

Berry Showground Agricultural Pavilion

Berry NSW

CONSERVATION MANAGEMENT PLAN

prepared for

Shoalhaven City Council
Bridge Road NOWRA NSW



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1.0 Executive Summary

Conservation Management Plan for the Berry Showground Agricultural Pavilion, Berry

The overall aim of this Conservation Management Plan is to investigate and analyse the documentary and physical evidence available to formulate a statement of cultural significance, and to provide management guidelines to enable this significance to be retained in future use and development. It has been prepared for the Berry Showground Agricultural Pavilion, which is located on Alexandra Street in Berry for the Shoalhaven City Council.

The main points of this study can be understood by reading the following sections.

- **Analysis of Documentary and Physical Evidence (Section 5.0)**

This study in brief concludes that the Berry Showground Agricultural Pavilion is in relatively good condition however there is evidence of water damage, both from rising damp and inadequate guttering. The external brick work also requires attention. The building's original form and interior configuration can be clearly understood.

It is critical that any works at the site be documented and implemented in a way that allows for the retention in-situ of the maximum amount of existing significant fabric.

- **Statement of Cultural Significance (Section 6.0)**

The Berry Showground Agricultural Pavilion has historic and social significance to the State of New South Wales and aesthetic and technical research significance to the Shoalhaven City Council area at a local level.

- **Constraints and Opportunities (Section 7.0)**
- **Conservation Policy (Section 8.0)**

This study suggests appropriate uses for the site, as well as various recommended actions which should be taken to conserve the existing site and structures.

Any present and/or future design proposals should be evaluated and reviewed in association with the conservation policies and recommendations provided in this report to ensure that the significant heritage values of the site and structure are retained and are easily interpreted by the community.

In summary, we believe that if the site and structure is carefully developed and regular maintenance is undertaken it can retain its heritage and social significance to the State of New South Wales, be able to be interpreted as an Agricultural Pavilion with other community uses and continue to play an important function in the local area.

2.0 Introduction

2.1 Brief

The aim of this Conservation Management Plan is to assess the heritage significance of the subject site and use the findings of this assessment to provide conservation management guidelines to enable this significance to be retained in future use and development. The report has been prepared for the Berry Showground Agricultural Pavilion, Alexandra Street, Berry, for the Shoalhaven City Council.

This report includes the following.

Documentary Research

- Of the site/institutions/families/people associated with the site.
- Of the development of the site over time ie. Dates of construction and past additions/alterations.

Physical Investigation

- Description of site and building (internal and external) and its setting.

Assessment of Significance

- Heritage assessment using Heritage Office guidelines.
- Significance ratings of building's fabric and setting.

Conservation Policy

- Conservation approach.
- Future development of the site.
- Physical conservation action recommended and other relevant issues such as use; investigation; etc.

Implementation Strategy

- Identification of immediate works required.
- Identification of future works recommended for the site.
- Identification of landscaping works required and recommended for the site.
- Options for future use of the site.

2.2 Study Area

For the purposes of this report the *place*, as defined in the Burra Charter (please refer to Section 8.1 of this report), is to be known as the study area.

2.2.1 SUBJECT SITE

The subject site consists of part of Lot None DP 940561 located on Alexandra Street, Berry.

2.2.2 SUBJECT BUILDING

The subject building consists of the face brick Berry Showground Agricultural Pavilion building.

The subject building is located within the Berry Showground complex. The other buildings of the showground will not be considered as a part of this report except where they relate to or impact upon the significance of the subject building.

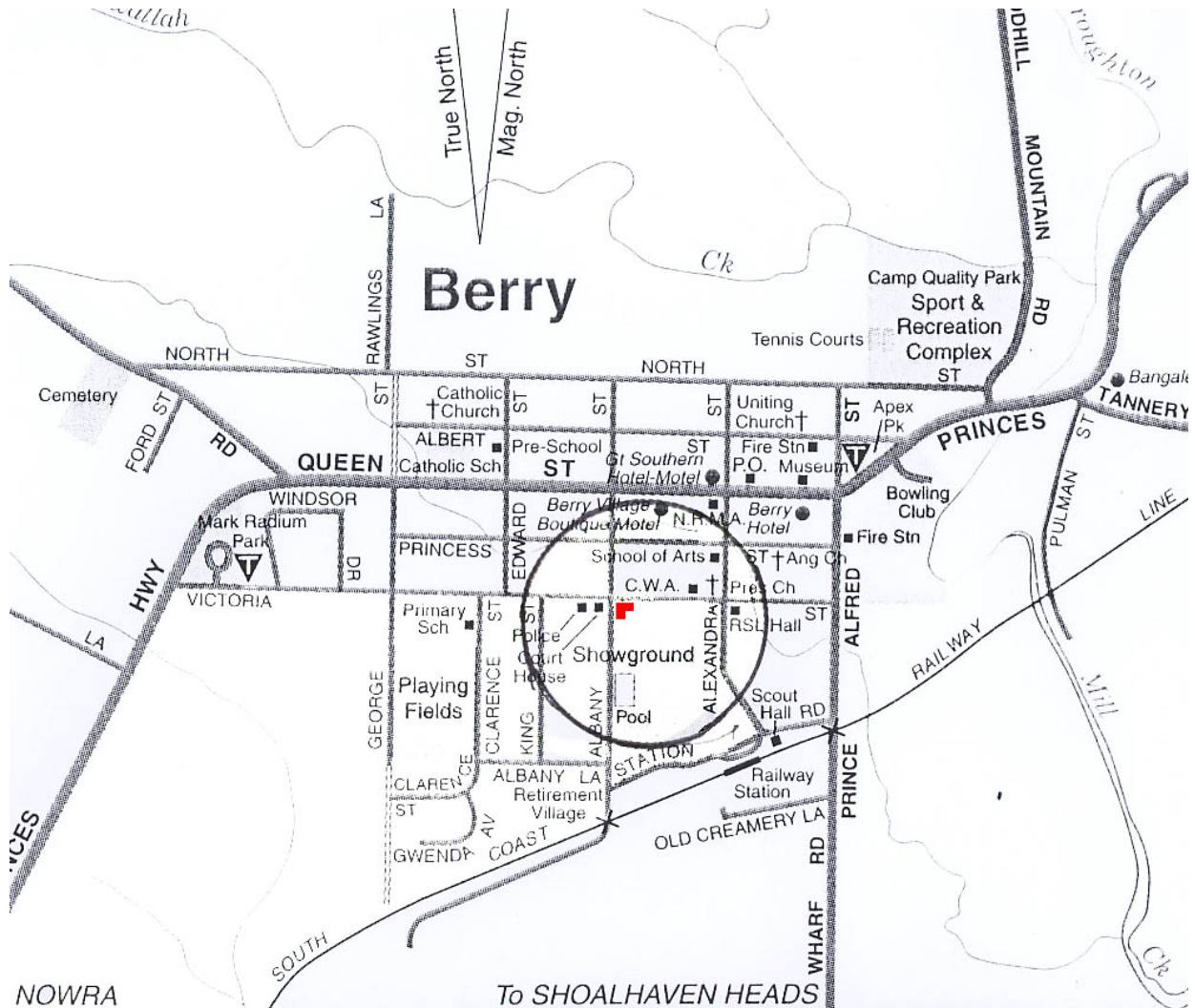


Figure No. 1: Location Plan

2.3 Methodology

The method follows that set out in the NSW Heritage Manual provided by the NSW Heritage Office and NSW Department of Urban Affairs and Planning and is in accordance with the ICOMOS *Burra Charter*. The method is outlined below.

Investigate the significance

- Investigate the historical context of the item of study area
- Investigate the community's understanding of the item
- Investigate the history of the item
- Investigate the fabric of the item

Assess the significance

- Summarise your knowledge of the item or study area
- Describe the previous and current uses of the item, its associations with individuals or groups and its meaning for those people
- Assess significance using the NSW heritage assessment criteria
- Check whether you can make a sound analysis of the item to support the statement of heritage significance (use the identified historical themes, and the inclusion and exclusion guidelines provided in *Heritage Assessments* as a guide)
- Determine the items level of significance (local or state)
- Prepare a succinct statement of heritage significance
- Get feedback
- Write up all your information

Manage the significance

- Analyse the management implications of the item's level of significance
- Analyse the constraints and opportunities arising out of the item's significance (including appropriate uses)
- Analyse owner and user requirements
- Prepare conservation and management recommendations
- If any obvious options are not suitable, explain why
- Get feedback from the community
- Analyse statutory controls and their relationship to the items significance
- Recommend a process for carrying out the conservation and management strategies

2.4 Limitations

No intervention to fabric was undertaken.

Limited information has been received by the authors in relation to a request for community input into this study.

2.5 Author Identification

TROPMAN & TROPMAN ARCHITECTS:

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	Heritage Conservation Architect
Melissa Ferguson	Geographer / Interpretation Planner
Monique Quinlan	Architect

SUB-CONSULTANTS:

RF Historical Research Service	
Robyn Florance	Historian

3.0 Documentary Evidence

The following historical background has been prepared by historian Robyn Florance.

3.1 The Shoalhaven Estate

Alexander Berry first visited the Shoalhaven region in January 1822, taking the cutter "Snapper" into the Crookhaven River from which he proceeded overland to examine the country on either side of the river. Berry recorded the expedition in detail in his journal writings, his reports to Brisbane and in his later biographical writings.¹

In February under new regulations introduced by Governor Brisbane, Berry together with his partner, Edward Wollstonecraft applied for a grant of 10,000 acres.² For each 100 acres of grant one convict was to be maintained free of expenses to the Crown.

The rich alluvial soils and natural grassy meadows led him to choose the Shoalhaven as the site for an estate and he returned in June 1822 to occupy it. They purchased a small cutter called the *Blanche* from the government and in June, Berry set out to select the land, and the balance of 4000 acres, which he had applied for in 1819.

To allow vessels to enter the Shoalhaven River, Berry had a short canal cut between the river and an arm of the Crookhaven, so creating Comerong Island. The first canal to be built in Australia.

Berry's journal, dated 21st June – 23rd July, and his letter to Wollstonecraft dated 8th July 1822, record the events; the attempt to enter the mouth of the Shoalhaven River when two men were drowned; the cutting of the canal, and the exploration and selection of land on both sides of the Shoalhaven River, and the establishment of "Cullengatty Farm" as their headquarters.

Brick making commenced almost immediately. The oldest standing brick building, apart from the homestead site, is the wheat barn at Upper Numba. A busy village quickly appeared and in due course carpenters, brickmakers, bricklayers, blacksmiths, masons, wheelwrights, harness-makers and boat builders were employed on the Estate.³

On 23 September 1827 Berry married Elizabeth Wollstonecraft who had recently arrived in the colony and by 1830 the registration of the 10,00 acres was completed.

Edward Wollstonecraft died on 7 December 1832 at the age of 49 and was buried at the Sydney burial ground. His estate was left to his sister, Elizabeth, his only next of kin.

After much persuasion, by Alexander, his brothers John, William and David Berry and their two sisters, Janet and Nancy arrived in the Shoalhaven in 1836. Alexander left the management of the Estate to them, principally to John and later to David.

¹ Berry A., *Diary of an Expedition to the Shoalhaven River June 21 - July 23, 1822*

² According to information found in the Berry, Wollstonecraft, & Hay Papers at the Mitchell Library, the registration of the 10,000 acres was completed in 1930.

³ Hay Alex. *The Coolangatta Estate, Shoalhaven*, c.1910, original to be found in Mitchell Library, Sydney also copy can be found in Antill R.G. *Settlement in the South*, Weston & Co. Kiama, 1982, p.347

John Berry persuaded his brother to widen the scope of the property, and for the next 12 years this young man literally lived in the saddle, buying and breeding cattle and horses and building a reputation for fine stock. His tragic death from a riding accident in April 1848 was a severe blow, and to David 5 years junior to Alexander, fell the major task of managing Coolangatta.⁴

After convict transportation ceased in the 1840s, the estate was absolved from its contract to maintain 100 convicts. Some elected to remain in the district as settlers. It was around this time that moves were made to release twenty acre lots to tenant farmers, rent free for twenty five years and renewable if cleared and fenced.⁵

Alexander Berry died on 17th September 1873 and was buried in the family vault in St. Thomas' cemetery, North Sydney. His estate went to his brother David who was charged with his legal and moral obligations.

William Berry died on 20th October 1875 leaving his property to David. David Berry was to become a pioneer in his own right, through his work in letting small farms to tenants. When he inherited the Estate in 1873, he was landlord to 270 tenant farmers occupying some 15,000 acres.

Much of the unproductive scrubland was cleared by tenant farmers, while the Estate grew by purchase and grant.

In 1883, John Hay, later Sir John Hay, David Berry's cousin, revisited his birthplace after some 20 years in New Zealand and was persuaded to remain at Coolangatta as manager of the huge concern.

John Hay was a man of progressive ideas and tactfully applied his experience to the further development of Coolangatta by expanding the work of conservation begun by Alexander Berry when he drained the first swamp in 1823.

Hay spent some £135,000 in reclaiming 15,000 acres of swampland by cutting 125 miles of drains, clearing 10,000 acres of scrub.

When David Berry died in 1889, it was the end of an era. When the will was probated the Coolangatta Estate was valued at £1,252,875. However, David Berry had directed that bequests totalling a quarter of a million pounds were to be made to St. Andrews University in Scotland, the endowment of a public hospital at Berry and the Presbyterian Church.

The main legatee, Sir John Hay, was now faced with the task of raising the cash to meet these enormous commitments. The breaking up of the great agricultural empire began with the sale of two properties at Gerringong and continued until only the homestead and the few hundred acres surrounding it remained.

⁴ Bradshaw N.T., Coolangatta 1822, J.S. McMillan Pty. Ltd, Rydalmere, n.d.

⁵ Bayley William A., *Shoalhaven*, Shoalhaven Shire Council, Nowra, 1975 p.36

3.2 The Formation of Agricultural Societies in New South Wales

According to the "Encyclopaedia Britannica", properly organised agricultural shows did not evolve in Europe until the latter part of the 18th century and early part of the 19th century.

One of the earliest agricultural and livestock exhibitions in England was the National Show held in 1821 in Aldridges' Repository in London. Later, such shows were sponsored at different centres by the Royal Agricultural Society of England, beginning in 1839 at Oxford. Specialised shows had been held much earlier, such as the beef cattle industry show at Smithfield (London) in 1799.

The first agricultural society in Australia was the Van Diemen's Land Agricultural Society (now the Royal Agricultural Society of Tasmania), formed at Hobart on 8th December 1821. As well as the general encouragement of production from the soil; one of its objectives was the "protection of stock". This was necessary as the free settlers of Tasmania were being subjected to a reign of terror by bushrangers and escaped convicts.

The new Society staged Australia's first official agricultural show in January 1822, in the old Market Place, Hobart, immediately in front of State Parliament House. Prizes in the form of medals were given for sheep, cattle and boar, the best acre of wheat, barley, artificial grasses; the largest crop of potatoes taken from three acres of land and for a collection of vegetables. Awards were given for the best-conducted convict, male and female.

Six months after the formation of the Van Diemen's Land Agricultural Society the first effective step to form a similar body on the mainland was taken at the house of Mr J. Robertson, jeweller and watchmaker, 96 George Street, Sydney, on 5th July 1822.⁶ It was here that the Agricultural Society of NSW was formed, with Sir John Jamieson, pastoralist, banker and former Royal Naval surgeon, as its first President and Alexander Berry as its first secretary.⁷

Free settlers of "very good class and respectability" were reaching New South Wales from England at this time and had urged the establishment of such a body. By 1822 there were more than 10,000 cattle in New South Wales and more than 290,000 sheep. But cultivation methods were still very primitive and the great explorations of the inland were still to come.

The establishment of a Stock Fund to import good stock, plants and seeds was the most important function of the new Society in those days. Edward Wollstonecraft acted as secretary to the organisation.⁸

The Governor, Sir Thomas Brisbane, was the first patron and he granted the society 10 acres of land at Westmead, near Parramatta, for agricultural experiments and for depasturing of cattle to be imported. It was there that the society's first cattle and sheep were exhibited on 9th October 1823. It could not be described as a proper agricultural show, but it can be regarded as Australia's first sheep show.

The first properly arranged show, called the Parramatta Fair, was held in October 1824. There were classes for Australian Merino Sheep; Colonial bred bulls, stallions, boars, and sows, teams of horses and bullocks, and prizes for the best Colonial cheese, tobacco and beer.

⁶ Barnard Marjorie, *The History of Australia*, Angus & Robertson, Australia, 1962, Reprint 1980, p. 135

⁷ McCaffery Frank, *First Century of Dairying in NSW*, Sydney & Melbourne Publishing Co. Ltd., Sydney, 1909, p. 29

⁸ *ibid*

The first society to be formed outside the Sydney area was the Hunter River Society at Maitland on 6th October 1842. It succumbed a few years later, to be reformed in 1859. The Cumberland Agricultural Society and the Penrith Agricultural Society were both established in 1843, and the Illawarra Agricultural Society at Wollongong in 1844.

Other pioneering societies founded in the 1840s and 1850s included Hawkesbury (1845), Mudgee (1846), Kiama (1848), Bathurst (1855), Dapto (1856) and Albury (1857).⁹

Societies founded in the Shoalhaven district were the Shoalhaven Estate Agricultural Association (1863), The Ulladulla Agricultural & Horticultural Association (1866), the Shoalhaven Pastoral, Agricultural & Horticultural Association (1869), Shoalhaven Agricultural & Horticultural Association (1874) Broughton Creek Horticultural Association (1883) and Kangaroo Valley Agricultural & Horticultural Association (1886).

3.3 The Shoalhaven Estate Agricultural Association

Alexander Berry realised the importance of allowing farmers to exhibit their results and at Coolangatta had held 'open days' in the 1840s and invited all and sundry to sample his hospitality and to inspect his farms and farming methods.

Anxious to show the high standard to which the Estate had reached he encouraged the formation of the Shoalhaven Estate Agricultural Association. Shows being held chiefly on Berry Estate land.

On the 3rd August 1863 a meeting was held to form an Agricultural Association and 72 men appointed to the committee of the new Shoalhaven Estate Agricultural Association with membership confined to Shoalhaven Estate tenants. Alexander Berry himself was Patron of the new association and his brother David, President and Henry G Morton, Berry's land steward was elected Vice President. James Lang, Postmaster of Numba, was elected Treasurer and John Bindon, of Numba, was elected Secretary.¹⁰

The Society totalled 216 members and its operations extended from Pyree to Gerringong. The 1st Shoalhaven Estate Agricultural Association Annual Show was held on 29th March 1864 at Numba.¹¹ A list of prize winners was reported in the *Kiama Independent* 12th April 1864.

The district Show served a very serious purpose in allowing the farmers to show off their prize stock, and others to view it, to buy and improve their own herds. It gave the farmers an opportunity to meet and discuss farming methods with neighbours and to learn what was going on outside their own parcel of land.

People outside the Berry Estates were not admitted as members to the Society, but were permitted to compete for prizes in the open sections. There were scarcely 2000 souls on the Berry Estates at that time, but at the turn of the century, the district population had risen to 16,000.¹²

⁹ Mant Gilbert, *Show People*, Macarthur Press, Parramatta, 1985, pp 11-12

¹⁰ *Illawarra Mercury* 4/8/1863; 21/8/1863; 22/1/1864

¹¹ *Illawarra Mercury* 19th January 1864

¹² *The Shoalhaven & Nowra News* 30th January 1974

The 2nd annual show was held at Numba.¹³ The 3rd Annual Show was held at Broughton Creek near to the Kangaroo Inn¹⁴

The third annual exhibition of the Shoalhaven Estate Agricultural Society came off at Broughton Creek on Tuesday last. There was a great assembly of people from many parts of the Illawarra district, while the steamer from Shoalhaven brought its load up the Creek. Towards midday the infant settlement looked very imposing dressed out in flags.

*The show was held near the Kangaroo Inn, on the slope of the rising ground facing north, a large room having been erected by Mr David Berry expressly for the occasion and although the building is fifty feet in length, it barely held all that offered for inspection.*¹⁵

Prizewinners were once again announced in the *Kiama Independent* 1st March 1866.

The Association continued to stage attractive shows, people travelling great distances to be present. On the 6th February 1867 the annual show was held on David Berry's estate at Toolijooa. A weatherboard building measuring 50ft by 22ft on a stone foundation with shingle roof was erected for use as an exhibition hall.¹⁶ This hall later became the schoolroom for Toolijooa School when it opened in 1871.

James Lang left the district in 1869 and Charles Murray was elected Treasurer in his place. The last official meeting of the Association was at the Bullock Paddock, Friday's Farm, at Numba on the 14th April 1869 when an Annual Ploughing Match was held.¹⁷ Results were published in the *Shoalhaven News* of 17th April 1869.

Floods ravaged the Shoalhaven area in March and April 1870 and the district took a great deal of time to recover from the devastation the flooding caused and the Association ceased to exist.

3.4 The Shoalhaven Pastoral, Agricultural & Horticultural Association

The first meeting of the Shoalhaven, Pastoral, Agricultural & Horticultural Association was held at Moss's Central Hotel on 5th March 1869. James Aldcorn JP was nominated President of the Association. William Lovegrove and Zacheus Bice were nominated Vice Presidents: The Manager of the Commercial Bank at Terara was nominated Treasurer and Mr Watson nominated Secretary.¹⁸

At a subsequent meeting held in April the Rules and Regulations of the Association were proposed and carried.¹⁹

The Associations first Annual Ploughing Match was held on The Queen's Birthday, 24th May 1869, on Mr H Wheatley's paddock at Terara.²⁰

¹³ *Kiama Independent* 16th February 1865

¹⁴ *Kiama Independent* 27/2/1866; 22/2/1866; 1/3/1866

¹⁵ *Kiama Independent* 1/3/1866

¹⁶ Sharpe Margaret *Gerringong & District Historical Society Brief Historical Notes*, Gerringong, Expanded Edition 1999, p. 25

¹⁷ *The Shoalhaven News* 13th April 1869

¹⁸ *The Shoalhaven News* 20th March 1869

¹⁹ *The Shoalhaven News* 10th April 1869

²⁰ *The Shoalhaven News* 22nd May 1869

Floods ravaged the Shoalhaven area in March and April 1870 and the district took a great deal of time to recover from the devastation the flooding caused. The Association became insolvent and according to an article published in the *Shoalhaven News* on 9th July 1870 - through *'the want of energy on the part of the inhabitants'*. Official assignees then took over the affairs of the Association.

3.5 The Shoalhaven Agricultural & Horticultural Association

On 6th March 1874, at a meeting held at Terrara the Shoalhaven Agricultural and Horticultural Association was re-formed. Mr James Aldcorn was elected first President and a committee of 18 (most co-opted) started things moving.

The Society held its first show on 11th February 1875 on land at Greenhills, using the former Presbyterian Church building and a shed the society built beside it for showrooms. Shows were held annually until 1886 when the Nowra Showground came into use.

The Association continues to stage annual shows at the Nowra Showground to this day but is now known as the Nowra Show Society.

3.6 The Broughton Creek Horticultural Society

Broughton Creek farmers continued to support the Shoalhaven Agricultural & Horticultural Association but in 1883 decided to establish their own society. At a meeting held in the Broughton Creek Court House on 16th October the Broughton Creek Horticultural Society was formed.

