



Archival recording of heritage items Grafton, NSW

Prepared for Roads and Maritime Services

17 June 2016

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Report to: Roads and Maritime Services

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Biosis matter no.: 22018

Document Control

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Study: 22018 - NAH Grafton CoA works

Report Title: Archival Recording of heritage items, Grafton, NSW

LGA: Grafton

Revision	Prepared	Internal Review	External Review	Amended
DR01	LCF	AJB	PF	LCF
FIN01	LCF	AJB	N/A	N/A

Revision	Issued	Name	Signed
DR01	AJB	Alex Beben	Electronic
FIN01	LCF	Lian Flannery	Electronic

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Acknowledgements

Biosis gratefully acknowledges the contributions of the following people and organisations in preparing this report:

- Roads and Maritime Services

Abbreviations

- AR: Archival report
- LGA: Local Government Authority
- MCoA: Ministers conditions of approval

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1 Introduction

1.1 Study background

Biosis Pty Ltd has been commissioned by Roads and Maritime Services to undertake photographic archival recording of 16 heritage items identified during the Additional Crossing of the Clarence River at Grafton: *Non-Aboriginal Heritage Report*. This report satisfies the requirements of the Conditions B14 and B16 of the Ministers Conditions of Approval (MCoA).

This report presents archival recordings as of 8 – 11th May 2016 within the study area. The archival record has been prepared in accordance with the MCoA and the Heritage Division guidelines *How to Prepare Archival Records of Heritage Items* (Heritage Office 1998) and *Photographic Recording of Heritage Items Using Film or Digital Capture* (Heritage Office 2001, revised 2004, 2006). Condition B16 states that the archival recordings be undertaken by an experienced heritage professional, the work was undertaken by Lian Flannery, an archaeologist with over seven years experience in the heritage industry. A curriculum vitae has been provided in appendix 2.

1.2 Study Area

The study area is located in Grafton and South Grafton in the Clarence Valley Council, local government area (LGA), on the NSW Mid North Coast; about 610 km north of Sydney (see Figure 1 and Figure 2). The study area consisted of 16 discrete locations within the overarching project area:

- Ravensford", 36 Villiers Street, Grafton, lot 1 DP 1212614
- Former residence "Dunvegan" 47 Pound Street, Grafton, lot 100 DP 851143.
- 31 Pound Street, Grafton, lot 4 DP 783118
- King George V Plaque: Pound Street, Grafton
- Grafton Railway Viaduct, section crossing at Pound Street
- Grafton Railway Viaduct, section crossing at Clarence Street
- 18 Kent Street, Grafton. lot 1 DP 713416
- 16 Kent Street, Grafton, lot 2 DP 713416
- 14 Kent Street, Grafton, lot 1 DP 782843
- 12 Kent Street, Grafton, lot 9 DP 12717
- 13 Pound Street, 'Clarendon' Grafton, lot 1 DP 817474
- 3 Greaves Street, Grafton, lot 3 DP 12717
- 2 Greaves Street, Grafton, lot 2 DP 354989
- 5 Greaves Street, Grafton, lot 1 DP 781379
- 4 Greaves Street, Glyndon Private Hospital (former): Grafton, lot 13 DP 1048362
- Grafton City Railway Precinct, lot 4 DP 1173717

This archival report has been prepared in accordance with the following NSW Heritage Branch guidelines as a best practice approach to archival photographic recordings:

- *How to prepare archival recordings of heritage items* (Heritage Office 1998).
- *Photographic recording of heritage items using film or digital capture* (Heritage Office 2001, revised 2004, 2006).

The archival recording consists of a photographic recording which encompasses views to and from the item from several angles, in detail and showing its relationship to its surrounding landscape. Views of each will be recorded along with other significant details. Where structures will be removed or destroyed photographs of each internal elevation will be recorded. Where applicable, photographs include a scale.

This report contains a record of the photographic method including photographic catalogue and plan. The catalogue includes information relating to the photographer, subject, direction and lens. The number of each photograph has a corresponding number on the base plan showing the location and direction of the photograph. The information on the plans shows the sequence in which the photographs were taken.

1.3 Report Structure

This archival report has been prepared in accordance with NSW Heritage Office guidelines. It includes:

- A title page.
- A brief introduction that outlines the reasons and purposes of the archival record.
- A brief section on the location of the subject site, a brief history and any other information available on existing significance assessments.
- A methodology that describes the process of photography and the limitations of the study.
- The methodology will include the technical details associated with the photography, including a description of the cross referencing system employed.
- A photographic catalogue that references the photographic plan.
- A photographic plan that references the photographic catalogue.

1.4 Terminology

The following terminology is used within this archival recording:

- Historical Context – physical description, historical outline and statement of significance for the heritage item.
- Photographic Index – method of photography and index of photographs comprising archival recording detailing the aspect, description, date.
- Photographic Plan – details of location and aspect of photographs taken overlying a modern aerial image of the heritage item. Photographic numbers depicted in the plan are cross-referenced with the Photographic Index.
- Photographic Catalogue – proofs of each digital image taken for the heritage item with corresponding number depicted on the Photographic Plan and detailed in the Photographic Index.

1.5 Limitations

Factors limiting the photographic recording of some of the items were as follows. All properties, with the exception of 31 Pound Street were occupied therefore photographic recording of some internal areas or features were either impeded or inaccessible. 31 Pound Street was in an extremely poor condition at the time of the archival recording. The flooring and roofing in some areas was not structurally sound therefore some areas of the item were not able to be recorded.

1.6 The New South Wales *Heritage Information Series 2006 Photographic recordings of Heritage Items using film or digital capture* requirements for photographic archival recording

The tables following are the requirements for digital recording and reporting as per the guidelines which have been followed by this report.

Table 1 Minimum requirements for digital photographic report.

Guideline requirements	Where addressed
A very brief report or introduction which explains the purposes of the report and gives a brief description of the subject, as well as details of the sequence in which images were taken. The report may also address the limitations of the photographic record and may make recommendations for future work.	Addressed in the historical context sections of this report.
The report should include all technical details including camera and lenses, image file size and format, technical metadata associated with the images, and colour information.	Addressed in the photographic index sections of this report.
The report should also contain the catalogue sheets, photographic plan, and supplementary maps or plans.	Addressed in the photographic plan and index sections of this report.

Table 2 Minimum requirements for printing of digital materials.

Guideline requirements	Where addressed
Three hard (paper) copies of the photographic report including catalogue sheets, photographic plan and supplementary maps.	The printing and dissemination of the report will follow these guidelines once acceptance of the final version of the report has been received by the client.
Three sets of thumbnail image sheets (e.g. A4 photographic paper with six images by six images) showing images and file numbers. Thumbnail image sheets should be processed with archivally stable inks using approved archival photographic papers and cross referenced to catalogue sheets.	The printing and dissemination of the report will follow these guidelines once acceptance of the final version of the report has been received by the client.
Three copies of archival quality CD-R discs containing electronic images files and associated metadata, cross-referenced to catalogue sheets. If there are a large number of images, then DVD media can be used.	The printing and dissemination of the report will follow these guidelines once acceptance of the final version of the report has been received by the client.
One set of 10.5 x 14.8cm (A6), prints using archival quality paper and archivally stable inks. If the study is very large and includes a considerable number of digital images, key or representative images may be selected for reproduction at 10.5 x 14.8cm.	The printing and dissemination of the report will follow these guidelines once acceptance of the final version of the report has been received by the client.

Table 3 Heritage Information Series 2006 Photographic recordings of Heritage Items using film or digital capture Appendix B checklist for archival recording.

Digital study's	Yes	No
Is there a hardcopy report?	X	
Does the hardcopy report contain:		
a) thumbnail proof sheet processed in an archivally acceptable method?	X	
b) proof sheet properly sleeved in archival protective pages?	X	
c) appropriate electronic storage media with report and images?	X	
d) cameras, lenses, and accessories details?	X	
e) map showing image location and details?	X	
f) list of all images, correctly numbered and described?	X	
Is there an electronic report?	X	
How is the information stored?		
a) CD Rom - what type		
b) DVD - what type	X - DVDr	
c) Other		
Can the storage media be opened?	X	
Is the information the same as that contained in the hardcopy report?	X	
Are the images saved as TIFF files, contain metadata and follow guidelines?	X	
If not, what is the file format & where have they diverted from guidelines? Is the storage media filed in an acceptable container?		
Is there a back-up copy stored with the hardcopy report?	X	
Is there a full set of 10.5 x 14.8 (A6) images processed with archivally stable inks and paper?	X	
Comments for either film and/or digital reports:		

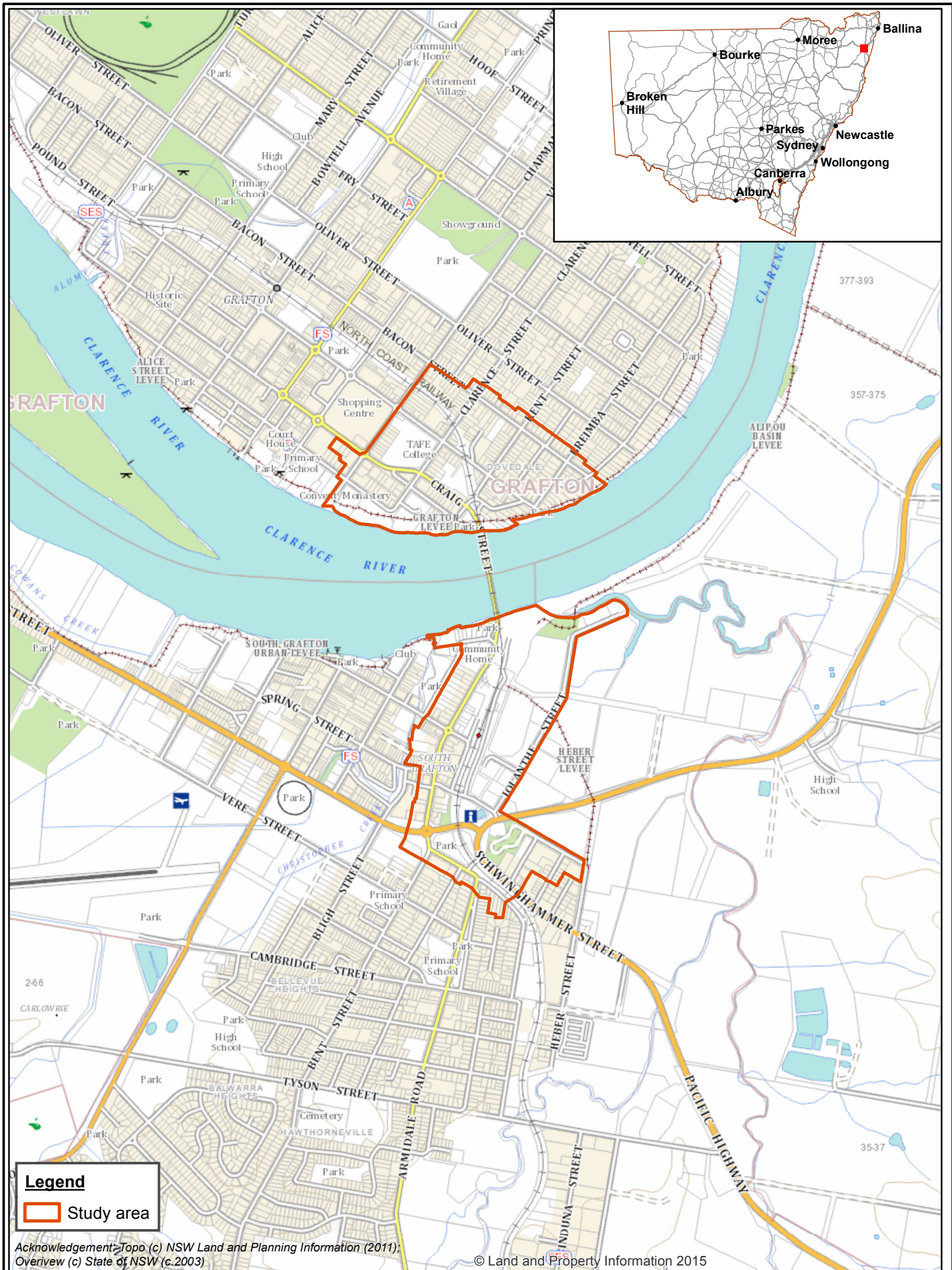
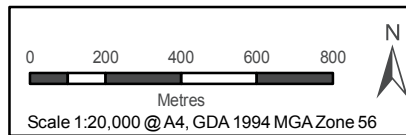


Figure 1: Location of the study area



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Matter: 22018
Date: 23 June 2016
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Location: P:\22000s\22018\Mapping\22018_AP_F1_Locality





Legend

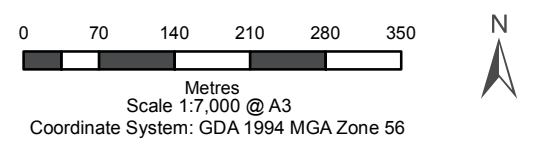
- Study area
- Site location

Figure 2: Project Area



Acknowledgements: Imagery (c) Nearmap 2014
 Topo (c) NSW Land and Planning Information (2012)

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 Date: 18 May 2016
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 Location: P:\22000s\22018\Mapping\22018_AP_F2_Overview



2 CZB10: "Ravensford", 36 Villiers Street, Grafton

2.1 Historical context

Table 4 Historical summary, site description and statement of significance for CZB10: "Ravensford", 36 Villiers Street, Grafton.

Historical summary

The Clarence River was not ideal for grazing of stock simply because of the difficulty of overlanding stock there and the need to clear areas. Squatting runs were taken up including several small runs in the vicinity of the project area on what was to become Grafton. The government added the Clarence district land to that which could be settled in May 1839.

Surveyors W.C.B. Wilson and C.M. Wilson arrived in the Clarence District in September 1840 to survey land for subdivision. With approval to settle granted in 1839, licences to occupy Crown Land became available which encouraged squatters to take up runs but also small businesses to establish themselves. By the early 1840s two informal settlements had begun to form on the banks of the Clarence River at the future site of Grafton. Few vessels passed further upstream than Susan Island and so South Grafton became the preferred centre for settlement. In December 1848 Surveyor William Darke laid out two towns one at South Grafton and one on the northern bank called Grafton.

Growth was initially focussed around the established shipyard and stores in South Grafton during the 1840s. In Grafton small residences, farms and businesses sprang up and during the 1850s land became available for purchase as freehold, encouraging the further development of agriculture along the river and attendant commercial and residential purchases within Grafton and South Grafton.

In Grafton dwellings erected during the early years of settlement were generally of the basic 'vernacular' type and did not survive the subdivision boom during the late nineteenth century, during which they were replaced by more substantial dwellings; predominantly four-roomed weatherboard cottages, many of which survive throughout Grafton. There are a number of dwellings present within the Grafton portion of the project area dating to the boom era (1860-1890) including prominent examples such as Ravensford and 18 Kent Street. Ravensford is the oldest of the grand residences associated with the project area and one of the more historically significant houses in Grafton.

Grafton bridge was constructed in the mid 19th century and many dwellings were erected in Grafton during this period, including a number of examples within and adjacent to the project area that characterise the development of housing in Grafton during these decades. In Grafton housing continued to develop and diversify, with distinguished two-storey timber residences built at the turn of the century. An example adjacent to the project area is seen in 'Dunvegan', a two-storey Late Victorian timber residence constructed on an unusually large scale at 47 Pound Street in 1905 by the Powell family. Dunvegan was extended to its final form in 1926 and presents a variety of Victorian and Federation elements. The property is now located within the TAFE complex.

Other dwellings within the project area which were constructed in Grafton during this period include a variety of Inter-war period homes reflecting architectural influences of the era, such as 12 to 26 Kent Street. Buildings constructed within the project area during this period consist of predominantly weatherboard dwellings, whilst this is typical of Grafton, it is unusual for this period when fibro cement sheeting became readily available and may reflect the popularity of weatherboard throughout Grafton's history. A prominent example of a single-storey weatherboard inter-war dwelling is located at 4 Greaves Street, in the former Glyndon Private Hospital.

Site description

The city of Grafton is situated on the Clarence River within the northern coastal plain of New South Wales. The northern region is not strictly a coastal plain, but rather a series of river valleys separated by ranges. Extensive alluvial flats and flood-prone lands stretch across many of the valleys in the region including the Clarence River area. The Clarence River catchment is characterised by upper tableland areas which fall away to a relatively large, flat coastal floodplain. Grafton and South Grafton are located within the upper reaches of the floodplain.

The heritage item is located in lot 1 DP 1212614 on Villiers Street, Grafton. It is an attractive two storey symmetrical timber house having a hipped iron roof with gable vents. Bay windows flank the front door on both the first floor and ground floor levels. The first floor verandah is well decorated with cast iron balustrades and timber brackets and valances. The house is on a corner site and the garden has significant mature trees. It is part of a group of historic buildings in this section of Villiers Street and is within the Grafton Historic Precinct. The residential property surrounded by an urban landscape and the Clarence River Bridge and Viaduct in the immediate vicinity with the Clarence River and rolling river valleys forming the surrounding landscape.

Statement of significance

The following statement of significance is from the NSW heritage register:

This attractive two storey residence has remarkably intact external details and is set within a garden of mature trees on an important corner site. It is significant historically for its association with Captain Greenway (c 1860) and later the Henson family who owned a cordial factory next door. It is representative of the quality two storey residences built in the period 1890 -1910 and can be compared with Lormont (16 Victoria Street). The site is likely to have archaeological potential.

2.2 Photographic index

Table 5 CZB10: "Ravensford", 36 Villiers Street, Grafton, photographic details.

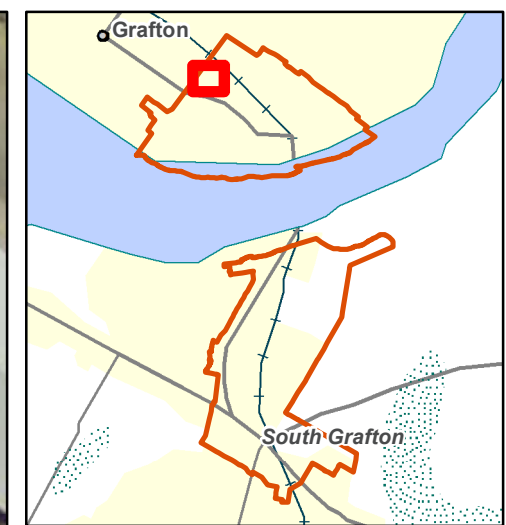
Archival photography digital image catalogue sheet			
Study name	Grafton– Archival Recording		
Camera	Canon EOS 350D	Lenses	18–55 mm
Sensor size	1.5	35 mm Lens Equivalent	1:3.5–5.6
Proof #	1	Photographer	Lian Flannery

Table 6 External photographic index for CZB10: "Ravensford", 36 Villiers Street, Grafton.

Image file no.	Date	Description	Orientation
8331	09/05/2016	View of Street aspect from property	NW
8332	09/05/2016	View of Street aspect from property	NE
8333	09/05/2016	View of Street aspect from property	SE
8334	09/05/2016	View of path aspect from property	NW
8335	09/05/2016	View of property from the path	W
8336	09/05/2016	View of street from property boundary	N
8337	09/05/2016	View of property from across the street	S
8338	09/05/2016	View of property from across the street	S
8339	09/05/2016	View of property from across the street	E
8340	09/05/2016	View of property from across the street	E
8341	09/05/2016	View of property from across the street	SE
8342	09/05/2016	View of property from across the street	S
8343	09/05/2016	View from front veranda of property	N
8344	09/05/2016	View from front veranda of property	NW
8345	09/05/2016	View from front veranda of property	N

2.3 Photographic plan & catalogue

The following section contains maps showing the locations of the exterior photographs (Figure 3). This section is followed by a Photographic catalogue of all images taken of the property referenced against the photographic index and maps.



Legend

- Study area
- ↖ Location of photo & direction

**Figure 3: CZB10:
"Ravensford", 36 Villiers
Street, Grafton.**

0 4.5 9 13.5 18 22.5
Metres
Scale: 1:460 @ A3
Coordinate System: GDA 1994 MGA Zone 56



Matter: [Matter No.]
Date: 23 June 2016
Checked by: [Cons.], Drawn by: [GIS], Last edited by: aprichard
Location: F:\22000s\22018\mapping\22018_AP_F3-17_PhotoLocations_Mapbook

Plate 1 External photographic catalogue for CZB10: "Ravensford", 36 Villiers Street, Grafton.



IMG_8331.JPG



IMG_8332.JPG



IMG_8333.JPG



IMG_8334.JPG



IMG_8335.JPG



IMG_8336.JPG



IMG_8337.JPG



IMG_8338.JPG



IMG_8339.JPG



IMG_8340.JPG



IMG_8341.JPG



IMG_8342.JPG



IMG_8343.JPG



IMG_8344.JPG



IMG_8345.JPG

3 CZB11: "Dunvegan" 47 Pound Street, Grafton

3.1 Historical context

Table 7 Historical summary, site description and statement of significance for CZB11: "Dunvegan" 47 Pound Street, Grafton.

Historical summary

The Clarence River was not ideal for grazing of stock simply because of the difficulty of overlanding stock there and the need to clear areas. Squatting runs were taken up including several small runs in the vicinity of the project area on what was to become Grafton. The government added the Clarence district land to that which could be settled in May 1839.

Surveyors W.C.B. Wilson and C.M. Wilson arrived in the Clarence District in September 1840 to survey land for subdivision. With approval to settle granted in 1839, licences to occupy Crown Land became available which encouraged squatters to take up runs but also small businesses to establish themselves. By the early 1840s two informal settlements had begun to form on the banks of the Clarence River at the future site of Grafton. Few vessels passed further upstream than Susan Island and so South Grafton became the preferred centre for settlement. In December 1848 Surveyor William Darke laid out two towns one at South Grafton and one on the northern bank called Grafton.

Growth was initially focussed around the established shipyard and stores in South Grafton during the 1840s. In Grafton small residences, farms and businesses sprang up and during the 1850s land became available for purchase as freehold, encouraging the further development of agriculture along the river and attendant commercial and residential purchases within Grafton and South Grafton.

In Grafton dwellings erected during the early years of settlement were generally of the basic 'vernacular' type and did not survive the subdivision boom during the late nineteenth century, during which they were replaced by more substantial dwellings; predominantly four-roomed weatherboard cottages, many of which survive throughout Grafton. There are a number of dwellings present within the Grafton portion of the project area dating to the boom era (1860-1890) including prominent examples such as Ravensford and 18 Kent Street. Ravensford is the oldest of the grand residences associated with the project area and one of the more historically significant houses in Grafton.

Grafton bridge was constructed in the mid 19th century and many dwellings were erected in Grafton during this period, including a number of examples within and adjacent to the project area that characterise the development of housing in Grafton during these decades. In Grafton housing continued to develop and diversify, with distinguished two-storey timber residences built at the turn of the century. An example adjacent to the project area is seen in 'Dunvegan', a two-storey Late Victorian timber residence constructed on an unusually large scale at 47 Pound Street in 1905 by the Powell family. Dunvegan was extended to its final form in 1926 and presents a variety of Victorian and Federation elements. The property is now located within the TAFE complex.

Other dwellings within the project area which were constructed in Grafton during this period include a variety of Inter-war period homes reflecting architectural influences of the era, such as 12 to 26 Kent Street. Buildings constructed within the project area during this period consist of predominantly weatherboard dwellings, whilst this is typical of Grafton, it is unusual for this period when fibro cement sheeting became readily available and may reflect the popularity of weatherboard throughout Grafton's history. A prominent example of a single-storey weatherboard inter-war dwelling is located at 4 Greaves Street, in the former Glyndon Private Hospital.

Site description

The city of Grafton is situated on the Clarence River within the northern coastal plain of New South Wales. The northern region is not strictly a coastal plain, but rather a series of river valleys separated by ranges. Extensive alluvial flats and flood-prone lands stretch across many of the valleys in the region including the Clarence River area. The Clarence River catchment is characterised by upper tableland areas which fall away to a relatively large, flat coastal floodplain. Grafton and South Grafton are located within the upper reaches of the floodplain.

The heritage item is located in lot 100 DP 851143 on Pound Street, Grafton. It is residential property built about 1905 for Powell family house, it is a two storey weatherboard clad building in very sound condition. It has retained original joinery with moulded windows, french doors to the verandah and filigree iron work. With two projecting gables to Pound street joined by verandahs this is an imposing house. Located in the central part of the city and set amongst large mature street trees it is now a prestige building in the TAFE grounds. A photograph dated 1909 shows that the building when constructed had only one gable end facing the street. Today the house has two bays, one at either end, the eastern one being a 1926 additions. It repeats exactly the detailing to doors and windows of the original bay, including timber window surrounds, paired small paned sash windows, and carved bargeboards with fretted work at the apex. The verandah between the two bays has elaborate iron lace balustrading and valances and timber posts. The combination of iron and timber detailing is indicative of the transition from Victorian to Federation styles which occurred in Grafton at the turn of the century. The front door has an extremely unusual arrangement of panelling. The property is surrounded by an urban landscape and the Clarence River Bridge and Viaduct in the immediate vicinity with the Clarence River and rolling river valleys forming the surrounding landscape.

Statement of significance

The following stamen of significance is from the NSW heritage register:

The Clarence Valley is noted for its timber industry which initially harvested soft woods like cedar and later hardwoods for construction purposes. Dunvegan an imposing two storey timber clad residence, unusually large in scale and in largely original condition, tells of the local use of this timber. Built for the Powell family in 1905 and extended in 1926 it presents a variety of Victorian and Federation elements including iron lace balustrading and valances and carved barge boards with fretted work at the apex. It is now in public ownership and forms part of the Grafton TAFE complex. Buildings of this quality and size are becoming increasingly rare in Grafton. It is likely to be significant to the State.

3.2 Photographic index

Table 8 CZB11: "Dunvegan" 47 Pound Street, Grafton, photographic details.

Archival photography digital image catalogue sheet

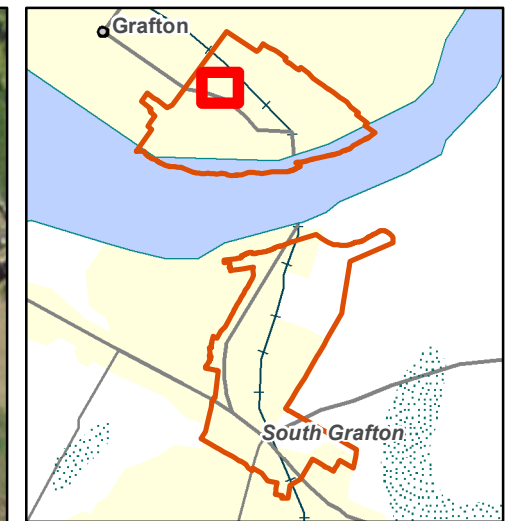
Study name	Grafton– Archival Recording		
Camera	Canon EOS 350D	Lenses	18–55 mm
Sensor size	1.5	35 mm lens equivalent	1:3.5–5.6
Proof #	1	Photographer	Lian Flannery

Table 9 External photographic index for CZB11: "Dunvegan" 47 Pound Street, Grafton.

