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Additional crossing of the Clarence River at Grafton

Preliminary Route Options Report - Part One
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Non-Aboriginal heritage

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Main Road 83 Summerland Way - Additional Crossing of the Clarence River at Grafton

Preliminary Route Options Report

Technical Paper: Non-Aboriginal Heritage

August 2011

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EXECUTIVE SUMMARY

The New South Wales Roads and Traffic Authority (RTA) is currently undertaking investigations to identify an additional crossing of the Clarence River at Grafton to address short-term and long-term transport needs.

This technical paper has been prepared to define the existing non-Aboriginal heritage environment and constraints in the Grafton area that may affect the additional crossing.

Arup has been engaged by the RTA to undertake the current investigation. Biosis Research has in turn been engaged by Arup to investigate the constraints posed by non-Aboriginal heritage. This report addresses non-Aboriginal heritage within Grafton and South Grafton. The investigation considers built heritage items, potential archaeological sites, trees, the Grafton Conservation Area and the South Grafton Conservation Area.

The study has been informed by previous reports, background research, consultation of in-force and draft environmental planning instruments, the *Grafton City Community-Based Heritage Study* and two site visits. Listed heritage items are presented in table form in order to gain an understanding of their number within the Grafton area; items on registers have also been mapped to assist with visually identifying their location.

The results of this investigation illustrate the heritage values of Grafton and South Grafton, with excellent examples of dwellings, streetscapes and residential groups in addition to the civic structures such as the Grafton Rail and Road Bridge and associated viaducts.

The initial desktop component of the investigation identified a large number of heritage items on statutory registers, non-statutory lists and in the *Community-Based Heritage Study* (Gardiner 2010). Proposed heritage items identified in the *Community-Based Heritage Study* have since been adopted by Council and gazetted into the *Grafton Local Environmental Plan 1988*. The vast majority of identified items have been previously assessed as part of previous studies. The purpose of this study was not to re-assess but to identify the number and location of previously listed items.

Grafton and South Grafton are distinctive for the heritage character that they retain; this is reflected in the creation of the original conservation area, recently divided into two and expanded, and the listed heritage items. Some of these items appear on a number of registers as well as being listed individually and/or in groups. Combined, Grafton and South Grafton have over 500 individually listed heritage items, a large number of significant trees, 2 conservation areas, at least 11 archaeological sites, 14 residential groups and an urban streetscape that demonstrates the historical development of the immediate area.

As a location for an additional crossing of the Clarence River at Grafton may be identified within an area characterised by a historic street layout, buildings and plantings, mitigation of the potential impacts to the heritage values will need to be considered for this proposal. Careful consideration should be given in the future design of an additional crossing and how it fits into the heritage context of the chosen location.

The following recommendations have been formulated to guide future investigations for an additional crossing of the Clarence River at Grafton.

1. Conservation through avoidance

- 1.1 The preferred outcome is that impacts to heritage items are avoided. Heritage items are considered as: listed items, contributory items and archaeological sites.
- 1.2 Where total avoidance is not possible, preference for the location of an additional crossing should be given to areas where the relative impacts to heritage are at a minimum.
- 1.3 The identification of the preferred location of an additional crossing will require detailed historical assessment and identification of impacts to assist in understanding the cumulative impact of the proposed bridge construction as well as the management issues that may arise from those impacts (refer Recommendation 2.1).

2.0 Understanding the heritage significance of the place

- 2.1 Undertake further investigation that assesses potential crossing locations in terms of impacts on heritage significance at the short-listed stage of options. The assessment should consider a number of factors and be undertaken in consultation with the Heritage Branch (Office of Environment and Heritage) and the RTA. It is important to note that considerable variation exists within the items that have been assessed as possessing local significance and addressing that variation will assist with the decision making process where it is informed by heritage issues.

3.0 Further archaeological assessment

- 3.1 Undertake detailed assessment of heritage items and archaeological sites when a preferred location for an additional crossing is identified.

4.0 Consultation with Clarence Valley Council

- 4.1 A total of 76 objections were received in response to the public exhibition of the proposed heritage items. These items have been removed from the in-force heritage schedule but may be added at a later date. When assessing preferred locations for the additional crossing, consult with Clarence Valley Council to ensure that the status of potential heritage items has not changed to gazetted.

CONTENTS

| | |
|--|-----------|
| EXECUTIVE SUMMARY | IV |
| 1.0 INTRODUCTION..... | 8 |
| 1.1 Purpose and scope of this report | 8 |
| 1.2 Proposal background | 8 |
| 1.3 Proposal objectives..... | 9 |
| 1.4 Planning approvals..... | 9 |
| 1.5 Aims of this investigation..... | 9 |
| 1.6 Consultation | 9 |
| 1.7 Acknowledgments | 9 |
| 1.8 Abbreviations | 10 |
| 2.0 PREVIOUS STUDIES AND INVESTIGATIONS..... | 11 |
| 3.0 METHODOLOGY | 14 |
| 3.1 Location of the study..... | 14 |
| 3.2 Terminology | 14 |
| 3.3 Background research..... | 16 |
| 3.4 Methodology used to identify constraints | 16 |
| 3.5 Limitations of the methodology used..... | 16 |
| 3.6 Heritage status..... | 17 |
| 3.7 Planning Documents..... | 25 |
| 3.8 Non-Statutory Registers..... | 26 |
| 3.9 Mapping | 29 |
| 4.0 HISTORICAL CONTEXT..... | 46 |
| 4.1 Environmental Background..... | 46 |
| 5.0 EXISTING ENVIRONMENT AND CONSTRAINTS..... | 58 |
| 5.1 Summary of the Investigation..... | 58 |
| 5.2 Implications of heritage status..... | 58 |
| 5.3 Implications for known and potential archaeological sites..... | 60 |
| 5.4 Constraints..... | 61 |
| 6.0 PRELIMINARY CONCLUSIONS & RECOMMENDATIONS | 63 |
| 7.0 REFERENCES..... | 65 |
| APPENDIX 1 | 66 |
| APPENDIX 2..... | 83 |
| APPENDIX 3..... | 94 |
| APPENDIX 4..... | 96 |

| | |
|-------------------------|-----------|
| APPENDIX 5 | 98 |
|-------------------------|-----------|

FIGURES

| | |
|--|----|
| Figure 1: The location of Grafton and South Grafton in a regional context | 15 |
| Figure 2: Overview of all heritage item locations in the Grafton and South Grafton areas | 31 |
| Figure 3: Items in Grafton listed on the State Heritage Register | 32 |
| Figure 4: Items in South Grafton listed on the State Heritage Register | 33 |
| Figure 5: Items in Grafton listed on Schedule 1 (heritage) of the <i>Grafton LEP 1988</i> | 34 |
| Figure 6: Items in South Grafton listed on Schedule 1 (heritage) of the <i>Grafton LEP 1988</i> | 35 |
| Figure 7: Items in Grafton listed on Schedule 1, 2 & 3 (heritage) of the <i>North Coast REP</i> | 36 |
| Figure 8: Items in South Grafton listed on Schedule 1, 2 & 3 (heritage) of the <i>North Coast REP</i> | 37 |
| Figure 9: Items in Grafton listed on the Register of the National Estate and the Commonwealth Heritage List | 38 |
| Figure 10: Items in South Grafton listed on the Register of the National Estate and the Commonwealth Heritage List | 39 |
| Figure 11: Items in Grafton classified by the National Trust | 40 |
| Figure 12: Items in South Grafton classified by the National Trust | 41 |
| Figure 13: Areas of archaeological sensitivity in Grafton | 42 |
| Figure 14: Areas of archaeological sensitivity in South Grafton | 43 |
| Figure 15: Avenues of trees in Grafton | 44 |
| Figure 16: Avenues of trees in South Grafton | 45 |

TABLES

| | |
|---|----|
| Table 1: Tally of non-Aboriginal heritage items per heritage register | 28 |
| Table 2: Historical Timeline | 48 |

1.0 INTRODUCTION

1.1 Purpose and scope of this report

The New South Wales Roads and Traffic Authority (RTA) is currently undertaking investigations to identify an additional crossing of the Clarence River at Grafton to address short-term and long-term transport needs.

Arup has been engaged by the RTA to undertake the current investigation. Biosis Research has in turn been engaged by Arup to investigate the constraints posed by non-Aboriginal heritage. This report considers built heritage items and conservation areas, potential archaeological sites, and trees as well as the street grid upon which Grafton and South Grafton are laid out.

1.2 Proposal background

The design for the existing bridge over the Clarence River at Grafton commenced in 1915; it comprised a moveable span railway bridge with allowance for pedestrian use. Later in 1922, vehicular traffic was incorporated into the design. The bridge was opened to traffic in 1932.

Since the early 1970s there have been various discussions and studies into an additional crossing of the Clarence River near Grafton. In 1977, the NSW Department of Main Roads (DMR, now the NSW Roads and Traffic Authority) identified that a new bridge should align along Bent Street and Fitzroy Street. It was recognised at that time that an additional river crossing proposal was not of immediate priority, but rather a long-term project.

Over the last 10 years, the RTA has carried out a number of studies to identify areas that would be suitable for an additional crossing of the Clarence River at Grafton. The most recent comprehensive RTA study was undertaken between 2003 and 2004. It consisted of a feasibility study (February 2003) followed by an environmental overview (January 2004) and a corridor evaluation workshop (April 2004). These studies identified that the most suitable location for a new crossing of the Clarence River would be near the existing Grafton Bridge. However, a preferred route was not selected at that time and it was recognised that further investigations were needed to determine a preferred route.

Funding availability for the proposal became an issue in 2005 and as a result investigations into an additional crossing of the Clarence River were placed on hold.

In 2009, in response to increasing traffic congestion in Grafton and South Grafton, and operational safety issues with the existing bridge, the RTA recommenced investigations. This consisted of a revised traffic analysis that compared previous traffic modelling with updated traffic information. This was undertaken to understand the existing transport demands and traffic patterns within Grafton and the surrounding region. The December 2009 traffic study confirmed that an additional crossing, close to the existing bridge, would cater for the traffic needs in the local area.

In February 2010 the RTA displayed four preliminary route options for community comment. These preliminary route options were developed based on traffic modelling only and were all in the vicinity of the existing bridge. This display also defined a study area for this investigation.

In December 2010 the RTA released a community update announcing a revised process for the identification and preservation of an additional crossing. The community update included the route options considered at the April 2004 corridor evaluation workshop, the four preliminary route options publically displayed in February 2010 and options suggested by the community following the February 2010 display.

Between December 2010 and April 2011, the RTA has sought further community input on where the additional crossing should be located. This included a residential telephone survey, a community postal survey, business survey and a series of community forums.

This technical paper will be used to define the existing non-Aboriginal environment and constraints in the Grafton area that may affect the additional crossing of the Clarence River at Grafton.

1.3 Proposal objectives

Project purpose

The project purpose is to identify an additional crossing of the Clarence River at Grafton to address short-term and long-term transport needs.

Project objectives

- Enhance road safety for all road users over the length of the project.
- Improve traffic efficiency between and within Grafton and South Grafton.
- Support regional and local economic development.
- Involve all stakeholders and consider their interests.
- Provide value for money.
- Minimise impact on the environment.

These objectives were published in the February 2010 display and have been subject to community feedback during the December 2010 – April 2011 consultation period.

These objectives will be used to compare the feasibility of the preliminary route options generated by the community as well as the resulting shortlist of options.

1.4 Planning approvals

It is anticipated that an additional crossing would be assessed under Part 5 of the *Environmental Planning and Assessment Act 1979*; if this is the case, the RTA would be the approval authority and the *State Environmental Planning Policy (Infrastructure) 2007* would prevail.

1.5 Aims of this investigation

The aim of this investigation is to identify constraints associated with an additional crossing of the Clarence River posed by non-Aboriginal heritage values embodied in Grafton and South Grafton. The outcome of this report will contribute to the selection of a preferred location.

1.6 Consultation

Consultation was undertaken with the RTA and Arup project team. Consultation was also undertaken with Deborah Wray at Clarence Valley Council for a previous study.

1.7 Acknowledgments

Biosis Research acknowledges the contribution of the following people and organisations in preparing this report:

- Peter Rand – Arup.
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- Harley Dreghorn – Australian Rail Track Corporation.
- Ruth Berendt – RailCorp.
- Tony Tkachenko – Department of the Environment, Water, Heritage and the Arts.
- Rebecca Ward – National Trust.

- Staff of Northern Rivers Catchment Management Authority.
- Allan Kuhn - Railcorp Safety Officer.

1.8 Abbreviations

| | |
|--------|--|
| AHIMS | Aboriginal Heritage Information Management System |
| AHC | Australian Heritage Council |
| ANSD | Australian National Shipwreck Database |
| BoM | Bureau of Meteorology |
| CBD | Central Business District |
| CHL | Commonwealth Heritage List |
| CMP | Conservation Management Plan |
| DCP | Development Control Plan |
| DECCW | Department of Environment, Climate Change and Water (Now OEH) |
| DEWHA | Department of Environment Water Heritage and the Arts |
| EP&A | Environmental Planning and Assessment |
| GLEP | Grafton Local Environmental Plan 1988 |
| HS | Heritage Study |
| ISEPP | State Environmental Planning Policy (Infrastructure) 2007 |
| LEP | Local Environmental Plan |
| LGA | Local Government Authority |
| NHL | National Heritage List |
| NPW | National Parks and Wildlife |
| OEH | Office of the Environment & Heritage of the Dept of Premier & Cabinet |
| REP | Regional Environmental Plan |
| RNE | Register of the National Estate |
| SEPP | State Environmental Planning Policy |
| SEWPAC | Department of Sustainability Environment Water Population and Communities (formerly DEWHA) |
| SHI | State Heritage Inventory |
| SHR | State Heritage Register |

2.0 PREVIOUS STUDIES AND INVESTIGATIONS

Previous studies relevant to the current investigation were reviewed for this report. They are summarised below:

Susan Island Nature Reserve Draft Plan of Management. Report prepared by the National Parks and Wildlife Service, Part of the Department of Environment and Climate Change (NSW) April 2009.

The aim of the draft plan of management was to identify the natural and cultural heritage values of Susan Island and to develop a management strategy to protect and enhance those values.