Present at that meeting were James Wilson, Dr Lewers, J. McKenzie, J.W. Sproule, James Stewart, S. Gall, J. Francis, C.E. Butler, R.E. Walker, A.J. Colley, J. Wiley, J. F. Hooper and James Boyd. Dr Lewers moved *"That this meeting is of the opinion that a Horticultural Society should be formed in Broughton Creek to promote the culture of flowers, fruits and vegetables and the holding of a periodical show of the same"*. James Stewart seconded and C.E. Butler supported the motion, which was carried.²¹

Lewis McIntyre was elected President and A.J. Colley as Secretary. Members of the society came not only from the Berry district but also from the Gerringong District within the Kiama Municipality, which adjoins the Shoalhaven City area. The communities of Gerringong and Berry working side by side providing a Show worthy of the district's residents.²²

John Grey and John Stewart were appointed Vice Presidents and later on David Berry became the patron of the Society. He generously gave the land and stumped and cleared it free of cost. Then he fenced it, and erected suitable buildings on it. His representative, Alexander Frazer, took an active interest in the affairs of the Society, and anything Frazer suggested, David Berry carried out. Rules and Regulations were framed and duly adopted by the Committee and the Society became a living affair in the midst of a rich pastoral, farming and horticultural locality.²³

²¹ McCaffrey Frank *The History of Illawarra*, John Sands Ltd, Sydney, 1922, p. 251

²² Higgins J, *Berry A & H Association Centenary 1888-1988*, Berry & A H Association, Nowra, 1988 p 8

²³ McCaffrey Frank *The History of Illawarra*, John Sands Ltd, Sydney, 1922, p. 251

The support given to the movement by the Patron soon stimulated the Committee to spread itself out into sections presided over by willing workers: -

Horses - Bragg, Knox, Frazer, Martin and Gall
Cattle – John Stewart, H. Graham, R.V. Boyd, John Grey and Hanlon
Other Animals – H. Boyd, T. Burke, Priddle and McIntyre
Farm Produce – Robinson, Graham, English and Knox
Garden Produce – Grey, Boxell, H. Boyd, Hanlon and Martin
Implements – Gall, Bragg, Frazer, Binks and McIntyre
Manufactures – Lavers, Robinson, Boxell, Jas. Stewart, Grey and John Stewart.

Application was then made to the Government for a subsidy from the Agricultural Show Fund and a ground committee elected consisting of Bragg, C. Robinson, John Stewart and Alexander Frazer.

The first Broughton Creek Show was held on 7th and 8th February 1884 in a temporary wooden structure under the energetic leadership of Messrs Lewis, Colley and Stewart. The show was staged on an area of land adjoining Queen Street, approximately to the rear of A Waddell & Company's Newsagency. It was sited well back from the street, screen by a stand of trees.²⁴ The shows were held annually on this site until 1888.

The Society was reorganised in 1888. John Hay was elected Patron, John Boxsell President, H. Lovegrove Treasurer and A.G. Colley Secretary.²⁵

The name of the Society was changed to the Broughton Creek Agricultural & Horticultural Association. The objects of the Association were: -

'The management, encouragement and development of agriculture, horticulture, dairying and other industries, the improvement of livestock and the introduction into the district of implements and machinery for agriculture, dairying and other purposes'

The fifth annual exhibition was held on Thursday and Friday February 1888 on the new Showground where annual shows have been held ever since.

The proclamation to the change the name of the town from Broughton Creek to Berry was gazetted on 4th December 1890 and it is presumed the Association's name was changed to the Berry Agricultural & Horticultural Association around the same time.²⁶

Due to its historical significance and its link with the Coolangatta Estate Berry was granted National status for the 1893 Show.

The Show was officially opened by the Governor of N.S.W., Lord Jersey, who travelled in state by train to Wollongong, where he was met by Alex Campbell MLA. Mr P H Morton joined the train at Kiama. On arrival at Berry, the Governor was met and welcomed by Alex Hay and the party was conveyed to the Court House, opposite the Agricultural Pavilion. At the Court House, the Governor was entertained before proceeding to the show ground for the official opening ceremony.²⁷

²⁴ Lidbetter Mary L., *Historic Sites of Berry*, Berry & District Historical Society, Berry, Revised Edition 1993

²⁵ Higgins J, *Berry A & H Association Centenary 1888-1988*, Berry & A H Association, Nowra, 1988 p 1

²⁶ Higgins J, *Berry A & H Association Centenary 1888-1988*, Berry & A H Association, Nowra, 1988 p 8

²⁷ *Berry A & H Association Centenary 1888-1998* op cit. p. 3

An interesting feature of the 1896 Berry Show was a display arranged by the Hawkesbury Agricultural College. It occupied a wing of the pavilion and featured a variety of grasses from the College, and also a collection of produce such as butter, cheese, eggs, bacon and honey, as typical examples of the training in agriculture provided for the college students.²⁸

Berry was again selected in 1898 to stage another National Show for which the Government provided a subsidy of £500.

By tradition the dates for the Shows on the South Coast were allocated in sequence from Wollongong in the north and progressing in order down the Coast, through Albion Park, Dapto, Kiama, Berry, Nowra, Kangaroo Valley and Milton.

This allows the exhibitors to organise displays in orderly fashion and the professional show followers to arrange easy transport from one show to the next.

After the bigger show at Nowra, the horsemen and sideshow men usually split, with the smaller outfits going on the Kangaroo Valley and Milton and larger ones going to the bigger shows elsewhere.²⁹

The history of the Berry A & H Association is also a history of growth and development of an agricultural industry in Berry. Through drought, rains, depressions, and periods of war the Society has continued to play an important role in the improvement of farming techniques, maintaining a quality standard for the agricultural products of the district.

The Berry A & H Society, by adopting modern roles, brings the town and country together by providing quality family entertainment and provides an inducement to improvement. Whether it is in exhibiting dairy or beef cattle, horses and showjumping, flowers or vegetables or entering the numerous sections for handcrafts, cookery, art or woodwork in the pavilion.

3.6 The Berry Showground

The earliest parks in Berry were known as the Hazelberry Parklands and are situated south of Victoria Street, bounded on the west by Albany Street and include two parks one situated on Alexandra Street and the other on the corner of Alexandra and Station Streets.

The origin of the name Hazelberry is not known. The Berry Municipal Council suggested 'Hazelberry' and the name could be a combination of 'Berry' with Hay or Hazel for the Hay family. John Hay had come from Hazelbrook in New Zealand and he also had a niece by the name of Hazel.³⁰

The main section of the Hazelberry Parklands is known as the Berry Showground. The grounds were set aside and furnished by David Berry and improved by John Hay after he inherited the Estate.

After the death of Sir John Hay, the NSW Government together with the Berry Municipal Council purchased the 16 acres of the Hazelberry Parklands for £2,500 and the land was dedicated as a public park on 23rd April 1913. The Parklands is administered by a local committee of management for the Shoalhaven City Council.

²⁸ *Berry A & H Association Centenary 1888-1998* op cit. p. 3

²⁹ *Berry A & H Association Centenary 1888-1998* op cit. p. 3

³⁰ *Historic Sites of Berry*, op. cit. p. 64

The first agricultural show conducted on the new Showground was the Fifth Annual Exhibition in February 1888 and the Berry Show has been held annually (except for the war years) to the present day.³¹

Leading up the 1888 Show the reporter for *The Broughton Creek Register* published a report on the new Show Ground in its 11th February 1888 edition.

The entries for the Broughton Creek Show on Thursday and Friday next are expected to be numerous. The numbers of entries received up to yesterday afternoon were 2200. The horses and cattle have filled up well. The committee of the local A & H Association are to be congratulated on their efforts to make the Exhibition next Thursday and Friday surpass previous Shows.

The canvassing for subscription and for entires of exhibits is almost unprecedented and if perseverance and industry command success that we may be sure that the Committee's aspirations will be realised as they have an excellent opportunity. For thanks to the munificence of Mr David Berry, and to the supervision of the ground committee, everything is in a forward state. The building itself is not only architecturally an ornament to the Township but is admirably adapted internally for its purpose. Its inside decorations are chase and in good taste, its accommodation is ample.

Probably it would be difficult to find its equal as a show building in New South Wales. A spacious shed connected with the building will shelter buggies etc. A good room for the ladies has been provided. The stock has not been forgotten, and roomy horse boxes, cattle stalls, pig pens and poultry coops (all under shelter) have been supplied. The yards and pens for heifers etc. are for this season outside the show ground itself but are in close proximity thereto; and an ample number have been erected.

An ornamental pavilion for the judges of horses has been built in the centre of the ring, and everything done that was possible in the time. The grounds are now a credit to the district and with the further improvements which it is intended to proceed with bid fair to rival the best grounds in the Colony.³²

By February 1888 the new Showground was completed and a committee consisting of John Grey, Phillip H. Morton, Charles Robinson, John Stewart and James Wilson was appointed to wait on Mr David Berry's representative, Henry G. Morton, regarding the handing over of the ground to the Association.³³

³¹ *Historic Sites of Berry*, op. cit. p. 64

³² *The Broughton Creek Register* 11th February 1888

³³ McCaffrey Frank *The History of Illawarra*, John Sands Ltd, Sydney, 1922, p. 253

Another lengthy article written by the reporter for *The Broughton Creek Register* gives a description of the show ground on the opening day of the 1888 Annual Exhibition.

The ground consists of 10 acres enclosed with a strong post and rail fence to a height of six feet, thoroughly cleared of timber and stumps and free from any impediment. It is situated about 10 chains south of the old show ground and ingress and egress to it by streets a chain wide, which run parallel to three sides of it. The gates are on the east side and at the north west corner. The new Agricultural Hall and the pavilion for horses, stud bulls, pigs and poultry have been faithfully built by Messrs W.A. Isley and Sons, of Broughton Creek.

The horseboxes, which are situated at the southeast corner of the enclosure, are built of sawn timber, roofed with iron and like all the other pavilions, stands on solid chisel dressed freestone foundations. The horse pavilion will accommodate 24 horses.

The pavilion for stud bulls is similar to that for the horses, as the foundations, fixture and roofing; but is divided into pens instead of loose boxes. This building is the north-east corner of the enclosure.

The accommodation for swine and poultry is a similarly constructed shed; the pig pens being commodious and cool. While the poultry coops are it is admitted, the best designed and constructed yet seen at any show in the colony and gives the greatest satisfaction to exhibitors for security and the excellent view they afford of the exhibits.

The judges of horses have been specially provided for by a circular shed, with its roof standing well up on wooden pillars, resting on a raised stone foundation, sloping out in steps to give access to the concrete floor upon which the judges, stewards and representatives of the press have ample room.

The layout and attractiveness of the Show Ground has been repeatedly praised. The reporter for the *Town & Country Journal* wrote an article for the 26th September 1891 edition of the newspaper: -

"we must not omit to mention the capacious Show Ground so excellently laid out; the main building is a fine, roomy, imposing edifice whilst ample provision is made without in the shape of sheds and pens for livestock. There is a concrete wicket for cricketers"

The grandstand was erected in February 1893 at a cost of £300 and paid for by John Hay.³⁴ It was lowered and moved further south in 1935. It was renovated in 1988.

On the north-east corner an area is set aside as a children's playground stands a white marble fountain as a memorial to Sir John Hay who died in 1909. The fountain was donated by Lady Hay, and is inscribed with the date 4 February 1915.

The old Berry Council chambers built in 1912 stand to the north of the main show ground gate in Alexandra Street. The old Council Chambers are now used as a meeting room by the Agricultural Society.

³⁴ *The Sydney Mail* 11th February 1893

Adjacent to the Sir John Hay Memorial stands a rotunda, which was moved from the centre of the show ground ring in 1936.

The south-east corner of the Hazelberry Parklands contains the Regal Lodge Stables of Kevin Robinson, where the winner of the 1968 Inter-Dominion Trotting Race was trained.

3.7 The Agricultural (Pavilion) Hall

The first Broughton Creek Show was held on 7th and 8th February 1884 was staged on an area of land adjoining Queen Street, approximately to the rear of A Waddell & Company's Newsagency known as the 'Picnic Ground'. It was sited well back from the street, screened by a stand of trees.³⁵

The Society had contemplated erecting a small marquee on the ground but Mr David Berry, unasked, built a wooden Exhibition Hall, which was considered a very fine building.

The next year, with an increase in entries, it was found to be too small and he built an addition to it. The year following, the demand was so great that he built a second extension, which then became overcrowded.

John Hay and Henry G Morton may have had discussions with David Berry regarding the erection of a new agricultural pavilion at Broughton Creek. It appears that Henry G Morton may have had the idea for the design of the building for in a letter to John Hay on the 20th March 1886 he sent a '*sketch for the front of the Agricultural Hall at Broughton Creek in brick and cement*'.³⁶

Around October/November 1887 David Berry commissioned William A. & E.T. Isley, local builders and contractors of Berry, to erect a new Agricultural Exhibition Hall on land he had set aside as a Show Ground. It appears that William Isley prepared the plans for the building from Morton's original design.

The contractors were given approximately four months to complete the brick building together with all the necessary out buildings deemed necessary for show purposes.

As yet no reference has been found as to where the bricks were manufactured but it is known that the stained glass was especially cut '*of the required dimensions*' by Goodlet & Smith in Sydney and three separate deliveries were made by boat to the Wharf on Broughton Creek.³⁷ It is quite possible that building materials were obtained from two Sydney based business houses, Goodlet & Smith and Lassetter & Co. According to correspondence found in the Berry Hay Papers at the Mitchell Library, the Goodlet & Smith invoice for goods received was paid in January 1888 but Lassetter & Co's account had not been received.³⁸

³⁵ Lidbetter Mary L., *Historic Sites of Berry*, Berry & District Historical Society, Berry, Revised Edition 1993; The Annual Meeting of the Berry A & H Association 1889

³⁶ Mitchell Library, Sydney ML MSS 315/106 Item 1 20/3/1886 Correspondence from H. G. Morton and Numbaa to John Hay at Coolangatta

³⁷ On the 23rd December 1887 Mr Isley was in Sydney and went with Mr Mathews to get samples of stained glass. On the 1st January 1888 Isley ordered more glass which was sent the following day. On the 12th January 1888 more glass was ordered of 'required dimensions' and sent by boat that night. ML MSS 315/105 Item 1 Frame No. 88; ML MSS 315/105 Item 2 Frame 106 and 109

³⁸ ML MSS 315/105 Item 2 Part 3 Frame 106 Correspondence dated 11th January 1888

The Agricultural Pavilion was erected in the year of the centenary of the Colony and was finished in time for the annual local show, which was held on 27th February 1888. The new Show Ground had also been completed at that time under the supervision of the Broughton Creek A & H Association Ground Committee.

The Broughton Creek Register featured an article on the 1888 Agricultural Show, the first show held on the new Showground and gave a good description of the new Agricultural Pavilion: -

The new hall is built of brick on dressed freestone foundations. It is triangular in shape, one half of the floor space extending north and south and the other east and west giving altogether a floor space of 180 feet by 26 feet. The hall stands at the north west corner of the ground. Its principal entrance is at the north west corner. There are, besides several private entrances leading to the Secretary and Committee's rooms at the rear, flights of dressed stone steps leading to the principal entrance, some 6 to 8 feet in width and converging towards the door.

The light is admitted by way of lantern lights on the ridges of the roof and again through highly ornamental coloured plate glass in the ceiling. Besides this, there are five semi-circular windows, over what may be termed, the dummy windows in each front.

The walls on the north and western side (the fronts of the building) are brought up to the level of the lantern lights on the ridge; and well finished with architectural embellishments.

At first the building was only used for agricultural society shows and special events. Meetings of the Society were still held in the old Exhibition Hall.

The Association advertised a Show of Flowers, Poultry, Caged Birds, Dogs & Household Manufactures to be held on the Show Ground on 15th & 16th November 1888 with a promenade concert being given in the Pavilion each evening.

The Flower Show results were reported in the Broughton Creek Register of 17th November 1888.

The pavilion was tastefully decorated with flags and evergreens, festooned with which were variegated Chinese Lanterns, presenting a very pleasing tout ensemble especially when illuminated at night. The arrangement of the flower exhibits in the southern wing of the building was also very tasteful and was greatly admired.

On the 23rd November 1888, The Premier, Sir Henry Parks and other Ministers made a visit to Berry during a tour of the Shoalhaven district.

The Banquet was held in the new Pavilion on the Agricultural Society's Show Ground at about 3pm. The Mayor, (Mr L. A. McIntyre) presided and was supported on either side by the Premier, Sir Henry Parkes, and members of the district. In addition to the ministerial party about 100 gentlemen were present, including visitors from all parts of the district.

The catering, in the very efficient hands of Mr J. G. Lambert of the Commercial Hotel, was excellent, and the neat arrangement of both tables and decorations were very generally admired. The Rev. Luke Parr said Grace and during the progress of the dinner the Coolangatta Band played a selection of music.³⁹

On the 18th March 1889 the Roman Catholic Church held a Picnic and Sports Day on the new Show Ground (thanks to Mr David Berry). *About 1pm dinner was served out on tables erected under the verandah on the eastern side of the pavilion.⁴⁰*

The Annual Agricultural Show is still held on the Berry Showground and the Agricultural Pavilion is still used by the Berry Show Society to house exhibits.

The Hazelberry Parklands including the Agricultural Pavilion is now administered by a local committee of management on behalf of the Trustees, Shoalhaven City Council.

Lodge Broughton

Lodge Broughton was dedicated in 1885 and meetings were held in the Lodge Room of the old Exhibition Hall. In January 1889 the Lodge requested permission to use the new Agricultural Pavilion for masonic meetings.⁴¹ *The Freemason* dated 2nd June 1890 records under the title of *Lodge Broughton No. 131, Berry* –

On Monday evening, the 2nd June 1890, the annual installation of officers of the Lodge took place in the lodge room, Berry. There was a very large attendance of members notwithstanding the very bad roads leading to the new Agricultural Hall where the lodge is held.⁴²

Federation Celebrations

The N.S.W. Government Reception and Entertainment Committee, as part of the Inaugural celebrations of the Commonwealth of Australia, arranged a picnic at Berry on Tuesday, 8th January 1901.

There, dinner was provided in the local Agricultural Society's grounds and buildings, which were leased, from Dr John Hay. About 300 were seated in a large marquee and the remainder were seated in a brick hall with two wings. Local people who came to meet the visitors made the total attendance up to somewhere between 1500 and 1600.

³⁹ *The Broughton Creek Register* 1/12/1888

⁴⁰ *The Broughton Creek Register* 23rd March 1889

⁴¹ ML MSS 315/104 Item 2 Frame 381 Correspondence from John Gray of Berry to David Berry of Coolangatta dated 28th January 1889

⁴² *The Freemason* 25th July 1888; *The Freemason* 2nd Jun 1890

School of Arts Supper Room

When the School of Arts was erected in 1906 no provision had been made for a supper room and therefore supper was served in the Agricultural Pavilion. One can imagine *all the ladies dressed in their finery walking up to the Hall to partake in supper*. A kitchen with a copper and benches was installed in the School of Arts building in 1911 and a supper room, mooted in 1914, was a later addition.⁴³

The Berry Silver Band

In 1911 the Berry Silver Band were given permission from Berry Municipal Council to use the Agricultural Pavilion for band practice one night a week.⁴⁴

After the death of Sir John Hay, the NSW Government together with the Berry Municipal Council purchased the 16 acres of the Hazelberry Parklands for £2,500 and the land was dedicated as a public park on 23rd April 1913.

Dance Hall

Berry Municipal Council arranged to have a licence issued for the Agricultural Pavilion under the Theatres and Public Halls Act of 1908. The licence was issued on the 24th September 1926. At that time it was stated that the Hall was being used as a dance hall with room for about 50 couples. Whymer and Phillips were arranging the Dances at that time.⁴⁵

According to the Licence particulars the hall had been licensed previously but no record can be found to confirm that information. By 1930 the Hall was lighted by electricity with switches located inside the hall.

In 1940 the Hall was used for Band Practice and Military Training purposes and during the Show period for exhibition purposes. The Berry Miniature Rifle Club was organised for the purpose of 'instruction to the use of the rifle' to the youths and members of the Club.⁴⁶

In 1958 the Shoalhaven Shire Council decided to let the licence lapse, as there had been no functions booked since 1951.

Vacation Centre

The Agricultural Pavilion was used in the School holiday period by the Children's Vacation Centre from the early 1940s to the late 1970s. After that the Berry Public School was the venue.

In the 12th May 2001 the Berry Community held a Centenary of Federation Picnic on the Showground. The Agricultural Pavilion housed several exhibitions including '*A short history of Federation*', '*Berry and Federation*', '*Families in Berry at Federation*', and '*Lodge Broughton*'.

⁴³ Jackson-Stepowksi, Heritage Consultant with Weir & Phillips, Architects, Berry School of Arts Conservation Management Plan 2000, 'Historical evidence for the building' p. 23

⁴⁴ Antill R.G., *Settlement in the South*, Weston & Co., Kiama, 1982, p 95

⁴⁵ SRNSW Theatres & Public Halls - Berry 20/14920 File No. 99: Berry Agricultural Hall 10/53046 File No. T765

⁴⁶ *ibid*

3.8 Sites adjoining the Agricultural Pavilion

- East of the Agricultural Pavilion was a croquet lawn occupied by the Berry Croquet Club since the 1920s. With the passing of the senior members of the Club, and the interest of the younger women of the town turning to golf and bowls, the croquet club ceased to operate in 1953. The valuable piece of ground became available for use at Show time and an arris rail fence around the lawn was sold for £5.
- The Caretaker's Lodge was built of brick and erected between 1888 and 1896 and stood between the tennis courts and the Hall.
- At some time the old exhibition hall was placed on the site near the croquet green, later being rebuilt into four cottages facing Gillam and Station Streets.
- In the past tennis courts stood between the Agricultural Pavilion and the small stone Caretakers Cottage which was demolished for the construction of the swimming pool in 1963.
- Originally the grandstand stood nearer to the Agricultural Pavilion but was lowered and moved further south in 1935.
- In 1957 first steps were taken towards the construction of the Junior Farmers' Clubrooms. It followed the approval given by the Parks Trust for a site at the Showground. It was built on the western boundary adjacent to the Agricultural Pavilion in 1958. In addition to clubrooms it would also be used to display the Junior Farmers exhibits at future shows.
- It was decided to provide a public swimming pool for the residents of Berry. Several sites for the pool were given consideration and finally with the approval of the Parks Trust and the Show Committee the present show ground site was chosen. It necessitated the demolition of a small stone cottage, which was a landmark at the ground and at the time occupied by Merv Walsh and his family. The Berry Swimming Pool was erected in 1963. It has been an asset to Berry and apart from a few minor early problems with locked gates during show time, it has been accepted by the Committee as a welcome addition to the Showground.

3.9 Landscaping

The *Town & Country Journal* of 5th December 1896 gives a description of the exhibition ground and mentions that '*a number of trees have been judiciously planted for shade purposes*'.

It is not known when or where or what species of trees were planted. Although despatches from the Botanic Gardens in Sydney do not record trees and shrubs being delivered specifically to the Show Ground they do record that 54 trees and 48 shrubs were delivered to the Berry Court House on 09-09-1894. These could have been delivered for planting at the Showground.⁴⁷

⁴⁷ SRNSW Dispatches from Botanic Gardens Ref No. 19/17199; 19/17205; 19/17206; 19/17207; 19/17208

Deliveries from the Botanic Gardens were also made to John Hay at Coolangatta, which also could have been sent for planting at the Showground.

29-08-1888	Berry Estate (John Hay, Coolangatta)	126 trees	160 shrubs
09-10-1891	Berry Estate (John Hay, Coolangatta)	72 plants	
28-06-1892	Berry Estate (John Hay, Coolangatta)	168 trees	
11-08-1893	Berry Estate, Public Roads	118 trees	
18-10-1893	Berry Estate (John Hay, Coolangatta)	118 trees	
23-07-1929	Berry Municipality	72 trees	

Among the trees planted around the Agricultural Pavilion are a Bunya Pine and a Magnolia.

