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## 4 Site investigation

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The following section analyses the results of previous investigations, site inspections and site specific documentary research.

### 4.1 Previous investigations and assessments

#### 4.1.1 Community based heritage study

Clarence Valley Council commissioned a community based heritage study for the Grafton City.<sup>101</sup> The community based heritage study identified and assessed of more than 820 items nominated as having heritage significance in the former Grafton local government area. Based upon this they recommended that:

- 289 individual items of heritage significance and 64 groups of places of heritage significance were placed on the Clarence Valley Local Environment Plan (CVLEP)
- The regionally significant Grafton Urban Conservation Area be divided into two conservation areas - South Grafton and Grafton - and that the boundaries defined in the NCREP be expanded to include significant residential landscapes
- Ten individual items, one cultural landscape (Susan Island), two groups of fine civic and commercial buildings (and their associated streetscapes) including Dunvegan and the *SS Induna*, Bow Memorial be nominated for listing on the State Heritage Register.

The recommendations of the heritage study were incorporated into the CVLEP 2011 heritage listings; however the nominated items of state significance are yet to be listed on the State Heritage Register (SHR). Site descriptions and statements of significance have been reviewed as part of this assessment and incorporated where applicable.

#### 4.1.2 Non-Aboriginal heritage assessments completed for the identification of the preferred option

In the preliminary stages of this project Roads and Maritime undertook a number of non-Aboriginal heritage studies and investigations to identify the preferred option for an additional crossing of the Clarence River at Grafton. This report builds upon the following key investigations:

- *Biosis Research. 2011. Main Road 83 Summerland Way – Additional Crossing of the Clarence River at Grafton Preliminary Route Options Report. Technical Paper: Non-Aboriginal Heritage.* Report prepared for Roads and Maritime. This report was prepared to define the existing non-Aboriginal heritage environment and constraints in the Grafton area that may affect the additional crossing.
- *Biosis Research 2011. Preliminary Route Options Report Technical Paper: Aboriginal Heritage*
- *Biosis 2012. Route Options Development Report Technical Paper: Non-Aboriginal Heritage*
- *Biosis Research. 2012. Preliminary Route Options Report – Final Technical Paper non-Aboriginal heritage. Report prepared for Roads and Maritime.* The report focused on six route options identified in that report, for further engineering and environmental investigations.

The following site investigations of the project area have taken place as part of these reports:

- A preliminary survey was conducted by Vanessa Hardy on 8 and 9 October 2003.<sup>102</sup> The survey comprised a vehicle and pedestrian transects along the Clarence River bank and street scapes within Grafton and South Grafton.

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<sup>101</sup> Gardiner 2010

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- Two surveys were conducted to inform the 2010 concept options report. The first was conducted by Jenni Lennox and Pamela Kottaras as project familiarisation on 7, 8 and 9 June 2010, a more detailed assessment of heritage values was completed by Pamela Kottaras and Peter Woodley on 10, 11 and 12 August, 2010<sup>103</sup> The surveys comprised pedestrian transects along street scapes in Grafton and South Grafton associated with various route options.
  - Grafton and South Grafton were surveyed three times during the preparation of the 2012 preliminary options report. This included a site visit in December 2011 to inspect publicly accessible properties and allow the consultants to familiarise themselves with the character and landscape of the place. Another field assessment was carried out in February 2012 and involved pedestrian survey of targeted areas within the six short-listed options that had not been previously surveyed. The February 2012 survey also included a closer inspection of land in Clarenza and the northern end of Grafton as well as a closer inspection of cultural plantings. This involved inspection of some sites determined to be of archaeological sensitivity. A field visit was conducted in April 2012 within the Australian Rail Track Corporation Ltd (ARTC) land.<sup>104</sup>

## 4.2 Methodology

The site investigation results presented within this section have been combined with those from previous reports to provide a comprehensive assessment of the non-Aboriginal heritage character of the project area. In addition to understanding the heritage character of existing heritage items, the field investigations have sought to more accurately determine the nature and extent of the archaeological resources within the project area. An additional survey was completed as part of this assessment by Alexander Beben (Biosis), Shoshanna Grounds (Biosis) and Iain Stuart (JCIS Consultants) on 27 and 28 February 2014. This involved a pedestrian survey of the project area to consolidate the results from previous assessments and to assist in the understanding of the character and condition of existing heritage items. The field investigation also sought to more accurately determine the nature and extent of the archaeological resources. All built structures were inspected externally and a photographic record was prepared. A summary of the heritage items identified within the project area is provided below.

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<sup>102</sup> Biosis Research 2003, p5

<sup>103</sup> Biosis Research 2010, p12

<sup>104</sup> Biosis Research 2012, p9

## 4.3 Results

A summary of the heritage items within or adjacent to the project area is provided below based on the current and previous site investigations and informed by the Grafton Community-based Heritage Study<sup>105</sup> and current heritage listings. Due to the size of the project area and the complexity of heritage listings the results are summarised according to the following areas:

- Heritage conservation areas (see Section 4.3.1)
- Construction works zone boundary – Grafton (see Section 4.3.2)
- Project area – Clarence River (see Section 4.3.3)
- Project area – South Grafton (see Section 4.3.5)
- Project area along the flood mitigation works – Grafton (see Section 4.3.5)
- Construction works zone boundary along the flood mitigation works – South Grafton (see Section 4.3.6)

### 4.3.1 Heritage conservation areas

The following conservation areas have been identified within the project area in Grafton. The name of the conservation area, its location and description are outlined in Table 12, their location is displayed in Figure 9.

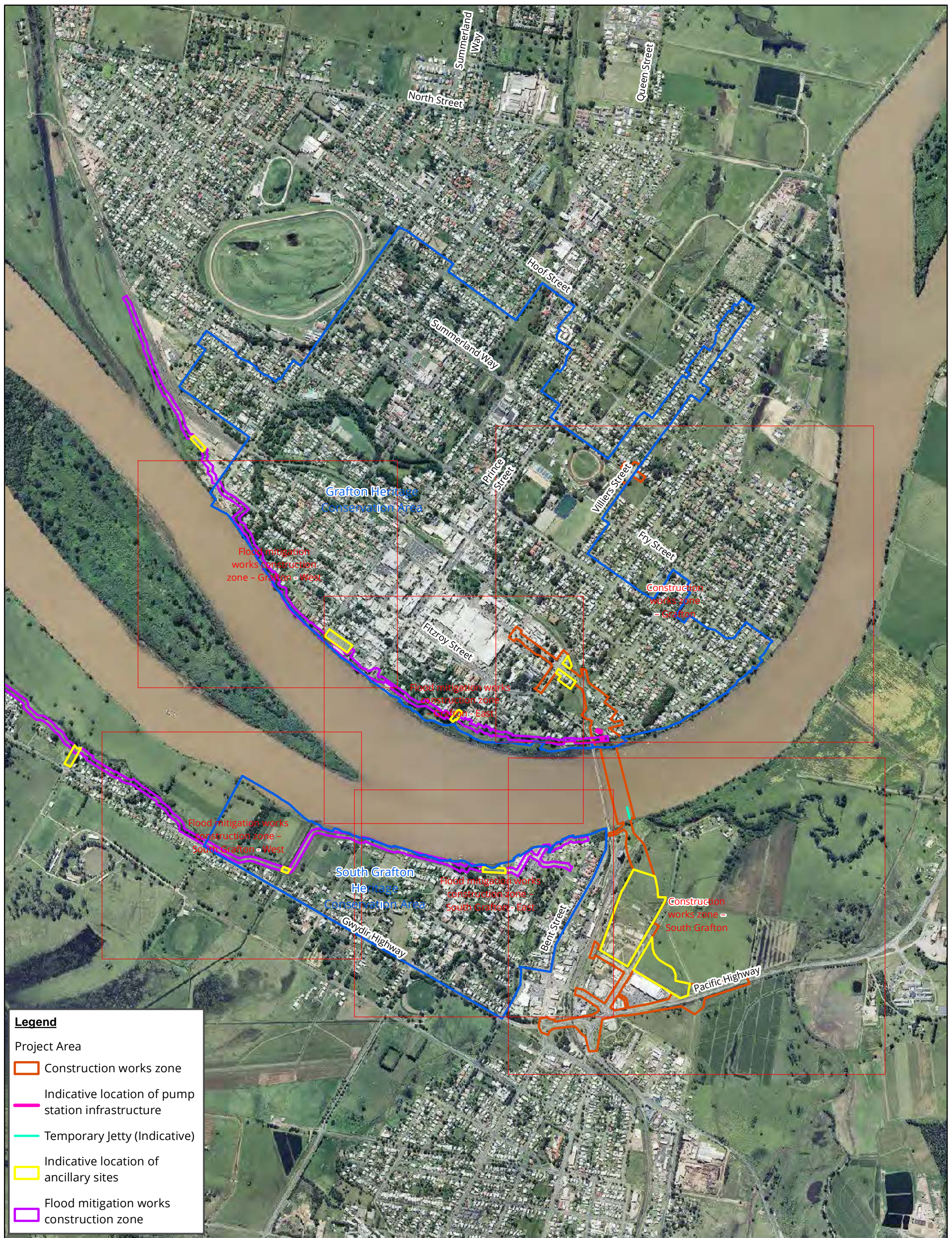
**Table 12: Conversation areas identified within or adjacent to the project area**

Biosis ID	Heritage item details	Description
C3 & C7	Grafton (C3) and South Grafton (C7) Conservation Areas (CVLEP 2011, NT, REP, RNE)	<p>The conservation areas are recorded separately on the CVLEP as Grafton (C3) and South Grafton (C7), which share a mutual boundary in the Clarence River. However on the NT, NCREP and RNE these are recorded as a single consolidated entity. To prevent repetition they are described as a consolidated entry here.</p> <p>Grafton is a river town, set on either side of the Clarence on a horseshoe bend. It was formally laid out by surveyor Darke to incorporate wide streets in a grid pattern. A street tree planting program of the 1870s now provides a distinctive feature of the town. There is a fine ecclesiastical and civic precinct in Victoria Street. The bank of the Clarence River is lined with fine houses. As the growth of the town has been moderate, it has retained its spacious low scale character.</p> <p>The two conservation areas consist of a combined area of approximately 400ha, and are bounded by a line commencing on the north bank of the Clarence River on the alignment of the western side of Turf Street, then proceeding northerly to the railway line; then easterly via the northern side of the railway line and the eastern side of the railway bridge to the south bank of the Clarence River; then westerly via that bank to the mouth of Christopher Creek; then southerly via the eastern bank of that creek to the intersection of Beatson and Bligh Streets; then southerly via the eastern side of Bligh Street to Vere Street; then westerly via the southern side of that street and its alignment to Hay Street; then northerly via the western side of that street and its alignment to the southern bank of the Clarence River; then directly to the commencement point.</p> <p>The project area dissects both the Grafton (C3) and South Grafton (C7) Conservation</p>

<sup>105</sup> Gardiner 2010

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Biosis ID	Heritage item details	Description
		Areas. Registered and New Heritage Items within these conversation areas are summarised in Sections 4.3.2 to 4.3.6. The location of the conservation areas and areas of assessment are located in Figure 9.



**Legend**

- Project Area
- Construction works zone
- Indicative location of pump station infrastructure
- Temporary Jetty (Indicative)
- Indicative location of ancillary sites
- Flood mitigation works construction zone

Figure 9: Results of site investigation – conservation areas

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Acknowledgements: Imagery provided by Arup Pty Ltd

Matter: 16255  
Date: 06 May 2014,  
Checked by: AJB, Drawn by: JMS, Last edited by: jshepherd  
Location: P:\16200s\16255\Mapping\16255\_F09\_SiteInv\_ConsAreas\_20140501

0 150 300 450 600 750  
Metres  
Scale 1:15,000 @ A3  
Coordinate System: GDA 1994 MGA Zone 56

### 4.3.2 Construction works zone boundary – Grafton

The following heritage items have been identified within the Construction works zone boundary in Grafton. The name of the item, its location and description are outlined in Table 13, their location is displayed in Figure 10. The heritage items are listed from north to south and are organised by street name.

**Table 13: Heritage items identified within or adjacent to the Construction works zone boundary in Grafton**

Biosis ID	Heritage item details	Description
<b>Villiers and Dobie Street intersection</b>		
<b>CZB01</b>	129 Villiers Street, Grafton (Villiers Street Residential Group 2; CVLEP 1848)	A single storey weatherboard federation style residence with bull-nosed verandah and a hipped, steeply-pitched roof. The gable to the front is decorated with battens and the wall beneath the gable has been decorated with a geometric raised moulding. The window itself is covered by an awning. The verandah posts are turned with simple decorative brackets. The residence makes a significant contribution to Villiers street. It appears to be substantially intact. The original and subsequent occupants of this dwelling are not known. This well-presented Federation residence is locally significant as one of a group of buildings of Federation age set within large gardens whose age and form make a contribution to the Villiers Streetscape and to the heritage fabric of Grafton as a whole. The Villiers Residential group 2 lies within the Grafton Urban Conservation Area.
<b>CZB02</b>	127 Villiers Street, Grafton (Villiers Street Residential Group 2; 1847)	A single storey Federation era weatherboard residence with a bullnose verandah and steeply-pitched, gambrelled iron roof. Verandah ornamentation includes turned posts and rails, decorative lattice underneath the bullnose and lattice screens. Pickets are used under the verandah rail. The residence has a formal entrance via a flight of cement steps. Cement piers at the base of the steps have been decorated with cement mouldings. The space underneath the house has been bricked in. The residence is surrounded by a mature garden and a simple picket fence and gate faces Villiers Street. The garden obscures the residence from the street. The early history of this dwelling is not known but sewer plans of 1941 show the owner as Mr A. Lardner. The Lardner name is well known in Grafton as Alfred Lardner was a Superintendent at J.H. Grose's station at Copmanhurst and then a settler in 1849. He was the coroner at Grafton in 1864 and acted as returning officer for the elections of 1860. Alfred died in 1900. It is presumed to have been owned by a descendant. At that time the address was 97 Villiers Street. This well presented residence is a representative example of a weatherboard, Federation residence that appears to be in excellent condition and is substantially intact. The residence is of local significance and makes a contribution to Villiers street as one of a group of buildings of Federation age. The Villiers Residential group 2 lies within the Grafton Urban Conservation Area.