Susan Island has been assessed as a significant place to the community, for its Aboriginal cultural values as well as its non-Aboriginal cultural values, and its natural values. It is a significant place to Aboriginal women, who have a close past and ongoing association with the island and its rainforest; a group of Aboriginal women, the Nyami Julgaa, are the recognised custodians of the place. The island has iconic value to the non-Aboriginal community for its history of recreational use. First dedicated as a reserve for public recreation in February 1870 and later in 1893 for the preservation of birds, it was a popular recreation place until the 1940s when interest in the place waned for a variety of reasons.

The draft plan of management also identifies ecological values that add to the Island's significance: it supports remnant rainforest that survived resource exploitation by European settlers (although red cedar does not survive there); it is home to 7 threatened species and; provides a rare refuge to species such as the noisy pitta, a bird that is found here at its southernmost limit. Three species of flying fox also utilise the Island as either a maternity camp or a permanent roost.

Threats to the values of Susan Island are identified and a management strategy was proposed. Management of the non-Aboriginal heritage values are described below:

Current situation

Historic values of Susan Island are largely located outside the reserve, on lands managed by the Trust. While there are no known historical sites within the reserve, the rainforest itself has heritage value as an important remnant of the early landscape of Grafton and is listed on the Register of the National Estate.

Desired outcomes

The local community are aware of the cultural values of the island.

Management response

6.3.4 Undertake or encourage appropriate cultural heritage surveys and other appropriate research to identify and record Aboriginal or historic cultural sites and values within the reserve.

6.3.5 Liaise with the Nyami Julgaa and the Trust on the interpretation of the cultural values of Susan Island.

Priority

Medium

Proposed Duplication of the Clarence River Bridge, Grafton: Statement of Heritage Impact (March 2005). Report by RTA Environmental Technology

The report addressed the proposal to construct an additional crossing in the vicinity of the existing bridge. Three options were proposed:

Option 1 crossing from Ryan Street (Gwyder Highway) in South Grafton to Victoria Street in Grafton

Option 2a was proposed directly upstream of the existing bridge. The proposal was for two lanes at the same level, or just below the road level of the existing bridge, with a one-way flow with the existing bridge also being modified to support one-way flow. This option would require the "kink" on the north side of the bridge to be modified.

Option 2b was proposed directly downstream of the existing bridge. Two lanes at the road level of the existing bridge or just above, would flow in one direction; the existing crossing would be modified to flow in one direction also. This option would require the “kink” on the north side of the bridge to be modified.

Three examples where modern crossings constructed directly adjacent to existing bridges were provided. The examples were the Nowra Bridge over the Shoalhaven River, Tom Ugly’s Bridge over the Georges River at Sylvania and the Peats Ferry Bridge over the Hawkesbury. Each of the examples shows the more recent bridge being built at a similar level to the existing bridge to ensure that the realignment of the new approaches would be kept to a minimum.

The assessment and statement of heritage impact concluded that Option 2b (directly downstream of the existing bridge) was the preferred option as it would locate the proposed structure would not impact on the fabric of the existing bridge over the Clarence River at Grafton.

A Non-Indigenous Heritage Assessment for Route Selection: Proposed New Crossing of the Clarence River, Grafton (December 2003). Report by Biosis Research

In 2003, Biosis Research Pty. Ltd. was commissioned by the RTA to undertake a heritage assessment of the proposed additional crossing of the Clarence River at Grafton.

The investigation area lay between the southern end of Susan Island and the southern end of Elizabeth Island, and extended north into the township of Grafton and as far south as the Pacific Highway.

The investigation aimed to identify non-Aboriginal heritage items within the area described and to identify potential impacts to those items. It did not re-assess heritage significance, as the majority of items had been previously assessed, but reviewed the proposal against the legislative framework that protected heritage at that time. Items on non-statutory lists were also considered and a survey was undertaken in order to understand the context of the listings within the town.

Seven (7) localities were proposed by the RTA for consideration for an additional crossing and the report addressed the impact of the proposal against the heritage items in each locality.

The report concluded that the non-Aboriginal heritage of Grafton (and South Grafton) is a “significant element in the identity of the city”. The localities included in the study contained numerous identified heritage properties and as a result careful management of impacts to the heritage items and areas would be required to retain the overall significance of the streetscapes.

A series of recommendations were presented relating to the requirements for further work when more information on potential impacts became available. They were:

Recommendations – General Study Area

It is recommended that:

- 1. Detailed impact assessments will need to be carried out, as appropriate on preferred crossing options.*
- 2. When more defined impacts are known an assessment of maritime archaeological potential of the site be undertaken by a qualified maritime archaeologist. The consideration of maritime heritage should also include jetties wharves and other elements which may be submerged etc.*
- 3. Consideration be given to the impact on heritage trees within the streetscapes.*
- 4. Impact assessment of both individual items and the cultural landscape will be required within the Conservation Areas for localities 1, 2 and 3.*

Recommendations – Locality 1

Impacts to the Saraton Theatre would require a permit from the NSW Heritage Council.

Recommendations – Locality 2

See general recommendations above. No additional specific recommendations have been made for this locality.

Recommendations – Locality 3

Impacts to the Grafton Railway Station would require a permit from the NSW Heritage Council.

Impacts to the Grafton Road and Rail Bridge would require a permit from the NSW Heritage Council.

Recommendations – Locality 4

If road widening were to occur in this locality the impact to the fig trees located on Breimba Street at the corner of Bacon Street would need to be considered.

Recommendations – Locality 4

See general recommendations above. No additional specific recommendations have been made for this locality.

Recommendations – Locality 5

See general recommendations above. No additional specific recommendations have been made for this locality.

Recommendations – Locality 6

Impacts to the Grafton Gaol would require a permit from the NSW Heritage Council.

Recommendations – Locality 7

See general recommendations above. No additional specific recommendations have been made for this locality.

Biosis Research December 2003

Additional Crossing of the Clarence River: Feasibility Study, February 2003. Report prepared by the RTA

The primary objective of the study was to identify feasible locations for an additional crossing of the Clarence River at Grafton. The objectives included taking community needs, traffic and the environment into consideration.

Strategic locations were investigated with a view to identifying the most suitable for an additional crossing. They were:

- Upstream of the existing bridge including Susan Island
- At the existing bridge
- Downstream of the existing bridge including Elizabeth Island
- Ulmarra
- Cowper
- Lawrence

The study determined that an additional crossing in the vicinity of the existing bridge was the most feasible, although impacts from noise, traffic and aesthetic considerations would affect the community.

3.0 METHODOLOGY

3.1 Location of the study

The area of investigation is centred on the Clarence River Bridge at Grafton in the local government area of Clarence Valley, County of Clarence, Parish of Great Marlow. It extends across the towns of Grafton and South Grafton (Figure 1) and includes the Clarence River and Susan and Elizabeth Islands. The investigation area is not delineated by a distinct boundary, so that heritage items are not excluded by an arbitrary line.

3.2 Terminology

For the purposes of this report, the following definitions apply:

Archaeological site: Includes “potential archaeological site”. This category includes all known archaeological sites (“archaeological site”) as well as those that have been identified only by reference to early plans, maps or photographs (“potential archaeological site”). Archaeological sites may be terrestrial (land-based) or maritime (water-based items such as the remnants of wharves). Their status as “relics”, as described in the *Heritage Act 1977* has not been determined at this stage of the investigation. Some existing heritage listings, statutory and non-statutory, partly overlap with several of the archaeological sites.

Contributory item: A contributory item is an element within a heritage conservation area (usually a building but also trees and other items) which contributes to the significance and character of the conservation area. Rather than separately identify contributory buildings within the existing and proposed heritage conservation areas, the *Community Based Heritage Study* has generally proposed that buildings which contribute to a conservation area be listed as individual heritage items. Therefore, a contributory building in this report is a *building* which in the opinion of Biosis Research contributes to the character of a conservation area but which was not identified in the *Community Based Heritage Study* as a proposed heritage item. As Grafton and South Grafton have not been surveyed in detail, contributory items are those that were noted during the site visits and therefore the list is not comprehensive. Other contributory items may exist in area.

Existing heritage item: Interchangeable with “listed heritage item” is an item that appears on a register or list that acknowledges its cultural significance, whether that list is statutory or non-statutory. Those lists are the State Heritage Register, Local Environmental Plan heritage schedules, Heritage and Conservation Registers (s170), the National Heritage List, the Commonwealth Heritage List, the Register of the National Estate and the National Trust. They are identified by address and/or lot/DP and LEP. Items on the heritage schedule of the *Grafton LEP 1988* have not yet been assigned identifying numbers.

Proposed heritage item: pertains to the items identified in the *Community Based Heritage Study* (Gardiner 2010) for inclusion in the updated local environmental plan. Since the last draft of this report the heritage schedule of the *Grafton Local Environmental Plan 1988* was expanded to include *proposed heritage items* identified in the *Community Based Heritage Study* (Gardiner 2010). The vast majority of proposed heritage items and the extended conservation areas were incorporated into in the current *Grafton LEP 1988*, the heritage schedule of which was gazetted on 10 June 2011.

State Significant/State Significance: This term has been used to describe items on the State Heritage Register as well as on the heritage schedule of the *Grafton LEP 1988*. Items that have been assessed under Part 3A of the *Heritage Act 1977* are those that have gone through the prescribed nominations process and have subsequently been listed on the State Heritage Register (SHR). Items on the SHR can only be included or removed at the direction of the Minister (currently the Department of Planning and Infrastructure). Changes to items on the SHR require approval from the Heritage Council; demolition is not permissible. The second group of “state significant” items occur on the *Grafton LEP 1988*. A listing of “State significance” on the LEP does not denote additional assessment or approval requirements for changes to the item, except in the case where the item is also listed on the SHR. All items listed as “state significant” on the *Grafton LEP 1988* are also listed on the SHR.

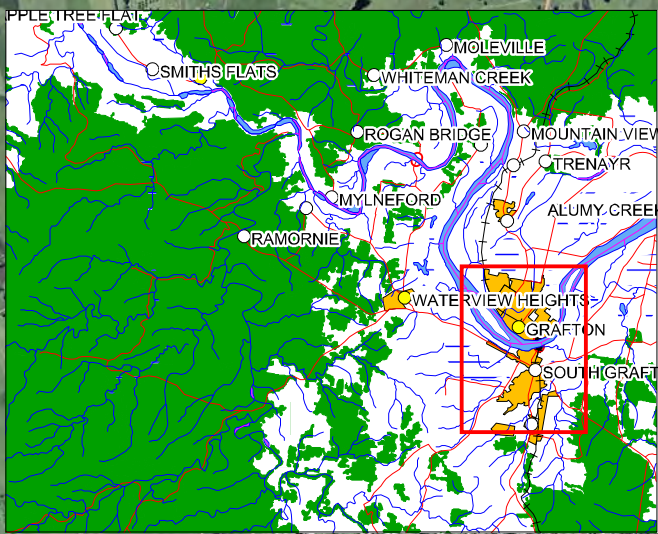


Figure 1: Overview of Grafton & South Grafton Area.

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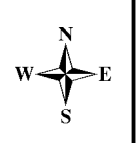
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Scale: 1:20,000 at A3
 Map Projection: Universal Transverse Mercator
 Horizontal Datum: Geodetic Datum of Australia 1994
 Map Grid: Map Grid of Australia Zone 56



3.3 Background research

This report was informed by historical research focused on Grafton and South Grafton. Research was conducted online at various websites (predominantly Government Agencies), Clarence River Historical Society (Schaeffer House) and the State Library of NSW. In addition, Clarence Valley Council provided copies of data sheets for proposed heritage items identified by the *Clarence Valley Council, Grafton City (former) Community-Based Heritage Study Revised February 2010* as well as verbal information and GIS data.

3.4 Methodology used to identify constraints

The methodology used to prepare this report includes a desktop study to identify heritage items and conservation areas that are listed on statutory registers. In addition, the *Community Based Heritage Study* (Gardiner 2010) was consulted for background information and to identify items proposed for statutory listing in that report.

The towns of Grafton and South Grafton were visited on two occasions for the preparation of this report. The purpose of site visits was to enable the heritage consultants to use the research facilities at Schaeffer House, to visit heritage items in the location of the river and to familiarise themselves with the character of the place.

The desktop investigation involved the following tasks:

- Conduct heritage register searches to identify any previously recorded cultural heritage sites in Grafton and South Grafton. Searches include the:
 - National Heritage List
 - Commonwealth Heritage List
 - Register of the National Estate
 - State Heritage Register
 - Heritage Schedules of the North Coast Regional Environmental Plan, Grafton Local Environmental Plan (1988) and the Clarence Valley Draft Local Environmental Plan (2010)
 - National Trust register
 - Australian National Shipwrecks Database
 - NSW Fire Brigade Annual Report 2008 (Heritage Assets List)
 - State Heritage Inventory to identify items on the s.170 Register
- Prepare an outline of Grafton's history
- Graphically represent all heritage items within and in the vicinity of Grafton and South Grafton.

3.5 Limitations of the methodology used

The level of investigation undertaken for this report included documentary research to characterise the Grafton and South Grafton area. One of the main documents consulted is the *Community Based Heritage Study* prepared by Jane Gardiner for Clarence Valley Council (2010). The heritage study is a comprehensive study; however as highlighted by the document's author, Grafton has a wealth of European heritage and some items and information may have been missed (Gardiner 2010: 8). Site-specific research was not undertaken except where early plans and documents made mention. Limited field information was gathered as the site visits were targeted areas closest to the river and the CBD areas. Therefore, the dominant limitation of the report is that the outcomes are general in nature and will be used to guide more detailed investigation in the future.

3.6 Heritage status

3.6.1 Introduction

Existing environment and constraints have been derived from an understanding of the development of Grafton and South Grafton. They are expressed in the acknowledgement of the place's heritage and the community's interest in the location of an additional crossing. They can be predicted (in the case of archaeological sites) or identified through research to understand the past processes and land-use. Grafton and South Grafton contain a large number of proposed heritage items in addition to the existing, formally listed heritage items and the potential for relics (archaeological sites of local and State significance).

Statutory protection of heritage items in NSW is predominantly through the state planning framework, but can also be directed by Commonwealth legislation.

The following section presents the results of the heritage register searches. An historical summary has been provided in Section 4.0.

The items listed in this section may be included on registers that provide statutory protection and/or registers that are community-based without statutory protection. A brief description of each register and its statutory status is included in the results of the searches below.