3.10 Repairs & Renovations to the Hall

Lodge Room

Due to the unfortunate loss of the Records and Minutes of Lodge Broughton prior to 1930 it has only been possible to glean the following repairs and renovations carried out on the Lodge Room from February 1930. The following is from the Minutes of Lodge Broughton: -

10 th February 1930	WM drew attention to renovations in the Lodge Room. A letter of thanks is to be written to Berry Municipal Council and Mayor.
25 th January 1932	Council requested to repair windows on Meeting Room
6 th June 1938	Permission granted to Kiama Royal Arch Chapter to meet in Lodge Room at rent of £10 per annum payable monthly. Letter to Council re 'dilapidated' state of walls etc in Lodge Room
9 th January 1939	Letter from Council – matter of repairs referred to Parks Committee
6 th March 1939	Secretary to write to Council re urgency of attending to leaks in roof of Lodge Room
3 rd April 1939	Letter from Council stating repairs to roof have been effected
1 st May 1939	Letter to Council informing them that roof is still leaking
5 th June 1939	Letter from Council stating that the roof would be attended to
6 th November 1939	Committee formed to wait on Council re Lodge Room being renovated and the cost borne by the Council, as a set-off against future rent. Comprised Bros Martin, Jamieson and Moy.
1 st April 1940	Letter from Council re acceptance of tender for repairs to Lodge Room by J.E. Priddle had been accepted for £44/10/-, work to proceed on completion of roof repairs
6 th January 1954	Steps to dais and Wardens chairs to be painted in 'check pattern'
2 nd June 1954	Purchase of new blinds at a cost of £5/8/9

4 th June 1958	Committee formed to investigate proposed alterations to the Agricultural Pavilion to enable the Lodge to have undisturbed tenure.
12 th November 1958	Prior to this date the painting of the Lodge Room took place in time for the Installation meeting.
2 nd November 1960	Request from the Nowra Lodge for use of Lodge Room during enlargement of Moss Street Temple. Agreed.
2 nd January 1963	Letter to Council regards leaking roof of Lodge Room and damage to furniture
6 th February 1963	Letter from Council promising action on roof
5 th June 1963	Roof of Lodge Room still leaking. Letter of reminder to Council for repairs as promised.
12 th October 1963	Secretary reported on repairs made to the building by Council. The WM accepted with sincere thanks the donation of a linoleum Tessellated Pavement by Bro J. E. Priddle at a cost of £16/10/-
6 th November 1963	Resolved that the Lodge record an appreciation of the work by Bro T.J.S. Priddle in the reconditioning and repair of the interior of the Lodge Room and his supervision of the Brethren who assisted him
17 th October 1964	The WM thanked Bros C. Milne, J. Priddle and WBro Salway for their assistance in bringing 60 chairs from Wollongong and to all who assisted in placing them in the Lodge Room, now more comfortable after painting and new Tessellated Pavement.
16 th February 1966	Council requested to repair roof and guttering and check the wiring in the Lodge Room
15 th October 1966	Request to Council to repair roof (again), leaking.
2 nd June 1976	Vote of thanks to Bro Barry Jones on his donation of an electric stove for use in the South
1 st September 1976	Letter to Council re broken windows and leaking roof.
3 rd November 1976	New carpets purchased by Bro Ken Stanbury endorsed at cost of \$336
9 th February 1977	The WM reported on the sale of the old wooden chairs and purchase of new (black) chairs
3 rd May 1978	Vote of thanks to Bro De-la-Rie for signwriting of Lodge Temple and meeting notices
5 th July 1978	Request for repair of roof of a Lodge Window handed over to the Welfare and Fellowship Committee

- 4th October 1978 Temple re painting by Bro Woodward. Bro Kellett reported upon the erection of Lodge Signs at the entrance to Berry Township
- 2nd December 1978 Dedication of Past Masters Boards by WBro Rev Symes
- 2nd May 1984 Meeting held in Moss Street Temple at Nowra by Dispensation due to re-flooring of Berry Agricultural Pavilion by Shoalhaven City Council
- 6th June 1984 The WM expressed thanks of the Lodge to Bro R Cant for his restoration work in the Lodge Room and to the furniture.
- 8th June 1985 Resolved that a Time Capsule be placed in the Temple to mark the Centenary of the Lodge. Moved by WBro W Barrett.
- 7th August 1985 Resolved that the Lodge purchases a replacement organ from Bro Cant at a cost of \$1,000
- 24th August 1985 The Temple has recently been painted out and some \$48,000 had been spent in renovations to the kitchen facilities.

Berry A & H Association

- 10th July 1887 Re broken glass in the Agricultural Pavilion - during the late Agricultural Society heavy gale - it was cracked during fixing the decorations at the 1st Show but did not fall out until the heavy wind. The other pane that was broken was done by one of the secretaries to get in, as the keys were lost. I put fresh keys to two doors before the last show day. The full amount of the damage is about 7/6d including the glass and keys and the fault is the wilful negligence of someone of the Society losing the keys. W. Isley.
- February 1957 When Sir William Slim had consented to open the 1957 Show the Showground was prettied up for the Vice Regal Visit. The Agricultural Pavilion and all other buildings on the Showground were given a coat of paint. Ray Ison recalls painting the Agricultural Pavilion with paint supplied by the Shoalhaven Shire Council. *'Everything was painted the same colour'*. (Interview with Ray Ison 1st November 2001)
- 1962 Before 1962, the ladies of the Auxiliary served refreshments from a section of the agricultural pavilion, which consisted of little more than a skillion room over an earthen floor. During that year, under the supervision of Mr Frank Kerry, the section was reconstructed to provide the ladies with a lock-up room, concrete floor and a reasonable kitchen. In addition to drinks, ice creams etc. they now serve luncheons to the public on Show Days in this section of the hall. (*Berry A & H Centenary*)

3.11 Appendices

Lodge Broughton

The first meeting for the dedication of Lodge Broughton took place on 27th March 1885 and the lodge was dedicated by the Grand Master of the Grand Lodge of NSW Most Wor Bro Harman J. Tarrant.⁴⁸ The meeting took place in the Broughton Creek Masonic Room, which at that time was situated in the Broughton Creek A & H Association's Exhibition Hall on land behind Waddell's Newsagency.

Meetings continued to take place in the old Exhibition Hall until around May 1889 when it assumed that the Lodge Room was transferred to the new Exhibition Hall at the show ground.⁴⁹ Thomas Ross Lewers, secretary of the School of Arts, in a letter to John Hay on 20th May 1889 was able to report a move by the School of Arts into the old Masonic Room at the old Agricultural Pavilion.⁵⁰

Due to the loss of early records relating to the Lodge the first record of a Meeting being held in the Lodge Room of the new Exhibition Hall is found in an article published in *The Freemason* 2nd June 1890. *The Freemason* records under the title of *Lodge Broughton No. 131, Berry* –

*On Monday evening, the 2nd June 1890, the annual installation of officers of the Lodge took place in the lodge room, Berry. There was a very large attendance of members notwithstanding the very bad roads leading to the new Agricultural Hall where the lodge is held.*⁵¹

The popular story amongst the older Masons is that David Berry deliberately arranged to build the Exhibition Hall 'so that the Masons could use it for a Lodge room'.

*The two main buildings of the show pavilion form a right angle, joined by a large entrance hall. Whether by accident or design, one wing is in the form of a double cube, and faces due east and west. The windows, or fanlights, are located high on the walls.*⁵²

On the 1st July 1890 an interesting gathering took place in the Lodge Room when P.M. Wor Bro John Hay, of Coolangatta, was presented with an address handsomely engraved by Sands & Co., Sydney, in recognition of his assistance given to the Lodge.⁵³

In a report of proceedings dated 9th December 1908 Wor Bro Sir John Hay was presented with an illuminated address, congratulating him upon the honour conferred upon him by the HM the King. For many years Wor Bro Hay had provided a splendid room for Masonic purposes free.⁵⁴

⁴⁸ Lee Gordon, *Lodge Broughton, 1885 – 1985*, Berry, 1985, p. 1

⁴⁹ Newspaper advertisements up to the end 1888 state that Lodge meetings were held in the old Exhibition Hall – after that date the advertisements only mention the Lodge Room at Broughton Creek.

⁵⁰ Hay Correspondence - Thomas Ross Lewers, Berry School of Arts, Berry, 20th May 1889, Mitchell Library Berry Hay Papers MSS 315/93-97, pp 403-404

⁵¹ *The Freemason* 25th July 1888; *The Freemason* 2nd Jun 1890

⁵² *Freemasonry in the Shoalhaven* – A Paper prepared by RT Wor Bro Frank Moorhouse PAGM to be read at a meeting of the Research Lodge of NSW on 3rd July 1984. Nowra Museum Archives

⁵³ Lee Gordon, *Lodge Broughton, 1885 – 1985*, Berry, 1985, p. 27

⁵⁴ Lee Gordon, *Lodge Broughton, 1885 – 1985*, Berry, 1985, p. 43

It is interesting to note that the address shows a photo of the Agricultural Pavilion, which by that time was being used as a Lodge Room.

Lodge Broughton pays an annual rent for use of the building and throughout the Minutes payments to Berry Municipal Council and Shoalhaven City have been passed for payment. Each year lodge members clear the Lodge Room of furniture in readiness for the annual Agricultural Show.

The Berry Silver Band

In the autumn of 1897 the Berry Brass Band came into being through the efforts of Mr Andrew Robertson of Greenwell Point. This enthusiastic bandsman visited Berry and inspired Mr Josephs with the idea of forming a Band in Berry.

A meeting was convened for that purpose, and the response of the residents was both instantaneous and enthusiastic. It was decided to solicit the aid of Mr F.W. Tidd, the then Bandmaster of Nowra, to encourage and coach the newly formed Band. They were also most fortunate to profit by the generous action of Dr Hay who kindly offered to donate the instruments of the defunct Coolangatta Band.

One of their first efforts was to provide a program of music for the 1898 Berry Show. The Berry Estate gave the Band sole use of a room to practice and lessons under the old grandstand.

The Berry Band's first public engagement was the Berry Agricultural Show in 1898. The first photograph of the Band was taken in 1898, and shows a group of young men, most of them in uniform jackets and slouch hats.⁵⁵

In 1911 the Berry Silver Band were given permission from Berry Municipal Council to use the Agricultural Pavilion for band practice one night a week.⁵⁶ In later years band practice was held two nights a week.

The band continues to use the Agricultural Pavilion for practice sessions.

The Berry Football Club

The Berry Football Club, playing under Rugby Rules, was formed in 1888. They played their home matches on Wilson's Paddock near the Tannery.

In 1913 the Rugby League code was played and the Berry Rugby League Club was formed. The Club now known as Berry Shoalhaven Heads still has use of the change rooms in the rear exhibition hall for home games.

⁵⁵ Lofthouse Andrea and Johnston Kaye, *Berry Silver Band 1897-1997*, Moonraker Productions and Berry Silver Band, Berry, 1997, pp 18-19

⁵⁶ Antill R.G., *Settlement in the South*, Weston & Co., Kiama, 1982, p 95

The Berry Cricket Club

The Broughton Creek Cricket Club was formed in October 1867 and used the ground in front of the Schoolroom in Pulman Street, as their cricket ground. Their first official match was played against the Burrawang United Cricket Club at Kangaroo Ground on 28th May 1868.⁵⁷

The Club moved to the new Show Ground in 1888 when a concrete wicket was laid. Their first match on the new ground was played against Kiama Cricket Club on the 15th December 1888.⁵⁸ The nets and cricket gear was stored in the new hall.

The Berry Cricket Club changed its name to the Berry Shoalhaven Heads Cricket Club during the 1990-91 season and continued to use the wicket and practice wickets at the Showground until December 1991 when the Berry Sporting Complex was opened.⁵⁹

William Isley & Sons - Builders

William Isley was born in Inniskillen County Fermanagh c. 1834 the son of William Isley and his wife Margaret Lucas. William arrived in Australia on board the immigrant ship 'Vocalist' on 28th August 1857. His shipping record states that he was single and was a carpenter and joiner by trade.⁶⁰

He married Mary Elizabeth Sullivan at Sydney in 1859 and by 1861 was living at 16 Campbell Street Sydney where he was earning a living at his trade.⁶¹ William and Mary had six children. Two sons were born while they were living in Sydney, William Alfred in 1861 followed by Edwin Thomas in 1862.⁶²

William eventually moved from Sydney and took his young family to the Araluen Gold Fields where he worked in the gold mines.⁶³ George was born in (1865), followed by Maud in (1866), Margaret in (1867) and Emily (1871).⁶⁴

By 1875 he was living at Braidwood. When the boys were older they entered the building trade and worked with their father, trading as William Isley & Sons and the family firm was well known for the construction of many buildings in the area.⁶⁵

Between 1881-1891 William Isley & Sons built the St Andrew's Anglican Church, Elrington Street, Braidwood, which had been designed by Edmund Blacket and his son Cyril.

It took ten years to raise the funds of £12,500 necessary to complete the church; it was dedicated in June 1892. The tower was added in 1899 completing the building. The fine condition of the church today is a tribute to the local building firm of William Isley & Son.⁶⁶

⁵⁷ Clark Alan, *Wickets & Sixes - A History of Berry Cricket*, Berry Shoalhaven Heads Cricket Club Inc., Berry, 1995, p. 5

⁵⁸ *The Broughton Creek Register 15th December 1888*

⁵⁹ *Wickets & Sixes* op. cit. p. 143

⁶⁰ SRNSW Immigration: Agent's Immigration Lists Reel 2138 and Assisted Immigrants Board's List Reel 2476

⁶¹ Sands Sydney Directory 1861 p. 181 shows William Isley – Carpenter 16 Campbell Street

⁶² NSW BDM Indexes CD-ROM

⁶³ Dept of Justice Supreme Court Insolvency Index – Sequestration Date 4th December 1867 William Isley of Araluen late of Sydney, Goldminer and Carpenter No. 8718 Register 6 (Courtesy John Robson)

⁶⁴ NSW BDM Indexes CD-ROM

⁶⁵ The Greville's Official Postal Directory 1875-1876 for Braidwood shows William Isley - Carpenter

⁶⁶ Ellis Netta, *Braidwood Dear Braidwood*, NN & NM Ellis, Braidwood, 1989, p 104

William Alfred Isley married Mary Ann Crowne, the daughter of George James Crowne and his wife Eliza, at Braidwood in 1885. William and Mary Ann had six children, four of them born in Braidwood. A Stillborn son (1887), Arthur (1888), William Alfred (1890) and Alma in (1893).

The tender to erect the Broughton Creek (Berry) Post Office was won by William Isley & Sons of Braidwood and work began in 1885 to construct the two-storey brick building which opened in November 1886. The construction of this building led to many other contracts in Berry.

Edwin T Isley had married Cathevenah Wheatley and was residing at Broughton Creek when his daughter's Annie and Bertha were born there in 1885 and 1890.⁶⁷

George, Maud M, Emily A were all teachers at some time and their teaching career is record in the teacher rolls at State Records. George married a teacher Helen Rawl(e). He appears not to have been a well person and died on 27th March 1891. Emily was employed at Broughton Creek from 20 Oct 1887 until her resignation 31 Dec 1890 (intending to be married).

William Isley drew the plans for the reconstruction of the Kangaroo Inn in Queen Street, Berry, for Jonathon Goldsmith Lambert in 1887.⁶⁸

In November 1887 David Berry of Coolangatta (Berry Estates) commissioned William Isley & Sons to erect the Agricultural Pavilion at the Berry Showground together with all necessary out buildings. Although the design of the hall is attributed to Henry Gordon Morton, Berry's surveyor and land steward, William Isley would have prepared the plans and specifications. The Hall was completed by February 1888. The hall had taken only four months to build.

The new Agricultural Hall and the pavilion for horses, stud bulls, pigs and poultry have been faithfully built by Messrs W.A. Isley and Sons, of Broughton Creek.

Two of the brothers formed a partnership in 1888 and traded as WA & ET Isley, Builders and Contractors.

Broughton Creek Register 28th January 1888

W.A. & E.T. ISLEY Builders and Contractors, BROUGHTON CREEK Plans prepared and Estimates given. Timber in any quantity for Sale at Reasonable Rates
--

In October 1890 the Trustees of the Berry Estates employed William Isley to report on the condition of the schools on the Estate and to prepare separate valuations as the Department of Public Instruction were negotiating to purchase the school sites. The schools being Pyree, Toolijooa, Bomaderry and Boolong. The reports were completed by Isley on 7th December 1890.⁶⁹

⁶⁷ NSW BDM Indexes CD-ROM

⁶⁸ Copy of Isley's layout plan for the building (ML MSS 676/16 Item 1 page 13) There was to be a new front built on the building to bring the alignment up to the realignment of Queen Street and David Berry refused to pay for this part of the work

⁶⁹ State Records NSW – Pyree School File 5/17397-2A Correspondence dated 16th January 1891

They were also building in the township of Berry. They built the Commercial Bank, the Post Office, Agricultural pavilion and Show Buildings, the Anglican Rectory and the Presbyterian Manse. They also built Meroo Union Church and Greenwell Point Union Church on behalf of the Berry Estate.

In 1891 additions to the Braidwood Literary Institute, which had been built by Richard Hannaford during 1869-1870, were carried out in three stages by local builder Mr Isley according to a plan drawn by Mr Blacket.⁷⁰

In 1892 the partnership of WA & ET Isley was dissolved. Edwin moved to Granville and William Jnr. was residing at Braidwood. William Snr was once again declared insolvent in 1893 after not being paid for work carried out on a parsonage.

In 1894 William Isley & Sons won the tender to build the new brick Roman Catholic Church at Nelligen. The church was completed in 1896.⁷¹

William Isley Snr appears to have moved to Victoria soon after the church was completed. He died at Brunswick in 1926 aged 91 years.⁷²

William Alfred moved his family to Captains Flat where he was associated with the Captains Flat mining venture. He erected a cyanide plant on the field. His son Eric was born there in 1900.

The family then moved to Portland and then to nearby Lithgow in 1901. Sadly daughter Alma died at Sunny Corner in 1903 aged 10 years. A daughter Thelma was born at Lithgow in 1904.

Soon after their arrival in Lithgow they established a store trading as Isley & Crowne. The shop sold fancy goods and confectionery although William continued to work as an Architect.⁷³ He was associated with the erection of many of the public buildings of Lithgow: The Theatre Royal, the Ambulance Station, the Union Offices, the Co-operative Society Bakery, St Patrick's Catholic Church and the Pavilion.⁷⁴

He also worked in Mudgee, Bathurst and Wallerawang.

*I grew up in a sandstone house at Maddoxs Lane, Lidsdale near Lithgow.
I think it was built by my grand father Isley. I think he also built/designed
Newbeck's House and some churches in the Lidsdale/Wallerawang area.*⁷⁵

William also served as an alderman on Lithgow Municipal Council. Both William and Mary were staunch supporters of St Paul's Church of England. William died at Lithgow on 5th August 1938.⁷⁶ An Obituary was published in the Lithgow Mercury. Mary died in the following year.⁷⁷ The Isley Business is depicted in a community mural near the Lithgow Railway Station.⁷⁸

⁷⁰ Ellis Netta op cit p. 120

⁷¹ Reynolds G T (Snr) *The History of The Port of Nelligen Part 1, The Clyde River & Bateman's Bay Historical Society, Bateman's Bay, 1985, p. 62*

⁷² Information from the Victorian Death Indexes courtesy John Robson Death Register No. 12884

⁷³ Sands Country Directory for 1905 lists Isley & Crowne – Confectioners Lithgow: 1909 Isley & Crowne and W A Isley Architect

⁷⁴ Braidwood Historical Society – Correspondence from Robyn Barker

⁷⁵ Information from Robyn Barker

⁷⁶ Supreme Court of NSW Probate Index Vol H-M 1929-1938 Fiche 2 of 14 (No. 235456)

⁷⁷ Obituary Western Advocate Bathurst

⁷⁸ Information from Robyn Barker

In April 1938 Mr Edwin T Isley and his wife paid a visit to Berry from their home in Adelaide. Although he was nearly eighty years of age Mr Isley still recalled the time he lived and worked in Berry.

I am a stranger in the old town – you have rebuilt it - I knew Berry first – some 45 years ago. Mr Isley was at one time a builder working here with his father and brothers. He helped build the Commercial Bank, Post Office, Show Buildings, the Anglican Rectory and the Presbyterian Manse amongst other places during the seven years in which he lived at Berry and among those he worked with was the late George Gillam, who was then a painter.⁷⁹

Buildings known to be built by William Isley & Sons

Date	Building	Architect	Materials	Address
1886	Berry Post Office		Two Storey Brick	Queen Street, Berry
1888	Berry Agricultural Pavilion	H G Morton & William Isley	Brick	Berry Showground
1889	The Commercial Bank	G A Mansfield	Two Storey Brick	Queen Street, Berry
1890	Meroo Union Church		Brick	Princes Highway, Meroo
1891	Greenwell Point Union Church		Brick	Church Street, Greenwell Point
1891	Braidwood Literary Institute	Mr Blacket	Additions Brick	Wallace Street, Braidwood
1891	St Andrew's Anglican Church	Edmund & Cyril Blacket	Brick	Elrington Street, Braidwood
1891	Presbyterian Manse	William Isley	Two Storey Brick	42 Victoria Street, Berry
1892	St Luke's Church of England Rectory	William Isley	Two Storey Brick	66 Princess Street, Berry
1896	Roman Catholic Church	William Isley	Brick	Nelligen
1899	St Andrew's Anglican Church	Edmund & Cyril Blacket	Tower Brick	Elrington Street, Braidwood

Note: Date given is the year building was completed or opened.

Henry Gordon Morton

Henry Gordon Morton was one of the most influential, yet popular, men of Shoalhaven during the last half of the nineteenth century. He laid out the farms and acted as land steward for the Berry Estate for over 35 years, and was personally responsible for the settlement of many families in the area.

Born in Dalkeith near Edinburgh in October 1828, H. G. was educated in the High School there, and then qualified as a surveyor and railway engineer. After working at these professions in Scotland and England, he migrated to Australia in 1852.

⁷⁹ South Coast Register on 7th April 1938

He arrived in Melbourne but soon went to Sydney with letters of introduction to Prime Minister Sir Stuart Donaldson. He soon gained employment with a steamship company, but then Alexander Berry persuaded him to come to Coolangatta to lay out farms on his Estate.⁸⁰

'Numba House', the substantial stone residence of the Mortons, was the scene of numerous festivities for young and old alike. Functions varied from Mrs Morton's Bible classes for youngsters to the entertaining of State Governors and parliamentarians such as Sir Henry Parkes and Sir George Reid. All were enjoyed by H.G., for with his keen sense of humour he revealed a strong social side to this character.⁸¹

When Numba Municipal Council came to elect its first Mayor in 1869, Morton was the logical choice and he held this position until 1872. One of his keen interests was the Agricultural Shows and he was founder and Vice-President of the Shoalhaven Estate Agricultural Association, which held its first show in 1864. He was also active in the Nowra Society and was its second President.

For some years H G Morton was chairman of the local Bench of Magistrates and worked for the establishment of churches in the area, and was a churchwarden of St John's Terara.

He was also one of the earliest members of the Masonic order here.⁸² As an installed Master of Lodge Samaritan at Kiama which was formed in 1871 he founded 'Lodge Abercorn' at Nowra in 1878 and served as its first Master.⁸³

He retired in 1890, and prior to a trip to England two years later, the Shoalhaven people expressed their appreciation for his work.

Henry Gordon Morton died on 26th August 1895 aged 66 years. He left a family of eight sons. Mr Phillip H Morton, who was for ten years member for Shoalhaven; Mr Oswald G Morton, AMICE, was resident Roads Engineer in the NSW Public Service; Mr Mark F Morton was MLA for Allowrie; Mr H.D. Morton was agent of the Berry Estate in Shoalhaven. Of the four others Messrs AJ and Fred occupied positions in Sydney and Messrs Arthur and Septimus resided in Shoalhaven.

Please refer to Appendix A of this report for Historical Figures.