Biosis ID	Heritage item details	Description
<b>CZB03</b>	125 Villiers Street, Grafton (Villiers Street Residential Group 2; I846)	A c.1900 single storey weatherboard residence with skillion verandah to the front and side. Part of the verandah has been unsympathetically enclosed with aluminium windows and fibro planking. The original iron roof and brick chimney remain intact. A very similar dwelling to the property at number 123 Villiers. The early history of this dwelling is unknown but sewer plans dated 1956 show Joseph Lindsey Foster as the owner. At that time it was numbered 99 Villiers Street. In 1981 it was sold to the Singh family. In 1991 they applied to Council to remove two sheds and build a new prefabricated aluminium shed. This turn of the century dwelling is of local significance as one of a number of late 19th century and early 20th century residences that make up the Villiers residential group 2, a group characterised by dwelling of a Federation age set within large gardens. It combines a typical 19th century weatherboard design with a modern, low-pitched roof and later modifications and makes a contribution to the Villiers Streetscape and to the heritage fabric of Grafton as a whole. The Villiers Residential group 2 lies within the Grafton Urban Conservation Area.
<b>CZB04</b>	123 Villiers Street, Grafton (CVLEP: Villiers Street Residential Group 2; I845).	A turn of the century single storey weatherboard residence with a skillion verandah to the front and side, The dwelling has a low-pitched hipped iron roof with chimney and a symmetrical and undecorated front with a centred door and window on either side. No ornamentation is found on the verandah which has been partially enclosed with fibro. The original front door has been replaced and the space under the verandah has been infilled with brick (see Plate 17). The early history of the dwelling is not known. Sewer plans dated 1945 show it was owned by H. Miller of 4 Dobie Street and the tenant was C. Eggins. The address at that time was 93 Villiers Street. In 1975 a Building Application was made to Council to replace a side verandah demolished by a wind storm. This turn of the century dwelling is of local significance as one of a number of late 19th century and early 20th century residences that make up the Villiers residential group 2, a group characterised by dwelling of a Federation age set within large gardens. It combines a typical 19th century weatherboard design with a modern, low-pitched roof and later modifications and makes a contribution to the Villiers Streetscape and to the heritage fabric of Grafton as a whole. The Villiers Residential group 2 lies within the Grafton Urban Conservation Area.
<b>CZB05</b>	106 Dobie Street, Grafton (CVLEP I537)	A weatherboard Inter-war bungalow located opposite the showground on Dobie Street, probably a pair with 108 Dobie Street. The dwelling has two street facing, Batten-trimmed gables, a porch under a skillion roof with cement sheeting under the verandah rail. The timber windows to the front are covered by a sunshade and the roofing timbers are exposed above the side walls. A cement sheeting addition was made to the eastern side post-construction that has been recently changed to weatherboards. One entryway to the porch has been filled in. The original and subsequent owners of this dwelling are not known. This dwelling is of local significance and together with that at 106 Dobie Street, demonstrates subdivision and development in this section of Grafton c.1930. Together the two residences make an aesthetic contribution to Dobie Street. They are largely intact and are representative of their type. The residence lies within the Grafton Urban Conservation Area.

Biosis ID	Heritage item details	Description
CZB06	108 Dobie Street, Grafton (CVLEP I538)	A weatherboard Interwar bungalow located opposite the showground on Dobie Street. This residence is similar to that at 106 Dobie Street but with three street facing gables. The front porch has a skillion roof and is enclosed below the verandah rail with cement sheeting and an addition has been made to the eastern side with cement sheet cladding. The original and subsequent owners of this dwelling are not known. This dwelling is of local significance and together with that at 106 Dobie Street, demonstrates subdivision and development in this section of Grafton c.1930. Together the two residences make an aesthetic contribution to Dobie Street. They are largely intact and are representative of their type. The residence lies within the Grafton Urban Conservation Area.
CZB07	Fisher's Drain: Corner of Villiers and Dobie Streets (CVLEP I535)	A brick and cement box drain constructed to assist in the drainage of a low area in Fisher Park, which was dedicated on 6 December 1867. Plans show that this replaced an open drain in the Showground that has since been filled in. A plan dated 1881 shows the drain which extending from 'Fisher Park', now the Grafton Showground, east down Dobie Street to the Clarence River. <sup>106</sup> A design competition for the park was instigated in 1881 and it seems the drainage work may have been part of these works. The competition was won by the Town Clerk. Fisher's drain is of local historical significance for demonstrating early public works in Grafton (see Plate 18). It illustrates the need to drain low land in the vicinity of Fisher Park, an area subsequently subdivided into Fisher Park and the Grafton Showground. It is considered likely to have archaeological potential. <sup>107</sup>
CZB08	Showground Complex: Corner of Villiers and Dobie Streets, Grafton (CVLEP; I116 & I533)	The Barn known as the T.J. Ford Pavilion is the central feature of the Showground complex. Constructed in 1884 to the design of Maitland architect John Pender. Its original location was at the Grafton racecourse. In 1907 -1908 all the buildings were relocated from the racecourse site to Fisher Park, site of the new Showground. The barn was relocated in one piece. At that time it was also enlarged from 61ft x 54ft to a length of 96ft. The plan centres on a high clerestory-windowed nave running north-south, which is paralleled by lower aisles. Three cantilevered canopies provided sheltered access to the north elevation (see Plate 19). The details of the building are unusual, notably the elaborate fretwork bargeboards to the chief gable and aisles, and the curved canopies to the aisles, capped by carved arcotera. Also the main roof features the use of curved corrugated iron, forming a large barrel vault. The interior is spacious, with a timber floor. Such buildings were characteristic of New South Wales country showgrounds and other examples exist at Bathurst, Orange and Kempsey. Over the years it had fallen into disrepair and in 1988 was restored with grants from the NSW Heritage Office and the NSW Bicentenary Authority. This barn/pavilion is an important surviving example of 1880s architecture based on a "timber and tin" construction. Its relocation to the showground in 1905 is itself unusual and its authentic restoration in 1988 shows its social significance to the Clarence Valley community who have used the pavilion for both entertainment and industry over the past century. It may have significance to the State. <sup>108</sup>

<sup>106</sup> SHR database no. 1640928

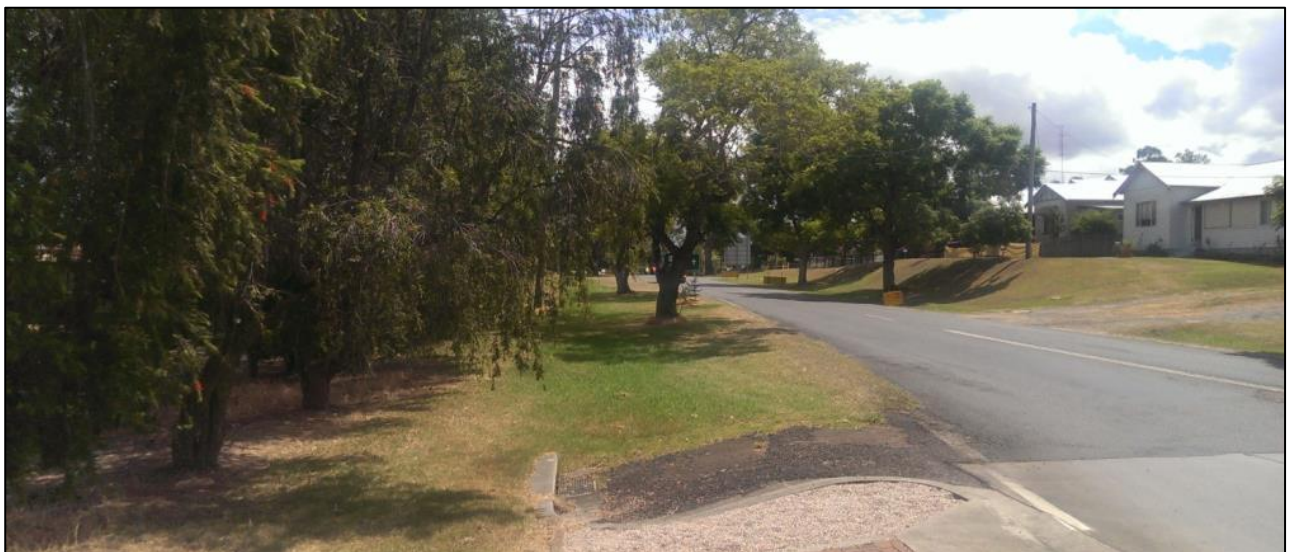
<sup>107</sup> Ibid.

<sup>108</sup> SHR database no. 1640945





**Plate 17: CZB04, south-eastern elevation of dwelling at 123 Villiers Street, Grafton (Source: Biosis 2012)**



**Plate 18: CZB07, north-west facing view of recorded location of Fisher's Drain: Corner of Villiers and Dobie Streets (Source: Biosis 2014).**



**Plate 19: CZB08, north-west elevation of CZB T.J. Ford Pavilion, Showground Complex: Corner of Villiers and Dobie Streets, Grafton (Source: Biosis 2012).**

Biosis ID	Heritage item details	Description
<b>Pound Street from Villiers to Clarence Streets</b>		
<b>CZB09</b>	30-32 Villiers Street, Grafton (Villiers Street Residential Group 1; CVLEP I132; NT R2624)	<p>A solid 19th century two-storey red-brick residence listed as dating to 1885-90.<sup>109</sup> This building is essentially Georgian in design with twin chimneys, balanced central doors and flanking windows with sandstone sills and two entry doorways either side of a central dividing wall splitting the building into two. Two large 12-paned windows are balanced over these doorways in the second floor wall (see Plate 20).</p> <p>A Gothic Revival (1840-1880) influence is apparent with carved bargeboards beneath the high-gabled roof. The brickwork is essentially in the 'colonial' technique of several rows of stretcher (side-on) coursing interspersed with a row of header (end-on) bricks although this is not strictly adhered to as the header rows follow the Flemish pattern of alternating header and stretcher. The building has modern doors and the original timber shingle roof has been replaced with galvanised roofing. All sashes and architectural joinery are original and of local Australian Cedar. It shows signs of recent minor masonry repairs but is in otherwise excellent condition. This building is listed as being constructed c.1890 for the manager of Henson's cordial factory (founded 1876) at 34 Villiers.<sup>110</sup> The Henson family were at that time living at 36 Villiers Street and expanded that property into 'Ravensford' (CZB10) c.1890. The building is locally significant as an early brick building which is largely unaltered. Brick buildings from the Boom era of Grafton were in the minority and are correspondingly rare today. This combined with association with a significant early Grafton business makes it a particularly significant building. The dwelling lies within the Grafton Urban Conservation Area.</p> <p>There is a historical connection between CZB09 and 28 Villiers Street (which is located within CZB11). 28 Villier Street comprises the cordial factory buildings which predates 30-32 Villiers Street. The gabled cordial factory buildings combine sandstock brick (painted) and vertical weatherboarding and are rare commercial survivors in this area of Grafton (see Plate 20). This combined with the Henson family history makes this a significant building and one of only two pre-1890 buildings surviving on this grid section.</p>
<b>CZB10</b>	"Ravensford", 36 Villiers Street, Grafton (Villiers Street Residential Group 1; CVLEP I841; NT R2623).	<p>One of several large, two-storeyed and timber-clad residences built in Grafton between 1890 - to1910. The architecture borrows from several influences though is essentially a display of classic Colonial Georgian symmetry. In this regard it aspires to a degree of historic formal authority through the use of an imposing façade and balanced sidelight and transom windows around the central doors. This is softened by later Victorian stylistic elements including iron-lace balustrading and 6-paned casement bay windows. The classic theme is also muted by the use of an ornamental 'Federation style' false gable at the apex of the roofline.</p> <p>Although clearly a product of the boom era of Grafton, Ravensford was not influenced by the 'Boom style' of heavy ornamentation popular during the 1890s elsewhere in NSW. This reflects a distinctive subtlety common to Grafton architecture. Ravensford was originally constructed c. 1860 as a single storey residence for Captain George Greenaway, a riverboat captain. Greenaway served as a Pilot at Ballina and then Captain of river boats on the Clarence River from 1863 until he retired. He died in Grafton in 1928. At some stage it was acquired by the Henson family who added a second storey in 1890. This changed the face of the building from a simple cottage to a grand residence. The Henson family ran a cordial</p>

<sup>109</sup> SHR Database No.1640050

<sup>110</sup> Ibid.

Biosis ID	Heritage item details	Description
		<p>factory at 32 Villiers St (CZB10 &amp; CZB12) on the same section from 1876.</p> <p>The building is remarkably intact though in 2010 was listed as requiring painting and repairs to rotten sills, bargeboards and cladding. Two-storey timber residences from this period are now rare and are evidence of the contrast between the wealthy and poor in turn of the century Grafton. Ravensford is on an important corner site with mature trees and historical associations dating to Grafton's earliest phase. Original construction of the ground floor c.1860 would make the foundations among the oldest surviving in Grafton. The close association of Ravensford and Dunvegan (CZB12) makes this a particularly significant section of both Pound and Villiers Streets.</p> <p>Given its age, Ravenswood has high archaeological potential, particularly within the footprint of the building and at the rear of the property where earlier phases of construction may have been present. The dwelling lies within the Grafton Urban Conservation Area.</p>
CZB11	Former residence "Dunvegan" 47 Pound Street, Grafton (CVLEP I115; NT R2657)	<p>This imposing two storey timber-clad residence is unusually large in scale and it combines Victorian and Federation elements including iron lace balustrading and valances and carved barge boards with fretted work at the apex. Dunvegan is believed to be constructed of local hardwood<sup>111</sup> supplied by one of the local sawmills operating on the southern bank of the Clarence (see Plate 21).</p> <p>A photograph dated 1909 shows that the building when constructed had only one gable end facing the street. Today the house has two gabled bays, one at either end, the eastern one being 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.</p> <p>The building is in largely original condition, and has recently required repairs and conservation assessment. Built for the Powell family in 1905 by George Wunderlich and sons, It is now in public ownership and forms part of the Grafton TAFE complex and is in close association with listed street trees. Former residences from 49- 59 Pound Street have been removed in the development of this TAFE complex. Buildings of the quality and size of Dunvegan are becoming increasingly rare in Grafton.<sup>112</sup> Dunvegan was listed in schedule 3 of the REP as a regionally significant building and has been suggested to have possible State significance.<sup>113</sup> Dunvegan makes a significant contribution to the historic fabric of Pound Street. The residence is testament to the use of locally-derived hardwood timber in homes for the wealthy. The dwelling lies within the Grafton Urban Conservation Area.</p> <p>Due to its continual used, Dunvegan has potential to contain archaeological structures and deposits dating to the establishment of the house and early subdivision in 1850s Grafton The listing is large and encompasses adjacent former properties, which have since been removed. There may be archaeological remains associated with these properties.</p>

<sup>111</sup> Gardiner 2010 p.70

<sup>112</sup> Ibid.

