



'Glen Devon'

Cultural Heritage Assessment Documentary and Physical Investigation

Supplementary Investigation Environmental Assessment Princes Highway Foxground and Berry bypass

June 2013



**Navin
Officer**

Authors
Kelvin Officer
Julie Broszniewski

*heritage
consultants Pty Ltd*
acn: 092 901 605

Client: RMS NSW
Proponent: AECOM

Number 4
Kingston Warehouse
71 Leichhardt St.
Kingston ACT 2604

ph 02 6282 9415
fx 02 6282 9416

Report Register

The following register documents the development and issue of this document.

Issue No.	Notes/Description	Issue Date
v1	Draft for proponent comment	27 May 2013
v4	Draft following RMS comments	29 May 2013
v5	Final following RMS comments	07 June 2013

EXECUTIVE SUMMARY

Roads and Maritime Services (RMS) proposes to upgrade 11.6 kilometres of the Princes Highway between Toolijooa Road north of Foxground and Schofields Lane south of Berry, in New South Wales (NSW) (the project), to achieve a four lane divided highway (two lanes in each direction) with median separation. The project includes bypasses of Foxground and Berry.

In accordance with the requirements of the *Environmental Planning and Assessment Act 1979* (EP&A Act), an environmental assessment was prepared to assess the potential impacts of the project. This was submitted to the Department of Planning and Infrastructure in November 2012.

The environmental assessment was exhibited for 34 days from Wednesday 14 November 2012 to Monday 17 December 2012. During the exhibition of the environmental assessment, 254 submissions were made, comprising five submissions from government agencies, three submissions from local councils and 246 submissions from the community. Some submissions received related to the age and significance of a building called Glen Devon (G2B H11) located at 79 North Street, Berry (on Lot 3 DP 206971). The building would be directly impacted by the proposed alignment to the north of Berry and relocation or demolition of the building would be required.

During the Cultural Heritage Assessment, NOHC (2012) identified the building as having local significance as a representative example of Federation period housing on the Berry Estate. However, information provided in response to the display of the environmental assessment suggested that the building may be 40 years older than indicated in the Cultural Heritage Assessment. A detailed site investigation of the building's age and heritage significance was completed in February 2013 by NOHC.

The aims of this investigation were to:

- Determine, as definitively as possible, the age of the Glen Devon cottage and outbuilding and provide an overview of the building history of the property;
- Provide advice on the architectural significance of the Glen Devon cottage and outbuilding;
- Provide advice on whether and how the building(s) could be physically repositioned to a new location, for the purposes of managing their heritage values;
- Prepare a statement of significance (which includes consideration of the investigation findings); and
- Evaluate whether conservation management of all or part of the Glen Devon buildings is warranted.

The focus of this report is a review, and where necessary, a re-evaluation of the significance assessment included in the environmental assessment, with the objective of determining if conservation management of the whole or parts of the structure(s) is warranted. The feasibility of re-positioning is evaluated, and where appropriate, options on methodology are broadly outlined. Criteria and priorities for the evaluation of potential new site locations are provided.

Updated timeline for Glen Devon

- In the 1870s, the Milligans occupied the leasehold farm holding (Lot 42 DP4497) located at Berry. They ran the dairy farm close to the Bundawallah Creek.
- In 1883, the town grid of Berry was constructed.
- At the beginning of the 1890s, the holding was divided in two lots: the northern part was still rented by Catherine Milligan until 1903; and the southern part (Lot 3 DP206971) was bought by Dr John Hay and his wife. Between 1894 and 1899, Euphemia Norris and William Norris rented the property, followed by tenant Dr Cecil Dawson between 1899 and 1907. A building, Glen Devon, was part of Lot 3 DP206971, located at 79 North Street.
- In 1908, Mrs Mabel Dawson, widow of Dr Cecil Dawson, bought Glen Devon.

- In 1914, Emma Shute bought Glen Devon.
- In 1926, William Shute, her husband, bought Glen Devon.
- Five months later, George Miller bought Glen Devon and rented it to Henry Ware and his family.
- In the 1950s, the property was rented by Dr John Roche and his wife.
- During 1963, George Miller rented the property to different persons: Keith Miller, Angus George, Chisholm Miller, Donald Ewan, Mark Morton and Andrew Walter.
- In 1969, Mrs Belling bought Glen Devon.
- In 1989, Mrs Gardener bought Glen Devon.
- Finally, in the 1980s, RTA bought Glen Devon.

Physical Analysis

- From the evidence sighted on site and supported by further historical research it can be confidently stated that the cottage was not constructed in 1870. It is an Edwardian style cottage most likely erected by Mrs Mabel Dawson after she purchased freehold title to the land. It is unlikely that a cottage of such quality would have been erected by a tenant. From the limited inspections taken it appears the Berry family only constructed cottages for their Tenant farmers around the 1870s.
- The garage building has similar weatherboard profile to the cottage but uses a butt jointed skew nailed frame so its construction is possibly later than the cottage and by a different builder. The Garage is definitely post 1900 construction closer to 1920s if the service pit was an original detail.

Statement of Significance

Glen Devon was constructed at the turn of the Twentieth Century (between 1890 and 1915); it is locally important in terms of the pattern of land settlement, acquisition and transferral. Furthermore, during its early history it was occupied by Mrs Mabel Dawson, an individual of local importance in the context of cattle breeding. The house is also representative of local Edwardian bungalows and the housing associated with the transition from the Berry Estate to the Berry Township. The house, and more particularly the grounds, displays the potential to assist in answering research questions relating to site chronology, phases of use and the lives of its occupants.

The Glen Devon house (G2B H11) and its grounds are of local importance against criteria a, b, e and g.

Recommendations

It is recommended that:

1. An archival recording should be conducted of Glen Devon (G2B H11) and its grounds prior to any impact associated with the project. This record should include documentation of construction methods and materials exposed during any demolition works. Ground disturbance in the area of G2B H11 should be monitored by an archaeologist with the aim of recording any features relevant to the archival recording, and recovering any significant relics;
2. A program of archaeological salvage excavation should be conducted at the site prior to the commencement of construction related ground disturbance at the site;
3. Repositioning of Glen Devon is not a requirement but remains an option for RMS or a third party. In the event of a repositioning, a Cultural Management Plan should be prepared;

4. In the event of simple demolition of Glen Devon, suitable materials (such as bricks and stone masonry) should be recovered and reused (with commemorative identification) in appropriate local infrastructure such as interpretive or entrance features, way-side stop facilities, landscaping or artwork, in consultation with the Heritage Branch;
5. In the event that unexpected cultural heritage finds are encountered during project construction then the Unexpected Finds Procedure (Appendix 4), or an RMS approved revised version, should be adopted and followed. The Procedure should be included within a Construction Environmental Management Plan or equivalent document; and
6. On completion of archaeological works, a copy of the final excavation report(s) should be prepared and lodged with the Heritage Council of NSW, the Local Studies Library and the Local Historical Society in the relevant Local Government areas. A repository for the relics salvaged from any historical archaeological excavations (e.g. the Berry Museum) should be nominated.

~ oOo ~

TABLE OF CONTENTS

1. INTRODUCTION	1
1.1 INVESTIGATION AIMS AND OBJECTIVES	1
1.2 BACKGROUND TO INVESTIGATION	2
1.3 ASSESSMENT CONTEXT	3
1.4 INVESTIGATION CONTRIBUTORS AND PERSONNEL	3
1.5 THIS REPORT	3
1.5.1 Outline	3
1.5.2 Confidentiality	4
2. METHODOLOGY	5
2.1 SITE INSPECTION	5
2.2 DOCUMENTARY INVESTIGATION	6
3. DOCUMENTARY ANALYSIS	7
3.1 PUBLIC SUBMISSION AND HERITAGE BRANCH RESPONSES	7
3.1.1 <i>Heritage Listing</i>	7
3.1.2 <i>The significance of Glen Devon buildings</i>	7
3.1.3 <i>The potential to realign the project to avoid direct impact to Glen Devon</i>	7
3.1.4 <i>Use of the term ‘moderate – local significance’</i>	8
3.1.5 <i>Management and mitigation of impacts to Glen Devon</i>	8
3.2 HISTORY OF GLEN DEVON (BERRY ALLIANCE TIMELINE INCLUDED IN RESPONSE TO THE ENVIRONMENTAL ASSESSMENT)	8
3.3 HISTORY OF GLEN DEVON (SHOALHAVEN HERITAGE INVENTORY TIMELINE)	9
3.4 AERIAL PHOTOGRAPHY EVIDENCE	10
3.5 HISTORIC EVIDENCE AND UPDATED TIMELINE	14
3.5.1 <i>Updated Timeline for the occupation of Glen Devon</i>	14
3.5.2 <i>Historic evidence</i>	14
4. PHYSICAL ANALYSIS	15
5. SIGNIFICANCE ASSESSMENT	17
5.1 ASSESSMENT CRITERIA	17
5.2 GLEN DEVON	18
5.2.1 <i>Analysis against Criteria</i>	18
5.2.2 <i>Statement of Significance</i>	20
6. HERITAGE IMPACT MITIGATION	22
7. STATEMENT OF HERITAGE IMPACT	24
8. RECOMMENDATIONS	26
9. REFERENCES AND SOURCES	27
9.1 REFERENCES	27
9.2 PRIMARY SOURCES	27
ATTACHMENT 1 PHYSICAL DESCRIPTION AND ANALYSIS REPORT BY ERIC MARTIN AND ASSOCIATES PTY LTD	29
APPENDIX 2 TIMELINE FOR THE GLEN DEVON PROPERTY AND BUILDINGS	76
APPENDIX 3 UNEXPECTED FINDS PROTOCOL	85
Tables	
Table 1.1 DGRs for non-Aboriginal heritage	3
Table 5.1 Guide to ascribing relative heritage value	18

Figures

Figure 1.1 Location of G2B H11 relative to proposed bypass works (Base map provided by RMS) ...	2
Figure 3.1 Comparison of Berry Estate tenant farm features, mapped in the early 1890s, with 1958 aerial photograph.	1
Figure 3.2 1958 aerial image showing context of G2B H10 (SH.I Dapto-Ulladulla Run GK11 699-5038 23/07/1958)	12
Figure 3.3 Enlargement of 1958 aerial image shown at top, (are indicated in blue) showing detail of building configuration	12
Figure 3.4 Extracts from County and Parish maps showing the position of the ‘Glen Devon’ cottage. 1	



1. INTRODUCTION

1.1 Investigation Aims and Objectives

Roads and Maritime Services (RMS) proposes to upgrade 11.6 kilometres of the Princes Highway between Toolijooa Road north of Foxground and Schofields Lane south of Berry, in New South Wales (NSW) (the project), to achieve a four lane divided highway (two lanes in each direction) with median separation. The project includes bypasses of Foxground and Berry.

In accordance with the requirements of the *Environmental Planning and Assessment Act 1979* (EP&A Act), an environmental assessment was prepared to assess the potential impacts of the project. This was submitted to the Department of Planning and Infrastructure in November 2012.

The environmental assessment was exhibited for 34 days from Wednesday 14 November 2012 to Monday 17 December 2012. During the exhibition of the environmental assessment, 254 submissions were made, comprising five submissions from government agencies, three submissions from local councils and 246 submissions from the community.

Some submissions received related to the age and significance of a building called Glen Devon (G2B H11) located at 79 North Street, Berry (on Lot 3 DP 206971). The building would be directly impacted by the proposed alignment to the north of Berry and relocation or demolition of the building would be required. During the Cultural Heritage Assessment, NOHC (2012) identified the building as having local significance as a representative example of Federation period housing on the Berry Estate. However, information provided in response to the display of the environmental assessment suggested that the building may be 40 years older than indicated in the Cultural Heritage Assessment. A detailed site investigation of the building's age and heritage significance was completed in February 2013 by NOHC.

The aims of this investigation were to:

- Determine, as definitively as possible, the age of the Glen Devon cottage and outbuilding and provide an overview of the building history of the property;
- Provide advice on the architectural significance of the Glen Devon cottage and outbuilding;
- Provide advice on whether and how the building(s) could be physically repositioned to a new location, for the purposes of managing their heritage values;
- Prepare a statement of significance (which includes consideration of the investigation findings); and
- Evaluate whether conservation management of all or part of the Glen Devon buildings is warranted.

The focus of this report is a review, and where necessary, a re-evaluation of the significance assessment included in the environmental assessment, with the objective of determining if conservation management of the whole or parts of the structure(s) is warranted. The feasibility of re-positioning will be evaluated, and where appropriate, options on methodology will be broadly outlined. Criteria and priorities for the evaluation of potential new site locations will also be provided.



Figure 1.1 Location of G2B H11 relative to proposed Berry bypass to the north of Berry
(Base map provided by RMS)

1.2 Background to Investigation

On the 1st of January 2013, a report was submitted with comments in response to the findings presented in the environmental assessment about the study area. One of the comments was in regard to Glen Devon (G2B H11).

Research conducted by one of the 24 members of the Berry historical society indicated that the date of construction of Glen Devon could be earlier than estimated in the environmental assessment (i.e.1894). The research suggested that Glen Devon was occupied by a lessee in the 1870s; therefore, the building may date from the same period (Berry Alliance 2013). In their comments, the Berry Alliance stated that Glen Devon was significant for its history, the originality of its structures and for its association with significant townfolk. A construction date in the 1870s would put Glen Devon as one of the oldest houses in Berry. Few intact houses in their original state from that era are still present in Berry (Berry Alliance 2013).

Additional research and assessment was conducted with regard to Glen Devon with the aim of further determining the significance of the item and an appropriate management strategy. The assessment included the following tasks:

- A review of the documentary and oral history record, with particular reference to determining the origin of the Glen Devon cottage and outbuildings;
- A physical inspection of the property's structures by a heritage architect with the aim of determining the age and building history of the structure;
- Provision of advice on the architectural significance of the structure; and
- Provision of advice on whether and how the building could be physically repositioned to a new location, for the purposes of managing heritage values.



1.3 Assessment Context

This investigation is a supplementary investigation to the environmental assessment (AECOM 2012). The findings documented in this report amend those in the environmental assessment.

The Director General's requirements (DGRs) for the project were issued on 11 February 2011 by the Department of Planning and Infrastructure and are addressed in the environmental assessment. The DGRs relevant to non-Aboriginal heritage are provided in Table 0.1.

Table 0.1 DGRs for non-Aboriginal heritage

Director-General's requirements
Aboriginal and historic heritage – including but not limited to:
An assessment of the impact of the project on historic heritage values, in particular impacts on the historic township of Berry.

Refer to the Environmental Assessment (Non-Aboriginal) Cultural Heritage Assessment report for background (AECOM 2012).

1.4 Investigation Contributors and Personnel

This report was prepared by Kelvin Officer and Julie Broszniowski.

Two specialist sub-consultants were engaged:

- Ms Caroline Plim, historian, to conduct a search of available historical sources and collate where pertinent; and
- Mr Nicholas Goodwin, heritage architect from Eric Martin & Associates (EMA), to conduct the building inspections and analysis, and to prepare a specialist report. The site inspection was done in collaboration with Kelvin Officer on the 18th of March 2013.

We wish to thank the members of the Berry and District Historical Society, and especially Mrs Nancy Bevan, for their assistance and access to their records, as well as Ms Julie Gardener who allowed us free access to Glen Devon for the site inspection.

1.5 This Report

1.5.1 Outline

This report:

- Describes the investigation (Section 1);
- Describes the methodology employed in the study (Section 2);
- Describes the documentary analysis (Section 3);
- Describes the physical analysis (Section 4);
- Provides a revised significance assessment and statement of significance (Section 5);
- Describes the heritage impact mitigation strategy (Section 6);
- Provides the statement of heritage impact (Section 7); and
- Provides management recommendations based on the results of the investigation (Section 8).



1.5.2 Confidentiality

No information in this report has been classified as confidential.



2. METHODOLOGY

2.1 Site inspection

In order to establish the date of the buildings (house and outbuilding), a site inspection of the Glen Devon property, located at 79 North Street, Berry, was completed on the 18th of March 2013 by Kelvin Officer and Nicholas Goodwin (EMA). The methodology used for this assessment was to examine the building through a non-invasive visual inspection.

Beforehand, Nicholas Goodwin (EMA) undertook a desktop review of previous reports in regard to the study area:

1. The Environment Assessment (AECOM 2012); and
2. The Foxground and Berry bypass Princes Highway Upgrade Cultural Heritage Assessment (Non-Aboriginal) prepared by NOHC (NOHC 2011).

Then, during the site inspection, Kelvin Officer and Nicholas Goodwin undertook a visual inspection of the buildings including:

- All room interiors;
- Roof cavity;
- Partial sub floor of cottage under rear areas where extensions were understood to have occurred;
- Photography of exterior and interior, identifying variances in details and evidence of change in fabric;
- Preparation of freehand sketches of floor and roof plan; and
- Recording of internal room dimensions.

Three other cottages, known to have been constructed in the 1870s and located in the Berry Estate, were also visually inspected as a reference point for construction types being employed within the same area and period.

The aims of the four visual inspections were to establish:

- The construction technique used in timber framing including jointing, bracing and use of nails;
- The external cladding and variances in boards;
- The brickwork – jointing and brick age;
- The window details including sash furniture and sash design;
- The internal timberwork details including design of Architraves, skirtings, lining boards and doors; and
- The original fittings and fixtures remaining in the house including fireplace inserts.

In order to assess the information gathered during the site inspection, further literature research was undertaken to provide more information to help establishing the date of Glen Devon.



2.2 Documentary investigation

Additional historic research was undertaken by Caroline Plim, historian. Three lines of enquiry were followed:

1. A search in the Land and Property Information documents, such as land titles including pre-1900s leases and Crown Plans and Deposited Plans;
2. A search at the Mitchell Library (NSW), including subdivisions plans (town areas and country properties), town plans, other maps and plans linked to the study area; Berry Estate and Hay family papers (maps, plans, tenancy arrangements and improvements on tenanted farms in the study area); and other references in the Mitchell Library to settlement in the study area; and
3. A search in the State Records of NSW, including Primary Application Packet; Surveyor's Field Books; maps and plans of Broughton Township and Berry Estate at Coolangatta.



3. DOCUMENTARY ANALYSIS

3.1 Public submission and Heritage Branch responses

Five main comments relating to Glen Devon were submitted by community members and the Heritage Council of NSW in response to the environmental assessment.

3.1.1 Heritage Listing

It was stated that Glen Devon is listed on the State Heritage Register in the Shoalhaven Heritage Inventory (SHI 2390150, Study Number BO93).

Response documented in the Submissions Report

A new search of the State Heritage Register, State Heritage Inventory and Schedule 7 of the Shoalhaven Local Environment Plan 1985 showed that Glen Devon does not appear on any of these statutory heritage registers.

Confusion over the status of this item probably originates from the proforma used by the Shoalhaven City Council for compiling its Shoalhaven Heritage Inventory. This is a non-statutory inventory for the information of the Council, which has been compiled from multiple sources including the Heritage Study by Peter Freeman Pty Ltd which was completed for Council in 1998. The proforma, includes the words 'State Heritage Register' as a subheading on all pages, and automatically generates an 'SHI number', which could be read to mean State Heritage Inventory. The proforma's use of the words State Heritage Register and the creation of a SHI number does not relate to, or infer, the inclusion of the item on either the State Heritage Register or the State Heritage Inventory.