In Australia, the planning framework works on three separate levels: national, state and local. Legislation that manages changes to the environment also includes provisions for managing the cultural environment and identifies items or places that have been acknowledged as possessing significance to the community at a national, state or local level. In addition to statutory protection, non-government organisations provide community acknowledgement for a place or item's significance. One such body that is relevant to Grafton and South Grafton is the National Trust.

The following subsections are the results of heritage register searches for Grafton and South Grafton. Items on these registers are predominantly of non-Aboriginal significance, but occasionally Aboriginal (or indigenous) items are also included. Registered Aboriginal sites are included in the Preliminary Route Options Report - Technical Paper: Aboriginal Heritage (Biosis Research 2011)".

3.6.2 National Heritage List

Two mechanisms for the protection of heritage places exist under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) Amendments (No 88, 2003); the National Heritage List and; the Commonwealth Heritage List. The *EPBC Act* is administered by the Department of Sustainability, Environment, Water, Population and Communities (SEWPAC). SEWPAC was formerly the Department of the Environment, Water, Heritage and the Arts (DEWHA) and is a Commonwealth Act.

The National Heritage List provides protection to places of cultural significance to the nation of Australia.

The National Heritage List does not list any items in Grafton or South Grafton

3.6.3 Commonwealth Heritage List

The Commonwealth Heritage List (CHL) comprises natural, Aboriginal and historical heritage places owned and controlled by the Commonwealth and therefore mostly include places associated with defence, communications, customs and other government activities. Nominations to these two lists are assessed by the Australian Heritage Council.

The Commonwealth Heritage List includes 1 place in Grafton

- Grafton Post Office (Indicative Place – that is, identified as significant but not formally included on the CHL)

The Commonwealth Heritage List does not list any items in South Grafton

3.6.4 Australian National Shipwrecks Database

The Australian National Shipwrecks Database is an inventory of all known shipwrecks in Australian waters. The database is administered by SEWPAC under the *Historic Shipwrecks Act 1976*. The Act protects all known and yet to be discovered shipwrecks and associated relics older than 75 years and found in Commonwealth waters from the low water mark to 3 nautical miles offshore. In NSW, the Heritage Branch has delegated authority to protect shipwrecks in state waters.

The Australian National Shipwrecks Database lists the following items in Grafton and South Grafton:

- Hull of SS *Induna*, south bank of the Clarence River west of the Grafton Bridge; wrecked 1932 (Shipwreck ID no. 890)
 - Grafton Punt; wrecked 1943 (Shipwreck ID no. 787)
-

3.6.5 Register of the National Estate

The Register of the National Estate is a list of places identified as having national estate values. The list is now static, having been superseded by the National and Commonwealth Heritage Lists. There are no management constraints associated with listing on the Register of the National Estate unless the listed place is owned by a commonwealth agency.

The Register of the National Estate lists the following items in Grafton:

- Susan Island – for its natural values but contains cultural values as well (Place ID 3421, registered 1991)
- Saraton Theatre. 95 Prince St Grafton (Place ID 102887, registered 1989)
- CBC Bank building – former. 39 Prince St Grafton (Place ID 3438, registered 1986) (listed as “National Australia Bank” on other registers)
- Christ Church Anglican Cathedral. Part of the Grafton Civic Group, Duke St Grafton (Place ID 3431, registered 1978)
- Christ Church Deanery. Part of the Grafton Civic Group, Duke St Grafton (Place ID 3426, registered 1978)
- Christ Church Hall. Part of the Grafton Civic Group, Duke St Grafton (Place ID 3424, registered 1978)
- Victorian Cottage. Part of the Grafton Civic Group, Duke St Grafton (Place ID 3430, registered 1978)
- Crown Prosecutors Office. Duke St Grafton (Place ID 3432, registered 1978)
- Fitzgerald Building. Part of the Grafton Civic Group, 54 Victoria St Grafton (Place ID 3429, registered 1978)
- Foott Law and Company Building. Part of the Grafton Civic Group, 56 Victoria St Grafton (Place ID 3428, registered 1978)

- Grafton Courthouse. Victoria St Grafton. Part of the Grafton Civic Group (Place ID 3434, registered 1978)
- Former Grafton Courthouse – site only (archaeological). Part of Grafton Civic Group, Duke St Grafton (Place ID 3433, registered 1978).
- Georgian Cottage. Part of Grafton Civic Group, Duke St Grafton (Place ID 3425, registered 1978)
- Grafton Post Office. Victoria St Grafton. Part of the Grafton Civic Group (Place ID 3435, registered 1978)
- Post Office Hotel. 58 Victoria St Grafton. Part of the Grafton Civic Group (Place ID 3427, registered 1978)
- Grafton Civic Group. Duke St Grafton (Place ID 3423, registered 1978). Those buildings marked by an asterisk are also listed individually on the RNE. The group comprises:
 - Christ Church Cathedral*, Victoria and Duke Streets
 - Christ Church Hall behind cathedral*
 - Victorian cottage*, Duke Street, north of Cathedral west front
 - Georgian cottage*, Duke Street, north of Cathedral west front
 - Deanery* (former rectory) between Victoria Street and river
 - former Police Station, corner Victoria and Duke Streets
 - former Courthouse* site behind former police station
 - Courthouse*, Victoria Street
 - Post Office*, Victoria Street
 - Post Office Hotel*, 58 Victoria Street
 - Foott Law and Company building*, 56 Victoria Street
 - Fitzgerald building*, 54 Victoria Street, Grafton
- Grafton Conservation Area, Grafton. Extends to South Grafton (Place ID 3437, registered 1989)
- Grafton Gaol Group. Corner Hoof and Queen St Grafton (Place ID 3436, registered 1978). Comprises:
 - Gaol
 - Wall and gates
 - Grafton Governor's residence

The Register of the National Estate lists the following item in South Grafton:

- Grafton Conservation Area, Grafton. Extends to Grafton (Place ID 3437, registered 1989)
-

3.6.6 State Heritage Register

The State Heritage Register (SHR), managed by the Heritage Branch, Department of Planning, contains items that are of State Significance to New South Wales. Items that appear on the State Heritage Register have undergone a rigorous assessment process and are protected by the *Heritage Act 1977*. Changes made to State Heritage Register listed items can only be made with approval from the Heritage Council; demolition is not permitted except in certain circumstances.

The SHR lists the following items in Grafton:

- Grafton Correctional Centre (Grafton Gaol). 170 Hoof St Grafton (SHR No. 00809)
 - Saraton Theatre. 95 Prince St Grafton (SHR No. 01401)
 - Arcola – house, stables, garden and fence. 150 Victoria St Grafton (SHR No. 00714)
 - Grafton Rail and Road Bridge over Clarence River. North Coast Railway Grafton. 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 (SHR No. 01036)

- Cathedral Church of Christ the King (including hall and cottages). Duke St Grafton (SHR No. 01654)

The SHR lists the following items in South Grafton:

- Grafton City Railway Station Group. The curtilage is not well defined. In the State Heritage Inventory entry for the item is as follows: "The listing boundary is an area defined by a line at a distance of 20 metres in all directions from the faces of the refreshment room. Therefore [*sic*] the bridge is the area on which it is located including supports, abutments and surrounds for a distance of approximately [*sic*] 20 metres in all directions from the bridge structure." (SHR No. 01154)
 - Grafton City Railway Group Refreshment Room Furniture (moveable heritage – railway machinery & objects). The current location of this group is unknown. North Coast Railway, South Grafton (SHR No. 01153)
-

3.6.7 s.170 (Heritage & Conservation Register)

The *Heritage Act 1977* requires that culturally significant items or places managed or owned by Government agencies be listed on departmental Heritage and Conservation Registers under Section 170. Information in these registers has been prepared according to NSW Heritage Branch guidelines and should correspond with information in the State Heritage Inventory.

The s.170 Register lists the following items in Grafton:

- Cottage, Country Energy Field Office. 130 Queen St Grafton (Country Energy, SHI DB no. 3110015)
- Grafton Base Hospital. Crown, Mary, Arthur Streets Grafton (Dept of Health, SHI DB no. 3540226)
- Grafton, Clarence River Underbridge. 696.143 km North Coast Railway (ARTC SHI DB no. 4280237)
- Grafton Fire Station. 94 Prince St Grafton (NSW Fire Brigades; SHI DB no. 4690075)
- Grafton, Pound Street (west) Underbridge. 698.533 km North Coast Railway (ARTC SHI DB no. 4281660)
- Grafton Railway Viaducts. Kent, Clarence, Villiers, Duke, Prince, Queen and Mary Streets (ARTC SHI DB no. 4280699)
- Northern Rivers County Council. 17-21 Prince St Grafton (Country Energy, SHI DB no. 3110014)
- OFT Moveable Heritage - weights and measures currently on loan to the Powerhouse Museum (Office of Fair Trade, SHI DB no. 4270027)
- RTA Regional Office. 31 Victoria St Grafton (RTA; SHI DB no. 4305617)

The s.170 Register lists the following items in South Grafton:

- Grafton City Railway Precinct (Railcorp, database no.4806791). The item comprises the refreshment room, barracks, station building, former office block, train crew amenities, shed, fuelling shelter, fuel pumphouse and waste compound (the turntable is not included in the physical description but is identified as contributing to the significance of the precinct under Criterion A).
- South Grafton Fire Station. 64 Wharf St South Grafton (NSW Fire Brigades; although ownership unclear as the Fire & Rescue NSW Annual Report does not list Grafton or South Grafton Fire Stations) (SHI DB 4690099)

The buildings within the railway precinct were formerly listed under the State Rail Authority's s.170 Register. At last draft, the register was being reviewed and separate registers are being adopted by Railcorp and the Australian Rail Track Corporation (ARTC). The Railcorp s.170 Register had been finalised; however the ARTC register was under review. The State Heritage

Inventory was searched again on 29 June 2011 and it appears to be updated; however, the South Grafton Turntable, situated adjacent to the branch line and silos north of the railway station, does not appear on the on-line register. It is unclear if this omission is due to the update being incomplete or if the turntable is listed in the precinct group (above).

3.6.8 State Heritage Inventory

The Heritage Branch, part of the Department of Planning, maintains registers of heritage and archaeological items that have been identified as being of state or local significance to New South Wales.

The State Heritage Inventory is not a statutory register but a list of items that are included on other statutory registers such as the State Heritage Register, local environmental plans, regional environmental plans and state government agency Section 170 registers. The majority of items listed on the statutory registers consulted for this report, also appear on the State Heritage Inventory; a full list of items on the State Heritage Inventory has not been reproduced here. The State Heritage Inventory is a valuable source of information for items on registers that may not be easily accessible, as in general, the information has been transferred to the State Heritage Inventory data sheet. Inventory records have not been reproduced in this report as all items on the State Heritage Inventory will also be on other statutory registers. Where an item is listed under legislation, its non-statutory listings, such as classification by the National Trust, may also be included.

If an item or place does not appear on the State Heritage Inventory this may not mean that the item or place does not possess heritage or archaeological significance; many items have not been assessed to determine their heritage significance, and not all statutory listings have been entered into the State Heritage Inventory. The State Heritage Inventory is maintained by the Heritage Branch, Department of Planning.

3.6.9 Relics Provisions (Non-Aboriginal archaeology)

Approval must be obtained from the Heritage Council of New South Wales when making changes to a heritage place listed on the State Heritage Register (Section 60 Permit), or when excavating any land in NSW where there is a possibility that archaeological relics of local or state significance may be disturbed (Section 140 Permit).

The NSW *Heritage Act 1977* currently affords statutory protection to relics of local or state significance that form part of archaeological deposits. Sections 139–145 of the Act prevent the excavation of a relic, except in accordance with a gazetted exception or an excavation permit issued by the Heritage Council of NSW. This protection is extended to potential relics, that is, unconfirmed but probably existing archaeological sites. Consultation and discussion with the Heritage Branch should begin well before lodging an application for a permit to disturb or destroy a historical archaeological site.

A number of archaeological sites (AS) and potential archaeological sites (PAS) have been identified through background research and during previous site visits. The identification system (eg AS01) was created to identify each site for this report.

A number of sites that may contain archaeological resources were identified through background research as well as previous visits to Grafton and South Grafton. Their status as relics is yet to be determined and detailed research will be required to clarify the impact, if any, and appropriate mitigation strategies should this be the case. Archaeological sites that are assessed to contain relics are protected by the Heritage Act 1977 (NSW).

It is important to note that this is not an exhaustive list as more focused research may reveal the potential for, as yet, unidentified relics to exist in Grafton and South Grafton.

Location of potential relics in Grafton (not a comprehensive list):

- Former wharf sites on the banks of the Clarence River (PAS02)
- Grafton Punt; wrecked 1943 (listed on the Australian National Shipwrecks Database ID no. 787) (Unknown location)
- Potential archaeological site located on current TAFE grounds – (PAS04)
- Former Grafton Courthouse – site only (archaeological). Part of Grafton Civic Group, Duke St Grafton (listed on the Grafton Local Environmental Plan 1988 GRA34) and the RNE Place ID 3433, registered 1978).

Location of potential relics in South Grafton:

- The wreck of the *Induna* west of the existing bridge (PAS02) (also listed on the REP; Draft Clarence Valley LEP and the Commonwealth Shipwrecks register ID no. 890).
 - Former wharf sites on the banks of the Clarence River (PAS02)
 - Railway terminus and entrance to rail ferry wharf - includes railway turntable (AS01); South Grafton
 - Rail ferry wharf – includes timber piles in Alipou Creek and wharf remnants on bank (AS02); South Grafton
 - Rail ferry wharf (AS03); South Grafton
 - Site of Wilson's store (PAS01); South Grafton
 - Site of the Stock Reserve (PAS03)
-

3.6.10 Environmental Planning and Assessment Act Registers

The *Environmental Planning and Assessment Act 1979* (EP&A) includes provisions for local government authorities to consider environmental impacts in land-use planning and decision making. Such impacts are generally considered in relation to the planning provisions contained in a local environment plan or state environmental planning policy.

REGIONAL ENVIRONMENTAL PLANS / STATE ENVIRONMENTAL PLANNING POLICIES

Under the *EP&A Act 1979*, state environmental planning policies have been developed to address issues that affect the people and places of New South Wales. Regional environmental plans are gradually being replaced by state environmental planning policies or local environmental plans. At present however, the *North Coast Regional Environmental Plan* (REP) still applies to the Clarence Valley. The regional environmental plan contains three schedules listing: heritage conservation areas (Schedule 1); heritage items of state and regional significance (Schedule 2); and heritage items of regional significance (Schedule 3).