Image file no.	Date	Description	Orientation
8346	09/05/2016	View of property boundary with street	E
8347	09/05/2016	View into property car park	SE
8348	09/05/2016	View from car park entrance	S
8349	09/05/2016	Alternate view of street from car park entrance	S
8350	09/05/2016	Alternate view of street from car park entrance	W
8351	09/05/2016	Car park	N
8352	09/05/2016	Car park	N
8353	09/05/2016	Car park	NE
8354	09/05/2016	Car park	E
8355	09/05/2016	View of property boundary on right	SE
8356	09/05/2016	Aspect of the street and public path	E
8357	09/05/2016	View into property boundary	SE
8358	09/05/2016	Aspect of the street and public path	E
8359	09/05/2016	View from inside property boundary to street	N
8360	09/05/2016	View of building from across the street	E
8361	09/05/2016	View of building from public path	SE
8362	09/05/2016	View of property from Street	E
8363	09/05/2016	View of property boundary fence from path	E
8364	09/05/2016	View from the building boundary	NE
8365	09/05/2016	View from the building boundary	E
8366	09/05/2016	View from the building boundary	NE
8367	09/05/2016	View of side of property from public path	W
8368	09/05/2016	View from car park	NW
8369	09/05/2016	View from car park	NW
8370	09/05/2016	View from the building front veranda across street	N
8371	09/05/2016	View from the building front veranda across street	N
8372	09/05/2016	View from the building front veranda across street	NE
8373	09/05/2016	View of building front from across the street	S
8374	09/05/2016	View of building front from across the street	W

3.3 Photographic plan & catalogue

The following section contains maps showing the locations of the exterior photographs (Figure 4). This section is followed by a Photographic catalogue of all images taken of the property referenced against the photographic index and maps.



Legend

- Study area
- ↗ Location of photo & direction

Figure 4: CZB11: Former residence "Dunvegan" 47 Pound Street, Grafton

0 5.5 11 16.5 22 27.5

Metres
Scale: 1:530 @ A3
Coordinate System: GDA 1994 MGA Zone 56



Ballarat, Brisbane, Canberra, Melbourne, Newcastle, Sydney, Wangaratta & Wollongong

Matter: [Matter No.]
Date: 23 June 2016
Checked by: [Cons.], Drawn by: [GIS], Last edited by: aprichard
Location: F:\22000s\22018\mapping\22018_AP_F3-17_PhotoLocations_Mapbook

Plate 2 External photographic catalogue for CZB11: "Dunvegan" 47 Pound Street, Grafton.



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IMG_8350.JPG



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IMG_8359.JPG



IMG_8360.JPG



IMG_8361.JPG



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IMG_8372.JPG



IMG_8373.JPG



IMG_8374.JPG

4 CZB18: 31 Pound Street, Grafton

4.1 Historical context

Table 10 Historical summary, site description and statement of Significance for CZB18: 31 Pound Street, Grafton.

Historical summary

The Clarence River was not ideal for grazing of stock simply because of the difficulty of overlanding stock there and the need to clear areas. Squatting runs were taken up including several small runs in the vicinity of the project area on what was to become Grafton. The government added the Clarence district land to that which could be settled in May 1839.

Surveyors W.C.B. Wilson and C.M. Wilson arrived in the Clarence District in September 1840 to survey land for subdivision. With approval to settle granted in 1839, licences to occupy Crown Land became available which encouraged squatters to take up runs but also small businesses to establish themselves. By the early 1840s two informal settlements had begun to form on the banks of the Clarence River at the future site of Grafton. Few vessels passed further upstream than Susan Island and so South Grafton became the preferred centre for settlement. In December 1848 Surveyor William Darke laid out two towns one at South Grafton and one on the northern bank called Grafton.

Growth was initially focussed around the established shipyard and stores in South Grafton during the 1840s. In Grafton small residences, farms and businesses sprang up and during the 1850s land became available for purchase as freehold, encouraging the further development of agriculture along the river and attendant commercial and residential purchases within Grafton and South Grafton.

In Grafton dwellings erected during the early years of settlement were generally of the basic 'vernacular' type and did not survive the subdivision boom during the late nineteenth century, during which they were replaced by more substantial dwellings; predominantly four-roomed weatherboard cottages, many of which survive throughout Grafton. There are a number of dwellings present within the Grafton portion of the project area dating to the boom era (1860-1890) including prominent examples such as Ravensford and 18 Kent Street. Ravensford is the oldest of the grand residences associated with the project area and one of the more historically significant houses in Grafton.

Grafton bridge was constructed in the mid 19th century and many dwellings were erected in Grafton during this period, including a number of examples within and adjacent to the project area that characterise the development of housing in Grafton during these decades. In Grafton housing continued to develop and diversify, with distinguished two-storey timber residences built at the turn of the century. An example adjacent to the project area is seen in 'Dunvegan', a two-storey Late Victorian timber residence constructed on an unusually large scale at 47 Pound Street in 1905 by the Powell family. Dunvegan was extended to its final form in 1926 and presents a variety of Victorian and Federation elements. The property is now located within the TAFE complex.

Other dwellings within the project area which were constructed in Grafton during this period include a variety of Inter-war period homes reflecting architectural influences of the era, such as 12 to 26 Kent Street. Buildings constructed within the project area during this period consist of predominantly weatherboard dwellings, whilst this is typical of Grafton, it is unusual for this period when fibro cement sheeting became readily available and may reflect the popularity of weatherboard throughout Grafton's history. A prominent example of a single-storey weatherboard inter-war dwelling is located at 4 Greaves Street, in the former Glyndon Private Hospital.

Site description

The city of Grafton is situated on the Clarence River within the northern coastal plain of New South Wales. The northern region is not strictly a coastal plain, but rather a series of river valleys separated by ranges. Extensive alluvial flats and flood-prone lands stretch across many of the valleys in the region including the Clarence River area. The Clarence River catchment is characterised by upper tableland areas which fall away to a relatively large, flat coastal floodplain. Grafton and South Grafton are located within the upper reaches of the floodplain.

The heritage item is located in lot 4 DP 783118 on Pound Street, Grafton. This property is a representative example of the Spanish Mission style of inter-war housing, a style not commonly built in Grafton. It is located adjacent to the viaduct and a grassy verge it has been built on a small rise. It features a hipped terra cotta tiled roof with central projecting porch. Characteristic three arched entry with two columns showing the barley curl twist. Casement windows with multiple panes and rough cast rendered walls. Painted brick chimney intact. Complementary brick front fence with original gate. Set within a large block it contributes to the streetscape. The dwelling is in almost original condition. It is surrounded by an urban landscape and the Clarence River Bridge and Viaduct in the immediate vicinity with the Clarence River and rolling river valleys forming the surrounding landscape.

Statement of significance

The following statement of significance is from the NSW heritage register:

It is rare to find Spanish Mission style cottages in Grafton, particularly those with barley curl columns supporting the front porch. This cottage is representative of its type and contributes to the historic fabric of Grafton. It can be compared with 4 Pound Street.

4.2 Photographic index

Table 11 CZB18: 31 Pound Street, Grafton, photographic details.

Archival photography digital image catalogue sheet

Study name	Grafton– Archival Recording		
Camera	Canon EOS 350D	Lenses	18–55 mm
Sensor size	1.5	35 mm lens equivalent	1:3.5–5.6
Proof #	1	Photographer	Lian Flannery

Table 12 External photographic index for CZB18: 31 Pound Street, Grafton.

Image file no.	Date	Description	Orientation
8770	11/05/2016	View of viaduct from balcony	NE
8771	11/05/2016	View of viaduct from balcony	NE
8772	11/05/2016	View of viaduct from balcony	NE
8773	11/05/2016	Front elevation of house	S
8774	11/05/2016	Front elevation of house	S
8775	11/05/2016	Side of house	SW
8776	11/05/2016	View from front garden	E
8777	11/05/2016	View from front garden	NE
8778	11/05/2016	Across street view of house	S
8779	11/05/2016	Across street view of house	SE
8780	11/05/2016	View from viaduct of house	W
8781	11/05/2016	Back garden	W
8782	11/05/2016	Back garden	SW
8783	11/05/2016	Back garden	W
8784	11/05/2016	View of rear elevation	NE
8785	11/05/2016	View of rear elevation	NE

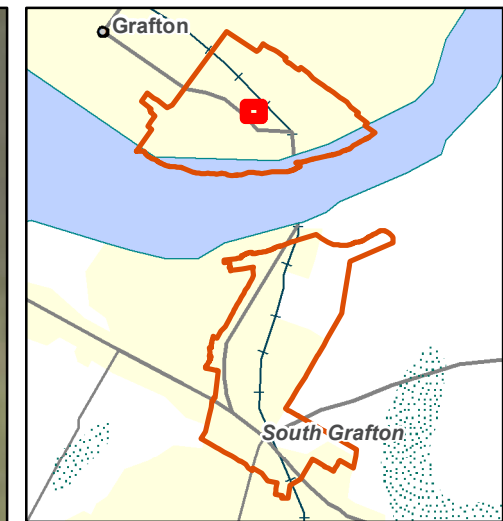
Table 13 Internal photographic index for CZB18: 31 Pound Street, Grafton.

Image file no.	Date	Description	Orientation
8738	11/05/2016	Lounge	
8739	11/05/2016	Lounge	
8740	11/05/2016	Fireplace	
8741	11/05/2016	Fireplace detail	
8742	11/05/2016	Ceiling detail	
8743	11/05/2016	Ceiling detail	
8744	11/05/2016	Hallway	
8745	11/05/2016	Ceiling detail	
8746	11/05/2016	Bedroom	
8747	11/05/2016	Bedroom 1	

Image file no.	Date	Description	Orientation
8748	11/05/2016	Ceiling detail	
8749	11/05/2016	Robe in bedroom 1	
8750	11/05/2016	Robe in bedroom 1	
8751	11/05/2016	Hallway details	
8752	11/05/2016	Hallway details	
8753	11/05/2016	Bathroom	
8754	11/05/2016	Kitchen	
8755	11/05/2016	Kitchen	
8756	11/05/2016	External door to rear garden	
8757	11/05/2016	Oven	
8758	11/05/2016	Bedroom 2	
8759	11/05/2016	Bedroom 2	
8760	11/05/2016	Ceiling detail	
8761	11/05/2016	Dinner area	
8762	11/05/2016	Bedroom 2	
8763	11/05/2016	Bedroom 2	
8764	11/05/2016	Hallway	
8765	11/05/2016	Hallway	
8766	11/05/2016	Toilet	
8767	11/05/2016	Bedroom 3	
8768	11/05/2016	Balcony roof detail	
8769	11/05/2016	Balcony	

4.3 Photographic plan & catalogue

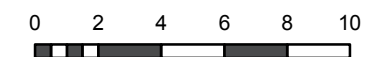
The following section contains maps showing the locations of the exterior photographs (Figure 5) and interior photographs (Figure 6). This section is followed by a Photographic catalogue of all images taken of the property referenced against the photographic index and maps.



Legend

- Study area
- ↗ Location of photo & direction

Figure 5: CZB18: 31 Pound Street, Grafton.



Metres
Scale: 1:240 @ A3
Coordinate System: GDA 1994 MGA Zone 56



Ballarat, Brisbane, Canberra, Melbourne,
Newcastle, Sydney, Wangaratta & Wollongong

Matter: [Matter No.]
Date: 23 June 2016
Checked by: [Cons.], Drawn by: [GIS], Last edited by: apritchard
Location: F:\22000s\22018\mapping\22018_AP_F3-17_PhotoLocations_Mapbook

Figure 6 Interior photograph locations for CZB18: 31 Pound Street, Grafton.

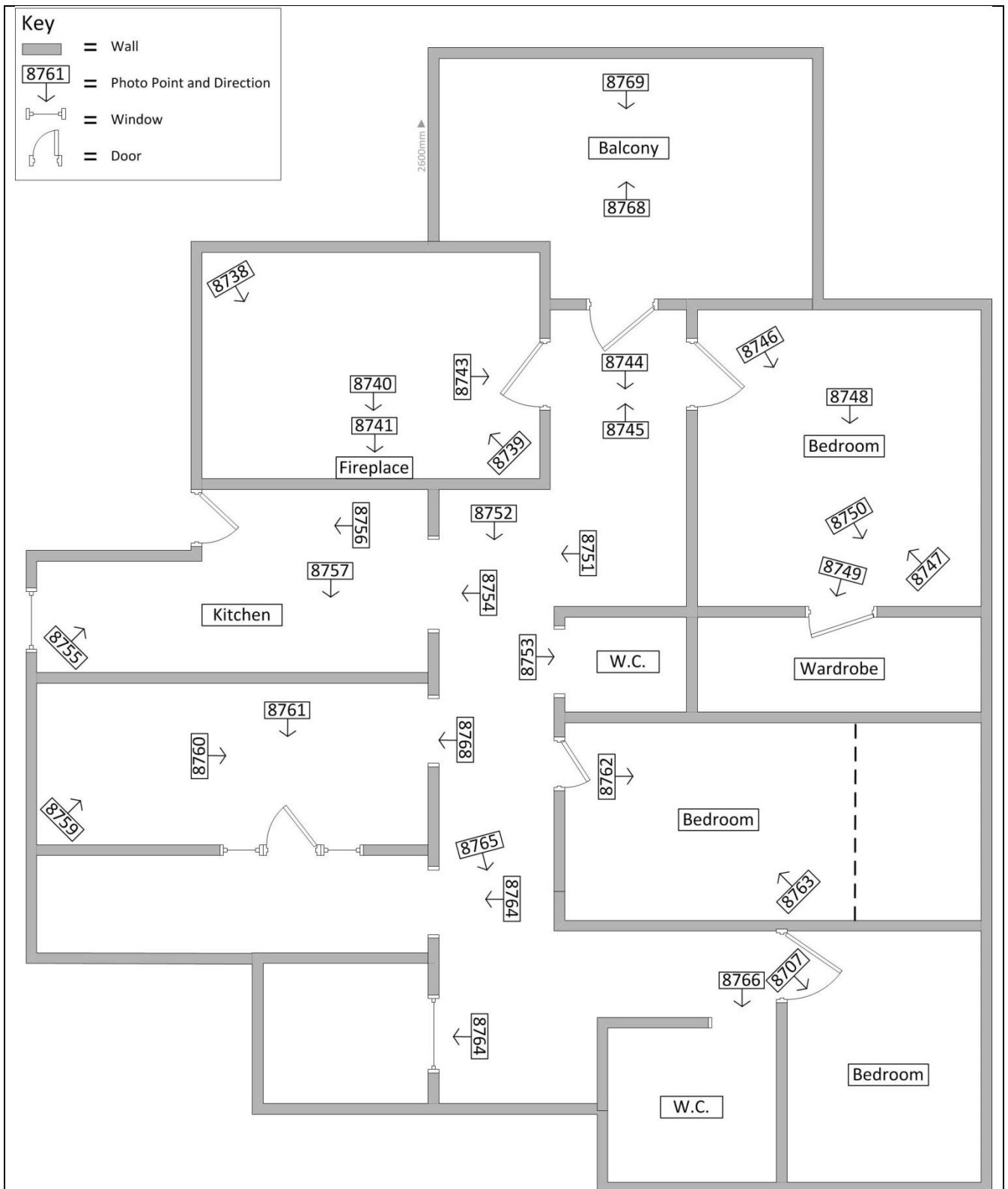


Plate 3 External photographic catalogue for CZB18: 31 Pound Street, Grafton.



IMG_8770.JPG



IMG_8771.JPG



IMG_8772.JPG



IMG_8773.JPG



IMG_8774.JPG



IMG_8775.JPG



IMG_8776.JPG



IMG_8777.JPG



IMG_8778.JPG



IMG_8779.JPG



IMG_8780.JPG



IMG_8781.JPG



IMG_8782.JPG



IMG_8783.JPG



IMG_8784.JPG



IMG_8785.JPG

Plate 4 Internal photographic catalogue for CZB18: 31 Pound Street, Grafton.



IMG_8738.JPG



IMG_8739.JPG



IMG_8740.JPG



IMG_8741.JPG



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IMG_8744.JPG



IMG_8745.JPG



IMG_8746.JPG



IMG_8747.JPG



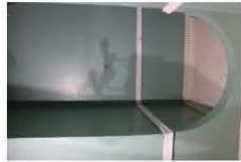
IMG_8748.JPG



IMG_8749.JPG



IMG_8750.JPG



IMG_8751.JPG



IMG_8752.JPG



IMG_8753.JPG



IMG_8754.JPG



IMG_8755.JPG



IMG_8756.JPG



IMG_8757.JPG



IMG_8758.JPG



IMG_8759.JPG



IMG_8760.JPG



IMG_8761.JPG



IMG_8762.JPG



IMG_8763.JPG



IMG_8764.JPG



IMG_8765.JPG



IMG_8766.JPG



IMG_8767.JPG



IMG_8768.JPG



IMG_8769.JPG

5 CZB19: King George V Plaque, Pound Street, Grafton

5.1 Historical context

Table 14 Historical summary, site description and statement of significance for CZB19: King George V Plaque, Pound Street, Grafton.

Historical summary

This plaque was attached on the 6th May 1935 when 39 jacaranda trees were planted to line Pound Street from Clarence Street to the river to commemorate the 25th anniversary of the reign of King George V. A wall hanging held by the Clarence River Historical Society lists the names of all those who planted trees and showed that almost every local business, church and charitable organisation was part of the project. Participants besides the Mayor Ald B.C. Eggans and local member of House of Representatives Dr Earle Page included such people as T.N. Page for the Historical Society, Majorie Hassel (Junior Red Cross), A.H. Lipman, Mr Stoner (Grafton Dairy Co), Mrs H. Sanders (Victoria Croquet Club) etc.

This plaque and associated trees demonstrated a continuing desire by Council to beautifying the town through street plantings, a commitment begun in 1874 when Council adopted a by-law for the planting of street trees. This commitment continued in 1949 with the planting of a Memorial Avenue in Bacon Street and later in Clarence Street in 1953 for the Coronation of Queen Elizabeth 1. Further commitment to this movement can be seen in Queen Street in the 1973 plantings during the Jacaranda Festival to commemorate various local identities.

Unfortunately many of the original jacaranda trees planted did not survive.

Site description

The city of Grafton is situated on the Clarence River within the northern coastal plain of New South Wales. The northern region is not strictly a coastal plain, but rather a series of river valleys separated by ranges. Extensive alluvial flats and flood-prone lands stretch across many of the valleys in the region including the Clarence River area. The Clarence River catchment is characterised by upper tableland areas which fall away to a relatively large, flat coastal floodplain. Grafton and South Grafton are located within the upper reaches of the floodplain.

The heritage item is located on a section of the Grafton viaduct crossing Pound Street, Grafton. It is a marble plaque is attached to the base of the Pound street viaduct. It bears the following inscription: Jubilee Avenue This Avenue of trees was planted by the Grafton City Council on the 6th May 1935, the occasion of the official celebration of the Silver Jubilee of His Majesty King George C W.C.F. Sheather Town Clerk B.C. Eggins Mayor. The viaduct is surrounded by an urban landscape with the Clarence River and rolling river valleys forming the surrounding landscape.

Statement of Significance

The following stamen of significance is from the NSW heritage register:

This plaque, and the associated street plantings, are historically significant showing the warmth of feelings for the English particularly King George V in Grafton in 1935. It also demonstrates the continuing desire of Council to beautifying the town through street plantings, a commitment begun in 1874 when Council adopted a by-law for the planting of street trees.

5.2 Photographic index

Table 15 CZB19: King George V Plaque, Pound Street, Grafton, photographic details.

Archival photography digital image catalogue sheet			
Study name	Grafton– Archival Recording		
Camera	Canon EOS 350D	Lenses	18–55 mm
Sensor size	1.5	35 mm lens equivalent	1:3.5–5.6
Proof #	1	Photographer	Lian Flannery

Table 16 External photographic index for CZB19: King George V Plaque, Pound Street, Grafton.

Image file no.	Date	Description	Orientation
8219	08/05/2016	View of plaque from across the road	
8220	08/05/2016	Plaque detail	
8221	08/05/2016	Plaque detail	
8222	08/05/2016	Plaque detail	

5.3 Photographic plan & catalogue

The following section contains maps showing the locations of the exterior photographs (Figure 7). This section is followed by a Photographic catalogue of all images taken of the property referenced against the photographic index and maps.



Legend




-  Study area
-  Location of photo & direction

Figure 7: CZB19: King George V Plaque

0 1 2 3 4 5
 Metres
 Scale: 1:100 @ A3
 Coordinate System: GDA 1994 MGA Zone 56

 **biosis**
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Matter: [Matter No.]
 Date: 23 June 2016
 Checked by: [Cons.], Drawn by: [GIS], Last edited by: aprichard
 Location: F:\22000s\22018\mapping\22018_AP_F3-17_PhotoLocations_Mapbook

Plate 5 External photographic catalogue for CZB19: King George V Plaque, Pound Street, Grafton.



IMG_8219.JPG



IMG_8220.JPG



IMG_8221.JPG



IMG_8222.JPG

6 CZB20 & 21 Grafton Railway Viaduct, Grafton

6.1 Historical context

Table 17 Historical summary, site description and statement of significance for CZB20 & 21 Grafton Railway Viaduct, Grafton.

Historical summary

The Clarence River was not ideal for grazing of stock simply because of the difficulty of overlanding stock there and the need to clear areas. Squatting runs were taken up including several small runs in the vicinity of the project area on what was to become Grafton. The government added the Clarence district land to that which could be settled in May 1839.

Surveyors W.C.B. Wilson and C.M. Wilson arrived in the Clarence District in September 1840 to survey land for subdivision. With approval to settle granted in 1839, licences to occupy Crown Land became available which encouraged squatters to take up runs but also small businesses to establish themselves. By the early 1840s two informal settlements had begun to form on the banks of the Clarence River at the future site of Grafton. Few vessels passed further upstream than Susan Island and so South Grafton became the preferred centre for settlement. In December 1848 Surveyor William Darke laid out two towns one at South Grafton and one on the northern bank called Grafton.

Growth was initially focussed around the established shipyard and stores in South Grafton during the 1840s. In Grafton small residences, farms and businesses sprang up and during the 1850s land became available for purchase as freehold, encouraging the further development of agriculture along the river and attendant commercial and residential purchases within Grafton and South Grafton.

In Grafton dwellings erected during the early years of settlement were generally of the basic 'vernacular' type and did not survive the subdivision boom during the late nineteenth century, during which they were replaced by more substantial dwellings; predominantly four-roomed weatherboard cottages, many of which survive throughout Grafton. There are a number of dwellings present within the Grafton portion of the project area dating to the boom era (1860-1890) including prominent examples such as Ravensford and 18 Kent Street. Ravensford is the oldest of the grand residences associated with the project area and one of the more historically significant houses in Grafton.

Grafton bridge was constructed in the mid 19th century and many dwellings were erected in Grafton during this period, including a number of examples within and adjacent to the project area that characterise the development of housing in Grafton during these decades. In Grafton housing continued to develop and diversify, with distinguished two-storey timber residences built at the turn of the century. An example adjacent to the project area is seen in 'Dunvegan', a two-storey Late Victorian timber residence constructed on an unusually large scale at 47 Pound Street in 1905 by the Powell family. Dunvegan was extended to its final form in 1926 and presents a variety of Victorian and Federation elements. The property is now located within the TAFE complex.

Other dwellings within the project area which were constructed in Grafton during this period include a variety of Inter-war period homes reflecting architectural influences of the era, such as 12 to 26 Kent Street. Buildings constructed within the project area during this period consist of predominantly weatherboard dwellings, whilst this is typical of Grafton, it is unusual for this period when fibro cement sheeting became readily available and may reflect the popularity of weatherboard throughout Grafton's history. A prominent example of a single-storey weatherboard inter-war dwelling is located at 4 Greaves Street, in the former Glyndon Private Hospital.

Site description

The city of Grafton is situated on the Clarence River within the northern coastal plain of New South Wales. The northern region is not strictly a coastal plain, but rather a series of river valleys separated by ranges. Extensive alluvial flats and flood-prone lands stretch across many of the valleys in the region including the Clarence River area. The Clarence River catchment is characterised by upper tableland areas which fall away to a relatively large, flat coastal floodplain. Grafton and South Grafton are located within the upper reaches of the floodplain.

The heritage item is located crossing Pound Street and Greaves Street, Grafton. The sections requiring recording were the substantial overbridge section of the Grafton Viaduct. The viaduct is surrounded by an urban landscape with the Clarence River Bridge in the immediate vicinity with the Clarence River and rolling river valleys forming the surrounding landscape.

Statement of significance

The following statement of significance is taken from the s170 Heritage register:

The railway viaducts are significant because (a) they were part of the final link in the North Coast railway linking Brisbane and Sydney, (b) the combination of concrete Art-Deco arches over seven roads in Grafton with earth embankments between, made the elevated railway through the urban area acceptable visually and environmentally, (c) the viaducts were constructed in concrete for both structural and architectural reasons, and (d) the viaducts and associated bridge over the Clarence River allow through movement of passengers and freight by rail with enormous social and commercial benefits to Grafton and interstate rail traffic, possibly the first use of precast reinforced concrete beams, in keeping with the extensive use of concrete for the street crossings by the new railway through Grafton.

6.2 Photographic index

Table 18 CZB20 & 21 Grafton Railway Viaduct, Grafton, photographic details.