⁸⁰ Woodhill & Co., *Shoalhaven Hawkesbury Calendar Directory & Guide*, The Woodhill Printing Works, Sydney, 1905, pp 76-77

⁸¹ Clark Alan, *H G Morton – Alexander Berry's Right Hand Man*, Shoalhaven Family History Society, Nowra, 1987

⁸² Farrell F C *The Square and Compass South of Sydney*, United Grand Lodge of New South Wales, Sydney, 1988 p 81

⁸³ Bird W K *Lodge Abercorn No. 60 The First One Hundred Years 1878-1978*, Lodge Abercorn, Nowra, 1978, p 7

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Sharpe, Margaret	<i>Gerringong & District Historical Society Brief Historical Notes, Gerringong, Expanded Edition 1999</i>
Woodhill & Co.,	<i>Shoalhaven Hawkesbury Calendar Directory & Guide, The Woodhill Printing Works, Sydney, 1905</i>

4.0 Physical Evidence

4.1 Identification of existing fabric

The physical evidence of the subject site was investigated through non-intrusive observation of the fabric.

4.1.1 STREETScape

The subject site is located within the Berry Showground which is bounded by Alexandra Street, Victoria Street, Albany Street and Station Road. Berry.

The subject building is located at the intersection of Victoria Street and Albany Street, both of which are relatively quiet, residential streets. The subject site is part of the Berry Showground Conservation Area. This area

Victoria includes Albany Street to its intersection with Victoria Street,

Victoria Street to its junction with Alexandra Street, Alexandra Street to its junction with Station Road and Station Road itself. The precinct includes Victorian, Georgian and Federation style houses, the Berry Court House, Showground and Pavilion, the early Council Chambers, memorials to Sir John Hay and David Berry, the railway station and stationmaster's residence, the Berry War Memorial and Memorial Avenue in addition to the School of Arts and Scots Presbyterian Church.

The Berry Courthouse is located on the opposite (western) corner of Albany and Victoria Street to the subject building.

4.1.2 SUBJECT SITE

The subject site forms part of the Berry Showground which includes a number of buildings and other elements as well as the Agricultural Pavilion (subject building). These include the following:

- Rural Youth (Junior Farmer) Hall (immediately to the west of the subject building)
- Ladies and mens amenities block (immediately to the east of the subject building)
- Public pool with associated changerooms
- Grandstand
- Showground
- Amenities block including change rooms
- Cattle and horse stalls and rails
- Stock judging ring
- Wood chopping area
- Poultry pavilion
- Hall incorporating committee rooms
- Memorial



Figure No.3: Grandstand

These structures do not form part of this report except where they relate directly to the significance of the subject building.



Figure No.2: The subject building at the intersection of Victoria and Albany Streets

Landscaping

The subject site contains a number of notable landscape features/plantings including the following:

- A *Photinia serratifolia* (to be confirmed)
- A *Magnolia sp*
- A *Magnolia campbellii* (this identification should be confirmed when tree is flowering)
- A mature *Magnolia grandiflora*
- A *Callitrus macleayana* (Cypress)
- Three mature *Cinnamomum camphora* (Camphor Laurel). One of these trees is too close to the subject building and should be removed.
- A mature *Araucaria cunninghamii* (Hoop Pine) which acts as a landmark tree
- Three *Callistemon sp.*

The area in the immediate vicinity of the subject building is fenced with wire mesh topped with barbed wire from the building to both Albany Street and Victoria Street. It is believed that this is to prevent unpaid access to the showground during show time.

Immediately to the front of the subject building is a gravel area which is currently used for car parking.



Figure No.4: Vegetation to the north
east of
the subject building

Archaeological Potential

After an examination of the historical evidence, the potential for archaeological remains of other structures on the site does not appear to be high.

The earliest parks in Berry were known as the Hazelberry Parklands and are situated south of Victoria Street, bounded on the west by Albany Street and include two parks, one situated on Alexandra Street and the other on the corner of Alexandra and Station Streets. The main section of the Hazelberry Parklands is known as the Berry Showground. As the Showground area was set aside by David Berry at an early date it is unlikely that any other substantial structures were built on the subject site prior to the construction of the Agricultural Pavilion.

However, more research should be undertaken before conducting any excavation on the site.

Refer to Figure No.5, 6 and 7.

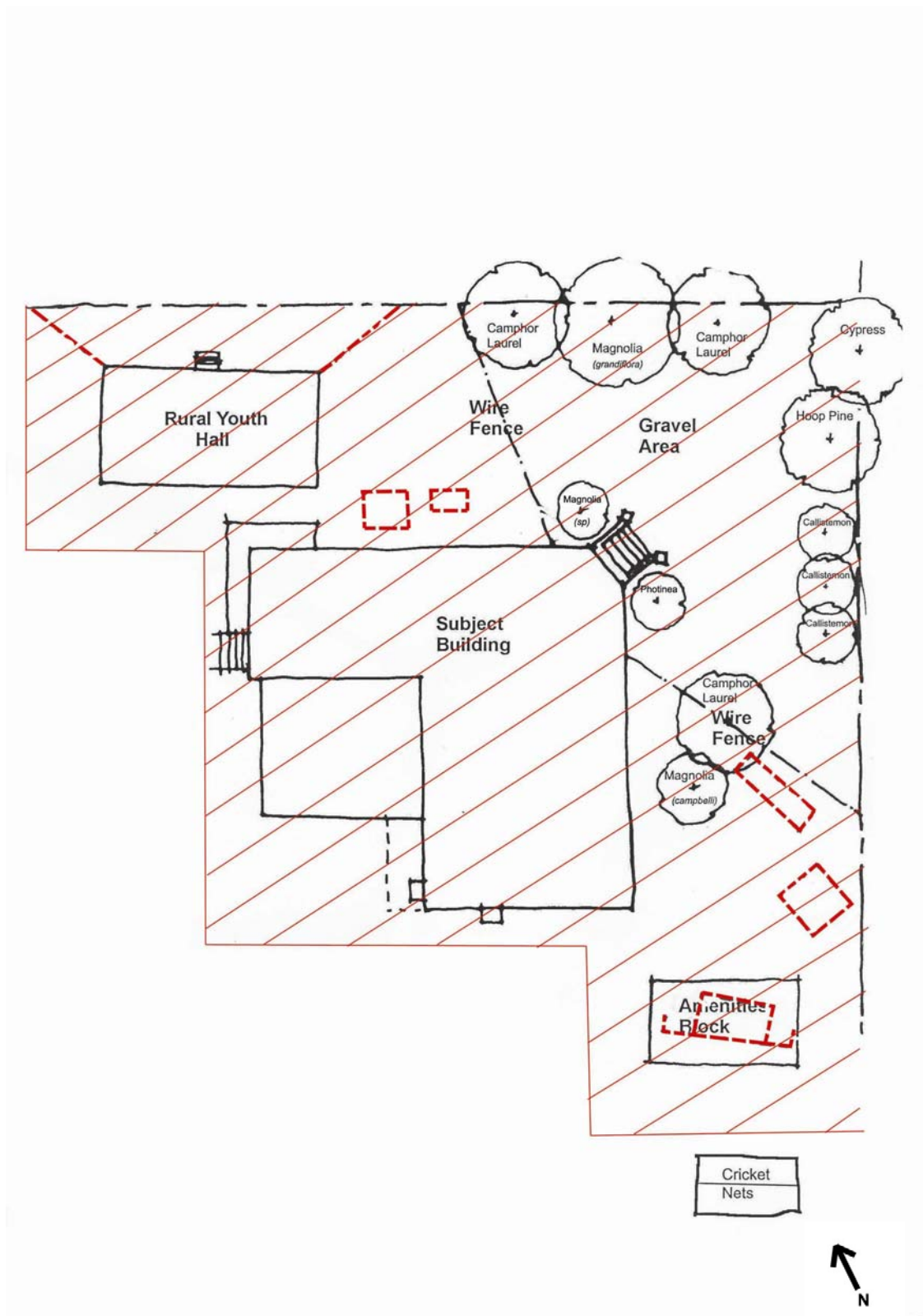


Figure No. 5: Areas of potential archaeology

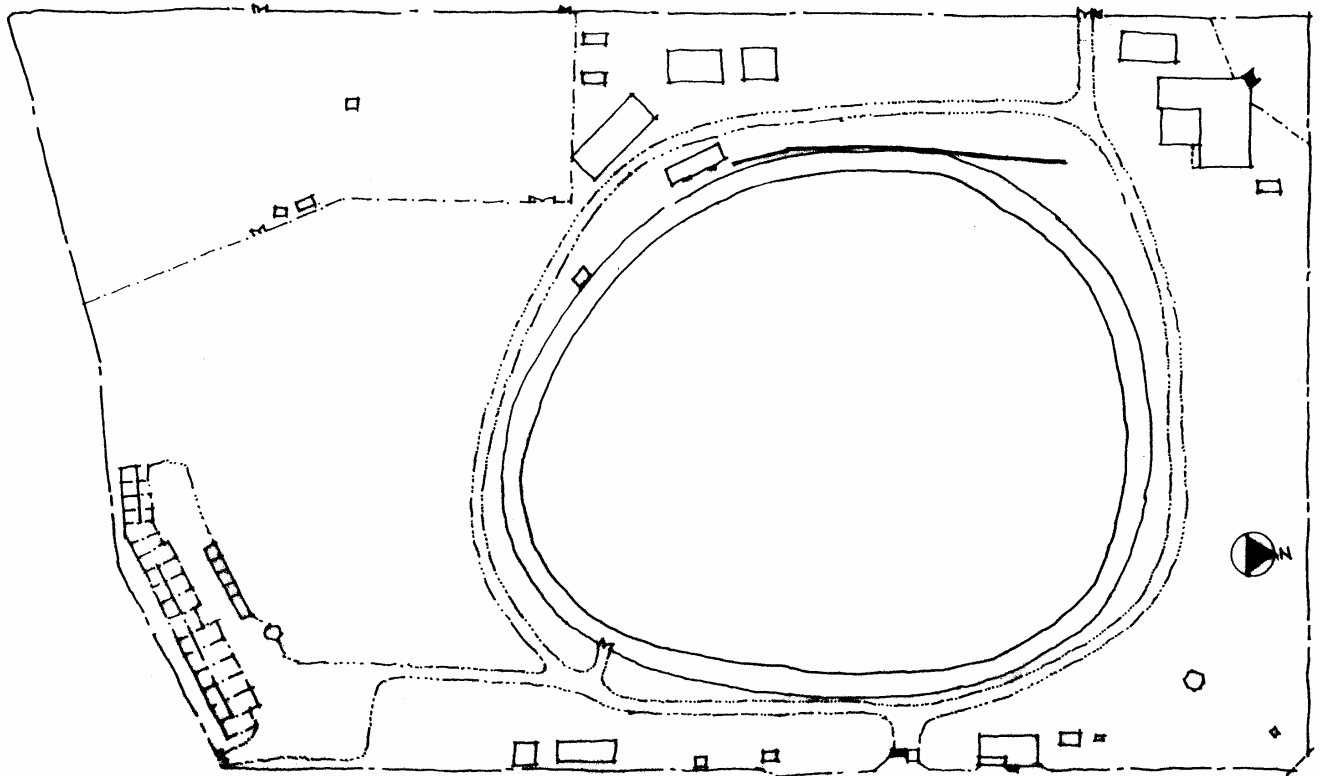


Figure No. 6: Subject Site - Showground

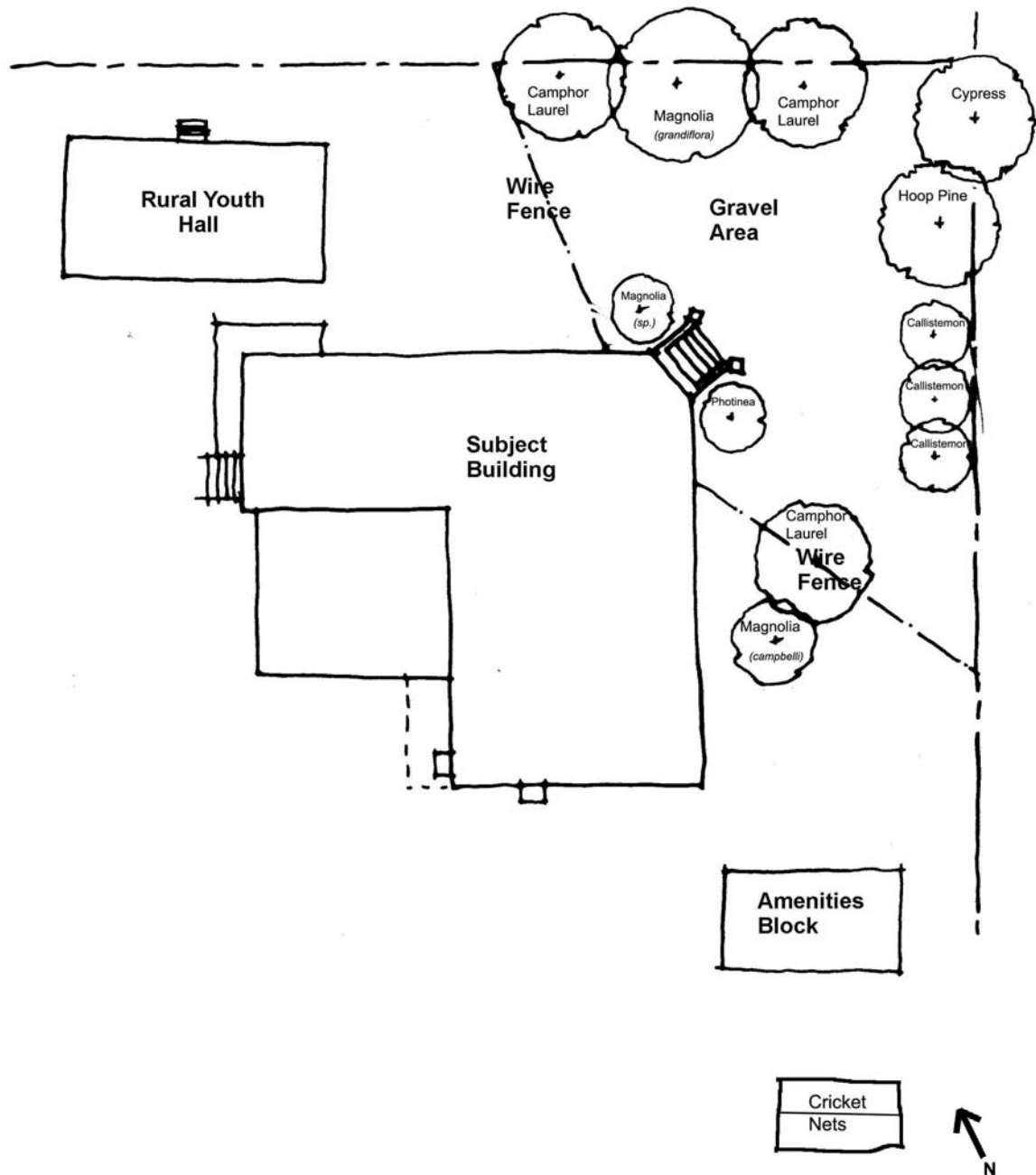


Figure No. 7: Subject Site – Agricultural Pavilion

4.1.3 SUBJECT BUILDING

Exterior

The Agricultural Pavilion is a late Victorian L-shaped building which was constructed of red brick in 1888. The façade of the building features urns upon a parapet and a moulded string course which runs around the building. The urn upon the south-western corner of the building has been removed. The roof of the subject building is of corrugated iron.



The windows to the northern and western elevations are 'dummy' windows which have arched fanlights above.

Many of the cast iron vents have been removed. **Figure No.8:** Front elevation of subject building

The entrance to the subject building consists of a double entry door, recessed under a rounded arch with plaster moulding. This door is reached by stone stairs flanked by a low rendered wall with two piers. The piers both held a decoration of some type, possibly an urn. These have been removed. The entry is lit by a single light bulb.

All of the walls of the buildings have been rendered with the exception of the northern and western elevations.

To the southern side of the subject building is a double folding timber door which is reached via brick stairs and a concrete ramp.

To the rear of the subject building is an enclosed lean-to addition. This addition has a corrugated iron roof with cement block and timber walls. The walls of the addition are punctuated by a number of window openings and a roller door. Also to the rear of the subject building is the brick Secretaries Office which itself has a corrugated iron verandah addition.



Figure No.10: Rear elevation of subject building

The view of the subject building from the street is obscured by the mature vegetation.

Interior

The interior of the subject building consists of the ante room (S1), the Lodge room (S2), the Supper room (S3), the Secretaries office (S4) and the rear addition (S5).

The main rooms of the subject building (S1, S2 and S3) have recent timber flooring which replaced the original wider boarding. In the Secretaries office (S4), the floor covering is linoleum and in the rear addition the floor is concrete. The tall skirting is of timber.



Figure No.11: The Lodge Room

The ante room, Lodge room and Supper room all have double picture rails and skylights. The ceiling consists of skylight panels and panels of timber boarding. The original coloured glass of the skylights appears to have been replaced with metal.



The doors from the ante room (S1) into the Lodge room (S2) and Supper room (S3) are timber panelled folding doors, most of which retain their original door hardware.

Figure No.12: Door Hardware

The window highlights to the main rooms are semi circular in shape with leading dividing the windows into three equal sections. The windows open inwards and have been either painted over or broken and covered over or replaced with a single sheet of glass.

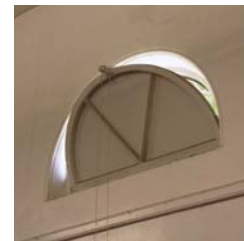


Figure No.13: Window highlights

There are a number of commemorative plaques hanging on the walls of the Lodge room (S2). A single timber door leads from the Lodge room (S2) to the rear addition (S5).

The main rooms are lit by fluorescent tubes suspended from the roof and the rooms are cooled by ceiling fans.



The vents to the Lodge room (S2) and Supper room (S3) are operated by a string pulley system. Fabric covered pinboards are permanently fixed to the rear (eastern end) of the Lodge room (S2).

A single door leads from the rear (eastern end) of the Lodge room (S2) into a small accessway from which extends a small store room and then to the rear addition (S5). A wider door leads from the centre of the southern side of the room into the rear addition (S5).

Figure No.14: Metal wall vent

A single timber panelled door leads from the Supper room (S3) into the rear addition (S5).



The rear addition (S5) includes a small enclosed area used as a kitchen and storage space by the Masons. The flooring of the rear addition is concrete and the corrugated iron roof is supported by timber beams. This area is roughly divided into two sections by timber posts.

The flooring of the Secretaries Office (S4) is covered with linoleum and the walls have rows of coat hooks.

Please refer to Figure No.16 – Subject Building

Figure No.15: Rear addition with tea room in foreground

Please refer to Appendix B for a photographic survey of the subject building.

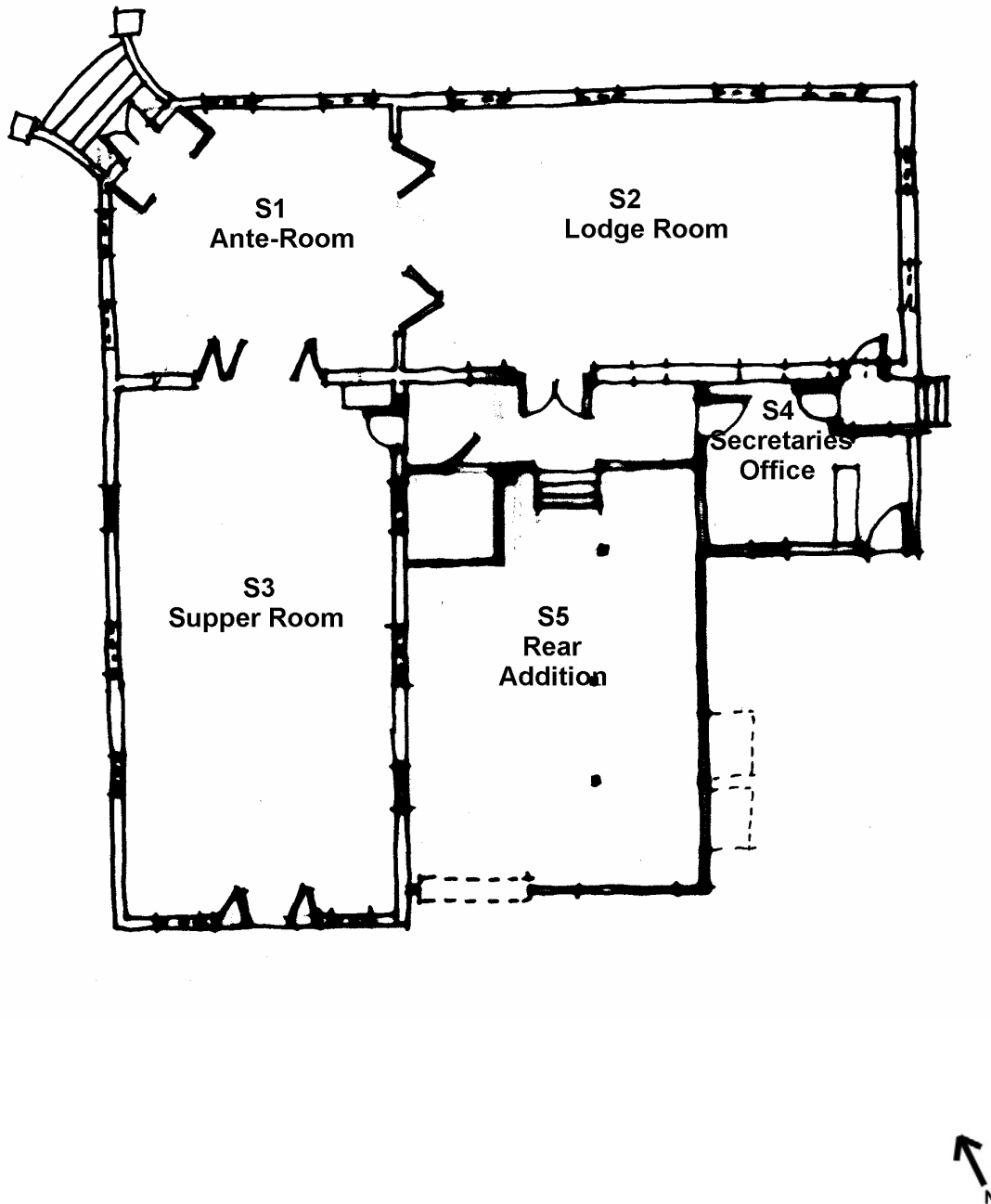
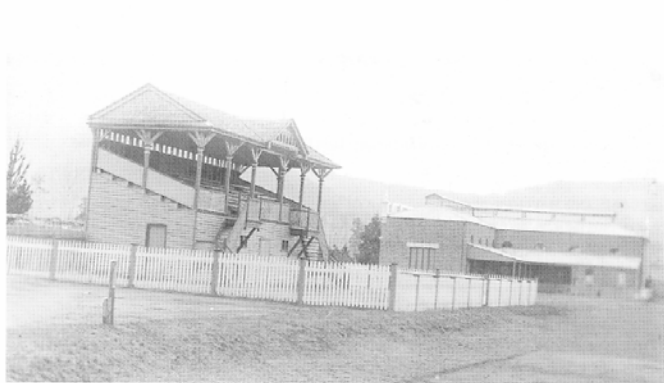


Figure No. 16: Subject Building

5.0 Analysis of Documentary and Physical Evidence

5.1 Analysis of Documentary Evidence

A relatively large amount of documentary evidence has been discovered relating to the Berry Showground Agricultural Pavilion.