NORTH COAST REGIONAL ENVIRONMENTAL PLAN [1988-51]

The REP lists the following items in Grafton:

Schedule 1 – Heritage Conservation Areas:

- Grafton Conservation Area (includes South Grafton). Comprises parts of Grafton and South Grafton on both sides of the Clarence River. The boundary of the Grafton portion of the conservation area has not been modified in keeping with the *Grafton LEP 1988* conservation area. The REP boundary is bounded by the railway line to the north, the Clarence River to the south and Turf Street to the West.

Schedule 2 - items of state significance:

- Grafton Rail and Road Bridge (extends to South Grafton)
-

- Christ Church Cathedral, Cnr Duke and Victoria Streets
- "Arcola" (comprising house, stables buildings, outside toilet, garden and perimeter fencing), 150 Victoria Street
- Grafton Gaol Group (comprising the main gate house, the associated perimeter wall fronting onto Hoof Street, the adjacent former Governor's residence (now used as the administration building), the range building for prison officers and visitors and the male cell block ("A" Wing), corner of Queen and Hoof Streets (A025)

Schedule 3 - items of regional significance:

- Christ Church Hall, Duke Street
- Christ Church Deanery, Duke Street
- Christ Church Georgian Cottage, Duke Street
- National Australia Bank, 39 Prince Street
- Old Grafton Police Station, Cnr Victoria and Duke Streets
- Grafton Courthouse, Victoria Street
- Grafton Post Office, Victoria Street
- Istria, 95 Victoria Street
- "Abbotsford" (single storey weatherboard residence), 11 Alice Street (A159 (1))
- "Bronte" (single storey weatherboard residence), 13 Alice Street (A159 (2))
- Campbell's House (pair of semi-detached single storey dwellings), 58–60 Queen Street (A151)
- "Dovedale" (single storey residence), 8 Breimba Street (Lot 4 DP 37623) (A156)
- "Dunvegan" (two storey former residence), 47 Pound Street (A110)
- Foott Law and Co building, 56 Victoria Street (Lot 17 DP 521140) (A176)
- Former Police Residence, 1 Duke Street (Part Section 4) (A113)
- Grafton Free Presbyterian Church (simple rendered brick building), 138 Fry Street (Part Lot 25 DP 778063) (A152)
- Grafton Teachers' Centre (former Grammar School), Grafton High School, 97 Mary Street (A028)
- Pullens Store and Warehouse Group, 7–9 Prince Street/2 Kemp Street (Lot 5 Section 4 DP 23 and Lot 6 DP 664187) (A158)
- Schaeffer House (single storey rendered former residence formerly called Kia-Ora), 192 Fitzroy Street (Lot 3 DP 521140) (A168)
- St Andrew's Church and Manse, 111–113 Oliver Street (Lots 4, 7–9 and 11 DP 19369) (A153)
- "Telarah" (two storey brick residence), 289 Oliver Street (Lot 1 DP 657317) (A026)
- TJ Ford Pavilion (Lot 264 DP 823617 and R84899 for Showground), Grafton Showground, off Prince Street (A027)

The REP lists the following items in South Grafton:

Schedule 1 – Heritage conservation areas:

- Grafton Conservation Area. Comprises parts of Grafton and South Grafton on both sides of the Clarence River. The South Grafton portion of the conservation area is bounded by the Clarence River to the north, Christopher Creek to the east, the Gwydir Highway to the south and Minden Street to the west.

Schedule 2 of the REP (items of State significance):

- Grafton Rail and Road Bridge (extends to Grafton)
- The hull of "SS *Induna*", bank of Clarence River, 200 m west of Grafton Road and Rail Bridge (part of the bank of Clarence River below MHW, R56146 from Sale or Lease Generally) and the Bow Memorial in Earl Page Park, near Riverside

Drive, South Grafton.

Schedule 3 - items of Regional significance:

- Walker's Marina Hotel, Cnr Skinner and Through Streets
 - Central Hardware, 39 Skinner Street
-

LOCAL ENVIRONMENTAL PLANS

Each local government authority is required to create and maintain a local environmental plan that includes Aboriginal and historic heritage items. Local Councils identify items that are of significance within their local government area, and these items are listed on heritage schedules in the local LEP and are protected under the *EP&A Act 1979* and *Heritage Act 1977*.

The *Grafton Local Environmental Plan 1988* currently applies to Grafton and South Grafton; *Schedule 1* lists items of environmental heritage. Council has prepared a consolidating Draft local environmental plan to the Department of Planning Standard LEP template (*Clarence Valley Draft LEP 2010*), which will be adopted as the planning instrument in the future. *Schedule 5* of the Draft LEP lists items of environmental heritage.

Clarence Valley Council was formed in 2004 by amalgamating the Grafton LGA with five others in the region. The heritage schedule of the Draft LEP lists all heritage items from the six former council areas into the one. It does not include any new items (CVC Fact Sheet 11: Heritage Controls February 2010).

Schedule 1 (Environmental Heritage) of the *Grafton LEP 1988* was recently updated and gazetted. In total, 569 heritage items and 2 conservation areas, expanded from the original comprise this schedule. The entire schedule has not been reproduced in the body of the report but is included in Appendix 1.

GRAFTON LOCAL ENVIRONMENTAL PLAN 1988

Schedule 1 (environmental heritage) in Grafton:

- 470 listed items as either individual or group listings. Items that are identified of “state significance” are those that are also listed on the State Heritage Register. The listing includes “Street trees—*Brachychiton*, *Ficus* or *Jacaranda* trees over 3 metres in height” on “all road reserves throughout Grafton”. Note that avenues of trees are protected under this listing although they are not listed individually (refer to discussion in Section 5.4.1). Avenues of trees have been mapped on Figures 15; they are identified by number on the mapping:
 1. Memorial Avenue on Bacon Street between Cranworth Street and Queen Street)
 2. Avenue of figs on Breimba Street
 3. King George V jubilee plantings on Pound Street between the river and Clarence Street
 4. Queen Elizabeth II coronation memorial avenue on Clarence Street between Bacon and Pound Street
 5. Jacaranda Festival founders memorial on Queen Street between Oliver Street and Fry Street
 6. Plantings by the Cathedral group on Victoria Street
 7. “Jacaranda Avenue” otherwise known as Pound Street
- Of the 470 listed items all SHR listings have been captured and identified as “state” and 2 additional heritage items not on the SHR are identified as “state” significant; they are:
 - Victorian Cottage, Duke Street Grafton
 - Georgian Cottage, Duke Street Grafton
- Grafton Conservation Area – the area proposed in the Community Based Heritage Study but with the excision of 108 Hoof Street Grafton.

Schedule 1 (environmental heritage) in South Grafton:

- 98 listed items as either individual or group listings. The listing includes “Street trees—*Brachychiton*, *Ficus* or *Jacaranda* trees over 3 metres in height” on “all road reserves throughout Grafton”. Three items located at Swan Creek are included in this number as the location is adjacent to Elizabeth Island and in close proximity to South Grafton.

The street trees identified in the *Community Based Heritage Study* (2010) in South Grafton are mapped on Figure 16. The row is identified as:

1. Avenue of trees on Skinner Street between Ryan Street (Gwydir Highway) and Spring Street
- South Grafton Conservation Area – the area proposed in the *Community Based Heritage Study*.

Schedule 1 of the *Grafton Local Environmental Plan 1988* is included in Appendix 1 for reference.

CLARENCE VALLEY DRAFT LOCAL ENVIRONMENTAL PLAN 2010

Schedule 5 of the Draft LEP 2010 comprises items listed on Schedule 1 of the *Grafton LEP 1988* and the North Coast REP. Two major differences exist between the two documents:

- The Draft LEP 2010 includes LEP numbers and SHI numbers to identify items
- The Heritage Conservation Area identified in the LEP 2008 and the REP has been divided into Grafton and South Grafton.

Schedule 5 has not been reproduced in this report as it is a repetition of the lists above.

3.7 Planning Documents

3.7.1 Community Based Heritage Study

A community based heritage study for Grafton City was completed in 2010 (*Clarence Valley Council, Grafton City (former) Community-Based Heritage Study Revised February 2010* prepared by Jane Gardiner on behalf of Clarence Valley Council and the Heritage Council – referred to in this report as Gardiner 2010 or as *Community Based Heritage Study*). The study area is the former Grafton Local Government Area (Appendix 4). The Study recommends amendments to existing listings as well as the listing of additional heritage items. It also recommends enlarging the boundaries of the existing Grafton Conservation Area (*North Coast Regional Environmental Plan: Schedule 1*) separating it into two conservation areas for Grafton and South Grafton.

The recommendations of the heritage study formed the basis for any future review by Clarence Valley Council of its LEP heritage listings and the vast majority of them were adopted at the Ordinary Meeting of Clarence Valley Council 16 November 2010. The items recommended for inclusion on the LEP were gazetted on 30 June 2011 and now form Schedule 1 of the *Grafton LEP 1988*. The significance of each proposed item was assessed as part of the heritage study and should therefore be taken into account in considering impacts of any future development.

COMMUNITY-BASED HERITAGE STUDY

The Community Based Heritage Study recommends items for listing individually and/or in groups and has identified:

- 289 new individual items
- 64 groups of items
- 2 conservation areas (as described in this section, above)

The proposed heritage items have not been included in the body of this report due to the size of the list. A copy of the list has been included in Appendix 2

3.8 Non-Statutory Registers

3.8.1 The National Trust of Australia (NSW)

The National Trust of Australia (NSW) is a community-based conservation organisation, which maintains a register of heritage items and places. Although the register has no legal foundation or statutory power, it is recognised as an authoritative statement on the significance to the community of particular items, and is held in high esteem by the public. The National Trust lists items or places that have heritage or cultural value to the community and, as such, the National Trust encourages and promotes the public appreciation, knowledge, and enjoyment of heritage items for future and present generations.

NATIONAL TRUST OF AUSTRALIA (NSW)

National Trust (NSW) classification in Grafton:

- “Abbotsford”, 11 Alice Street (2694)
 - Alice Street Group comprising “Abbotsford” and “Bronte”, 11-13 Alice Street (2695)
 - “Bronte”, 13 Alice Street (2693)
 - “Rosslyn”, 137 Alice Street (2692)
 - “Uloom”, 28 Bent Street (2691)
 - Clarence River Bridge over the Clarence River between Grafton and South Grafton, Bent Street/Craig Street (2689)
 - “Dovedale”, 8 Breimba Street (2687)
 - Fig trees between Pound and Bacon Street, Breimba Street (2686)
 - House including palm tree, 1 Duke Street (2672)
 - Christ Church Deanery (formerly Rectory), Duke Street between Victoria Street and the River (2680)
 - Site of former Courthouse, behind former Police Station, Duke Street (2679)
 - Crown Prosecutors Office (formerly Police Station), Duke Street, corner of Victoria Street (2684)
 - Grafton Civic Group comprising Christ Church Cathedral, Christ Church Hall, Victorian Cottage, Georgian Cottage, Deanery (formerly Rectory), Crown Prosecutors Office (formerly Police Station), site of former Courthouse, Courthouse and others; Duke Street, corner of Victoria Street (2685)
 - Christ Church Parish Offices (formerly Victorian Cottage), north of Cathedral west front, Duke Street (2682)
 - Christ Church Parish Offices (formerly Georgian Cottage), north of Cathedral west front, Duke Street (2681)
 - Christ Church Hall, north-east of Cathedral, Duke Street (2683)
 - “Avoca”, 1 Fitzroy Street (2671)
 - Schaeffer House/Historical Society Museum, 192 Fitzroy Street (2669)
 - “Ulverstone”, 197 Fitzroy Street (2668)
 - House, 2 Fitzroy Street, corner of Kent Street, north corner (2670)
 - “Verona”, 213 Fitzroy Street (2667)
-

- Former Methodist Parsonage, 133 Fry Street (2666)
 - Grafton Urban Conservation Area, western side Turf Street, northern side Railway Viaduct, eastern side Bridge across Clarence River, southern bank of the river, east and south banks of Christopher Creek, southern side Ryan Street, western side Minden Street, projection across Clarence River and Susan Island to Turf Street (2622)
 - Roche's Hotel including stables, Hockey Street, Corner of Victoria Street, west corner (2665)
 - "Fowey", 1 Mary Street (2664)
 - Grafton Teacher's Centre (formerly Principal's residence, originally Grammar School), 97 Mary Street (2663)
 - Presbyterian Manse, 111 Oliver Street, corner of Duke Street (2659)
 - Presbyterian Church opposite Main Park, near corner of Prince Street, 113 Oliver Street (2660)
 - "Telarah", 289 Oliver Street (2658)
 - House including grounds, 99 Oliver Street (2662)
 - Presbyterian Church Group comprising Presbyterian Church, Presbyterian Manse, the space between these buildings and street trees to Oliver Street; Oliver Street, corner of Duke Street (2661)
 - Pound Street Group, Pound Street 156-182 (excluding 160 & 162), between Queen and Mary Streets (2656)
 - Houses, 160 & 162 Pound Street (2621)
 - House, 164 Pound Street (2655)
 - House, 166 Pound Street (2654)
 - House, 168 Pound Street (2653)
 - House, 170 Pound Street (2652)
 - "Iona", 172 Pound Street (2651)
 - Terrace, 174-178 Pound Street (2650)
 - House, 180 Pound Street (2649)
 - "Dunvegan", including trees, 47 Pound Street (2657)
 - Northern Rivers County Council Building including adjacent fig tree, 17 Prince Street, corner of Victoria Street, north corner (2648)
 - Former CBC Bank, 39 Prince Street, corner of Fitzroy Street (2647)
 - Weileys Hotel, 90 Prince Street, corner of Pound Street (2646)
 - Saraton Theatre, 95 Prince Street (6107)
 - TJ Ford Memorial Pavilion, "The Barn", Prince Street, within Showground, near Dobie Street (2645)
 - Semi-detached dwellings, 58-60 Queen Street (2644)
 - "Clarence House", 71 Through Street (2634)
 - "Bishopsholme", Victoria Street (2625)
 - Semi-detached dwellings, 116 Victoria Street (2632)
 - House, 133 Victoria Street (2631)
 - House, 137 Victoria Street (2630)
 - House, 140 Victoria Street (2628)
 - Victoria Street group, comprising two houses, 140-142 Victoria Street (2629)
 - House, 142 Victoria Street (2627)
 - "Arcola", including stables and garden, 150 Victoria Street (2626)
 - Fitzgerald Chambers, 54 Victoria Street (2677)
 - Foott Law & Co Building, 56 Victoria Street (2676)
-