3.1.2 The significance of Glen Devon buildings

It was stated that a search by the Local History Society indicated that Glen Devon was dating from the 1870s and not the 1890s as specified in the environmental assessment, which would make Glen Devon one of the earliest buildings in Berry. Therefore, the assessment of the buildings as having only a local significance should be revised as well as its physical loss due to complete direct impact of the Princes Highway Upgrade.

Response documented in the Submissions Report

The evidence compiled to date does not reliably establish a construction date for Glen Devon. Despite a history of leasehold occupation dating from the 1870s, this occupation cannot be directly related to the Glen Devon buildings. It is considered more likely that another building group, shown on a 1890s map on the same lease holding and formerly situated next to Bundewallah Creek, was the original farm residence and dairy location. Circumstantial evidence based on the age of North Street and its spatial association with Glen Devon, strongly suggests that the building cannot be earlier than c.1883.

3.1.3 The potential to realign the project to avoid direct impact to Glen Devon

It was commented that an amendment to the bypass alignment to avoid Glen Devon would exclude the use of the North Street corridor and cause significant property severance.

Response documented in the Submissions Report

In the environmental assessment, the proposed alignment, which partially follows the North Street corridor, is compared to hypothetical alignments to the east and west of Glen Devon. The requirement to cross Kangaroo Valley Road, just east of the Huntingdale Park Estate means that the only alignment with acceptable curve geometry, which still allows use of the North Street corridor is the current proposed alignment. Any of the hypothetical alternative alignments would have unacceptable or unjustifiable impacts. An eastern deviation would impact on numerous developed town lots. Western alternatives would need to extend substantially further north of Glen Devon before



curving to the east, causing significant property severance, loss of an existing farm residence, and additional bridge and construction costs.

3.1.4 Use of the term ‘moderate – local significance’

It was stated that the term ‘moderate local significance’ is incorrect regarding Glen Devon.

Response documented in the Submissions Report

The term ‘moderate local significance’ does not occur in the environmental assessment. The environmental assessment found that Glen Devon (identified as item G2B H11) was of local significance under criterion (g). The erroneous use of the term ‘moderate local’ in Section 7.8 of the environmental assessment has no consequences for the assessment findings which are based on those presented in the specialist report.

3.1.5 Management and mitigation of impacts to Glen Devon

It was stated that Glen Devon should not be demolished and that the mitigation strategies in the environmental assessment are not enough to ensure this. Moreover, the option of salvaging the materials from Glen Devon during its demolition won’t provide a meaningful outcome. They suggest that an alternative suitable location for the buildings should be found in Berry.

Response documented in the Submissions Report

It is understood that the stated requirement of the Heritage Council of NSW that the Glen Devon cottage be re-located to a new site, is predicated on a finding that the cottage dates from the 1870s and would therefore be of greater significance than that determined in the environmental assessment where the age was considered to pre date 1892 and postdate 1883.

The Heritage Council of NSW also does not support the environmental assessment recommended strategy of selective salvage of suitable materials in the event of building demolition, with the aim of their reuse within an interpreted feature.

3.2 History of Glen Devon (Berry Alliance timeline included in response to the environmental assessment)

The first house was a farm cottage built around the 1870s.

The first occupants were James and Catherine Milligan who were some of the early pioneers of the district. They arrived in Broughton Creek from Kangaroo Valley in the early 1870s (Obit. Rebecca Milligan. South Coast Register, September 16th 1945).

James Milligan died in 1878 and Mrs Milligan ran the small dairy farm until 1903.

Catherine Milligan, in the 1885 Police census, is listed as being at Broughton Creek and having 33 acres, 1 horse, 23 cattle and 11 pigs.

The Milligans had 4 children, Mary A. b.1864 (died 1864), Rebecca J. b.1866, Sydney, b. 1871 and James, b.1875. In 1898 Catherine and son James were milking 14 cows, had a clean dairy which employed 2 people (Berry Dairy Register, 1898-1903). She had 28 ¼ acres, 5ft x 8ft can room and a cart. She was also a milliner. Her daughter was also a milliner and was a tenant in town in 1893. Catherine died in 1911 in Lilyvale and was buried in the old Berry cemetery.

After Mrs Milligan’s seven year lease was up in 1903 the property was sold to Cecil Lacey Dawson (c.1904); he was paying land tax on it in 1905.

Cecil Dawson was a medical practitioner who was a tenant of the house next door to the Great Southern Hotel in Queen Street, Berry. He died in 1907 of Influenza which had been raging in the district for a while; his infant son had died from the same cause. Dr Dawson was buried in the Berry Cemetery. His wife Mabel Dawson, kept Guernsey cattle imported from the island of Guernsey, (Gus Miller, *reminiscences*’ 2009) on the farm in North Street. She was one of the first in NSW to do so.



These cattle won prizes at the Berry show (Shoalhaven Telegraph Feb 20th 1907). Cecil Dawson also had a prize winning black coaching horse. We think Mabel extended the house as it is now by adding the Federation section.

Mabel Dawson paid out the mortgage to the Berry Estate in 1908. In 1913 she left for a stay of three years in England and in 1916 went to live in Sydney (Nowra Leader, March 31st 1916).

It is likely that Mabel Dawson sold the property to William Shute who was at that address in 1924. Shute farmed the land but by the time he sold it he had a person called Ware farming it.

Henry Arthur Ware worked for the Wiley family at Meroo Meadow. In 1907 he married Elizabeth May Wiley – the daughter of James and Mary – and they went north to Murwillumbah/Byron Bay where most or all of their children were born. They returned to this area and farmed for a while at Meroo until, in 1920, they leased the North Street farm from Mr Shute. In 1929 their daughter Mavis married Eric Jamieson whose family had the bakery in Queen Street. A daughter Millie went to Nowra High School and another daughter worked at Mannell's shop. The above information about the Wares was given by Murray Jamieson, the son of Mavis and Eric, who obtained it from his 92 year old Aunt Joyce, the last remaining member of her generation. She and her brother Arthur attended Berry Public School. She could not remember much about the house except that there was a well in the back yard. The Ware family moved to Helensburgh where Henry ran the picture show before finally moving to Picton.

William Shute then sold the farm to George Miller who leased the house to various tenants including Bill Peck, Roy May and Sid Gray but farmed the land along with the small farm next door which he had bought after he came back from the first World War.

George Miller sold the house to Mr Belling (who was a prisoner of war in the Second World War) who sold it to Judith Gardner. In the 1950s the house was rented by Dr John Roche and his wife Kathy. He was in partnership with Dr MacIndoe in the Alexandra Street practice. The family now live in Moss Vale. The house was bought by The RTA in the 1980s.

3.3 History of Glen Devon (Shoalhaven Heritage Inventory timeline)

This house was built prior to 1894 when it is known that Dr Dawson and his family were in residence. Dr Cecil Lacy Dawson arrived in Berry from Pambula in 1894 and set up a surgery in the vacated office of surveyor John Ewing. He had married Mabel Wylde two years previously and they both raised a family of five children at this residence (Mabel b.1893, Mavis b.1896, Cecil b.1904, and twins Gilbert and Joyce b.1905). Dr Dawson died suddenly on 21 September 1907 aged 44.

Mabel Dawson purchased the property from the Berry Estate on 4 February 1908 (formerly Lot 42 DP4497).

The property was sold to William Henry Shute and his wife Elizabeth and they farmed the land for many years prior to George Miller owning it. There were several tenants of the farm until it was then purchased by Mr and Mrs Arther Belling, themselves former tenants. At that time there was no garden only two flame trees. Mrs Belling sold the property to Mrs Judith Gardner.

The following information was kindly provided by Mrs Judith Gardner (pers. comm. 18 March 2009). Judith moved-in in 1989.

She purchased the property from Mrs Kath Billings (brought up at Woodhill, now of Nowra). Mrs Billings planted most of the garden. Mrs Billings bought the property from George Miller in 1969.

The property was rented (from Miller) by the Gray family for an extended period of time, Sid Gray and his wife raised three children in the house.

Mr Miller bought the property from Mrs Dawson, (possibly a doctor). She is remembered as a cattle breeder and for importing breeds from England. When her husband died she returned to England. A number of articles, between 1907 and 1914, reporting the results of the Berry Agricultural show,



mention a Mrs Dawson and a Dr Dawson in relation to prizes for cattle and horse events (Sydney Morning Herald 5 February 1914, p.5; 14 February 1911, p.6; 2 February 1907).

It is possible that Dawson built the house (others believe that it was built by Janet Bowden's uncle George).

A previous heritage assessment of this site has stated the age of its construction to be around 1894 when it formed part of the Berry Estate. It was considered to have historical significance at a local level as a representative example of accommodation constructed late in the history of the Estate (Conybeare Morrison & Partners 1999:27, refer also Peter Freeman Pty Ltd 1998).

3.4 Aerial Photography Evidence

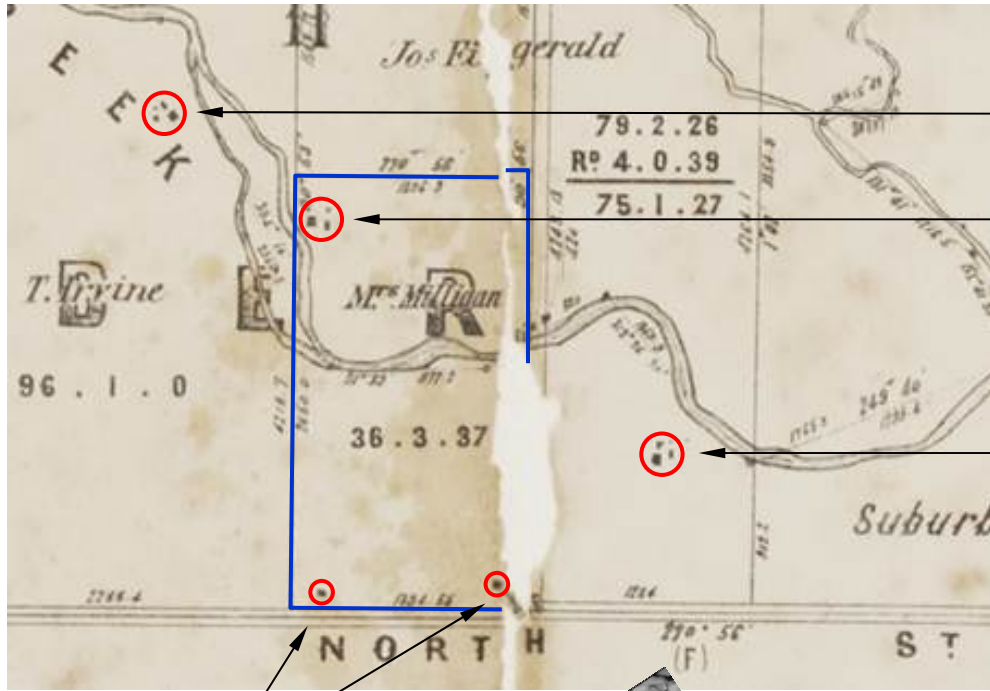
Comparison of early maps of the Berry Estate (1890s) and aerial photographs taken in the 1950s shows the evolution in the construction and demolition of buildings on the original Mrs Milligan leasehold farm holding (Lot 42 DP4497).

Two isolated and single structures are shown on the c.1892 Berry Estate map, in the south western and south eastern corners of the Milligan lease. The south western location approximates the position of the Glen Devon cottage and it is possible that this is the first direct documentary record of this residence. This possibility is stated as fact by one of the respondents referring to the 1893 Ewings map. (John Ewing was a surveyor responsible for the survey of the Berry Estate prior to its sale, and presumably was the source for the Harper and Harper c.1892 map shown in Figure 3.1). If this is so, the building may have been built as a second residence, either for members of the Milligan family, (in 1892 Sydney would have been 21, and James 17 years old) or possibly for the Dawsons as sub-tenants. The absence of associated outbuildings, in contrast to the main building complex on the creek, does not support the contention that this building originally included or operated as a dairy.

Moreover, the dairy farm close to Bundawallah Creek is no longer present on the 1958 aerial photograph but Glen Devon (cottage and outbuildings) are clearly visible (Figure 3.1; Figure 3.2; and Figure 3.3). In 1958, Glen Devon was rented by Dr John Roche and his wife, which suggests that the dairy farm, built in the 1870s, and Glen Devon, built later in the nineteenth century/early twentieth century, were two distinct properties.

Finally, the close spatial association of the Glen Devon cottage with the North Street easement provides a strong argument for concluding that the cottage could not predate the roadway. Both the core building and subsequent additions present frontages which are close to and parallel North Street. In contrast to the functional amenity of the main building group situated next to Bundewallah Creek, the position and southern orientation of a residence in the south western corner of the lease would be hard to explain if the amenity of North Street had not been present.

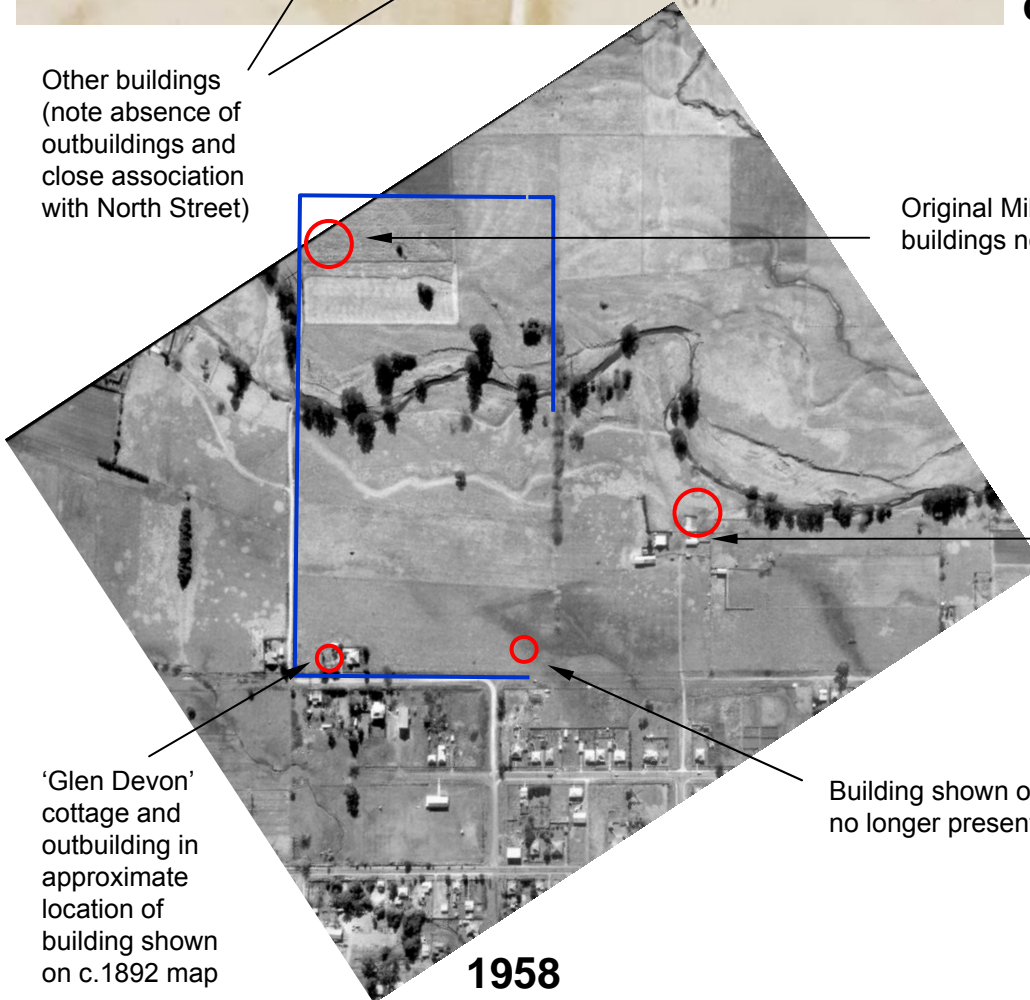
Prior to the 1880s, North Street did not exist, and the closest public road was probably a southern extension of the current Kangaroo Valley Road, 300 metres to the south (Figure 3.4). The current town grid was proposed in 1883 and its subsequent adoption necessitated the reorientation or modification of many existing town buildings to comply with the new consistent east-west alignment (Lidbetter 1993 *Historic Sites of Berry*, BDHS Inc. p.18-19). The North Street easement was one of the first of the new grid alignments to appear as a road on maps. This rapid adoption may have been due to its amenity as an access track for the bordering tenant farms. Based on this evidence it is argued that Glen Devon cannot predate the establishment of North Street, which could not be earlier than the mid to late 1880s.



Main tenant farm buildings (note creek-side locations and presence of outbuildings)

c.1892

Other buildings (note absence of outbuildings and close association with North Street)



Original Milligan tenant farm buildings no longer present

Location of original Fitzgerald tenant farm buildings still focus of farm occupation

Building shown on c.1892 map no longer present

'Glen Devon' cottage and outbuilding in approximate location of building shown on c.1892 map

1958

Figure 3.1 Comparison of Berry Estate tenant farm features, mapped in the early 1890s, with 1958 aerial photograph. *Top*: extract from c.1892 map of the northern Berry Estate, showing the original Mrs Milligan leasehold farm holding (blue boundary) ('Part of the Berry Estates, Parishes of Broughton and Coolangatta, County of Camden', printed by Gibbs Shallard & Co. Sydney for Harper and Harper Civil Engineers, State Library of NSW, M_Ser4_000_1_MLMSS315_Map 17); *Bottom*: extract from aerial photo: NSW 699-5038 SH.I Dapto – Ulladulla Run GK11 23.7.58.



Figure 3.2 1958 aerial image showing context of G2B H10 (SH.1 Dapto-Ulladulla Run GK11 699-5038 23/07/1958)



Figure 3.3 Enlargement of 1958 aerial image shown at top, (are indicated in blue) showing detail of building configuration

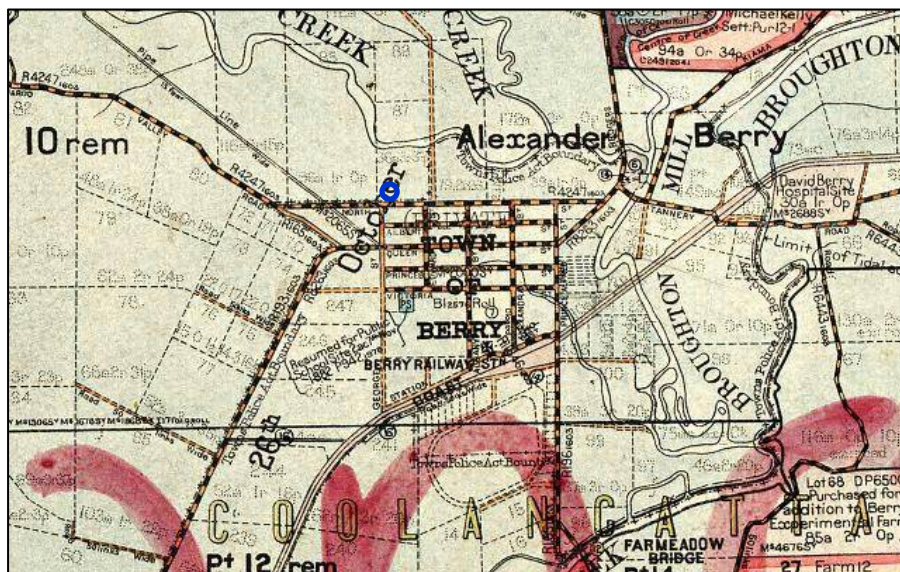




County of Camden 1866



County of Camden 1895



Parish of Coolangatta 4th Ed

Figure 3.4 Extracts from County and Parish maps showing the position of the 'Glen Devon' cottage (blue circle) relative to surrounding roads, prior to, and after the establishment of the town grid after 1883. Refer also figure 4.23 of Appendix K of the EA, p. 46).