This photograph (taken from the *Berry Centenary of Federation Municipal Picnic – Programme*) is undated. It was definitely taken some time prior to 1920 when the Grandstand was moved further away from the Agricultural Pavilion. As the second part of the rear addition is not in place the photograph

must have been taken between the construction of the building

Figure No.17: Undated photograph, taken between 1888 and 1899

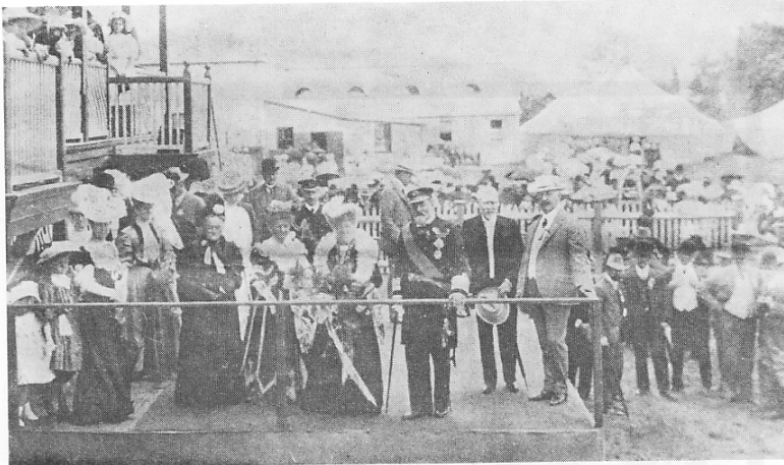
in 1888 and a photograph taken in 1899 which shows

the second part of the enclosed rear addition. This early photograph shows the rear addition a being open. It is known that the rear addition was originally to act as a shelter area for buggies and other conveyances. The lantern lights are visible at the top of the subject building and the walls are not rendered as they are today.



Figure No.18: Photograph taken in 1899

The above photograph (taken from the *Berry Estate Book, Sands, Sydney, c1892*) shows the lantern lights and the flagpole to the entrance of the building.



This photograph (taken from the *Berry A. & H. Association Centenary 1888-1988* booklet) of 1899 shows the different locations of openings in the rear extension to the existing building. The rear walls are also rendered by this stage.

Figure No.19: Photograph taken in 1899



Figure No.20: Photograph taken in 1901

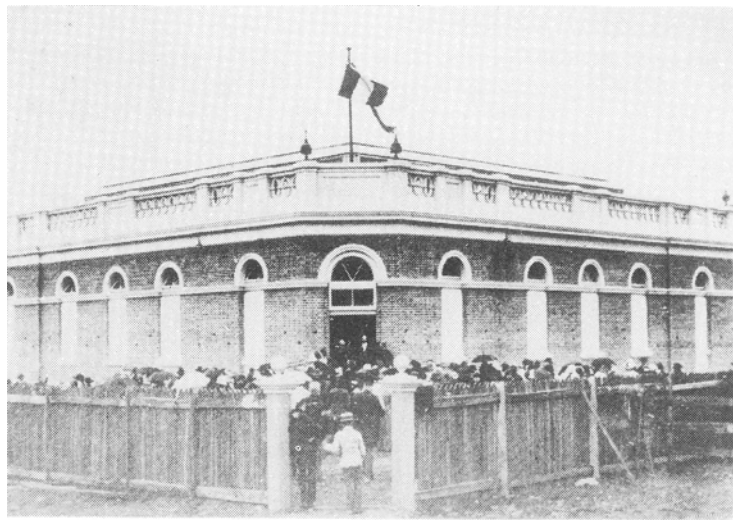
The above photograph was taken at the opening of the Berry Show in 1901. The lantern lights have been removed by this stage. The urn to the parapet of the southern western end of the building is visible. This urn is no longer in place. The materials and openings to the rear addition are clearly visible. The announcement stage is also visible. This is the location from which the winners of prizes were announced and other general announcements were made before the introduction of loudspeaker systems.



This photograph (taken from *Berry Centenary of Federation Municipal Picnic – Programme*) is of the lodge room being used to host a meal and shows a large chandelier.

F

Figure No.21: Supper in the lodge room



Although this photograph is undated it may be assumed that it was taken not long after the construction of the subject building. This is assumed as there are few trees visible. The photograph shows a tall (perhaps six feet) timber fence around the building with entry posts. The flagpole to the top of the subject building is

also visible.

Figure No.22: Early photograph showing tall timber fence

A 1926 application for the issue of a license under the Theatres and Public Halls Act states that the hall was lit by Acetylene Gas at night.

Other relevant notes taken from the historical documentation are:

- The site was enclosed with a strong post and rail fence to a height of 6feet.
- Light was admitted by lantern lights on the ridges of the roof and again through highly ornamental coloured plate glass in the ceiling.

5.2 Analysis of Physical Evidence

Much of the original fabric of the site has been retained, allowing a clear confirmation of the documentary evidence of the site. The subject building has not been dramatically altered since its construction in 1888.

There is no remaining physical evidence of early fencing to the subject site.

5.3 Comparative Analysis

For a town the size of Berry, the Pavilion is a remarkably well-built and ambitious structure which clearly took some expense to construct. It is more than utilitarian, it makes a statement about the town. The Pavilion does not appear to have been constructed only to act as a shed to display agricultural products but a community hall of substance used for a number of different purposes. Not many agricultural pavilions appear to have served this quite general aim.

The Agricultural Pavilion was not just one of several permanent buildings on the site; it was, and remains, clearly the focal point of the Showground. Many showgrounds in the state have the Grandstand as their focus. The Berry building (and Showground) shows the influence of planning which a number of showgrounds and their pavilions do not.

Many agricultural pavilions (and other main pavilions of showgrounds) are constructed from timber with corrugated iron or weatherboard cladding such as those at Bathurst, Cessnock, Dungog, Gloucester, Gresford, Maitland, Morisset, Narrandera, Singleton, Stroud, Taree (Agricultural Hall), Wallamba and Wingham.

The Royal Agricultural Society Showground Pavilions (such as the Horden Pavilion 1924, the Banquet Hall 1924, the Royal Hall of Industries 1911-13, Manufacturers Hall and Commemorative Pavilion 1937-38 and Horse Pavilions 1908-12) are an obvious exception to the above. Other exceptions at a scale more comparable to the Berry Showground Agricultural Pavilion are the 1910 Plummer Hall at Taree, the brick pavilions at Newcastle Showground which date between the 1950s and the 1970s, the 1952-53 S.K. Dwyer Pavilion at Gosford, and the c1900 McDonald Pavilion at South Maitland.

However, the combination of the brick construction, design and relatively grand interior of the Berry Showground Agricultural Pavilion makes it stand apart from most other rural area showground pavilions. The fact that the Berry Agricultural Pavilion was constructed at an earlier date than the majority of other showground pavilions also adds to its significance. The Maitland and Singleton pavilions were constructed c1880 however they are of corrugated iron and timber construction, as opposed to the brick construction of the Berry pavilion.

The Berry Showground Agricultural Pavilion is one of the more outstanding and remarkable Agricultural Pavilions in the state of NSW in that it combines the above elements in a single building.

6.0 Assessment of Cultural Significance

6.1 NSW Heritage Assessment Criteria

This assessment of cultural significance for the Berry Showground Agricultural Pavilion has been based on the following criteria and guidelines contained in the NSW Heritage Manual produced by the NSW Heritage Office and NSW Department of Urban Affairs and Planning.

State significance means significance to the people of NSW.

Local significance means significance within the local government area.

An item will be considered to be of state (or local) heritage significance if, in the opinion of the Heritage Council of NSW, it meets **one or more** of the following criteria.

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

An item is not to be excluded from the Register on the ground that items with similar characteristics have already been listed on the Register

6.2 Statement of heritage significance

The Berry Showground Agricultural Pavilion has historic and social significance to the State of New South Wales and aesthetic and technical research significance to the Illawarra region at a local level for the following reasons:

- 6.2.1. The subject building was commissioned by David Berry, brother of Alexander Berry, owner of the Berry Estate.

The site was part of an original crown grant to Alexander Berry and Edward Wollstonecraft, two of the major land grantees in the area.

- 6.2.2. The Agricultural Pavilion is important in the history of the development of agricultural associations in the State of New South Wales.

- 6.2.3. The subject building is significant for its long standing association with Lodge Broughton and the Masonic movement in New South Wales.

It is a common belief of the Masons of Lodge Broughton that the Agricultural Pavilion was built for the purpose of being used as a Lodge for the area.

- 6.2.4. William Islay and Sons, well known builders in the Shoalhaven area, were responsible for the construction of the Agricultural Pavilion.

William Islay and Sons were responsible for the construction for a number of important buildings in Berry and the surrounding district.

- 6.2.5. It is believed that Henry Gordon Morton was responsible for the design of the Agricultural Pavilion.

Henry Morton was one of the most influential, yet popular men of the Shoalhaven district during the last half of the nineteenth century. He laid out the farms and acted as land steward for the Berry Estate for over 35 years and was personally responsible for the settlement of many families in the area.

- 6.2.6. The subject building continues to be used for its original function as a show pavilion. This use first took place one hundred and fourteen years ago.

- 6.2.7. The Agricultural Pavilion is important to the Illawarra region as a very fine example of a late nineteenth century building which has retained its relationship and association with the other buildings of the showground.

The subject building is a good representative/rare example of its type which retains most of its external detailing and interior spaces. Although some of the grander elements of the structure such as the lantern lights and the coloured glass skylights have been removed, it is possible for them to be reinstated.

- 6.2.8. The subject building has landmark qualities in the Berry township relating to its prominent siting on a corner and the mature plantings on the subject site, especially the Hoop Pine (*Araucaria cunninghamii*).

The Agricultural Pavilion has a high contribution to the significance of the Showground complex. Together with the Grandstand, the Agricultural Pavilion is a dominant feature within the significant Berry Showground complex.

6.2.9. The subject site and building was significant to the early settlers of the Illawarra region as part of the Showground which hosted a showcase of the agricultural and horticultural activities of the year which was also an important social event.

The annual show gave the district farmers a chance to meet and discuss farming methods with neighbours and to learn what was going on outside their own parcel of land.

6.2.10. The subject building remains significant to the Shoalhaven area through its continued use as part of the Berry Show.

6.2.11. The Agricultural Pavilion has been the location of the practice space for the Berry Silver Band for over one hundred years.

6.2.12. The subject building continues to be used for community and private functions. The rear section of the building is used for various local sporting events.

6.2.13. The subject site is a good example of an intact Agricultural Pavilion which retains its relationship and association with the other buildings of the showground.

6.3 Nature of significance

6.3.1. HISTORICAL SIGNIFICANCE

The Agricultural Pavilion is important in the history of the development of agricultural associations in the State of New South Wales. The building was commissioned by David Berry of the Berry Estate. The construction of the pavilion is associated with well known people of the Shoalhaven district including the builders William Islay and Sons and Henry Gordon Morton, one of the most influential yet popular men of the Shoalhaven district in the late nineteenth century.

The subject building continues to be used for its original function as a show pavilion. This use first took place one hundred and fourteen years ago.

6.3.2. AESTHETIC SIGNIFICANCE

The Agricultural Pavilion is important to the Illawarra region as a very fine example of a representative/rare late nineteenth century building. It has retained its relationship and association with the other buildings of the showground as well as its external detailing and interior spaces.

The subject building has landmark qualities in the Berry area relating to its prominent siting on a corner and the mature plantings on the subject site, especially the Hoop Pine (*Araucaria cunninghamii*). Together with the Grandstand, the Agricultural Pavilion is a dominant feature within the significant Berry Showground complex.

6.3.3. SOCIAL SIGNIFICANCE

The subject site and building is significant to the State of NSW for its importance to the early settlers as part of the Showground and remains significant to the Shoalhaven community through its continued use for community purposes.

6.3.4 TECHNICAL / RESEARCH

The subject building is significant to the Berry township as a rare example of a late Victorian building constructed in a small township.

6.4 Items of significance

6.4.1 Following are individual elements located on the subject site which are considered to be of heritage significance:

- Hoop Pine (*Araucaria cunninghamii*)
- The other buildings of the showground contribute to the significance of the subject building. Further investigation may determine that some of these buildings are significant as individual items as well as being a group item.

6.4.2 Following are individual elements of the subject building which are considered to be of heritage significance:

- Vents operated by a string pulley system
- Coat hooks attached to the walls in the secretaries office
- Skylights
- Door hardware
- Timber joinery
- Commemorative plaques
- Decorative urns

Images of these elements of significance can be seen in Appendix B of this report.

6.5 Heritage Assessment Matrix

Value	Representative	Rare
Historical	State	
Aesthetic	Local	Local
Social	State	
Technical/Research	Local	Local

6.6 Definition of curtilage

An analysis of the documentary and physical evidence has determined that the existing boundaries of the Showground precinct form an appropriate curtilage for the subject building. The subject building is also a part of the larger Berry township precinct. This includes the Berry Courthouse which is directly opposite the subject building, the railway station and memorial park.

Consideration of proposals for development in the surrounding area should take into account the significance of the subject site.

The immediate curtilage of the pavilion within the Showground is shown by a solid thick black line in Figure No.23.

The surrounding curtilage of the subject site is shown in Figure No.24. This curtilage includes the pavilion and the showground.

The streetscape curtilage of the subject site is shown in Figure No.25. This curtilage includes the buildings in the in the Berry Showground Conservation Area.

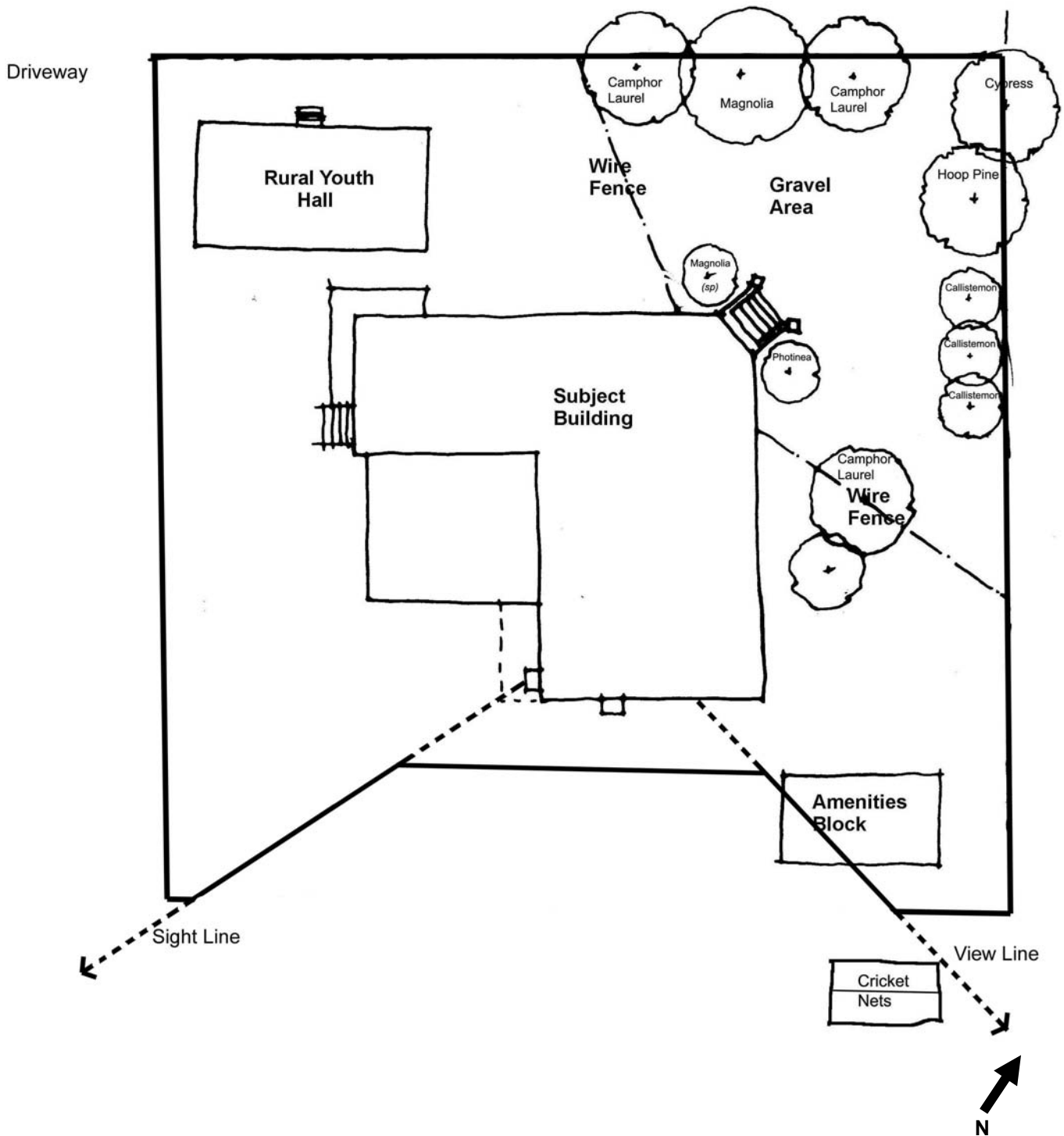


Figure No.23: Immediate curtilage of the subject site

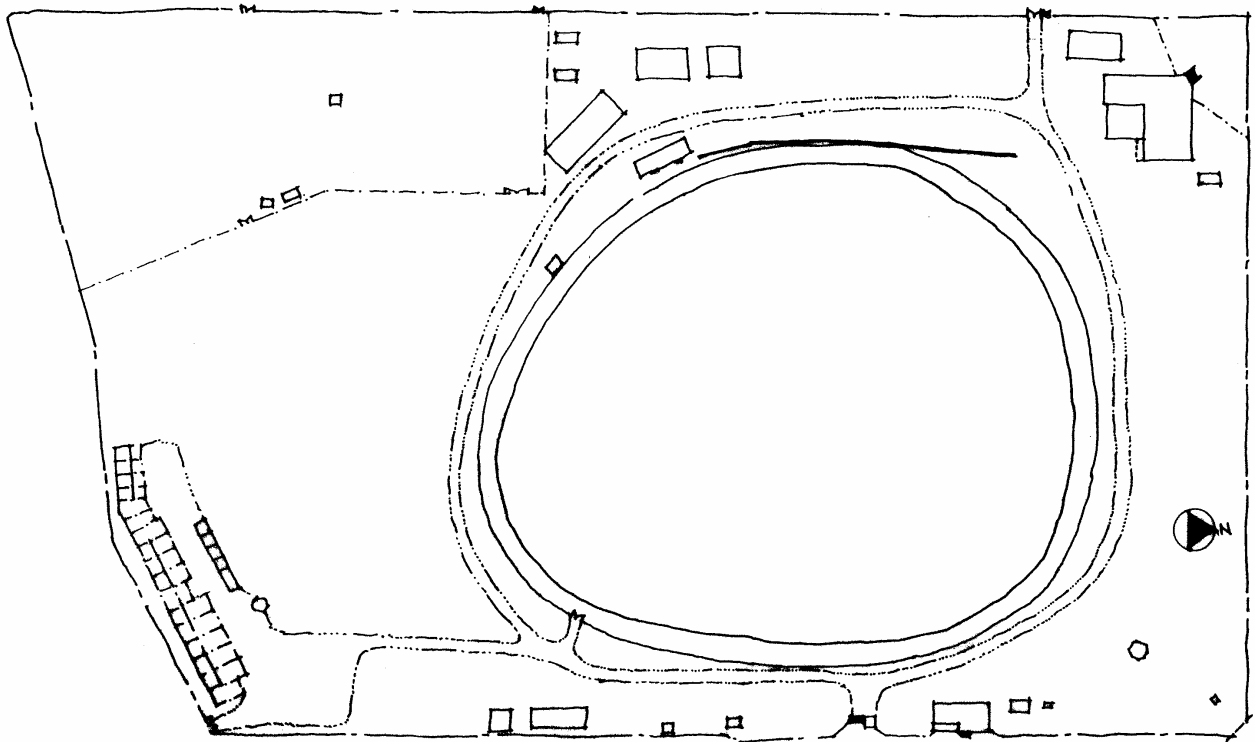


Figure No.24: Surrounding curtilage of the subject site.

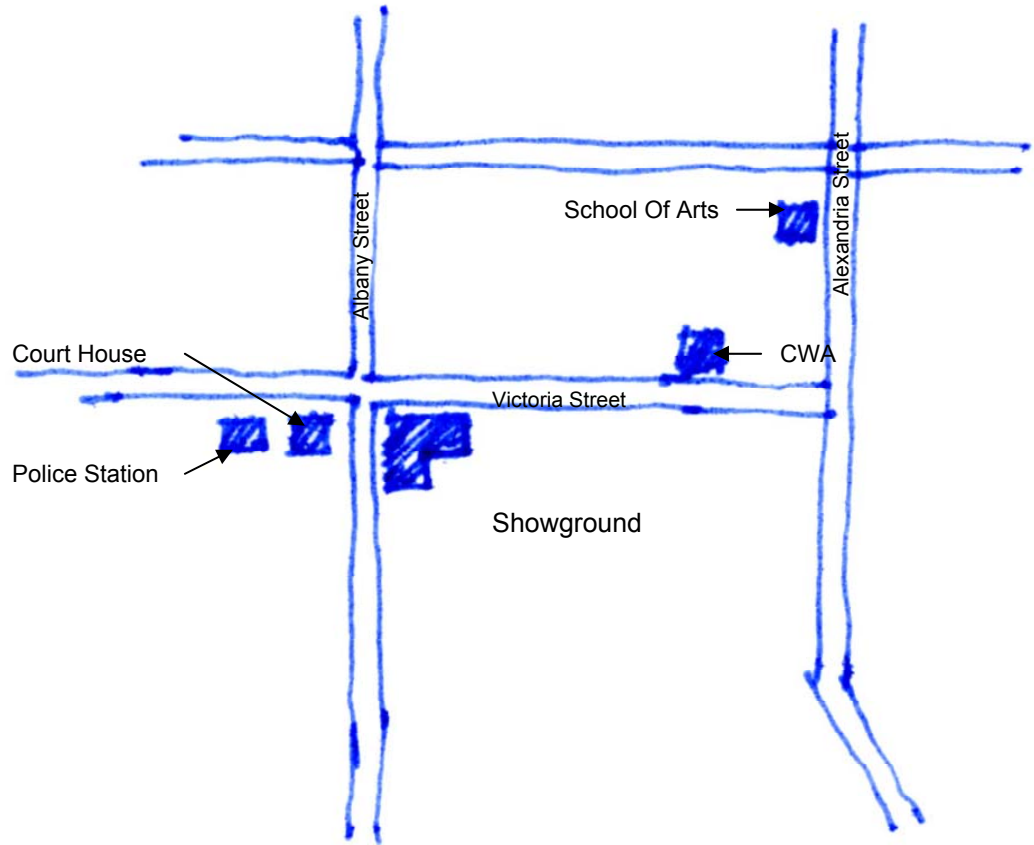


Figure No.25: Streetscape curtilage of the subject site.

6.7 Grading of Significance

Considering the physical and documentary evidence gathered, the Statement of Significance and various constraints, requirements and opportunities, the grading of significance is possible.

This grading of significance has been based on the NSW Heritage Manual provided by the NSW Heritage Office and NSW Department of Urban Affairs and Planning.

Exceptional significance (Fulfil criteria for local or State listing)

Rare or outstanding item of local or State significance.

High degree of intactness.

Item can be interpreted relatively easily.

High significance (Fulfil criteria for local or State listing)

High degree of original fabric.

Demonstrates a key element of the item's significance.

Alterations do not detract from significance.

Moderate significance (Fulfil criteria for local or State listing)

Altered or modified elements.

Elements with little heritage value, but which contribute to the overall significance of the item.

Little significance (Does not fulfil criteria for local or State listing)

Alterations detract from significance.

Difficult to interpret.

Intrusive (Does not fulfil criteria for local or State listing)

Damaging to the item's heritage significance.

6.7.1 SUBJECT SITE

The zones of significance are indicated on the site plan and are rated according to intactness from the highest level, one (1) down to the lowest, five (5).