- Post Office Hotel, 58 Victoria Street, north side (2675)
- “Istria”, 95 Victoria Street, corner of Queen Street, south corner (2633)
- Christ Church Cathedral, Victoria Street, corner of Duke Street (2678)
- Courthouse, Victoria Street, south side (2674)
- Post Office, Victoria Street, south side (2673)
- Pair of semi-detached houses, 30-32 Villiers Street (2624)
- “Ravensford”, including mature palm trees, 36 Villiers Street, corner of Pound Street, south corner (2623)

National Trust (NSW) classification in South Grafton:

- Rathgar United Protestant Association Home, 46 Schwinghammer Street (2643)
- Former St. Patrick’s Roman Catholic Church, Skinner Street (2637)
- Post Office, Skinner Street (2640)
- Skinner Street Group, comprising Post Office, Post Office Hotel, Walker’s Marina Hotel, former St. Patrick’s Catholic Church; Skinner Street (2641)
- Post Office Hotel, 75 Skinner Street, corner of Spring Street, north-east corner (2639)
- School of Arts Building, Skinner Street, corner of Spring Street, south-east corner (2642)
- Grafton Gaol, wall, gate and Governor’s Residence, Spring Street (2636)
- Great Northern Hotel, 76 Spring Street, corner of New Street, south-east corner (2635)
- Walker’s Marina Hotel, 58 Through Street, corner of Skinner Street, south-west (2638)
- St. Matthew’s Anglican Church, Bent Street (2688)
- House including pine trees (excluding asbestos cement addition on the south side), 34 Bent Street (2690)

Summary total

The preliminary summary total of identified heritage items below includes those on statutory lists, non-statutory lists, the *Community-Based Heritage Study 2010* (HS) and potential relics identified through desktop investigation and site visits. The numbers below are a reflection of items per register therefore some items have been counted multiple times.

Table 1: Tally of non-Aboriginal heritage items per heritage register

| Listing | Total | Notes |
|---|-------|--|
| National Heritage List | 0 | |
| Commonwealth Heritage List | 1 | (Indicative) |
| Australian National Shipwreck Database | 2 | |
| Register of the National Estate | 19 | This total includes two groups comprised of 12 and 3 items each; some of the items in the group are also listed individually |
| State Heritage Register | 7 | This total includes one group with at least 2 items and one group of an unknown number of items. |
| s.170 Register | 10 | |
| North Coast Regional Environmental Plan | 32 | |

| Listing | Total | Notes |
|---------------------------------------|-------|--|
| Grafton Local Environmental Plan 1988 | 569 | This number accounts for individual listings, items that form groups as well as two listings for species of tree within the genera <i>Brachychiton</i> , <i>Ficus</i> or <i>Jacaranda</i> located in any road reserve and being more than 3 m in height (one listing protects trees in Grafton and the other protects trees in South Grafton). |
| | 2 | Conservation areas – 1 in Grafton; 1 in South Grafton, both expanded 10 June 2011. |
| National Trust | 79 | This total includes 4 groups with 2, 7, 2, and 4 items each; one group of at least 8 items; and one group of at least 4 items. One item includes multiple fig trees between Pound and Bacon Streets. |
| Relics (potential) | 11 | This total includes 4 items that are captured in previous listings and 7 items that were identified through historical research and site visits. |
| Community Based Heritage Study | 355 | This total includes 289 new individual items; 64 groups; and 2 conservation areas. Although the majority of proposed items now form Schedule 1 of the <i>Grafton LEP 1988</i> , some properties are still under consideration and may be gazetted at a later date. |

In total, 569 heritage items and 2 conservation areas are listed on the *Grafton LEP 1988*. With the exception of the “Grafton punt”, which is identified on the Australian National Shipwreck Database, all items listed on other registers are also listed on the heritage schedule of the *Grafton LEP 1988*. However, only 72 items listed on the heritage schedule of the *Grafton LEP 1988* are listed on other registers; refer to Table 1 for summary totals. Note due to the nature of the listing record for trees they are only counted once on each side of the Clarence, although there are many individuals throughout the locations. A spread sheet with all items listed on more than one register is included in Appendix 5

Out of 580 letters sent by Council to individual property owners, 18 positive responses, 63 objections and 20 neutral responses were received. 1,520 letters regarding the expansion of the conservation area were sent to the Grafton and South Grafton community; 12 responses were supportive and 13 responses were objections (Clarence Valley Minutes.16.11.2010: 80).

The objections from property owners resulted in a number of properties being excluded from the gazetted items to allow further consultation with owners (Clarence Valley Minutes.16.11.2010: 78).

3.9 Mapping

The maps prepared for this investigation have been created using data provided by Arup and Clarence Valley Council. Items listed solely on the National Trust were included in the mapping by creating manual lists from cadastral data obtained from SixViewer (Land and Property Information). A review of all the registers suggests that most of the heritage items on the non-statutory registers are also listed on statutory registers.

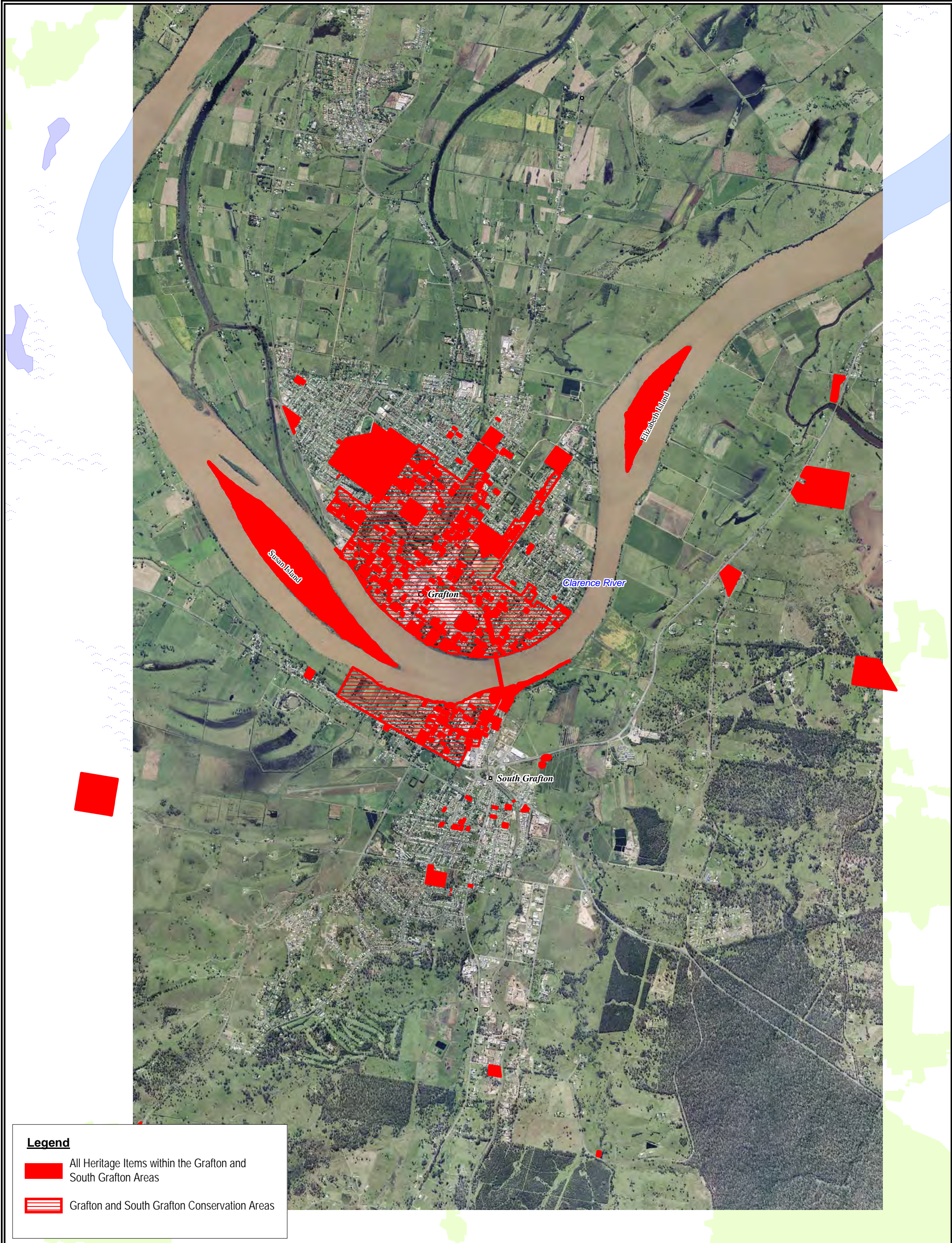
Note that the Draft CVC LEP Heritage Schedule 2010 is not included in the mapping as it is a combination of the *Grafton Local Environmental Plan 1988* (prior to the recent gazettal) and the *North Coast Regional Environmental Plan*.

It should be noted that GIS data may not be entirely accurate as a result of the data set provided by Council; a recommendation to correct street numbering and data issues was raised at Council’s Ordinary Meeting of November 2010 (Clarence Valley Council Minutes November 2010: 77). It is expected that corrections will be minor and will be rectified with more detailed assessment.

The maps that have been prepared are as follows:

- Figure 1: Overview of the Grafton and South Grafton areas
- Figure 2: Overview of all heritage item locations in the Grafton and South Grafton areas

- Figure 3: Items in Grafton listed on the State Heritage Register & the s.170 Register
- Figure 4: Items in South Grafton listed on the State Heritage Register & the s.170 Register
- Figure 5: Items in Grafton listed on Schedule 1 (heritage) of the *Grafton LEP 1988*
- Figure 6: Items in South Grafton listed on Schedule 1 (heritage) of the *Grafton LEP 1988*
- Figure 7: Items in Grafton listed on Schedule 1, 2 & 3 (heritage) of the *North Coast REP*
- Figure 8: Items in South Grafton listed on Schedule 1, 2 & 3 (heritage) of the *North Coast REP*
- Figure 9: Items in Grafton listed on the Register of the National Estate and the Commonwealth Heritage List
- Figure 10: Items in South Grafton listed on the Register of the National Estate and the Commonwealth Heritage List
- Figure 11: Items in Grafton classified by the National Trust
- Figure 12: Items in South Grafton classified by the National Trust
- Figure 13: Areas of archaeological sensitivity in Grafton
- Figure 14: Areas of archaeological sensitivity in South Grafton
- Figure 15: Avenues of trees in Grafton
- Figure 16: Avenues of trees in South Grafton



Legend

- All Heritage Items within the Grafton and South Grafton Areas
- Grafton and South Grafton Conservation Areas

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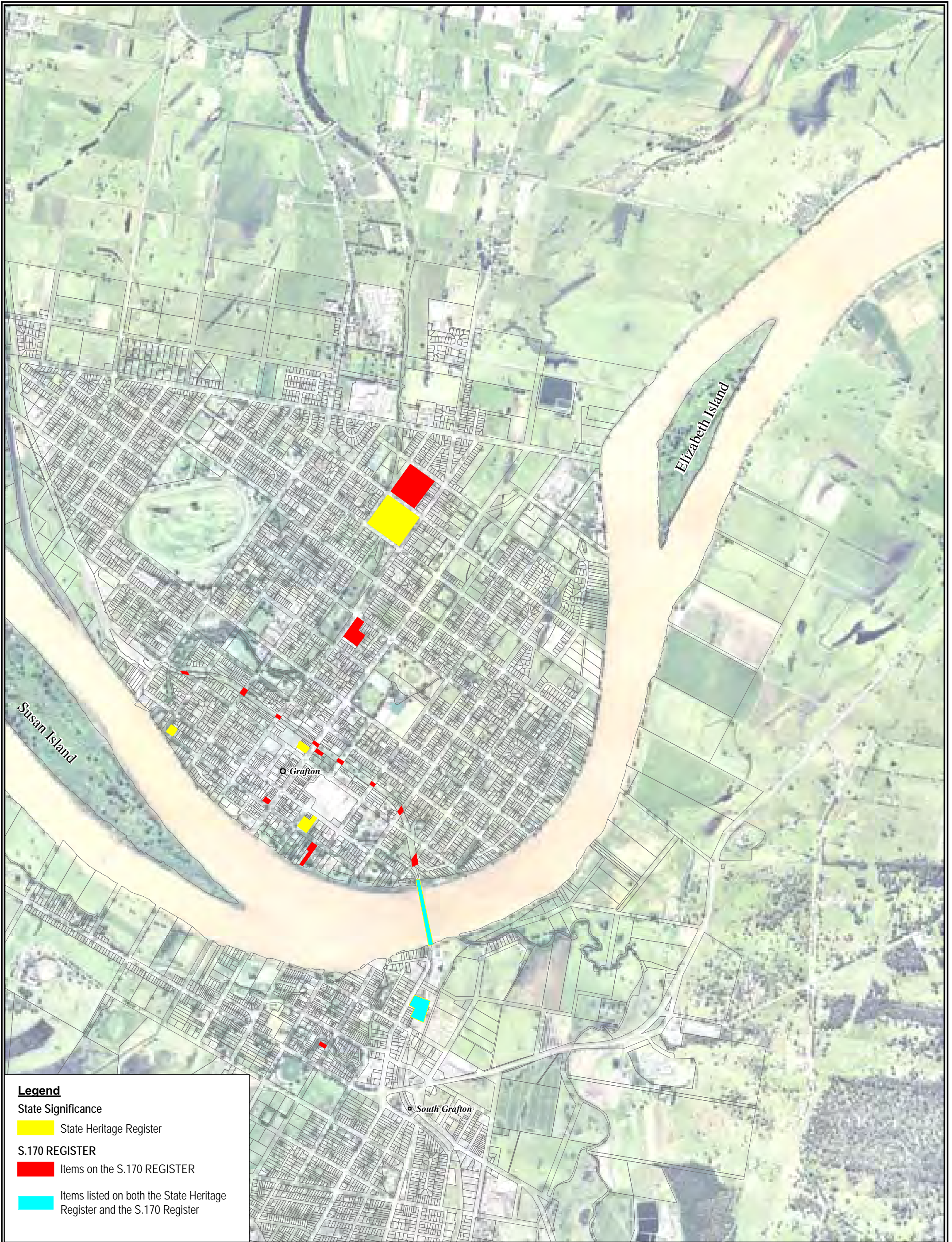
Figure 2: Overview of all heritage item locations in the Grafton and South Grafton areas

| | |
|--|-----------------|
| Date: 02 August 2011 | Drawn by: JMS |
| File number: 12600 | Checked by: PBK |
| Location: ...P:\12600s\12600 HH Clarence River Additional Mapping\12600 F2_AllHeritageItems_020811.WOR | |