3.5 Historic Evidence and Updated Timeline

3.5.1 Updated Timeline for the occupation of Glen Devon

- In the 1870s, the Milligans occupied the leasehold farm holding (Lot 42 DP4497) located at Berry. They ran the dairy farm close to the Bundawallah Creek.
- In 1883, the town grid of Berry was constructed.
- At the beginning of the 1890s, the holding was divided in two lots: the northern part was still rented by Catherine Milligan until 1903; and the southern part (Lot 3 DP206971) was bought by Dr John Hay and his wife. Between 1894 and 1899, Euphemia Norris and William Norris rented the property, followed by tenant Dr Cecil Dawson between 1899 and 1907. A building, Glen Devon, was part of Lot 3 DP206971, located at 79 North Street.
- In 1908, Mrs Mabel Dawson, widow of Dr Cecil Dawson, bought Glen Devon.
- In 1914, Emma Shute bought Glen Devon.
- In 1926, William Shute, her husband, bought Glen Devon.
- Five months later, George Miller bought Glen Devon and rented it to Henry Ware and his family.
- In the 1950s, the property was rented by Dr John Roche and his wife.
- During 1963, George Miller rented the property to different persons: Keith Miller, Angus George, Chisholm Miller, Donald Ewan, Mark Morton and Andrew Walter.
- In 1969, Mrs Belling bought Glen Devon.
- In 1989, Mrs Gardener bought Glen Devon.
- Finally, in the 1980s, RTA bought Glen Devon.

3.5.2 Historic evidence

To date, the historic records have not revealed any conclusive evidence in plans or drawings to indicate a date for construction. The property leased to Catherine Milligan appears to have later been sub divided and the southern part of her land leased by the Norris family. This could account for structures being shown to the north and southern extents of her original property in an 1892 plan of the landholdings. These southern structures do not appear to relate to the current Glen Devon building.

The documentary evidence for a nineteenth century occupation of the subject lease lands provides little evidence with regard to which buildings were present, where and when. The Milligan dairy is known to have been situated close to a creek, which rules out the Glen Devon location. The argument presented in the FBB EA submissions report, that occupation related to the Milligan lease was focused on an original farm building and dairy complex located on Bundewallah Creek (well north of Glen Devon), remains valid and supported by the documentary evidence.

Glen Devon Cottage does not appear to be a unique Edwardian cottage in the township but representative of the style. Nor is it one of a collection of similar dwellings by the same designer or building.

It does not possess outstanding landmark significance in the town. If the cottage was removed there would be only minimal loss of local significance.



4. PHYSICAL ANALYSIS

Physical analysis of the cottage provides the following information relating to its age:

- There is no visible evidence of an older building at its core around which the present cottage is constructed. The present cottage core of hall and 5 rooms with partially encircling verandah was constructed in one stage. The kitchen may be a later construction or originally linked to the cottage by an open verandah. The bathroom, store and enclosed verandahs were later additions to the property.
- The cottage is of a late nineteenth/ early twentieth century construction evidenced by the following:
 - Timber joinery detail – less ornate and more understated than late Victorian period.
 - Fireplace inserts are typical of Edwardian period 1901-1920 in design of cast iron work and tiling.
 - Gable bracket detailing – the supports for the front gable are a typical detail of the Edwardian period. (1901 – 1920)
 - Use of shingle lining on the front gable was a style indicator of the Edwardian period not earlier decades.
 - Design of four panel doors are typical to those used in 1890s to 1920s.
 - Use of pressed metal ceiling roses – relates more to later nineteenth and early twentieth century than 1870s.
 - Architectural style – asymmetrical design with projecting front room and encircling verandah is typical of the Edwardian or Federation bungalow period. (1901 – 1920)
 - The lack of nationalistic decoration in the tile work, fireplace inserts, ceiling roses or window glazing would lend to this cottage being more Edwardian than Federation period in design.
 - Use of Wire Nails in frame construction and cladding – these were not available in Australia until 1870 and not widely used until the 1890s and later as Carpenters preferred to stay with the reliable Ewbank cut nail until the introduction of the Bessemer steel wire nail in 1885. This would clearly date the construction as post 1870 as it would be highly unlikely for new technology such as wire nails to be used outside of the cities for some years after being introduced.
 - Frame type –the use of mortice and tenon joints (in the few locations sighted) is a possible point for confusion, however, given the number of other construction details pointing to an early twentieth century construction, the use of traditional jointing is more likely related to a more traditional builder's preference for this over the new 'stud frame' and skew nail joints.
 - Weatherboard profile and detail is Victorian to early twentieth century style.
 - All timber in the weatherboards and framing which was sighted was cut with a circular saw. This indicates mechanised saws were used and in this Region would place construction late in the nineteenth century.
- From the evidence sighted on site and supported by further historical research it can be confidently stated that the cottage was not constructed in 1870. It is an Edwardian style cottage most likely erected by Mrs Mabel Dawson after she purchased freehold title to the land.
- It is unlikely that a cottage of such quality would have been erected by a tenant. From the limited inspections undertaken it appears the Berry family only constructed cottages for their Tenant farmers around the 1870s.



- The garage building has similar weatherboard profile to the cottage but uses a butt jointed skew nailed frame so its construction is possibly later than the cottage and by a different builder. The Garage is definitely post 1900 construction closer to 1920s if the service pit was an original detail.

Refer to Attachment 1 for Nicholas Goodwin's full report and detailed photographs of the buildings.



5. SIGNIFICANCE ASSESSMENT

5.1 Assessment Criteria

The NSW Heritage Branch has defined a methodology and set of criteria for the assessment of cultural heritage significance for items and places, where these do not include Aboriginal heritage from the pre-contact period (NSW Heritage Office & DUAP 1996, NSW Heritage Office 2000). The assessments provided in this report follow the Heritage Branch methodology.

The following heritage assessment criteria are those set out for Listing on the State Heritage Register. In many cases items will be significant under only one or two criteria. The State Heritage Register was established under Part 3A of the Heritage Act (as amended in 1999) for listing of items of environmental heritage that are of state heritage significance. Environmental heritage means those places, buildings, works, relics, moveable objects, and precincts, of state or local heritage significance (section 4, Heritage Act 1977).

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 or 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 or 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. Only particularly complex items or places will be significant under all criteria.

In using these criteria it is important to assess the values first, then the local or State context in which they may be significant.

Different components of a place may make a different relative contribution to its heritage value. For example, loss of integrity or condition may diminish significance. In some cases it is constructive to note the relative contribution of an item or its components. Table 5.1 provides a guide to ascribing relative value.



Table 5.1 Guide to ascribing relative heritage value

Grading	Justification	Status
Exceptional	Rare or outstanding item of local or State significance. High degree of intactness Item can be interpreted relatively easily.	Fulfils criteria for local or State listing.
High	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfils criteria for local or State listing.
Moderate	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Fulfils criteria for local or State listing.
Little	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or State listing.
Intrusive	Damaging to the item's heritage significance.	Does not fulfil criteria for local or State listing.

5.2 Glen Devon

5.2.1 Analysis against Criteria

NSW Heritage Branch Criterion (a) – Cultural History

EA Assessment:

The house at G2B H11 was not notable in the course or pattern of local cultural history. This item is assessed as not having significance against this criterion.

Revised Assessment:

All of the evidence provided by the site investigation places the date of construction of the Cottage in the period 1890 to 1915. Therefore it is not one of the earliest farmhouses in the region and not the 1870 building referred to in local history documents.

There has been no further indication in the additional historic research that the house is associated with any event of cultural significance to the region or State. However, the site's importance in the context of the local pattern of land settlement, acquisition and transferral has been confirmed and as such, the site has local significance against this criterion.



NSW Heritage Branch Criterion (b) – Association

EA Assessment:

The house at G2B H11 does not have strong or special association with the life or works of a person, or persons of local importance. This item is assessed as not having significance against this criterion.

Revised Assessment:

There has been indication in the additional historic research that the house and the land on which it is situated are associated with Mrs Catherine Milligan and Dr Cecil Dawson and his wife Mabel. Catherine Milligan was amongst the early pioneers of the district, while the Dawsons were notable for their prize winning cattle and coaching horse.

This association with Catherine Milligan and the Dawsons means that the site is of local importance against this criterion.

NSW Heritage Branch Criterion (c) – Aesthetic characteristics and/or creative or technical achievement

EA Assessment:

The house at G2B H11 is not notable in terms of aesthetic characteristics nor does this item demonstrate a high degree of technological or creative achievement. This item is assessed as not having significance against this criterion.

Revised Assessment:

While the cottage is attractive in its landscape setting and is a good example of an Edwardian Cottage, it is not unusual or outstanding. The enclosure of verandahs, together with the bathroom and kitchen modifications has compromised the design character of the place. As such, the house is not considered important in terms of its aesthetic characteristics; it does not have significance against this criterion.

NSW Heritage Branch Criterion (d) – Association

EA Assessment:

There are no known strong or special community or cultural associations for the house at G2B H11. This item is assessed as not having significance against this criterion.

Revised Assessment:

The current assessment has not revealed any additional information regarding the site's special association with a community or cultural group. This item is assessed as not having significance against this criterion.

NSW Heritage Branch Criterion (e) – Potential to yield information

EA Assessment:

The house at G2B H11 does not have the potential to yield information that is not readily available from other sources. This item is assessed as not having significance against this criterion.

Revised Assessment:

The Cottage itself does not provide any potential in its fabric to yield much new information that would contribute to an understanding of cultural history. Nevertheless, the integrity of the



internal wall and ceiling cladding, floors, joinery and fireplaces does provide a good example of the internal finishes and fixtures used in early 20th century weatherboard cottages.

The grounds of the house may also have potential to yield information regarding the presence of an earlier dwelling (e.g. the 1870 building referred to in local history documents) and/or the presence of the old well. If present, evidence of this nature would potentially assist in answering research questions regarding site chronology, phases of site use and the lives (social status, activities, diet etc) of the inhabitants.

This site is assessed to potentially be of local significance against this criterion in terms of its archaeological research potential.

Criterion (f) – Possessing uncommon, rare or endangered aspects

EA Assessment:

The house at G2B H11 is not rare or uncommon. There are numerous local examples of Federation period farms. This item is assessed as not having significance against this criterion.

Revised Assessment:

There was no evidence identified in the construction, fittings or fixtures of the Cottage or garage buildings which was considered to be rare or unusual either within a local or wider context. The cottage is one of numerous examples of weatherboard Edwardian cottages to be found in Berry, the Shoalhaven Shire and further afield. There are no uncommon features about the garage or its construction.

Both buildings are assessed as not having significance against this criterion.

NSW Heritage Branch Criterion (g) - Demonstrating principal characteristics (representativeness)

EA Assessment:

The Glen Devon house is a well conserved example of Federation architecture and it is representative of accommodation constructed late in the history of the Berry Estate. As such, G2B H11 is important in demonstrating the principal characteristics of a Federation period tenant farm house on the Berry Estate.

The house at G2B H11 is assessed as having local significance against *criterion g*.

Revised Assessment:

The Glen Devon Cottage is a good example of the Edwardian Bungalow style. It has a high level of integrity in finishes and fixtures and is in good condition. The cottage is representative of cottages constructed in the Berry Township in the period following the sale of former tenanted lands of the Berry Estate. The cottage is therefore important in demonstrating a period of transition of land ownership and use from subsistence farm tenants to freehold landowners with either a farm or town-based business occupation.

The cottage is assessed as having a local significance against this criterion.

5.2.2 Statement of Significance

Glen Devon was constructed at the turn of the Twentieth Century (between 1890 and 1915); it is locally important in terms of the pattern of land settlement, acquisition and transferral. Furthermore, during its early history it was occupied by Mrs Mabel Dawson, an individual of local importance in the context of cattle breeding. The house is also representative of local Edwardian bungalows and the housing associated with the transition from the Berry Estate to the Berry Township. The house, and more particularly the grounds, displays the potential to assist in answering research questions relating to site chronology, phases of use and the lives of its occupants.



The Glen Devon house (G2B H11) and its grounds are of local importance against criteria a, b, e and g.



6. HERITAGE IMPACT MITIGATION

The following heritage impact mitigation measures are recommended for Glen Devon (G2B H11):

1. An archival recording should be conducted of Glen Devon (G2B H11) and its grounds prior to any potential impact associated with the project. This record should include documentation of construction methods and materials exposed during any demolition works. Ground disturbance in the area of G2B H11 should be monitored by an archaeologist with the aim of recording any features relevant to the archival recording, and recovering any significant relics;
2. A program of archaeological salvage excavation should be conducted at the site prior to the commencement of construction related ground disturbance at the site. There is potential for archaeological deposits to be associated with this heritage item, notably refuse dumps, under floor deposits, and the remains of former outbuildings, as well as remains from the first building present on the 1892 Berry Estate map (Figure 3.1);
3. Repositioning of Glen Devon is not a requirement but remains an option for RMS or a third party. Relocation of the cottage would appear to be a feasible option. The building fabric appears to be structurally sound; there is no evidence of termite damage. There are specialists firms on the east coast of Australia who relocate timber framed houses either in a single piece or cut down and reconnected later. If Glen Devon were to be relocated along North Street it would appear realistic to do this using the corridor of the new freeway as a track along which to move the cottage intact. If the cottage is to be cut in half, external and lining boards, skirtings, etc should be removed before the house is cut (following photographic and drawing record of board location). The elements would be reinstated after the house is reassembled. This would prevent an unsightly full height saw-cut through key walls.

If repositioning of all or part of the Glen Devon structures is to be undertaken, then the conduct of that strategy would be the subject of a conservation management plan, approved by the Heritage Branch.

It is anticipated that the following indicative criteria would be used to evaluate potential new permanent locations:

Criterion	Description	Priority
Proximity to Berry	A new location should be within or near to Berry. This would assist in maintaining the local significance of the structure, and its accessibility to a local audience	High
A similar landscape context	A new location should have a similar landscape context to the original location. Important landscape elements include: a similar relationship to a single streetscape, and the presence of adjacent agricultural or rural fields.	Moderate
Potential to support a viable and adaptive reuse	A new location should support or facilitate a viable function for the re-positioned structure(s). A viable function could consist of continued use as a private residence, or an adaptive reuse, such as a community facility or a privately owned commercial enterprise, provided that the identified significant fabric of the structure could be maintained.	High



Criterion	Description	Priority
Structural stability and flood risk	A new location should provide a suitable stable surface and foundation for the re-positioned structure(s). The risk of flooding should be at least the same as the original site location.	High
Reasonable costs	A new location should not be associated with more than reasonable costs to realise the repositioning and conservation management aims of the program.	High
Potential for visitor interpretation	A new location should support or facilitate public interpretation of the site and its significance.	Moderate
Community support	A new location should have the support of local stakeholder and community groups. This can encourage a sense of local ownership or custodial interest which can assist in the long term maintenance, conservation and viability of a re-positioned structure	Moderate

4. In the event of simple demolition of Glen Devon, suitable materials (such as bricks and stone masonry) should be recovered and reused (with commemorative identification) in appropriate local infrastructure such as interpretive or entrance features, way-side stop facilities, landscaping or artwork, in consultation with the Heritage Branch.



7. STATEMENT OF HERITAGE IMPACT

What is the nature and extent of anticipated development Impact?

- Construction of the bypass would result in direct impact to the whole of the known extent of the item. This could involve either the demolition of the house and grounds or the full or partial salvage and reuse of the house and/or selected plantings.

The following aspects of the proposal respect or enhance the heritage significance of the item for the following reasons:

- Construction of the bypass will not enhance the heritage significance of Glen Devon; however, it has and will prompt further research into the site through the following measures:
 - It is proposed to conduct an archival recording of the house prior to any direct impact. The creation of the record addresses the need to reduce the loss of local representative heritage significance which would result from the demolition of the item. The archival record would also respect the site's significance against criteria a, b and g.
 - It is proposed to conduct archaeological monitoring/salvage at the site, which would enhance the site's significance against criterion e through analysis of evidence regarding site chronology, phases of use and the lives of its occupants.

The following aspects of the proposal would detrimentally impact on heritage significance:

Visual Impact

- Construction of the bypass would remove the house and grounds, as well as its immediate landscape setting and visual context.

Impact on existing structures

- All structures being part of this item would be directly impacted.

Impact on relics

- Based on the local level of assessed significance for this item (criteria a, b, e and g), above ground structures which contribute to this significance, and any related archaeological deposits comply with the definition of a relic. All such relics would be directly impacted by the bypass.

Summary

- Construction of the bypass would result in direct impact to the whole of the house and associated grounds.

Why is the bypass required to traverse through/near the identified heritage item?

- The project design has been determined following the consideration of multiple environmental, social, economic and engineering design factors. Many of the constraints and opportunities posed by these factors present conflicting values and objectives. In these cases, project design has been drafted following a comparative assessment of the impacts and relative values. With regard to cultural heritage values, the project alignment was formulated with the following objectives:
 - Avoid impact to cultural heritage values where feasible or where significance values warrant compromise in other factors;
 - Minimise impact to cultural heritage values where feasible and where warranted by significance values; and



- All anticipated impacts can be mitigated to a substantial degree through the conduct of management and salvage actions.
- The location of the bypass across this heritage item is required in order to:
 - Minimise land take and property severance;
 - Utilise the North Street corridor (which is based on a balanced appreciation of town related economic, community and social factors);
 - Maintain horizontal and vertical design standards relative to crossing Kangaroo Valley Road; and
 - Maximise the use of the existing highway alignment and easement (especially with regard to aligning with the existing carriageway south of Mark Radium Park).

Will any known or potentially significant archaeological deposits be subject to development impact?

- There is potential for archaeological deposits to be associated with this heritage item, notably refuse dumps, under floor deposits, and the remains of former structures. All would be directly impacted by the bypass.

What alternatives to the anticipated development impact have been considered? Why are they rejected?

- RMS has investigated a range of alternative project options, including alignments. The proposed alignment best meets the project goals across the project extent.
- See Appendix I in the environmental assessment (AECOM 2012).

Has the advice of a heritage specialist been sought? Has the consultant's advice been implemented/adopted?

