

LEP Heritage item No. 88 (former CBC Bank building)

Background

The former Commercial Banking Company (CBC) building at No. 122 Queen Street, Berry is an example of a two-storey, late Victorian bank. It was completed in 1890 for the Commercial Banking Company of Sydney and designed by Mansfield Brothers, architects.

The item is described on the [State Heritage Inventory](#) (SHI) as **Victorian Free Classical Style former CBC Bank including fence and trees** that is:

A fine Late Victorian Free Classical style bank building, of special interest as one of the best examples of its style in the region. Major contributor to the streetscape and prominently located on the entry to the town's main street. Local significance (Shoalhaven).



Plate 1 - Former CBC building at 122 Queen Street, viewed from cnr of Queen and Prince Alfred Streets. Cast iron palisade fence in foreground.



Plate 2 - The Berry Inn at 17 Prince Alfred Street, viewed from the eastern side of the car park.



Plate 3 - cast iron palisade fence (RHS) referred to in the State Heritage Inventory extends along Queen St and the northern end of the Prince Alfred St boundary.



Plate 4 - Looking toward the former CBC building from The Berry Inn car park. CBC building is obscured by Cypress trees on the northern side of the driveway.

The mapped extent of Heritage Item 88 was previously expanded in 2017 via a housekeeping amendment Number 18 (Council ref: [PP022](#)) to the Shoalhaven Local Environmental Plan 2014 (LEP) based on the following: *Lots have been consolidated. Amend Heritage layer to extend to the map full property and amend Heritage schedule with updated property description.*

See **Figure 1** - Heritage map overlay in SLEP 2014. Top: prior to Amendment 18 on 16/2/18. Middle: since 16/2/18. Bottom: Proposed removal of 17 Prince Alfred Street from item 88. (Note: additional items and conservation area are proposed on adjacent land via a separate PP).

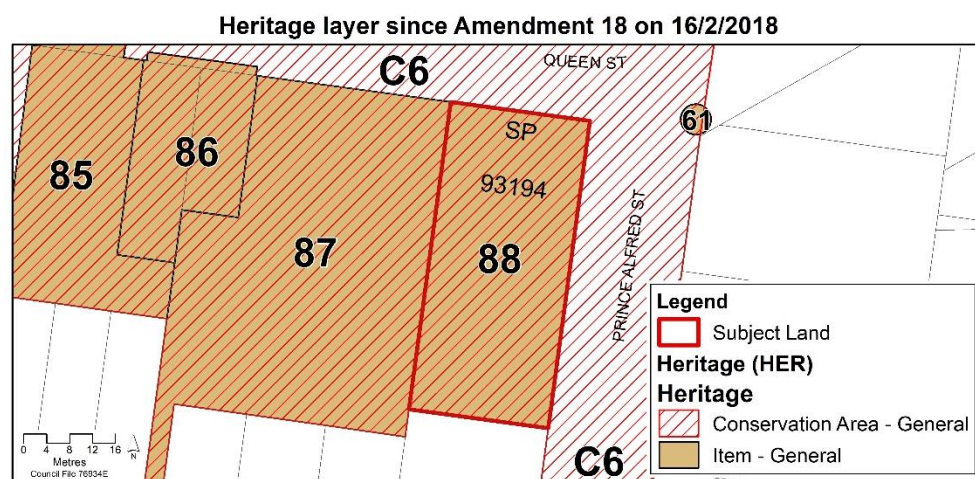
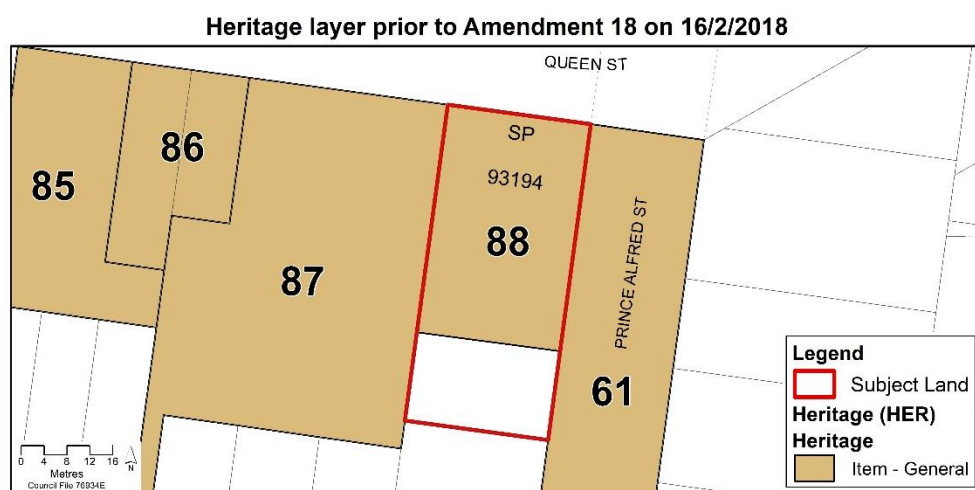
The proponent's PP application does not seek to amend the heritage map overlay in the LEP. However a development application to create a two-lot Torrens Title subdivision was recently approved. When completed, The Berry Inn will be on land that is separately owned from the former CBC building where the heritage features are located. As such there is also merit in considering an adjustment to the heritage map overlay as part of any PP.