0 1.2 2.4 3.6
 kilometres

Map Projection: Universal Transverse Mercator
 Horizontal Datum: Geodetic Datum of Australia 1994
 Map Grid: Map Grid of Australia Zone 56

Figure 2



Legend

- State Significance**
- State Heritage Register
- S.170 REGISTER**
- Items on the S.170 REGISTER
 - Items listed on both the State Heritage Register and the S.170 Register

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Figure 3: Items in Grafton listed on the State Heritage Register & the s.170 Register

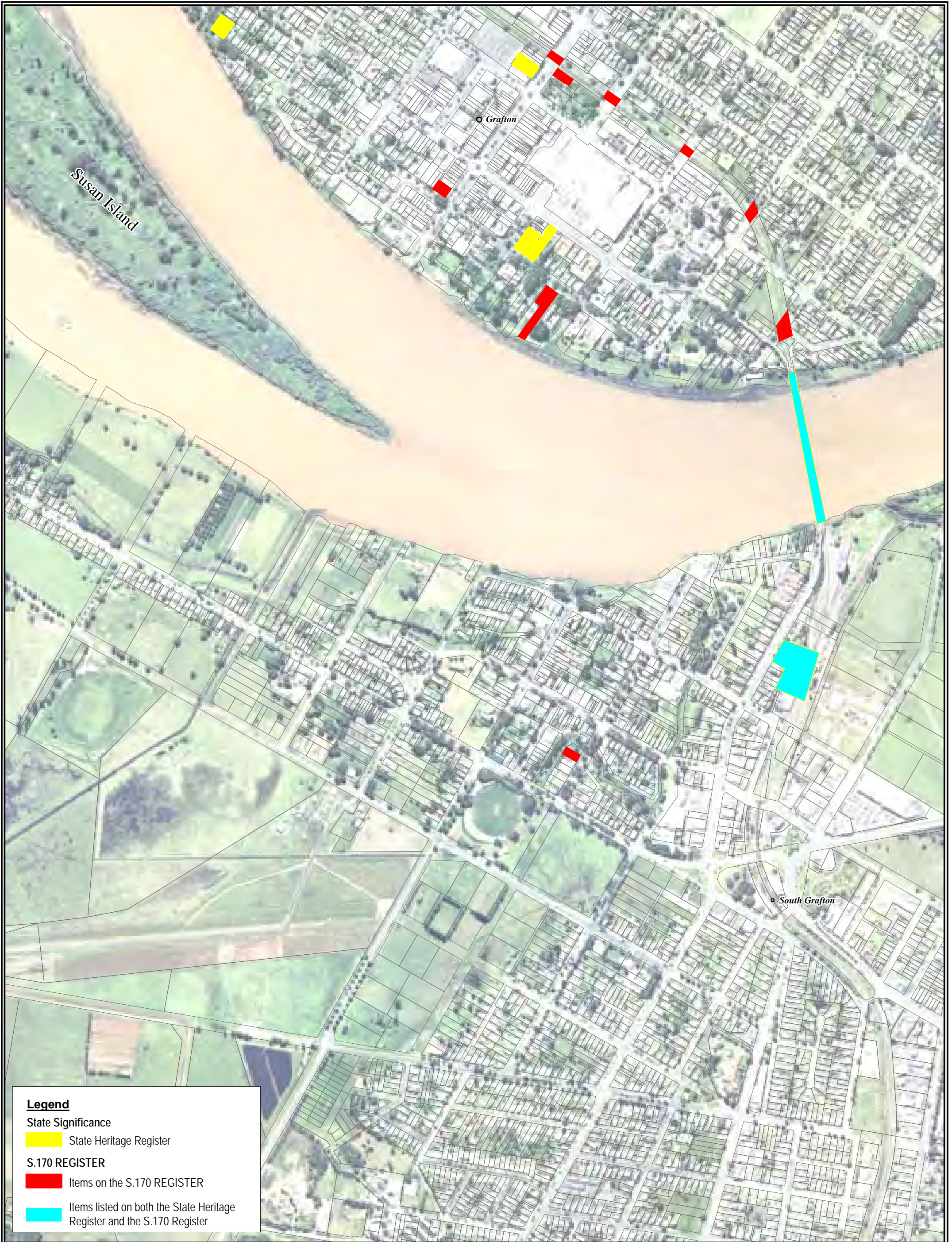
Date: 02 August 2011 Drawn by: JMS
 File number: 12600 Checked by: PBK

Location: P:\12600s\12600 HH Clarence River Additional
 Mapping\12600 F3_SHR_s170_Grafton_020811.WOR

0 200 400 600 800 1000
 metres
 Map Projection: Universal Transverse Mercator
 Horizontal Datum: Geodetic Datum of Australia 1994
 Map Grid: Map Grid of Australia Zone 56




Figure 3





Legend

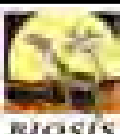
State Significance

 State Heritage Register

S.170 REGISTER

 Items on the S.170 REGISTER

 Items listed on both the State Heritage Register and the S.170 Register

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Figure 4: Items in South Grafton listed on the State Heritage Register & the s.170 Register

Date: 06 July 2011
File number: 12600

Drawn by: JMS
Checked by: PBK

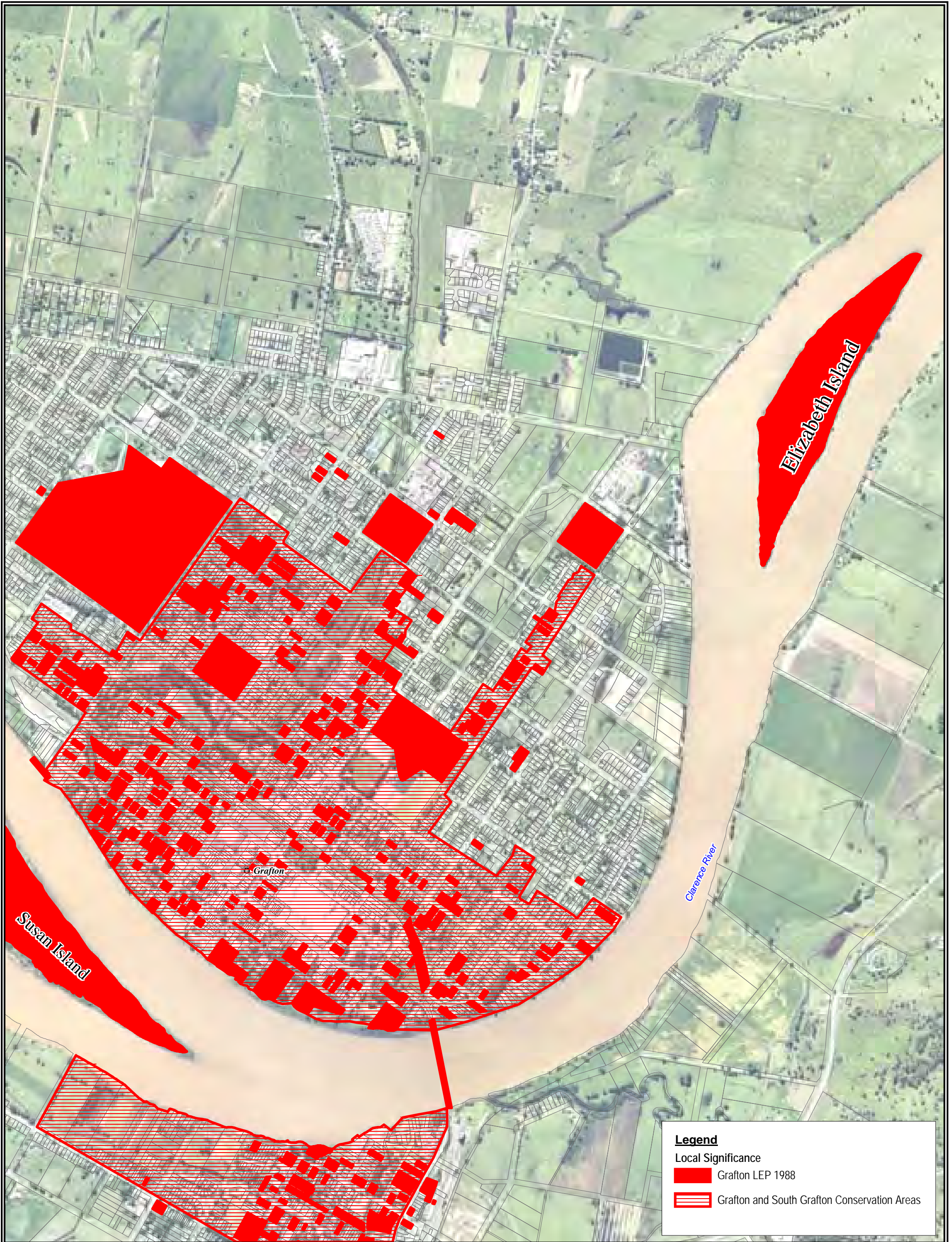
Location: ...P:\12600s\12600 HH Clarence River Additional Mapping\12600 F4_State_s170_SthGrafton_130711.WOR



Map Projection: Universal Transverse Mercator
Horizontal Datum: Geodetic Datum of Australia 1994
Map Grid: Map Grid of Australia Zone 56



Figure 4



Legend

Local Significance

- Grafton LEP 1988
- Grafton and South Grafton Conservation Areas

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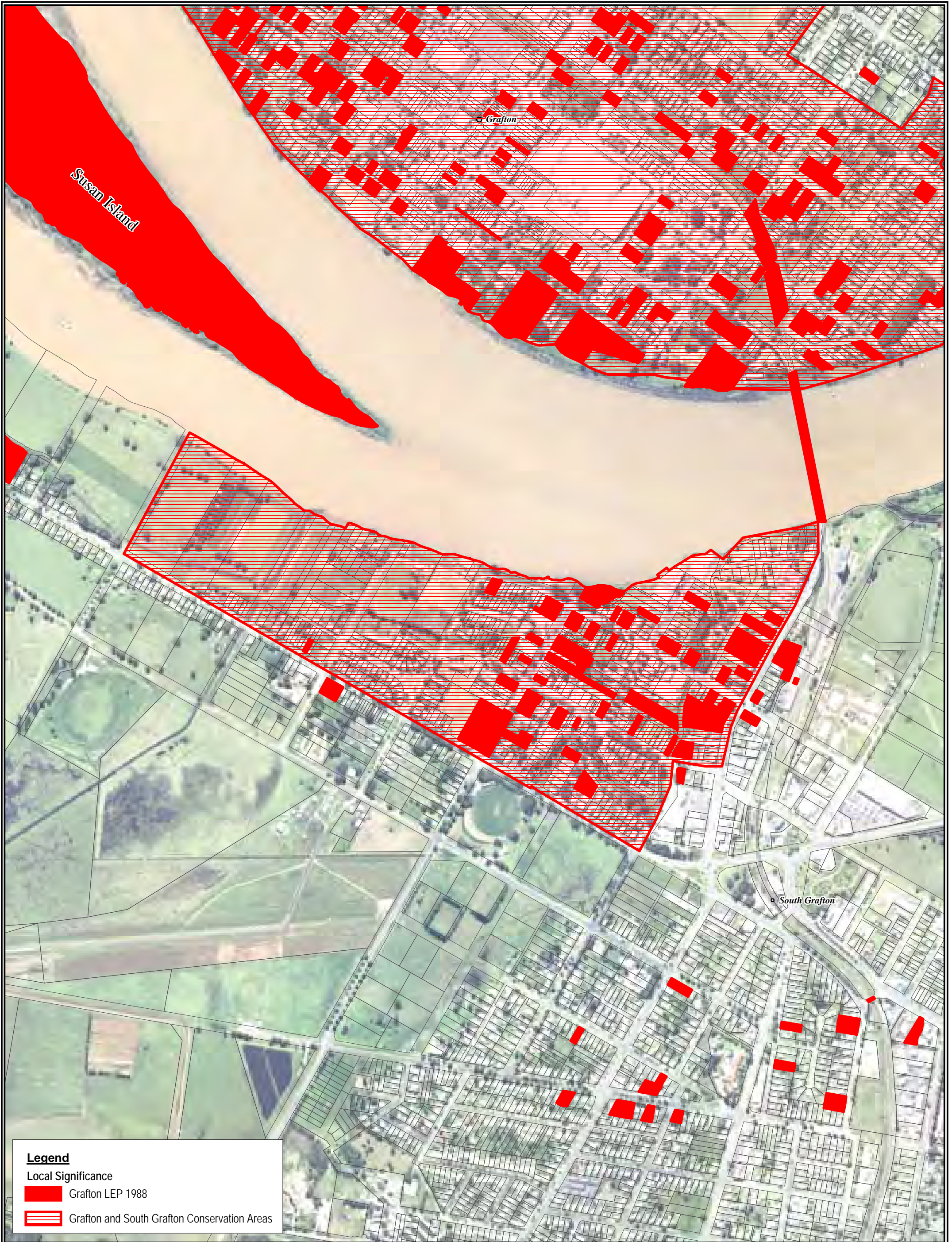
Figure 5: Items in Grafton listed on Schedule 1 (heritage) of the Grafton LEP 1988

| | |
|--|-----------------|
| Date: 06 July 2011 | Drawn by: JMS |
| File number: 12600 | Checked by: PBK |
| Location: P:\12600s\12600 HH Clarence River Additional Mapping\12600 F5_LEP_Grafton_130711.WOR | |