6.7.1.1 EXCEPTIONAL SIGNIFICANCE (CATEGORY 1)

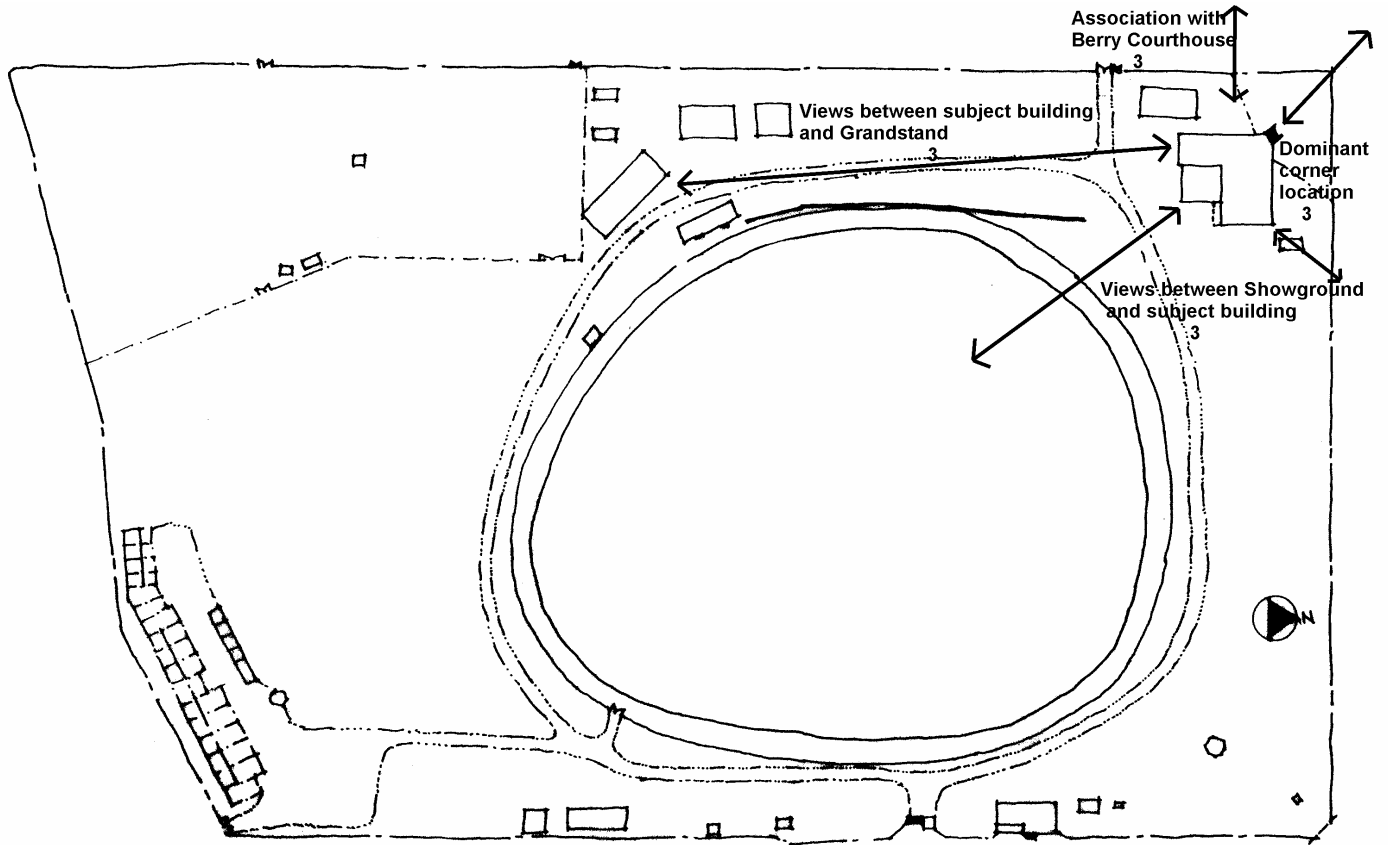
6.7.1.2 HIGH SIGNIFICANCE (CATEGORY 2)

6.7.1.3 MODERATE SIGNIFICANCE (CATEGORY 3)

6.7.1.4 LITTLE SIGNIFICANCE (CATEGORY 4)

6.7.1.5 INTRUSIVE (CATEGORY 5)

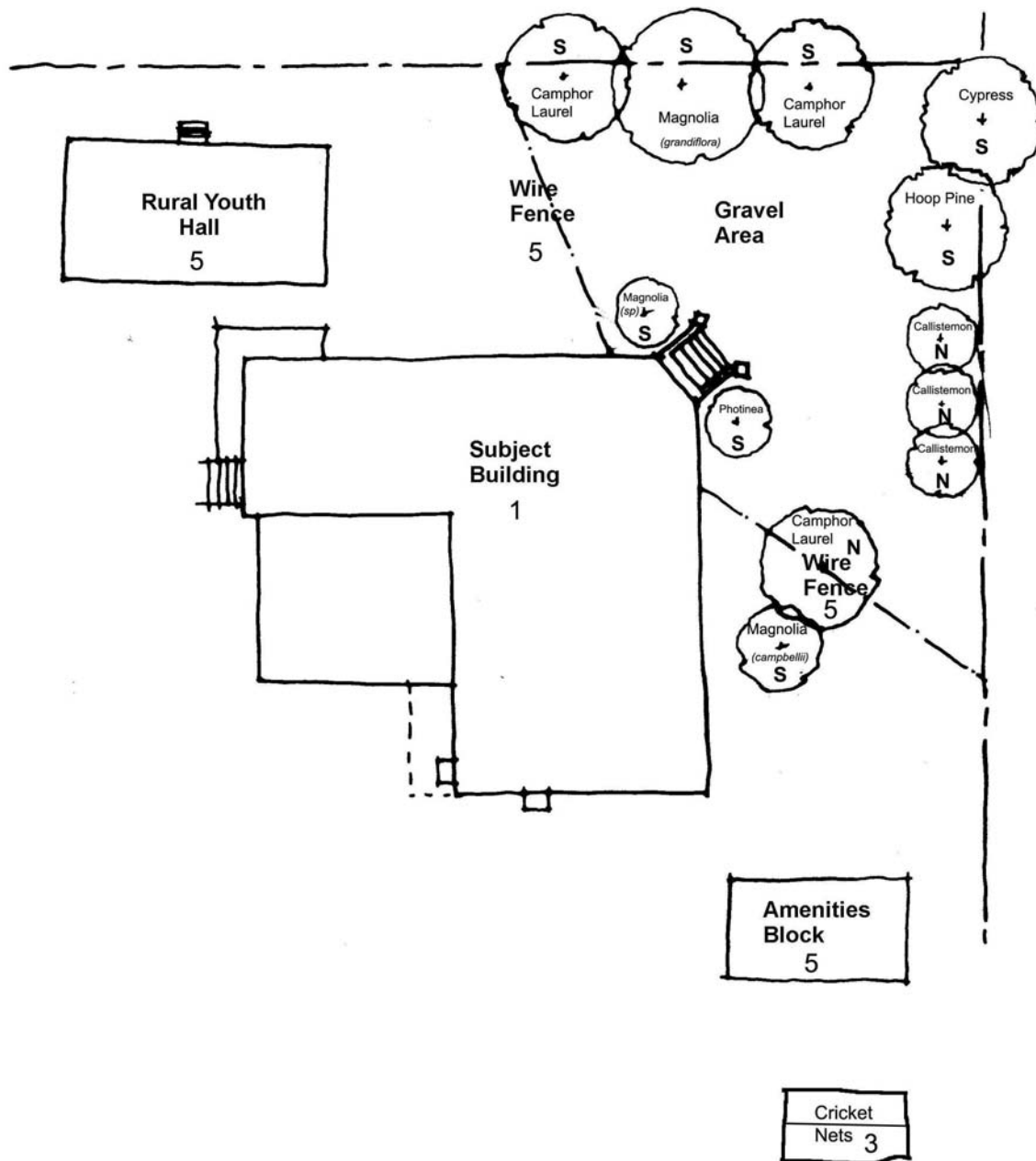
Refer to Figure No.26 and 27



LEGEND

- 1 ~ Exceptional significance
- 2 ~ High significance
- 3 ~ Moderate significance
- 4 ~ Little significance
- 5 ~ Intrusive

Figure No.26: Levels of Significance - Subject Site (Showground)



LEGEND

- 1 ~ Exceptional significance
- 2 ~ High significance
- 3 ~ Moderate significance
- 4 ~ Little significance
- 5 ~ Intrusive
- S ~ Significant
- NS ~ Not Significant

Figure No. 27: Levels of Significance - Subject Site (Agricultural Pavilion and Landscape)

6.7.2 SUBJECT BUILDING

The zones of significance are indicated on the floor plan and are rated according to intactness from the highest level, one (1) down to the lowest, five (5).

Because of the limited nature of this assessment, this grading of significance is only an approximate based on the following considerations.

- (i) Period of Construction
- (ii) Architectural and historical quality
- (iii) Architectural integrity

6.7.2.1 EXCEPTIONAL SIGNIFICANCE (CATEGORY 1)

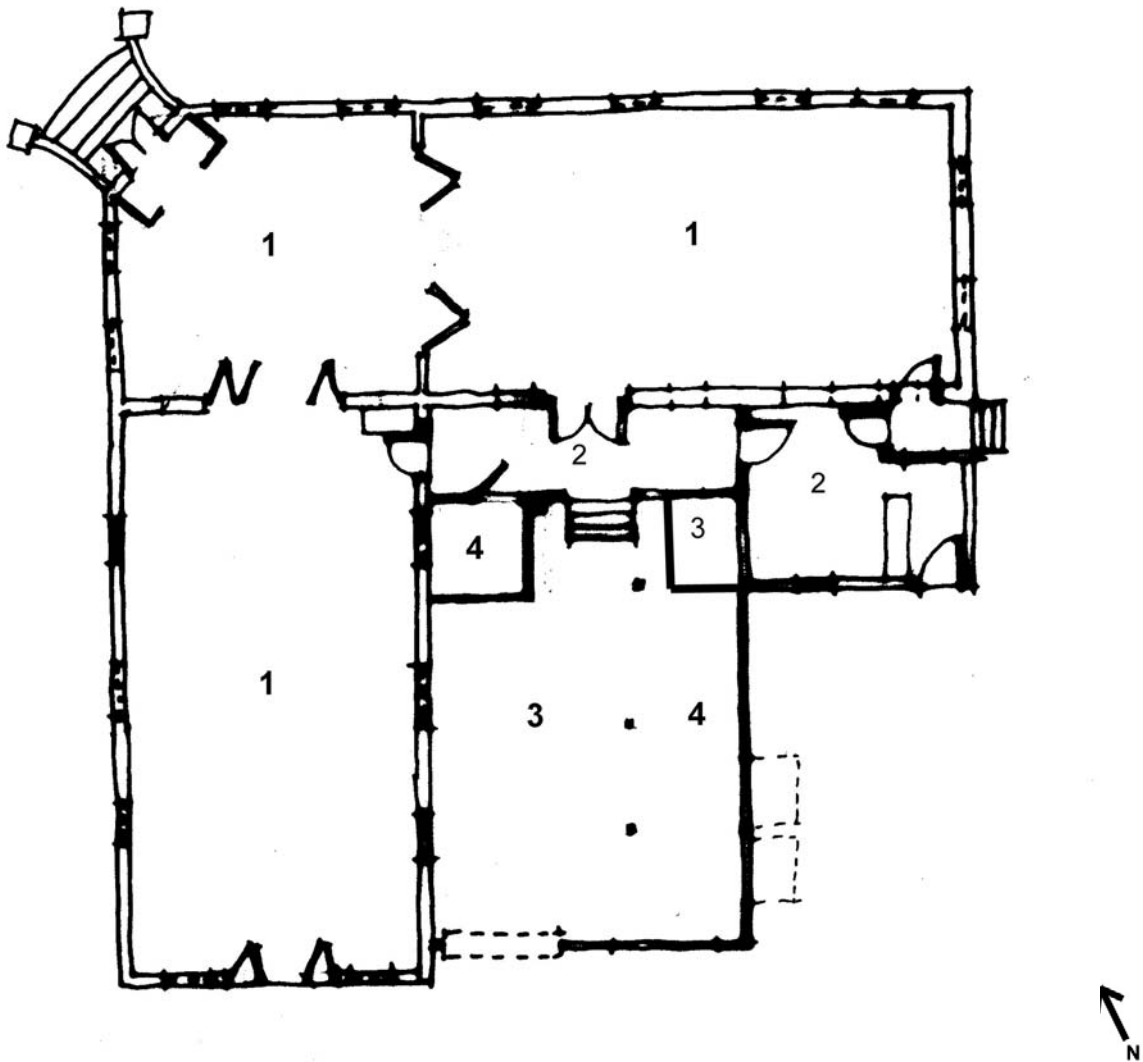
6.7.2.2 HIGH SIGNIFICANCE (CATEGORY 2)

6.7.2.3 MODERATE SIGNIFICANCE (CATEGORY 3)

6.7.2.4 LITTLE SIGNIFICANCE (CATEGORY 4)

6.7.2.5 INTRUSIVE (CATEGORY 5)

Refer to Figure No.28



LEGEND

- 1 ~ Exceptional significance
- 2 ~ High significance
- 3 ~ Moderate significance
- 4 ~ Little significance
- 5 ~ Intrusive

Figure No.28: Levels of Significance - Subject Building

7.0 Constraints and Opportunities

This section outlines the main constraints and opportunities which need to be addressed in the conservation management policy for the subject site and building.

7.1 Physical constraints and requirements arising from the statement of significance

- 7.1.1 No activity should be allowed that will confuse the fact that the Berry Showground Agricultural Pavilion constitutes an important component of the cultural development of the Berry township, the Shoalhaven City Council area, the Illawarra region and the State of New South Wales.
- 7.1.2 The subject sites early planning, detailing and design features which identify it as an Agricultural Pavilion should be conserved.
- 7.1.3 The subject building should be conserved as an example of a late nineteenth century building. No additions or alteration should be allowed which compromise this significance.
- 7.1.4 Significant landscape elements and plantings should be retained and conserved.
For significant landscape elements and plantings refer to Section 4.1.2 of this report.
- 7.1.5 Significant fabric should be retained in-situ and conserved. Fabric may be removed to reveal fabric which is identified to be more significant however a sample should be retained in-situ for interpretation purposes.
- 7.1.6 Associated items of significance should be retained in-situ and conserved. These include, but are not limited too, the Hoop Pine (*Araucaria cunninghamii*); Vents operated by a string pulley system; Coat hooks attached to the walls in the secretaries office; Skylights; Door hardware; Timber joinery; Commemorative plaques; and Decorative urns. Refer to Section 6.4.1 and 6.4.2 of this report.
- 7.1.7 No activity should take place which could destroy a potential archaeological resource. This applies to the areas below and in the vicinity of the subject site.
For areas of potential archaeological significance refer to Section 4.1.2 of this report.
- 7.1.8 Any new building, services, landscaping or activities on the site or in the vicinity of the site should have regard to the setting and design of the property and to the scale, style and character of the Showground and adjacent development.
- 7.1.9 The subject building should continue to be used as an Agricultural Pavilion.
- 7.1.10 The use of the subject building by Lodge Broughton should be encouraged to continue at the site.
- 7.1.11 The subject building should be used for community purposes.
- 7.1.12 The use of the subject building as a rehearsal space for the Berry Silver Band should continue.

7.2 Procedural requirements (conservation methodology)

Since the subject site is of cultural significance, any work at the site or in the vicinity of the site should be done in accordance with the principles of the Australia ICOMOS Burra Charter. In particular the following procedural requirements (conservation methodology) should be noted.

Burra Charter

Article 3- *Conservation work should be based on a respect for existing fabric. It should not distort the evidence provided by the fabric.*

Article 13- *Restoration is appropriate only if there is sufficient evidence of an earlier state of the fabric and only if returning the fabric reveals the cultural significance of the place.*

Article 15- *Restoration is limited to the reassembling of displaced components or removal of accretions in accordance with Article 16.*

Article 16- *Contributions of all periods must be respected.*

Article 20- *Adaptation is acceptable where the conservation of the site cannot otherwise be achieved, and where adaptation does not substantially detract from its cultural significance.*

Article 23- *Existing fabric should be recorded before any disturbance.*

Article 24- *Study of the site by any disturbance of the fabric or by archaeological excavation should be undertaken where necessary to provide data essential for decisions on the conservation of the place.*

7.3 Constraints and requirements arising from the physical and documentary evidence

It is reasonable to assume that more evidence, both physical and documentary may come to light as a result of further research or during the implementation of major conservation works at the site. This may include information on early decorative schemes, archaeological information, or further evidence revealed, for example, by intervention to the fabric or from other resources. This new information should be taken into account when making any decisions regarding the future of the item.

7.4 Constraints and requirements arising from the physical condition

7.4.1 GENERALLY

The subject building retains sufficient of its fabric to allow interpretation of its early configuration. Many early design features remain in place.

7.4.2 STRUCTURAL STABILITY

The general condition of the building located on the subject site appears to be sound. It should be noted that a detailed structural engineers study has not been prepared in conjunction with this study. Regular monitoring and repair of damaged structures as necessary is essential.

7.4.3 WATER DAMAGE

Water damage is evident in the subject building, caused by leaks, falling and rising damp as well as inadequate guttering. The interior of the building has been affected by damp, in particular along the north wall of the Lodge Room (S2).

The concrete running along the run of the ramp along the western façade of the facade is too close to the fabric of the subject building. This affects the ventilation and drainage away from the building and has the potential to cause water damage to significant fabric.

7.4.4 PEST INFESTATION

No evidence of pest infestation has been able to be detected. It should be noted that a detailed pest infestation study has not been prepared in conjunction with this study.

7.4.5 PEDESTRIAN ACCESS

Pedestrian access to the site is currently available from the showground, Albany Street and Victoria Street.

7.4.6 VEHICLE ACCESS, CAR PARKING AND DELIVERY

Vehicle and delivery access are currently available from Albany Street, both to the front of the building and to the rear of the building via the showground. Car parking is presently taking place to the front of the building and to the rear of the building in lieu of a formal car parking area for the site. Vehicular parking is also available on the opposite side of Albany Street.

7.4.7 ACCESS AND MOBILITY

There is an accessible entry via a concrete ramp into the subject building through the southern door of the Supper Room (S3). It should be noted that the existing access is not adequate and does not comply with Australian Standard 4D – Standard for Disability. Consideration should be given to its improvement.

7.4.8 USAGE

The subject building is not currently large enough to support the original and intended use of the building as an agricultural pavilion. During show time exhibits are displayed alternately as there is not sufficient room to show at the same time.

The subject building is not large enough and does not contain the appropriate facilities to support larger community functions such as debutante balls. This appears to be mainly because the rear addition (S5) is not suitable for this type of use in its current form. Updated kitchen amenities and covered access to toilet facilities is required in order to support a desired level of community use.

There is insufficient storage space. During show time the Lodge is forced to remove their furnishings and ceremonial items to a members house due to a lack of storage room on site.

7.5 External constraints

7.5.1 STATUTORY HERITAGE CONSTRAINTS

Approval from the following authorities is required before major changes are made to the items included in their heritage registers.

7.5.1.1 NSW Heritage Council

The subject site is not listed on the State Heritage Inventory

7.5.1.2 Shoalhaven City Council

The subject site is listed in the City of Shoalhaven Local Environmental Plan, 1985.

7.5.1.3 Department of Urban Affairs and Planning

The subject site is listed in the Illawarra Regional Environmental Plan.

7.5.2 NON-STATUTORY HERITAGE CONSTRAINTS

The following are non-statutory lists with no legally binding requirements. However, a listing on these registers is generally regarded as being an authoritative statement about the heritage significance of an item.

7.4.8.1 Australian Heritage Commission

The subject site is not listed on the Register of the National Estate.

7.5.2.2 National Trust Of Australia (NSW)

The Berry Showground Agricultural Pavilion is incorporated in a National Trust Conservation Area listing.

7.5.2.3 Royal Australian Institute of Architects

The subject site is not listed on the Royal Australian Institute of Architects Register of Twentieth Century Buildings.

7.6 Opportunities and constraints arising out of ownership and use

7.6.1 OWNERSHIP

The site is owned by the State of New South Wales (Crown Reserve R81105). Shoalhaven City Council is the appointed Trust Manager.

The final decision regarding major development rests with the Minister administering the Crown Land Act 1999.

Shoalhaven City Council requires maximum use of the site whilst retaining and conserving the heritage significance and values.

The subject site is zoned part Open Space 6(a) and part Special Uses 5(e). Thus, under the Local Government Act 1993, the site has a number of requirements, guidelines and constraints which apply to it. The objectives of the zones are as follows:

Open Space 6(a)

The objectives are to identify land where existing recreation facilities for the general use of the community are provided.

Special Uses 5(e)

The objectives are to identify land required for proposed local roads or the widening of existing local roads.

7.6.2 EXISTING USES

Lodge Broughton holds a 20-year licence, (pending renewal) over one room of the pavilion giving them exclusive use of this area except for two weeks of each year when the Berry Show Society has use of the whole facility. The remainder of the building provides a hall for exhibitions, etc and is used on a regular basis as rehearsal space for the Berry Silver Band.

During the two weeks of the Berry Show, the Masons are required to move all of their furniture and other items out of the Lodge Room (S2). As there is no room to store the items on site they are removed to a location off the site.

7.7 Opportunities

The subject building is currently underutilised. The Agricultural Hall continues to be used for its original purpose as an Agricultural Hall and as the meeting place of Lodge Broughton. However, the building is no longer large enough to adequately support the Agricultural Pavilion (show time) use and Lodge Broughton suffers from a lack of storage space. Community use appears to be limited mainly to the Berry Silver Band.

The opportunity exists to provide storage space, kitchen amenities and toilet facilities on the site which will encourage further community use. The rear addition (S5) space may also be utilised to a much greater extent than at present.

8.0 Conservation Policy

The following is a conservation policy arising out of the Statement of Significance, the Physical Condition and other constraints (refer to Section 7.0). An approach should be chosen for the subject site that allows as many as possible of these conservation policies to be implemented.

The implementation of this policy will allow the clear interpretation of the significance of the site and the most appropriate way of caring for the significant fabric.

8.1 Definitions

Following are definitions of conservation terms as used in the Burra Charter.

Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

(For the purposes of this report the *place* is to be known as the study area).

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Fabric means all the physical material of the *place* including components, fixtures, contents and objects,

Conservation means all the process of looking after a *place* so as to retain its *cultural significance*.

Maintenance means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves restoration or reconstruction.

Preservation means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.

Restoration means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*

Adaptation means modifying a *place* to suit the existing use or a proposed use.

Use means the functions of a place, as well as the activities and practices that may occur at the place.

Compatible use means a use which respects the *cultural significance* of a *place*. Such as use involves no, or minimal, impact on cultural significance.

Setting means the area around a *place*, which may include the visual catchment.

Related place means a place that contributes to the *cultural significance* of another place.

Refer to Appendix E for a copy of the Burra Charter

8.2 Conservation procedures at the site

8.2.1 BURRA CHARTER CONSERVATION METHODOLOGY

Generally, treat the site as being of cultural heritage significance, and consequently guide works and activities at the site by the provisions of the Australia ICOMOS Burra Charter.

8.2.2 MANAGEMENT OF THE SITE

Manage the site in a way which allows the maximum of this policy to be implemented and followed.

A Conservation Management Plan should be prepared for the whole of the Berry Showground site.

The policies outlined in this document should be adopted as the guide to future planning and work at the site.

8.2.3 CONSERVATION TEAM

Personnel skilled in disciplines of conservation practice, including professionals, skilled building and engineering trades, etc should be engaged as appropriate to advise or implement conservation works at the site.

Personnel involved in the documentation and implementation of works at the site should be recorded for future reference.

8.2.4 SYSTEMATIC RECORD

Carry out, catalogue and archive systematic surveys of the site, before, during and after any works in accordance with NSW Heritage Office and NSW Department of Urban Affairs and Planning Guidelines.