<sup>113</sup> Ibid.

Biosis ID	Heritage item details	Description
CZB12	Coronation Plaque, Clarence Street, Grafton (CVLEP I516)	A plaque fixed to the Clarence Street Railway Viaduct structure (CZB12); installed by Grafton City Council in association with street tree plantings on Clarence Street, otherwise known as 'Coronation Avenue', on 2 June 1953 to commemorate the coronation of Queen Elizabeth II. The plaque forms part of the heritage fabric of Clarence Street and is of local historical significance as a record of the warmth of feelings for the new young Queen Elizabeth in Grafton in the 1950s. <sup>114</sup> Memorial plaques on the Railway Viaducts depict not only the location of memorial plantings but the desire of the community to celebrate notable events. <sup>115</sup> The plaque is within the Grafton Urban Conservation Area.
CZB13	Street trees: Jacaranda, Brachychiton & Ficus sp. over 3 metres (CVLEP I135)	Six figs <i>Ficus sp.</i> over 3 metres in height are found within this section of the project area. None of these are associated with historically recorded plantings however the <i>Ficus</i> trees form an avenue along Pound Street between Villiers and Clarence Streets, an area subdivided and well developed by the 1870s. The trees are mature and may date to around this time as figs were among the species introduced to Grafton Street plantings from the Sydney Botanic Gardens and other sources from 1872. Two of the figs frame former residence Dunvegan (see Plate 22).

<sup>114</sup> Ibid.

<sup>115</sup> Gardiner 2010 p.48



**Plate 20: CZB09, residence at 30-32 Villiers (right) and (left) 1870s cordial factory buildings at 28 Villiers Street, these are listed as within the Dunvegan curtilage (CZB11).**



**Plate 21: CZB10 'Ravensford' front view. The residence is a fusion of classic Georgian symmetry and late Victorian and Federation decoration (right) and (left) Dunvegan (CZB11).**



**Plate 22: CZB13, North-west facing photograph of Pound Street streetscape between Villiers and Clarence Street. View shows the street trees at this intersection which together with prominent heritage items 'Ravensford' (CZB10) (out of view) and Dunvegan, (CZB11) (visible on the right) forms a significant streetscape within the project area.**

Biosis ID	Heritage item details	Description
<b>Pound Street from Clarence Streets to Kent Street</b>		
<b>CZB14</b>	28 Clarence Street (Clarence Street Residential Group 1; CVLEP I522)	A Federation era (1895-1915) weatherboard workers cottage with hipped corrugated iron roof and projecting gable to the front and a bullnose over the front verandah. Typical Federation long, narrow wooden windows are placed under the front gable. The original chimney remains intact. Mature cottage style garden with new picket fence and widow's gate. This cottage makes a significant contribution to Clarence Street. The cottage was built for Walter George Walker who bought the land in 1906 from E.A. Hockey. From Walker the dwelling passed to Georgina Amelia Foott Spincer in 1907. In 1912 it became the property of Hortence Adams who then sold it to E. T. Barker in 1925. Drainage plans dated 1939 show the dwelling still owned by E. Barker but at that time it was tenanted by Mr Cooper. Federation homes form an important part of Grafton City's character. This well maintained and restored example makes an important local contribution to Clarence Street as part of a group value and its history has been well documented. The dwelling lies within the Grafton Urban Conservation Area.
<b>CZB15</b>	26 Clarence Street (Clarence Street Residential Group 2; CVLEP I520)	A Federation-influenced weatherboard cottage typical of those erected throughout Grafton post 1900. These cottages generally feature horizontal cladding with an asymmetrical plan and gabled roofing. As with later dwelling types, the floor is raised on brick pier footings. The original and subsequent owners of the dwelling are not known. Simple weatherboard cottages are the most characteristic and commonly constructed dwelling type in the history of Grafton and have only recently been listed on the LEP (2011). They form an important part of Grafton City's character, particularly where grouped together. The dwelling lies within the Grafton Urban Conservation Area.
<b>CZB16</b>	12 Clarence Street (Clarence Street Residential Group 1; CVLEP I519)	A weatherboard cottage typical of those erected throughout Grafton from 1860-1890. The exterior of this dwelling has been significantly modified since its construction including a new roof and extensions. The dwelling is generally consistent with 10 Clarence Street next door, accounting for the group value listing of the two and probably dates to the early part of the twentieth century. The original and subsequent owners of the dwelling are not known. Simple weatherboard cottages are the most characteristic and commonly constructed dwelling type in the history of Grafton and have only recently been listed on the LEP (2011). They form an important part of Grafton City's character, particularly where grouped together. The dwelling lies within the Grafton Urban Conservation Area.
<b>CZB17</b>	10 Clarence Street (Clarence Street Residential Group 1 ; CVLEP I518)	A weatherboard cottage typical of those erected throughout Grafton from 1860-1890. Few pre 1870 weatherboard dwellings remain. These cottages generally feature horizontal and vertical cladding with a hipped roof and brick chimney on a basic four-roomed plan with a central corridor. As with later dwelling types, the floor was raised on pier stumps, initially timber and later brick as in this example (see Plate 23). An historical illustration of Grafton show that this dwelling was not yet built during the 1880s and it therefore represents a late example, if not the continuation of this tradition into the 1900s. The sheet metal roof, possibly original, and the verandah balustrading are consistent with materials used on federation era dwellings. The design also lacks the vertical side cladding, brick chimney and steeply pitched roofline of earlier examples. The early history of the dwelling is not

Biosis ID	Heritage item details	Description
<b>Pound Street from Clarence Streets to Kent Street</b>		
		<p>known. Sewer plans dated 1941 state the owner was a Mr MA Sherlock Simple weatherboard cottages are the most characteristic and commonly constructed dwelling type in the history of Grafton and have only recently been listed on the LEP (2011). They form an important part of Grafton City's character<sup>116</sup> particularly where grouped together. The dwelling lies within the Grafton Urban Conservation Area.</p>
<b>CZB18</b>	Dwelling: 31 Pound Street, Grafton (CVLEP I1694)	<p>An Inter-war dwelling in the 'Spanish Mission' style popular from the late 1920s though rare in Grafton. It features a hipped terra cotta tiled roof, a central projecting porch and characteristic three arched entry with 'barley curl twist' columns. The dwelling has casement windows with multiple panes, rough cast rendered walls and a painted brick chimney. It is located adjacent to the railway viaduct (I514). The original and subsequent owners of the dwelling are not known. The dwelling is locally significant as a rare example of Spanish Mission style architecture that adds to the Pound Street landscape and contributes to the historic fabric of Grafton. The dwelling lies within the Grafton Urban Conservation Area. The proposed project area alignment may directly impact this dwelling.</p>
<b>CZB19</b>	King George V Plaque: Pound Street, Grafton (CVLEP I688)	<p>A marble plaque attached to the base of the Pound street viaduct in conjunction with the planting of 39 Jacaranda trees along Pound Street from Clarence Street to the river to commemorate the 25th anniversary of the reign of King George V. By 1991, 25 of these original plantings remained.<sup>117</sup> During the most recent survey Biosis confirmed that nine of these original plantings remain.</p> <p>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). It bears the following inscription: Jubilee Avenue This Avenue of trees was planted by the Grafton City Council on the 6 May 1935, the occasion of the official celebration of the Silver Jubilee of His Majesty King George. The 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. Further commitment to this movement can be seen in Queen Street in the 1973 plantings during the Jacaranda Festival to commemorate various local identities. In this regard it contributes, together with Coronation plaque in Clarence Street to the heritage fabric of the Pound Street area and greater Grafton.</p>

<sup>116</sup> Gardiner 2010 p.28

<sup>117</sup> Wrigley 1991 p.23

Biosis ID	Heritage item details	Description
<b>Pound Street from Clarence Streets to Kent Street</b>		
<b>CZB13</b>	Jacaranda, Brachychiton & Ficus sp. over 3 metres (CVLEP I135)	Nine Jacaranda <i>Jacaranda mimosifolia</i> over 3 metres in height are found within this section of the project area.
<b>CZB20 &amp; 21</b>	Grafton Railway Viaducts (SRA827; CVLEP I687, I514)	A series of Art-Deco re-inforced concrete arch viaducts constructed by NSW Government Railways from 1927-1932 to provide a link between the northern end of the Clarence River underbridge to the original Grafton railway station. The viaduct sections are mostly of three spans with a large arch over each roadway with smaller flanking arches over the footpaths. The railway viaducts are locally significant for being the final link in the North Coast railway between Brisbane and Sydney. The two viaducts lie within the Grafton Urban Conservation Area.





Plate 23: CZB17, north-west facing elevation of weatherboard cottage at 10 Clarence Street.



Plate 24: CZB19, detail of plaque (right) and its location on CZB21 (left)



Plate 25: North-west facing photograph showing Pound Street streetscape with CZB20 (avenue of Jacarandas in foreground) and CZB21 in the background.

Biosis ID	Heritage item details	Description
<b>Kent Street to the Clarence River</b>		
<b>CZB22</b>	26 Kent Street, Grafton (Kent Street Residential Group 2 CVLEP I627)	An inter-war bungalow raised above flood levels. It appears that the underneath has been enclosed with fibro and that access to the front door on the verandah has been changed. It has a wide gable over the front and side verandah, original joinery with high waisted front door and casement windows and timber verandah posts and balustrading. Cement steps lead to now enclosed lower level of the house. The original and subsequent owners of the dwelling are not known. This building demonstrates the importance of building with flooding in mind. It was possibly built at the same time as no 26 Kent street, forms part of a group value and makes a significant contribution to the streetscape and heritage fabric of Grafton.
<b>CZB23</b>	24 Kent Street, Grafton (Kent Street Residential Group 2; CVLEP I626)	An Inter-war bungalow raised above flood levels featuring horizontal weatherboard with fibro below the verandah rail and beside the external stairway. A wide double gable to the front extends over the verandah. The verandah board has been shaped to an arch and the verandah posts have been notched. The dwelling retains original joinery and casement windows. The area below the verandah has been in filled and is now a garage. The original and subsequent owners of the dwelling are not known. It is a well maintained and representative example of an Interwar bungalow. It was possibly built at the same time as no 26 Kent Street, forms part of a group value and makes a significant contribution to the streetscape and heritage fabric of Grafton.
<b>CZB24</b>	22 Kent Street, Grafton (Kent Street Residential Group 2; CVLEP I625)	A typical Grafton weatherboard cottage of the inter-war period with wide gable to the front which extends over the verandah. It features original joinery and casement windows, timber verandah posts with feather work on weatherboards below the verandah rail and decorative timber work under the verandah board. A wing to the rear houses an original flat topped brick chimney. The space beneath the verandah and staircase has been in filled with red brick. The early history of this dwelling is unknown but drainage diagrams of 1939 show the owner as Mr B. C. Eggins who was Mayor of Grafton from 1932 -1935. B.C Eggins is likely to be Bertie Clarence, the son of Albert and Susannah Eggins, early settlers on the Clarence. This is a representative example of an inter-war bungalow with much decorative timberwork. It is one of a group of three similar residences in Kent Street and compliments the streetscape. It is also significant for its association with Mr B. C. Eggins who was Mayor of Grafton from 1932 -1935.
<b>CZB25</b>	18 Kent Street, Grafton (Kent Street Residential Group 1; CVLEP I624)	A single storey weatherboard house that is a typical example of a late Victorian residence (c1890) with vertical weatherboards cladding the exterior. It features a bullnose verandah and steeply pitched iron roof, plain timber verandah posts with carved brackets support the bullnose (see Plate 26). The original and subsequent owners of the dwelling are not known. Cottages of this era and particularly with vertically placed weatherboards are becoming increasingly rare in Grafton. Together with houses from 12 -18 Kent Street it makes a significant contribution to the Kent Street landscape and to the earlier historic fabric of Grafton.

Biosis ID	Heritage item details	Description
<b>CZB26</b>	16 Kent Street, Grafton (Kent Street Residential Group 1; CVLEP I623)	A single storey inter-war dwelling with a wide gable to the front and a skillion iron roof over the verandah. It features Batten decoration below the gable, original joinery and casement windows. The base of the dwelling has been in filled with brick below the verandah rail. The original and subsequent owners of the dwelling are not known. This residence, together with those at 14 and 18 Kent Street makes a significant contribution to Kent Street and the heritage fabric of Grafton. The dwelling lies within the Grafton Urban Conservation Area.
<b>CZB27</b>	14 Kent Street (Kent Street Residential Group 1; CVLEP I622)	This cottage is representative of the turn of the century with a Victorian era very steeply pitched hipped roof, weatherboarding and a projecting Federation gable, probably a later addition. Later alterations include verandah infilling of the verandah below the rail, aluminium windows, new guttering, verandah posts and balustrading. The original and subsequent owners of the dwelling are not known. Along with cottages at nos 16 and 18 it contributes to the Kent Street streetscape and the earlier heritage fabric of Grafton. The dwelling lies within the Grafton Urban Conservation Area.
<b>CZB28</b>	12 Kent Street, Grafton (Kent Street Residential Group 1; CVLEP I621)	A typical Inter-war period for Grafton with weatherboard cladding and 'Californian Bungalow' elements with a wide Batten-trimmed double gable to the front. The deep verandah is now supported by brick piers instead of the traditional Californian Bungalow architectural elements (see Plate 27). While modified with the addition of a brick verandah. The original and subsequent owners of the dwelling are not known. 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 that demonstrates residential development in Grafton from the 1890s to the 1930s. The dwelling lies within the Grafton Urban Conservation Area.
<b>CZB29</b>	14 Pound Street, Grafton (CVLEP I693)	An unusual brick dwelling built c1950. It is set on a large block with a mature garden in the Dovedale precinct and features elements of the Spanish Mission style with its use of triple arches over the porches. The roof is hipped and clad with terra cotta tiles. A single arch covers a small porch to Pound Street. The original and subsequent owners of the dwelling are not known. This dwelling is an unusual addition to the architecture of Grafton which at that time saw the construction of mainly weatherboard or fibros cement clad buildings. It adds to the Pound Street landscape and contributes to the historic fabric of Grafton.
<b>CZB30</b>	'Clarendon' 13 Pound Street, Grafton (CVLEP I692)	This substantial single storey weatherboard bungalow is an elaboration on the theme of the typical Grafton weatherboard cottage on a square plan with hipped roof and front and side verandahs. The further design details include two corbelled-top brick chimneys, original timber casement windows and woven wire fencing around the cottage garden. Built in 1907 by Mr Loxton. Sewer Plans dated 1940 show the owner as Mrs A.E. Loxton. Mrs Loxton was the daughter to W.A.B. Greaves who was at that time was living at 4 Greaves Street. At that time the street address was 5 Pound Street. The Loxtons later built the Glyndon private hospital residence at 4 Greaves Street in the more prestigious Dovedale Precinct.. Clarendon makes an aesthetic contribution to Pound Street, reflecting development in the early 1900s. In a wider context it contributes to the historic fabric of Grafton as a key part of the Dovedale precinct, an area largely characterised by housing dating from the 1930s and 1940s although rare residences such as Dovedale (c. 1862) attest to the long history of this riverfront area. The dwelling lies within the Grafton Urban Conservation Area.