0 150 300 450 600 750
 metres
 Map Projection: Universal Transverse Mercator
 Horizontal Datum: Geodetic Datum of Australia 1994
 Map Grid: Map Grid of Australia Zone 56



Figure 5



Legend

Local Significance

 Grafton LEP 1988

 Grafton and South Grafton Conservation Areas



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Figure 6: Items in South Grafton listed on Schedule 1 (heritage) of the Grafton LEP 1988

Date: 06 July 2011

Drawn by: JMS

File number: 12600

Checked by: PBK

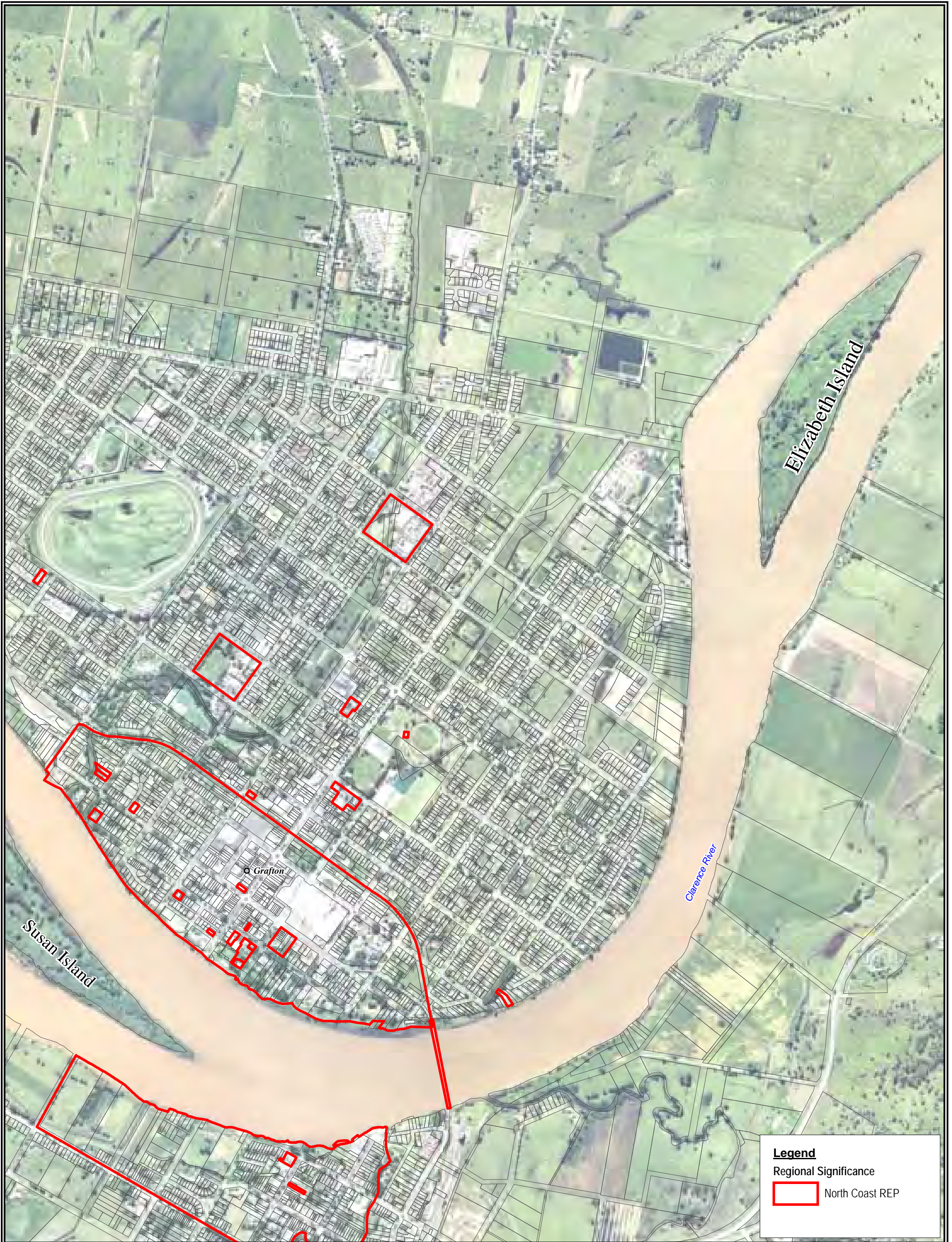
Location: ...P:\12600s\12600 HH Clarence River Additional
 Mapping\12600 F6_LEP_SthGrafton_13072011.WOR



Map Projection: Universal Transverse Mercator
 Horizontal Datum: Geodetic Datum of Australia 1994
 Map Grid: Map Grid of Australia Zone 56



Figure 6



Legend
 Regional Significance
 North Coast REP

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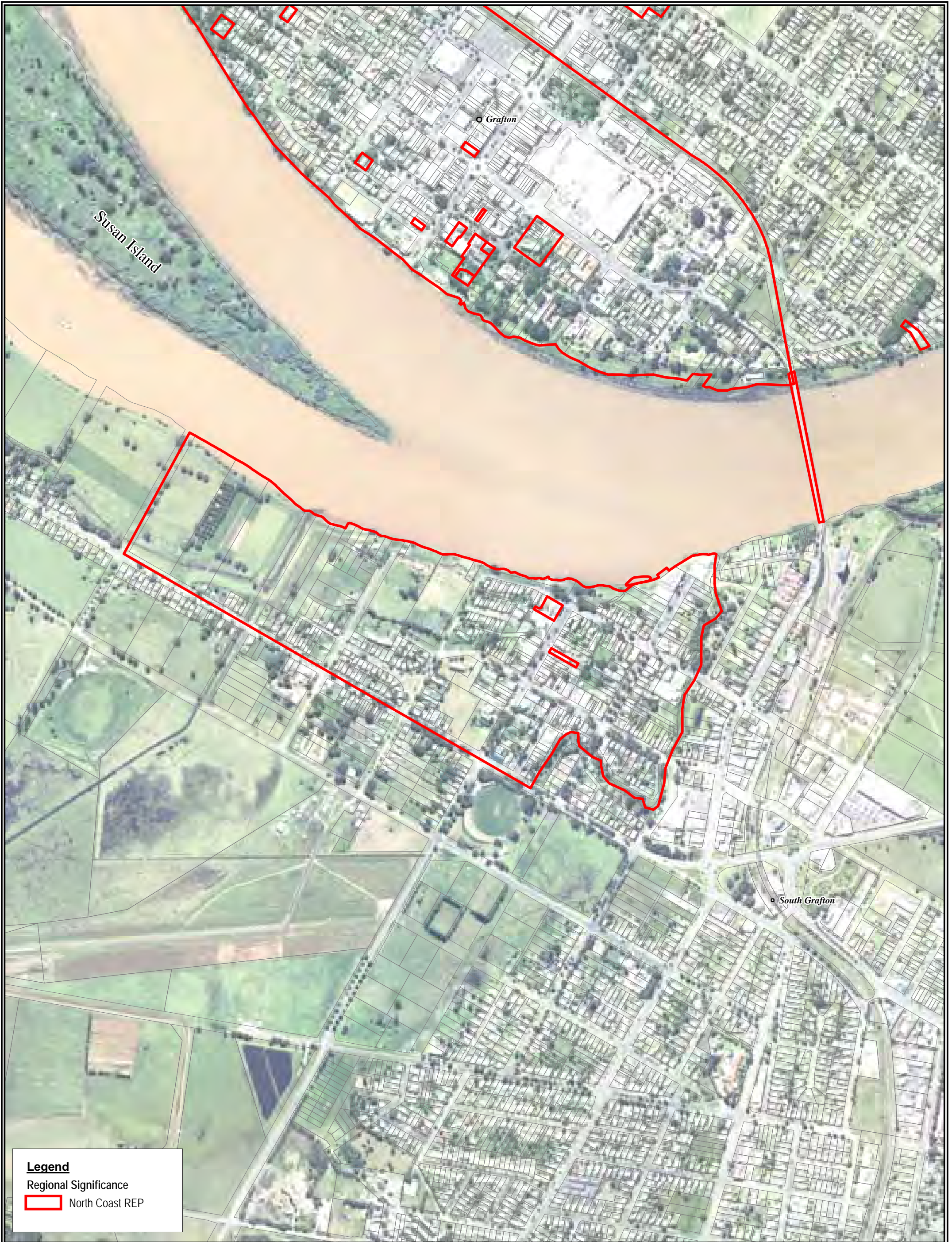
Figure 7: Items in Grafton listed on Schedule 1, 2 & 3 (heritage) of the North Coast REP

| | |
|--|-----------------|
| Date: 06 July 2011 | Drawn by: JMS |
| File number: 12600 | Checked by: PBK |
| Location: P:\12600s\12600 HH Clarence River Additional Mapping\12600 F7_REP_Grafton_130711.WOR | |

0 150 300 450 600 750
 metres
 Map Projection: Universal Transverse Mercator
 Horizontal Datum: Geodetic Datum of Australia 1994
 Map Grid: Map Grid of Australia Zone 56



Figure 7



Legend
 Regional Significance
 North Coast REP

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Figure 8: Items in South Grafton listed on Schedule 1, 2 & 3 (heritage) of the North Coast REP

Date: 06 July 2011
 File number: 12600

Drawn by: JMS
 Checked by: PBK

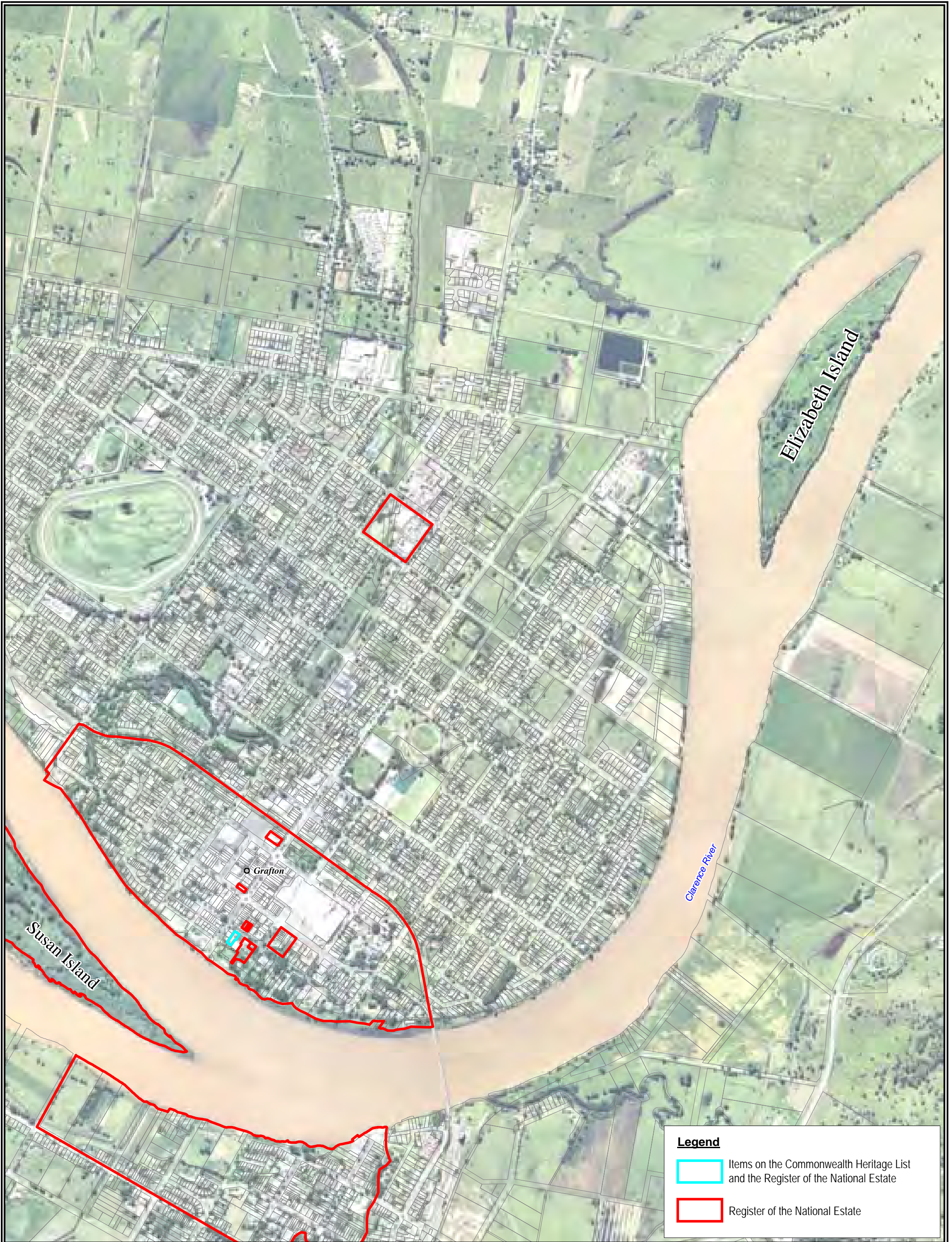
Location: ...P:\12600s\12600 HH Clarence River Additional
 Mapping\12600 F8_REP_SthGrafton_13072011.WOR

0 150 300 450
 metres

Map Projection: Universal Transverse Mercator
 Horizontal Datum: Geodetic Datum of Australia 1994
 Map Grid: Map Grid of Australia Zone 56



