of the SDCP. All of the sites are within the town centre area.

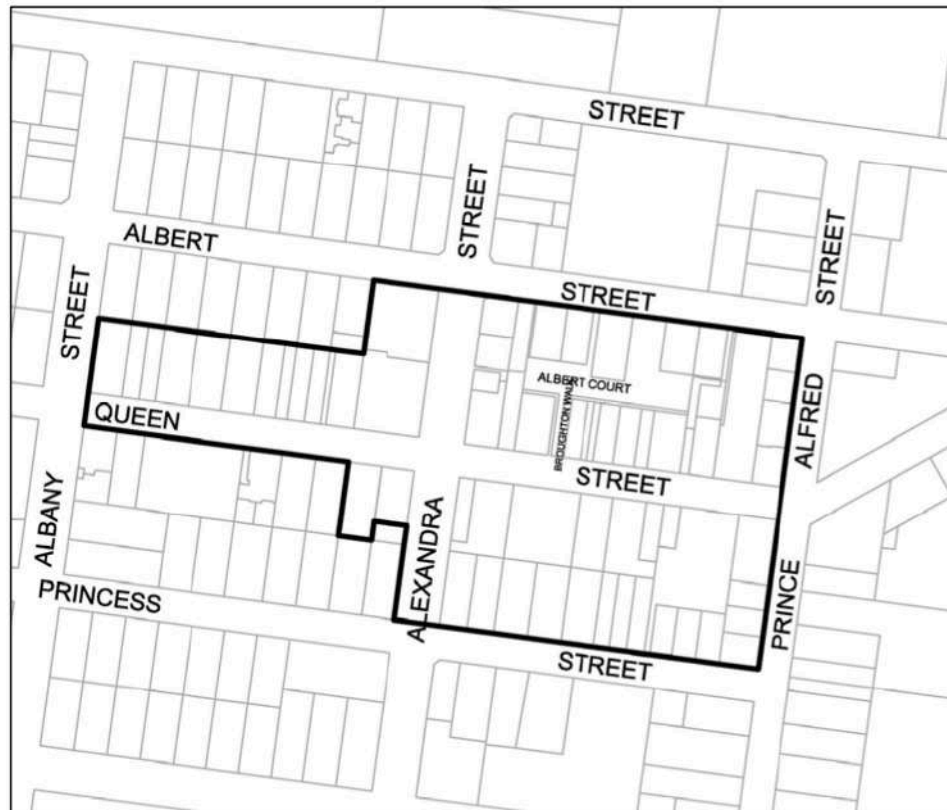


Figure 1: Subject Land Map

Figure 7.7 Berry Town Centre Area

SDCP N2 p. 3

The proposals are assessed against the relevant provisions below:

	Objective/Control	Comment
N2	Berry Town Centre	
i	Maintain the economic viability of the town centre.	A major aim of the proposals is to increase the economic viability of the Berry Hotel by upgrading its offerings and amenity
ii	Ensure that new development is complementary to, and respects, the heritage characteristics of the town.	Complies - See 7.4.3
iii	Retain the visual importance and setting of heritage items and conservation areas.	Complies – The setting of the heritage buildings will be enhanced by the provision of garden to Queen Street and the new accommodation to Princess Street is well scaled and detailed
vi	Identify opportunities for providing additional car parking facilities.	The car parking to the rear of the Hotel will be upgraded and new parking is provided for the guest accommodation