- This assessment constitutes the advice sought and accepted from a heritage specialist (Navin Officer Heritage Consultants Pty Ltd), to the proponent (RMS); and
- The advice of the consultant is incorporated as the recommended management strategies in this report.

How is it proposed that development impact be avoided, minimised or mitigated?

- It is proposed to conduct an archival recording of the house and grounds prior to any potential impact associated with the project. Ground disturbance in the area of G2B H11 would be monitored by an archaeologist with the aim of recording any features relevant to the archival recording, and recovering any significant relics; and
- In the event of simple demolition, suitable materials (such as bricks and stone masonry) could be recovered and reused (with commemorative identification) in appropriate local, infrastructure such as interpretive or entrance features, way-side stop facilities, landscaping or artwork.



8. RECOMMENDATIONS

It is recommended that:

1. An archival recording should be conducted of Glen Devon (G2B H11) and its grounds prior to any potential impact associated with the project. This record should include documentation of construction methods and materials exposed during any demolition works. Ground disturbance in the area of G2B H11 should be monitored by an archaeologist with the aim of recording any features relevant to the archival recording, and recovering any significant relics;
2. A program of archaeological salvage excavation should be conducted at the site prior to the commencement of construction related ground disturbance at the site;
3. Repositioning of Glen Devon is not a requirement but remains an option. In the event of a repositioning, a Cultural Management Plan should be prepared;
4. In the event of simple demolition of Glen Devon, suitable materials (such as bricks and stone masonry) should be recovered and reused (with commemorative identification) in appropriate local infrastructure such as interpretive or entrance features, way-side stop facilities, landscaping or artwork, in consultation with the Heritage Branch;
5. In the event that unexpected cultural heritage finds are encountered during project construction then the Unexpected Finds Procedure (Appendix 2), or an RMS approved revised version, should be adopted and followed. The Procedure should be included within a Construction Environmental Management Plan or equivalent document; and
6. On completion of archaeological works, a copy of the final excavation report(s) should be prepared and lodged with the Heritage Council of NSW, the Local Studies Library and the Local Historical Society in the relevant Local Government areas (recommended condition of approval). A repository for the relics salvaged from any historical archaeological excavations (e.g. the Berry Museum) should also be nominated.



9. REFERENCES AND SOURCES

9.1 References

AECOM 2012 Foxground and Berry Bypass, Princes Highway Upgrade. Report to RMS NSW.

Australia ICOMOS 1987 *The Australia Icomos Charter for the Conservation of Places of Cultural Significance (The Burra Charter), Guidelines to the Burra Charter: Cultural Significance and Conservation Policy*. Pamphlet, Australia Icomos (Inc).

Berry Alliance 2013 A Community Response to the Environmental Assessment for the Berry Bypass.

Berry Museum (Berry and District Historical Society) website: www.berryhistory.org.au

Conybeare Morrison & Partners 1999 Berry Bypass Townscape & Heritage Assessment. Report to the RTA.

Eric Martins & Associates (EMA) 2013 Glen Devon, 79 North Street, Berry, NSW: Assessment Report on Age and Significance. Report to RMS NSW.

Navin Officer Heritage Consultants 2011 Princes Highway Berry and Foxground Bypass Cultural Heritage Assessment Archaeological Survey and Initial Analysis. Report to AECOM on behalf of the RTA.

NSW Heritage Office 2000 *Assessing Heritage Significance*. Update for NSW Heritage Manual, (Final Approved Text August 2000). NSW Heritage Office, Sydney.

NSW Heritage Office and Department of Urban Affairs and Planning 1996 *NSW Heritage Manual*. NSW Heritage Office and Department of Urban Affairs and Planning, Sydney.

Peter Freeman Pty Ltd 1998 Shoalhaven City Council Heritage Study 1995-1998. Peter Freeman Pty Ltd in association with JRC Planning Services, Sydney, Prepared for the Shoalhaven City Council.

Shoalhaven Heritage Inventory (Accessed Sep 2011) Database managed and progressively updated by the Shoalhaven City Council, based on datasheets originally prepared by Peter Freeman Pty Ltd for the 1998 Shoalhaven Heritage Study (kindly provided by Mr John Flett, Shoalhaven City Council) .

9.2 Primary Sources

Subdivision Plans - NSW Country Properties - County of Camden. 204 aperture cards.

Descriptive Account of the Berry Estate: The Berry Estate, Coolangatta, Shoalhaven, WC Penfold & Co, Sydney, 1895.

Yewen's Directory of the Landholders of New South Wales, Farm and Dairy Publishing Co, Sydney, 1900.

Berry Family - papers of the Berry, Wollstonecraft and Hay families, 1741-1941, ML MSS 315, Mitchell Library, SLNSW.

Sir John Hay 1849-1908, Item C: Legal and Property Papers re Berry Estate, 1886-1904, Part iv: Returns, 1891, 1893, ML MSS 315/108, Reel CY 4412, Mitchell Library, SLNSW.

David Berry 1832-1889, Item B: Legal and Property Papers, 1832-1889, Part ii d: Returns, 1875, 1881-1887, 1889, ML MSS 315/98 Item 6, Reel CY 4412, Mitchell Library, SLNSW.



Sir John Hay 1849-1908, Item C: Legal and Property Papers re Berry estate, 1886-1904, Part viii:
List of Landholders, Parish of Coolangatta, 12 June 1903, ML MSS 315/110 Item 3, Reel
CY2478, Mitchell Library, SLNSW.

Returns from 1862 viewed prior to locating relevant returns in CY4412 including Catherine Milligan.
These include ML MSS 315/76 Item 7: Reel CY2505, and ML MSS315/97 Item 6, a
manuscript record.

Plan of the Berry Estate (ZM Series 4000/1 ML MSS315/Map 17).

~ ooo ~



ATTACHMENT 1

PHYSICAL DESCRIPTION AND ANALYSIS REPORT BY ERIC MARTIN AND ASSOCIATES PTY LTD

**GLEN DEVON
79 NORTH STREET BERRY NSW**

Assessment Report on Age and Significance



Prepared by

Eric Martin & Associates

For

Navin Officer Heritage Consultants

On Behalf of

Roads and Maritime Services NSW

EMA

**ERIC MARTIN & ASSOCIATES
ARCHITECTS**

**10/68 Jardine Street
KINGSTON ACT 2604**

Ph: 02 6260 6395

Fax: 02 62606413

Email: ema@ema.com.au

**13025
26 April 2013
FINAL**

TABLE OF CONTENTS

1.0	BACKGROUND	32
2.0	SCOPE OF WORKS	34
3.0	METHODOLOGY	35
4.0	HISTORIC TIMELINE FOR GLEN DEVON	37
5.0	FINDINGS OF THE SITE INVESTIGATION	39
6.0	ASSESSMENT OF AGE	53
7.0	ASSESSMENT OF SIGNIFICANCE	57
8.0	DISCUSSION ON RELOCATION OPTION	59
	APPENDIX 1: SITE DRAWINGS OF GLEN DEVON	60
	APPENDIX 2: GLEN DEVON SITE PHOTOS	65

1. INTRODUCTION

Background

Roads and Maritime Services New South Wales (RMS) are currently planning a road bypass to the village of Berry in the Illawarra region of New South Wales. As part of the preliminary planning process Navin Officer Heritage Consultants (NOHC) has completed a Cultural Heritage Assessment (Non-aboriginal) which was included in the Environmental Impact Statement (EIS) for the project. In late 2012 the EIS was issued for public comment. One area of concern raised in comments received related to the age and therefore significance of the building known as Glen Devon which is located at 79 North Street Berry. The building is located within the path of the proposed bypass and would require relocation or demolition for the road to be constructed.

The Cultural Heritage Assessment had identified the cottage as having potential local significance but not sufficient to warrant its retention. Information provided in response to the EIS indicated that the building may be some 40 years older than research for the cultural assessment had indicated.

In response to the EIS comments Navin Officer Heritage Consultants advised RMS that before further planning proceeded, a detailed site investigation of the building would be required to investigate whether the age of the building could be determined from the building fabric. Eric Martin and Associates were engaged in February 2013 to undertake the investigation and prepare an assessment report on the age of the building, its potential local significance and the feasibility of relocation or demolition the building is required to protect it.

Authorship

This report has been prepared by Nicholas Goodwin, Conservation Architect, from Eric Martin & Associates. The site inspection was undertaken by Nicholas Goodwin with assistance from Kelvin Officer (NOHC) on 18 March 2103. Photographs were taken by Nicholas Goodwin, with the exception of streetscape images at Glen Devon which were taken by Kelvin Officer.

Limitations

The investigation was limited to being non-invasive as Glen Devon is still occupied. This meant framing inspection was limited to unlined areas of walls, roof cavity and subfloor. The investigation and assessment are limited to the cottage and garage building and excludes setting. The assessment is limited by what level of information can be determined from the exposed fabric. Over-cladding, built-in furniture and applied finishes to walls reduced potential to understand the building.

Relocation of the building - Our advice is based on a professional opinion on whether the building structure/fabric is sound enough to relocate and general advice on how it might be relocated.

A structural engineer or building relocation specialist would need to be engaged to advise on the relocation process if the decision to relocate is made.

Age of Building - This is based on our professional knowledge of the history of building construction in NSW and specific research related to the materials of construction of the buildings.

Historic information is limited to that provided in the EIS and response to the EIS. Additional Land Titles research was commissioned by NOHC as part of this study and has been incorporated into the timeline.

Archaeological investigation of the grounds of Glen Devon was not undertaken.

Location

The study site is limited to Glen Devon cottage and the garage building which are located at N^o 79 North Street, Berry. The property is known legally as Lot 3 DP 206971.

The study site location is shown at Figure 1: Site Location.

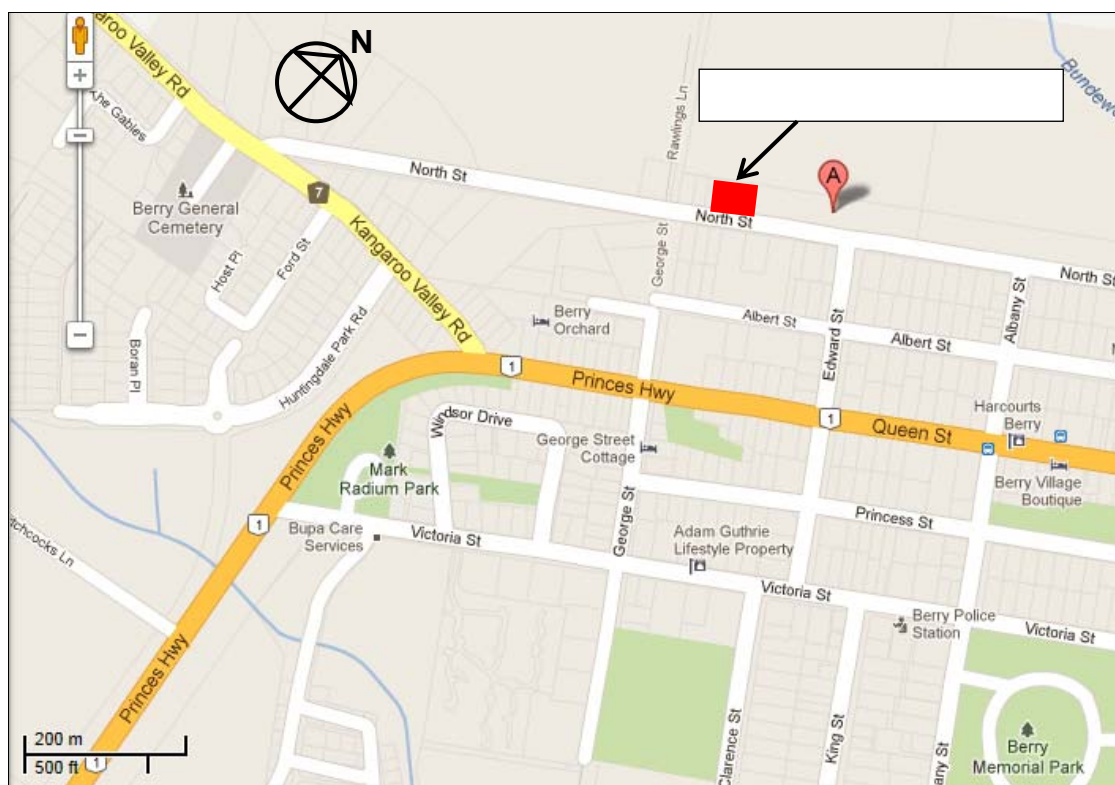


Figure 1: Site Location

Source: Google Maps, accessed 4 April 2013

Acknowledgements

We wish to thank the owners and tenants of the four properties inspected especially Ms Judith Gardener at Glen Devon who allowed us free access for the inspection.

2. SCOPE OF WORKS

The Scope of Work for the study included:

- a) Review relevant background reports prepared to date for the project.
- b) Undertake a site inspection of the Glen Devon cottage and outbuilding.
- c) Undertake visual inspection of three other cottages/outbuildings in the bypass study area which are of a similar period of construction to that proposed for Glen Devon (1870) to see what comparable construction was used in the area.
- d) Consult with the Local Historical Society at Berry to discuss their understanding of the history of Glen Devon (by NOHC).
- e) Prepare a report on findings relating to:
 - age and phases of construction of Glen Devon and its surviving outbuilding (garage);
 - potential for relocation of the cottage and/or outbuilding; and
 - impact on significance of relocation of the building(s).

3. METHODOLOGY

The methodology adopted for the assessment was to establish the age through non-invasive visual inspection of the buildings at 79 North Street, Berry. An inspection of the Cottage and Garage building was completed on Monday 18 March 2013 by Nicholas Goodwin (Eric Martin & Associates) and Kelvin Officer (Navin Officer Heritage Consultants). The work involved in preparing the Assessment Report included:

- Undertake desk top review of previous reports prepared for the Project and comments received on the Public Exposure Draft. This included:
 - Environment Assessment
 - Foxground and Berry by-pass Princes Highway Upgrade, Cultural Heritage Assessment (Non-Aboriginal) 4 November 2011. Prepared for RMS by NOHC.
- Visual inspection of Glen Devon, including:
 - All room interiors
 - Roof cavity
 - Partial sub floor of cottage under rear areas where extensions were understood to have occurred
 - Photography of exterior and interior, identifying variances in details and evidence of change in fabric
 - Preparation of freehand sketches of floor and roof plan
 - Recording of internal room dimensions.
- Visual inspection was undertaken of three other cottages known to have been constructed circa 1870 and originally occupied by tenant farmers of the Berry Estate. This provided a reference point for construction types being employed on comparable properties in the 1870's.
- The visual inspections concentrated on establishing:
 - Construction technique used in timber framing including jointing, bracing and use of nails
 - External cladding and variances in boards
 - Brickwork – jointing and brick age
 - Window details including sash furniture and sash design
 - Internal timberwork details including design of Architraves, skirtings, lining boards and doors
 - Original fittings and fixtures remaining in the house including fireplace inserts.
- Following the inspection the information was assessed and further literature research undertaken to provide supporting information to establish a construction date.
- Report preparation.

Additional historic research was undertaken by a historian engaged by NOHC. This has been provided to EMA for information in preparing this assessment.

The detailed findings of the research are provided in NOHC's overarching report to this assessment.

4. HISTORIC TIMELINE FOR GLEN DEVON

Further research has been undertaken for this report to establish the ownership of the Glen Devon property between the mid-19th and mid-20th century. The following table shows the chronological timeline of ownership based on Land Title searches. Unfortunately the documents sighted to date have not included drawings showing structures located on the land.

DATE	TRANSFER FROM	TRANSFER TO	OWNER OR TENANT
9 October 1838	Crown	Alexander Berry	Owner
10 September 1896	Not stated (Berry?)	John Hay (Sydney)	Owner
1879-1899	John Hay	Norris	Tenant (Occupied part of south end of original Milligan Lease)
10 September 1896	John Hay	Mrs Catherine Milligan (Farmer)	Tenant (Changed to Torrens Title)
4 February 1908	John Hay	Mabel Dawson (Berry) Widow	Owner
20 April 1914	Mabel Dawson	Emma Schute wife of Henry Schute (Ashfield)	Owner
12 March 1926	Emma Schute	William Henry Schute (Berry) Farmer	Owner
1 August 1926	William Henry Schute	George Malcolm Miller (Berry) Farmer	Owner
17 June 1963	George Malcolm Miller	Keith Chisholm Miller, Angus George Chisholm Miller, Donald Ewan Chisholm Miller	Tenants on Common
16 September 1963	George Malcolm Miller	Mark Fairly Morton and Andrew Walter (Nowra)	Tenant
18 September 1962	Not stated	Kathleen May Belling (Bomaderry)	Owner

GLEN DEVON 79 NORTH STREET BERRY NSW

Assessment Report on Age and Significance

13025

1989	Kathleen May Belling	Judith Gardener	Owner
	Judith Gardener	Roads & Maritime Services	

5. FINDINGS OF THE SITE INVESTIGATION

5.1 Glen Devon

a) Exterior Cottage

The cottage is a single-storey weatherboard Edwardian/Federation building with a verandah encircling most of the house with the exception of where two rooms of the house project to the north and south and a bathroom addition on the north-east corner. The verandahs are enclosed on the south-east corner and west side of the house with weatherboards to around 1200mm above floor and casement windows above. Weatherboards throughout the cottage are splayed with a chamfered leading edge. The windows in the main house are timber framed double hung sash. Generally there are 4 panes per sash however the front bedroom windows are single pane.



Figure 2: Southern gable



Figure 3: Enclosed western verandah



Figure 4: Cottage from North West



Figure 5: Cottage from North East

The verandah floor is timber and appears to have been replaced in places. Verandah posts are timber with a splayed aris on each face. A scalloped timber valance spans between the posts directly below the fascia beam. There is evidence on the verandah

posts that originally the verandah detail was more decorative. There appears to have been two rows of moulding near the top of the post. The upper moulding was at the level of the underside of the present valance and may have formed the base for timber or lace filigree originally.



Figure 6: Eastern verandah



Figure 7: Detail at top of verandah post

The roof of the cottage is a pyramidal form with gable projections to the north and south. The main roof extends down in a continuous plane over the verandahs. There is a slight change in angle (about 2 - 3°) at the external wall line of the house. The present tenant advised that the roof sheeting has been replaced in the past 10 years.

The house is presently constructed on face brick piers. There is a gable projection from the roof above the bedroom adjacent to the front door and on the north elevation of the kitchen. The gable face of the southern gable is lined in painted timber shingles with scrolled timber brackets at the lower edge of the barge each side of the gable. The gable over the kitchen is lined with Asbestos cement sheet and battens. (This lining material is of a mid-20th century origin so either is a replacement material or the gable is of later construction.) This may indicate a later date of construction or simply using a cheaper material on a less visible façade. There is a timber framed canopy over the northern window of the kitchen.



Figure 8: Gable detail south wall



Figure 9: Kitchen Gable and canopy

The subfloor area below the bathroom and part of the northern verandah is enclosed with similar bricks to the subfloor piers. The bricks appear to be from the second half of the 20th century, 1960s - 70s and would indicate the cottage was restumped (possibly replacing timber posts).