Biosis ID	Heritage item details	Description
CZB31	7 Greaves Street (New Heritage Item)	A turn of the century single storey weatherboard residence. The dwelling has a low-pitched hipped iron roof with chimney and an irregular and undecorated front. The early history of the dwelling is not known (see Plate 28). This turn of the century dwelling is of local significance as one of a number of late 19th century and early 20th century residences that make up the Pound Street and Greave Street area. It combines a typical 19th century weatherboard design with a modern, low-pitched roof and later modifications and makes a contribution to the Greaves Streetscape and to the heritage fabric of Grafton as a whole. The property is within the Grafton Urban Conservation Area.
CZB32	5 Greaves Street (New Heritage Item)	A single storey weatherboard federation style residence with a side and front modern verandah and a hipped, steeply-pitched roof. The gable to the front is decorated recently with wood inlay which matches the verandah posts (see Plate 29). Other modern modifications include the infill of the lower portions of the building to form a basement. The original and subsequent occupants of this dwelling are not known. The residence sites on a prominent corner of Greaves and Kent Street and makes a significant contribution to surrounding streetscape and to the heritage fabric of Grafton as a whole. The property is within the Grafton Urban Conservation Area.
CZB33	1 Greaves Street (New Heritage Item)	A turn of the century single storey weatherboard residence. The dwelling has a low-pitched hipped iron roof with double front gable; chimney and a irregular and undecorated front (see Plate 30). The early history of the dwelling is not known. This turn of the century dwelling is of local significance as one of a number of late 19th century and early 20th century residences that make up the Pound Street and Greave Street area. It combines a typical 19th century weatherboard design with a modern, low-pitched roof and later modifications and makes a contribution to the Greaves Streetscape and to the heritage fabric of Grafton as a whole. The property is within the Grafton Urban Conservation Area.
CZB34	1 Pound Street, Grafton (CVLEP I690)	A substantial Californian Bungalow styled interwar residence located on the riverfront. It has a hipped red metal tile roof with a projecting gable to Pound Street. A deep verandah extends partially along the Pound street side and across the river frontage. It retains the original unpainted brick chimney and the joinery appears to be original. A boxed window is centred in the front gable. The four windows are multi-paned casement type, protected by a flat roof. The early history of this property is unknown but Drainage Diagrams dated 10 January 1940 state the owner as Mr G. F. Loxton. It appears Mr Loxton also had property at 2 Greaves Street. This residence characterises Inter-war buildings within the Dovedale precinct. It appears to be in all most original condition and is representative of its type. The dwelling lies within the Grafton Urban Conservation Area.

Biosis ID	Heritage item details	Description
CZB35	Glyndon Private Hospital (former): 4 Greaves Street, Grafton (CVLEP I616)	<p>A representative example of a Federation residence with an elaborate bay window beneath the front gable. This single storey weatherboard residence has been raised above flood level with the area beneath bricked in. The main feature is a projecting bay window. The original and subsequent owners of the dwelling are not known. It is a representative example of a Federation dwelling with an elaborate front gable and associated bay window. It is one of five dwellings on the eastern side of Kent Street which contribute to a residential group 2 and the historic fabric of Grafton.</p> <p>A Californian bungalow style residence described as a 'Rambling single storey residence on the riverbank' in the NSW heritage database. The Timber framework is weatherboard and fibro clad with a hipped and gabled terra cotta tiled roof. The Californian bungalow styling is reflected in the gable to front with batten trim, whereas the terra cotta tiling is more closely associated with the Spanish Mission theme.</p> <p>The property features a mature garden. It was built in 1922 by Mrs A. Loxton, daughter of Grafton's first town engineer W.B Greaves, after whom the street is named.<sup>118</sup> W.B. Greaves may have resided at this address in old age. Loxton was one of many Grafton residents who anticipating a property boom ahead of the Grafton Bridge construction bought property to subdivide, continuing the tradition pioneered by her father. She fostered children in the home during the Second World War and it became the Glyndon Private Hospital between 1954 and 1969. Residence is of historical importance as a second generation home on the original Dovedale property. It is associated both with Mrs Loxton (daughter of W.B 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. As an example of a substantial Inter-war dwelling it is significant to the architectural heritage fabric of Grafton. The dwelling lies within the Grafton Urban Conservation Area.</p>
CZB13	Jacaranda, Brachychiton & Ficus sp. over 3 metres (CVLEP I135)	<p>Fourteen Jacarandas <i>Jacaranda mimosifolia</i> were recorded along this section of the project area in 1991.<sup>119</sup> During survey only seven specimens over 3 metres in height were recorded in the project area (see Plate 31). The remnant mature Jacarandas were part of some 40 planted in 1935 as part of the silver Jubilee of King George V.</p>

<sup>118</sup> The Daily Examiner Sep 2012

<sup>119</sup> Wrigley 1991 p23



**Plate 26: CZB25, north-west facing elevation of 18 Kent Street, Grafton**



**Plate 27: CZB28, north-west facing elevation of 12 Kent Street, Grafton**



**Plate 28: CZB31, south-west facing elevation of 7 Greaves Street, Grafton (new heritage item)**



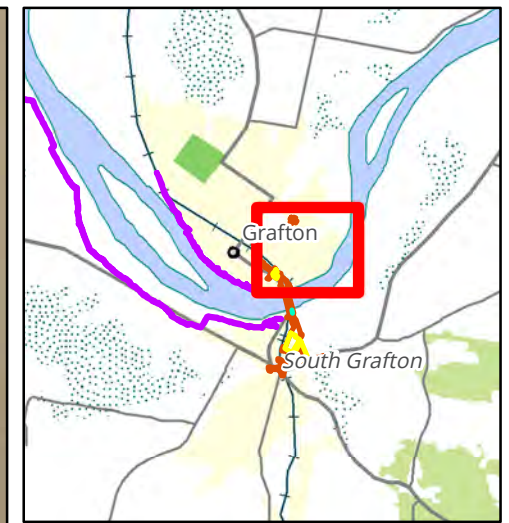
**Plate 29: CZB32, south-east facing elevation of 5 Greaves Street, Grafton (new heritage item)**



**Plate 30: CZB33, south-west facing elevation of 1 Greaves Street, Grafton (new heritage item)**



**Plate 31: CZB13, south-west facing photograph of Kent streetscape with seven remaining Jacarandas.**



**Legend**

**Project Area**

- Construction works zone
- Indicative location of pump station infrastructure
- Indicative location of ancillary sites
- Flood mitigation works construction zone
- Listed heritage items

Figure 10: Site investigation results - Construction works zone - Grafton

0 50 100 150 200 250  
 Metres  
 Scale: 1:5,000 @ A3  
 Coordinate System: GDA 1994 MGA Zone 56



Matter: 16255  
 Date: 06 May 2014  
 Checked by: AJB, Drawn by: JMS, Last edited by: jshepherd  
 Location: P:\16200s\16255\Mapping\16255\_F10-15\_ResultsSiteInv\_Detail\_20140430

Acknowledgements: Imagery provided by Arup



### 4.3.3 Project area - Clarence River

The State Heritage Register listed Grafton Rail and Road Bridge is the only item within the Clarence River Construction works zone boundary. A description of this item is provided in Table 14.

**Table 14: Heritage Items Identified within or Adjacent to the Project Area across the Clarence River**

Biosis ID	Heritage item details	Description
<b>Clarence River to Ryan Street</b>		
<b>CZB36</b>	Grafton Rail and Road Bridge (SHR1036; NCREP Schedule 2; SRA237; CVLEP I134)	<p>The Grafton Rail and Road Bridge is a 6-truss steel bridge linking Grafton with South Grafton. As early as 1910 the Chief Commissioner of the New South Wales Railways wrote to the Public Works Department pointing out the necessity of a bridge over the Clarence River at Grafton. Plans were begun by the Railway &amp; Tramway Department early in 1921 however in 1922 the Minister for Works asked the Railways Commissioners to prepare new designs and estimates for a bridge to carry vehicular traffic as well. Alternative schemes were considered but putting a roadway above the railway was found to be not only the cheapest arrangement but also allowed all the previous calculations to be used. The piers were sunk to bedrock by means of rectangular steel caissons; The final product was a double-deck road/rail structure with a lift span to allow the passing of river traffic in the form of a bascule. This was electrically operated by two 35 horsepower (26kW) motors powered by the Nymboida hydro-electric scheme but is no longer used. The bridge consists of five steel truss spans of from 212 ft 6 ins (74 m) to 245 ft (75 m) in length, with the bascule span of 76 ft (23.2 m) and two approach spans, being 66 ft (20 m) long for the railway and 100 ft (30.5 m) long for the roadway. The total length of the bridge is 1,500 ft (457 m) and it spans 1,300 (396 m) of water (see Plate 32 to Plate 36).</p> <p>For many years the Clarence was the main obstacle in completing the rail link between Sydney and Grafton and the bridge presents a commanding visual reminder of the 1932 completion of the North coast standard gauge line between Sydney and Brisbane. It marks an important epoch in the history of bridge construction. After the Hawkesbury bridges this was the next largest steel railway bridge project in NSW. It has features unique in the NSW railway system with double deck trusses with the road on top, and an American patented double deck bascule span to allow shipping to continue on the Clarence. The bridge is the only one of its type in NSW and is acknowledged as significant to the State. The curtilage is defined on the State Heritage Inventory entry for the item as follows: "The listing boundary for each structure includes the structure, the piers, abutments, embankments and track formation for a distance of 10 metres in all directions from those elements". The extent of the listing to the north and south is not clear, however it appears that the listing does not extend beyond the bridge itself, and therefore would not include parts of the rail viaduct north of Bridge Park. The bridge is the key engineering and historic landmark in Grafton and marks an important era in the history of the Clarence Valley area.</p> <p>The construction area for the bridge was located on the Southern bank of the Clarence adjacent to the South Grafton Rail Precinct. This area formed a series of wharfages, buildings and rail sidings. This area was used to receive and assemble bridge spans and then float them out onto the Clarence for construction. None of these buildings or structures remains aside from four concrete and wood supports visible on the southern bank of the Clarence. The site contains potential archaeological remains associated with the construction of the</p>

Biosis ID	Heritage item details	Description
		Clarence River Bridge.

#### 4.3.4 Construction works zone boundary – South Grafton

The following heritage items have been identified within the Construction works zone boundary in South Grafton. The name of the item, its location and description are outlined in Table 15. The heritage items are listed from north to south and are organised by street intersection.

**Table 15: Heritage Items Identified within or Adjacent to the Construction works zone boundary in South Grafton**

Biosis ID	Heritage item details	Description
<b>Clarence River to Ryan Street</b>		
<b>CZB37</b>	Grafton City Railway Precinct (SHR No.1154; ARTC s.170 Register; CVLEP I372)	<p>The Railway City Railway Precinct complex comprises several built items of state and s.170 listing within the South Grafton railway station environs. Two of these items, the refreshment rooms (c.1943) appear as the Grafton City Railway Station Group (SHR No.1154) on the state heritage register as an item of state significance as well as the State ARTCs S.170 registered precinct. The refreshment rooms comprise a large, covered, open dining hall area book-ended by a weatherboard kitchen and storeroom. The kitchen is a simple gable roofed building clad in corrugated iron and featuring timber double-hung windows, a small rear porch and a simple verandah supported by timber posts fronting on to the platform. A storeroom is located under the gable roof of the dining hall and clad in weatherboard. Of the further SRA s.170 listed features of the precinct the barracks (c.1943) is the most significant structure. A single-storey brick building, it was constructed as two separate wings with a hipped tiled roof and decorative brickwork banding. The barracks features a series of bedroom and bathroom facilities, with a secondary wing featuring a kitchen and dining area. In addition to the barracks, the Railcorp S.170 Heritage and Conservation Register (database no.4806791) lists the former office block (to appear on the finalised ARTC register), train crew amenities, shed, fuelling shelter, fuel pumphouse and waste compound as comprising the remainder of the precinct. Unusually, the Station Building itself is excluded from all listings as it is a modern (c.1993) brick building that replaced the earlier structure. Further modern structures within the area are also excluded from the listing (see Plate 37).</p> <p>Grafton City Railway Precinct is of state historic significance as a former major railway administrative centre for the North Coast. It once formed a major railway administrative centre for the North Coast with operational, per way and signals headquarters and a former extensive locomotive servicing depot and turntable. Much of the former depot and yard area has however been reduced and the state significance listings for the site are limited to those above. 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</p>

Biosis ID	Heritage item details	Description
		<p>extensive locomotive servicing depot and all other original buildings.</p> <p>The Grafton City Railway Precinct (CZB37) listing does not include the railway turntable located to the south of the railway precinct adjacent to the sugar silo. The turntable is small, measuring approximately 20 metres in diameter and appears to be intact. The turntable is currently unused, but up until recently was used in conjunction with the adjacent sugar loading facility (see Plate 38). The turntable appears to be on the same location as the original turntable which formed the centre point of a locomotive servicing depot which included a substantial roundhouse. The roundhouse was present on the site from the late nineteenth to mid twentieth century, but has since been demolished. There are no visible remains of the roundhouse on the surface; however the area does have the potential to contain archaeological remains associated with it.</p>
<b>CZB13</b>	Street trees: Jacaranda, Brachychiton & Ficus sp. over 3 metres (CVLEP I135)	One Jacaranda tree is present within the South Grafton project area, located at the south-western extremity on Ryan Street. It is not associated with any known historical plantings; however hundreds of Jacarandas were planted throughout Grafton from 1880 <sup>120</sup> .