	<i>Objective/Control</i>	<i>Comment</i>
vii	<i>Provide guidelines for street improvements.</i>	The streetscape setting of the heritage buildings will be enhanced by the provision of garden to Queen Street and the intrusive drive replaced
ix	<i>Provide for outdoor dining, sitting and viewing in active and safe public spaces</i>	Complies
xi	<i>Encourage development which is of a suitable bulk and scale to adjoining development.</i>	Complies. The single storey additions to the Hotel will maintain the primacy of the heritage items to Queen Street and the new accommodation to Princess Street is well scaled and separated from adjoining development
5	<i>Controls</i>	
P1	<i>Development in the Berry Town Centre minimises conflict between residential and commercial activities.</i>	
A1.1	<i>Properties which face onto Princess Street should be used for housing and should complement the residential streetscape.</i>	The new building to Princess Street building is for tourist accommodation
P2	<i>Development in the Berry Town Centre promotes active frontages to pedestrian areas including car parks.</i>	
A1.1	<i>Blank walls and other uninviting spaces at street level are avoided.</i>	Complies. The additions and new buildings are activated to the street frontages
5.2	<i>Built Form and Character</i>	
P1	<i>New buildings, or additions to existing buildings, are complementary in form to the heritage characteristics of the town centre.</i>	
A1.1	<i>Buildings generally:</i>	
	<i>Have a pitched roof and the form, pitch and parapet height of new buildings/additions should match or be similar to adjoining and adjacent buildings (generally between 32 and 45 degrees);</i>	Complies. The additions to the Hotel have an external pergola and dining area
	<i>Have verandah elements such as awnings to active shopfront areas;</i>	Complies
	<i>Have facades that are varied and articulated to provide visual interest</i>	Complies
	<i>Are built of a mix of lightweight materials, timber weatherboards and masonry and have corrugated metal roofs; and</i>	Complies
P2	<i>The design of new buildings, or additions to existing buildings, is in keeping with the existing height, bulk and density of their location.</i>	
A2.1	<i>Single storey in height as measured from the natural ground level;</i>	Complies for the additions to the Hotel
		The rear accommodation building is higher to provide a critical mass of rooms
	<i>Minimise bulk by varying the roof form.</i>	Complies
P3	<i>New buildings, or additions to existing buildings, are compatible with adjoining and adjacent heritage items.</i>	
A3.1	<i>Buildings maintain the visual importance and setting of heritage items through minimising overshadowing and privacy, landscape and visual impacts.</i>	Complies

	Objective/Control	Comment
5.3	<i>Protection of Heritage Significance</i>	
P1	<i>New development complements existing heritage structures in a modern context.</i>	Complies - See Section 7.4.3
A1.1	<i>New developments adjacent to items of heritage significance are designed in a way that respects the stated significance of the item and does not diminish the item's cultural significance.</i>	The significance of heritage elements will be maintained
A1.2	<i>The dominant features of Berry's identified heritage items should be reflected in new development.</i>	Complies - See Section 7.4.3
P2	<i>Development retains, preserves, and recycles the existing heritage buildings and trees in a sympathetic way to make a positive contribution to the character of the locality.</i>	Complies
A2.1	<i>A heritage impact statement is to be prepared for development relating to an item of heritage significance as identified in the Shoalhaven Local LEP (SLEP) 2014, or which is in the vicinity of items of heritage significance.</i>	This report
5.10	<i>Precinct 3 - Berry Hotel</i>	
5.10.1	<i>Controls</i>	
	<i>New development on this site is to be visually appropriate respecting the desired future and local character of the town centre and the heritage significance of the hotel.</i>	Complies – See Section 7.4.1.1
	<i>The built form should respond to the existing and proposed pattern of the surrounding context so as to produce a cohesive form by establishing a unique character for the area.</i>	Complies
	<i>The location and massing of the built form has minimal impact on solar access to public space or habitable spaces of adjoining properties.</i>	See SEE
	<i>Adequate car parking and service access are to be provided on sit without compromising street character, landscape or pedestrian amenity and safety and are sufficient for the tourist/commercial component of the development on this site.</i>	See SEE
	<i>Pedestrian footpath links should be provided from the proposed development to nearby commercial properties, public car parks and Queen Street.</i>	Access through the site will be via the Hotel

We consider that the proposal comply with the heritage provisions of the SDCP.

## 8.0 SUMMARY AND RECOMMENDATIONS

### 8.1 SUMMARY

Overall, we consider that the proposals are a very well-considered approach to improving the amenity of the Hotel and providing additional accommodation. The proposals are designed to minimise the impact of the development on a place of some significance with well-planned changes and sympathetic additions.

The works involve limited alteration to original layouts and fabric and the proposals will maintain both layers of character evident in the Hotel.