The interior of the cottage is generally in good condition. There were no significant maintenance issues noted.

b) Exterior – Garage building

The Garage building is located to the north west (rear) of the cottage at the end of the main driveway. It is a detached timber framed structure with chamfered sawn weatherboard cladding. The weatherboards are a similar profile to the cottage and paint finished in the same colour.

The roof of the garage is a hipped form clad in unpainted corrugated zincalume.

The garage has two pairs of large ledged and braced doors on the southern elevation, reflecting its use as a vehicle storage building. There is a single leaf ledged and braced door to the former laundry room on the southern wall. All doors are vertical timber boarded. A former vehicle doorway on the west has been converted to a window. There is evidence in the weatherboard cladding that at least one of the sets of doors (on the south wall) has been altered in height. The door leaves are not original but may have been reconstructed to original detail. The doorway to the laundry has a timber framed canopy over with scrolled support brackets. Condition would imply this is a later addition.

The windows in the shed are all timber framed and a mix of fixed or double hung. There is an assortment of sizes and configurations used. The large window in the west wall appears to have been re-used from another building.



Figure 10: Shed from driveway



Figure 11: Shed from North West



Figure 12: Main entry doors



Figure 13: Laundry door and canopy

c Interior – Cottage

As this report is not an archival record, the following description is limited to a general description of the typical; detailing and significant vacancies in the interior:

- Walls and ceilings are lined with v-jointed timber boarding. Wall lining is horizontal to dado level then vertical above with the exception of the dining room which has vertical lining to picture rail level and horizontal above. Cornice is profiled timber.
- All timberwork except floors is presently paint finished but some areas may have been stained (evidence from chips in paint).
- Two designs of profiled timber skirting are used throughout the house.
- Door and window architraves are profiled timber.
- Floors are wide timber boards, with evidence of former Black Japan finish previously.



Figure 14: Main corridor showing typical detailing



Figure 15: Typical door, wall and detailing



Figure 16: Dining room wall and ceiling details

- Internal doors are all profiled four panel timber which are paint finished. The doors to the verandah are half glazed timber framed French doors with similar profiled moulding to the solid panels in the base of the leaf matching the four panel doors. All doors have a bottom hinged awning glazed highlight over.
- Door locks are typically the original rimlock style. The locks to the verandah doors have a more ornate casing than the main room doors.
- Several of the rooms have a pressed metal ceiling rose at the light fitting
- The outer walls of the verandahs are unlined.
- Three of the rooms have fireplaces. The bedroom has an open fireplace with a tiled hearth. The Dining Room and Family Rooms have cast iron fire place inserts of a Federation/Edwardian design. The tile slides to the side of the

inserts are a floral design as are the tiles in the hearth of these two fireplaces. The interior of the cottage is in good condition particularly considering its age.



Figure 17: Fireplace Bedroom 2



Figure 18: Fireplace in Dining Room

d) Cottage Plan

The Plan of the cottage has a small porch at the front (created by enclosure of the verandah at the south east corner). A central hall runs from the front to back of the house. Two rooms lead off the hall to the east (refer Figure 19: Floor Plan). The front room is presently used as a bedroom the rear room as a Family Room/Study. On the west side of the hall are three rooms. The front and middle rooms presently are used as bedrooms.

There is physical evidence that the wall between these rooms is not original (materials of construction). This has been confirmed by the present tenant who advises they constructed the wall when they owned the property (circa 1990s). The rear room is used as a Dining room and given the more ornate timber lining details and fireplace insert; this may have been its original function.

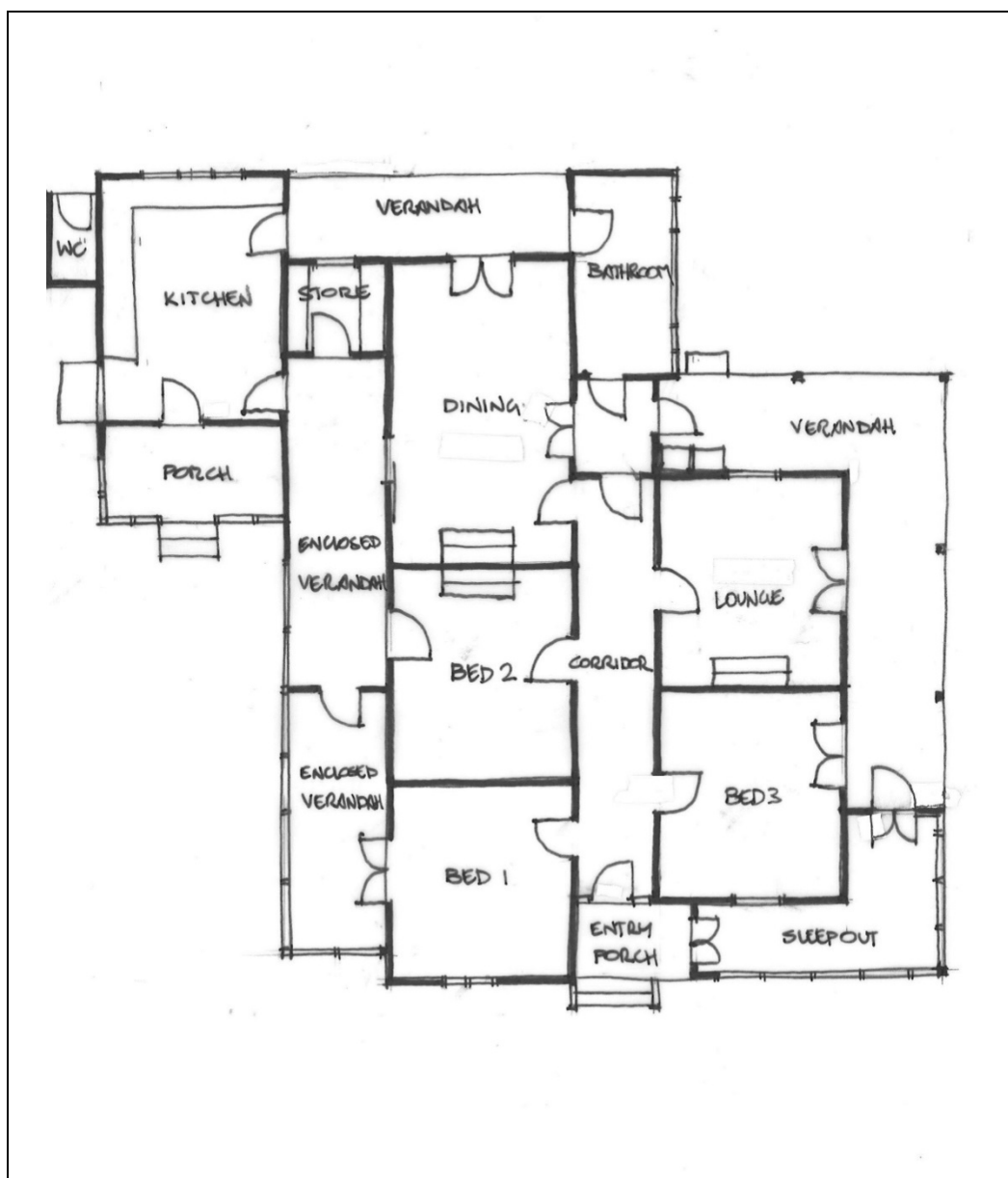


Figure 19: Floor Plan

Source: EMA 2013

A bathroom has been constructed outside the eastern wall of the Dining Room. This is a late 20th century construction. To the west of the Dining Room, the verandah has been enclosed and a store room constructed between the Dining Room and Kitchen.

The Kitchen is a semi-detached structure with cupboards and fixtures dating from the mid-20th century.

e) Garage Building interior

The Garage building contains two spaces. A large open former garage area occupies most of the building. A former laundry room remains in the south west corner. There is

evidence in the concrete floor of the Garage (and roof framing) of an internal wall being removed and there previously being a room in the north west corner also.

Walls and ceilings in the garage area are unlined and the exposed stud framing reveals a butt jointed stud frame with timber bracing boards let into the outer face of wall studs. The walls and ceiling to the Laundry are lined in horizontal weatherboards.

The floor of the garage and laundry areas is a concrete slab on ground. There is evidence that the former service pit in the garage has been filled in and a slab poured over. The interior areas that were visible appear to be in good condition.



Figure 20: Wall around Laundry



Figure 21: Location of former Service Pit



Figure 22: Wall and door construction



Figure 23: Location of former wall

5.2 Representative Cottages within Study Area

To assist in understanding the context of the Glen Devon cottage and the likelihood of its construction in 1870 as proposed by the response to the EIS, three cottages reported to be of 1870s construction which are located within the study zone for the bypass were inspected on the same day. The intention of the inspections was to determine whether there was any similarity in the architectural design, construction techniques or materials of construction between the four cottages which may add evidence for the construction of

Glen Devon in the 1870s. A comparative table for each of the cottages is presented on the following pages.

Constables Cottage

Cottage Name	Constables Cottage
Location	15A Princes Highway Berry
Construction Date	1870 (Based on written official correspondence)
Material of Construction	Timber framed weatherboard clad external. Some brick nogged internal walls.
Architectural Style	Victorian Georgian
Comment	Representative government building in design and construction. More expensive construction materials than Glen Devon. Unusual in the usage of Weatherboard and Brick Nog. Simple four room cottage and kitchen originally.

Representative photos:



Figure 24: Front Verandah



Figure 25: Brick Nog detail



Figure 26: External view of Kitchen



Figure 27: Internal wall/ceiling detail

Hillview

Cottage Name	Hillview
Location	Princes Highway Berry
Construction Date	Circa 1870
Material of Construction	Limestone foundation wall to perimeter. Timber studs with sawn vertical slabs between. Timber framed roof.
Architectural Style	Mid Victorian Georgian
Comment	Good example of a vertical (sawn) slab cottage. No comparison to Glen Devon as more rustic construction. Originally four room cottage with central hall and detached or semi-detached kitchen. Extended to rear fair to good condition for age.

Representative photos:



Figure 28: Original wing of cottage



Figure 29: Cottage from rear showing added wing on right



Figure 30: Front verandah construction



Figure 31: Base of wall detail

Glen Haven

Cottage Name	Glen Haven
Location	Princes Highway Berry
Construction Date	Circa 1870
Material of Construction	Timber stumps to support floor framing low set to ground. Vertical sawn timber slabs and timber frame. Timber roof and verandah frame.
Architectural Style	Mid Victorian Georgian
Comment	L shape floor plan formed by connecting Kitchen wing and sleepout. Verandahs to front and rear. Fine large example of this form of construction in a rural tenant farmers dwelling. High level of integrity in detailing. Not comparable to Glen Devon. Distinctly different construction, setting and visibly older.

Representative photos:



Figure 32: Front view of cottage



Figure 33: Internal wall detail



Figure 34: Front verandah view



Figure 35: Typical window detail

6. ASSESSMENT OF AGE

6.1 Historic Evidence

To date, the historic records have not revealed any conclusive evidence in plans or drawings to indicate a date for construction. The property leased to Catherine Milligan appears to latter have been sub divided and the southern part of her land leased by the Norris family. This could account for structures being shown to the north and southern extents of her original property in an 1892 plan of the landholdings (Refer Foxground and Berry Bypass Cultural Heritage Assessment November 2011).

6.2 Development of Construction Techniques

The following brief history of Timber frame construction techniques in Australia is provided to give a context for dating of the construction of Glen Devon.

Sawmills

The first sawmill recorded in New South Wales was constructed in the late 1820s oxen driven at Darling Harbour by Daniel D Matthews.

1838 Australian Sawmill Company has a mill in Sydney which drove vertical saws.¹

Also in 1838 Mr Dewar established a Saw Mill at Darling Harbour.²

The new mills driven by water (particularly on South Coast) and steam were of the frame saw type a number of large saws.... fixed to a vertical frame and activated by an arm which forced the frame and its attached saws up and down while the logs were guided into the saw blade along rails.³ This was a predecessor to modern gang saw technique. From 1850s, faster cutting and better more uniform timber produced by mechanical sawmills made it hard for manual sawmills to compete.⁴

The homes of the wealthy were distinguished from those of the poor people who used the same material of construction by their better quality detail as they were generally constructed by more skilled salaried tradesman.

Timber Slab Construction

Early techniques based on a Box Frame with wall plate at top and sill plate at a base. Square or rectangular studs are place equally along the wall. Infill planks were butt jointed and extended full height of the frame. This is the technique used at Hillview and Glen Haven. Their construction is most likely post 1850's as they rely on nail fixings. 1870's date proposed by local histories would be relatively accurate.

Sometimes timber planks were replaced with brick nogging.

Vertical Slab Construction; requires slabs to span vertically in a frame between log on ground or horizontal beam. The top of the slabs was restrained by tying or secured between battens nailed to a beam spanning between main posts.

¹ Dargavel J., *Sawing Selling and Sons*, Centre for Resources and Environment Studies, Canberra, 1988 P20

² Dargavel J., *Sawing Selling and Sons*, Centre for Resources and Environment Studies, Canberra, 1988 P21

³ Hudson I., *Gift of God – Friend of Man*, 1986, P11

⁴ Dargavel J., *Sawing Selling and Sons*, Centre for Resources and Environment Studies, Canberra, 1988 P37

By 1820s slab construction had become the most common choice for construction of new huts. Advantages were its simplicity of construction and the lack of nails required in construction. Glen Haven and Hillview post 1850s as they rely more on nails.

Common practice became that houses were generally built of vertical slabs and outbuildings horizontal slabs.

With the advent of mechanisation, slab construction techniques were still used in some regions with sawn planks replacing those previously split. In remote areas mobile sawmills were often erected to cut the timber on site where previously a saw pit would be constructed.

Slab construction was used in houses in the Riverina as late as 1906.⁵

Slab construction remained popular throughout the later part of the 19th century and in some regions into early 20th century due in part to its simplicity and ease of erection at minimal cost. Cover battens were later used in Slab construction (once nails became commonly available) to overcome the draught problem of gaps created when the timber dried.

Brick Nogging

Panel system based on a frame of equally spaced studs or posts. Studs connected at top to wall plate and at base to sill plate (generally directly on ground).

Space between studs is infilled with brick. Face of bricks generally plastered over. Bricks traditionally laid in stretcher bond. Used in Australia from 1790s although not common.

This technique was used at Constable's Cottage but not on any of the other two cottages inspected.

Timber Stud Frame

Introduced early 19th century studs at 450 to 600mm.

Stud frame evolved over several decades in 19th century with British and American influences. Not uncommon to find houses with a mix of elements from traditional and modern Stud frame techniques.

Australian Stud frame where platform floor erected and walls sit on floor introduced around 1900.

Mechanisation made weatherboards inexpensive and readily available and reduced cost of Timber frame significantly.

Glen Devon has a Victorian era weatherboard profile over a traditional stud frame. This is a single chamfered plane with a planed aris.

Post Gold rush some builders returning to trade went back to using familiar techniques in preference to introducing new techniques.⁶

⁵ Freeman P., *The Homestead – A Riverina Anthology*, Oxford University Press, Melbourne, 1982, P74
Glen Devon, Cultural Heritage Assessment Documentary and Physical Investigation: Supplementary Investigation,
Environmental Assessment, Princes Highway Foxground to Berry Bypass 54
Navin Officer Heritage Consultants Pty Ltd May 2013

Skew nailing of joints introduced after 1890. However builders were reluctant to depart from traditional to housed joints. Even after skew nailing became common in 20th-century some builders continued to use mortice and tenon joints in stud framing. It was still a technique commonly used in North Queensland until the 1950s.⁷

Of the buildings inspected, only the garage at Glen Devon was observed to use skew nailing in the wall frame.

Physical Evidence

The physical evidence of the cottage provides the following information relating to its age:

- There is no visible evidence of an older building at its core around which the present cottage is constructed. The present cottage core of hall and 5 rooms with partially encircling verandah was constructed in one stage. The kitchen may be a later construction or originally linked to the cottage by an open verandah. The bathroom, store and enclosed verandahs were later stages of work.
- The cottage is of a late 19th early 20th century construction in the following details:
 - Timber joinery detail – less ornate and more understated than late Victorian period.
 - Fireplace inserts are typical of Edwardian period 1901-1920 in design of cast iron work and tiling.
 - Gable bracket detailing – the supports for the front gable are a typical detail of the Edwardian period. (1901 – 1920)
 - Use of shingle lining on the front gable was a style indicator of the Edwardian period not earlier decades.
 - Design of four panel doors are typical to those used in 1890s to 1920s.
 - Use of pressed metal ceiling roses – relates more to later 19th and early 20th century than 1870.
 - Architectural style – asymmetrical design with projecting front room and encircling verandah is a typical of the Edwardian or Federation bungalow period. (1901 – 1920)
 - The lack of nationalistic decoration in the tilework, fireplace inserts, ceiling roses or window glazing would lend to this cottage being more Edwardian than Federation period in design.
 - Use of Wire Nails in frame construction and cladding – these were not available in Australia until 1870 and not widely used until the 1890s and later as Carpenters preferred to stay with the reliable Ewbank cut nail until the introduction of the Bessemer steel wire nail in 1885. This would clearly date the construction as post 1870 as it would be highly unlikely for new technology such

⁶ Lewis M., *The Timber Frame: The Stud Frame*;95, Unpublished Research Paper, 1995, P5.6.16

⁷ Bell P., *Timber and Iron, houses in North Queensland mining settlements 1861-1920*, University of Queensland Press, St Lucia, 1984, P42

as wire nails to be used outside of the cities for some years after being introduced.

- Frame type in the use of mortice and tenon joints (in the few locations sighted) is a possible point for confusion however given the number of other construction details pointing to an early 20th century construction; the use of traditional jointing is more likely related to an old school builders preference for this over the new 'stich frame' show nail joints.
- Weatherboard profile and detail is Victorian to early 20th century style.
- All timber in the weatherboards and framing which was sighted was cut with a circular saw. This indicates mechanised saws were used and for this region would place construction late in the 19th Century.

From the evidence sighted on site and supported by further research we are confident to say that the cottage was not constructed in 1870. It is an Edwardian style cottage most likely erected by Mrs Mabel Dawson after she purchased freehold title to the land. It is unlikely that a cottage of such quality would have been erected by a tenant. From the limited inspections taken it appears the Berry family only constructed cottages for their Tenant farmers around 1870's.

The garage building has similar weatherboard profile to the cottage but uses a butt jointed skew nailed frame so its construction is possible later than the cottage and by a different builder. The Garage is definitely post 1900 construction closer to 1920s if the service pit was an original detail.

7. ASSESSMENT OF SIGNIFICANCE

6.1 Assessment

- All of the evidence provided by the site investigation places the date of construction of the Cottage in the period 1890 to 1915. Therefore it is not one of the earliest farmhouses in the region and not the 1870 building referred to in local history documents.

There has been no further indication in the additional historic research that the house is associated with any person or event of cultural significance to the region or State. Criterion (a) (b)

- The Cottage is attractive in its landscape setting and a good though not unusual or outstanding example of an Edwardian Cottage. The enclosure of verandahs, bathroom and kitchen modifications have comprised the design character of the place. It is not considered to have aesthetic or creative significance. Criterion (c)
- The property is not known to have special association with a community or cultural group. Criterion (d)
- The Cottage itself does not provide any potential in its fabric to yield much new information which would contribute to an understanding of Cultural History. The integrity of the internal wall and ceiling cladding, floors joinery and fireplaces does provide a good example of the internal finishes and fixtures used in early 20th century weatherboard cottages. The cottage has a low level of significance under this criterion.