Archival photography digital image catalogue sheet

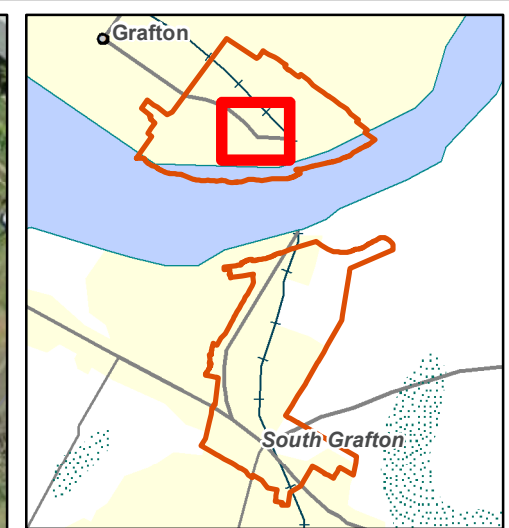
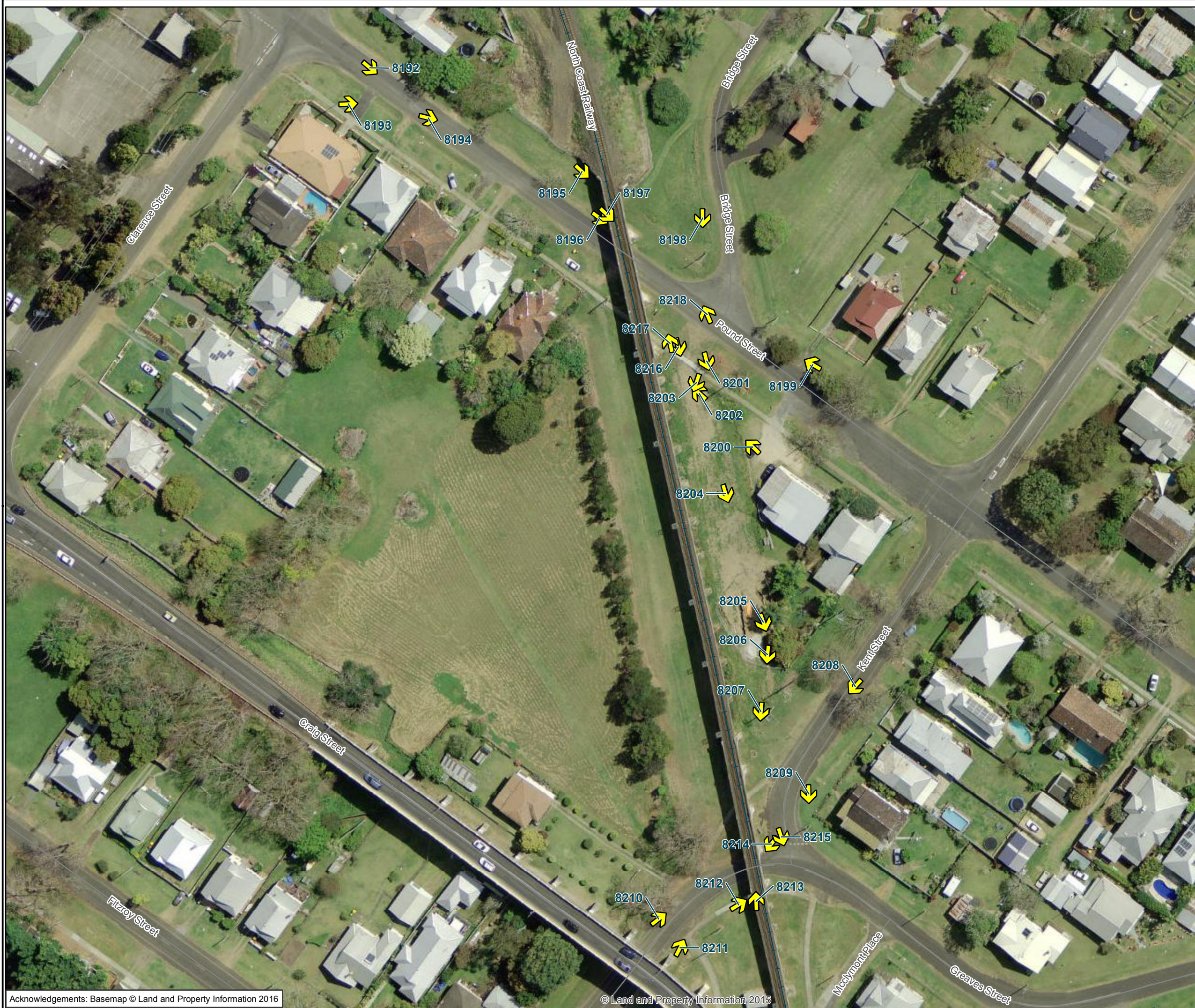
Study name	Grafton– Archival Recording		
Camera	Canon EOS 350D	Lenses	18–55 mm
Sensor size	1.5	35 mm lens equivalent	1:3.5–5.6
Proof #	1	Photographer	Lian Flannery

Table 19 External photographic index for CZB20 & 21 Grafton Railway Viaduct, Grafton.

Image file no.	Date	Description	Orientation
8192	8/05/2016	Viaduct from the corner of Pound Street and Greaves Street	E
8193	8/05/2016	Viaduct from the corner of Pound Street and Greaves Street	E
8194	8/05/2016	Viaduct from Pound Street	E
8195	8/05/2016	Viaduct with Pound Street running across view	SE
8196	8/05/2016	Viaduct detail	SE
8197	8/05/2016	Viaduct detail	SE
8198	8/05/2016	View of viaduct from corner of Bridge Street and Pound Street	S
8199	8/05/2016	View of Viaduct from Pound Street	NW
8200	8/05/2016	Viaduct detail	NW
8201	8/05/2016	Viaduct with bridge in background	S
8202	8/05/2016	Viaduct detail	NW
8203	8/05/2016	Viaduct detail	S
8204	8/05/2016	Viaduct detail	S
8205	8/05/2016	Viaduct detail	S
8206	8/05/2016	Viaduct from Greaves Street	S
8207	8/05/2016	Viaduct from Greaves Street	S
8208	8/05/2016	Viaduct from Greaves Street	SW
8209	8/05/2016	Viaduct from Greaves Street	S
8210	8/05/2016	Viaduct from Greaves Street	NE
8211	8/05/2016	Viaduct from Greaves Street	N
8212	8/05/2016	Viaduct detail	NE
8213	8/05/2016	Viaduct detail	N
8214	8/05/2016	Viaduct detail	SW
8215	8/05/2016	Viaduct detail	S
8216	8/05/2016	Viaduct detail	N
8217	8/05/2016	Viaduct detail	N
8218	8/05/2016	Viaduct from the corner of Pond Street and Bridge Street	N

6.3 Photographic plan & catalogue

The following section contains maps showing the locations of the exterior photographs (Figure 8). This section is followed by a Photographic catalogue of all images taken of the property referenced against the photographic index and maps.



Legend

- Study area
- ↗ Location of photo & direction

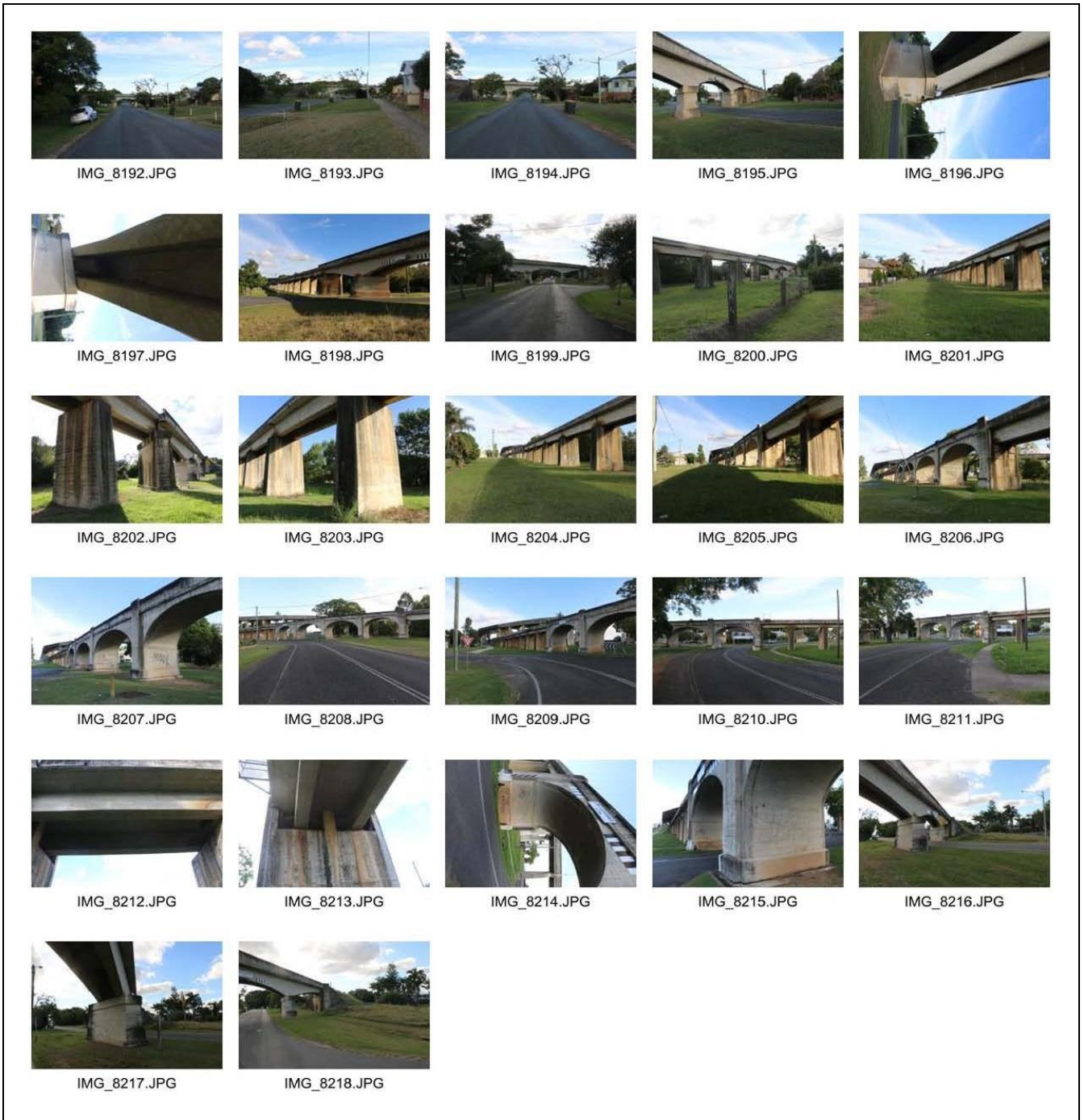
Figure 8: CZB20 &21: Grafton Railway Viaduct

0 10 20 30 40 50
 Metres
 Scale: 1:990 @ A3
 Coordinate System: GDA 1994 MGA Zone 56

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Matter: [Matter No.]
 Date: 23 June 2016
 Checked by: [Cons.], Drawn by: [GIS], Last edited by: apritchard
 Location: P:\22000s\22018\mapping\22018_AP_F3-17_PhotoLocations_Mapbook

Plate 6 External photographic catalogue for CZB20 & 21 Grafton Railway Viaduct, Grafton.



7 CZB25: 18 Kent Street, Grafton

7.1 Historical context

Table 20 Historical summary, site description and statement of significance for CZB25: 18 Kent Street, Grafton.

Historical summary

The Clarence River was not ideal for grazing of stock simply because of the difficulty of overlanding stock there and the need to clear areas. Squatting runs were taken up including several small runs in the vicinity of the project area on what was to become Grafton. The government added the Clarence district land to that which could be settled in May 1839. Surveyors W.C.B. Wilson and C.M. Wilson arrived in the Clarence District in September 1840 to survey land for subdivision. With approval to settle granted in 1839, licences to occupy Crown Land became available which encouraged squatters to take up runs but also small businesses to establish themselves. By the early 1840s two informal settlements had begun to form on the banks of the Clarence River at the future site of Grafton. Few vessels passed further upstream than Susan Island and so South Grafton became the preferred centre for settlement. In December 1848 Surveyor William Darke laid out two towns one at South Grafton and one on the northern bank called Grafton.

Growth was initially focussed around the established shipyard and stores in South Grafton during the 1840s. In Grafton small residences, farms and businesses sprang up and during the 1850s land became available for purchase as freehold, encouraging the further development of agriculture along the river and attendant commercial and residential purchases within Grafton and South Grafton.

In Grafton dwellings erected during the early years of settlement were generally of the basic 'vernacular' type and did not survive the subdivision boom during the late nineteenth century, during which they were replaced by more substantial dwellings; predominantly four-roomed weatherboard cottages, many of which survive throughout Grafton. There are a number of dwellings present within the Grafton portion of the project area dating to the boom era (1860-1890) including prominent examples such as Ravensford and 18 Kent Street. Ravensford is the oldest of the grand residences associated with the project area and one of the more historically significant houses in Grafton.

Grafton bridge was constructed in the mid 19th century and many dwellings were erected in Grafton during this period, including a number of examples within and adjacent to the project area that characterise the development of housing in Grafton during these decades. In Grafton housing continued to develop and diversify, with distinguished two-storey timber residences built at the turn of the century. An example adjacent to the project area is seen in 'Dunvegan', a two-storey Late Victorian timber residence constructed on an unusually large scale at 47 Pound Street in 1905 by the Powell family. Dunvegan was extended to its final form in 1926 and presents a variety of Victorian and Federation elements. The property is now located within the TAFE complex.

Other dwellings within the project area which were constructed in Grafton during this period include a variety of Inter-war period homes reflecting architectural influences of the era, such as 12 to 26 Kent Street. Buildings constructed within the project area during this period consist of predominantly weatherboard dwellings, whilst this is typical of Grafton, it is unusual for this period when fibro cement sheeting became readily available and may reflect the popularity of weatherboard throughout Grafton's history. A prominent example of a single-storey weatherboard inter-war dwelling is located at 4 Greaves Street, in the former Glyndon Private Hospital.

Site description

The city of Grafton is situated on the Clarence River within the northern coastal plain of New South Wales. The northern region is not strictly a coastal plain, but rather a series of river valleys separated by ranges. Extensive alluvial flats and flood-prone lands stretch across many of the valleys in the region including the Clarence River area. The Clarence River catchment is characterised by upper tableland areas which fall away to a relatively large, flat coastal floodplain. Grafton and South Grafton are located within the upper reaches of the floodplain.

The heritage item is located in lot 1 DP 713416 on Kent Street, Grafton. It is residential Single storey weatherboard house. Weatherboards are vertical with a bullnosed verandah and steeply pitched iron roof. Plain timber verandah posts with carved brackets support the roof. Several concrete steps lead to the verandah. They are boarded by rendered pillars. Probably original joinery but windows are obscured by fitted aluminium safety screens. Mature garden. Separated from the street by a post and rail fence with chain wire panels. The property surrounded by an urban landscape and the Clarence River Bridge and Viaduct in the immediate vicinity with the Clarence River and rolling river valleys forming the surrounding landscape.

Statement of significance

The Following statement of significance is from the NSW heritage register:

A typical example of a late Victorian residence (c1890) with vertical weatherboards cladding the exterior. It with houses from 12 - 18 makes a significant contribution to the Kent Street landscape and to the historic fabric of Grafton.

7.2 Photographic index

Table 21 CZB25: 18 Kent Street, Grafton, photographic details.

Archival photography digital image catalogue sheet

Study name	Grafton– Archival Recording		
Camera	Canon EOS 350D	Lenses	18–55 mm
Sensor size	1.5	35 mm lens equivalent	1:3.5–5.6
Proof #	1	Photographer	Lian Flannery

Table 22 External photographic index for CZB25: 18 Kent Street, Grafton.

Image file no.	Date	Description	Orientation
8224	9/05/2016	External view of west facing side of 18 Kent St. from across the road	NE
8225	9/05/2016	View towards viaduct 18 Kent St. property on the left	N
8226	9/05/2016	View away from viaduct, 18 Kent St. property on the right	N
8227	9/05/2016	View across Kent St. from property boundary	NW
8228	9/05/2016	East facing aspect of railway from property boundary	NW
8229	9/05/2016	North east end of Kent St. from property boundary	N
8230	9/05/2016	North west face of house	SE
8231	9/05/2016	North west face of house	NE
8232	9/05/2016	Front entrance detail	E
8233	9/05/2016	Front door detail	E
8234	9/05/2016	Front veranda detail	SW
8235	9/05/2016	Front veranda detail	N
8236	9/05/2016	Window detail	E
8237	9/05/2016	Veranda detail	E
8238	9/05/2016	View from veranda	W
8239	9/05/2016	View from veranda	N
8240	9/05/2016	View from veranda	NW
8241	9/05/2016	Side access of property	E
8242	9/05/2016	Window Detail	NW
8243	9/05/2016	Window Detail	N
8244	9/05/2016	Side access of property	NW
8245	9/05/2016	View from tear of property across back garden	SE
8246	9/05/2016	View of property from shed	NW
8247	9/05/2016	View from end of back garden	NW
8248	9/05/2016	View of rear of property	NW
8282	9/05/2016	Front exterior with 2m scale	N
8283	9/05/2016	Front exterior with 2m scale	N
8284	9/05/2016	Front exterior with 2m scale	N
8285	9/05/2016	Front exterior with 2m scale	E

Image file no.	Date	Description	Orientation
8286	9/05/2016	Front exterior with 2m scale	S

Table 23 Internal photographic index for CZB25: 18 Kent Street, Grafton.

Image file no.	Date	Description	Orientation
8249	9/05/2016	Internal features of house cornice above door	
8250	9/05/2016	Ceiling in entrance	
8251	9/05/2016	View to playroom	
8252	9/05/2016	View of playroom	
8253	9/05/2016	View of playroom	
8254	9/05/2016	Ceiling detail of main room	
8255	9/05/2016	Fireplace detail	
8256	9/05/2016	Window detail	
8257	9/05/2016	Ceiling and cornice above fireplace	
8258	9/05/2016	View into playroom from entrance way	
8259	9/05/2016	View into front rooms	
8260	9/05/2016	Fireplace and windows	
8261	9/05/2016	Across new front room	
8262	9/05/2016	Kitchen detail	
8263	9/05/2016	View across kitchen	
8264	9/05/2016	View of kitchen ceiling	
8265	9/05/2016	Hallway leading to bathrooms	
8266	9/05/2016	Bathroom	
8267	9/05/2016	New extension of house hallway	
8268	9/05/2016	New extension of house hallway	
8269	9/05/2016	Bedroom	
8270	9/05/2016	Bedroom	
8271	9/05/2016	Laundry	
8272	9/05/2016	Hallway into toilet	
8273	9/05/2016	Stairs	

Image file no.	Date	Description	Orientation
8274	9/05/2016	Upstairs bedroom	
8275	9/05/2016	Upstairs bedroom	
8276	9/05/2016	View of back garden	
8277	9/05/2016	En-suite bathroom	
8278	9/05/2016	Dressing room	
8279	9/05/2016	Dressing room	
8280	9/05/2016	Door handle detail	

7.3 Photographic plan & catalogue

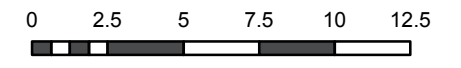
The following section contains maps showing the locations of the exterior photographs (Figure 9) and interior photographs (Figure 10). This section is followed by a Photographic catalogue of all images taken of the property referenced against the photographic index and maps.



Legend

- Study area
- ↖ Location of photo & direction

Figure 9: CZB25: 18 Kent Street, Grafton

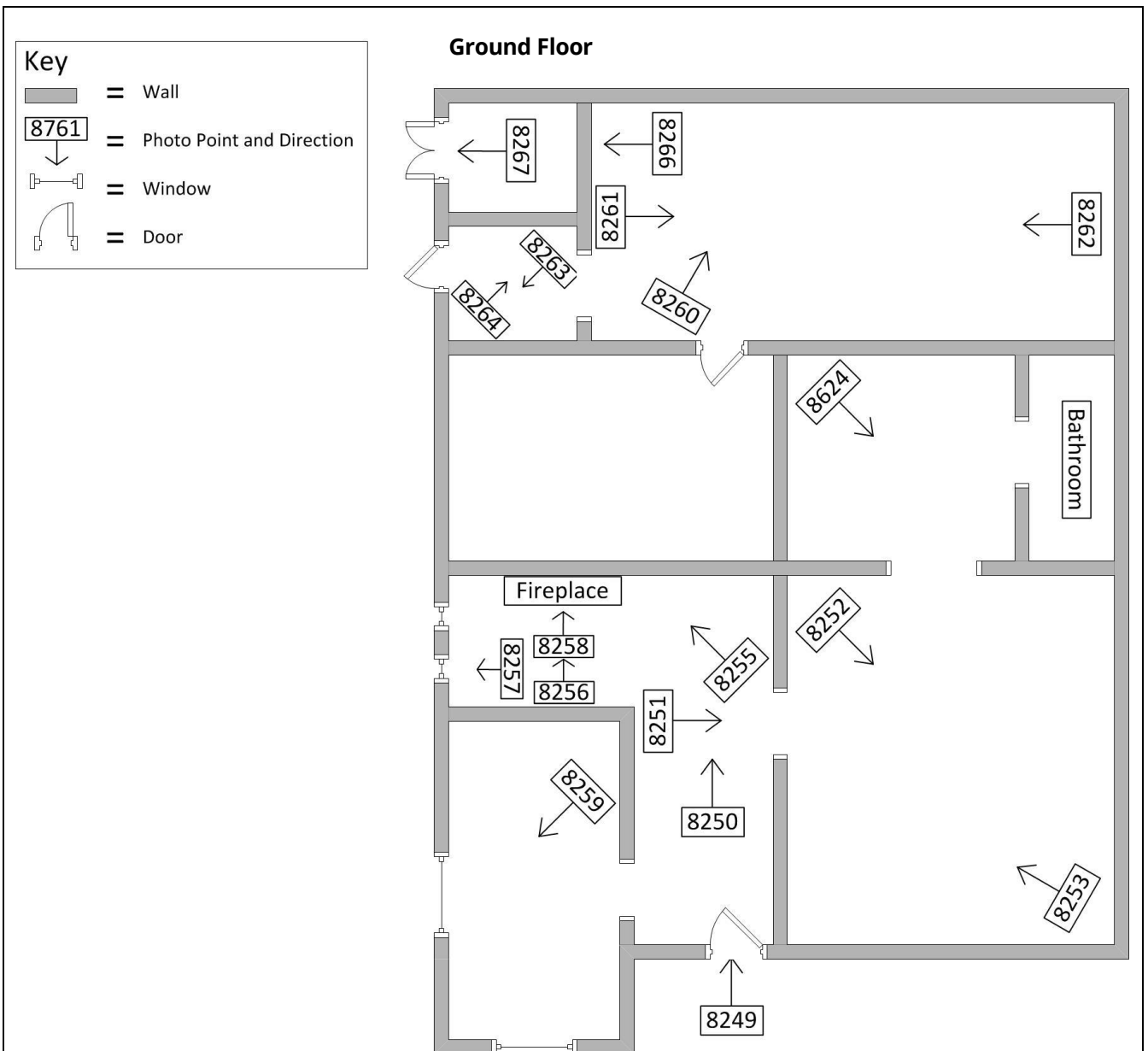


Scale: 1:250 @ A3
 Coordinate System: GDA 1994 MGA Zone 56

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Matter: [Matter No.]
 Date: 23 June 2016
 Checked by: [Cons.], Drawn by: [GIS], Last edited by: apritchard
 Location: F:\22000s\22018\mapping\22018_AP_F3-17_PhotoLocations_Mapbook

Figure 10 Interior photograph locations for CZB25: 18 Kent Street, Grafton.



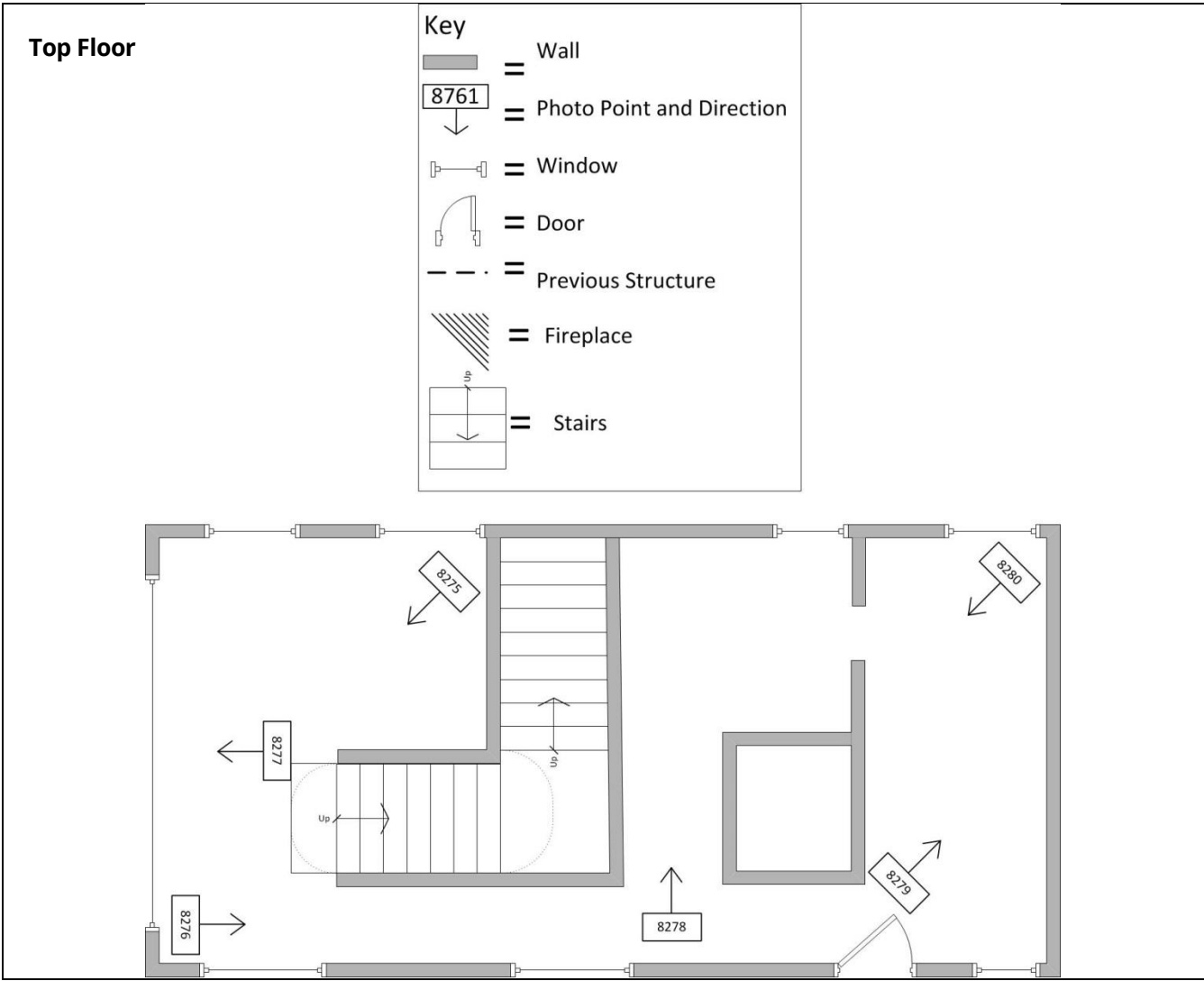
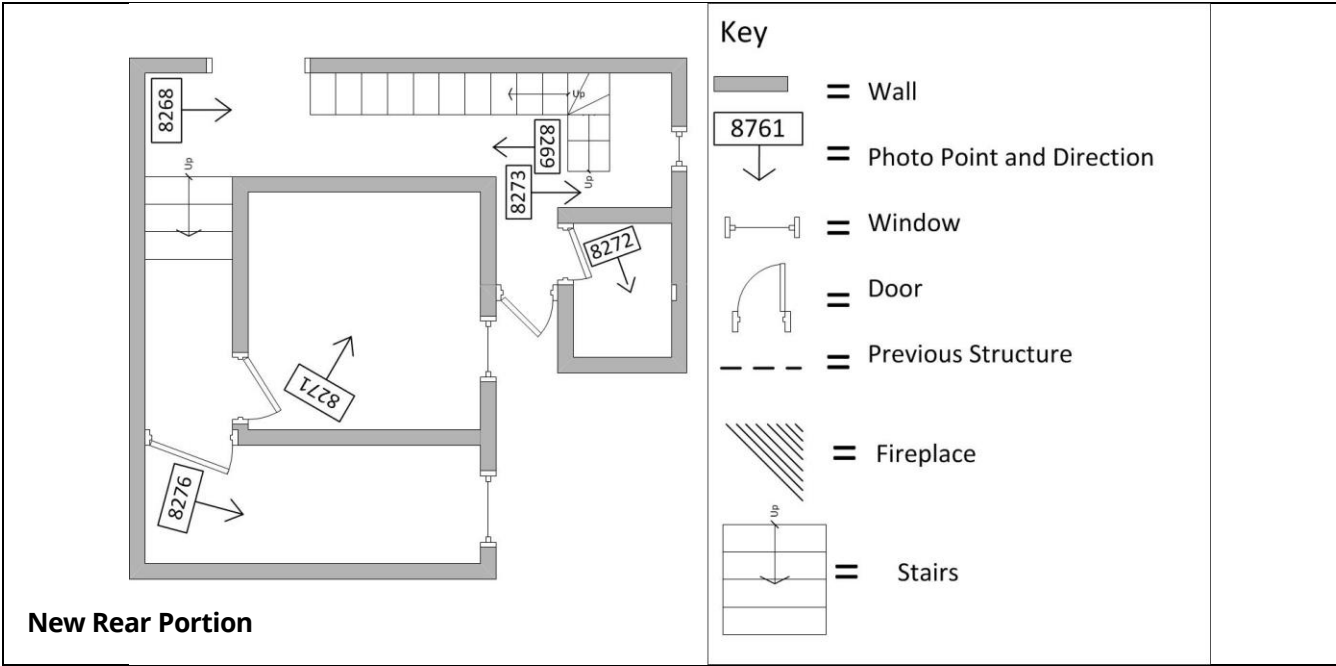


Plate 7 External photographic catalogue.