The new accommodation building is sensibly sited, well scaled and detailed. The building is in appropriate materials and will have a limited and acceptable impact on the heritage components close to the site.

The works will considerably improve the amenity of the Hotel while retaining its most significant aspects. We consider that the development will have a very limited and acceptable impact on the heritage significance of the place, the surrounding conservation area and the heritage items in the vicinity.

The proposals are also in line with the heritage objectives and controls of the SLEP and SDCP

In heritage terms, we consider that the proposals should be approved.

### 8.2 RECOMMENDATIONS

We would recommend the following:

#### 8.2.1 Hotel

##### 8.2.1.1 Ground Floor

- The new door to the western lounge facing Queen Street will introduce a modern element on the original, Victorian façade and should be reconsidered.
- The fireplace and adjoining door (that are original) in the lounge off the main bar be retained.
- The existing fibrous plaster ceilings in the current TAB (that may date from the 1930s works) be retained.

##### 8.2.1.2 First Floor

- Original doors and joinery be salvaged for reuse in the new works.



JOHN OULTRAM



## 9.0 APPENDIX A - OWNERS 1880S-1960S WITH PREAMBLE

Auto Folio 2/529911 (Source: NSW Land Registry Services)

Year	Owner
1851	1st November CROWN GRANT Parish of Kiama Allotment 3, Section 21, Town of Kiama John Doyle
	Prior titles not searched
1868	7th February CERTIFICATE OF TITLE Vol. 61 Fol. 227 Part of Allotment 3, Section 21, Town of Kiama 1 acre 2 roods Thomas John Fuller, Kiama, esquire
1875	31st August Dealing 16043 Transfer William Charles King
1875	12th October CERTIFICATE OF TITLE Vol. 236 Fol. 110 Part of Allotment 3, Section 21, Town of Kiama 1 acre 2 roods William Charles King, Kiama, gentleman
1877	18th April Dealing 37987 Transfer Michael Nesbett Hindmarsh, Kiama, esquire
1880	23rd June Dealing 41156 Transfer Robert Hindmarsh, Kiama, gentleman
1906	18th October Dealing 443364 Transfer by mortgagee in possession Ernest Frederick Devenish Meares, Sydney Ashley John Devenish Meares, Sydney
1907	12th September Dealing 473700 Transfer Mary Elizabeth Host, wife of Louis Charles Host, Jaspers Bush
1913	5th April Dealing A18214 Transfer Barbara Young, wife of Robert Hamilton Young, Jerrara, farmer
1938	1st June Dealing C664002 Transmission Thomas Henry Whittaker, Kiama, confectioner Fredrick de Renzie Duncan, Wollongong, solicitor
1938	14th July Dealing C664003 Transfer Lavina Florence Jane Whittaker, Kiama, spinster
1958	Subdivision
1958	17th December Dealing H123226 Transfer of Lot A in RP 106795
1960	6th January Dealing H450762 Transfer of part ((dealing 450762)

Year	Owner
1963	Subdivision in Deposited Plan 222951
	CERTIFICATE OF TITLE Vol. 9990 Fols. 1 to 20 issued Lot 2 in Deposited Plan 222951
	CERTIFICATE OF TITLE Vol. 10861 Fol. 178 not searched Lot 2 in Deposited Plan 529911
	Auto Folio 2/529911 not searched

## 10.0 APPENDIX B - HERITAGE LISTING SHEET BERRY HOTEL

Heritage NSW of the NSW Department of Premier and Cabinet

State Heritage Inventory Sheet for the Berry Hotel (SHI 2390009)

## Item Details

## Name

Two Storey Victorian Hotel &amp; Detached Kitchen

## SHR/LEP/5170

Two Storey Victorian Hotel &amp; Detached Kitchen

## Address

120 Queen Street BERRY NSW 2535

## Local Govt Area

Shoalhaven

## Local Aboriginal Land Council

Unknown



## Item Type

Complex / Group

## Group/Collection

Commercial

## Category

Hotel

## All Addresses

## Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
120	Queen Street	BERRY/NSW/2535	Shoalhaven	Unknown			Unknown	Primary Address

## Significance

## Statement Of Significance

Late Victorian Free Classical style hotel which retains historic, aesthetic and streetscape interest as part of the main street in Berry. Local significance (Shoalhaven).