The grounds may have potential to yield additional cultural history information if an archaeological dig was undertaken and the foundations of an earlier dwelling or more particularly the old well could be found and researched. Criterion (e)

- There was no evidence identified in the construction, fittings or fixtures of the Cottage or garage buildings which was considered to be rare or unusual cultural historic items either at a local or wider level. The cottage is one of numerous examples of weatherboard Edwardian cottages to be found in Berry, the Shoalhaven Shire or further afield. There are no uncommon features about the garage construction.

Both buildings are assessed as not having significance against this criterion. Criterion (f)

- The Glen Devon Cottage is a good example of the Edwardian Bungalow style. It has a moderate to high level of integrity in finishes and fixtures and is in good condition. The cottage is representative of cottages constructed in the Berry Township in the period following the sale of former tenanted lands of the Berry Estate.

The cottage is therefore important in demonstrating a period of transition of land ownership and use from subsistence farm tenants to freehold landowners with either a farm or town-based business occupation.

The cottage is assessed as having a low degree of local significance against this criterion. Criterion (g)

6.2 Statement of Significance

The Glen Devon cottage has a low level of local significance as a representative example of the Edwardian bungalow and for its association with the period of transition at the end of the Berry Estate from tenant farmer to freehold land ownership.

6.3 Recommendation

Glen Devon cottage does not appear to be an outstanding example of an Edwardian cottage in the township but representative of the style. Nor is it known to be one of a collection of similar dwellings by the same designer or type of building.

It does not possess outstanding landmark significance in the town, nor does the street have a strong streetscape character. If the cottage was removed there would be only minimal loss of local significance.

There has been nothing come to light in the investigation which indicates that the cottage must be retained for the long-term benefit of the community and historic record. The design character and detailing of the building could be captured in photographic recording and measured drawings (once the building was vacant). These could be archived for future historical reference.

Similarly, the significance of the cottage would not be greatly compromised or diminished if it were relocated elsewhere on the northern edge of the Berry (preferably maintaining a relationship to North Street).

It is recommended that archival recording of the cottage be undertaken, including measured drawings, prior to either demolition or relocation. If a relocation is proposed and funded and a suitable location on North Street not be available then relocation to an alternative location within the village would be acceptable provided interpretive material is installed in or adjacent to the cottage in its new location.

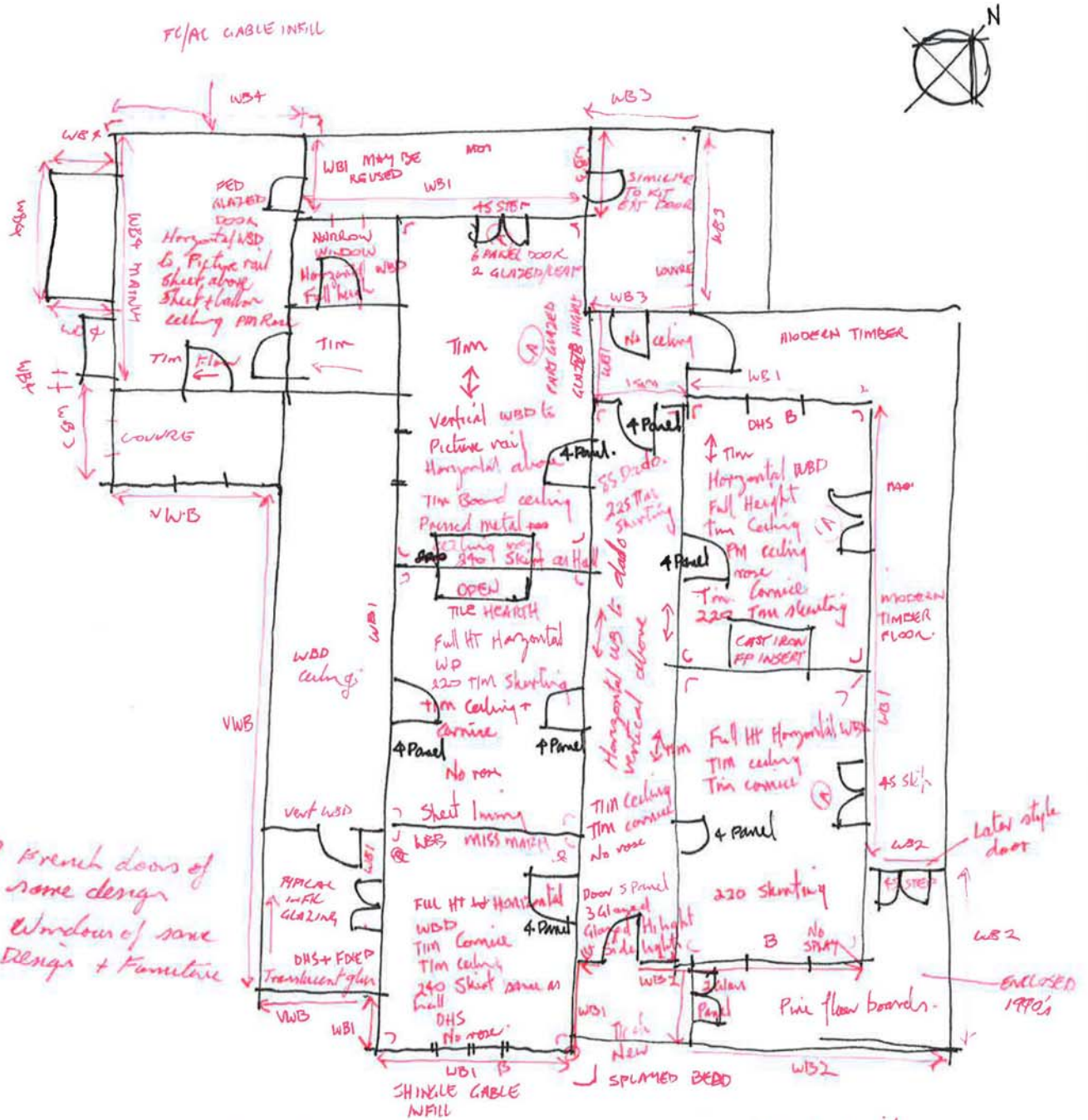
8. DISCUSSION ON RELOCATION OPTION

Relocation of the weatherboard cottage known as Glen Devon would appear to be a feasible option. The building fabric appears to be structurally sound, there was no evidence sighted of termite damage.

There are specialist firms on the east coast of Australia who relocate timber framed houses either in 1 piece or cut down and re connected later. If Glen Devon were to be relocated along North Street it would appear realistic to do this using the corridor of the new freeway as a track along which to move the cottage intact.

If the cottage is to be cut in half for relocation external and internal lining boards, skirtings etc shall be removed before the house is cut (following photographic and drawing record of board location). The elements would be reinstated after the house is reassembled. This would prevent an unsightly permanent sawcut full height through key walls.

APPENDIX 1: SITE DRAWINGS OF GLEN DEVON



*A French doors of some design
B Windows of some design + furniture*

Waterboards all circular saw

WB1	140 x 20	12mm	SPLAY large head nail
WB2	145 x 20		Small nail head
VWB	VERTICAL		Weather Board
WB3	195 x 20	NO SPLAY	
WB3	190 x 150	10mm	narrow splay

FLOOR PLAN NOT TO SCALE

18/3/2013.



Access

ABN: 317 906 87011
ACN: 085 224 942

Architecture

Fax: 02 6260 6413
Mobile: 0417 067 783

Conservation

Web Site: www.ema.com.au
Email: info@ema.com.au

Heritage

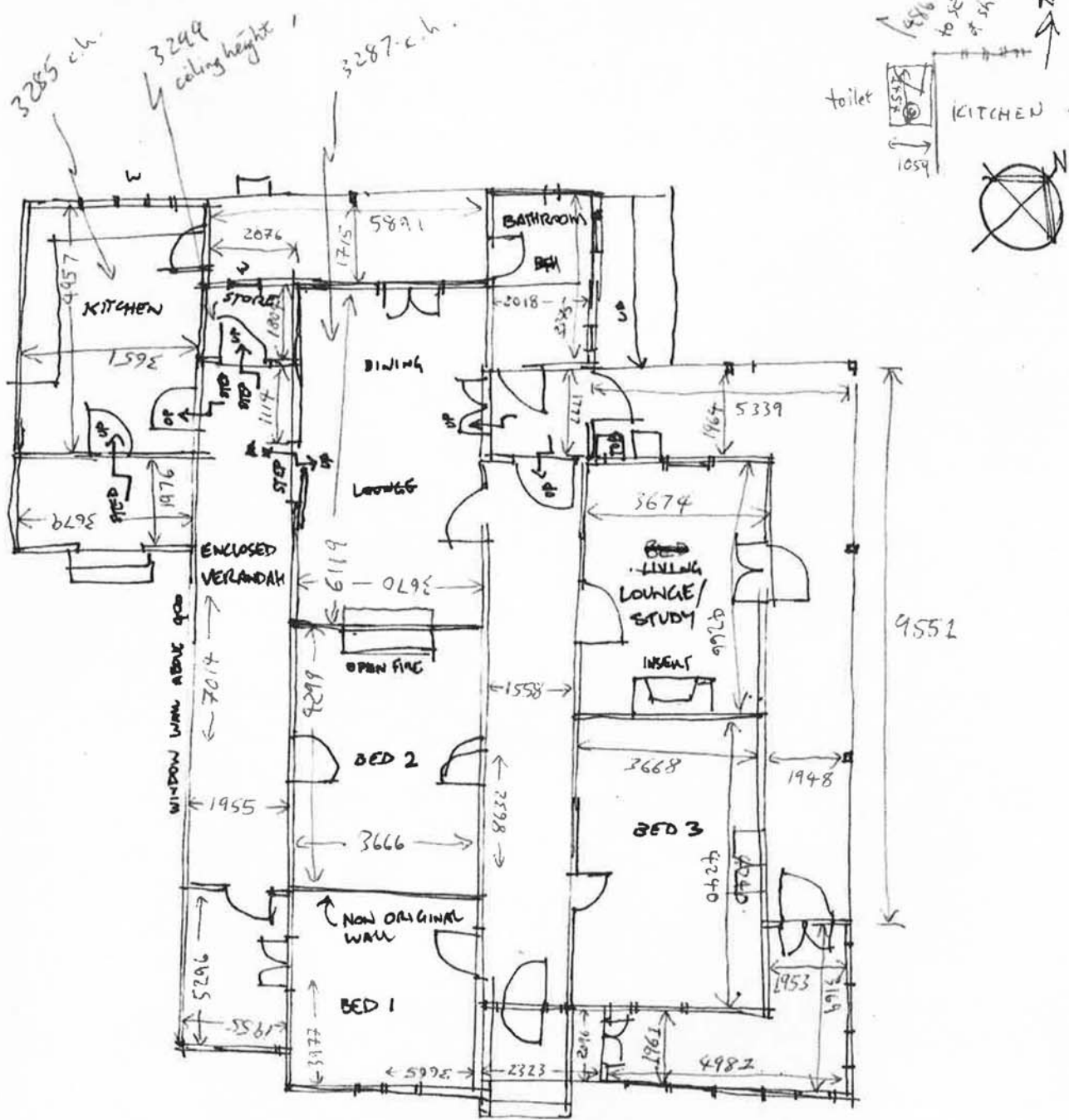


The Beehive Group Pty Ltd (Trustee)T/A

Eric Martin and Associates
ARCHITECTS

Phone: 02 6260 6395

Suite 10, 68 Jardine Street KINGSTON ACT 2604 AUSTRALIA



DIMENSIONS c.h = ceiling height.