Any new information that comes to light during and after works at the site shall be recorded in a report, a copy of which shall be held at the archive of the site.

8.2.5 ARCHIVE OF THE SITE

Assemble, catalogue and make readily available to the public for inspections, copies of all known historical drawings, pictorial documents and written records relating to the site in a permanent archive of the site.

8.2.6 REVIEW THIS CONSERVATION MANAGEMENT PLAN

This Conservation Management Plan should be revised after major works have been carried out at the site and otherwise at regular intervals, firstly five (5) years from its adoption.

8.2.7 DOCUMENTATION OF CONSERVATION WORKS

Any proposed works to heritage items shall be documented in a way that allows scrutiny by others before they are executed and can be retained for posterity. The documentary or physical evidence upon which conservation decisions are made for each part of the element should be cited. A copy of the documentation, including schedules and drawings, should be held at the archive of the site.

8.2.8 ARCHAEOLOGICAL FINDS

Assemble, catalogue and safely house all archaeological finds that have been or are in the future removed from the site.

8.2.9 INTERPRETATION

An interpretation plan for the whole of the Berry Showground site should be prepared.

The subject site and building should be easily interpreted as being an agricultural pavilion being an important part of the showground site. Any future uses should be related to agricultural and community activities to assist this interpretation.

The long standing use of the subject building by Lodge Broughton should form an integral part of the interpretation of the subject site. The use of the subject building by the Berry Silver Band should also be easily interpreted at the site.

Consideration should be given to the installation of an interpretive display in the Ante-Room (S1) relating to the history of the showground.

Any landscaping features such as fencing and pathways should also be interpretive, reflecting features and layouts of the site.

8.2.10 COMMUNITY INVOLVEMENT

The local community should be given the opportunity to participate in and contribute to decisions which are made about the use and management of the site.

8.2.11 FUNDING

Avenues for funding and sponsorship should be explored.

8.3 Subject site

8.3.1 The relationship between the subject building and the other buildings located in the showground complex should be retained. In particular, the relationship between the Agricultural Pavilion and the Grandstand.

8.3.2 A Conservation Management Plan should be prepared for the whole of the Showground site including the Hazelberry Parklands.

With the further research required to prepare such a plan, the Showground site may prove to be State significant. The plan would ensure that the significant relationships between the Agricultural Pavilion and other items of the Showground would be retained.

8.3.3 Any development in the vicinity of the subject site should be carefully considered to ensure that it does not negatively impact on the significance of the subject site.

8.3.4 The connection between the subject building and the Berry Courthouse should be reinforced.

This may be achieved through the use of hard landscaping (such as unformed grass verges instead of concrete gutters) and soft landscaping (such as plantings including hedge fencing).

8.3.5 Original and early significant fabric should be conserved. This includes but is not limited to:

- Hoop Pine (*Araucaria cunninghamii*)
- A *Photinia serratifolia* (to be confirmed)
- A *Magnolia campbellii* (This identification should be confirmed when tree is flowering)
- A mature *Magnolia grandiflora*
- A *Callitrus macleayana* (Cypress)
- Three mature *Cinnamomum camphora* (Camphor Laurel) One of these trees is too close to the subject building and should be removed.
- The other buildings of the showground contribute to the significance of the subject building. It is to be expected that further investigation may determine that some of these buildings are significant as individual items as well as being a group item.

8.3.6 The camphor laurel closest to the building should be removed as it has the potential to negatively impact on the subject building.

This would enable enhanced visibility of the architecture of the subject building and would prevent leaves falling into the gutters of the subject building.

8.3.7 The camphor laurel trees to Albany Street should be heavily pruned whilst still allowing them to contribute to the significance of the precinct.

8.3.8 The Callistemons to the Victoria Street frontage should be removed and replaced with a more sympathetic species.

The plantings along this frontage may take the form of a hedge similar to that currently located on the Berry Courthouse site.

8.3.9 Regular maintenance of the plantings on the site should be undertaken as required.

This should take the form of a regular inspection (every six months) by an arborist and pruning where necessary. The *Magnolia campbellii* requires urgent attention.

8.3.10 Any significant trees which appear to be declining should have a replacement planted before they are removed.

This replacement should ideally be from the original stock (a plant propagated from the original tree).

8.3.11 All sub-surface areas below and adjacent to the site should be considered to have archaeological potential.

Generally, any new works to the subject site should be carefully designed to avoid disturbance of any archaeological items located on the site and adjacent areas.

8.3.12 In the event of any disturbance having to take place, a suitable heritage consultant or archaeologist should be engaged to assess, record and monitor the works.

8.3.13 The subject site should continue to be used for community and/or agricultural purposes in keeping with the historical use of the site.

8.3.14 Reinststate timber fencing to the subject site.

This should be an interpretation of the original post and rail paling fence shown in photographic evidence. Refer to Figure No.22. However, new fencing should allow clear sight lines of the subject building from the street.

8.3.15 The mesh fencing to either side of the subject building should be removed.

8.3.16 Gateposts to the entry should be reinstated to form an entry statement for the site.

These should match the original gateposts shown in early photographic evidence of the site. Refer to Figure No.22.

8.3.17A formalised car parking area should be developed for the Agricultural Pavilion. This area should be located so as to not interfere with views and vistas to and from the subject building and should not intrude upon the significance of the site.

The existing practice of parking vehicles on the subject site directly in front of the subject building should cease immediately.

8.3.18 Car parking should be similar to the Berry Courthouse and take the form of angled street parking on an informal gravel area.

8.3.18 Any concrete paving or walkways located on the subject site should not abut the subject building to allow for drainage of water away from the building.

Any paving which currently abuts the subject building should be removed.

8.3.19 Any building added to the subject site should be sympathetic to the subject building and should not intrude on its significance.

8.3.20 Footpaths and kerbing on the subject site should consist of a grassed nature strip with an unformed verge/gutter.

Formed concrete gutters and footpaths should not be considered appropriate. The approach taken by the Berry Courthouse should be considered to be an appropriate solution in terms of footpaths and guttering for the subject site. Cars should not be parked on the grassed footpath areas as this practice may damage the roots of significant trees.

8.4 Subject building

8.4.1 The character of the subject building, which is that of a showground pavilion and community facility, should be conserved.

8.4.2 The subject site should continue to be used as an Agricultural Pavilion.

8.4.3 The subject site should continue to be used by Lodge Broughton as a Masonic Lodge.

8.4.4 The subject site should continue to be used as a rehearsal space by the Berry Silver Band.

8.4.5 Any new use of the subject building should relate to the historical use of the building as a showground and community facility.

8.4.6 Any new works to the building should be carefully designed so as to not interfere with the significance of the building and have limited impact on significant fabric.

8.4.7 The subject building should be restored and conserved to its pre-1900 state. This includes the restoration of the rear addition to the open form of pre-1900.

Services and wet areas should be modern, but sympathetic to the subject building.

8.4.8 The roof lanterns and coloured glass panels to the skylights should be reinstated.

This should be undertaken in accordance with existing documentation (including written and photographic evidence) and any information which comes to light as a result of further research.

8.4.9 Original and early significant fabric should be conserved. This includes but is not limited to:

- Vents operated by a string pulley system
- Coat hooks attached to the walls in the secretaries office
- Skylights
- Door hardware
- Timber joinery
- Commemorative plaques
- Decorative urns

Intrusive elements include but are not limited to the Rural Youth Hall..

8.4.10 New interventions including repairs should be reversible, sympathetic and clearly interpreted by means of introduced interpretative devices or by method of style of construction, as new work.

8.4.11 All exposed services including gas, water and electricity should be rationalised and made to be more sympathetic to the subject building.

8.4.12 The urn to the parapet on the south western corner of the subject building should be reinstated.

8.4.13 Further investigation should be undertaken into the form of the decoration to the piers flanking the stone entry steps.

If the form of the decoration can be determined, a reproduction should be reinstated. If the exact form of the decoration can not be determined, an appropriate substitute should be installed.

8.4.14 The existing method of displaying items during show time should be reconsidered and a more appropriate solution found. The timber pin boards should be removed from the Lodge Room (S2).

8.4.15 The remnant gas light fitting should be conserved.

9.0 Implementation Strategy

This implementation strategy is not prescriptive, rather it is intended as a set of recommendations for the implementation of the conservation policy. Any other proposals for the site should comply with the conservation policies contained in Section 8 of this report.

9.1 Immediate Works

- 9.1.1. General conservation works should be undertaken immediately by Council to prevent further deterioration of the significant fabric of the building.

The works should follow the recommendations of the Schedule of Maintenance Works contained in Appendix C of this report. All works should be done in accordance with the conservation policies contained in Section 8 of this report, especially policy 8.2.3.

- 9.1.2 General maintenance should be undertaken on a regular basis, beginning immediately, including cleaning gutters, mowing grass and ensuring branches from nearby trees do not overhang any of the structures on the site.

9.2 Future Works

- 9.2.1 Access and mobility into the subject building should be improved with the construction of a more appropriate ramp into the southern entry of the Supper Room (S3).

- 9.2.2 Adopt the proposed colour scheme for the site which is contained in Appendix D of this report.

- 9.2.3 Upgrade the kitchen facilities.

- 9.2.4 Construct a storage area.

9.3 Landscaping

- 9.3.1 Landscaping of the site should be undertaken in accordance with the conservation policies contained in Section 8 of this report.

- 9.3.2 An arborist should be consulted regarding the ongoing management of the significant plantings at the site.

- 9.3.3 The area to the front of the subject building should be improved. Parking within this area should immediately cease. An entry statement should be developed and appropriate fencing should be constructed. The existing cyclone fencing should be removed.

9.4 Options for future use

The feasibility of these options should be investigated with close reference to the constraints and requirements of this Conservation Plan and the conservation policies contained in Section 8 of this report.

The use of the subject site should continue to relate to the original and intended use of the building as a agricultural pavilion and community building. This may include uses such as:

- Agricultural pavilion
- Masonic lodge
- Community Use

9.4.1 AGRICULTURAL PAVILION

Ideally, the subject building should continue to be used as an agricultural pavilion, in connection with the showground.

9.4.2 MASONIC LODGE

The existing use of the Lodge Room (S2) is a long standing use which is appropriate for the building and should be continued.

9.4.3 COMMUNITY USE

The subject building has in the past been used for community purposes for functions such as debutante balls and wedding receptions. If the kitchen facilities are upgraded, more adequate toilet facilities provided and the rear addition improved, then these uses may occur again.

9.4.4 FUTURE DEVELOPMENT

Following is a diagram showing the potential locations of future development on the subject site.

The diagram also indicates an appropriate landscape layout for the site. The landscaping for the site should be of a late nineteenth century style. Plants which may be used in this landscape include, but are not limited to clivias, ferns and camellias.

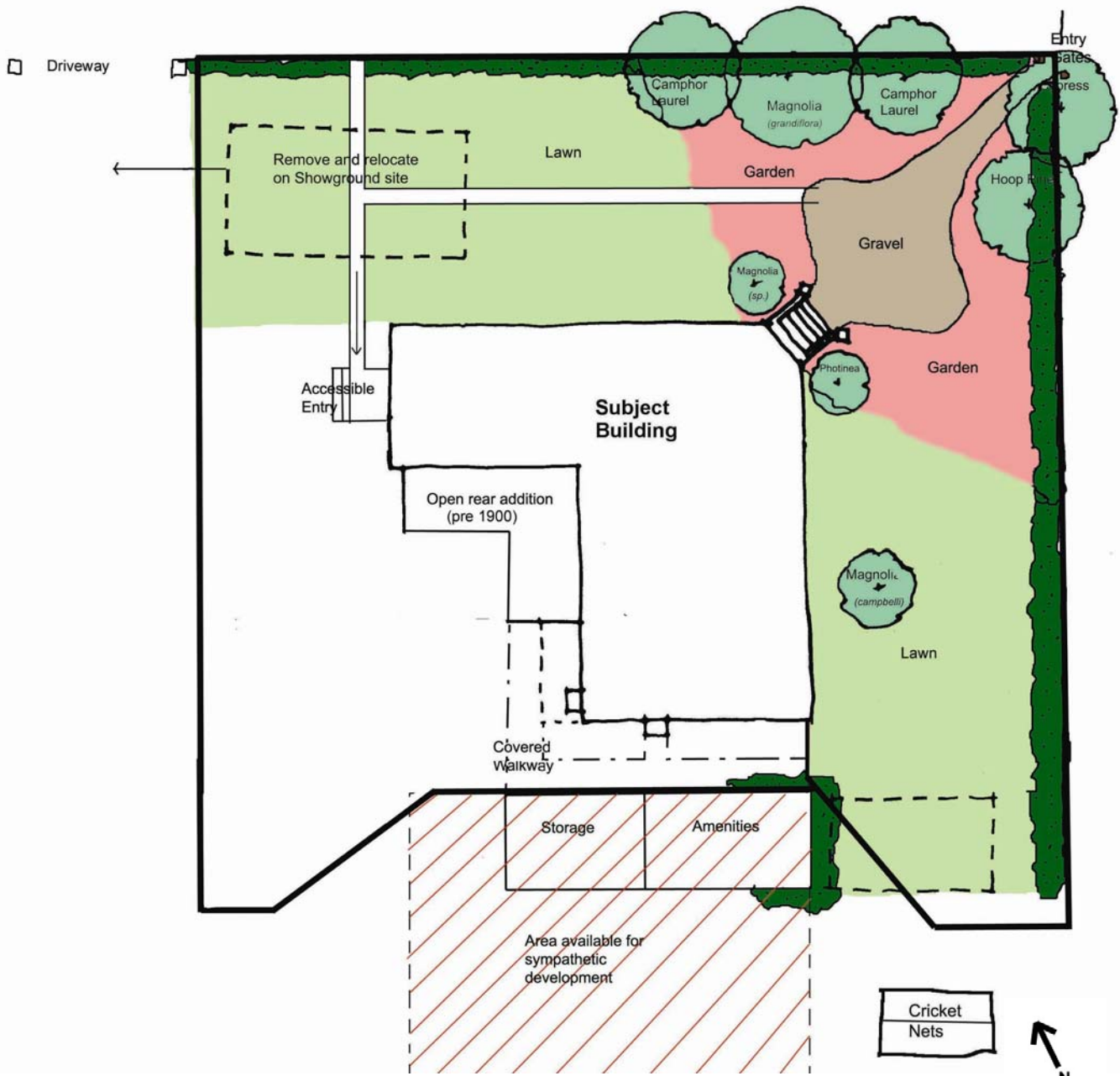


Figure No.29: Options for future use

9.5 Management

Future day-to-day management of the site should be undertaken in close consultation with the local community. This will empower the community and enable Shoalhaven Shire Council to determine the best use of the subject site.

9.6 Funding Opportunities

The Shoalhaven City Council may be eligible for grant funding to assist them to meet the costs of conservation at the site. Possible sources of funding include:

- NSW Heritage Office program
- Local Council grants
- Department of Land and Water Conservation

It should be noted that competition for the Heritage Office funding is very strong and the NSW Heritage Office prefers that the site is run at a revenue neutral (or profit) for Council rather than relying on grants.

Appendix A

Historical Figures

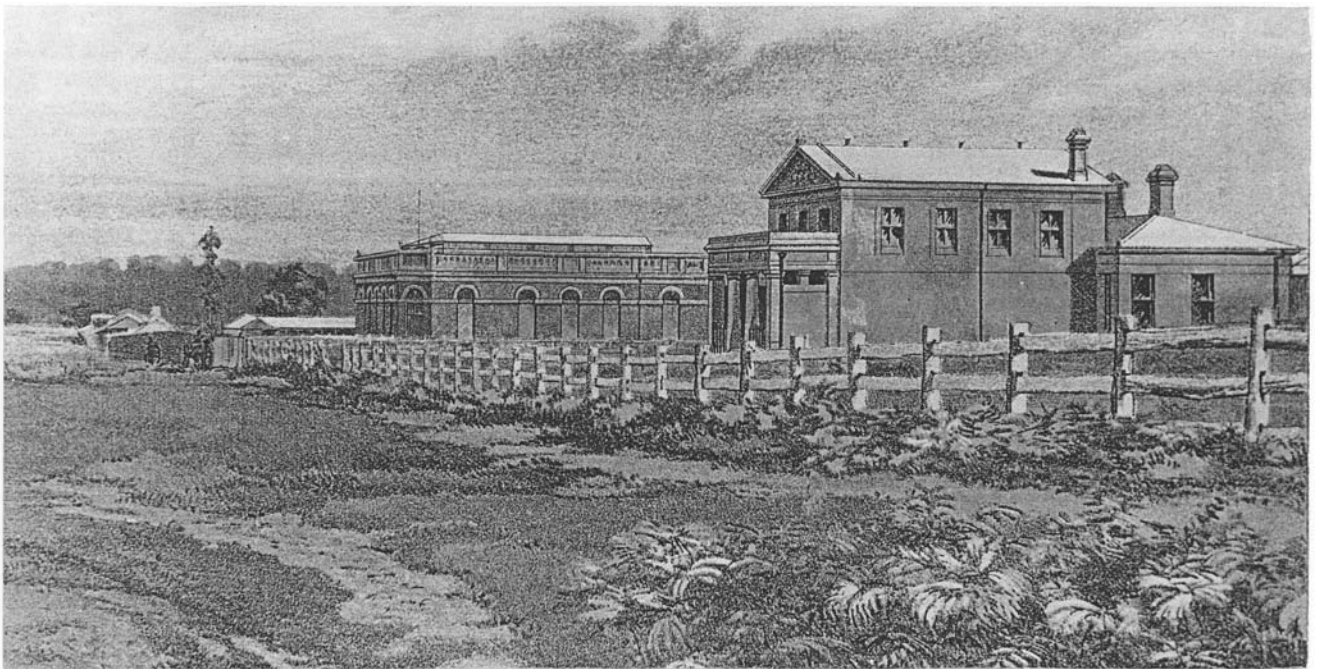
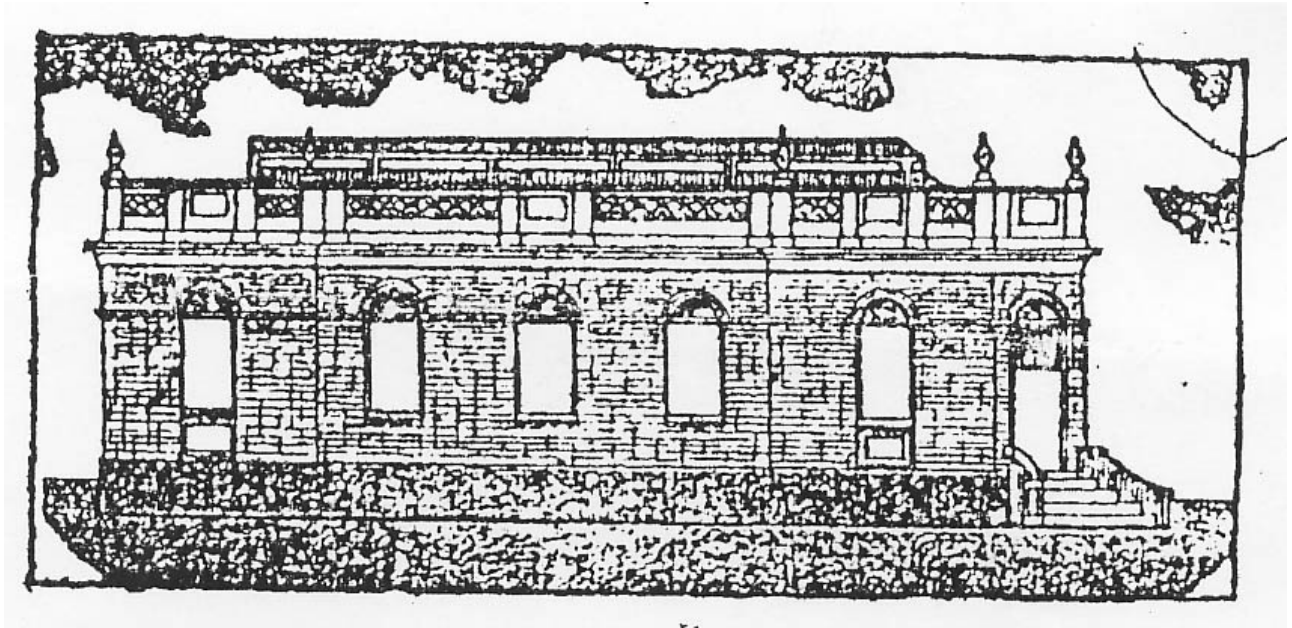


Figure No.1: Engraving from the 'Broughton Creek Register' newspaper, January 28, 1888, showing the Agricultural Pavilion as it was to be built
Figure No.2: Image of the Agricultural Pavilion c1892



Figure No.3: Members of the Agricultural Association Committee on the steps of the Agricultural Pavilion in 1899



Figure No.4: The opening of the Berry Show in 1901.

Figure No.5: Supper in the Lodge Room of the Agricultural Pavilion c1901.



Figure No.6: Members of the Berry Silver Band in 1897.

Figure No.7: Members of the Berry Silver Band in 1997.

Appendix B

Photographic Survey

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- Figure No.4: The Berry Showground
- Figure No.5: Shaded stock yards within the Berry Showground precinct.
- Figure No.6: The Poultry Shed within the Berry Showground precinct.
- Figure No.7: The Grandstand of the Berry Showground
- Figure No.8: The southern elevation of the Grandstand showing the entry to the 'Tea Room'
- Figure No.9: The former Berry Council Chambers, located within the Berry Showground precinct, now used as the meeting rooms for the Agricultural Association committee.
- Figure No.10: The Hazelberry Parklands.
- Figure No.11: The entry gates to the Berry Showground precinct.
- Figure No.12: Memorial on entry gate posts
- Figure No.13: The front (north-eastern) elevation of the subject building
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- Figure No.15: The Rural Youth Hall, located to the south of the subject building
- Figure No.16: The area to the east of the subject building. Note the unsympathetic wire mesh fencing and the car parked in the entry area.
- Figure No.17: The entry area to the subject building. Note the cars parked on the gravel, probably resulting in the compaction of the trees roots.
- Figure No.18: The rear of the subject building
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- Figure No.21: Decorative urn to parapet
- Figure No.22: Example of typical external vent
- Figure No.23: The interior of the entrance door to the entry area.
- Figure No.24: Storage cupboards for the Berry Silver Band located in the entry area.
- Figure No.25: The timber sliding doors between the Lodge room and the entry area as viewed from the Lodge room.
- Figure No.26: Example of the door hardware on the sliding timber doors between the entry area and lodge room
- Figure No.27: The view of the Lodge room as seen from the entry area during the Berry Show
- Figure No.28: The view of the Supper room as seen from the entry area during the Berry Show
- Figure No.29: The Lodge room, looking towards the south, set up for use by the Masons.
- Figure No.30: The Lodge room, looking towards the north, set up for use by the Masons.
- Figure No.31 & 32: The skylights in the Lodge room which were formerly coloured glass.
- Figure No.33 & 34: Examples of typical semi circular windows and picture rails located in the Lodge room
- Figure No.35 & 36: Details of typical semi circular windows located in the Lodge room
- Figure No.37: The western wall of the Lodge room showing the door to the rear addition which is no longer in use.
- Figure No.38: The door from the Lodge room to the rear addition passage.
- Figure No.39, 40, 41 & 42: Documents and plaques which are kept by the Masons in the Lodge room.
- Figure No.40: Example of a typical vent in the Lodge room
- Figure No.41: Falling damp in the Lodge room
- Figure No.42: The Supper room looking towards the east.
- Figure No.43: The semi-circular windows in the Supper room. Note they are missing their glazing bars
- Figure No.44 & 45: The sub-floor area below the supper room

- Figure No.46: The rear addition looking towards the west. Note the stored garbage bins.
- Figure No.47: The rear addition looking towards the east and the Lodge 'tea room'.
- Figure No.48: The servery area of the rear addition.
- Figure No.49: Detail of the northern wall of the rear addition
- Figure No.50: The steps leading from the door (now closed over) leading to the Lodge room
- Figure No.51: The view from the Lodge 'tea room' to the south
- Figure No.52: The ceiling and door frames of the rear access passage leading from the Lodge room to the rear addition.
- Figure No.53: The Lodge 'tea room'
- Figure No.54: The Secretaries Office, part of the rear addition

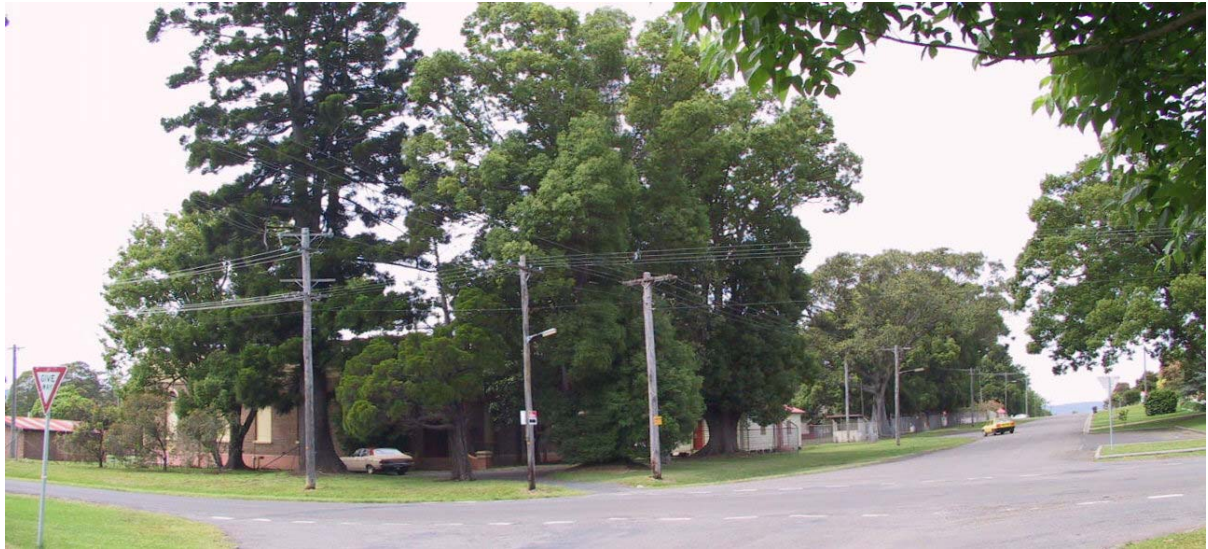


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Figure No.9: The former Berry Council Chambers, located within the Berry Showground precinct, now used as the meeting rooms for the Agricultural Association committee.