## Criteria g)

## Representative

This item is assessed as aesthetically representative locally. This item is assessed as historically representative locally. This item is assessed as socially representative locally.

## Owners

Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

## Description

## Designer

## Builder/Maker

## Physical Description

## Updated

The hotel is a storey brick building, constructed in 1888 and extensively remodelled in the 1930s. Parapet and entablature of cement render, featuring raised central arch with date "1888". Skillion roofed verandah has at one end been converted into a two storey balcony with archways between engaged piers. At the other end the verandah has been enclosed, and an awning suspended over the footpath. The walls under the awning have been tiled to balustrade height.

The 'kitchen' is a small exposed brick building with large chimney which serves the oven. Galvanised iron roof with simple barge boards and timber finials. Windows 6x6 pane sash with coloured glass panes. Openings have soldier arch lintels and stone cills.

## Physical Condition

## Updated

**Modifications And Dates**

Two storey cast iron and lace verandah has been replaced with brick enclosures and brick balconies with arches and piers. Central core of the hotel remains intact. The hotel has been modernised internally.

**Further Comments**

Historical Period: 1876-1900

**Current Use****Former Use****Listings****Listings**

Records Retrieved: 3					
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Heritage study	Hotel Berry & old Kitchen	B001.08			
Local Environmental Plan	Shoalhaven Local Environmental Plan 2014	87	4/22/2014 12:00:00 AM		
Local Environmental Plan			4/13/2007 12:00:00 AM		

**Procedures/Exemptions**

Records Retrieved: 0					
Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

**History****Historical Notes or Provenance****Updated**

In the 1860s Mrs Regan ran the Kangaroo Inn on this site in what was then known as Broughton Creek. Mrs Howard held the licence from 1866 to 1868, John Flynn held the licence in 1868. In 1888 Mr W.H. Brooke built a new hotel onto the front of the Kangaroo Inn and called it the Commercial Hotel. The weatherboard remains of the earlier inn were later removed. The kitchen, containing stove and bread oven and believed to date from the original (later?) hotel remains at the rear of the site along with stables.

**Historic Themes**

Records Retrieved: 2

National Theme	State Theme	Local Theme
3. Economy	Commerce	Unknown
Developing local, regional and national economies	Convict	Unknown

**Recommended Management****Management Summary****Management**

Records Retrieved: 4

Management Category	Management Name	Date Updated
Recommended Management	Produce a Conservation Management Plan (CMP)	
Statutory Instrument	Include in a Conservation Area within an LEP	
Statutory Instrument	Include in a Conservation Area within an LEP	
Recommended Management	Produce a Conservation Management Plan (CMP)	

**Report/Study****Heritage Studies**

Records Retrieved: 5

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
Shoalhaven City Council Heritage Study 1995-1998			1998		Peter Freeman Pty Ltd
Illawarra Regional Heritage Study Review			1994		NSW Department of Planning
Illawarra Regional Heritage Study Review			1994		Department of Planning
Illawarra Regional Heritage Study Review			1993		Perumal Murphy Wu
Background to Illawarra Regional Environmental Plan No. 1			1986		Department of Environment and Planning

**Reference & Internet Links****References**

Records Retrieved: 4

Type	Author	Year	Title	Link
Graphic	Mary L. Lidbetter	1993	Historic Sites of Berry,	
Written	Mary L. Lidbetter	1993	Historic Sites of Berry	
Written	Bishop & Hitchcock Architects	1988	Berry Streetscape Study	
Written	A.C. Ali	1981	Illawarra Region Historic Buildings and Sites	

**Data Source**

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	Shoalhaven City Council	2390009