FLOOR PLAN



Access

ABN: 317 906 87011
ACN: 085 224 942

Architecture

Fax: 02 6260 6413
Mobile: 0417 067 783

Conservation

Web Site: www.emaa.com.au
Email: info@emaa.com.au

Heritage

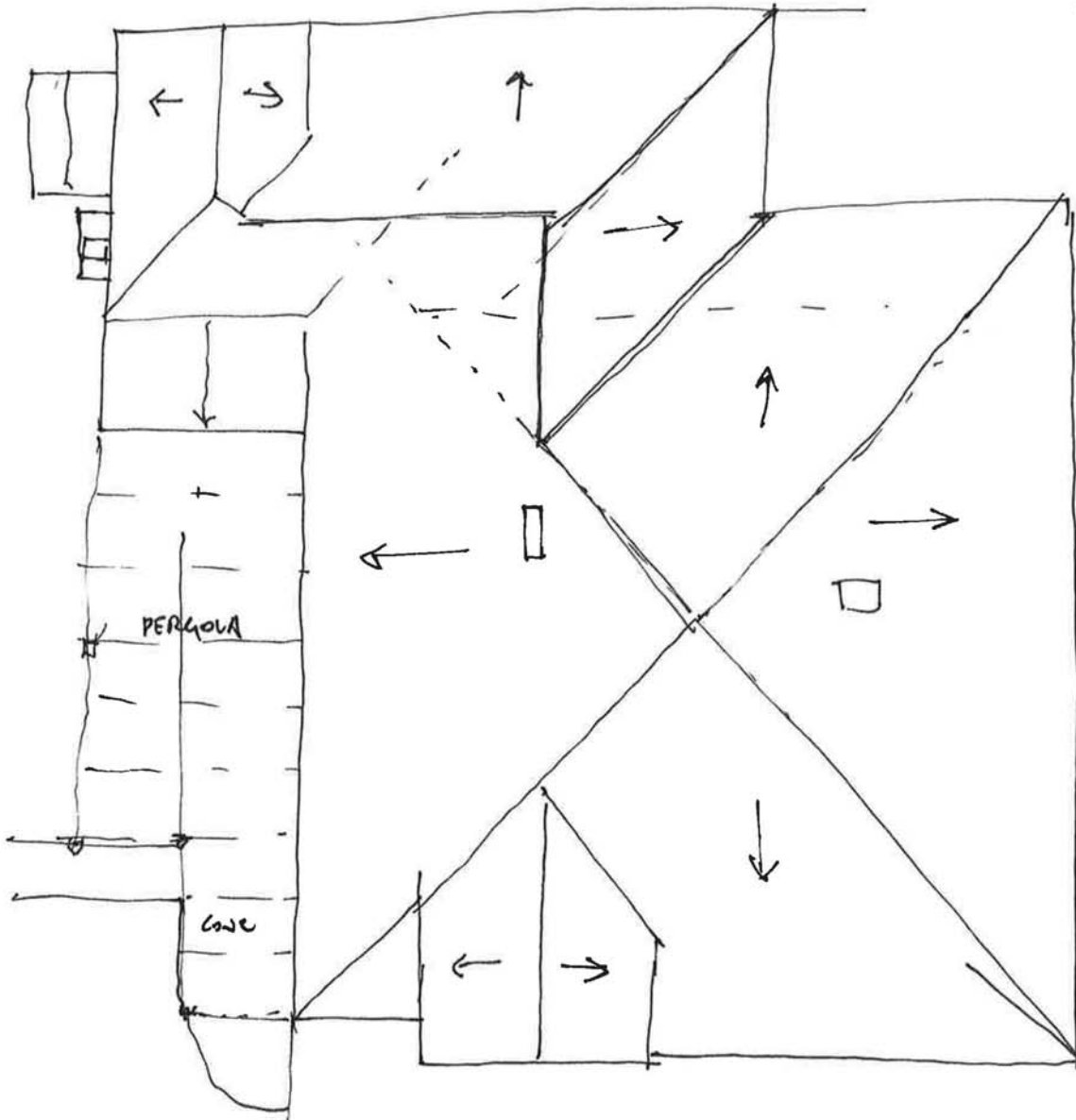


The Beehive Group Pty Ltd (Trustee)T/A

Eric Martin and Associates ARCHITECTS

Phone: 02 6260 6395

Suite 10, 68 Jardine Street KINGSTON ACT 2604 AUSTRALIA



ROOF PLAN
NOT TO SCALE
18/3/13



Access

ABN: 317 906 87011
ACN: 085 224 942

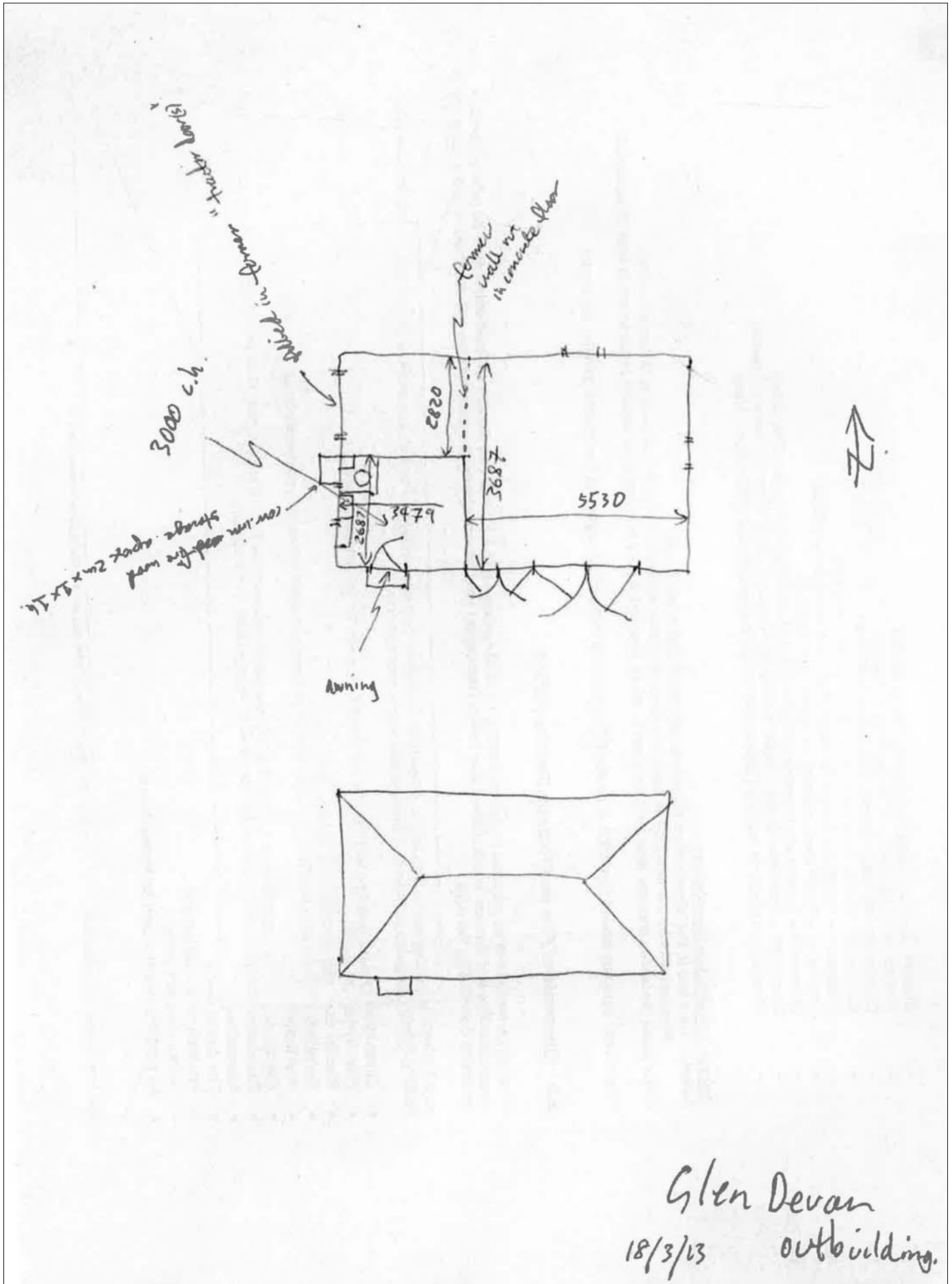
Architecture

Fax: 02 6260 6413
Mobile: 0417 067 783

Conservation

Web Site: www.ema.com.au
Email: info@ema.com.au

Heritage



APPENDIX 2: GLEN DEVON SITE PHOTOS



P1230552 Roof framing south east corner



P1230553 Roof framing east chimney



P1230554



P1230555 Hip junction detail



P1230556 Ridge framing detail



P1230557 Mortice & tenon joint in top plate



P1230558 Mortice & tenon top plate detail



P1230560 Mortice & tenon top plate detail



P1230561 Rear bathroom & ramp addition



P1230563 Floor framing under rear entry door



P1230566 Stud continuing past floor boards



P1230567 Wall stud continuing to bearer



P1230568 Floor framing



P1230569 Floor framing detail



P1230570 Name Plate



P1230571 Front entrance doorway



P1230572 Moulding detail front entry door



P1230573 Front entry door

20130318 Photos

Minis

Berry Bypass - Glen Devon - 13025



P1230574 Front wall gable projection



P1230575 Shingle cladding to gable



P1230576 South wall of west verandah



P1230577 West side enclosed verandah



P1230578 Kitchen extension west wall



P1230580 Outhouse



P1230581 Kitchen gable & Outhouse



P1230582 Top of kitchen chimney



P1230583 Cottage from north west



P1230584 Kitchen window hood



P1230585 Post & valance detail on verandah



P1230586 West door in dining room



P1230587 East verandah



P1230588 Bathroom & kitchen section of north elevation



P1230589 Cottage from north east



P1230590 North window - lounge



P1230591 Typical detail top of verandah posts



P1230592 verandah wall cladding



P1230593 verandah wall cladding



P1230594 Detail at verandah roof & wall junction



P1230595 Detail of external wall



P1230596 Representative weatherboards showing profile & saw marks



P1230597 View of eastern verandah



P1230598 Window Bedroom 1



P1230599 View to enclosed verandah



P1230600 Typical wall & ceiling detail



P1230601 Central corridor looking to back door



P1230602 Typical detail of wall & door



P1230603 Typical corridor wall & doorway



P1230604 South wall & ceiling Detail Bedroom 3



P1230605 Fireplace in Bedroom 2



P1230607 Hearth tiles Bedroom 2



P1230608 Wall & ceiling detail dining room



P1230609 Representative ceiling rose (Dining)



P1230610 Highlight window opening mechanism



P1230611 Typical door lock (internal leaf)



P1230612 Typical lock to verandah doors



P1230613 Fireplace in dining room



P1230614 Hearth tiling dining room



P1230615 Tiling & fireplace insert



P1230617 Internal face of back door



P1230618 Typical sash lock



P1230619 Typical sash lift



P1230620 Typical window sash detail



P1230621 Fireplace in lounge



P1230622 Hearth tiles in lounge



P1230623 Fireplace arrangement in lounge



P1230624 Fireplace insert in lounge



P1230625 Skirting & Architrave Detail



P1230626 Typical verandah door detail



P1230627 Typical window moulding detail



P1230629 External view verandah doors



P1230632 Typical wall to door frame detail



P1230633 South wall of garage



P1230635 Main doors to garage building



P1230636 Laundry door & canopy



P1230637 Detail of canopy over laundry door



P1230638 Part west wall garage



P1230640 Garage from north west



P1230641 East wall of garage



P1230642 Wall around laundry from garage



P1230643 View to area behind laundry



P1230644 Evidence of former wall line back area of garage



P1230645 West wall of Garage



P1230646 Typical wall & roof framing



P1230648 Wall & door construction detail



P1230649 Wall bracing details



P1230650 Part rear wall



P1230651 Location of filled in service pit

APPENDIX 2

TIMELINE FOR THE GLEN DEVON PROPERTY AND BUILDINGS

DATE	DETAILS	KEY N A M E S A N D C O M M E N T S	REFERENCE
1838, 9 Oct	Grant of Portion 10 of 4000 acres in the Parish of Coolangatta to Alexander Berry	Berry Estate Grant linked to Study Area not viewed. Details drawn from later land titles.	Serial 67 p 225 LPI
1838	Catherine Milligan born in Fermanagh Ireland in 1838. James Milligan b1841 Sydney- d16 Feb 1878 Waterloo [Shoalhaven]. Children: Mary Ann Milligan b 1864 Gerringong - d 1945 Otford; Rebecca Jane Milligan b 1866; James Milligan b 1869 [1875]- d 1950.	Milligan Peripheral information to the history of Lot 42. Unreferenced and preliminary checking reveals some errors.	Unreferenced family tree for Milligan family
1830	The Norris name associated with the Berry estate from 1830. Names include James Norris, Widow Norris and William Norris.	Norris See copy for details. Some links to Broughton Creek locality.	JT Tilton, <i>Index to Persons on the Berry estate 1822-1909</i> , Library Family History Group of Shoalhaven City Library, Nowra, NSW,
1875	'Widow Norris' a tenant on Berry estate from 1 May 1874. 4 acres at Broughton Creek yearly rent £5 and £5 in arrears.	Norris Location of land leased not investigated	David Berry 1832-1889, Item B: Legal and Property Papers, 1832-1889, Part ii d: Returns, 1875, 1881-1887, 1889, ML MSS 315/98 Item 6, Reel CY 4412, Mitchell Library, SLNSW.
1878	Death of James Milligan [senior], farmer, at Broughton Creek on 16 Feb 1878. Burial on 18 Feb 1878 in the C of E section of the Broughton Creek Cemetery [?]. Died aged 36.	Milligan Peripheral information to the history of Catherine Milligan.	St Luke's Berry Burial Register
1879	James Milligan resident in Broughton Creek	Milligan Peripheral information to the history of Catherine	<i>Sands Official Post Office Directory for 1879</i> , listing for Broughton Creek cited in Narissa Phelps Morrissey, <i>A Pictorial History of the</i>

		Milligan. Probably James Milligan junior. James senior's death is as in the previous year and registered in the Shoalhaven.	<i>Shoalhaven</i> , Westonprint, Kiama NSW, 1993.
1879	Mrs Norris resident in Broughton Creek	Norris Thought to be Euphemia Norris with a link to land in the vicinity of Glen Devon.	<i>Sands Official Post Office Directory for 1879</i> , listing for Broughton Creek cited in <i>Narissa Phelps Morrissey, A Pictorial History of the Shoalhaven</i> , Westonprint, Kiama NSW, 1993.
1881	Mrs Milligan a tenant on the Berry Estate for period 1 May 1880 with term expiring 1 May 1886. Broughton Creek 17 acres 2 roods. Rent paid in cash and labour (fencing account). Mrs Norris a yearly tenant on the Berry Estate from 1 May 1879 with term expiring 1 May 1882. Broughton Creek 6 acres. Rent paid in cash but in arrears.	Milligan Norris	David Berry 1832-1889, Item B: Legal and Property Papers, 1832-1889, Part ii d: Returns, 1875, 1881-1887, 1889, ML MSS 315/98 Item 6, Reel CY 4412, Mitchell Library, SLNSW.
1885	Police Return for Broughton Creek: Catherine Milligen [sic], Broughton Creek, 33 acres, 1 horse, 23 cattle and 11 pigs.	Milligan	'Kiama District Land Holders Police Survey 1885,' Transcribed by Illawarra Family history Group Inc.
1892, 17 Aug	Marriage of Mabel Wylde youngest daughter of late S Wylde Esq of Brooklyn, Chester, England, to Cecil Lacy Dawson MRCS LRCP, son of Mr J Dawson solicitor of Sydney, at St Lukes Burwood	Dawson-Wylde	SMH 23 Aug 1892: 1, SMH 5 Sep 1892: 4
1893-94	James Milligan (half caste), Qualification: residence, Where situated: Coolangatta, Residence of voter: Coolangatta William Norris, Qualification: residence, Where situated: Berry, Residence of voter: Berry. Other Norris family also listed including James, Hugh, Robert and Henry, all at Berry.	Uncertain if this James Milligan is linked to Catherine Milligan.	NSW Electoral Rolls: Shoalhaven
1894, 1 Jan	Lease of land (1a/3r/33p) at Berry for five years, John Hay Esquire to Mrs Euphemia Norris, widow of Berry. Lease dated 17 May 1894. Part of Mrs Milligan's	Plan of site shows Mrs Milligan's remaining portion of land to the north.	PA No 10141, Related Documents, Series 13011, Item 10/26798, SRNSW.

36a/3r/37p			
1894, 16 May	Lease of land (1a/3r/33p) at Berry for five years, John Hay Esquire to William Norris, farmer of Berry. Lease dated 17 May 1894. Part of Mrs Milligan's 4a/3r/16p	Plan of site shows Mrs Milligan's remaining portion of land to the north. William Norris is thought to be Euphemia Norris's son.	PA No 10141, Related Documents, Series 13011, Item 10/26798, SRNSW.
1894-95	Dr Cecil Dawson arrived in Berry from Pambula and set up surgery in the vacated office of surveyor John Ewing.	Dawson	Cultural Heritage Assessment (Non Aboriginal) - Foxground and Berry Bypass p 2-7. <i>Kiama Independent</i> , 6 Dec 1894: 2
1896, 10 Feb	Land in Parish of Coolangatta including Study Area converted to Torrens title by Dr John Hay. Document Includes lists of lessees and tenants on the Berry Estate. Tenants not in Berry Township include Mrs Catherine Milligan, farmer, Berry, Mrs Euphemia Norris, 'Nil' occupation, Berry, and William Norris, labourer of Berry (p6). Tenants in Berry Township include Cecil L Dawson, Physician, Berry (p25)	Milligan Norris Dawson	PA10141, LPI
1896-97	William Norris, Berry, labourer. Other members of Norris family also listed - Henry, Hugh, James and Robert. All labourers.	Norris Full address not shown. Same listing in 1895-96	NSW Electoral Rolls: Shoalhaven: Berry
1897-98	William Norris, Berry, labourer. Other members of Norris family also listed - Henry, Hugh, James and Robert. All labourers. Dawson not listed.	Norris Full address not shown	NSW Electoral Rolls: Shoalhaven:
Not dated	Cecil Dawson, medical practitioner, a tenant of the house next door to the Great Southern Hotel in Queen St Berry	Dawson Evidence not located and not in information provided by Berry and District Historical Society	The History of 77-79 North Street, "GLENDEVON", from 'Berry Alliance, 1 Jan 2013 A Community Response to the Environmental Assessment for the Berry Bypass, Submission to the Director General, Dept of Planning and Infrastructure'.
1898, 13 Dec to 1903	Registration Date of Application/Registration: Dec 1898 Name: Catherine Milligan	Milligan Useful information to locate Milligan's dairy's proximity to Berry	Register of dairymen 1898-1903, Berry NSW, B69.2, FM4 10679.

	<p>List of dates [inspection? or re registration?]: 4 Jan 1899, 1 Jan 1900, 1 Jan 1901, 1 Jan 1902, 1 Jan 1903</p> <p>Registration type: Dairywoman</p> <p>Address: Berry</p> <p>Situation of Dairy: about ½ a mile from Berry</p> <p>Situation of Milk Store: Good</p> <p>Area of land: 28 ¼ acres subdivided into 4 paddocks</p> <p>Cows milked: 14</p> <p>Other stock: 3 dry stock</p> <p>Nature of Water supply: a running creek good</p> <p>Condition of premises: Cleanliness - very good and clean. Lighting, ventilation, drainage, privy all good.</p> <p>Employees: 3</p> <p>Carts: 1</p> <p>Rooms for Milk Store: 5 x 8 can room used for cans only.</p> <p>12 Jan 1900: Milking 16 cows, 1 doubtful.</p>	and the creek	
1899	Death of Euphemia Norris at Berry on 10 Jul 1899. Burial on 11 Jul 1899 at berry. Occupation: Nurse. Age: 69.	Norris	St Luke's Berry Burial Register
1899-1900	Cecil Lacy Dawson, Berry, medical practitioner James Milligan, Berry, farmer William Norris, Berry, labourer Other members of Norris family also listed - Henry, Hugh, James and Robert. All labourers.	Dawson Norris Full addresses not shown	NSW Electoral Rolls: Shoalhaven: Berry
1900	Shoalhaven District - Berry - Berry PO - Catherine Milligan and CL Dawson residents in Berry and both participating in farming activities. Catherine Milligan (shown as Mulligan) growing maize and other crops as well as dairy farming. CL Dawson growing maize. William Norris is listed a grazier	Milligan Norris Dawson Location and area of properties not identified.	<i>Yewen's Directory of the Landholders of New South Wales</i> , Farm and Dairy Publishing Co, Sydney, 1900.
1903, 12 Jun	List of Landholders Parish of Coolangatta. C Milligan, 36 acres 3 roods 37 perches	Milligan	Sir John Hay 1849-1908, Item C: Legal and Property Papers re Berry estate, 1886-1904, Part viii: List of Landholders, Parish of Coolangatta, 12 June 1903, ML MSS 315/110 Item 3, Reel CY2478, Mitchell Library, SLNSW.
1904, Jan	Dr CL Dawson absent in	Dawson	<i>Kiama Independent</i> , 12 Jan

	England nearly 12 months studying in London Hospital. Returning to Berry.		1904: 2.
1907, Feb	Berry National Show Awards: Galloway in Harness: Dr Dawson Light Buggy horse: Dr Dawson Cob in saddle: Dr Dawson, 2	Dr Dawson and horses	SMH 2 Feb 1907: 16 Also see SMH 3 Feb 1906: 7
1907, 15 Mar	Dr Dawson of Berry lost youngest child aged 2 months to infantile cholera last week	Dawson	<i>Kiama Independent</i> , 15 Mar 1907: 2.
1907, 22 Sep	Death of Dr Cyril Dawson MBCS LRCP aged 44 years at Berry. Practiced as a doctor in Berry district for previous 12 years. Sick for a short time. Died from influenza and jaundice. Leaves a widow, two daughters and infant son.	Dawson	<i>Kiama Independent</i> , 28 Sep 1907: 2. SMH 25 Sep 1907: 8
1908, 4 Feb	Purchase of Lot 42 DP 4497 of Berry Estate by Mabel Dawson, widow of Berry - 29 acres 3 roods 9 perches	Dawson	Vol 1907 Fol 15 LPI Vol 1911 Fol 109 LPI
1909	Mabel Dawson, Berry, home duties	Dawson Full address not shown	Commonwealth Electoral Rolls: Illawarra: Berry
1910	Mrs and Misses Dawson returned to Berry after 12 months trip to England	Dawson	<i>Kiama Independent</i> , 5 Jan 1910: 2.
1911	Death of Catherine Milligan, Lilyvale, 25 Jul 1911. Buried in the Old Cemetery at Berry on the 27 Jul 1911. Widow aged 80 [73?].	Transcript. It is thought that the first number was her estimated age and the second a reference to the place in the cemetery. Peripheral information to the history of Lot 42.	St Luke's Berry Burial Register
1911, 14 Feb	Article on Berry and dairy industry with mention of the herds of various farmers including Mrs Dawson's	Dawson Dairy cattle	
1911, 25 Jul	Catherine Milligan died in Berry	Milligan	Unreferenced family tree for Milligan family
1913	Mabel Dawson, Berry, home duties	Dawson Full address not shown	Commonwealth Electoral Rolls: Illawarra: Berry
1914, 4 Apr	<i>GUERNSEYS... Auction sales 'On account of Mrs Mabel Dawson, Berry' Cow, Clatford Queen of the</i>	Dawson Link with cattle	SMH 4 Apr 1914: 27

	<p>Mill, 8017 (Imp.), 6yrs, Cow, Clatford Hopeful II, 7195 (imp.), 6yrs. Cow, Music, 4yrs. Bred by N.S.W. Government. Heifer, Village Queen, 12 months, by Trengwalnton Village Favourite (Imp.), ex Clatford Queen of the Mill (imp.). Heifer, Expectation, 12 months, by Cyclone (imp.), ex Clatford Hopeful II. (Imp.). Heifer, Innocence, 12 months, from Donnington Girlie (imp.). Bull, The Miller, 13 months, by Peacemaker (N.S.W. Government), ex Clatford Queen of the Mill (imp.). Bull, The Musician, 35 months, by Rosehill (imp.), ex Music (N.S.W. Government). -</p>		
1914, 20 Apr	Purchase Lot 42 DP 4497 by Emma Shute, wife of Henry Shute of Ashfield, surveyor	Shute	Vol 1911 Fol 109 LPI
1920s	<p>Henry Arthur Ware worked for the Wiley family at Meroo Meadow. In 1907 he married Elizabeth May Wiley – the daughter of James and Mary – and they went north to Murwillumbah/Byron Bay ... They returned to this area and farmed for a while at Meroo until, in 1920, they leased the North Street farm from Mr. Shute. In 1929 their daughter Mavis married Eric Jamieson whose family had the bakery in Queen Street. ...The information about the Wares was given by Murray Jamieson, the son of Mavis and Eric, who obtained it from his 92 year old Aunt Joyce, the last remaining member of her generation. She could not remember much about the house except a well in the back yard.</p>	<p>Ware Wiley Shute Jamieson Relevance? Caution with using unless information can be verified.</p>	<p>'The History of 77-79 North Street, "GLENDEVON", from 'Berry Alliance, 1 Jan 2013 A Community Response to the Environmental Assessment for the Berry Bypass, Submission to the Director General, Dept of Planning and Infrastructure'.</p>
1926, 12 Mar	Transfer of Lot 42 DP 4497 to William Henry Shute of Berry, farmer	Shute	Vol 1911 Fol 109 LPI
1928, 1 Aug	Purchase of Lot 42 DP 4497 by George Malcolm Miller of Berry, farmer	Miller	Vol 1911 Fol 109 LPI
1948	Interment of Rebecca Milligan		South Coast Register Sep

	Milligan at Berry Cemetery. 'Miss Rebecca Jane Milligan died at Thirroul at the age of 82 years. She was born at Kangaroo Valley where her family were early pioneers. The Milligans were well known at Berry where Rebecca went to school.	Peripheral information linked to Catherine Milligan.	16 [?] 1948: 2
Not dated	George Miller leased Glen Devon 77-79 North St Berry to various tenants including Bill Peck, Roy May and Sid Gray but farmed the land along with the small farm next door which he had bought after he came back from the first World War.	Miller From oral history about Glen Devon with questions beyond the scope of the interviewee. Difficulty in verifying information without further research.	Oral History Interview of Angus 'Gus' Miller, 15 Dec 2008, Interviewer: Janet Fingleton, transcript provided by Berry & District Historical Society.
Not dated	George Miller sold the Glen Devon to the Bellings. Belling who was a prisoner of war in the second world war sold the house to Judith Gardner.	Miller As above.	Oral History Interview of Angus 'Gus' Miller, 15 Dec 2008, Interviewer: Janet Fingleton, transcript provided by Berry & District Historical Society.
1947	Mabel Dawson died in a private hospital in Sydney on 29 Dec 1947. Wife of late Dr CL Dawson, mother of Mavis, Decima and Gilbert (deceased)	Dawson	SMH 30 Dec 1947: 16
1950s	In the 1950s Glen Devon rented by Dr John Roche and his wife Kathy. He was in partnership with Dr MacIndoe in the Alexandra Street practice. The family now live in Moss Vale.	Roche From oral history about Glen Devon with questions beyond the scope of the interviewee. Difficulty in verifying information without further research.	Oral History Interview of Angus 'Gus' Miller, 15 Dec 2008, Interviewer: Janet Fingleton, transcript provided by Berry & District Historical Society.
1962, 5 Nov	Certificate of Title records interests of Council in part of Lot 42 DP 4497	[Shoalhaven?] Council Resumption for road?	Vol 1911 Fol 109, LPI
1962, 21 Nov	Certificate of title for Lot 3 DP 206971 Shire of Shoalhaven parish of Coolangatta and Co of Camden in name of George Malcolm Miller of Berry, farmer	Miller Glen Devon Lot 3 DP206971	Vol 9315 Fol 71, LPI
1963 16 Sep	Residue of Lot 42 DP 4497 excluding road transfer to Mark Fairley Morton and Andrew Walter both of Nowra, solicitors as joint	Residue after subdivision of Lot 42 Not searched	Vol 1911 Fol 109, LPI

	tenants		
1963, 17 Jun	Residue of Lot 42 DP4497 excluding road in Plan No 206971 transfer to Keith John Chisholm Miller, Angus George Chisholm Miller and Donald Ewan Chisholm Miller, as tenants in common	Residue after subdivision of Lot 42 Not searched	Vol 1911 Fol 109, LPI
1980s	Glen Devon 77-79 North St Berry bought by the RTA in the 1980's	RTA	Oral History Interview of Angus 'Gus' Miller, 15 Dec 2008, Interviewer: Janet Fingleton, transcript provided by Berry & District Historical Society.