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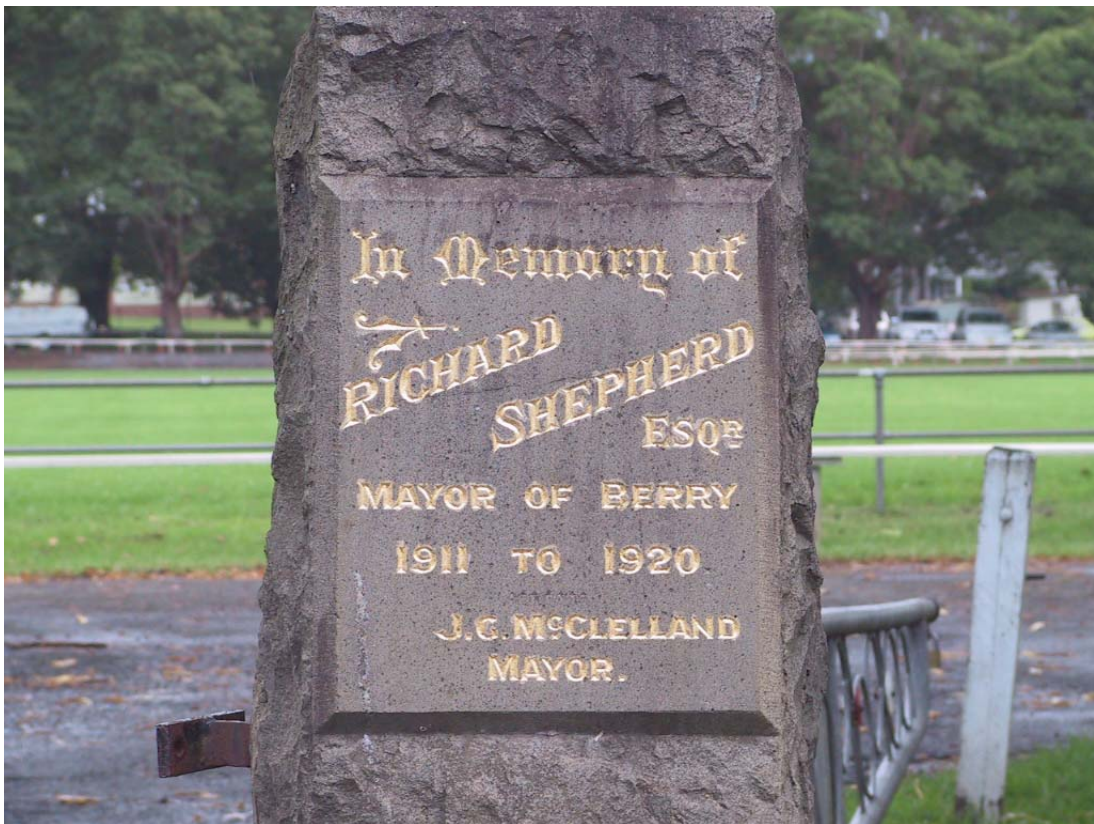


Figure No.11: The entry gates to the Berry Showground precinct.
Figure No.12: Memorial on entry gate posts



Figure No.13: The front (north-eastern) elevation of the subject building
Figure No.14: The rear (south-western) elevation of the subject building



Figure No.15: The Rural Youth Hall, located to the south of the subject building
Figure No.16: The area to the east of the subject building. Note the unsympathetic wire mesh fencing and the car parked in the entry area.



Figure No.17: The entry area to the subject building. Note the cars parked on the gravel, probably resulting in the compaction of the trees roots.

Figure No.18: The rear of the subject building



Figure No.19 & 20: The subject building showing the parapet



Figure No.21: Decorative urn to parapet

Figure No.22: Example of typical external vent



Figure No.23: The interior of the entrance door to the entry area.

Figure No.24: Storage cupboards for the Berry Silver Band located in the entry area.



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Figure No.28: The view of the Supper room as seen from the entry area during the Berry Show



Figure No.29: The Lodge room, looking towards the south, set up for use by the Masons.
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Figure No.31 & 32: The skylights in the Lodge room which were formerly coloured glass.



Figure No.33 & 34: Examples of typical semi circular windows and picture rails located in the Lodge room



Figure No.35 & 36: Details of typical semi circular windows located in the Lodge room



Figure No.37: The western wall of the Lodge room showing the door to the rear addition which is no longer in use.

Figure No.38: The door from the Lodge room to the rear addition passage.

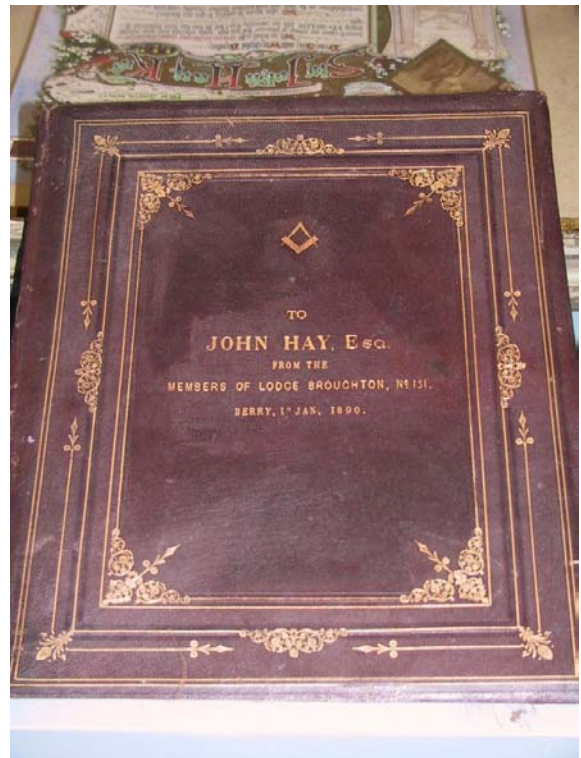


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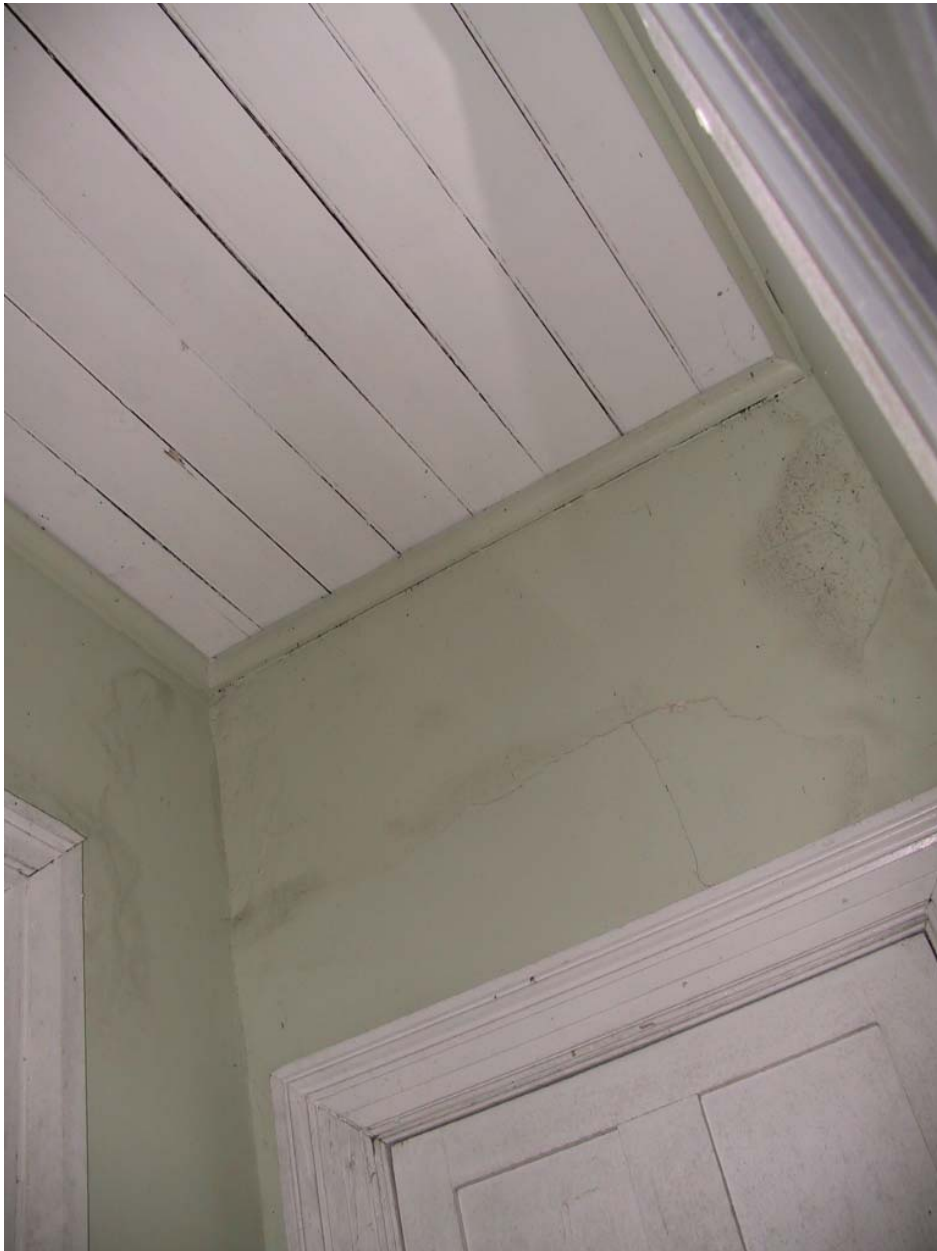


Figure No.52: The ceiling and door frames of the rear access passage leading from the Lodge room to the rear addition.



Figure No.53: The Lodge 'tea room'

Figure No.54: The Secretaries Office, part of the rear addition

Appendix C

Schedule of Maintenance Works

Schedule of Conservation Maintenance Works

Preamble

The following schedule of essential Conservation maintenance works is proposed for the Berry Showground Agricultural Pavilion

The specific requirement of the brief was to document the external and internal conservation maintenance works to maintain the existing uses.

The works have been categorised by the buildings main elements with preliminary budget cost estimates provided.

Methodology

Since the site is of heritage significance, any works at the site should be carried out in accordance with the principles of the Australia ICOMOS Burra Charter and the recommendations of the Conservation Management Plan, 2002 prepared by Tropman & Tropman Architects.

Generally, any works are to be carried out to the satisfaction and with approval and/or as instructed by a Heritage Conservation Architect approved by Shoalhaven City Council

Generally, take care not to damage any early fabric or associated items.

Terminology

The following terms are used in this document.

TME ~ to match existing

SCS ~ Selected colour scheme

HCA ~ Heritage Conservation Architect

SCC ~ Shoalhaven City Council

CONSERVATION ~ Means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstance include *preservation*, *restoration*, *reconstruction* and *adaptation* and will be commonly a combination of more than one of these.

1.0 ALL WORKS

NO.	ITEM
1.1	GENERALLY
1.1.1	Ensure all work is carried out with the consideration of users safety at all times
1.1.2	Ensure all work is carried out by tradespeople experienced in the conservation of heritage buildings
1.1.3	Ensure samples are provided as requested by HCA at no extra cost
1.1.4	Ensure all contaminates, including but not limited to asbestos materials are handled carefully by experienced professionals in accordance with safety procedures of the relevant authorities.
1.1.5	SUBTOTAL SITE GENERAL WORKS \$10,000

2.0 SITE WORKS

NO.	ITEM
2.1	Site General Works
2.1.1	Ensure the hoop pine to the north of the building is checked over by a horticulturalist and limbs are pruned that are in contact with or laying over the roof
2.1.2	Prune all vegetation from the entry, north facades and west facades that obscure the building or are in contact with the walls and roof.
2.1.3	Remove small trees to the north fence line and replace with a low hedge.
2.1.4	Remove or heavily prune the trees to the north side of the main entry stair.
2.1.5	Remove camphor laurel tree from east area beside entry stair.
2.1.6	Ensure established Magnolia tree is checked over by a horticulturalist and pruned where necessary
2.1.7	Reinstate original timber fence and masonry entry posts to main entry area.
2.1.8	Remove wire mesh fencing from north and west site areas and replace with sympathetic boundary fencing to match original fencing.
2.1.9	Remove concrete ramp from edge of building along the west façade of the building and replace with new ramp and landing. Buildup the surface of landscaped area to the west of the building and construct a ramp to the existing opening. Ensure the new stair and landing to the entry cover the width of the opening.
2.1.10	Provide wheel chair access to rear of building by continuing concrete path to front entry area (ensuring concrete is stepped back from the building face).
2.1.11	Maintain bitumen surface or gravelled surface to rear of building and in verandah areas.
2.1.12	Ensure all excavation around the building is carried out with consideration for the Archaeological significance of the site
2.1.13	SUBTOTAL SITE GENERAL WORKS
	\$20,000

2.2	Special Site Works	
2.2.1	Relocate WC block	\$60,000
2.2.2	Relocate Rural Youth Hall	\$20,000
	SUBTOTAL SPECIAL SITE WORKS	\$80,000

3.0 EXTERNAL BUILDING WORKS

NO.	ITEM
3.1	Main Structure General Works
3.1.1	Check over all footings and piers and repair where necessary TME
3.1.2	Check packing and ant caps of all piers and repair where necessary TME
3.1.3	Check air space under hall and ensure that timber floor structure is clear of earth
3.1.4	Carefully clean face brick and rendered parapet and cornice with a stiff bristled brush and hot soapy water. Check run off angle of finished top of cornice and repair if necessary TME
3.1.5	<u>Brickwork</u> a) Check over all face brick work and repair where necessary b) Reverse existing damaged face bricks where necessary c) Replace bricks where necessary with salvaged bricks and new bricks TME d) Repoint original face brick work where necessary and in particular on the top third of the west façade, ensuring mortar matches existing in colour and consistency. e) Remove paint from base course of west façade bricks f) Repair brick sills and repair render TME
3.1.6	Check metal air- vents and repair and replace where necessary TME ensuring that they are clear.
3.1.7	Check over all doors and door hardware and repair where necessary
3.1.8	Check over all window components including but not limited to metal hardware, timber frame, sill and sashes, and glazing. Replace broken glass high arch windows with toughened glass.
3.1.9	Remove recent metal pipe and corrugated iron verandah and associated metal handrail located at the rear of the building and replace with sympathetic timber verandah similar to the original verandah adjacent.
3.1.10	Investigate the reinstatement of urns to front entry steps using original photos and historical information.
3.1.11	Check over timber fascia and repair where necessary

3.0 EXTERNAL BUILDING WORKS Cont.

NO.	ITEM
3.1.12	Prepare and paint all prepainted surfaces to selected colour scheme unless otherwise directed by the HCA
3.1.13	Remove recent intrusive lighting to external walls and relocate sympathetic lighting on freestanding posts.
3.1.14	Remove recent timber and concrete block walls of verandah infill.
3.1.15	Relocate existing electrical switch board to rear of premises on the east or south façade.
3.1.16	SUBTOTAL MAIN STRUCTURE GENERAL WORKS
	\$80,000

3.2	Special Main Structure Works
3.2.1	Demolish recent concrete block structure from rear of building back to pre-1900 verandah structure ensuring early and original fabric is protected
3.2.2	Make good all exposed surfaces and areas after demolition and conserve
3.2.3	Conserve pre-1900 verandah structure to rear of building by repairing where necessary to match original
3.2.4	SUBTOTAL SPECIAL MAIN STRUCTURE WORKS
	\$50,000

NO.	ITEM
3.3	Roof Works
3.3.1	Remove remnants of recent aerial from parapet of west façade and repair fixing holes TME
3.3.2	Check over parapet and repair where necessary TME
3.3.3	Check over all corrugated iron roofing and repair or replace where necessary in particular the junction of the east and south roof.
3.3.4	Replace existing square metal downpipes with sympathetic round down pipes to match original.
3.3.5	Replace downpipes on east and south facades to original positions and repair roof.
3.3.6	Ensure that downpipes are checked at least every 3 months and blockages are fixed

3.3.7	Check over roof urns and repair or replace where necessary TME.	
3.3.8	Check over all box gutters and eve gutter and repair or replace where necessary. Attention should be paid to the north façade wall guttering.	
3.3.9	Ensure that gutters are checked and cleaned at least every 3 months	
3.3.10	Check over lead flashings and repair where necessary	
3.3.11	SUBTOTAL ROOF WORKS	\$60,000
3.4	Special Roof Works	
3.4.1	Investigate original roof structure and layout including parapets, lanterns, skylights and glazed ceiling and rebuild	
3.4.2	Ensure a sympathetic lighting system and fixtures are also installed	
3.4.3	SUBTOTAL SPECIAL ROOF WORKS	\$100,000

4.0 INTERNAL BUILDING WORKS

NO.	ITEM	COST
4.1	Internal General Works	
4.1.1	Carefully clean all surfaces including but not limited to internal and external walls, windows timber joinery and their elements.	
4.1.2	Maintain and conserve all recent timber floors and original timber walkways	
4.1.3	Check over original timber joinery including but not limited to skirtings, picture rails and door architraves and repair or replace where necessary TME.	
4.1.4	Check over existing internal doors and repair where necessary, ensuring all original door hardware is in working order and repaired where necessary.	
4.1.5	Check for any deterioration of plaster walls and repair where necessary with particular attention to the water damage on the north wall.	
4.1.6	Check over original vents and put into working order repairing and reinstating where necessary TME.	
4.1.7	Prepare and paint all prepainted surfaces to SCS unless otherwise directed by the HCA	
4.1.8	Check over and rationalise all existing electrical outlets and repair if necessary ensuring that minimal building fabric is disturbed. Also, reposition electrical switch board and ceiling fans	
4.1.9	Reposition fire extinguishers to a suitable location not attached to heritage fabric. Install early fire warning alarm system.	
4.1.10	Rationalise all exposed services including gas and water	
4.1.11	Reinstate sympathetic lighting in all rooms to match original	
4.1.12	<u>Enclosed Entry</u> a) Check over wall lining of entry and repair where necessary b) Investigate timber flooring and threshold of entry and repair or replace where necessary	
4.1.13	Ensure all original fixtures are conserved including the pivoting gas light, hooks and commemorative plaques.	
4.1.14	SUBTOTAL INTERNAL GENERAL WORKS	\$70,000

4.1	Special Internal Works	
4.2.1	Provide new sympathetic fitout display fixtures and fittings to both the supper room, meeting room and entry area	
4.2.2	SUBTOTAL SPECIAL INTERNAL WORKS	\$20,000
5.0	TOTAL ALL WORKS	\$490,000

Appendix D

Proposed Colour Scheme

SELECTED COLOUR SCHEMES

The colour choices of the proposed scheme for the Berry Showground Agricultural Pavilion are listed below with the colour scheme for the Pavilion illustrated in Figure 1.

Note: These colours have been expressed in Australian Standard Colours K185-1968, 2700S-1996 and are subject to future paint scrapes.

PROPOSED BERRY SHOWGROUND AGRICULTURAL PAVILION EXTERNAL COLOUR SCHEME

Element	Australian Standards Colour
Walls	
Masonry rendered plinth	Iron Bark X63 (2700)
Face brick wall	Do not paint
Masonry rendered inserts	Deep Stone Y55 (2700)
Masonry rendered insert sill	Maroon Y56 (2700)
Rendered Masonry Wall	Deep Stone Y55 (2700)
Rendered Window architrave	Maroon Y56 (2700)Merino Y56 (2700)
Wall Cornice	Maroon Y56 (2700)Merino Y56 (2700)
Parapet	
Rendered masonry cornice	Merino Y56 (2700), Deep Stone Y55 (2700)
Rendered masonry Pilasters	Merino Y56 (2700)
Rendered masonry capping	Merino Y56 (2700) Maroon Y56 (2700)
Rendered masonry circular infills	Merino Y56 (2700)), Mushroom pink R34 (2700)
Rendered masonry framed infills	Mushroom pink R34 (2700), Merino Y56 (2700)
Urns	Mushroom pink R34 (2700),
Rear Verandah	
Timber posts	Maroon Y56 (2700)
Timber weatherboards	Merino Y56 (2700)
Steps	
Concrete steps	unpainted
Rendered masonry rails	Maroon Y56 (2700)
Rendered masonry newels	Deep Stone Y55 (2700), Mushroom pink R34 (2700), Merino Y56 (2700) Maroon Y56 (2700)
Urns	Mushroom pink R34 (2700),
Doors	
Timber Door Architrave	Deep Indian Red R64 (2700)
Timber Door leaf	Deep Indian Red R64 (2700)
Windows	
Timber Window body	Deep Indian Red R64 (2700)
Timber Window Sash	Deep Indian Red R64 (2700)
Timber Window sill and frames	Deep Indian Red R64 (2700)
Timber window sill of front highlight window	Maroon Y56 (2700)
Roof	
Corrugated iron Roof Sheeting	Unpainted
Metal Guttering	Maroon Y56 (2700)
Metal Downpipes	Maroon Y56 (2700)



Figure CS1: Proposed Colour Scheme for the Berry Showground Agricultural Pavilion.

Appendix E

Copy of the Burra Charter

Appendix F

Consultant Brief