<sup>120</sup> Clarence Valley Tourism 2007 p.5



**Plate 32: CZB36, north-east facing photograph of Grafton bridge (CZB36) from southern bank of the Clarence (Source: Biosis 2014).**



**Plate 33: CZB36, north-west facing photograph of Grafton bridge (CZB36) from northern bank of the Clarence (Source: Biosis 2012).**



**Plate 34: CZB36, north-east facing photograph of Grafton bridge (right) and south-west photograph (left). (Source: Biosis 2012)**



**Plate 35: CZB36, south-west facing photograph of Grafton bridge (CZB36) from northern bank of the Clarence (Source: Biosis 2014).**



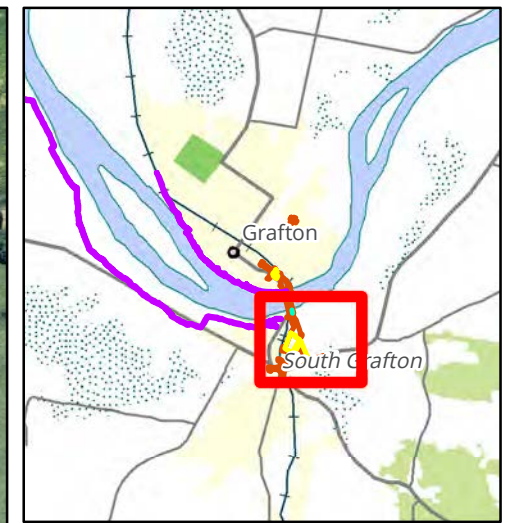
**Plate 36: CZB36, detailed brickwork on underside of viaduct exiting Grafton bridge (CZB36) on northern bank (left) and (right), view east from Hull of SS Induna (Source Biosis 2012).**



**Plate 37: CZB37, modern building station building within the South Grafton Rail Precinct (left) and (right) original fabric of the station (Source: Biosis 2012).**



**Plate 38: CZB37, south facing photograph of South Grafton turntable (left) and side detail (right) (Source: Biosis 2014).**



**Legend**

Project Area

- Construction works zone
- Temporary Jetty (Indicative)
- Indicative location of ancillary sites
- Flood mitigation works construction zone
- Listed heritage items

Figure 11: Site investigation results - Construction works zone - South Grafton



Scale: 1:5,000 @ A3  
 Coordinate System: GDA 1994 MGA Zone 56



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

Matter: 16255  
 Date: 06 May 2014,  
 Checked by: AJB, Drawn by: JMS, Last edited by: jshepherd  
 Location: P:\16200s\16255\Mapping\16255\_F10-15\_ResultsSiteInv\_Detail\_20140430

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#### **4.3.5 Project area along the Flood mitigation works – Grafton**

This section identifies heritage items that are located within, immediately adjacent or in close proximity to the sections of existing levee that are proposed to be raised as part of the flood mitigation works in Grafton. The name of the item, its location and description are outlined in Table 16, and locations shown on



Figure 12 and Figure 13. The heritage items are listed from east to west and are organised by nearest street intersection.

**Table 16: Heritage Items Identified within, adjacent or in close proximity to the flood mitigation works in Grafton**

Biosis ID	Heritage item details	Description
<b>Grafton Bridge to Villiers Street</b>		
<b>FMW01</b>	"Avoca", 1 Fitzroy Street, Grafton (CVLEP I561)	<p>Located on the riverbank this single storey weatherboard house has a gabled iron roof. Carved and fretted bargeboards and finials are a feature of the house. Skillion verandahs to all sides, partly infilled. The building has an intact chimney and pots with original cedar framed double hung windows and french windows overlooking the south-east verandahs. Interior has lath and plaster walls and ceilings and a c.1900 Edwardian style Sicilian white marble mantel with hearth and grate intact. Internal doors are panelled cedar. Timber fence with iron and mesh gate which appears original. Property has expansive views over the river and towards the bridge. The garden is sensitively planted with a mature frangipani and more recent magnolia. Avoca was built c.1889 for the bank manager Edward Chapman Lewington<sup>121</sup> and was subsequently owned by M. L. McLean, an engineer. In 1964 a new kitchen and alterations to part of the verandah occurred and by 1974 a pergola had been added. Avoca has great visual appeal from both Fitzroy Street and the Grafton Railway bridge. The site is considered likely to have archaeological potential<sup>122</sup> and makes a significant contribution to the Grafton Urban Conservation Area.</p> <p>The curtilage of this heritage item is traversed by the flood mitigation works.</p>
<b>FMW02</b>	3 Fitzroy Street, Grafton (Fitzroy Street Residential Group 2; CVLEP I562)	<p>Located on the riverbank, this Federation style weatherboard, single-storey residence features a Wunderlich (pressed metal) covered turret over an unusual octagonal room set to one corner of the house (see Plate 39). This was reportedly used as a card room and contains original seating. The iron gambrelled roof has two front-facing gables and a brick chimney. A verandah extends along the southern side of the house overlooking the river. Later modifications to the house include the addition of a laundry in the 1930s, a sunroom in the 1970s and exterior fencing, carport and in ground pool in the 1980s. This house is one of four dwellings that make a significant contribution to the northern riverbank. All are visible from the bridge and are prominent upon arrival in historic Grafton. The turret on this house, which is seen from the riverbank, is a rare and unusual feature of the town architecture, with only one other example known in Grafton. The site is considered likely to have archaeological potential<sup>123</sup> and makes a significant contribution to the Grafton Urban Conservation Area.</p> <p>The curtilage of this heritage item is traversed by the flood mitigation works.</p>
<b>FMW03</b>	5 Fitzroy Street, Grafton (Fitzroy Street Residential Group 2; CVLEP I563)	<p>A distinctive Grafton residence bearing a combination of hipped-roof cottage and federation false gabling influences that probably dates to the interwar period. The house features lath and plaster walls, presumably incorporating the same materials as no. 7 and possibly made by the same builder. Weatherboard and fibro cladding are also incorporated. The original chimney remains in place. The residence is considered to form a pair with no.7. It features a steeply-pitched gambrel iron roof, and a verandah overlooking the river under a skillion roof.</p>

<sup>121</sup> Payne 1982

<sup>122</sup> SHI database no. 1640147

<sup>123</sup> SHI database no. 1640412

Biosis ID	Heritage item details	Description
		<p>As with no.7, the residence is set well back from the street on extensive grounds extending to the riverbank with projecting wing, verandah and entry stairs on the riverside of the dwelling. This house is one of four dwellings that make a significant aesthetic contribution to the northern riverbank. They are visible from the bridge and are prominent upon arrival in historic Grafton. The house is architecturally significant for its use of mixed architectural influences and materials, especially the rare and historical use of lath and plaster. It may be a pair with no. 7. It is locally significant for demonstrating early settlement on a prized riverbank location and is included within the Grafton Urban Conservation Area.</p> <p>The curtilage of this heritage item is traversed by the flood mitigation works.</p>
<b>FMW04</b>	'Riverview': 7 Fitzroy Street, Grafton (Fitzroy Street Residential Group 2; CVLEP I565)	<p>The site incorporates a house and combined stables, sulky shed and tack room. The residence is alternately described by council as being clad in the lath and plaster or stucco on metal gauze rendered in an ashlar pattern imitating stone coursing.<sup>124</sup> Wire mesh replaced timber lathes after 1940 and this Inter-war residence may incorporate both the timber lath and wire mesh techniques as it predates World War II. A steeply-pitched hipped (short-sheet iron) roof is indicative of an origin for the building in the earlier 20th century. A fibro addition has been made to the rear of the residence to create new dining room and the western side verandah has been enclosed. A brick corbelled chimney is still intact. The grounds contains the stables which are still standing, these are of weatherboard construction, feature a gabled iron roof with Federation decorative spires at the ends and distinctive louvered ventilation set high in the walls. This, together with the former sulky and tack rooms now forms an extended garage. The house is suggested to be a possible pair with 5 Fitzroy Street.<sup>125</sup> This house is one of four dwellings that make a locally significant aesthetic contribution to the northern riverbank. All are visible from the bridge and are prominent upon arrival at historic Grafton. With its lath and plaster cladding and louvered stables it is architecturally significant and the site is considered likely to contain archaeological material.<sup>126</sup> The residence lies within the Grafton Urban Conservation Area.</p> <p>The curtilage of this heritage item is traversed by the flood mitigation works.</p>
<b>FMW05</b>	Footpath Sign, (Clarence Street, CVLEP I515)	<p>Located in the centre of the cement footpath near the intersection of Clarence and Victoria street is a street sign. The name Clarence Street is set within red coloured cement which makes the grey lettering stand out clearly. Probably placed in the pavement at the time the footpath was laid as part of a beautification project.</p> <p>The curtilage of this heritage item is traversed by the flood mitigation works.</p>
<b>FMW06</b>	St. Mary's Church, 7 Victoria Street, Grafton (CVLEP I805)	<p>A classic example of late Gothic revivalism including equilateral arches constructed over windows and doorways, double red brick flying buttresses adorning the front façade of the building and two pinnacles extending upwards from the front entry porch. The main entrance opens to Victoria Street, which displays a handsome iron railing on brick foundations, and two high, massive iron gates of floral design. The belfry and back of the church face the river</p>

<sup>124</sup> SHR database no. 1640411

<sup>125</sup> Ibid.

<sup>126</sup> Ibid.

Biosis ID	Heritage item details	Description
		<p>frontage, and with the convent, its schools, and the two storey brick Presbytery the whole forms a Catholic block extending from Duke Street to Clarence Street. The church has a metal tiled roof, brick fence and an unusual separate belltower. St Mary's Church was built on the site of an earlier weatherboard church burnt in a fire on 29 April 1913.<sup>127</sup> Father Lawton, the parish priest, immediately started planning and fundraising for a replacement. This was to be a much grander church built of brick. St. Mary's was opened on Sunday 29 November 1914 and was a notable occasion for Grafton. Stained glass windows ordered for the opening of the church were not fitted until 1921. Over the years the church has had some structural problems caused by its location on the unstable bank of the Clarence River. In the 1970s sub-soil drainage and repair of storm water drains were completed and there was a complete overhaul of the roof. Cracking brickwork on the front of the church was replaced and the front pinnacles replaced following a lightening strike. They were rebuilt and lightened by half their original weight to reduce the load on the structure. St Mary's still serves as the major church in the Grafton parish. The heritage item lies within the Grafton Urban Conservation Area.</p> <p>The curtilage of this heritage item is traversed by the flood mitigation works.</p>
FMW07	Roman Catholic Presbytery: 57 Victoria Street, Grafton (CVLEP I804)	<p>A substantial two storey sandstock brick building built above flood level on the riverbank. Part of the brickwork has been rendered and painted. It has ground and first floor covered balconies with iron lace balustrading that face Victoria Street, the church and the river. The roof is hipped, with gablet ventilation and is clad with corrugated iron. Much original joinery including the Yorkshire sash windows, French doors and main entrance has been retained. Several marble fireplace surrounds still exist and the Wunderlich ceilings are in good condition. Cracking in the walls is being addressed in the current restoration. The Presbytery was constructed at a time of great building in the Grafton Parish led by Father Lawton. Father Lawton arrived in Grafton in 1907 and became the parish priest in 1908. He arranged for the building of the Presbytery and the foundation stone was laid by Bishop Carroll in January 1911. The contractors for the building were Strauss Brothers and the cost was in excess of £2000.<sup>128</sup> Prior to the building of the Presbytery Parish priests often stayed at 211 Dobie Street, a reasonable distance from the church. In the 1930s the building was extended at the rear (riverside) to accommodate a housekeeper and in the 1950s the verandahs were enclosed to accommodate additional priests and curates. The building is currently being restored and original features returned and exposed. This substantial 1911 Presbytery is an integral part of a group of ecclesiastical and educational buildings which were established by the Roman Catholic Church in Victoria Street. It is historically significant for its association with the development and growth of the Roman Catholic Church in Grafton and demonstrates the need for permanent accommodation for priests in a location that was near the main church. It is likely to be socially significant to the Roman Catholic community of Grafton. It lies within the Grafton Urban Conservation Area. The heritage item lies within the Grafton Urban Conservation Area.</p> <p>The curtilage of this heritage item is traversed by the flood mitigation works.</p>

<sup>127</sup> Clarence & Richmond Examiner 1 May 1913

<sup>128</sup> SHI Database no. 1640824

Biosis ID	Heritage item details	Description
FMW08	Flats (Former St Mary's College; 9 Victoria Street, Grafton (CVLEP I806)	<p>A 1929 brick and tile two storey building of a "sober design relieved by the central arches of implied Tudor derivation".<sup>129</sup> This combination of simplicity and Tudor elements is an unusual feature of Catholic buildings of this period. There is some decorative brickwork around the window and door openings. Roof is tiled with glazed terra cotta tiles. The college accommodated boarding students on the top floor with music and school rooms on the ground floor. In 1978 an unsympathetic two storey brick addition was made to the rear of the building to accommodate the new teaching syllabus. The ground level was not enclosed. Walkways were constructed to the adjacent chapel at some stage. The land for the college was acquired by the Sisters from the Parish. The site had previously been the location of the Presbytery until the new presbytery was built in 1911. The foundation stone for the new college was laid by the Rt. Rev. Dr Caroll Bishop of Lismore on the 15 July 1928 and it was specified that "the new college was not to exceed St Mary's Church in height and it was to harmonise with the church". The architect engaged was Mr A. Bates who designed the church next door. The curriculum offered in the school was standard for the time, offering three years of secondary education. In 1979 teaching facilities were separated from the boarding school. From 1980, the original St Mary's Collage was used exclusively for the accommodation of 60 secondary boarding students. The building became surplus to requirements during the 1990s and remained underutilised until 2007 when it was remodelled to become retirement residential accommodation.</p> <p>The curtilage of this heritage item is traversed by the flood mitigation works.</p>
FMW09	Covent: 2 Villiers Street, Grafton (CVLEP I835)	<p>Located on the river bank this is an imposing two storey rendered brick building with a third storey under the gable of the western wing. The building has two wings, one parallel to Villiers Street, the other parallel to Victoria Street. A wide verandah extended along the eastern wing and overlooked the river. At one time it had a decorative timber frieze below the verandah board and timber balustrading and turned timber posts. The roof was steeply pitched with several dormer windows. In 1913 a new entrance and extensions to the east side of the building were added, including four large classrooms, dining room, laundry and kitchen and upstairs bedrooms, bathrooms and a training area. All extensions had elaborate Wunderlich ceilings with varying designs and deep skirting boards. In 1940 a section facing Villiers Street was demolished and new rooms were constructed by White and Thompson builders. The design incorporated music rooms and a dormitory for junior boarders and bedrooms for sisters. Later alterations and demolitions have dramatically changed the appearance of this building and much original fabric has been removed including the verandahs. Today the 1913 brick extensions with colonnade and infilled verandah dominate the riverside elevation of the building. The Convent is significant for its association with the Sisters of Mercy, an organisation, which has played an important educational and pastoral role in the Clarence and Richmond River districts. It is historically significant for its early association with the growth of the Catholic Church on the Clarence River and is of social significance to those students and staff who passed through its doors. While the building has been altered substantially from its original 1884 design it is still an impressive c1913 building, particularly when viewed from the river. It lies within the Grafton Urban Conservation Area.</p>

<sup>129</sup> SHI database no. 1640038

Biosis ID	Heritage item details	Description
		The curtilage of this heritage item is traversed by the flood mitigation works.
<b>CZB13</b>	Street trees: Jacaranda, Brachychiton & Ficus sp. over 3 metres (CVLEP I135)	One Fig tree ( <i>Ficus sp</i> ) located at junction of Villiers Street and Victoria Street. The Fig tree is part of the Victoria streetscape, which comes in close proximity to the flood mitigation works. The mature trees in Victoria Street provide a setting for the SHR listed Cathedral Precinct and the State significant Victoria Street Civic group (neither of which are impacted by the flood mitigation works).