* Copies of selected sources provided by Berry and District Historical Society

APPENDIX 3

UNEXPECTED FINDS PROTOCOL

Date:		Recorded by	
Project Name:			
Description of works being undertaken (eg Removal of failed pavement by excavation and pouring concrete slabs in 1m x 1m replacement sections).			
Description of exact location of find (eg Within the road formation on Parramatta Road, east bound lane, at the corner of Johnston Street, Annandale, Sydney).			
Description of item found (eg Metal tram tracks running parallel to road alignment. Good condition. Tracks set in concrete, approximately 10cms (100 mm) below the current ground surface).			
Sketch (Provide a sketch of the find's general location in relation to other road features so its approximate location can be mapped without having to re-excavate it. Also annotate this sketch with the location and direction of any photographs of the item taken).			
Action Taken (Tick either A or B)			
A.	Unexpected find will not be affected by maintenance works	<input type="checkbox"/>	B. Unexpected find will be affected by maintenance works <input type="checkbox"/>
A. Describe if and how works were amended to avoid impact to the find and the action taken to cover the item.			
B. Describe how works will affect the find. (eg Milling is required to be continued to 200 mm depth to ensure road pavement requirements are met. Milling to required depth would affect the top 50 mm of potential heritage pavement).			

Attach Photographs. (Take a number of close up and general photographs so anyone off site can understand the location of the find, the material it is made from and any distinguishing features).

Team Leader Signature

Action: Refer issue to Section Manager (or higher) immediately where 'B' has been ticked.

To be completed by Section Manager

Describe any further considerations to amend project works to avoid unexpected find and if impact is still anticipated.

Describe action taken to secure site temporarily

**Section Manager
Signature**

Action: Escalate to environment and heritage staff where impact to item cannot be avoided.

Appendix D

Photographing Unexpected Archaeological Finds

✘ Removal of the find from its context (eg excavating from the ground) for photographic purposes is not permitted.

Photographs of unexpected finds, in their original placement (*in situ*), assists heritage staff and archaeologists to identify 'finds' soon after being uncovered. Emailing good quality photographs to specialists can allow for better quality and faster heritage advice. The key elements that must be captured in photographs of the find include its position, the general find itself and any distinguishing features. All photographs must have a scale (ruler, scale bar, mobile phone, coin) and a note describing the direction of the photograph.

Context and detailed photographs

It is important to take a general photograph (Figure 1) to convey the location and setting of the find. This will add much value to the subsequent detailed photographs also required (Figure 2).



Figure 1: Telford road uncovered on the Great Western Highway (Leura) in 2008.

Photographing distinguishing features

Where unexpected finds (eg artefacts) have a distinguishing feature, close up detailed photographs must be taken of this, where practicable. See Figures 3 and 4 for examples.



Figure 3: Ceramic bottle artefact with stamp.

Figure 4: Detail of the stamp allows 'Tooth & Co Limited' to be made out. This is helpful to a specialist in gauging the artefact's origin, manufacturing date and likely significance.

Photographing bones

The majority of bones found on site will those of be recently deceased animal bones often requiring no further assessment (unless they are in archaeological context). However, if bones are human RMS must contact the police immediately (see Appendix F for detailed guidance). Taking quality photographs of the bones can often resolve this issue quickly. Heritage staff in Environment Branch can confirm if bones are human or non-human if provided with appropriate photographs. Ensure that photographs of bones are not concealed by foliage (Figure 5) as this makes it difficult to identify. Minor hand removal of foliage can be undertaken as long as disturbance of the bone does not occur. Excavation of the ground to remove bone(s) should not occur, nor should they be pulled out of the ground if partially exposed. Where sediment (adhering to a bone found on the ground surface) conceals portions of a bone (Figure 6) ensure the photograph is taken of the bone (if any) that is not concealed by sediment.



Figure 5: Bone concealed by foliage.



Figure 6: Bone covered in sediment

Ensure that all close up photographs include the whole bone and then specific details of the bone (especially the ends of long bones, the *epiphysis*, which is critical for species identification). Figures 7 and 8 are examples of good photographs of bones that can easily be identified from the photograph alone. They show sufficient detail of the complete bone and the epiphysis.



Figure 7: Photograph showing complete bone.



Figure 8: Close up of a long bone's epiphysis.

Appendix E

Key Environmental Contacts

Hunter region	Senior Environmental Officer	4924 0281
	Aboriginal Cultural Heritage Advisor	4924 0383
Northern region	Senior Environmental Officer	6640 1072
	Aboriginal Cultural Heritage Advisor	6604 9305
Southern region	Senior Environmental Officer	4221 2765
	Aboriginal Cultural Heritage Advisor	4221 2767
South West region	Senior Environmental Officer	6938 1143
	Aboriginal Cultural Heritage Advisor	6937 1647
Sydney region	Senior Environmental Officer	8814 2516
	Aboriginal Cultural Heritage Advisor	8849 2006
Western region	Senior Environmental Officer	6861 1628
	Aboriginal Cultural Heritage Advisor	6861 1658
Pacific Highway Office	Environmental Services Manager	6640 1375
Hume Highway Office	Senior Environmental Officer	6923 3419
Road and Fleet Services	Environment Manager	9598 7721
Environment Branch	Senior Environmental Specialist, Heritage	8588 5754

Heritage Regulators

Heritage Branch Office of Environment and Heritage Locked Bag 5020 Parramatta NSW 2124 Phone: (02) 9873 8500	Minister for Sustainability, Environment, Water, Populations and Communities GPO Box 787 Canberra ACT 2601 Phone: (02) 6274 1111
Planning and Aboriginal Heritage Section Environment Protection and Regulation Group* (Metropolitan) Office of Environment and Heritage PO Box 668 Parramatta NSW 2124 Phone: (02) 9995 5000	Planning and Aboriginal Heritage Section Environment Protection and Regulation Group* (North East) Office of Environment and Heritage Locked Bag 914 Coffs Harbour NSW 2450 Phone: (02) 6651 5946
Environment and Conservation Programs Environment Protection and Regulation Group* (North West) Office of Environment and Heritage PO Box 2111 Dubbo NSW 2830 Phone: (02) 6883 5330	Aboriginal Heritage Protection Section Environment Protection and Regulation Group* (South) Office of Environment and Heritage PO Box 733 Queanbeyan NSW 2620 Phone: (02) 6229 7000

Project-Specific Contacts (complete as needed)

Position	Name	Phone Number
Project Manager		
Site / Alliance Environment Manager		
Regional Environmental Officer		
Aboriginal Cultural Heritage Advisor		
Consultant Archaeologist		
Local Police Station		
OE: Environment Line		131 555

* Please note: at the time of finalising this procedure EPRG became part to the Environment Protection Authority (EPA); full title block was yet to be finalised.

Appendix F

Uncovering Bones

✦ All matters relating to uncovering bones and RMS' human remains notification obligations should involve RMS regional environment and heritage staff. They will guide project managers through occurrences of uncovering bones.

This appendix provides project managers with advice (1) on what to do on first uncovering bones (2) the range of human skeletal notification pathways and (3) additional considerations and requirements when managing the discovery of human remains.

1. First uncovering bones

Stop all work in the vicinity of the find. All bones uncovered during project works should be **treated with care and urgency** as they have the potential to be human remains. Therefore they must be identified as either human or non-human as soon as possible by a qualified forensic or physical anthropologist. These specialist consultants can be sought by contacting regional environment staff and/or heritage staff at Environment Branch.

On the very rare occasion where it is *instantly obvious* from the remains that they are human, the project manager (or a delegate) should **inform the police by telephone** prior to seeking specialist advice. It will be '*obvious*' that it is human skeletal remains where there is *no doubt*, as demonstrated by the example in Figure 1. Often skeletal elements in isolation (such as a skull) can also clearly be identified as human. Note it may also be obvious that human remains have been uncovered when soft tissue and clothing are present.

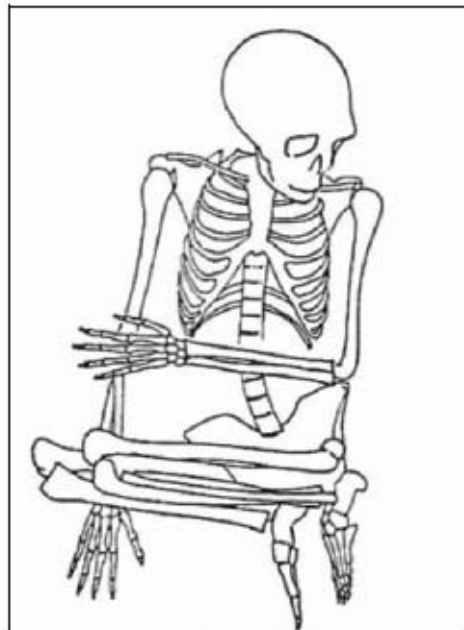


Figure 1: Schematic of a complete skeleton that is 'obviously' human¹².



Figure 2: Disarticulated bones that require assessment to determine species.

¹² After Department of Environment and Conservation NSW (2006), *Manual for the identification of Aboriginal Remains*: 17.

This preliminary phone call is to let the police know that the RMS is undertaking a specialist skeletal assessment to determine the approximate date of death which will inform legal jurisdiction. The police may wish to take control of the site at this stage. If not, a forensic or physical anthropologist must be requested to make an on-site assessment of the skeletal remains.

Where it is not 'obvious' that the bones are human (in the majority of cases, illustrated by Figure 2), specialist assessment is required to establish the species of the bones. Photographs of the bones can assist this assessment if they are clear and taken in accordance with guidance provided in Appendix D. Good photographs often result in the bones being identified by a specialist without requiring a site visit, noting they are nearly always non-human. In these cases, non-human skeletal remains must be treated like any other unexpected archaeological find.

If the bones are identified as human (either by photographs or an on-site inspection) a technical specialist must determine the likely ancestry (Aboriginal or non-Aboriginal) and burial context (archaeological or forensic). This assessment is required to identify the legal regulator of the human remains so **urgent notification** (as below) can occur. Preliminary telephone or verbal notification by the project manager or regional environment staff is considered appropriate. This must be followed up later by RMS formal letter notification as per Appendix H when a management plan has been developed and agreed to by the relevant parties.

2. Range of human skeletal notification pathways

The following is a summary of the different notification pathways required for human skeletal remains depending on the preliminary skeletal assessment of ancestry and burial context.

A. Human bones are from a recently deceased person (*less than 100 years old*).

Action

A police officer must be notified immediately as per the obligations to report a death or suspected death under s35 of the *Coroners Act 2009* (NSW). It should be assumed the police will then take command of the site until otherwise directed.

B. Human bones are archaeological in nature (*more than 100 years old*) and are likely to be Aboriginal remains.

Action

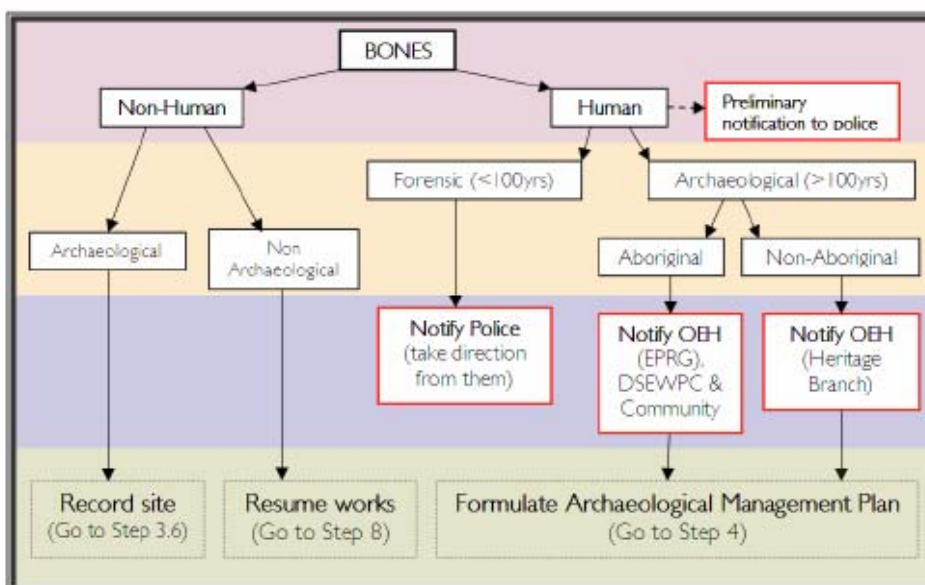
The OEH (*EPRG*) and the RMS Aboriginal Cultural Heritage Advisor (ACHA) must be notified immediately. The ACHA must contact and inform the relevant Aboriginal community stakeholders who may request to be present on site. Relevant stakeholders are determined by the RTA's *Procedure for Aboriginal Cultural Heritage Consultation and Investigation*.

C. Human bones are archaeological in nature (*more than 100 years old*) and likely to be non-Aboriginal remains.

Action

The OEH (Heritage Branch, Conservation Team) must be notified immediately.

The simple diagram below summarises the notification pathways on finding bones.



After the appropriate verbal notifications (as described in B and C), the project manager must proceed through the *Unexpected Archaeological Finds Procedure* to formulate an archaeological management plan (Step 4). Note *no* archaeological management plan is required for forensic cases (A), as all future management is a police matter. Non-human skeletal remains must be treated like any other unexpected archaeological find and so must proceed to recording the find as per Step 3.6.

3. Additional considerations and requirements

Uncovering archaeological human remains must be managed intensively and needs to consider a number of additional specific issues. These issues might include facilitating culturally appropriate processes when dealing with Aboriginal remains (such as repatriation and cultural ceremonies). RMS ACHA can provide advice on this and how to engage with the relevant Aboriginal community. Project managers, more generally, may also need to consider overnight site security of any exposed remains and may need to manage the onsite attendance of a number of different external stakeholders during assessment and/or investigation of remains. Project managers may also be advised to liaise with local church/religious groups and the media to manage community issues arising from the find. Additional investigations may be required to identify living descendants, particularly if the remains are to be removed and relocated.

If exhumation of the remains (from a formal burial or a vault) is required, project managers should also be aware of additional approval requirements under the *Public Health Act 1991* (NSW). Specifically, RMS is required to apply to the Director General of NSW Department of Health for approval to exhume human remains as per Clause 26 of the *Public Health (Disposal of Bodies) Regulation 2002* (NSW)¹³. Further, the exhumation of such remains needs to consider health risks such as infectious disease control, exhumation procedures and reburial approval and registration. Further guidance on this matter can be found at the NSW Department of Health [website](#).

In addition, due to the potential significant statutory and common law controls and prohibitions associated with interfering with a public cemetery, project teams are advised, when works uncover human remains adjacent to cemeteries, to confirm the cemetery's exact boundaries.

¹³ This requirement is in addition to heritage approvals under the *Heritage Act 1977*.

Appendix G

Archaeological Advice Checklist

The archaeologist must advise the project manager of an appropriate archaeological management plan as soon as possible after site inspection (see Step 4). An archaeological management plan can include a range of activities and processes, which differ depending on the find and its significance. In discussions with the archaeologist the following checklist can be used by the project manager and the archaeologist as a prompt to ensure all relevant archaeological issues are considered when developing this plan. This will allow the project team to receive clear and full advice to move forward quickly and in the right direction. Archaeological advice on how to proceed can be received in a letter or email outlining all relevant archaeological issues.

	Required	Outcome/notes
Assessment and investigation		
• Assessment of significance	Yes / No	
• Assessment of heritage impact	Yes / No	
• Archaeological excavation	Yes / No	
• Archival photographic recording	Yes / No	
Heritage approvals and notifications		
• AHIPs, Section 140, S139 exceptions etc	Yes / No	
• Regulator relics/objects notification	Yes / No	
• RMS' S170 Heritage Register listing requirements	Yes / No	
• Compliance with CEMP or other project heritage approvals	Yes / No	
Stakeholder consultation		
• Aboriginal stakeholder consultation requirements and how it relates to RTA <i>Procedure for Aboriginal Cultural Heritage Consultation and Investigation (PACHCI)</i> .	Yes / No	
• Advice from regional environmental staff, Aboriginal Cultural Heritage Advisor, RMS heritage team.	Yes / No	
Artefact management		
• Disposal strategy for non-Aboriginal relics or heritage material (eg former road pavement): short term and permanent storage locations (interested third parties should be consulted on this issue).	Yes / No	
• Control Agreement for Aboriginal objects.	Yes / No	
Program and budget		
• Time estimate associated with archaeological work.		
• Total cost of archaeological work.		