IMG_8224.JPG



IMG_8225.JPG



IMG_8226.JPG



IMG_8227.JPG



IMG_8228.JPG



IMG_8229.JPG



IMG_8230.JPG



IMG_8231.JPG



IMG_8232.JPG



IMG_8233.JPG



IMG_8234.JPG



IMG_8235.JPG



IMG_8236.JPG



IMG_8237.JPG



IMG_8238.JPG



IMG_8239.JPG



IMG_8240.JPG



IMG_8241.JPG



IMG_8242.JPG



IMG_8243.JPG



IMG_8244.JPG



IMG_8245.JPG



IMG_8246.JPG



IMG_8247.JPG



IMG_8248.JPG



IMG_8282.JPG



IMG_8283.JPG



IMG_8284.JPG



IMG_8285.JPG



IMG_8286.JPG

Plate 8 Internal photographic catalogue.



IMG_8249.JPG



IMG_8250.JPG



IMG_8251.JPG



IMG_8252.JPG



IMG_8253.JPG



IMG_8254.JPG



IMG_8255.JPG



IMG_8256.JPG



IMG_8257.JPG



IMG_8258.JPG



IMG_8259.JPG



IMG_8260.JPG



IMG_8261.JPG



IMG_8262.JPG



IMG_8263.JPG



IMG_8264.JPG



IMG_8265.JPG



IMG_8266.JPG



IMG_8267.JPG



IMG_8268.JPG



IMG_8269.JPG



IMG_8270.JPG



IMG_8271.JPG



IMG_8272.JPG



IMG_8273.JPG



IMG_8274.JPG



IMG_8275.JPG



IMG_8276.JPG



IMG_8277.JPG



IMG_8278.JPG



IMG_8279.JPG



IMG_8280.JPG



IMG_8281.JPG

8 CZB26: 16 Kent Street, Grafton

8.1 Historical context

Table 24 Historical summary, site description and statement of significance for CZB26: 16 Kent Street, Grafton.

Historical summary

The Clarence River was not ideal for grazing of stock simply because of the difficulty of overlanding stock there and the need to clear areas. Squatting runs were taken up including several small runs in the vicinity of the project area on what was to become Grafton. The government added the Clarence district land to that which could be settled in May 1839.

Surveyors W.C.B. Wilson and C.M. Wilson arrived in the Clarence District in September 1840 to survey land for subdivision. With approval to settle granted in 1839, licences to occupy Crown Land became available which encouraged squatters to take up runs but also small businesses to establish themselves. By the early 1840s two informal settlements had begun to form on the banks of the Clarence River at the future site of Grafton. Few vessels passed further upstream than Susan Island and so South Grafton became the preferred centre for settlement. In December 1848 Surveyor William Darke laid out two towns one at South Grafton and one on the northern bank called Grafton.

Growth was initially focussed around the established shipyard and stores in South Grafton during the 1840s. In Grafton small residences, farms and businesses sprang up and during the 1850s land became available for purchase as freehold, encouraging the further development of agriculture along the river and attendant commercial and residential purchases within Grafton and South Grafton.

In Grafton dwellings erected during the early years of settlement were generally of the basic 'vernacular' type and did not survive the subdivision boom during the late nineteenth century, during which they were replaced by more substantial dwellings; predominantly four-roomed weatherboard cottages, many of which survive throughout Grafton. There are a number of dwellings present within the Grafton portion of the project area dating to the boom era (1860-1890) including prominent examples such as Ravensford and 18 Kent Street. Ravensford is the oldest of the grand residences associated with the project area and one of the more historically significant houses in Grafton.

Grafton bridge was constructed in the mid 19th century and many dwellings were erected in Grafton during this period, including a number of examples within and adjacent to the project area that characterise the development of housing in Grafton during these decades. In Grafton housing continued to develop and diversify, with distinguished two-storey timber residences built at the turn of the century. An example adjacent to the project area is seen in 'Dunvegan', a two-storey Late Victorian timber residence constructed on an unusually large scale at 47 Pound Street in 1905 by the Powell family. Dunvegan was extended to its final form in 1926 and presents a variety of Victorian and Federation elements. The property is now located within the TAFE complex.

Other dwellings within the project area which were constructed in Grafton during this period include a variety of Inter-war period homes reflecting architectural influences of the era, such as 12 to 26 Kent Street. Buildings constructed within the project area during this period consist of predominantly weatherboard dwellings, whilst this is typical of Grafton, it is unusual for this period when fibro cement sheeting became readily available and may reflect the popularity of weatherboard throughout Grafton's history. A prominent example of a single-storey weatherboard inter-war dwelling is located at 4 Greaves Street, in the former Glyndon Private Hospital.

Site description

The city of Grafton is situated on the Clarence River within the northern coastal plain of New South Wales. The northern region is not strictly a coastal plain, but rather a series of river valleys separated by ranges. Extensive alluvial flats and flood-prone lands stretch across many of the valleys in the region including the Clarence River area. The Clarence River catchment is characterised by upper tableland areas which fall away to a relatively large, flat coastal floodplain. Grafton and South Grafton are located within the upper reaches of the floodplain.

The heritage item is located in lot 2 DP 713416 on Kent Street, Grafton. It is a single storey inter-war bungalow with wide gable to the front and skillion iron roof over the verandah. Original joinery and casement windows. Below the verandah rail is infilled with fibro. Plain timber posts with straight timber brackets. Batton decoration on the front gable. Wing to the rear. Picket fence to the front. Bricked in below the verandah. No historically significant garden. The residential property surrounded by an urban landscape and the Clarence River Bridge and Viaduct in the immediate vicinity with the Clarence River and rolling river valleys forming the surrounding landscape.

Statement of significance

The following statement is from the NSW heritage register:

A representative example of a Californian Bungalow which along with houses at 14 and 18 contributes to the domestic scale of this section of Kent Street.

8.2 Photographic index

Table 25 CZB26: 16 Kent Street, Grafton, photographic details.

Archival photography digital image catalogue sheet

Study name	Grafton– Archival Recording		
Camera	Canon EOS 350D	Lenses	18–55 mm
Sensor size	1.5	35 mm lens equivalent	1:3.5–5.6
Proof #	1	Photographer	Lian Flannery

Table 26 External photographic index for CZB26: 16 Kent Street, Grafton.

Image file no.	Date	Description	Orientation
8287	9/05/2016	View of property from across the street	E
8288	9/05/2016	Alternate view of property from across the street with bridge and viaduct in backdrop	S
8289	9/05/2016	Alternate view of property frontage from across the street	NE
8290	9/05/2016	View of viaduct from property boundary	NW
8291	9/05/2016	View of viaduct from property boundary	W
8292	9/05/2016	Alternate view from property boundary to the street	N
8293	9/05/2016	Property front elevation	E
8294	9/05/2016	View of property from the front garden	NE
8295	9/05/2016	View of property from the front garden	SE
8296	9/05/2016	View from front garden to the side of the property	E
8297	9/05/2016	Veranda detail	E
8298	9/05/2016	Veranda detail	N
8299	9/05/2016	Veranda detail	S
8300	9/05/2016	Veranda detail	E
8301	9/05/2016	Veranda detail	NW
8302	9/05/2016	Window detail	E
8303	9/05/2016	Door detail	E
8304	9/05/2016	View of exterior of property from the back garden	NW
8305	9/05/2016	View of the exterior of the property form the boundary of the rear garden	NW
8306	9/05/2016	View of exterior of property from the back garden	NW
8307	9/05/2016	View from the rear porch of the back garden	E
8308	9/05/2016	View of the porch with the viaduct in the backdrop of the picture	S
8309	9/05/2016	View of the porch with the viaduct in the backdrop of the picture	W

Table 27 Internal photographic index for CZB26: 16 Kent Street, Grafton.

Image file no.	Date	Description	Orientation
8310	9/05/2016	Detail of grate on veranda	

Image file no.	Date	Description	Orientation
8311	9/05/2016	Front door detail	
8312	9/05/2016	Hallway from the entrance point	
8313	9/05/2016	View of front bedroom from the hallway	
8314	9/05/2016	Alternate view across bedroom with door into hallway	
8315	9/05/2016	Window detail of bedroom window	
8316	9/05/2016	Detail of ceiling and cornice	
8317	9/05/2016	Door handle detail	
8318	9/05/2016	Window detail	
8319	9/05/2016	Window detail	
8320	9/05/2016	View of lounge	
8321	9/05/2016	View of lounge from kitchen area	
8322	9/05/2016	Kitchen window detail	
8323	9/05/2016	View into utility area from kitchen	
8324	9/05/2016	Utility	
8325	9/05/2016	View into bedroom from hallway	
8326	9/05/2016	View into bathroom from hallway	
8327	9/05/2016	Bathroom detail	
8328	9/05/2016	View into bedroom from hallway	
8329	9/05/2016	Bedroom	
8330	9/05/2016	Ceiling detail	

8.3 Photographic plan & catalogue

The following section contains maps showing the locations of the exterior photographs (Figure 11) and interior photographs (Figure 10). This section is followed by a photographic catalogue of all images taken of the property referenced against the photographic index and maps.



Legend



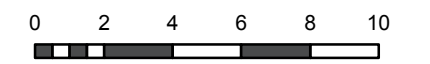
-  Study area
-  Location of photo & direction

Figure 11: CZB26: 16 Kent Street, Grafton



Metres
 Scale: 1:220 @ A3
 Coordinate System: GDA 1994 MGA Zone 56



Matter: [Matter No.]
 Date: 23 June 2016
 Checked by: [Cons.], Drawn by: [GIS], Last edited by: apritchard
 Location: P:\22000s\22018\mapping\22018_AP_F3-17_PhotoLocations_Mapbook

Figure 12 Interior photograph locations for CZB26: 16 Kent Street, Grafton.

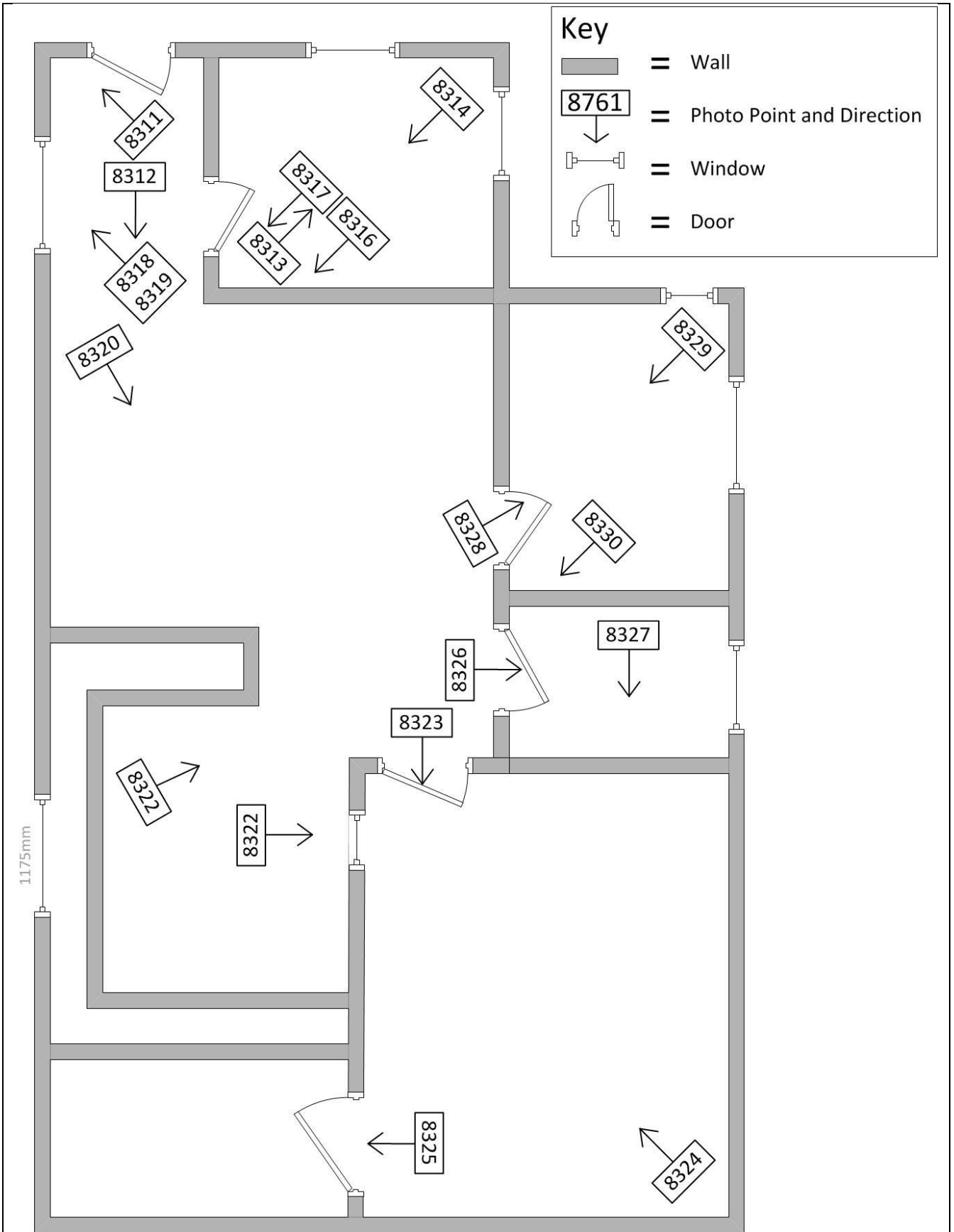


Plate 9 External photographic catalogue for CZB26: 16 Kent Street, Grafton.



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IMG_8288.JPG



IMG_8289.JPG



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IMG_8291.JPG



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IMG_8294.JPG



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IMG_8298.JPG



IMG_8299.JPG



IMG_8300.JPG



IMG_8301.JPG



IMG_8302.JPG



IMG_8303.JPG



IMG_8304.JPG



IMG_8305.JPG



IMG_8306.JPG



IMG_8307.JPG



IMG_8308.JPG



IMG_8309.JPG

Plate 10 Internal photographic catalogue for CZB26: 16 Kent Street, Grafton.



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IMG_8311.JPG



IMG_8312.JPG



IMG_8313.JPG



IMG_8314.JPG



IMG_8315.JPG



IMG_8316.JPG



IMG_8317.JPG



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IMG_8319.JPG



IMG_8320.JPG



IMG_8321.JPG



IMG_8322.JPG



IMG_8323.JPG



IMG_8324.JPG



IMG_8325.JPG



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IMG_8327.JPG



IMG_8328.JPG



IMG_8329.JPG



IMG_8330.JPG

9 CZB27: 14 Kent Street, Grafton

9.1 Historical context

Table 28 Historical summary, site description and statement of significance for CZB27: 14 Kent Street, Grafton.

Historical summary

The Clarence River was not ideal for grazing of stock simply because of the difficulty of overlanding stock there and the need to clear areas. Squatting runs were taken up including several small runs in the vicinity of the project area on what was to become Grafton. The government added the Clarence district land to that which could be settled in May 1839.

Surveyors W.C.B. Wilson and C.M. Wilson arrived in the Clarence District in September 1840 to survey land for subdivision. With approval to settle granted in 1839, licences to occupy Crown Land became available which encouraged squatters to take up runs but also small businesses to establish themselves. By the early 1840s two informal settlements had begun to form on the banks of the Clarence River at the future site of Grafton. Few vessels passed further upstream than Susan Island and so South Grafton became the preferred centre for settlement. In December 1848 Surveyor William Darke laid out two towns one at South Grafton and one on the northern bank called Grafton.

Growth was initially focussed around the established shipyard and stores in South Grafton during the 1840s. In Grafton small residences, farms and businesses sprang up and during the 1850s land became available for purchase as freehold, encouraging the further development of agriculture along the river and attendant commercial and residential purchases within Grafton and South Grafton.

In Grafton dwellings erected during the early years of settlement were generally of the basic 'vernacular' type and did not survive the subdivision boom during the late nineteenth century, during which they were replaced by more substantial dwellings; predominantly four-roomed weatherboard cottages, many of which survive throughout Grafton. There are a number of dwellings present within the Grafton portion of the project area dating to the boom era (1860-1890) including prominent examples such as Ravensford and 18 Kent Street. Ravensford is the oldest of the grand residences associated with the project area and one of the more historically significant houses in Grafton.

Grafton bridge was constructed in the mid 19th century and many dwellings were erected in Grafton during this period, including a number of examples within and adjacent to the project area that characterise the development of housing in Grafton during these decades. In Grafton housing continued to develop and diversify, with distinguished two-storey timber residences built at the turn of the century. An example adjacent to the project area is seen in 'Dunvegan', a two-storey Late Victorian timber residence constructed on an unusually large scale at 47 Pound Street in 1905 by the Powell family. Dunvegan was extended to its final form in 1926 and presents a variety of Victorian and Federation elements. The property is now located within the TAFE complex.

Other dwellings within the project area which were constructed in Grafton during this period include a variety of Inter-war period homes reflecting architectural influences of the era, such as 12 to 26 Kent Street. Buildings constructed within the project area during this period consist of predominantly weatherboard dwellings, whilst this is typical of Grafton, it is unusual for this period when fibro cement sheeting became readily available and may reflect the popularity of weatherboard throughout Grafton's history. A prominent example of a single-storey weatherboard inter-war dwelling is located at 4 Greaves Street, in the former Glyndon Private Hospital.

Site description

The city of Grafton is situated on the Clarence River within the northern coastal plain of New South Wales. The northern region is not strictly a coastal plain, but rather a series of river valleys separated by ranges. Extensive alluvial flats and flood-prone lands stretch across many of the valleys in the region including the Clarence River area. The Clarence River catchment is characterised by upper tableland areas which fall away to a relatively large, flat coastal floodplain. Grafton and South Grafton are located within the upper reaches of the floodplain.

The heritage item is located in lot 1 DP 782843 on Kent Street, Grafton. It is a single storey weather board with very steeply pitched iron roof extending over the front verandah. Projecting gable to the front with diamond pattern decoration under the gable. verandah infilled below the verandah rail. Plain posts. No garden. Wire fence. The residential property surrounded by an urban landscape and the Clarence River Bridge and Viaduct in the immediate vicinity with the Clarence River and rolling river valleys forming the surrounding landscape.

Statement of significance

The following is from the NSW heritage register:

This cottage is representative of the late Victorian to Federation style with a steeply pitched roof and use of traditional elements and materials. The projecting gable is likely to have been a later addition. Along with cottages at no's 16 and 18 it contributes to the Kent Street streetscape.

9.2 Photographic index

Table 29 CZB27: 14 Kent Street, Grafton, photographic details.

Archival photography digital image catalogue sheet

Study name	Grafton– Archival Recording		
Camera	Canon EOS 350D	Lenses	18–55 mm
Sensor size	1.5	35 mm lens equivalent	1:3.5–5.6
Proof #	1	Photographer	Lian Flannery

Table 30 External photographic index for CZB27: 14 Kent Street, Grafton.

Image file no.	Date	Description	Orientation
8375	9/05/2016	View of property from across the road	E
8376	9/05/2016	Alternate view of property from across the road	E
8377	9/05/2016	Alternate view of property from across the road with the viaduct in the backdrop	S
8378	9/05/2016	Front elevation of house from property boundary	SE
8379	9/05/2016	Front elevation of property form the front garden	S
8380	9/05/2016	Side elevation of property leading to the rear garden	E
8381	9/05/2016	Front door detail	E
8382	9/05/2016	Veranda detail	E
8383	9/05/2016	Window detail	S
8384	9/05/2016	Veranda detail	N
8385	9/05/2016	Veranda detail	SW
8408	9/05/2016	Rear elevation of property from rear garden	NW
8409	9/05/2016	Rear elevation of property from the boundary of the rear garden	NW
8410	9/05/2016	View of rear garden from the property rear veranda	E
8411	9/05/2016	Rear veranda detail	N
8412	9/05/2016	Rear veranda detail	S
8413	9/05/2016	Window detail	NW
8414	9/05/2016	Veranda roofing detail	NW

Table 31 Internal photographic index for CZB27: 14 Kent Street, Grafton.

Image file no.	Date	Description	Orientation
8386	9/05/2016	Front room from entranceway	
8387	9/05/2016	Alternate view from across the room with entrance in shot	
8388	9/05/2016	View into bedroom from front room	
8389	9/05/2016	Ceiling and cornice detail in front room	
8390	9/05/2016	Ceiling and cornice detail in front room	
8391	9/05/2016	Ceiling and cornice detail in front room	
8392	9/05/2016	View of bedroom from doorway	

Image file no.	Date	Description	Orientation
8393	9/05/2016	Alternate view of bedroom	
8394	9/05/2016	Window detail in bedroom	
8395	9/05/2016	Grate above window detail	
8396	9/05/2016	View of hallway	
8397	9/05/2016	View of bedroom from hallway	
8398	9/05/2016	Alternate view of bedroom	
8399	9/05/2016	Alternate view of bedroom	
8400	9/05/2016	View of bedroom from hallway	
8401	9/05/2016	Alternate view of bedroom	
8402	9/05/2016	Hallway	
8403	9/05/2016	Bathroom from hallway	
8404	9/05/2016	Bathroom from hallway	
8405	9/05/2016	Utility room from hallway	
8406	9/05/2016	Kitchen	
8407	9/05/2016	Kitchen	

9.3 Photographic plan & catalogue

The following section contains maps showing the locations of the exterior photographs (Figure 13) and interior photographs (Figure 14). This section is followed by a Photographic catalogue of all images taken of the property referenced against the photographic index and maps.



Legend

- Study area
- ↗ Location of photo & direction

Figure 13: CZB27: 14 Kent Street, Grafton

0 2 4 6 8 10
 Metres
 Scale: 1:220 @ A3
 Coordinate System: GDA 1994 MGA Zone 56

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Biosis Pty Ltd
 Ballarat, Brisbane, Canberra, Melbourne,
 Newcastle, Sydney, Wangaratta & Wollongong

Matter: [Matter No.]
 Date: 23 June 2016
 Checked by: [Cons.], Drawn by: [GIS], Last edited by: aprichard
 Location: F:\22000s\22018\mapping\22018_AP_F3-17_PhotoLocations_Mapbook

Figure 14 Interior photograph locations for CZB27: 14 Kent Street, Grafton.

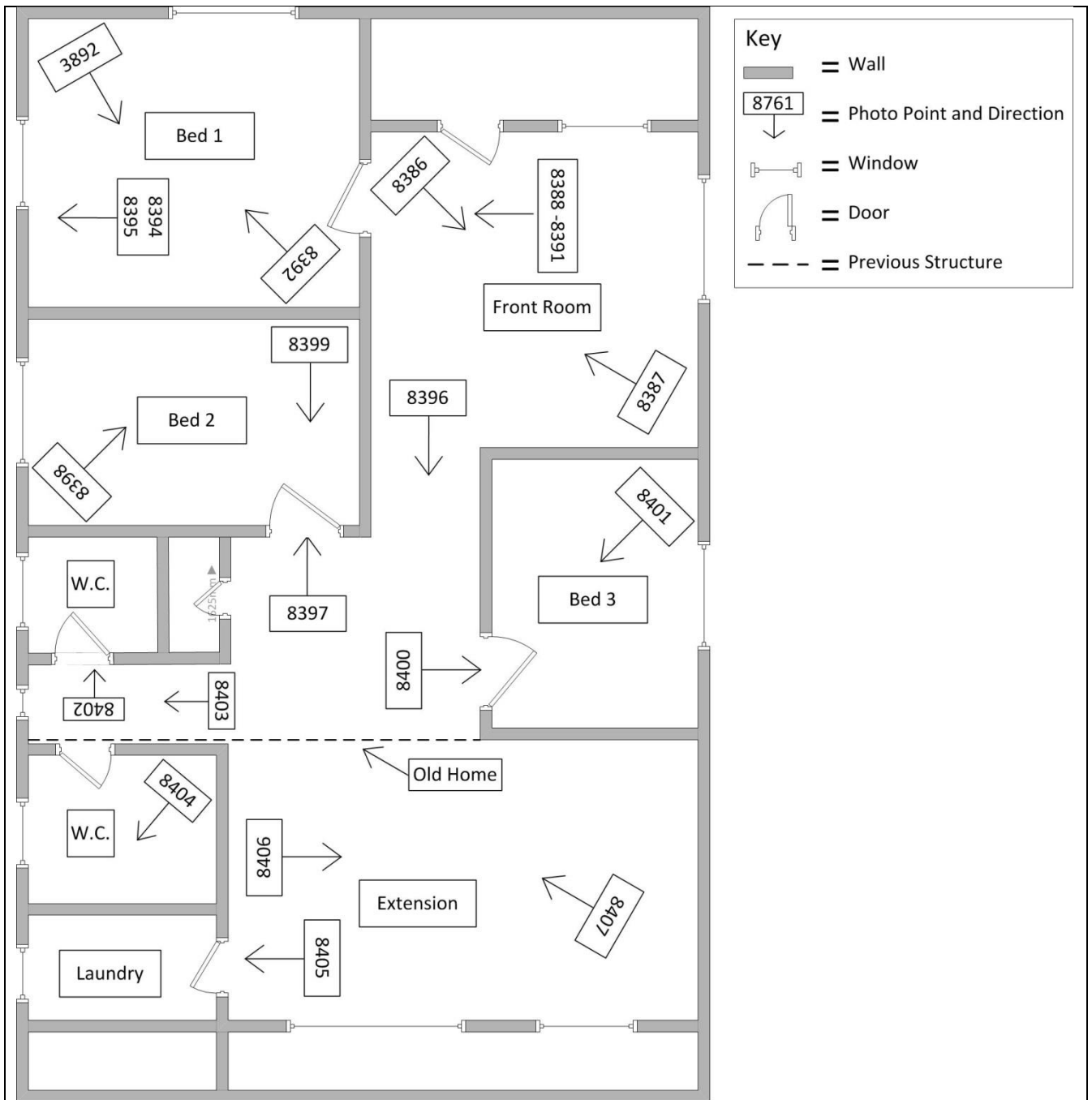


Plate 11 External photographic catalogue for CZB27: 14 Kent Street, Grafton.