**Plate 39: FMW02, 3 Fitzroy Street (right) and (left) view of the turret from the riverfront (Source: Clarence Valley Council).**



**Plate 40: FMW03, 5 Fitzroy Street seen from the Riverbank (Source: Clarence Valley Council).**



**Plate 41: FMW06, the Catholic Presbytery (left) and (right) St Mary's Church (Source: Clarence Valley Council).**

Biosis ID	Heritage item details	Description
<b>Villiers Street to Queen Street</b>		
<b>FMW10</b>	RMS Regional Office: 31 Victoria Street, Grafton (CV LEP I811; RMS S.170)	<p>Single storey simple brick and tile building in the Inter-war functionalist style. Window frames and finishing's are in aluminium (which replaced the original wood). Other modern additions include a garage and a brick extension to the rear of the block and a second smaller brick porch. A two storey flat-roofed brick building has been constructed behind the earlier building in addition to a demountable. The heritage item is set amongst the mature trees which form part of the site and the Victoria streetscape. The site of the RMS Regional Office is part of the glebe land purchased by the Anglican church in Grafton in 1857. For some 70 years the land was used as a grazing paddock until the Anglican Corporate Trustees decided to lease the land to provide income for the church's needs in the parish of Grafton. The new income derived from the lease facilitated the extension to Horbury Hunt's 1884 Cathedral which was completed in 1937. In September 1938 the Main Roads Board secured a 99-year lease of the site commencing March 1940. The functions of the Government department required increased space which resulted in additions and alterations to the site. It should be mentioned that this office was built after the completion of the Clarence River Bridge in 1936 which united the two towns of Grafton and South Grafton and resulted in the continuing growth of Grafton as the administrative centre of the north coast of New South Wales.</p> <p>The curtilage of this heritage item is traversed by the flood mitigation works.</p>
<b>FMW11</b>	McWilliams Lodge: 33 Victoria Street, Grafton (CVLEP I815).	<p>This part brick, weatherboard fibro residence is set back from Victoria street, on the same alignment at Bishopsholme and is obscured from view by a hedge. A hipped corrugated iron roof extends over a deep front verandah. The verandah is supported by pyramid shaped brick piers near the front steps. McWilliams Lodge was built as the Registrar's residence c1910 and was named after the first Registrar of the Diocese. It is one of number of Anglican church buildings fronting the river bank in Victoria Street.<sup>130</sup></p> <p>The curtilage of this heritage item is traversed by the flood mitigation works.</p>
<b>FMW12</b>	Dwelling 'Bishopsholme': 35 Victoria Street, Grafton (CVLEP I815 NT R2625)	<p>This eight room, Inter-war, single storey brick residence with encircling verandahs forms part of the 1872 Anglican parsonage. Just outside the present garden is an old gas light belonging to the Municipality of Grafton. A <i>Daily Examiner</i> article of 1925 described it as a "... solid structure of brick upon a reinforced concrete foundation and finished with a tiled roof of fibro cement. ...The Victorian street frontage has been improved by the erection of a plain two rail fence with massive brick pillars". It is set back a considerable distance from Victoria Street and is separated from the river by a green verge with mature trees. It has expansive views to South Grafton. Designed by F. Schaeffer in 1924 and built by C. Richards this building is historically significant for its association with the Anglican Church of Grafton. It was opened in 1925. Bishopsholme is part of the Anglican church precinct which includes the SHR listed cathedral on the opposite side of Victoria Street, the hall, Victorian and Georgian cottages and Deanery. It lies within the Grafton Urban Conservation Area.</p>

<sup>130</sup> SHI Database No. 1640518

Biosis ID	Heritage item details	Description
<b>FMW13</b>	The Deanery: Duke Street, Grafton (CVLEP I97; REP; NT; NRE)	<p>The Deanery is an early Gothic Revival styled rectory. The building consists of a hipped iron roof with skillion over the verandahs, which are supported by plain posts. Facade is well modulated by French doors and shutters opening onto verandahs. Some original joinery with 12 pane windows. Lattice on verandah for privacy (see Plate 42). Rendered brick chimney still intact. The Deanery is set back on the block and is surrounded by a fine mature garden and attractive gate to vacant riverbank land. The garden contains an old town old gas light. When the Deanery was built in 1872 it would have overlooked the original wooden church. James Francis Turner was the Bishop at this time so it is possible that he designed the Deanery, originally called the Parsonage.<sup>131</sup></p> <p>The curtilage of this heritage item is traversed by the flood mitigation works.</p>
<b>FMW14</b>	Memorial Park, prince Street, Grafton (CVLEP I727)	<p>Memorial Park is located on the riverbank at the end of Prince Street; this is probably the best maintained and presented park in Grafton City. The park contains several different types of memorials commemorating those who served in WW1 and WW11, Korea, Malaya and Vietnam. In addition it contains a memorial to 13 Scouts who drowned crossing the river to Susan Island in 1943, the fountain from the Botanical gardens at Fisher Park and significant tree plantings such as the Lone Pine and row of palm trees. Built elements include the Memorial gates dated 1936, several brick trellises, and an elaborate brick and iron fence fronting Prince Street. Memorial Park was originally established as Boulevard Park. As early as 1876 a letter had been sent from the Borough Council in Grafton requesting that "All that portion of land on the river bank now used as public recreation grounds" be vested in the Council as Trustees for the residents of Grafton.<sup>132</sup> After World War 1 it was renamed Memorial Park and contained a war memorial and two guns (these were later removed). Memorial park is locally significant for being established in 1876, as the site of the water Fountain removed from Fisher Park to these gardens c 1910 and as the site of Anzac day services in Grafton. Memorial Park is situated in close proximity to one of the former centres of early occupation in nineteenth century Grafton. The area surrounding Sharp's store and inn contained a number of early structures, including wharves. The 1890 Grafton Town Plan shows the site to have been occupied by a substantial building along with several wharves located towards Prince Street. Given the sites long history of being a park and its undeveloped nature, Memorial Park has the potential to contain archaeological remains dating the early establishment of Grafton.</p> <p>The curtilage of this heritage item is traversed by the flood mitigation works.</p>
<b>FMW15</b>	Grafton Courthouse, 53 Victoria Street, Grafton (CVLEP I124; NT R2674)	<p>A late Victorian courthouse of great distinction. The symmetrical design consists of a central court with tall clerestory lighting and gabled roof, flanked by lower single storey hipped wings and surrounded by low pitched verandah roofing on three sides. The walls are of sand moulded-face brickwork and the roof is of Welsh slate. It features cross ventilation, double ceilings and wide eaves and verandahs (see Plate 43). The interior contains extensive carved woodwork and panelling and the internal joinery and wall panelling are mostly intact and remain in good condition. The style is a free adaptation of the Colonial Style having</p>

<sup>131</sup> SHI Database No. 1640079

<sup>132</sup> Bate & Mackey 1982 p21



Biosis ID	Heritage item details	Description
		<p>picturesque details portraying Greek, Persian and other ancient Classical influences. The Further interest is given by the elaborate timber fretwork under the eaves of each roof Pymont sandstone was used in the flagging and cornices. This, the third Grafton Courthouse, was designed by James Barnet, and built in 1877- 80, building is interesting in revealing Barnet's concern for climatic control shown by provision for cross ventilation, double ceilings and wide eaves and verandahs. The building forms part of an architectural precinct of great character with the former police station (original courthouse), Post Office and other buildings in Victoria Street.</p> <p>The curtilage of this heritage item is traversed by the flood mitigation works.</p>
<b>FMW16</b>	<p>Police Inspector's Residence (Former): 1 Duke Street, Grafton (CVLEP 1194; NT R2672)</p>	<p>The former police inspector's residence is a brick cottage on a four room plan commonly used for the residences of government officials. As seen here, the kitchen and scullery and/or pantry would often be located at the rear of the place in a linked wing or separate building It was constructed in brick and stone masonry with a timber shingle roof and a front south facing verandah. The hipped gable roof is ridged. It was constructed with service buildings to the north side that included a kitchen wing, toilets and stables that appear in early illustrations. An attached brick masonry kitchen was added to the eastern side c.1890. The form of the original verandah is not known. The building was built in face brickwork and laid in English bond pattern. It was later painted and also rendered in part. The exterior joinery was also painted. The two front rooms have French doors opening onto the verandah and are presumed to be the original drawing room and main bedroom. Verandahs were added to the northern and western sides and later enclosed. The verandah on the south is also relatively modern. According to the best available data the building was constructed about 1886 and extended between 1888 and 1894. An 1894 survey of the site shows clear detail of the police inspector's residence. In August 1982 the Grafton City Council discussed the future of the building and determined that it was a place worthy of preservation. In 1994 the place was added to the Crown Reserve system and the Grafton Boulevard Reserve Trust was formed with Grafton City Council as the Corporate Manager. The former police inspector's residence at Grafton is a place of significance to both Grafton and the state of New South Wales. It is well constructed in local materials Its siting was one of strategic importance at the end of Duke Street on the rivers edge near to the principal riverboat wharves and it formed part of the now historic government precinct. The building forms part of a group of civic buildings and illustrates the principal characteristics of the substantial investment by the NSW Government at the end of the 19th century in regionally significant towns. Grafton was then an important place of commerce with important communication and export facilities provided by the river boats and sea going vessels that could service the town at the deep water port of Grafton. In 2001 and 2003 Council entered into agreements with Community Services Inc. and the building was used as an office and training centre. It is currently being restored and extended.</p> <p>The curtilage of this heritage item is traversed by the flood mitigation works.</p>

Biosis ID	Heritage item details	Description
<b>FMW17</b>	Former location of Sharp's Store complex (New Heritage Item) Between Prince, Kemp and Queen Streets, Grafton	<p>The 1850 and 1890 Town Plans show numerous buildings associated with Sharp's store and Inn. Established by Joseph Sharp in the 1840s this site was a focal point for settlement and includes a store, inn, the public wharf as well as numerous external structures and enclosures. A large proportion of the settlement has been redeveloped (3-7, 4, 6, 8 &amp; 10 Kemp Street) and the site of the original in appears to have been redeveloped into the Crown Hotel. However, undeveloped portions of the site include the original store and wharf (at the site of the Grafton City Services Bowling &amp; Sporting Club) (see Plate 44). Undisturbed portions of the site have the potential to contain archaeological remains associated with the early establishment of Grafton.</p> <p>The curtilage of this heritage item is traversed by the flood mitigation works.</p>



**Plate 42: FMW13, south-east elevation of The Deanery (Source: Clarence Valley Council)**



**Plate 43: north facing elevation of Grafton Courthouse from Victoria Street (Source: Clarence Valley Council).**



**Plate 44: FMW17, west facing photograph of the site of the former Sharps store and Public wharf (Source: Biosis 2014).**

Biosis ID	Heritage item details	Description
<b>Queen Street to Turf Street<sup>133</sup></b>		
<b>FMW18</b>	"Itala": 1 Queen Street, Grafton (CVLEP I754).	<p>Located in a prime position on the riverbank this is a large Federation weatherboard residence with wide bull-nosed verandah. The bull-nosed verandah overlooks the river. The item has a projecting bay window, hipped iron roof with gablet ventilation and chimney with intact. Some original internal features such as fireplaces. Set within gardens extending to the river (see Plate 45).</p> <p>The curtilage of this heritage item is traversed by the flood mitigation works.</p>
<b>FMW19</b>	Former Location of Courthouse and Lockup: 1, 2, 11 and 12 Blackwood Close, Grafton (New Heritage Item)	<p>The 1849 Town Plan for Grafton shows that the courthouse and lockup was at this location. The site has been recently developed and much of the site, including the courthouse and lockup has been developed. The site of the courthouse and lockup would appear to be at the site of 10 and 11 Blackwood Close. Undisturbed portions of these sites may contain archaeological remains associated with early 19th century Grafton. However, it should be noted that these properties have been extensively developed and intact soil horizons are unlikely.</p> <p>The curtilage of this heritage item is traversed by the flood mitigation works.</p>
<b>FMW20</b>	"Fowey": 1 Mary Street, Grafton (CVLEP I633)	<p>A six roomed weatherboard clad house facing the river, with hipped and gabled iron roof. Excellent decorative timber bargeboards and fretwork to the gables and detailed eaves. A bay window faces the river with margined pattern panes and decorative timber work. Simple verandah at front on paired squared timber posts. Doors and windows somewhat altered and modernised. Heritage Item is set within a mature garden.</p> <p>The curtilage of this heritage item is traversed by the flood mitigation works.</p>
<b>FMW21</b>	133 Victoria Street, Grafton (CVLEP I830, NT)	<p>Built 1870s on the natural riverbank levee. A single storey cottage of brick rendered to two sides and lined to imitate stone work. A steep hipped iron roof which extends over the verandah to two sides supported by simple timber posts (see Plate 46). The verandah has much original lattice work and is deep to create a cool environment. Four room plan with French doors to verandah. The front door and hardware, shutters, fanlights, internal joinery, fireplace and floor boards are original. There have been several modern additions to the rear, which incorporated former external walls.</p> <p>The house was built by the Frazer family who owned operated a substantial timber milling business in Grafton. In 1911 -1912 Frazer and Co was one of five sawmilling firms in Grafton and that it shipped more than 27 million super-feet of timber to New Zealand.<sup>134</sup></p> <p>The curtilage of this heritage item is traversed by the flood mitigation works.</p>
<b>FMW22</b>	137 Victoria Street, Grafton (CVLEP	<p>Located on the riverbank this dwelling appears as a single storey horizontal weatherboard clad house with a hipped iron roof and two balanced brick chimneys. However walls (now</p>

<sup>133</sup> Note: No further heritage items have been recorded beyond Turf Street within the Flood Mitigation Works in previous studies or by Biosis.