Councils City Development Directorate advised that:

- There have been ongoing separate uses of the subject land; the parking bays and motel elements associated with The Berry Inn do not directly contribute to the significance of the historic CBC building.
- The reference in the SHI entry to *trees and fence* is believed to be related to the mature trees and older fence surrounding the CBC building, not the proposed Lot 2 area where The Berry Inn is located.

- No objections are raised to removing the proposed Lot 2 from the current local listing because the main curtilage containing the significant elements of the CBC building will not be affected.
- Proposed Lot 2 should remain within the Conservation Area boundary to assist in retaining the character and appearance of the area.

Given that any future development application over the land would still need to address LEP clause 5.10 in relation to the heritage conservation area and surrounding heritage items, it is considered appropriate to reduce the mapped extent of Item 88 at the appropriate point.



Indicative proposed change to heritage item 88 when Torrens Title subdivision is completed (Note: subdivision boundary to be surveyed after subdivision works have been completed.)

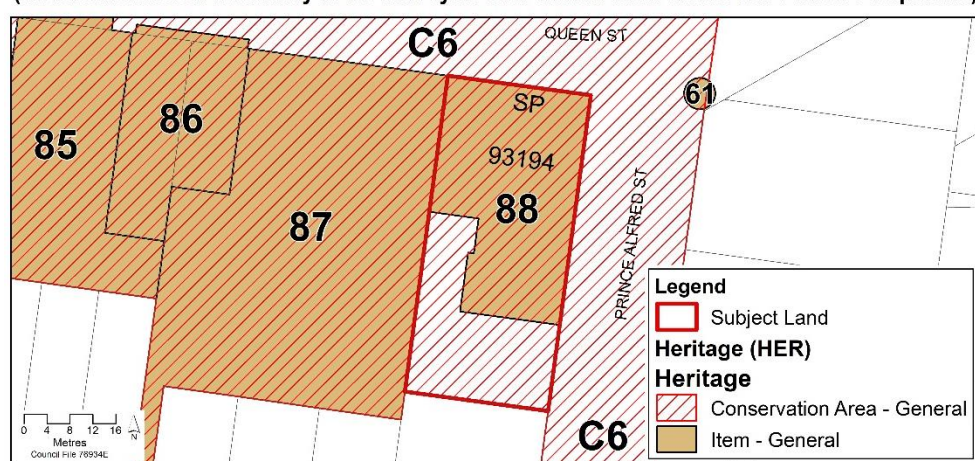


Figure 1 - Heritage map overlay in SLEP 2014. Top: prior to Amendment 18 on 16/2/18. Middle: since 16/2/18. Bottom: Proposed removal of 17 Prince Alfred Street from item 88. (Note: additional items and conservation area are proposed on adjacent land via a separate PP).