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IMG_8377.JPG



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IMG_8379.JPG



IMG_8380.JPG



IMG_8381.JPG



IMG_8382.JPG



IMG_8383.JPG



IMG_8384.JPG



IMG_8385.JPG



IMG_8408.JPG



IMG_8409.JPG



IMG_8410.JPG



IMG_8411.JPG



IMG_8412.JPG



IMG_8413.JPG



IMG_8414.JPG

Plate 12 Internal photographic catalogue for CZB27: 14 Kent Street, Grafton.



IMG_8386.JPG



IMG_8387.JPG



IMG_8388.JPG



IMG_8389.JPG



IMG_8390.JPG



IMG_8391.JPG



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IMG_8406.JPG



IMG_8407.JPG

10 CZB28: 12 Kent Street, Grafton

10.1 Historical context

Table 32 Historical summary, site description and statement of significance for CZB28: 12 Kent Street, Grafton.

Historical summary

The Clarence River was not ideal for grazing of stock simply because of the difficulty of overlanding stock there and the need to clear areas. Squatting runs were taken up including several small runs in the vicinity of the project area on what was to become Grafton. The government added the Clarence district land to that which could be settled in May 1839.

Surveyors W.C.B. Wilson and C.M. Wilson arrived in the Clarence District in September 1840 to survey land for subdivision. With approval to settle granted in 1839, licences to occupy Crown Land became available which encouraged squatters to take up runs but also small businesses to establish themselves. By the early 1840s two informal settlements had begun to form on the banks of the Clarence River at the future site of Grafton. Few vessels passed further upstream than Susan Island and so South Grafton became the preferred centre for settlement. In December 1848 Surveyor William Darke laid out two towns one at South Grafton and one on the northern bank called Grafton.

Growth was initially focussed around the established shipyard and stores in South Grafton during the 1840s. In Grafton small residences, farms and businesses sprang up and during the 1850s land became available for purchase as freehold, encouraging the further development of agriculture along the river and attendant commercial and residential purchases within Grafton and South Grafton.

In Grafton dwellings erected during the early years of settlement were generally of the basic 'vernacular' type and did not survive the subdivision boom during the late nineteenth century, during which they were replaced by more substantial dwellings; predominantly four-roomed weatherboard cottages, many of which survive throughout Grafton. There are a number of dwellings present within the Grafton portion of the project area dating to the boom era (1860-1890) including prominent examples such as Ravensford and 18 Kent Street. Ravensford is the oldest of the grand residences associated with the project area and one of the more historically significant houses in Grafton.

Grafton bridge was constructed in the mid 19th century and many dwellings were erected in Grafton during this period, including a number of examples within and adjacent to the project area that characterise the development of housing in Grafton during these decades. In Grafton housing continued to develop and diversify, with distinguished two-storey timber residences built at the turn of the century. An example adjacent to the project area is seen in 'Dunvegan', a two-storey Late Victorian timber residence constructed on an unusually large scale at 47 Pound Street in 1905 by the Powell family. Dunvegan was extended to its final form in 1926 and presents a variety of Victorian and Federation elements. The property is now located within the TAFE complex.

Other dwellings within the project area which were constructed in Grafton during this period include a variety of Inter-war period homes reflecting architectural influences of the era, such as 12 to 26 Kent Street. Buildings constructed within the project area during this period consist of predominantly weatherboard dwellings, whilst this is typical of Grafton, it is unusual for this period when fibro cement sheeting became readily available and may reflect the popularity of weatherboard throughout Grafton's history. A prominent example of a single-storey weatherboard inter-war dwelling is located at 4 Greaves Street, in the former Glyndon Private Hospital.

Site description

The city of Grafton is situated on the Clarence River within the northern coastal plain of New South Wales. The northern region is not strictly a coastal plain, but rather a series of river valleys separated by ranges. Extensive alluvial flats and flood-prone lands stretch across many of the valleys in the region including the Clarence River area. The Clarence River catchment is characterised by upper tableland areas which fall away to a relatively large, flat coastal floodplain. Grafton and South Grafton are located within the upper reaches of the floodplain.

The heritage item is located in lot 9 DP 12717 on Kent Street, Grafton. It is a typical weatherboard clad Californian Bungalow with wide double gable to the front. Deep veranda to the front now supported by brick piers. Joinery appears original. Batten trim decoration under both gables. The residential property surrounded by an urban landscape and the Clarence River Bridge and Viaduct in the immediate vicinity with the Clarence River and rolling river valleys forming the surrounding landscape.

Statement of significance

The following is from the NSW heritage register:

While modified with the addition of a brick verandah this Californian bungalow contributes to the form and scale of Kent Street. It is one of a group of dwellings extending from 12 -18 Kent street which demonstrates residential development in Grafton from the 1890s to the 1930s.

10.2 Photographic index

Table 33 CZB28: 12 Kent Street, Grafton, photographic details.

Archival photography digital image catalogue sheet

Study name	Grafton– Archival Recording		
Camera	Canon EOS 350D	Lenses	18–55 mm
Sensor size	1.5	35 mm lens equivalent	1:3.5–5.6
Proof #	1	Photographer	Lian Flannery

Table 34 External photographic index for CZB28: 12 Kent Street, Grafton.

Image file no.	Date	Description	Orientation
8415	09/05/2016	View of property from across the street with view of viaduct and bridge in backdrop	SE
8416	09/05/2016	View of property from across the street with view of viaduct and bridge in backdrop	S
8417	09/05/2016	View of property from across the street with view of viaduct and bridge in backdrop	S
8418	09/05/2016	View of property from across the street with view of viaduct and bridge in backdrop	S
8419	09/05/2016	View of property form the viaduct	NE
8420	09/05/2016	View of property form the viaduct	N
8421	09/05/2016	View of property form the viaduct	N
8422	09/05/2016	View of rear of property form the street	N
8423	09/05/2016	Front elevation of the property from the front garden	E
8424	09/05/2016	Front elevation of the property from the front garden	N
8425	09/05/2016	Front elevation of the property from the front garden	S
8426	09/05/2016	View of viaduct from the porch	W
8427	09/05/2016	View of viaduct from the porch	NW
8428	09/05/2016	View of viaduct from the porch	NW
8429	09/05/2016	Porch/veranda detail	S
8430	09/05/2016	Porch/veranda detail	NE
8453	09/05/2016	Detail of rear veranda	N
8454	09/05/2016	Detail of rear veranda	NW
8455	09/05/2016	View of rear elevation of property from rear garden	W
8456	09/05/2016	View of rear elevation of the property form the rear boundary	N
8457	09/05/2016	View of the side aspect of the property from the rear garden	NW
8458	09/05/2016	Small entertaining area to the side of property	NW

Table 35 Internal photographic index for CZB28: 12 Kent Street, Grafton.

Image file no.	Date	Description	Orientation
8431	09/05/2016	Ceiling detail in lounge	

Image file no.	Date	Description	Orientation
8432	09/05/2016	Ceiling detail in lounge	
8433	09/05/2016	View of entrance into property from lounge	
8434	09/05/2016	Door detail	
8435	09/05/2016	View into bedroom from lounge	
8436	09/05/2016	Bedroom	
8437	09/05/2016	Ceiling and grate detail	
8438	09/05/2016	Wood panelling detail	
8439	09/05/2016	Wood panelling detail	
8440	09/05/2016	Wood panelling detail	
8441	09/05/2016	Bathroom	
8442	09/05/2016	Bathroom window detail	
8443	09/05/2016	Door detail	
8444	09/05/2016	Ceiling and door detail	
8445	09/05/2016	Bedroom	
8446	09/05/2016	Bedroom	
8447	09/05/2016	Dinning area	
8448	09/05/2016	View into dinning area from back room	
8449	09/05/2016	Bedroom	
8450	09/05/2016	View from bedroom	
8451	09/05/2016	Enclosed veranda at rear	
8452	09/05/2016	Utility area	
8459	09/05/2016	Back room/study	
8460	09/05/2016	Back room/study	
8461	09/05/2016	Door detail	
8462	09/05/2016	Wall detail	

10.3 Photographic plan & catalogue

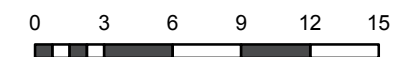
The following section contains maps showing the locations of the exterior photographs (Figure 15) and interior photographs (Figure 16). This section is followed by a Photographic catalogue of all images taken of the property referenced against the photographic index and maps.



Legend

- Study area
- ↗ Location of photo & direction

Figure 15: CZB28: 12 Kent Street, Grafton



Metres
 Scale: 1:330 @ A3
 Coordinate System: GDA 1994 MGA Zone 56

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 Ballarat, Brisbane, Canberra, Melbourne,
 Newcastle, Sydney, Wangaratta & Wollongong

Matter: [Matter No.]
 Date: 23 June 2016
 Checked by: [Cons.], Drawn by: [GIS], Last edited by: apritchard
 Location: F:\22000s\22018\mapping\22018_AP_F3-17_PhotoLocations_Mapbook

Figure 16 Interior photograph locations for CZB28: 12 Kent Street, Grafton.

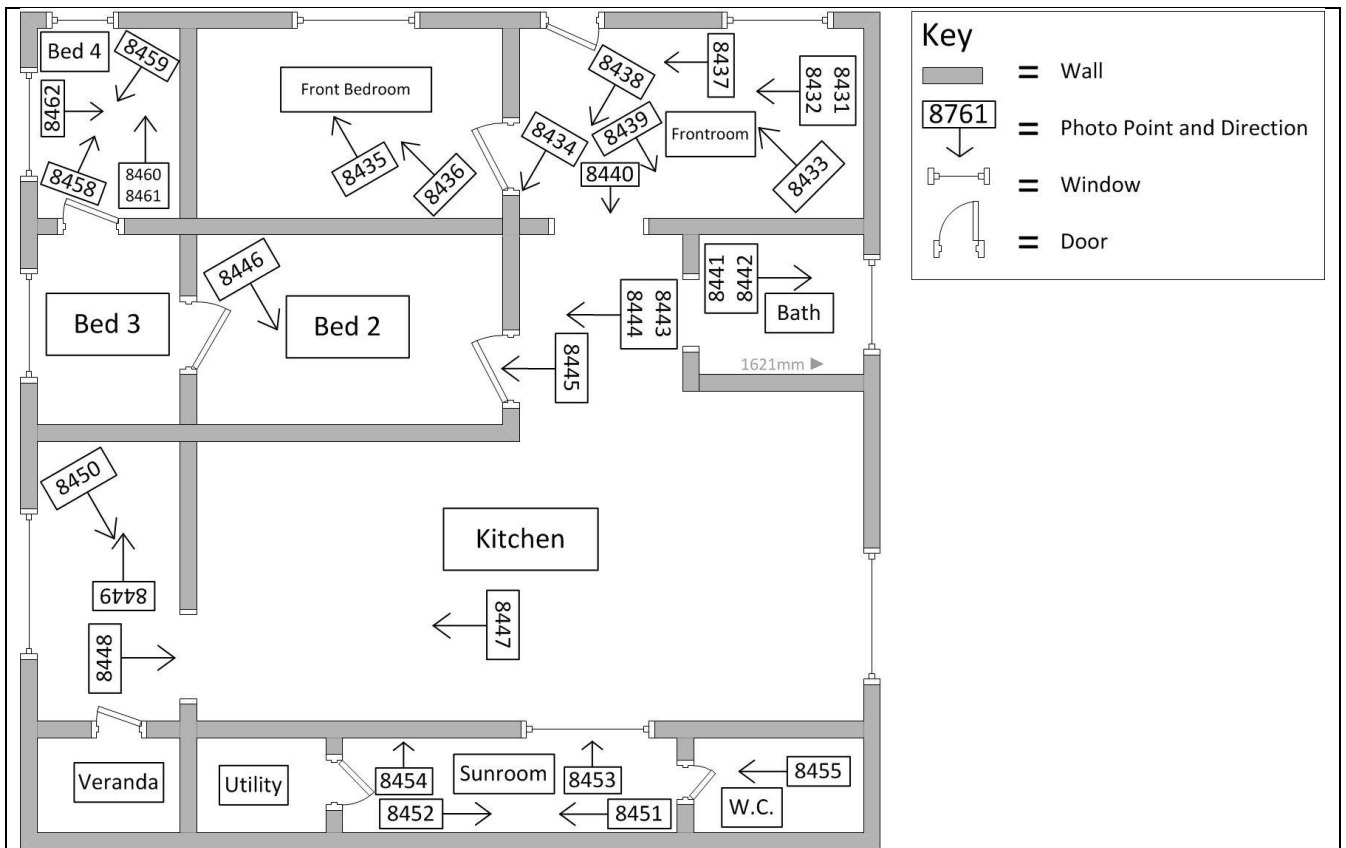


Plate 13 External photographic catalogue for CZB28: 12 Kent Street, Grafton.



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IMG_8416.JPG



IMG_8417.JPG



IMG_8418.JPG



IMG_8419.JPG



IMG_8420.JPG



IMG_8421.JPG



IMG_8422.JPG



IMG_8423.JPG



IMG_8424.JPG



IMG_8425.JPG



IMG_8426.JPG



IMG_8427.JPG



IMG_8428.JPG



IMG_8429.JPG



IMG_8430.JPG



IMG_8453.JPG



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IMG_8457.JPG



IMG_8458.JPG

Plate 14 Internal photographic catalogue for CZB28: 12 Kent Street, Grafton.



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IMG_8432.JPG



IMG_8433.JPG



IMG_8434.JPG



IMG_8435.JPG



IMG_8436.JPG



IMG_8437.JPG



IMG_8438.JPG



IMG_8439.JPG



IMG_8440.JPG



IMG_8441.JPG



IMG_8442.JPG



IMG_8443.JPG



IMG_8444.JPG



IMG_8445.JPG



IMG_8446.JPG



IMG_8447.JPG



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IMG_8450.JPG



IMG_8451.JPG



IMG_8452.JPG



IMG_8459.JPG



IMG_8460.JPG



IMG_8461.JPG



IMG_8462.JPG

11 CZB30: 'Clarendon' 13 Pound Street, Grafton

11.1 Historical context

Table 36 Historical summary, site description and statement of significance for CZB30: 'Clarendon' 13 Pound Street, Grafton.

Historical summary

The Clarence River was not ideal for grazing of stock simply because of the difficulty of overlanding stock there and the need to clear areas. Squatting runs were taken up including several small runs in the vicinity of the project area on what was to become Grafton. The government added the Clarence district land to that which could be settled in May 1839.

Surveyors W.C.B. Wilson and C.M. Wilson arrived in the Clarence District in September 1840 to survey land for subdivision. With approval to settle granted in 1839, licences to occupy Crown Land became available which encouraged squatters to take up runs but also small businesses to establish themselves. By the early 1840s two informal settlements had begun to form on the banks of the Clarence River at the future site of Grafton. Few vessels passed further upstream than Susan Island and so South Grafton became the preferred centre for settlement. In December 1848 Surveyor William Darke laid out two towns one at South Grafton and one on the northern bank called Grafton.

Growth was initially focussed around the established shipyard and stores in South Grafton during the 1840s. In Grafton small residences, farms and businesses sprang up and during the 1850s land became available for purchase as freehold, encouraging the further development of agriculture along the river and attendant commercial and residential purchases within Grafton and South Grafton.

In Grafton dwellings erected during the early years of settlement were generally of the basic 'vernacular' type and did not survive the subdivision boom during the late nineteenth century, during which they were replaced by more substantial dwellings; predominantly four-roomed weatherboard cottages, many of which survive throughout Grafton. There are a number of dwellings present within the Grafton portion of the project area dating to the boom era (1860-1890) including prominent examples such as Ravensford and 18 Kent Street. Ravensford is the oldest of the grand residences associated with the project area and one of the more historically significant houses in Grafton.

Grafton bridge was constructed in the mid 19th century and many dwellings were erected in Grafton during this period, including a number of examples within and adjacent to the project area that characterise the development of housing in Grafton during these decades. In Grafton housing continued to develop and diversify, with distinguished two-storey timber residences built at the turn of the century. An example adjacent to the project area is seen in 'Dunvegan', a two-storey Late Victorian timber residence constructed on an unusually large scale at 47 Pound Street in 1905 by the Powell family. Dunvegan was extended to its final form in 1926 and presents a variety of Victorian and Federation elements. The property is now located within the TAFE complex.

Other dwellings within the project area which were constructed in Grafton during this period include a variety of Inter-war period homes reflecting architectural influences of the era, such as 12 to 26 Kent Street. Buildings constructed within the project area during this period consist of predominantly weatherboard dwellings, whilst this is typical of Grafton, it is unusual for this period when fibro cement sheeting became readily available and may reflect the popularity of weatherboard throughout Grafton's history. A prominent example of a single-storey weatherboard inter-war dwelling is located at 4 Greaves Street, in the former Glyndon Private Hospital.

Site description

The city of Grafton is situated on the Clarence River within the northern coastal plain of New South Wales. The northern region is not strictly a coastal plain, but rather a series of river valleys separated by ranges. Extensive alluvial flats and flood-prone lands stretch across many of the valleys in the region including the Clarence River area. The Clarence River catchment is characterised by upper tableland areas which fall away to a relatively large, flat coastal floodplain. Grafton and South Grafton are located within the upper reaches of the floodplain.

The heritage item is located in lot 1 DP 817474 on Pound Street, Grafton. It is residential single storey substantial weatherboard clad residence with two corbel topped brick chimneys intact. Hipped corrugated iron roof which extends over the front and side verandahs. Timber posts with brackets support the roof. Timber casement windows. Woven wire fence and pretty cottage garden. Garage accessed via side lane. The property surrounded by an urban landscape and the Clarence River Bridge and Viaduct in the immediate vicinity with the Clarence River and rolling river valleys forming the surrounding landscape.

Statement of significance

The following statement of significance is from the NSW heritage register:

This substantial single storey weatherboard bungalow with hipped iron roof extending over deep front and side verandahs and brick chimneys with corbelled tops contributes to the historic fabric of Grafton. While the bungalow is partially obscured from the street by an attractive garden the exterior with its tall chimneys makes an aesthetic contribution to Pound Street. It is worthy of further historical research.

11.2 Photographic index

Table 37 CZB30: 'Clarendon' 13 Pound Street, Grafton, photographic details.

Archival Photography Digital Image Catalogue Sheet			
Study name	Grafton– Archival Recording		
Camera	Canon EOS 350D	Lenses	18–55 mm
Sensor size	1.5	35 mm lens equivalent	1:3.5–5.6
Proof #	1	Photographer	Lian Flannery

Table 38 External photographic index for CZB30: 'Clarendon' 13 Pound Street, Grafton.

Image file no.	Date	Description	Orientation
8463	10/05/2016	External from across pound street	NW
8464	10/05/2016	Property on left with viaduct in background	NW
8465	10/05/2016	External from pedestrian walkway	NW
8466	10/05/2016	Front elevation detail	NW
8467	10/05/2016	Front elevation detail	N
8468	10/05/2016	Front of property detail	NE
8469	10/05/2016	Front of property detail	W
8470	10/05/2016	Front of property detail	NW
8471	10/05/2016	Front of property detail	NW
8472	10/05/2016	Front of property detail	E
8473	10/05/2016	Front of property detail	S
8474	10/05/2016	Front of property detail	S
8475	10/05/2016	Front of property detail	S
8476	10/05/2016	Front of property detail	N
8477	10/05/2016	Front of property detail	N
8478	10/05/2016	Front of property detail	NE
8479	10/05/2016	Front of property detail	W
8480	10/05/2016	Front of property detail	W
8521	10/05/2016	Side garden area	SE
8522	10/05/2016	Side garden area	NE
8523	10/05/2016	Side garden area	N
8524	10/05/2016	Window detail	E
8525	10/05/2016	Back garden area	E
8526	10/05/2016	Back garden area	NW
8527	10/05/2016	Side garden area	NE
8528	10/05/2016	Back porch	N
8529	10/05/2016	Back porch	NW
8530	10/05/2016	Back porch	E
8531	10/05/2016	Back porch	E

Image file no.	Date	Description	Orientation
8532	10/05/2016	Back door onto porch	NE

Table 39 Internal photographic index for CZB30: 'Clarendon' 13 Pound Street, Grafton.

Image file no.	Date	Description	Orientation
8481	10/05/2016	Hallway	
8482	10/05/2016	Front door detail	
8483	10/05/2016	Ceiling detail in hallway	
8484	10/05/2016	Bedroom 1 from door	
8485	10/05/2016	Bedroom 1 across room	
8486	10/05/2016	Bedroom 1 fireplace	
8487	10/05/2016	Bedroom 1 window detail	
8488	10/05/2016	Hallway	
8489	10/05/2016	Bedroom 2	
8490	10/05/2016	Bedroom 2 window	
8491	10/05/2016	Bedroom 2	
8492	10/05/2016	Bedroom 2 fireplace	
8493	10/05/2016	Bedroom 2 ceiling detail	
8494	10/05/2016	Bedroom 2 ceiling detail	
8495	10/05/2016	Bathroom	
8496	10/05/2016	Bathroom vanity	
8497	10/05/2016	Bathroom light switch detail	
8498	10/05/2016	Bathroom window detail	
8499	10/05/2016	Play room	
8500	10/05/2016	Play room	
8501	10/05/2016	Bedroom 3	
8502	10/05/2016	Bedroom 3	
8503	10/05/2016	Bedroom 3	
8504	10/05/2016	Kitchen from hallway	
8505	10/05/2016	Kitchen	

Image file no.	Date	Description	Orientation
8506	10/05/2016	Utility	
8507	10/05/2016	Bathroom	
8508	10/05/2016	Utility	
8509	10/05/2016	From utility area to kitchen	
8510	10/05/2016	Back door to garden from utility area	
8511	10/05/2016	Kitchen	
8512	10/05/2016	Living room	
8513	10/05/2016	Living room	
8514	10/05/2016	Living room	
8515	10/05/2016	Living room	
8516	10/05/2016	Living room	
8517	10/05/2016	Living room	
8518	10/05/2016	Living room	
8519	10/05/2016	Living room	
8520	10/05/2016	Living room	

11.3 Photographic plan & catalogue

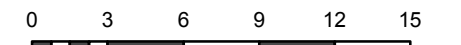
The following section contains maps showing the locations of the exterior photographs (Figure 17) and interior photographs (Figure 18). This section is followed by a Photographic catalogue of all images taken of the property referenced against the photographic index and maps.



Legend

- Study area
- ↗ Location of photo & direction

**Figure 17: CZB30:
'Clarendon' 13 Pound Street,
Grafton.**



Scale: 1:300 @ A3
Coordinate System: GDA 1994 MGA Zone 56

biosis
Biosis Pty Ltd
Ballarat, Brisbane, Canberra, Melbourne,
Newcastle, Sydney, Wangaratta & Wollongong

Matter: [Matter No.]
Date: 23 June 2016
Checked by: [Cons.], Drawn by: [GIS], Last edited by: apritchard
Location: F:\22000s\22018\mapping\22018_AP_F3-17_PhotoLocations_Mapbook

Figure 18 Interior photograph locations for CZB30: 'Clarendon' 13 Pound Street, Grafton.

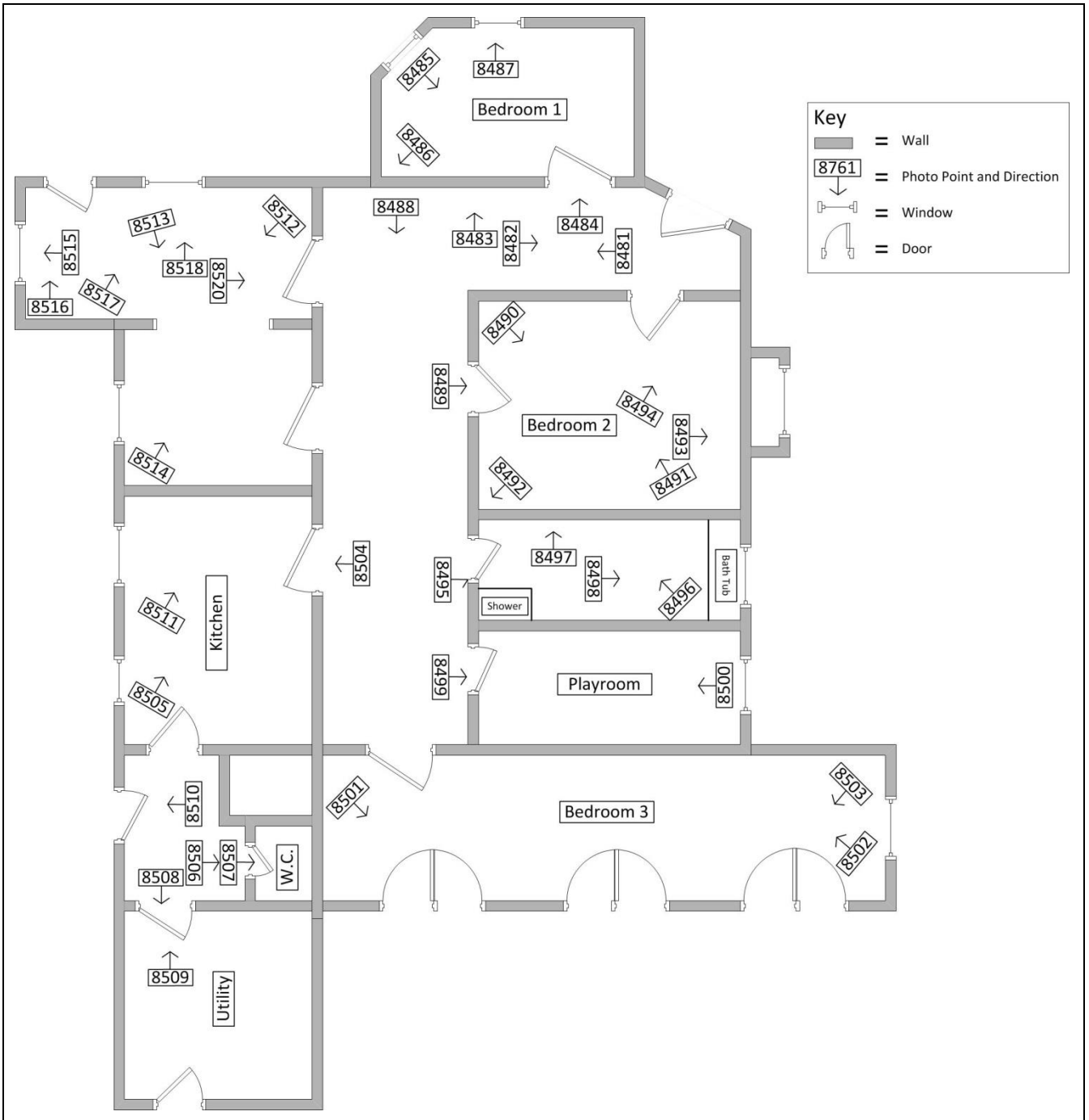


Plate 15 External photographic catalogue for CZB30: 'Clarendon' 13 Pound Street, Grafton.