<sup>134</sup> Stubbs 2007

Biosis ID	Heritage item details	Description
	1130, NT)	<p>interior) are sandstock brick cemented with lime motor (see Plate 45). Early verandahs have been enclosed with later additions and the infill conceals the early elements of the facade. The house was owned at the turn of the 19th century by a Miss McDougall whose family owned Marengo Station. This has been confirmed from sewer diagrams dated July 1934 where Miss A.J. McDougall was the owner. The A. L. McDougall family were well known in Grafton with Andrew Louis being appointed the Police Magistrate in 1876. He was the founder of the Grafton Club and a staunch member of the Church of England.<sup>135</sup></p> <p>The curtilage of this heritage item is traversed by the flood mitigation works.</p>
<b>FMW23</b>	146 Victoria Street, Grafton (CVLEP 1833)	<p>Located on a deep block this is a single storey weatherboard cottage with front wall crafted to imitate brick work. Simple hipped iron roof with skillion verandah to front and sides. The front verandah has a small gable of over the entry with decorative fretwork and chamfered verandah posts. Two four paned windows and front door appear original.<sup>136</sup></p> <p>This heritage item is adjacent to the flood mitigation works.</p>
<b>FMW24</b>	"Arcola": 150 Victoria Street, Grafton (CVLEP 1131; SHR 1546; NT, NCREP).	<p>The heritage item consists of a single storey Queen Anne revival style house dating to 1907. It is surrounded by a garden which contains some original plantings including mango trees (<i>Mangifera indica</i>), a rosewood tree, and jacaranda (<i>J.mimosaeifolia</i>), and elsewhere mangoes (<i>Mangifera indica</i>), frangipani (<i>Plumeria sp.</i>) and a Bangalow palm (<i>Archontophoenix cunninghamiana</i>) tree. There are brick stables to rear. Arcola sites within a streetscape setting with wide grassy verges, trees and views over the Clarence River. The House is rendered brick with hipped iron roof, decorative corner gables and impressive central gabled entrance portico. Bull-nosed verandah is supported on turned timber posts with cast iron valances and original timber venetian blinds. Front door has etched glass panels and sidelights, windows are double hung with stained and etched glass (see Plate 47). Internal details are almost all original: etched glass, doorknobs, fireplaces and surrounds, doorbell, rails and dados, pressed metal ceilings, light fittings etc. Room layout is reasonably sophisticated, intended to divide the maid from the family by means of a segmented hallway. Arcola was designed by the Strauss brothers but constructed by HF Sault for original owner Robert Roland Smith, a wealthy grazier who owned considerable property in the Coaldale and Glenagle district. Smith was a prominent citizen, busy in local organisations including the Clarence Pastoral &amp; Agricultural Club and Jockey Club, a noted horseman and founding member of Grafton's Lancers. The house remained in the Smith family 1989.<sup>137</sup></p> <p>This heritage item is adjacent to the flood mitigation works.</p>
<b>FMW25</b>	"Verona": 213 Fitzroy Street, Grafton (CVLEP	<p>Verona is an 1876, faced brick single storey residence with verandahs all sides. Shutters, doors and roof vent are original although the bull-nosed form of the verandah is not. The building is currently painted white and chimneys are intact. Verona has significant views of</p>

<sup>135</sup> SHI Database No. 1640106

<sup>136</sup> SHI Database No. 1640578

<sup>137</sup> SHI Database No. 5045109

Biosis ID	Heritage item details	Description
	1106)	<p>the Clarence River and sites within a mature garden.</p> <p>Verona was built as the family home for the solicitor Joseph Meillon on flood free land on the banks of the Clarence river. Meillon moved to Grafton from Sydney in 1867 to establish the legal practice of Meillon and Laman. Meillon held many positions and was a well respected member of the Grafton community. He had a large interest in the School of Arts and severed many positions including President.</p> <p>The curtilage of this heritage item is traversed by the flood mitigation works.</p>
<b>FMW26</b>	222 Fitzroy Street, Grafton (CV LEP 1600)	<p>222 Fitzroy Street is a small cottage with gabled short sheet iron roof. The cottage sides have been clad with fibro cement, with timber visible beneath the gables. The cottage has a main central doorway with windows on either side, which is covered with a skillion verandah extends across the whole front and is in part supported by timber posts. At the end of the verandah is a small decorative element timber. The cottage has a lean –to extension at the rear. The cottage is set amongst mature trees and an established garden which adds the properties heritage value.</p> <p>The heritage item is adjacent to the flood mitigation works.</p>
<b>FMW27</b>	Hewitt's Store, Grafton (New Heritage4 Item)	<p>Hewitt's Store is shown on the 1849 town plan as consisting of a main store building and inn surrounded by smaller buildings, possible dwellings within an enclosure. The settlement was located at the confluence of Alumny Creek and the Clarence River. The site has been developed as a cargo container loading and unloading facility and have been extensively developed.</p> <p>The curtilage of this heritage item is traversed by the flood mitigation works.</p>



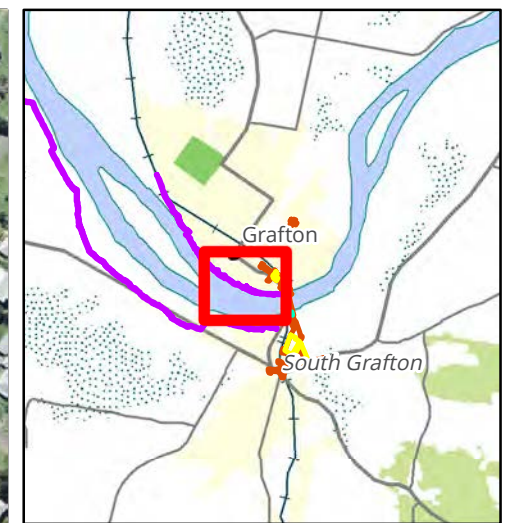
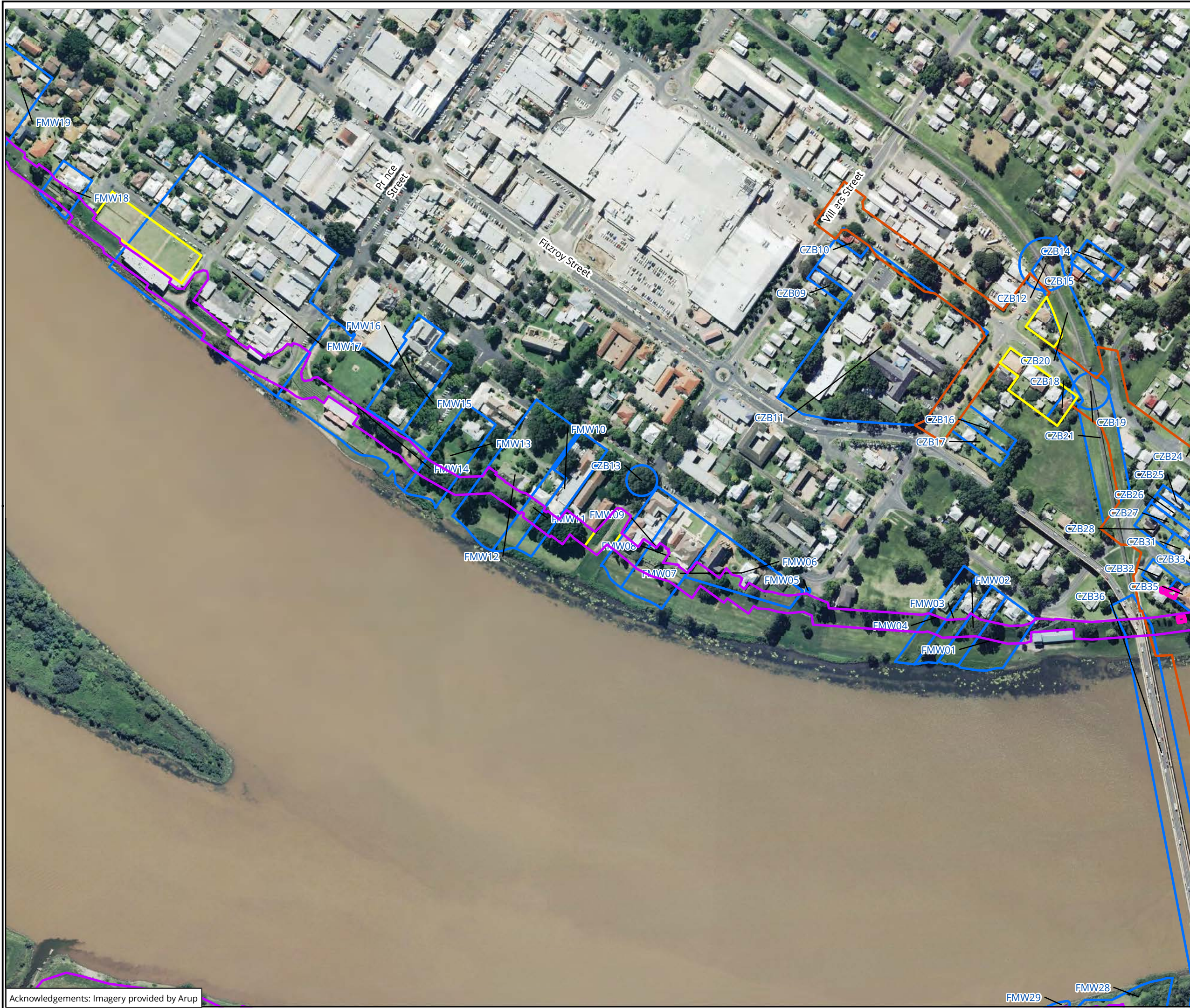
**Plate 45: FMW18, west facing photograph of "Itala", 1 Queen Street, Grafton. Note levee and heritage items setting amongst established garden and plantings.**



**Plate 46: FMW21, (left) north facing elevation of 133 Victoria Street, Grafton (Source: Gardiner, Clarence Valley Council). FMW22 (right) south-east facing elevation of 137 Victoria Street (Robson: Clarence Valley Council).**



**Plate 47: FMW24, north facing elevation of Arcola (Source: Bosis 2014)**



- Legend**
- Project Area
- Construction works zone
  - Indicative location of pump station infrastructure
  - Indicative location of ancillary sites
  - Flood mitigation works construction zone
  - Listed heritage items

Figure 12: Site investigation results - Flood mitigation works construction zone - Grafton - East

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Metres

Scale: 1:4,000 @ A3  
Coordinate System: GDA 1994 MGA Zone 56

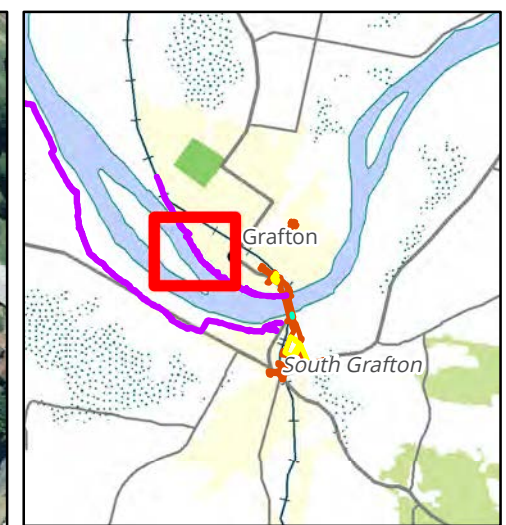
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Acknowledgements: Imagery provided by Arup

Matter: 16255  
Date: 06 May 2014  
Checked by: AJB, Drawn by: JMS, Last edited by: jshepherd  
Location: P:\16200s\16255\Mapping\16255\_F10-15\_Results\SiteInv\_Detail\_20140430





- Legend**
- Flood mitigation works construction zone
  - Listed heritage items

Figure 13: Site investigation results - Flood mitigation works construction zone - Grafton - West

0 40 80 120 160 200  
Metres  
Scale: 1:4,000 @ A3  
Coordinate System: GDA 1994 MGA Zone 56

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#### 4.3.6 Project area along the flood mitigation works – South Grafton

This section identifies heritage items that are located within, immediately adjacent or in close proximity to the sections of existing levee that are proposed to be raised in flood mitigation works in South Grafton. The name of the item, its location and description are outlined in Table 17 and their location is shown in Figure 14. The heritage items are listed from east to west and are organised by street intersection.