## 11.0 APPENDIX C - HERITAGE LISTING SHEET FORMER CBC BANK

Heritage NSW of the NSW Department of Premier and Cabinet

State Heritage Inventory Sheet for the former CBC Bank

## State Heritage Inventory Report

## Item Details

## Name

Victorian Free Classical Style former CBC Bank including fence and trees

## Other/Former Names

Former CBC Bank, Former Victorian Free Classical style CBC Bank

## Address

122 Queen Street BERRY NSW 2535

## Local Govt Area

Shoalhaven

## Group Name

## Item Classification

## Item Type

Built

## Item Group

Commercial

## Item Category

Unknown

## Statement Of Significance

## Assessed Significance Type

## Endorsed Significance

Local

## Date Significance Updated

## Listings

Listing Name	Listing Date	Instrument Name	Instrument No.	Plan No.	Gazette Page	Gazette Number
Local Environmental Plan - Lapsed	13/0/2007					
Heritage study		Victorian bank Building fmr CBC Bank	8001.07			
Local Environmental Plan	22/0/2014	Shoalhaven Local Environmental Plan 2014	88			
State Environmental Planning Policy	11/0/1986					

## Heritage Item ID

## Source

This report was produced using the State Heritage Inventory managed by Heritage NSW. Check with your relevant local council or NSW government agency for the most up-to-date information. This report does not replace a Section 167 certificate or a Section 10.7 Certificate (formerly Section 149).

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2390008

Local Government

## Location

## Addresses

Records Retrieved: 2

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
122	Queen Street	BERRY/NSW/2535	Shoalhaven					Primary Address
122	Queen Street	BERRY/NSW/2535	Shoalhaven	Unknown			Unknown	Primary Address

## Description

## Designer

## Builder/Maker

## Construction Year Start &amp; End

Circa

NO

## Period

1851 to 1900

## Physical Description

Updated

## Physical Condition

Updated

Physical Condition

Updated

Modifications And Dates

Further Comments

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## History

Historical Notes or Provenance

Updated

Historic Themes

Records Retrieved: 1

National Theme	State Theme	Local Theme
Developing local, regional and national economies	Convict	Unknown

## Assessment

Criteria a)

Historical Significance

Include

Exclude

Criteria b)

Historical Association Significance

Include

Exclude

Criteria c)

Aesthetic/Technical Significance

Include

Exclude

Criteria d)

Social/Cultural Significance

Include

Exclude

Criteria e)

Research Potential

Include

Exclude

Criteria f)

Rarity

Include

Exclude

Criteria g)

Representative

Include

Exclude

Integrity/Intactness

Updated 08/28/2012

## References

Records Retrieved: 8

Title	Author	Year	Link	Type
Historic Sites of Berry	M Lidbetter	1993		Written
Historic Sites of Berry	M Lidbetter	1993		Written
Architects Bishop and Hitchcock	Berry Streetscape Study	1988		Written
Architects Bishop and Hitchcock	Berry Streetscape Study	1988		Written
Illawarra Regional Heritage Study Review, September 1993.	Perumal Murphy Wu			Written
	John & June Robson (Researchers)			Management Plan
Illawarra Regional Heritage Study Review, September 1993.	Perumal Murphy Wu			Written
	John & June Robson (Researchers)			Management Plan

## Heritage Studies

Records Retrieved: 2

Title	Year	Item Number	Author	Inspected By	Guidelines Used
Shoalhaven City Council Heritage Study 1995-1998	1998	2390008	Peter Freeman Pty Ltd	28/5/96 PG Study: Y	Yes
Shoalhaven City Council Heritage Study 1995-1998	1998	2390008	Peter Freeman Pty Ltd	28/5/96 PG Study: Y	Yes

This report was produced using the State Heritage Inventory managed by Heritage NSW. Check with your relevant local council or NSW government agency for the most up-to-date information. This report does not replace a Section 167 certificate or a Section 10.7 Certificate (formerly Section 149).

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## Procedures / Workflows / Notes

Records Retrieved: 0

Application ID / Procedure ID	Section of Act	Description	Title	Officer	Date Received	Status	Outcome
No Results Found							

## Management

## Management

Records Retrieved: 1

Management Category	Management Name	Date Updated
Recommended Management	Produce a Conservation Management Plan (CMP)	

## Management Summary