IMG_8463.JPG



IMG_8464.JPG



IMG_8465.JPG



IMG_8466.JPG



IMG_8467.JPG



IMG_8468.JPG



IMG_8469.JPG



IMG_8470.JPG



IMG_8471.JPG



IMG_8472.JPG



IMG_8473.JPG



IMG_8474.JPG



IMG_8475.JPG



IMG_8476.JPG



IMG_8477.JPG



IMG_8478.JPG



IMG_8479.JPG



IMG_8480.JPG



IMG_8521.JPG



IMG_8522.JPG



IMG_8523.JPG



IMG_8524.JPG



IMG_8525.JPG



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IMG_8527.JPG



IMG_8528.JPG



IMG_8529.JPG



IMG_8530.JPG



IMG_8531.JPG



IMG_8532.JPG

Plate 16 Internal photographic catalogue for CZB30: 'Clarendon' 13 Pound Street, Grafton.



IMG_8481.JPG



IMG_8482.JPG



IMG_8483.JPG



IMG_8484.JPG



IMG_8485.JPG



IMG_8486.JPG



IMG_8487.JPG



IMG_8488.JPG



IMG_8489.JPG



IMG_8490.JPG



IMG_8491.JPG



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IMG_8498.JPG



IMG_8499.JPG



IMG_8500.JPG



IMG_8501.JPG



IMG_8502.JPG



IMG_8503.JPG



IMG_8504.JPG



IMG_8505.JPG



IMG_8506.JPG



IMG_8507.JPG



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IMG_8509.JPG



IMG_8510.JPG



IMG_8511.JPG



IMG_8512.JPG



IMG_8513.JPG



IMG_8514.JPG



IMG_8515.JPG



IMG_8516.JPG



IMG_8517.JPG



IMG_8518.JPG



IMG_8519.JPG



IMG_8520.JPG

12 CZB31: 3 Greaves Street.

12.1 Historical context

Table 40 Historical summary, site description and statement of significance for czb31: 3 Greaves Street.

Historical summary

The Clarence River was not ideal for grazing of stock simply because of the difficulty of overlanding stock there and the need to clear areas. Squatting runs were taken up including several small runs in the vicinity of the project area on what was to become Grafton. The government added the Clarence district land to that which could be settled in May 1839.

Surveyors W.C.B. Wilson and C.M. Wilson arrived in the Clarence District in September 1840 to survey land for subdivision. With approval to settle granted in 1839, licences to occupy Crown Land became available which encouraged squatters to take up runs but also small businesses to establish themselves. By the early 1840s two informal settlements had begun to form on the banks of the Clarence River at the future site of Grafton. Few vessels passed further upstream than Susan Island and so South Grafton became the preferred centre for settlement. In December 1848 Surveyor William Darke laid out two towns one at South Grafton and one on the northern bank called Grafton.

Growth was initially focussed around the established shipyard and stores in South Grafton during the 1840s. In Grafton small residences, farms and businesses sprang up and during the 1850s land became available for purchase as freehold, encouraging the further development of agriculture along the river and attendant commercial and residential purchases within Grafton and South Grafton.

In Grafton dwellings erected during the early years of settlement were generally of the basic 'vernacular' type and did not survive the subdivision boom during the late nineteenth century, during which they were replaced by more substantial dwellings; predominantly four-roomed weatherboard cottages, many of which survive throughout Grafton. There are a number of dwellings present within the Grafton portion of the project area dating to the boom era (1860-1890) including prominent examples such as Ravensford and 18 Kent Street. Ravensford is the oldest of the grand residences associated with the project area and one of the more historically significant houses in Grafton.

Grafton bridge was constructed in the mid 19th century and many dwellings were erected in Grafton during this period, including a number of examples within and adjacent to the project area that characterise the development of housing in Grafton during these decades. In Grafton housing continued to develop and diversify, with distinguished two-storey timber residences built at the turn of the century. An example adjacent to the project area is seen in 'Dunvegan', a two-storey Late Victorian timber residence constructed on an unusually large scale at 47 Pound Street in 1905 by the Powell family. Dunvegan was extended to its final form in 1926 and presents a variety of Victorian and Federation elements. The property is now located within the TAFE complex.

Other dwellings within the project area which were constructed in Grafton during this period include a variety of Inter-war period homes reflecting architectural influences of the era, such as 12 to 26 Kent Street. Buildings constructed within the project area during this period consist of predominantly weatherboard dwellings, whilst this is typical of Grafton, it is unusual for this period when fibro cement sheeting became readily available and may reflect the popularity of weatherboard throughout Grafton's history. A prominent example of a single-storey weatherboard inter-war dwelling is located at 4 Greaves Street, in the former Glyndon Private Hospital.

Site description

The city of Grafton is situated on the Clarence River within the northern coastal plain of New South Wales. The northern region is not strictly a coastal plain, but rather a series of river valleys separated by ranges. Extensive alluvial flats and flood-prone lands stretch across many of the valleys in the region including the Clarence River area. The Clarence River catchment is characterised by upper tableland areas which fall away to a relatively large, flat coastal floodplain. Grafton and South Grafton are located within the upper reaches of the floodplain.

The heritage item is located in lot 3 DP 12717 on Greaves Street, Grafton. It is residential property surrounded by an urban landscape and the Clarence River Bridge and Viaduct in the immediate vicinity with the Clarence River and rolling river valleys forming the surrounding landscape.

Statement of significance

This item contributes to the aesthetic significance of Greaves Street. The heritage item is significant at a local level.

12.2 Photographic index

Table 41 CZB31: 3 Greaves Street photographic details.

Archival photography digital image catalogue sheet			
Study name	Grafton– Archival Recording		
Camera	Canon EOS 350D	Lenses	18–55 mm
Sensor size	1.5	35 mm lens equivalent	1:3.5–5.6
Proof #	1	Photographer	Lian Flannery

Table 42 External photographic index for CZB31: 3 Greaves Street.

Image file no.	Date	Description	Orientation
8533	10/05/2016	External from across the road	NW
8534	10/05/2016	External from across the road	N
8535	10/05/2016	House front detail	N
8536	10/05/2016	House front detail	NW
8537	10/05/2016	Front door	N
8538	10/05/2016	House details	N
8539	10/05/2016	House details	N
8565	10/05/2016	Rear of property	SE
8566	10/05/2016	Shed in back garden	S
8567	10/05/2016	House rear detail	SE
8568	10/05/2016	House rear detail	E

Image file no.	Date	Description	Orientation
8569	10/05/2016	Toilet	NE
8570	10/05/2016	Side of house	NW

Table 43 Internal photographic index for CZB31: 3 Greaves Street.

Image file no.	Date	Description	Orientation
8540	10/05/2016	Extension on front of house	
8541	10/05/2016	Extension on front of house	
8542	10/05/2016	Original house frontage and door	
8543	10/05/2016	Original house frontage and door	
8544	10/05/2016	View into dining room dining room	
8545	10/05/2016	View of house details	
8546	10/05/2016	Donning room	
8547	10/05/2016	Hallway	
8548	10/05/2016	Bedroom 1	
8549	10/05/2016	Bedroom 1	
8550	10/05/2016	Bedroom 1 window detail	
8551	10/05/2016	Kitchen	
8552	10/05/2016	Kitchen	
8553	10/05/2016	Kitchen	
8554	10/05/2016	Utility	
8555	10/05/2016	Toilet in utility	
8556	10/05/2016	Utility	
8557	10/05/2016	Door to rear of house	
8558	10/05/2016	Bedrooms 2	
8559	10/05/2016	Bedrooms 2	
8560	10/05/2016	Bedrooms 2	
8561	10/05/2016	Bathroom	
8562	10/05/2016	Bathroom	
8563	10/05/2016	Bedroom 3	

Image file no.	Date	Description	Orientation
8564	10/05/2016	Lounge	

12.3 Photographic plan & catalogue

The following section contains maps showing the locations of the exterior photographs (Figure 19) and interior photographs (Figure 20). This section is followed by a Photographic catalogue of all images taken of the property referenced against the photographic index and maps.



Legend

- Study area
- ↗ Location of photo & direction

Figure 19: CZB31: 3 Greaves Street

0 2.5 5 7.5 10 12.5
 Metres
 Scale: 1:250 @ A3
 Coordinate System: GDA 1994 MGA Zone 56

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 Biosis Pty Ltd
 Ballarat, Brisbane, Canberra, Melbourne,
 Newcastle, Sydney, Wangaratta & Wollongong

Matter: [Matter No.]
 Date: 23 June 2016
 Checked by: [Cons.], Drawn by: [GIS], Last edited by: apritchard
 Location: F:\22000s\22018\mapping\22018_AP_F3-17_PhotoLocations_Mapbook

Figure 20 Interior photograph locations for CZB31: 3 Greaves Street.

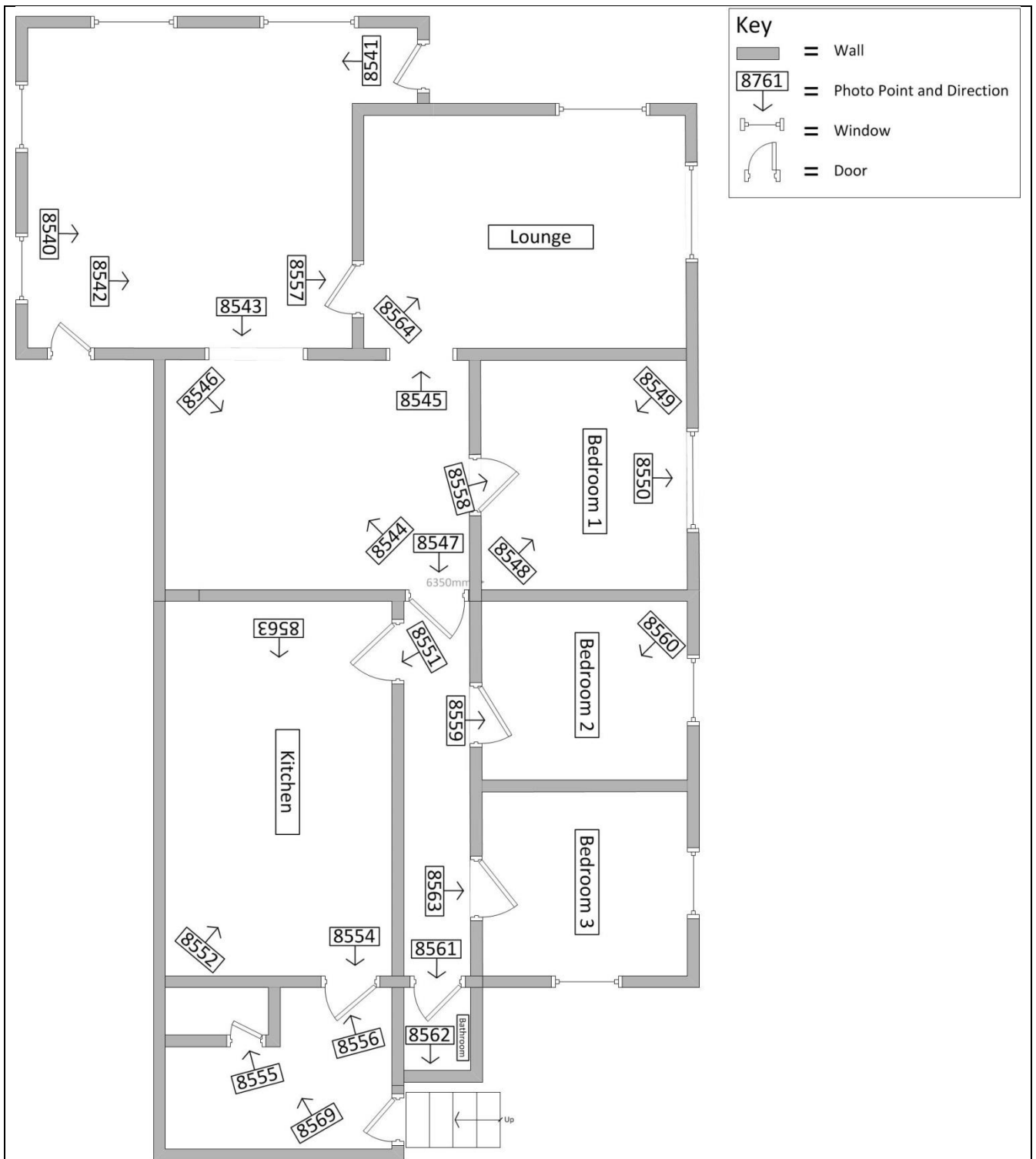


Plate 17 External photographic catalogue for CZB31: 3 Greaves Street.



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IMG_8534.JPG



IMG_8535.JPG



IMG_8536.JPG



IMG_8537.JPG



IMG_8538.JPG



IMG_8539.JPG



IMG_8565.JPG



IMG_8566.JPG



IMG_8567.JPG



IMG_8568.JPG



IMG_8569.JPG



IMG_8570.JPG

Plate 18 Internal photographic catalogue for CZB31: 3 Greaves Street.



IMG_8540.JPG



IMG_8541.JPG



IMG_8542.JPG



IMG_8543.JPG



IMG_8544.JPG



IMG_8545.JPG



IMG_8546.JPG



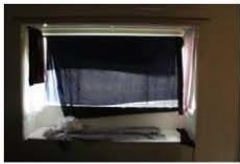
IMG_8547.JPG



IMG_8548.JPG



IMG_8549.JPG



IMG_8550.JPG



IMG_8551.JPG



IMG_8552.JPG



IMG_8553.JPG



IMG_8554.JPG



IMG_8555.JPG



IMG_8556.JPG



IMG_8557.JPG



IMG_8558.JPG



IMG_8559.JPG



IMG_8560.JPG



IMG_8561.JPG



IMG_8562.JPG



IMG_8563.JPG



IMG_8564.JPG

13 CZB32: 2 Greaves Street

13.1 Historical context

Table 44 Historical summary, site description and statement of significance for CZB32: 2 Greaves Street.

Historical summary

The Clarence River was not ideal for grazing of stock simply because of the difficulty of overlanding stock there and the need to clear areas. Squatting runs were taken up including several small runs in the vicinity of the project area on what was to become Grafton. The government added the Clarence district land to that which could be settled in May 1839.

Surveyors W.C.B. Wilson and C.M. Wilson arrived in the Clarence District in September 1840 to survey land for subdivision. With approval to settle granted in 1839, licences to occupy Crown Land became available which encouraged squatters to take up runs but also small businesses to establish themselves. By the early 1840s two informal settlements had begun to form on the banks of the Clarence River at the future site of Grafton. Few vessels passed further upstream than Susan Island and so South Grafton became the preferred centre for settlement. In December 1848 Surveyor William Darke laid out two towns one at South Grafton and one on the northern bank called Grafton.

Growth was initially focussed around the established shipyard and stores in South Grafton during the 1840s. In Grafton small residences, farms and businesses sprang up and during the 1850s land became available for purchase as freehold, encouraging the further development of agriculture along the river and attendant commercial and residential purchases within Grafton and South Grafton.

In Grafton dwellings erected during the early years of settlement were generally of the basic 'vernacular' type and did not survive the subdivision boom during the late nineteenth century, during which they were replaced by more substantial dwellings; predominantly four-roomed weatherboard cottages, many of which survive throughout Grafton. There are a number of dwellings present within the Grafton portion of the project area dating to the boom era (1860-1890) including prominent examples such as Ravensford and 18 Kent Street. Ravensford is the oldest of the grand residences associated with the project area and one of the more historically significant houses in Grafton.

Grafton bridge was constructed in the mid 19th century and many dwellings were erected in Grafton during this period, including a number of examples within and adjacent to the project area that characterise the development of housing in Grafton during these decades. In Grafton housing continued to develop and diversify, with distinguished two-storey timber residences built at the turn of the century. An example adjacent to the project area is seen in 'Dunvegan', a two-storey Late Victorian timber residence constructed on an unusually large scale at 47 Pound Street in 1905 by the Powell family. Dunvegan was extended to its final form in 1926 and presents a variety of Victorian and Federation elements. The property is now located within the TAFE complex.

Other dwellings within the project area which were constructed in Grafton during this period include a variety of Inter-war period homes reflecting architectural influences of the era, such as 12 to 26 Kent Street. Buildings constructed within the project area during this period consist of predominantly weatherboard dwellings, whilst this is typical of Grafton, it is unusual for this period when fibro cement sheeting became readily available and may reflect the popularity of weatherboard throughout Grafton's history. A prominent example of a single-storey weatherboard inter-war dwelling is located at 4 Greaves Street, in the former Glyndon Private Hospital.

Site description

The city of Grafton is situated on the Clarence River within the northern coastal plain of New South Wales. The northern region is not strictly a coastal plain, but rather a series of river valleys separated by ranges. Extensive alluvial flats and flood-prone lands stretch across many of the valleys in the region including the Clarence River area. The Clarence River catchment is characterised by upper tableland areas which fall away to a relatively large, flat coastal floodplain. Grafton and South Grafton are located within the upper reaches of the floodplain.

The heritage item is located in lot 2 DP 354989 on Greaves Street, Grafton. It is residential property surrounded by an urban landscape and the Clarence River Bridge and Viaduct in the immediate vicinity with the Clarence River and rolling river valleys forming the surrounding landscape.

Statement of significance

This item contributes to the aesthetic significance of Greaves Street. The heritage item is significant at a local level (Criterion A).

13.2 Photographic index

Table 45 CZB32: 2 Greaves Street, photographic details.

Archival photography digital image catalogue sheet

Study name	Grafton– Archival Recording		
Camera	Canon EOS 350D	Lenses	18–55 mm
Sensor size	1.5	35 mm lens equivalent	1:3.5–5.6
Proof #	1	Photographer	Lian Flannery

Table 46 External photographic index for CZB32: 2 Greaves Street.

Image file no.	Date	Description	Orientation
8607	10/05/2016	External house from across street with bridge in background	S
8608	10/05/2016	Viaduct and bridge	W
8609	10/05/2016	External house with bridge in background	W
8610	10/05/2016	Under veranda	NW
8611	10/05/2016	Side of house	SW
8612	10/05/2016	External aspect of house	W
8613	10/05/2016	View of house from back garden	NW
8614	10/05/2016	View of house from back garden	W
8615	10/05/2016	House detail	NW
8616	10/05/2016	House detail	N
8617	10/05/2016	House detail	E
8618	10/05/2016	View of house from bridge	E
8619	10/05/2016	View of front yard and bridge	W
8620	10/05/2016	View of front yard and bridge	W

Table 47 Internal photographic index for CZB32: 2 Greaves Street.

Image file no.	Date	Description	Orientation
8571	10/05/2016	1st floor entrance	
8572	10/05/2016	Lounge room	
8573	10/05/2016	Lounge room detail	
8574	10/05/2016	Fireplace in lounge	
8575	10/05/2016	Lounge room detail	
8576	10/05/2016	Dinning room	
8577	10/05/2016	Hallway from dinning room	
8578	10/05/2016	Bedrooms 1	
8579	10/05/2016	Bedroom 1	
8580	10/05/2016	Bedroom 2	
8581	10/05/2016	Bedroom 2	
8582	10/05/2016	Bathroom	

Image file no.	Date	Description	Orientation
8583	10/05/2016	Bathroom detail	
8584	10/05/2016	Dinning room	
8585	10/05/2016	Kitchen from dinning room	
8586	10/05/2016	Kitchen	
8587	10/05/2016	Kitchen	
8588	10/05/2016	Kitchen through to spare room	
8589	10/05/2016	Spare room	
8590	10/05/2016	From spare room into lounge	
8591	10/05/2016	Upper veranda	
8592	10/05/2016	Upper veranda	
8593	10/05/2016	Upper veranda	
8594	10/05/2016	View from veranda	
8595	10/05/2016	Steps from upper veranda	
8596	10/05/2016	External steps to access upper floor	
8597	10/05/2016	Under veranda	
8598	10/05/2016	Ground floor access	
8599	10/05/2016	Garage	
8600	10/05/2016	Hallway	
8601	10/05/2016	Second room	
8602	10/05/2016	Bathroom	
8603	10/05/2016	Kitchen	
8604	10/05/2016	Kitchen	
8605	10/05/2016	Second room	
8606	10/05/2016	Garage	

13.3 Photographic plan & catalogue

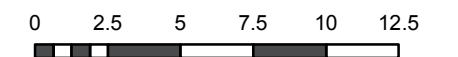
The following section contains maps showing the locations of the exterior photographs (Figure 21) and interior photographs (Figure 22). This section is followed by a Photographic catalogue of all images taken of the property referenced against the photographic index and maps.



Legend

- Study area
- ↗ Location of photo & direction

Figure 21: CZB32: 2 Greaves Street



Metres
 Scale: 1:260 @ A3
 Coordinate System: GDA 1994 MGA Zone 56



Matter: [Matter No.]
 Date: 23 June 2016
 Checked by: [Cons.], Drawn by: [GIS], Last edited by: aprichard
 Location: F:\22000s\22018\mapping\22018_AP_F3-17_PhotoLocations_Mapbook

Figure 22 Interior photograph locations for CZB32: 2 Greaves Street.

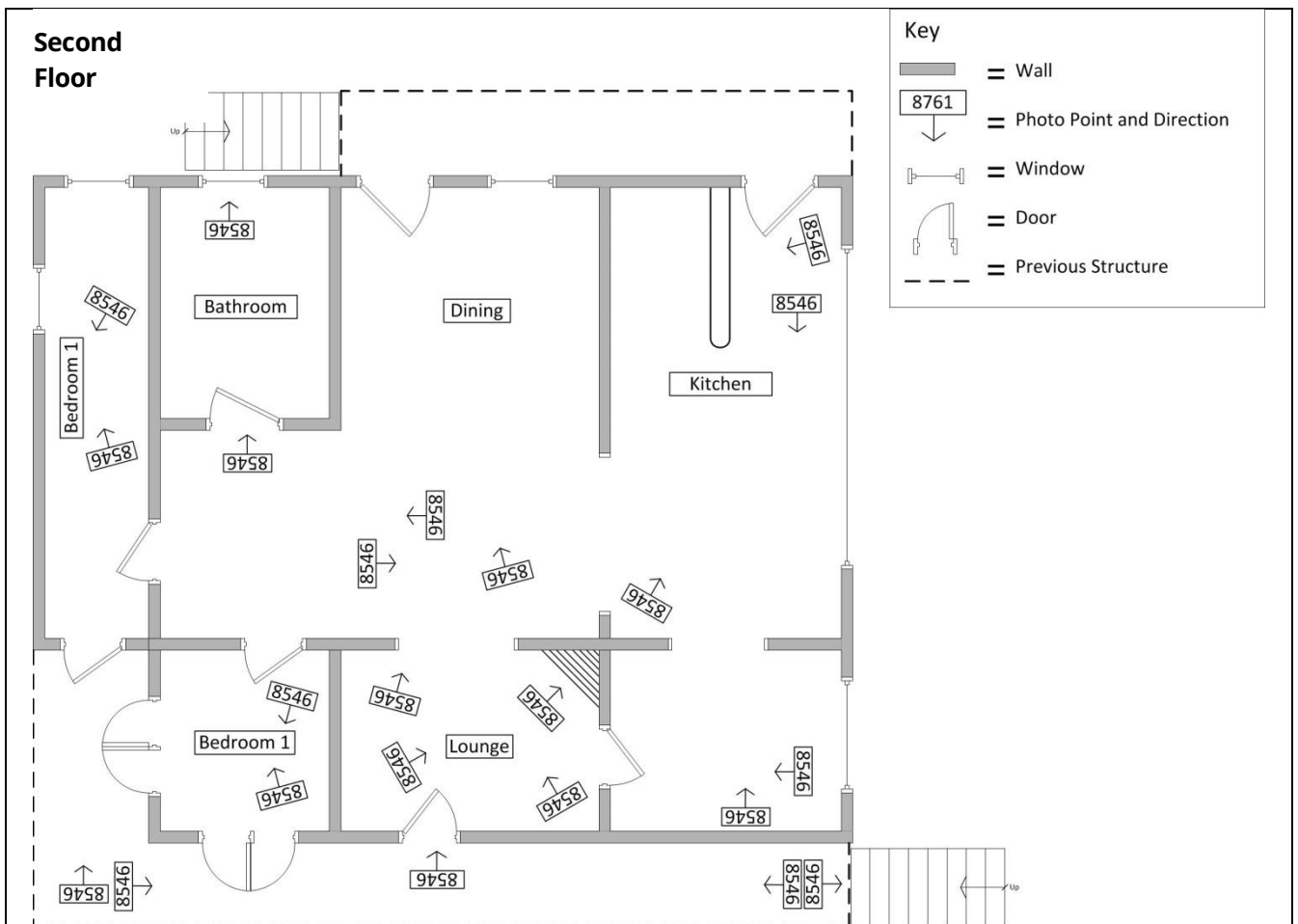
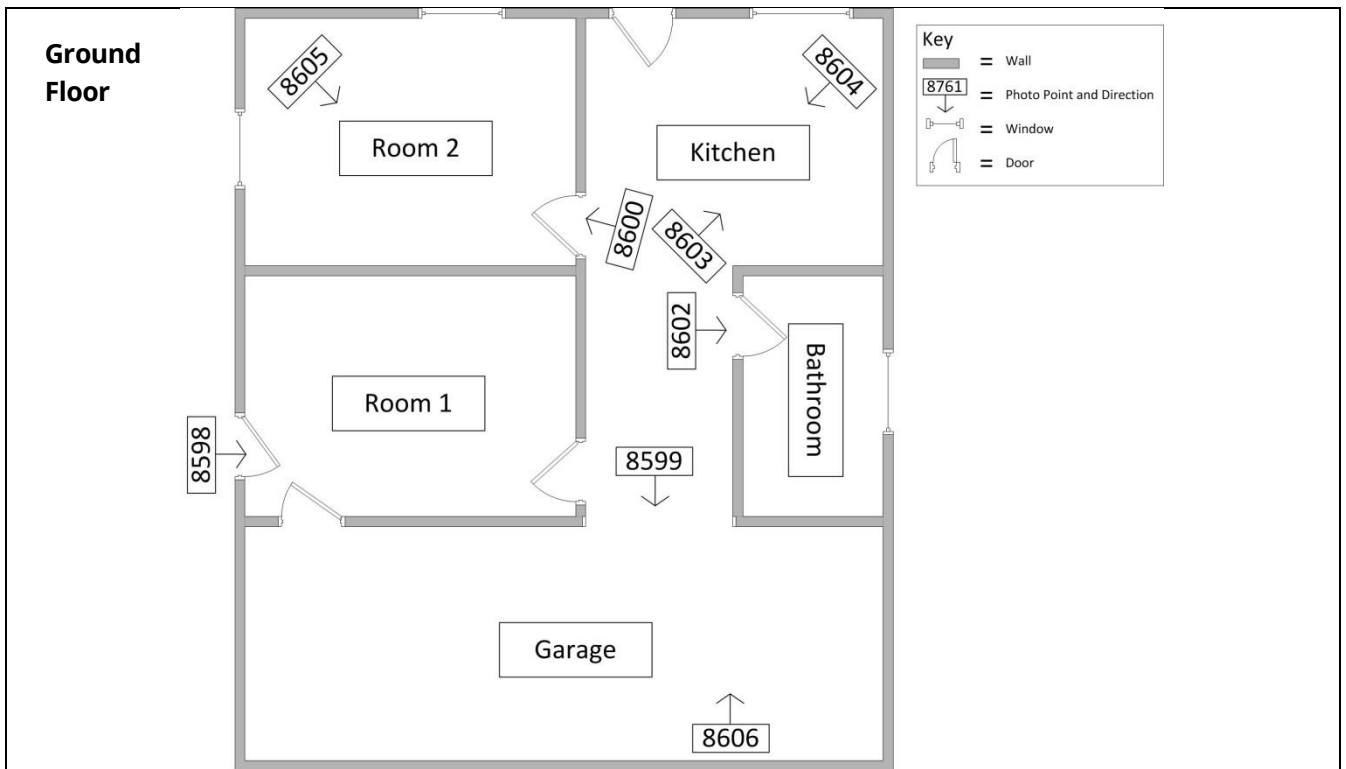


Plate 19 External photographic catalogue for CZB32: 2 Greaves Street.