**Table 17: Heritage Items identified within, adjacent or in close proximity to the flood mitigation works in South Grafton**

Biosis ID	Heritage item details	Description
<b>Clarence Bridge to Hay Street</b>		
<b>FMW28</b>	Former site of CM Wilson Store (New Heritage Item)	<p>Surveyors W.C.B. Wilson and C.M. Wilson arrived in in the Clarence District in September 1840 with the contract to survey land for subdivision. The Wilsons established themselves at South Grafton through obtaining land grants and erecting buildings on the river bank. C.M. Wilson reported himself to be back at Parramatta in July 1842 while W.C.B Wilson continued surveying until he was replaced by assistant surveyors during mid-1843. The 1849 Town Plan shows the location of buildings within the C.M. Wilson land grant in South Grafton, this comprises two buildings and several property divisions. The two buildings appear to have been located at the current location of Lot 2 and Lot 41 Riverside Drive under the existing levee bank. This location has been subject to recent development; however there is the potential for archaeological remains to be located within undisturbed portions of the site.</p> <p>The curtilage of this heritage item is traversed by the flood mitigation works.</p>
<b>FMW29</b>	SS <i>Induna</i> (CV LEP I133; Shipwreck ID no. 890)	<p>Located on the riverbank behind number 13 Riverside Drive South Grafton, to the west of the bridge are the partial remains of the former steamship <i>SS Induna</i>. Partial remains include the cast iron hull, propeller and rudder. The fabric is rusty but the ships hull is still visible. As part of this group is the Bow Memorial located in a small grassed area on Riverside Drive in front of the retirement village. It comprises a section of the riveted cast iron bow from the ship mounted on a small mound of stone. A small brass plaque gives the history of the ship and the origins of the Bow Memorial. The Plaque was donated by Burns Philip &amp; Co Sydney and the monument was erected by the Council of the City of Grafton in 1975.</p> <p>A more detailed description of this site is presented in Section 6 of this report and in Appendix B. This heritage item is located in close proximity to the flood mitigation works.</p>
<b>FMW30</b>	Former site of Public Wharf, South Grafton (New Heritage Item)	<p>The flood mitigation works traverses an area along the Clarence between Through and Wharf Street, this area is within an area which formed a focal point within South Grafton in the mid to late nineteenth century. Occupation during this time was focused upon the Public Wharves at the end of Through (FMW32) and Wharf Street, towards Wilson's store. The 1849 Town Plan indicated that this site consists of subdivisions granted to P. Kennedy, W. Cowan and E Greenwood and also comprised part of the Public Wharf located at the end of Wharf Street. The site is relatively undisturbed between 20 – 24 Through Street however has been heavily disturbed through the construction of the South Grafton Bowling and Sports Club at 1 Wharf Street. The site between Christopher's Creek and Cowan Creek is likely to contain archaeological remains associated with Phillips Shipwrights, who established a shipyard in South Grafton in 1838.</p>

Biosis ID	Heritage item details	Description
		The curtilage of this heritage item is traversed by the flood mitigation works.
<b>FMW31</b>	22 Wharf Street, South Grafton (CV LEP 1936)	<p>This is the last residence before the Bowling Club. It has a very steeply pitched corrugated iron roof with two decorative metallic vents and two chimneys. Chimney pots are intact. The residence is clad with weatherboards and has additional rooms in the attic. A curved mosaic tile path and steps lead to the original front door. Features include the decorative cement columns on either side of the steps, a bay window under the gable with mouldings, gable details and picket fence. It is said to display both Edwardian and Victorian architectural features. Morley suggests that this was originally the site of the Green Tree Hotel c 1853 - 1860.<sup>138</sup></p> <p>This heritage item is located in close proximity to the flood mitigation works.</p>
<b>FMW32</b>	75 Through Street, South Grafton (CV LEP 1931)	<p>Small originally four roomed cottage with hipped iron roof and skillion over the front verandah. Now clad with narrow weatherboards with a front verandah supported by plain posts. No evidence of original joinery, no fence or evidence of historically significant garden.</p> <p>This heritage item is located in close proximity to the flood mitigation works.</p>
<b>FMW33</b>	Lane Park, Through Street, South Grafton (CV LEP 1921)	<p>Lane Park or South Grafton Boulevard is located on the riverbank at the junction of Skinner and Through Streets. The park is the location of the South Grafton War Memorial which was relocated from the river bank in 1973 when the levee bank was constructed and the park was established.</p> <p>The curtilage of this heritage item is traversed by the flood mitigation works.</p>
<b>FMW34</b>	Water Trough, Lane Park, Through Street, South Grafton (CV LEP 1921)	<p>Lane Park contains a Bills water trough. These are watering troughs that were manufactured in Australia and installed to provide water relief for working horses in the first half of the 20th century. The troughs were financed by a trust fund established through the will of George Bills. A total of around 700 troughs were distributed by the trust in Australia and 50 in several other countries. The trough was relocated to the Park when the levee bank was constructed and the park was established.</p> <p>The curtilage of this heritage item is traversed by the flood mitigation works.</p>
<b>FMW35</b>	Former South Grafton Public Wharf/Punt: Termination of Through Street and Skinner Street. (New Heritage Item).	<p>This is the site of the Public Wharf in South Grafton. The site can be identified on both the 1849 and 1890 Town Plans. This site was used as one of the key boarding and alighting points for the punts which ferried passengers to and from Grafton and South Grafton prior to the construction of the Grafton road and rail bridge. The site does not appear to have been extensively developed and contains the potential to contain remains associated with maritime transport and trade.</p> <p>The curtilage of this heritage item is traversed by the flood mitigation works.</p>
<b>FMW36</b>	Walker's Marina Hotel: 90 Through	Walker's Marina Hotel is a two storey brick building with two storey verandah facing both Skinner and Through Streets. Verandah has turned timber posts, timber brackets and

<sup>138</sup> Morley 2001 p52; SHI Database No. 1640522

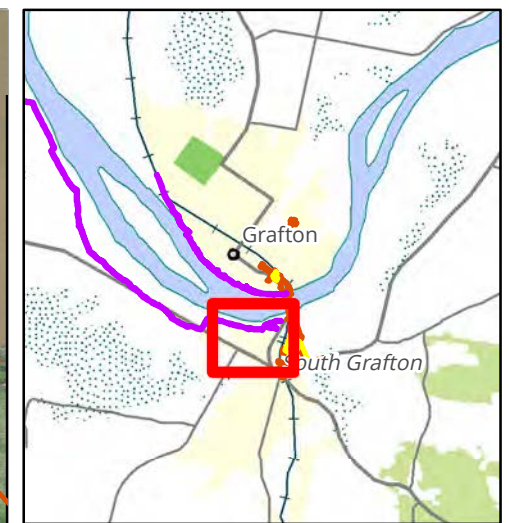
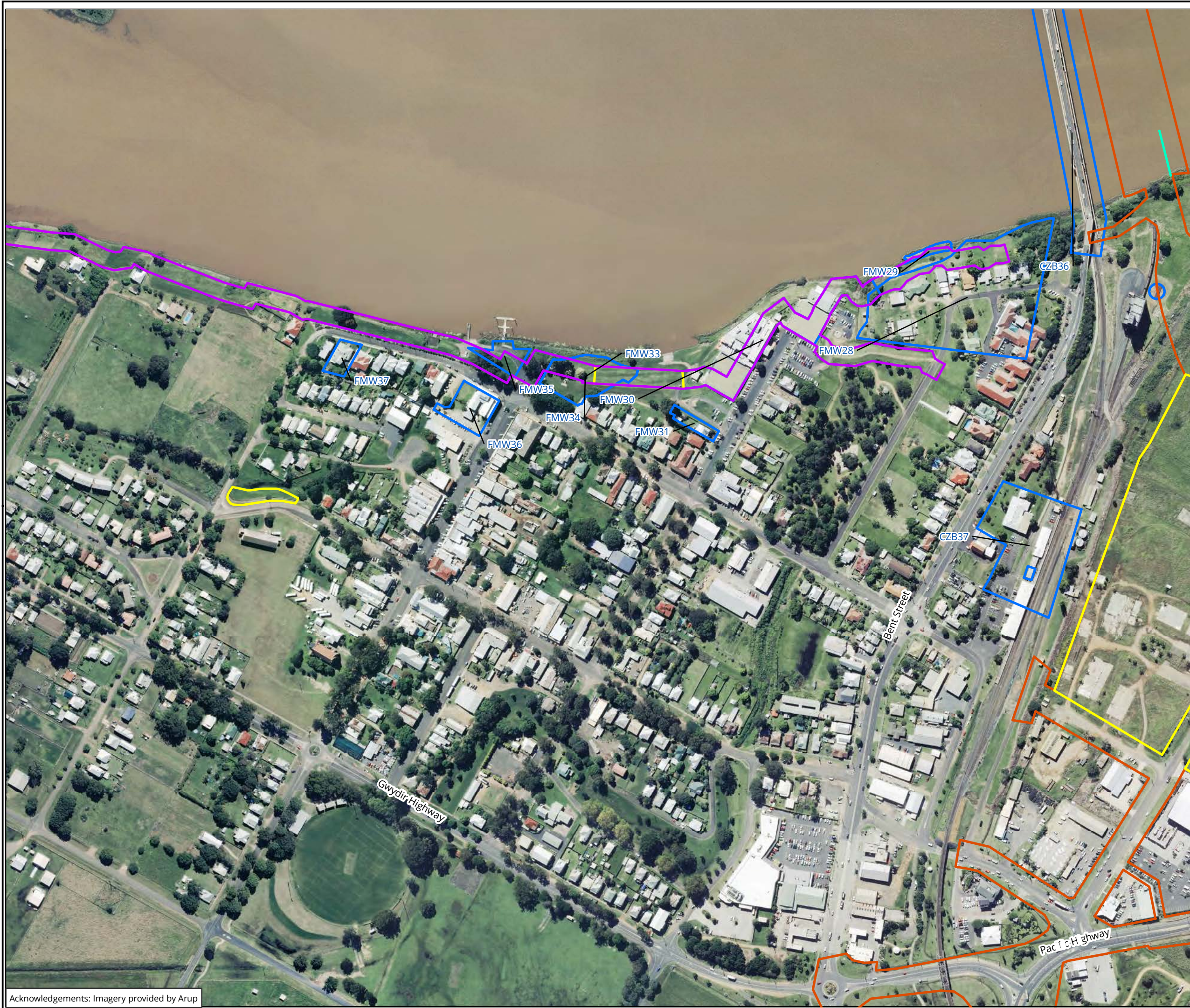
Biosis ID	Heritage item details	Description
	Street, South Grafton (CV LEP I370; NCREP)	<p>decorative cast iron balustrade. There is a simple rendered parapet with large pediments at the corner and at each end, and on the Through St Side there is a distinctive roof garden terrace, once used for watching river activities, which has been in filled. Windows are of varying designs, with some ornate cement and plaster window surrounds to the ground floor. French windows with top lights open onto the upper balcony. The entrance lobby is intact with original bifurcated cedar staircase, patterned tiled floors, coloured window glass and marble door sills in good condition. Billiard rooms and bar area have been altered and redecorated. Other architectural details have been removed or altered. Walker's Marina Hotel was one of the most prestigious on the north coast, with over 100 rooms, billiard rooms and its own garage.</p> <p>Walker's Marina Hotel was built on the site of the Steam Ferry Hotel which was built in 1865 and burnt down in 1886. Prior to the construction of the Steam Ferry Hotel, this was the site of Arthur Prices store, the first store and post office in South Grafton. Mr H. Schaeffer built a new single storey hotel on the site in 1887 and by 1905 Mrs Walker was the owner of the hotel. Mrs Walker embarked on a program of refurbishment and renovation which resulted in a reimagined hotel designed and constructed by architects Messer's Eaton and Bates. The new hotel was opened in 1909 and had a large flat roof and promenade. Considered a land mark in South Grafton, prior to the construction of the Grafton Bridge, the hotel was in a prime position opposite the punt and was a major hotel on the main transport link through town to Grafton.<sup>139</sup></p> <p>The site has the potential to contain archaeological remains associated with Prices Store and the Steam Ferry Hotel (1886).</p> <p>This heritage item is located in close proximity to the flood mitigation works.</p>
<b>FMW37</b>	112 Through Street, South Grafton (CV LEP I933)	<p>112 Through Street is a single story painted brick residence which faces north and overlooks the Clarence River. The cottage has a steeply pitched iron roof extends over deep verandahs and has a wide central gable which extends across the front entry and forms part of the verandah. This gable is decorated with feather work and battens. A chimney is still intact with terracotta pots. The verandah is supported by painted brick piers which are topped by short grouped timber posts. Painted brickwork extends from ground level to the verandah rail. This cottage has historical association with Walker's Marina Hotel (FMW36) as it was built for Mrs Walker owner and proprietor of Walkers Hotel.</p> <p>This heritage item is located in close proximity to the flood mitigation works.</p>
<b>FMW38</b>	"Dallinga": 279 Ryan Street, South Grafton	<p>Dallinga is a single storey dwelling consisting of brick, weatherboard and fibro components. Dallinga originally consisted of a brick cottage which fronted the Clarence River, this has a flat brick arches feature over the main entry doorways and windows. Brick work is English Bond with a row of stretchers and a row of headers. A skillion verandah extends along the eastern and northern side of this part of the house. It is supported by plain timber posts with curved barge boards. The dwelling has additions in the form of a weatherboard and fibro extension. A hipped iron roof joins all sections of the house. The house is set within a large block on the</p>

<sup>139</sup> SHI Database No. 1640026

Biosis ID	Heritage item details	Description
		<p>highest spot on Ryan Street. The grounds contain mature tree plantings. Other buildings in the yard include: a vertical board shed built using poles, a garage and several sheds.</p> <p>The original owner of the property Dallinga was the naturalist James Fowler Wilcox who purchased the property in 1861. Fowler was a well known naturalist and on his death the Clarence &amp; Richmond Daily Examiner provided a detailed overview of his travels with Captain Owen Stanley and his subsequent move to Grafton.<sup>140</sup></p> <p>The curtilage of this heritage item is traversed by the flood mitigation works.</p>

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<sup>140</sup> Clarence & Richmond Daily Examiner 16 June 1881 p2



- Legend**
- Project Area
- Construction works zone
  - Temporary Jetty (Indicative)
  - Indicative location of ancillary sites
  - Flood mitigation works construction zone
  - Listed heritage items

Figure 14: Site investigation results - Flood mitigation works construction zone - South Grafton - East

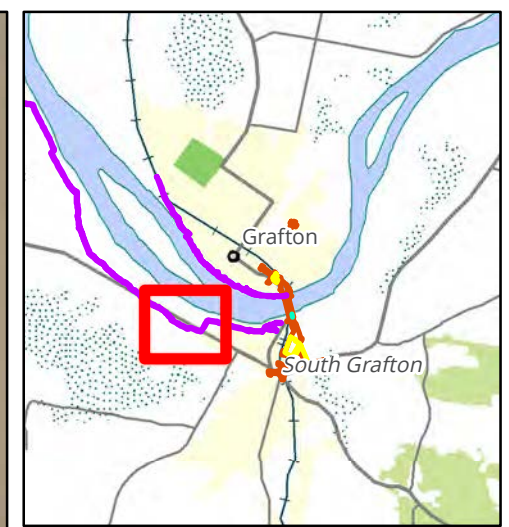
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Metres

Scale: 1:4,000 @ A3  
Coordinate System: GDA 1994 MGA Zone 56

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**Legend**



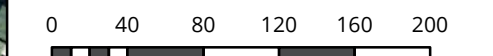
-  Flood mitigation works construction zone
-  Listed heritage items

Figure 15: Site investigation results - Flood mitigation works construction zone - South Grafton - West



Scale: 1:4,000 @ A3  
 Coordinate System: GDA 1994 MGA Zone 56



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