IMG_8607.JPG



IMG_8608.JPG



IMG_8609.JPG



IMG_8610.JPG



IMG_8611.JPG



IMG_8612.JPG



IMG_8613.JPG



IMG_8614.JPG



IMG_8615.JPG



IMG_8616.JPG



IMG_8617.JPG



IMG_8618.JPG



IMG_8619.JPG



IMG_8620.JPG

Plate 20 Internal photographic catalogue for CZB32: 2 Greaves Street.



IMG_8571.JPG



IMG_8572.JPG



IMG_8573.JPG



IMG_8574.JPG



IMG_8575.JPG



IMG_8576.JPG



IMG_8577.JPG



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IMG_8605.JPG

14 CZB33: 5 Greaves Street

14.1 Historical context

Table 48 Historical summary, site description and statement of Significance for CZB33: 5 Greaves Street.

Historical summary

The Clarence River was not ideal for grazing of stock simply because of the difficulty of overlanding stock there and the need to clear areas. Squatting runs were taken up including several small runs in the vicinity of the project area on what was to become Grafton. The government added the Clarence district land to that which could be settled in May 1839.

Surveyors W.C.B. Wilson and C.M. Wilson arrived in the Clarence District in September 1840 to survey land for subdivision. With approval to settle granted in 1839, licences to occupy Crown Land became available which encouraged squatters to take up runs but also small businesses to establish themselves. By the early 1840s two informal settlements had begun to form on the banks of the Clarence River at the future site of Grafton. Few vessels passed further upstream than Susan Island and so South Grafton became the preferred centre for settlement. In December 1848 Surveyor William Darke laid out two towns one at South Grafton and one on the northern bank called Grafton.

Growth was initially focussed around the established shipyard and stores in South Grafton during the 1840s. In Grafton small residences, farms and businesses sprang up and during the 1850s land became available for purchase as freehold, encouraging the further development of agriculture along the river and attendant commercial and residential purchases within Grafton and South Grafton.

In Grafton dwellings erected during the early years of settlement were generally of the basic 'vernacular' type and did not survive the subdivision boom during the late nineteenth century, during which they were replaced by more substantial dwellings; predominantly four-roomed weatherboard cottages, many of which survive throughout Grafton. There are a number of dwellings present within the Grafton portion of the project area dating to the boom era (1860-1890) including prominent examples such as Ravensford and 18 Kent Street. Ravensford is the oldest of the grand residences associated with the project area and one of the more historically significant houses in Grafton.

Grafton bridge was constructed in the mid 19th century and many dwellings were erected in Grafton during this period, including a number of examples within and adjacent to the project area that characterise the development of housing in Grafton during these decades. In Grafton housing continued to develop and diversify, with distinguished two-storey timber residences built at the turn of the century. An example adjacent to the project area is seen in 'Dunvegan', a two-storey Late Victorian timber residence constructed on an unusually large scale at 47 Pound Street in 1905 by the Powell family. Dunvegan was extended to its final form in 1926 and presents a variety of Victorian and Federation elements. The property is now located within the TAFE complex.

Other dwellings within the project area which were constructed in Grafton during this period include a variety of Inter-war period homes reflecting architectural influences of the era, such as 12 to 26 Kent Street. Buildings constructed within the project area during this period consist of predominantly weatherboard dwellings, whilst this is typical of Grafton, it is unusual for this period when fibro cement sheeting became readily available and may reflect the popularity of weatherboard throughout Grafton's history. A prominent example of a single-storey weatherboard inter-war dwelling is located at 4 Greaves Street, in the former Glyndon Private Hospital.

Site description

The city of Grafton is situated on the Clarence River within the northern coastal plain of New South Wales. The northern region is not strictly a coastal plain, but rather a series of river valleys separated by ranges. Extensive alluvial flats and flood-prone lands stretch across many of the valleys in the region including the Clarence River area. The Clarence River catchment is characterised by upper tableland areas which fall away to a relatively large, flat coastal floodplain. Grafton and South Grafton are located within the upper reaches of the floodplain.

The heritage item is located in lot 1 DP 781379 on Greaves Street, Grafton. It is residential property surrounded by an urban landscape and the Clarence River Bridge and Viaduct in the immediate vicinity with the Clarence River and rolling river valleys forming the surrounding landscape.

Statement of significance

This item contributes to the aesthetic significance of Greaves Street. The heritage item is significant at a local level (Criterion A).

14.2 Photographic index

Table 49 CZB33: 5 Greaves Street, photographic details.

Archival photography digital image catalogue sheet

Study name	Grafton– Archival Recording		
Camera	Canon EOS 350D	Lenses	18–55 mm
Sensor size	1.5	35 mm lens equivalent	1:3.5–5.6
Proof #	1	Photographer	Lian Flannery

Table 50 External photographic index for CZB33: 5 Greaves Street.

Image file no.	Date	Description	Orientation
8621	10/05/2016	View from across road	NW
8622	10/05/2016	Front garden with bridge in background	W
8623	10/05/2016	Side of house	NW
8624	10/05/2016	Front house detail	NW
8625	10/05/2016	Side of house	NW
8626	10/05/2016	View of side of house from road	N
8659	10/05/2016	Back garden carport	SE
8660	10/05/2016	Shed	S
8661	10/05/2016	View of house from back garden	SE
8662	10/05/2016	House detail	S

Table 51 Internal photographic index for CZB33: 5 Greaves Street.

Image file no.	Date	Description	Orientation
8627	10/05/2016	Enclosed veranda	
8628	10/05/2016	Enclosed veranda	
8629	10/05/2016	Enclosed veranda	
8630	10/05/2016	Hallway of original house	
8631	10/05/2016	View into lounge	
8632	10/05/2016	Detail of cornice	
8633	10/05/2016	Lounge	
8634	10/05/2016	Lounge	
8635	10/05/2016	Lounge	
8636	10/05/2016	Lounge	
8637	10/05/2016	Ceiling detail	
8638	10/05/2016	Bedroom 1	
8639	10/05/2016	Bedroom 1	
8640	10/05/2016	Ceiling detail	
8641	10/05/2016	View from bedroom into enclosed veranda	
8642	10/05/2016	Bedroom 2	

Image file no.	Date	Description	Orientation
8643	10/05/2016	Bedroom 2	
8644	10/05/2016	Bedroom 2	
8645	10/05/2016	Door detail	
8646	10/05/2016	Door detail	
8647	10/05/2016	Enclosed veranda	
8648	10/05/2016	Enclosed veranda	
8649	10/05/2016	Enclosed veranda	
8650	10/05/2016	View into kitchen	
8651	10/05/2016	Kitchen	
8652	10/05/2016	Kitchen	
8653	10/05/2016	Kitchen detail	
8654	10/05/2016	Seating area in kitchen	
8655	10/05/2016	Utility area	
8656	10/05/2016	Enclosed veranda at the back of house	
8657	10/05/2016	Toilet	
8658	10/05/2016	View out to back garden	
8663	10/05/2016	Bathroom	

14.3 Photographic plan & catalogue


The following section contains maps showing the locations of the exterior photographs (Figure 23) and interior photographs (Figure 24). This section is followed by a Photographic catalogue of all images taken of the property referenced against the photographic index and maps.



- Legend**
- Study area
 - ↑ Location of photo & direction

Figure 23: CZB33: 5 Greaves Street

0 2.5 5 7.5 10 12.5
 Metres
 Scale: 1:260 @ A3
 Coordinate System: GDA 1994 MGA Zone 56



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Figure 24 Interior photograph locations for CZB33: 5 Greaves Street.

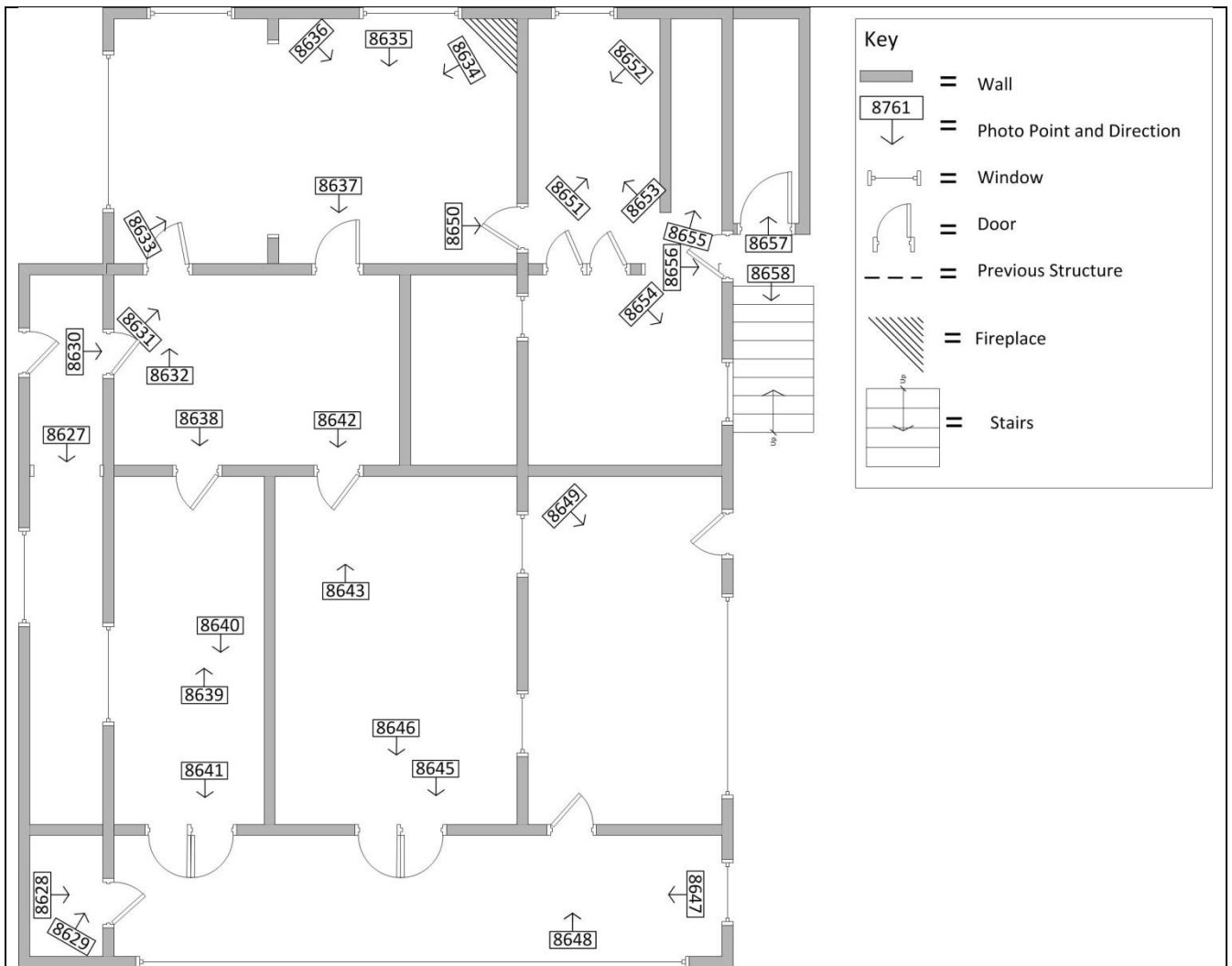


Plate 21 External photographic catalogue for CZB33: 5 Greaves Street.



IMG_8621.JPG



IMG_8622.JPG



IMG_8623.JPG



IMG_8624.JPG



IMG_8625.JPG



IMG_8626.JPG



IMG_8659.JPG



IMG_8660.JPG



IMG_8661.JPG



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Plate 22 Internal photographic catalogue for CZB33: 5 Greaves Street.



IMG_8627.JPG



IMG_8628.JPG



IMG_8629.JPG



IMG_8630.JPG



IMG_8631.JPG



IMG_8632.JPG



IMG_8633.JPG



IMG_8634.JPG



IMG_8635.JPG



IMG_8636.JPG



IMG_8637.JPG



IMG_8638.JPG



IMG_8639.JPG



IMG_8640.JPG



IMG_8641.JPG



IMG_8642.JPG



IMG_8643.JPG



IMG_8644.JPG



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IMG_8646.JPG



IMG_8647.JPG



IMG_8648.JPG



IMG_8649.JPG



IMG_8650.JPG



IMG_8651.JPG



IMG_8652.JPG



IMG_8653.JPG



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IMG_8663.JPG

15 CZB35: 4 Greaves Street, former Glyndon Private Hospital

15.1 Historical context

Table 52 Historical summary, site description and statement of significance for CZB35: Glyndon Private Hospital.

Historical summary

The Clarence River was not ideal for grazing of stock simply because of the difficulty of overlanding stock there and the need to clear areas. Squatting runs were taken up including several small runs in the vicinity of the project area on what was to become Grafton. The government added the Clarence district land to that which could be settled in May 1839.

Surveyors W.C.B. Wilson and C.M. Wilson arrived in the Clarence District in September 1840 to survey land for subdivision. With approval to settle granted in 1839, licences to occupy Crown Land became available which encouraged squatters to take up runs but also small businesses to establish themselves. By the early 1840s two informal settlements had begun to form on the banks of the Clarence River at the future site of Grafton. Few vessels passed further upstream than Susan Island and so South Grafton became the preferred centre for settlement. In December 1848 Surveyor William Darke laid out two towns one at South Grafton and one on the northern bank called Grafton.

Growth was initially focussed around the established shipyard and stores in South Grafton during the 1840s. In Grafton small residences, farms and businesses sprang up and during the 1850s land became available for purchase as freehold, encouraging the further development of agriculture along the river and attendant commercial and residential purchases within Grafton and South Grafton.

In Grafton dwellings erected during the early years of settlement were generally of the basic 'vernacular' type and did not survive the subdivision boom during the late nineteenth century, during which they were replaced by more substantial dwellings; predominantly four-roomed weatherboard cottages, many of which survive throughout Grafton. There are a number of dwellings present within the Grafton portion of the project area dating to the boom era (1860-1890) including prominent examples such as Ravensford and 18 Kent Street. Ravensford is the oldest of the grand residences associated with the project area and one of the more historically significant houses in Grafton.

Grafton bridge was constructed in the mid 19th century and many dwellings were erected in Grafton during this period, including a number of examples within and adjacent to the project area that characterise the development of housing in Grafton during these decades. In Grafton housing continued to develop and diversify, with distinguished two-storey timber residences built at the turn of the century. An example adjacent to the project area is seen in 'Dunvegan', a two-storey Late Victorian timber residence constructed on an unusually large scale at 47 Pound Street in 1905 by the Powell family. Dunvegan was extended to its final form in 1926 and presents a variety of Victorian and Federation elements. The property is now located within the TAFE complex.

Other dwellings within the project area which were constructed in Grafton during this period include a variety of Inter-war period homes reflecting architectural influences of the era, such as 12 to 26 Kent Street. Buildings constructed within the project area during this period consist of predominantly weatherboard dwellings, whilst this is typical of Grafton, it is unusual for this period when fibro cement sheeting became readily available and may reflect the popularity of weatherboard throughout Grafton's history. A prominent example of a single-storey weatherboard inter-war dwelling is located at 4 Greaves Street, in the former Glyndon Private Hospital.

Site description

The city of Grafton is situated on the Clarence River within the northern coastal plain of New South Wales. The northern region is not strictly a coastal plain, but rather a series of river valleys separated by ranges. Extensive alluvial flats and flood-prone lands stretch across many of the valleys in the region including the Clarence River area. The Clarence River catchment is characterised by upper tableland areas which fall away to a relatively large, flat coastal floodplain. Grafton and South Grafton are located within the upper reaches of the floodplain.

The heritage item is located in lot 13 DP 1048362 on Greaves Street, Grafton. It is residential rambling single storey residence on the riverbank. Timber framed weatherboard and fibro clad with hipped and gabled terra cotta tiled roof. Californian bungalow style with gable to front with batten trim. Mature garden. The property surrounded by an urban landscape and the Clarence River Bridge and Viaduct in the immediate vicinity with the Clarence River and rolling river valleys forming the surrounding landscape.

Statement of significance

The following statement of significance is from the NSW heritage register:

This Californian bungalow style residence is of historical importance as a second generation home on the original Dovedale property. It is associated both with Mrs Loxton (daughter of WAB Greaves) and later Matron Blackwell of the Glyndon Private Hospital. The hospital was well known in the Grafton district and is likely to be socially significant to the community who spent time there.

15.2 Photographic index

Table 53 CZB35: Glyndon Private Hospital photographic details

Archival photography digital image catalogue sheet

Study name	Grafton– Archival Recording		
Camera	Canon EOS 350D	Lenses	18–55 mm
Sensor size	1.5	35 mm lens equivalent	1:3.5–5.6
Proof #	1	Photographer	Lian Flannery

Table 54 External photographic index for CZB35: Glyndon Private Hospital.

Image file no.	Date	Description	Orientation
8664	11/05/2016	View of front elevation of property from across the street	N
8665	11/05/2016	View of front elevation of property from across the street	NW
8666	11/05/2016	View of front elevation of property from across the street	NW
8667	11/05/2016	View of front elevation of property from the boundary of front garden	N
8668	11/05/2016	View of front elevation of property from front garden	NE
8669	11/05/2016	Side of property	NW
8670	11/05/2016	Side of property	NE
8671	11/05/2016	Front entrance of property	NW
8672	11/05/2016	Front entrance of property	N
8673	11/05/2016	Window detail	NW
8674	11/05/2016	Roofing detail	NW
8675	11/05/2016	Rear deck	SW
8676	11/05/2016	Rear window detail	NW
8677	11/05/2016	Rear windows detail	W
8678	11/05/2016	Rear with deck	N
8679	11/05/2016	View from the deck of the bridge	S
8680	11/05/2016	View from the deck of the river	SE
8681	11/05/2016	View from the deck of the river	E
8682	11/05/2016	View of rear aspect of property	W
8683	11/05/2016	View of rear aspect of property	NW
8684	11/05/2016	View of rear aspect of property	W
8685	11/05/2016	View of river bank from property boundary	E
8686	11/05/2016	Detail of property roofing	NW
8687	11/05/2016	Detail of property roofing	NW

Table 55 Internal photographic index for CZB35: Glyndon Private Hospital.

Image file no.	Date	Description	Orientation
8688	11/05/2016	Bedroom	
8689	11/05/2016	Entrance hall	

Image file no.	Date	Description	Orientation
8690	11/05/2016	Entrance hall/enclosed veranda	
8691	11/05/2016	Entrance hall/enclosed veranda	
8692	11/05/2016	Entrance hall/enclosed veranda	
8693	11/05/2016	Entrance hall/enclosed veranda	
8694	11/05/2016	Side of house	
8695	11/05/2016	Utility	
8696	11/05/2016	Bathroom	
8697	11/05/2016	Utility	
8698	11/05/2016	Kitchen	
8699	11/05/2016	Kitchen	
8700	11/05/2016	Kitchen	
8701	11/05/2016	Kitchen	
8702	11/05/2016	Kitchen	
8703	11/05/2016	Kitchen roof detail	
8704	11/05/2016	Lounge	
8705	11/05/2016	Lounge	
8706	11/05/2016	Fireplace in lounge	
8707	11/05/2016	Fireplace in lounge	
8708	11/05/2016	Detail above internal lounge door	
8709	11/05/2016	Detail of roof and partition between lounge areas	
8710	11/05/2016	From lounge through to dining area	
8711	11/05/2016	From kitchen through to dining area	
8712	11/05/2016	Detail above door in dining area	
8713	11/05/2016	Original external windows in dining area	
8714	11/05/2016	From dining area through to hallway	
8715	11/05/2016	From lounge through to entertaining area	
8716	11/05/2016	From lounge through to entertaining area	
8717	11/05/2016	From entertaining area to lounge, bedroom 1 on left	
8718	11/05/2016	Bedroom 3	

Image file no.	Date	Description	Orientation
8719	11/05/2016	Bedroom 3	
8720	11/05/2016	Detail above door bedroom 3	
8721	11/05/2016	Bathroom	
8722	11/05/2016	Bathroom	
8723	11/05/2016	From bathroom into hallway	
8724	11/05/2016	Entertaining area, external entrance	
8725	11/05/2016	Entertaining area	
8726	11/05/2016	Detail of bedroom 1 door	
8727	11/05/2016	Detail of bedroom 1 door	
8728	11/05/2016	Fireplace in bedroom 1	
8729	11/05/2016	Bedroom 1 bathroom	
8730	11/05/2016	Bedroom 1 bathroom	
8731	11/05/2016	Ceiling detail bedroom 1	
8732	11/05/2016	Dressing area bedroom 1	
8733	11/05/2016	Original external entrance to house, now enclosed	
8734	11/05/2016	Rear veranda	
8735	11/05/2016	Rear veranda	
8736	11/05/2016	Shed in garden	
8737	11/05/2016	Fireplace detail in lounge	

15.3 Photographic plan & catalogue

The following section contains maps showing the locations of the exterior photographs (Figure 25) and interior photographs (Figure 26). This section is followed by a Photographic catalogue of all images taken of the property referenced against the photographic index and maps.




Legend

- Study area
- ↗ Location of photo & direction

Figure 25: CZB35: Glyndon Private Hospital (former): 4 Greaves Street, Grafton

0 3 6 9 12 15
Metres
Scale: 1:290 @ A3
Coordinate System: GDA 1994 MGA Zone 56



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Matter: [Matter No.]
Date: 23 June 2016
Checked by: [Cons.], Drawn by: [GIS], Last edited by: apritchard
Location: F:\22000s\22018\mapping\22018_AP_F3-17_PhotoLocations_Mapbook

Figure 26 Interior photograph locations for CZB35: Glyndon Private Hospital.

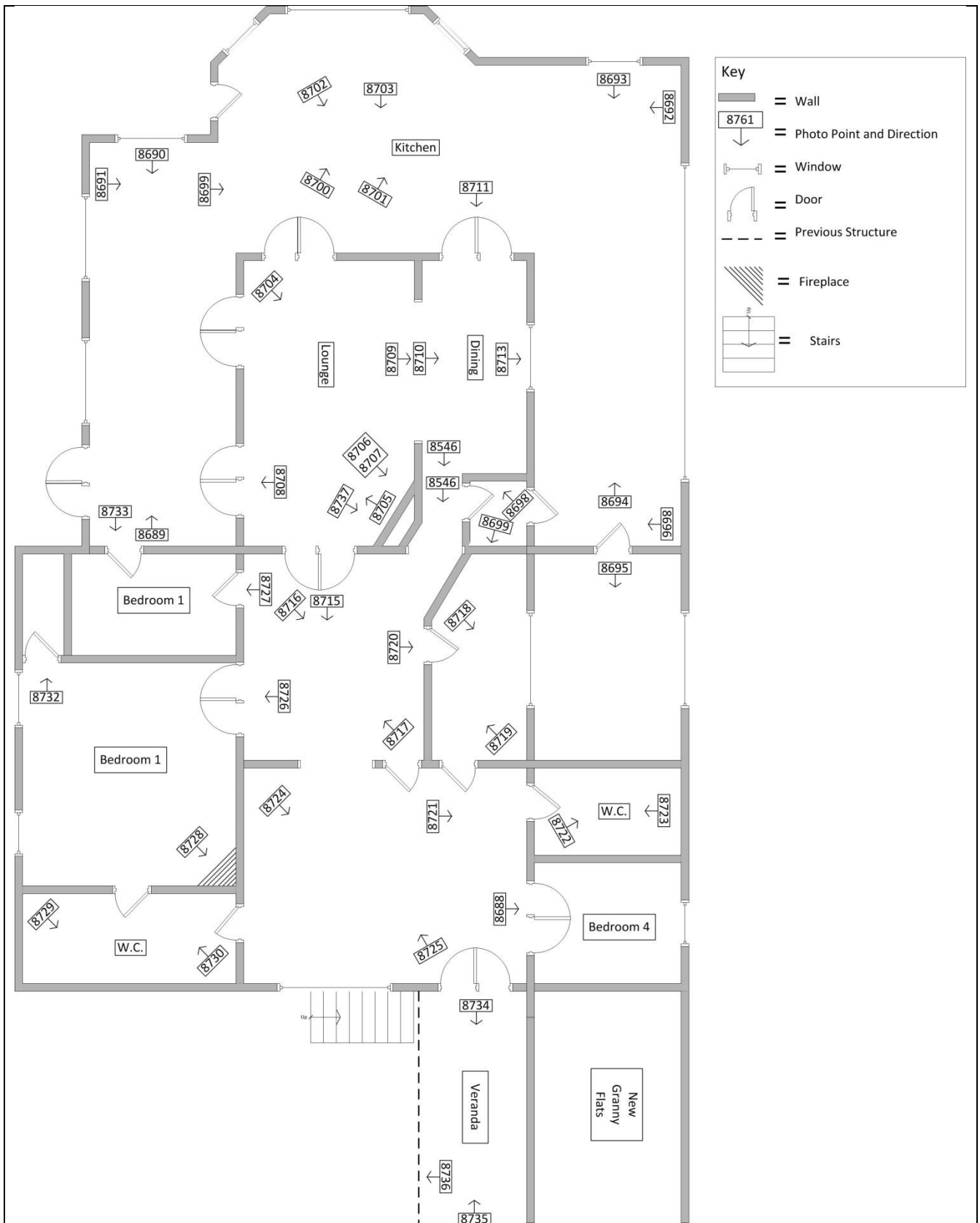


Plate 23 External photographic catalogue for CZB35: Glyndon Private Hospital.



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IMG_8665.JPG



IMG_8666.JPG



IMG_8667.JPG



IMG_8668.JPG



IMG_8669.JPG



IMG_8670.JPG



IMG_8671.JPG



IMG_8672.JPG



IMG_8673.JPG



IMG_8674.JPG



IMG_8675.JPG



IMG_8676.JPG



IMG_8677.JPG



IMG_8678.JPG



IMG_8679.JPG



IMG_8680.JPG



IMG_8681.JPG



IMG_8682.JPG



IMG_8683.JPG



IMG_8684.JPG



IMG_8685.JPG

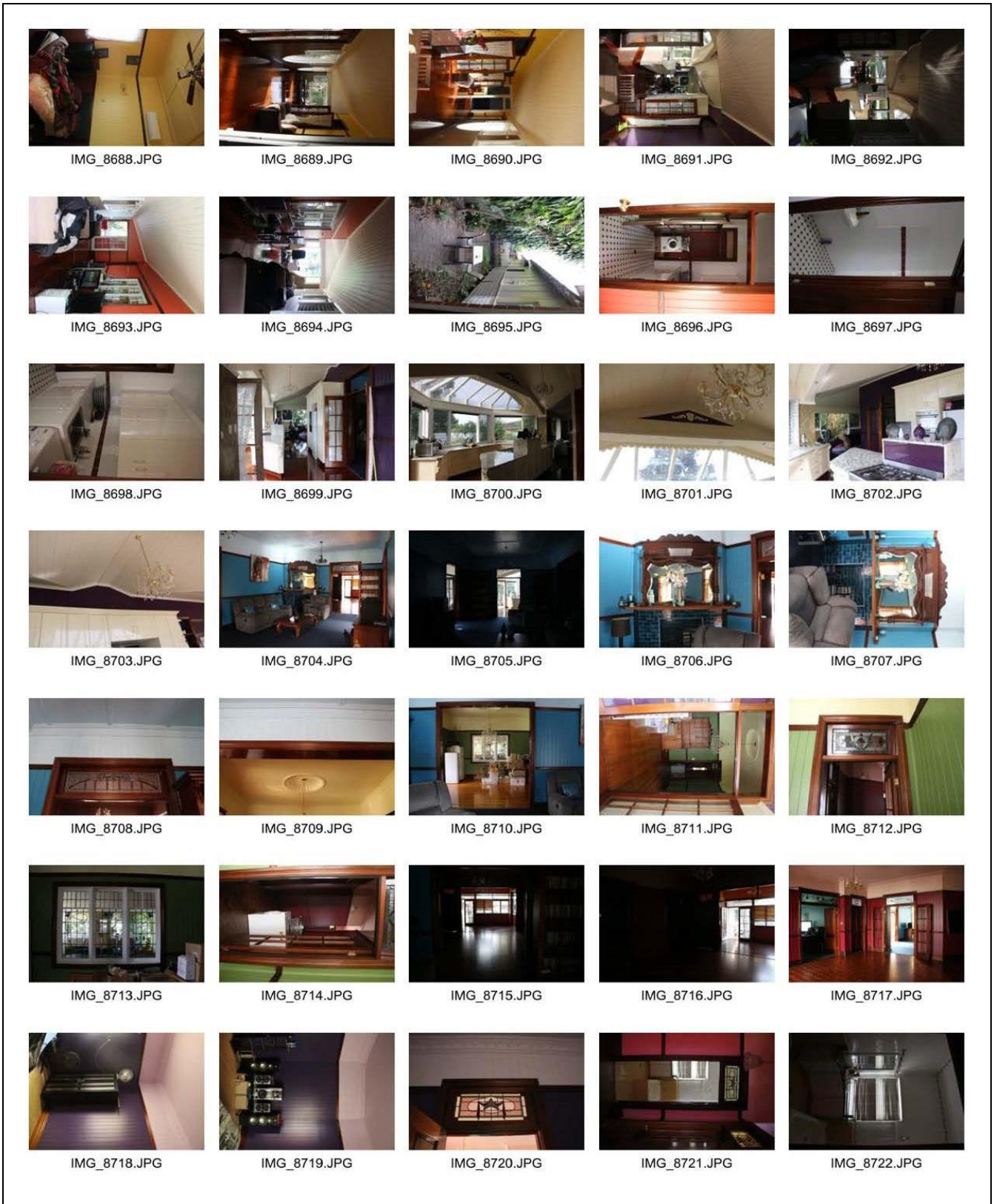


IMG_8686.JPG



IMG_8687.JPG

Plate 24 Internal photographic catalogue for CZB35: Glyndon Private Hospital.





IMG_8723.JPG



IMG_8724.JPG



IMG_8725.JPG



IMG_8726.JPG



IMG_8727.JPG



IMG_8728.JPG



IMG_8729.JPG



IMG_8730.JPG



IMG_8731.JPG



IMG_8732.JPG



IMG_8733.JPG



IMG_8734.JPG



IMG_8735.JPG



IMG_8736.JPG



IMG_8737.JPG

16 CZB37: Grafton City Railway Precinct

16.1 Historical context

Table 56 Historical summary, site description and statement of significance for CZB37: Grafton City Railway Precinct.

Historical summary

Grafton City Railway Station is located on the North Coast line, the major trunk line from NSW to Queensland. Although originally constructed as an isolated line from Lismore to Murwillumbah in 1894, the importance of connecting the North Coast to the general railway system led to the extension of the line southward to Maitland in 1903. Railway construction in the area continued over the next eleven years and by 1905, an isolated railway system was in service, joining Grafton on the north bank of the Clarence River to Casino, through Lismore and on to Murwillumbah. In 1930 the line was connected to the Queensland railway system at South Brisbane (Cottee, 2004).

The single line from Glenreagh to South Grafton opened on 12 October 1915. The Glenreagh to South Grafton section was constructed by the Public Works Department, with work commencing on 23 April 1911. The station opened as 'South Grafton' on 12 October 1915, and was renamed 'Grafton City' on 1 October 1976. Another station had opened as 'Grafton' north of the river in 1905 and was closed in the 1970s.

Major changes and early additions to the South Grafton station precinct included the construction of a through-type engine shed in 1908, the opening of a roundhouse depot in 1915 and a Refreshments Room in 1923, and the construction of a Rest House, a railway wharf, and the replacement of the 15.2m turntable with an 18.2m turntable in 1925.

Historic plans dating to 1919 show a U-shaped concrete drop-slab station building, a signal box, cream shed, lamp room and toilet block, and a goods shed and platform. Plans from 1928 show the removal of the lamp room and toilet block, and the addition of new toilet facilities. Further changes to the site are shown in plans from c.1943 which shows the addition of large Railway District offices, a new barracks building, and the extension of the Refreshments Room with the addition of a large shelter and kitchen facilities on the platform for World War II troops (RailCorp Historic Plans).

The station was largely upgraded in c.1993 with a large new brick station building, replacing the earlier concrete building. The earlier RRR facilities have also since been removed with a modern Train Crewing Building on their previous site.

The 1990s station building and the 1940s refreshment facilities and barracks building remain in RailCorp ownership. Other items include the Railway District Offices managed by ARTC.

Site description

The city of Grafton is situated on the Clarence River within the northern coastal plain of New South Wales. The northern region is not strictly a coastal plain, but rather a series of river valleys separated by ranges. Extensive alluvial flats and flood-prone lands stretch across many of the valleys in the region including the Clarence River area. The Clarence River catchment is characterised by upper tableland areas which fall away to a relatively large, flat coastal floodplain. Grafton and South Grafton are located within the upper reaches of the floodplain.

The heritage item is located in lot 4 DP 1173717, Grafton. It is a railway station and associated buildings surrounded by an urban landscape with the Clarence River and rolling river valleys forming the surrounding landscape.

Statement of significance

The following statement of significance is from the NSW heritage register:

Grafton City Railway Precinct is of State historic significance as a former major railway administrative centre for the North Coast. The extant refreshment rooms is a unique structure on the NSW rail system built for the movement of troops during World War II and remains as an important reminder of the site's role in the Australian war effort and the role played by rail in moving troops around the country. The extant barracks building is representative of a series of similar barracks buildings constructed throughout the NSW railway system for train crews to rest between shifts. The office block demonstrates the former administrative role of the site. Overall, the significance of the railway precinct has been compromised by modern buildings, the demolition of the extensive locomotive servicing depot and all other original buildings.

16.2 Photographic index

Table 57 CZB37: Grafton City Railway Precinct, photographic details.

Archival photography digital image catalogue sheet

Study name	Grafton- Archival Recording		
Camera	Canon EOS 350D	Lenses	18-55 mm
Sensor size	1.5	35 mm lens equivalent	1:3.5-5.6
Proof #	1	Photographer	Lian Flannery

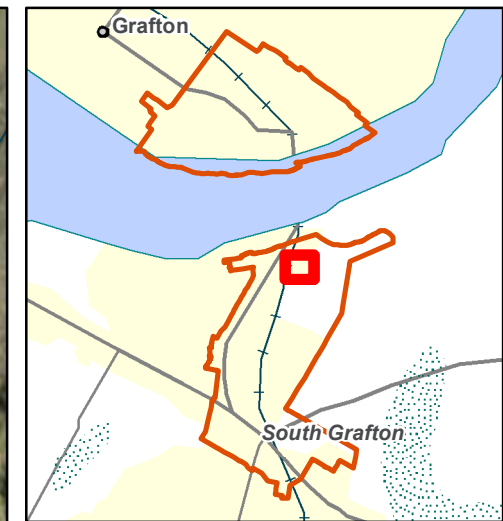
Table 58 External photographic index for CZB37: Grafton City Railway Precinct.

Image file no.	Date	Description	Orientation
8168	8/05/2016	View from end of platform	N
8169	8/05/2016	View from end of platform	N
8170	8/05/2016	Across to east of platform	NE
8171	8/05/2016	Across to east of platform	NE
8172	8/05/2016	View of old station buildings on West of platform	NW
8173	8/05/2016	View of old station buildings on West of platform	NW
8174	8/05/2016	View of old station buildings on West of platform	W
8175	8/05/2016	View of old station buildings on West of platform	W
8176	8/05/2016	Old ticket office	W
8177	8/05/2016	Old ticket office detail	W
8178	8/05/2016	Roof detail of old ticket office	W
8179	8/05/2016	Old ticket office windows detail	NW
8180	8/05/2016	Old ticket office window detail	NW
8181	8/05/2016	Alternate view of old station buildings	N
8182	8/05/2016	Alternate view of old station buildings	N
8183	8/05/2016	Fibro buildings on platform	N
8184	8/05/2016	Landscape aspect of old station buildings and fibro buildings	N
8185	8/05/2016	New station buildings	SW
8186	8/05/2016	Old station rear view	N
8187	8/05/2016	Old station rear view	NE
8188	8/05/2016	Old station rear view	N
8189	8/05/2016	New station rear/street access from car park	SE
8190	8/05/2016	Old station buildings from across car park	N
8191	8/05/2016	New station buildings from across car park	E
2007	8/05/2016	Railway turntable	W
2009	8/05/2016	Railway turntable	S
2010	8/05/2016	Railway turntable	S
2012	8/05/2016	Railway turntable	E
2013	8/05/2016	View from northern edge of railway turntable	SW

Image file no.	Date	Description	Orientation
2014	8/05/2016	Railway turntable	N

16.3 Photographic plan & catalogue

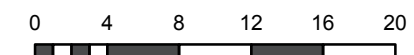
The following section contains maps showing the locations of the exterior photographs (Figure 27). This section is followed by a Photographic catalogue of all images taken of the property referenced against the photographic index and maps.



Legend

- Study area
- ↗ Location of photo & direction

Figure 27: CZB37: Grafton City Railway Precinct

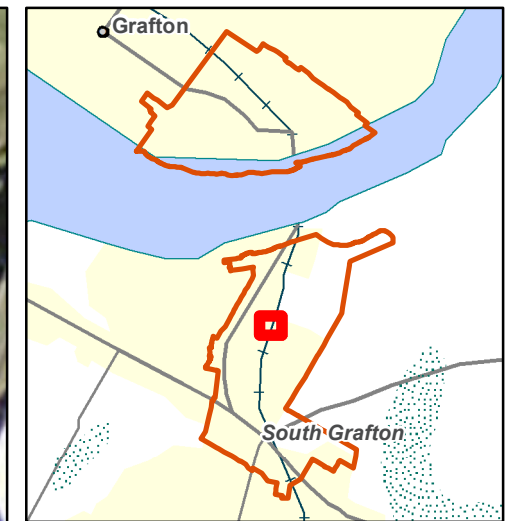
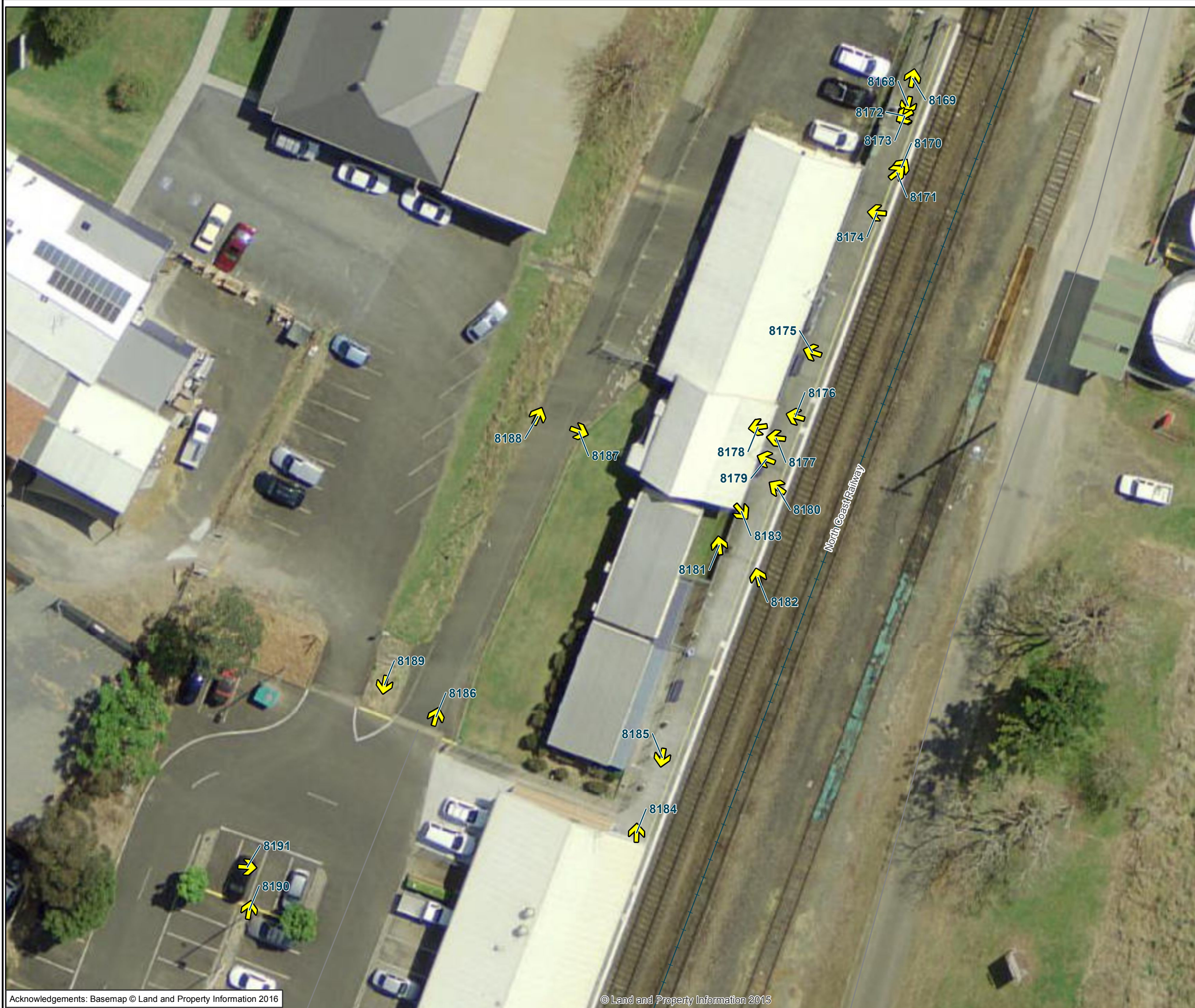


Metres
 Scale: 1:420 @ A3
 Coordinate System: GDA 1994 MGA Zone 56



Ballarat, Brisbane, Canberra, Melbourne,
 Newcastle, Sydney, Wangaratta & Wollongong

Matter: [Matter No.]
 Date: 23 June 2016
 Checked by: [Cons.], Drawn by: [GIS], Last edited by: aprichard
 Location: F:\22000s\22018\mapping\22018_AP_F3-17_PhotoLocations_Mapbook



Legend

- Study area
- ↗ Location of photo & direction

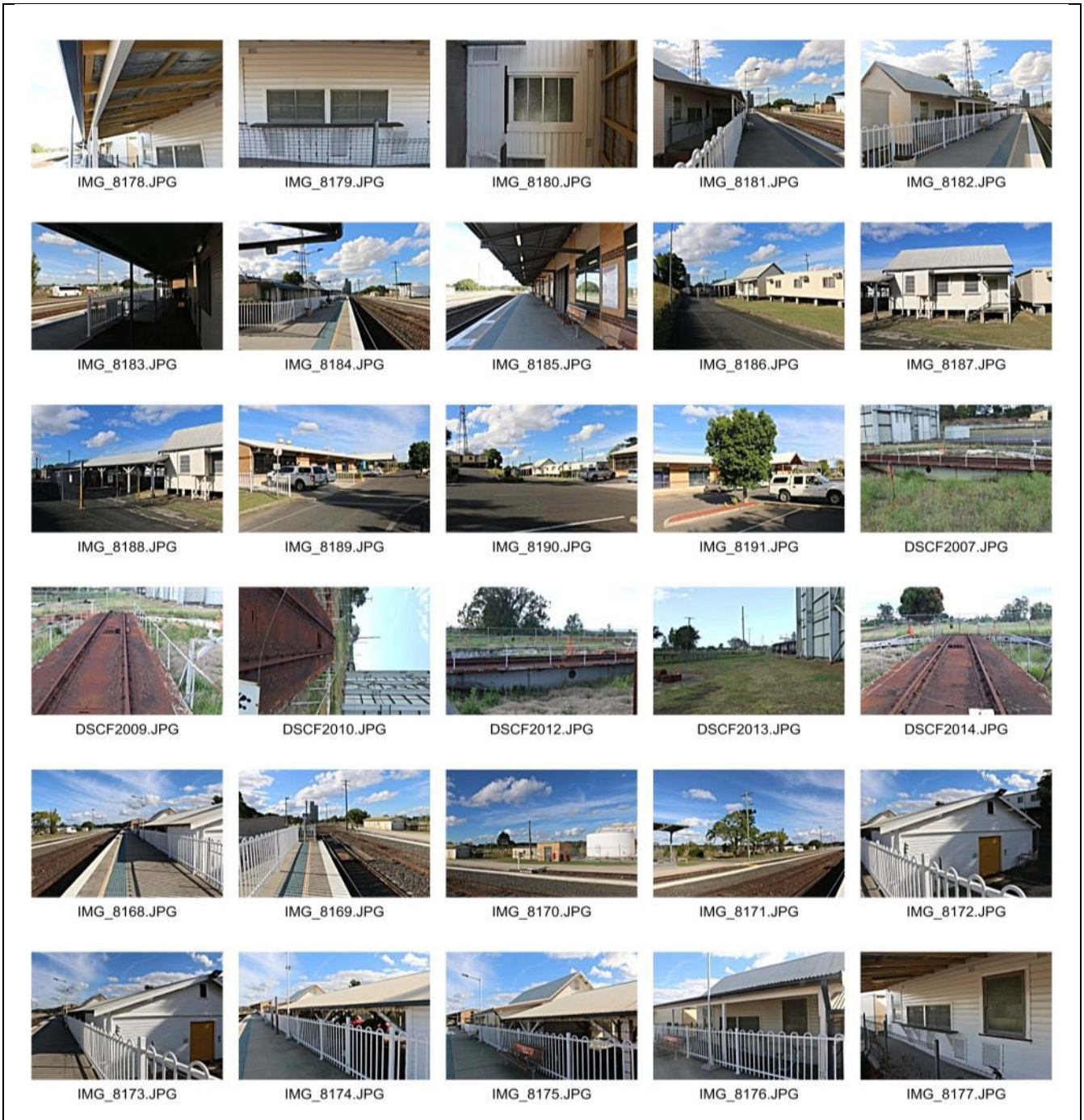
Figure 28: CZB37: Grafton City Railway Precinct

0 3 6 9 12 15
 Metres
 Scale: 1:330 @ A3
 Coordinate System: GDA 1994 MGA Zone 56

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Matter: [Matter No.]
 Date: 23 June 2016
 Checked by: [Cons.], Drawn by: [GIS], Last edited by: apritchard
 Location: F:\22000s\22018\mapping\22018_AP_F3-17_PhotoLocations_Mapbook

Plate 25 External photographic catalogue for CZB37: Grafton City Railway Precinct.



References

Cottee, JM. 2004. *Stations on the track: selected New South Wales country railway stations: an historical overview*. Ginninderra Press.

Heritage Office 1998. *How to prepare archival recordings of heritage items*. Published by the Heritage Office and Department of Urban Affairs and Planning.

Heritage Office 2001, revised 2004, 2006. *Photographic recording of heritage items using film or digital capture*. Published by the Heritage Office and Department of Urban Affairs and Planning.

Appendices

Appendix 1 - CDs containing metadata relating to each archival recording

Appendix 2 – Curriculum Vitae

Position

Archaeologist

Qualifications

BSc (Hons), PG Dip, MSc



Professional experience

Lian has over seven year's archaeological experience and has been with Biosis for two years. She has participated in heritage projects across Australia and internationally in the UK and Italy. She has experience in the successful completion of Aboriginal and Historical assessments, archaeological surveys, excavations, and post analysis of Aboriginal and Historical artefactual material. She has authored over 30 reports including Archival recordings, Historical Assessments, Statements of Heritage Impact and Archaeological excavation reports and written the artefactual analysis components for Historical Assessment reports.

Her specialist skills include the excavation and analysis of human osteological material and analysis of Australian historical artefactual material. She has extensive experience in archaeological surveys and has developed excellent field skills in identifying and recording rock shelter and artefact scatter sites as well as historical excavations on sites dating from early colonisation to later European settlements.

Her area of specialist interest is in the role of indigenous animals in the early settlement of Australia. She also has research interests in the evolution and movement of Homo sapiens across the old world and the peopling of Australia.

Key project experience

Project Manager/Archaeologist	Historical Archaeological Excavation 31 Crown and 16 Burelli St. Archaeological excavations required for large scale developments in Wollongong. The aim of the works was to determine the extent of archaeological remains, excavate and record the features for development approvals and also undertake full artefactual analysis and specialist recording.
Project Manager/Analyst	Artefactual Analysis 47-51 Crown St. Artefactual analysis and specialist analysis services for historical archaeological works for a large city centre development in Wollongong.
Project Manager/Archaeologist	Historical Heritage Assessment and statement of significance for 5 Harbour St. An assessment of archaeological potential and statement of significance for a development application.

Field Supervisor/Archaeologist	Rouse Road Upgrade Aboriginal Cultural Heritage Assessment and Test Excavations
Archaeologist/Osteologist	Darcoola West Water Efficiency Scheme: Aboriginal Cultural Heritage Assessment and Test Excavations.
Project Manager/Archaeologist	Statement of Heritage Impact 230-236 Crown St.
Project Manager/Archaeologist	Berkeley House Historical Archaeological Assessment.
Project Manager/Archaeologist	Mittagong Rail Overbridge Statement of Heritage Impact.
Project Manager/Archaeologist	Headlands Hotel Austinmer Archaeological Monitoring.
Archaeologist	Archival Recording and Statement of Heritage Impact Corrimal Coke Works.
Archaeologist	Additional Aboriginal and Historical Due Diligence Assessments Grafton.
Archaeologist	Statement of Heritage Impact for Burrnets Overseers Cottage.
Archaeologist	Archival Recording of 9 Crown Lane.
Archaeologist	Archival Recording of Headlands Hotel.
Archaeologist	Archival Recording of Defence Assets.
Archaeologist	Archival Recording Bulli Stone Retaining Wall.
Archaeologist	Archival Recording Penrith Station.
Archaeologist	Archival Recording Upper Canal Gledswood.

Other project experience:

Project Manager	Aboriginal Due Diligence 260 Kanahooka Rd.
Archaeologist	Mamre West Precinct Planning Assessment Erskine Park: Aboriginal Cultural Heritage Assessment and Test Excavations.
Archaeologist	Carnes Hill Sports Precinct Aboriginal Cultural Heritage Assessment and Test Excavations
Archaeologist	Gledswood Hills Residential Development: Aboriginal Cultural Heritage Assessment, Historic Heritage Assessment and Statement of Heritage Impact
Archaeologist	Aboriginal Due Diligence Coledale.

Other qualifications and training

Historical Artefact Master Class –ASHA 2015

Senior first aid – Australia Wide First Aid

Advanced 4WD driving and vehicle recovery

Occupational Health and Safety General Induction for Construction Work in NSW, Work Cover

Professional affiliations and memberships

Australian Archaeological Association (AAA)

Australasian Society for Historical Archaeology (ASHA)

American Association for the Advancement of Science (AAAS)

Archaeological and Anthropological Society of Victoria (AASV)