Figure 8



Legend

Items on the Commonwealth Heritage List and the Register of the National Estate

Register of the National Estate

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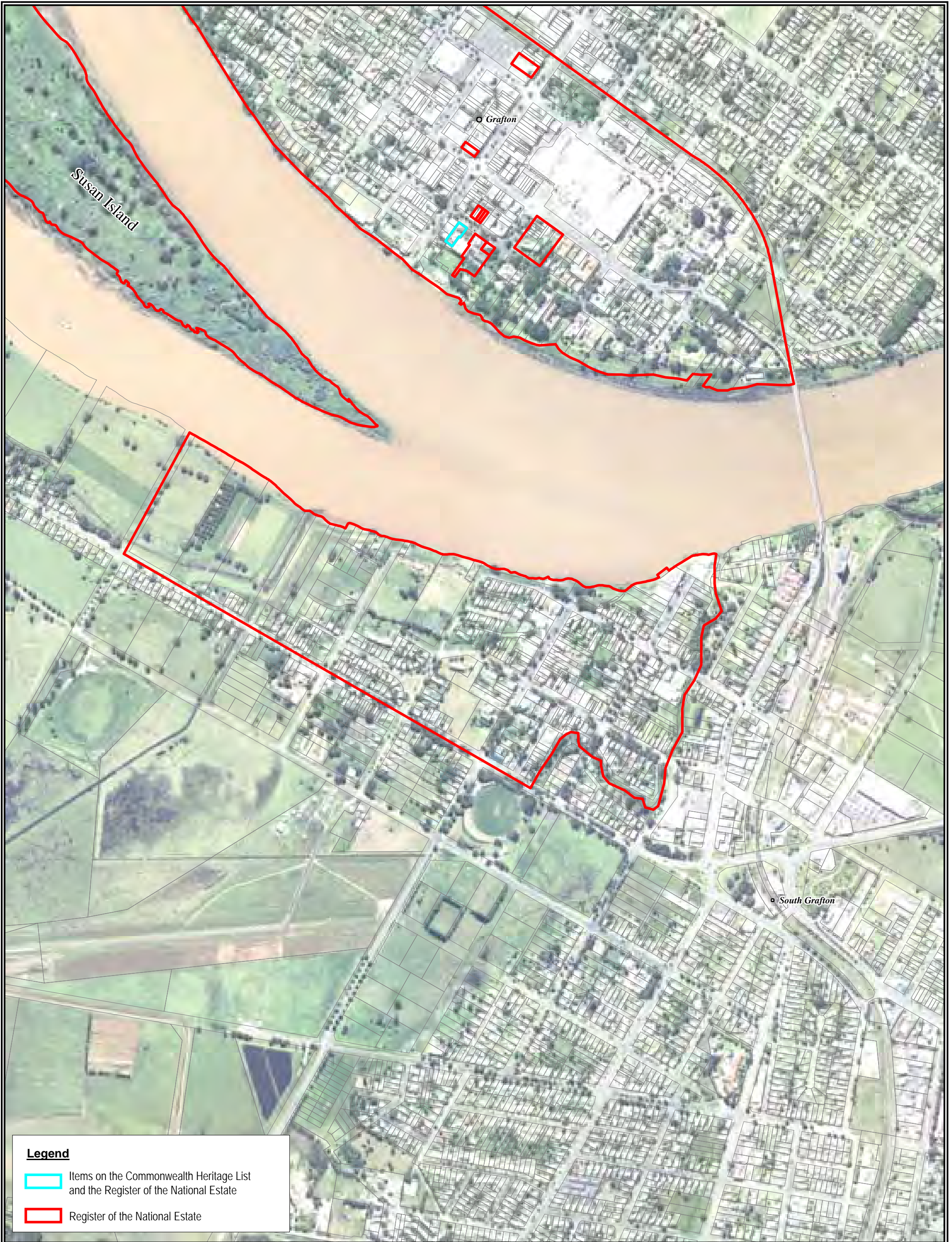
Acknowledgements:
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Figure 9: Items in Grafton listed on the Register of the National Estate and the Commonwealth Heritage List

| | |
|--|-----------------|
| Date: 06 July 2011 | Drawn by: JMS |
| File number: 12600 | Checked by: PBK |
| Location: P:\12600s\12600 HH Clarence River Additional Mapping\12600 F9_RNE_CHL_Grafton_130711.WOR | |

0 150 300 450 600 750
 metres
 Map Projection: Universal Transverse Mercator
 Horizontal Datum: Geodetic Datum of Australia 1994
 Map Grid: Map Grid of Australia Zone 56

Figure 9



Legend

- Items on the Commonwealth Heritage List and the Register of the National Estate
- Register of the National Estate

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Figure 10: Items in South Grafton listed on the Register of the National Estate and the Commonwealth Heritage List

| | |
|---|-----------------|
| Date: 06 July 2011 | Drawn by: JMS |
| File number: 12600 | Checked by: PBK |
| Location: ...P:\12600s\12600 HH Clarence River Additional Mapping\12600 F10_RNE_CHL_SthGrafton_13072011.WOR | |

0 150 300 450
 metres

Map Projection: Universal Transverse Mercator
 Horizontal Datum: Geodetic Datum of Australia 1994
 Map Grid: Map Grid of Australia Zone 56



Figure 9



Legend
 National Trust Classification
 [Red Outline] National Trust NSW

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Figure 11: Items in Grafton classified by the National Trust

| | | | |
|--|-----------------|--|--|
| Date: 06 July 2011 | Drawn by: JMS | | |
| File number: 12600 | Checked by: PBK | | |
| Location: P:\12600s\12600 HH Clarence River Additional Mapping\12600 F11_NT_Grafton_130711.WOR | | Map Projection: Universal Transverse Mercator Horizontal Datum: Geodetic Datum of Australia 1994 Map Grid: Map Grid of Australia Zone 56 | |

Figure 11



Legend
 National Trust Classification
 [Red Outline] National Trust NSW

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Figure 12: Items in South Grafton classified by the National Trust

Date: 06 July 2011
 File number: 12600

Drawn by: JMS
 Checked by: PBK

Location: ...P:\12600s\12600 HH Clarence River Additional
 Mapping\12600 F12_NT_SthGrafton_13072011.WOR



Map Projection: Universal Transverse Mercator
 Horizontal Datum: Geodetic Datum of Australia 1994
 Map Grid: Map Grid of Australia Zone 56



Figure 12



Legend

- Urban Conservation Area
- Archaeological Site
- Contributory Item

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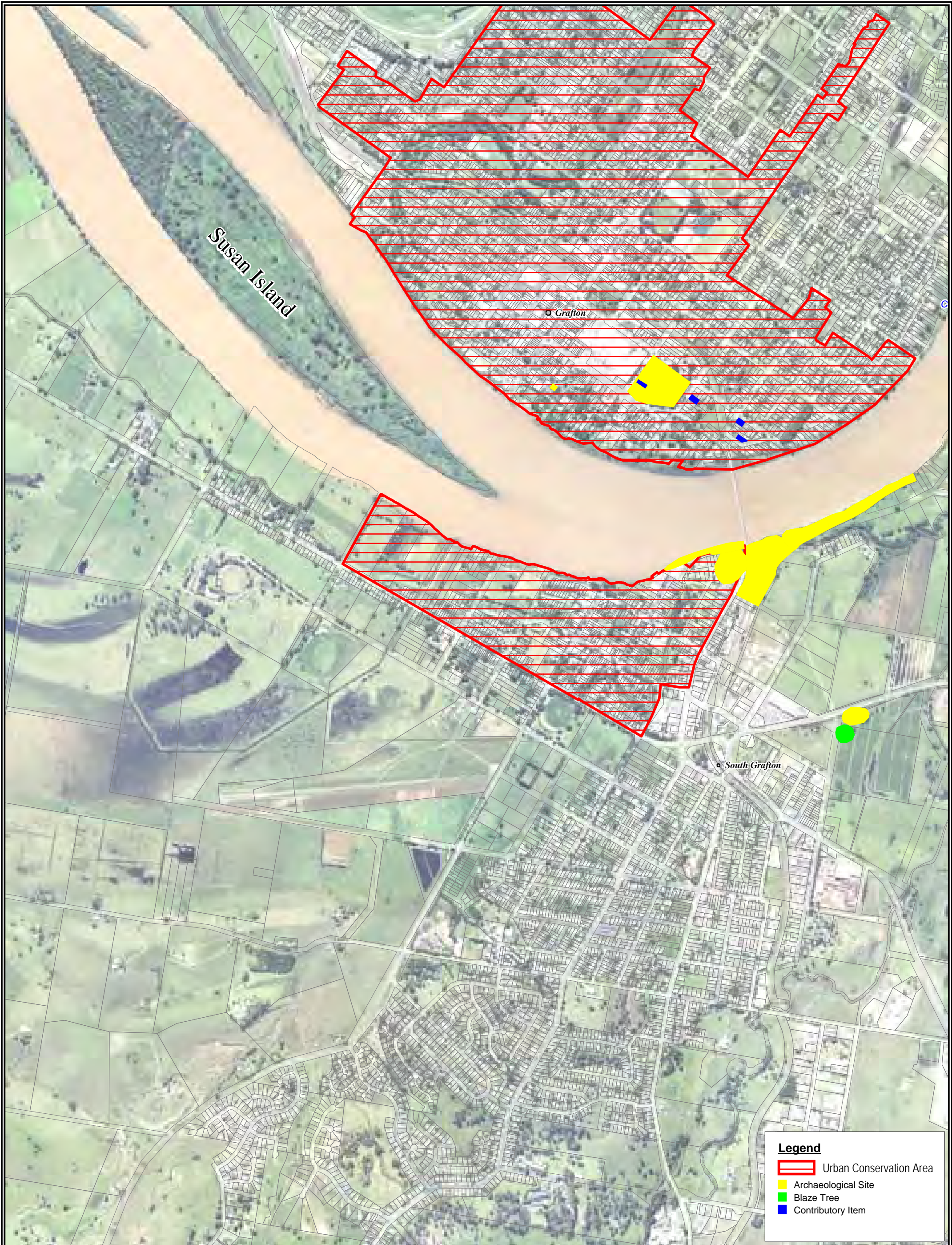
Figure 13: Areas of archaeological sensitivity and Contributory Items in Grafton

| | |
|---|-----------------|
| Date: 06 July 2011 | Drawn by: JMS |
| File number: 12600 | Checked by: PBK |
| Location: ...P:\12600s\12600 HH Clarence River Additional Mapping\12600 F13_Arch_Sensitivity_Grafton_060711.WOR | |

0 150 300 450 600 750
 metres

Map Projection: Universal Transverse Mercator
 Horizontal Datum: Geodetic Datum of Australia 1994
 Map Grid: Map Grid of Australia Zone 56

Figure 13



Legend

- Urban Conservation Area
- Archaeological Site
- Blaze Tree
- Contributory Item

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Figure 14: Areas of archaeological sensitivity and Contributory Items in South Grafton

| | |
|--|-----------------|
| Date: 06 July 2011 | Drawn by: JMS |
| File number: 12600 | Checked by: PBK |
| Location: ...P:\12600s\12600 HH Clarence River Additional Mapping\12600 F14_Arch_Sensitivity_SthGrafton_06072011.WOR | |

0 150 300 450 600 750
 metres
 Map Projection: Universal Transverse Mercator
 Horizontal Datum: Geodetic Datum of Australia 1994
 Map Grid: Map Grid of Australia Zone 56



Figure 14



Legend
Significant Avenues of Trees

1. Memorial Avenue
2. Avenue of figs
3. King George V jubilee plantings
4. Queen Elizabeth II coronation memorial
5. Jacaranda Festival founders memorial
6. Cathedral group plantings
7. "Jacaranda Avenue"



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Figure 15: Avenues of trees identified in Gardiner (2010) in Grafton

| | |
|---|-----------------|
| Date: 06 July 2011 | Drawn by: JMS |
| File number: 12600 | Checked by: PBK |
| Location: P:\12600s\12600 HH Clarence River Additional Mapping\12600 F15_Trees_Grafton_130711.WOR | |

0 150 300 450 600 750
 metres
 Map Projection: Universal Transverse Mercator
 Horizontal Datum: Geodetic Datum of Australia 1994
 Map Grid: Map Grid of Australia Zone 56



Figure 15



Legend
 Significant Avenues of Trees
 ↔ 1. Avenue of trees

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Figure 16: Avenues of trees identified in Gardiner (2010) in South Grafton

| | |
|--|-----------------|
| Date: 06 July 2011 | Drawn by: JMS |
| File number: 12600 | Checked by: PBK |
| Location: P:\12600s\12600 HH Clarence River Additional Mapping\12600 F16_Trees_SthGrafton_130711.WOR | |

0 150 300 450 600 750
 metres
 Map Projection: Universal Transverse Mercator
 Horizontal Datum: Geodetic Datum of Australia 1994
 Map Grid: Map Grid of Australia Zone 56



Figure 16

4.0 HISTORICAL CONTEXT

4.1 Environmental Background

The following description of the environmental background to the region provides context to the factors that influenced the development of the area. Environmental conditions can influence the type of uses as well as affect the processes by which sites are preserved. The environmental values of an area can also contribute to the cultural significance and attachments people have to a place. The following is a brief summary of the relevant environmental factors in the region.

4.1.1 Flora and Fauna

All early historical accounts of the Clarence support an understanding that the current vegetation patterns do not reflect pre-contact vegetation types. While the margins of the Clarence are now largely cleared urban or agricultural lands, cedar getters were some of the earliest non-Aboriginal people along the Clarence River. An early account by Captain James Butcher noted that the banks of the river were 'thickly covered with timber' (Stubbs 2007: 9). The alluvial plains were thick with brush when an influx of settlers arrived following the passing of the *Lands Act* in 1861 (Sabine 1970:1: 8). The density of brush was synonymous with soil fertility, and essentially ensured that such areas were the first selected and cleared to allow the commencement of agriculture. Historical records of the vegetation present along the Clarence River before European settlement indicate riparian vegetation and open woodlands existed within 1 km of the riverbank (Sabine 1970).

The *Mitchell Landscapes of NSW* (DECCW 2003) outlines a list of dominant flora species expected to have occurred on the Clarence-Richmond Alluvial floodplains - inferring that the now extensively cleared valley floor was likely to have supported forests of cabbage gum (*Eucalyptus amplifolia*), forest red gum (*Eucalyptus tereticornis*), broad-leaved apple (*Angophora subvelutina*), river oak (*Casuarina cunninghamiana*), silky oak (*Grevillea robusta*), rough-barked apple (*Angophora floribunda*), native teak (*Flindersia australis*), coastal grey box (*Eucalyptus bosistoana*), pink bloodwood (*Corymbia intermedia*), spotted gum (*Corymbia maculata*), grey ironbark (*Eucalyptus paniculata*), broad-leaved paperbark (*Melaleuca quinquenervia*), blackwood (*Acacia melanoxylon*) and black she-oak (*Casuarina litoralis*).

4.1.2 Climate

In general terms the climate in the Grafton region has two major seasonal influences. The first is the sub tropical high-pressure belt which occurs in winter and spring and the second is the monsoonal cyclones and trade winds of summer and autumn. Bureau of Meteorology weather station records (Stations 058077 & 058024) show that more rainfall is experienced during the summer and autumn months.

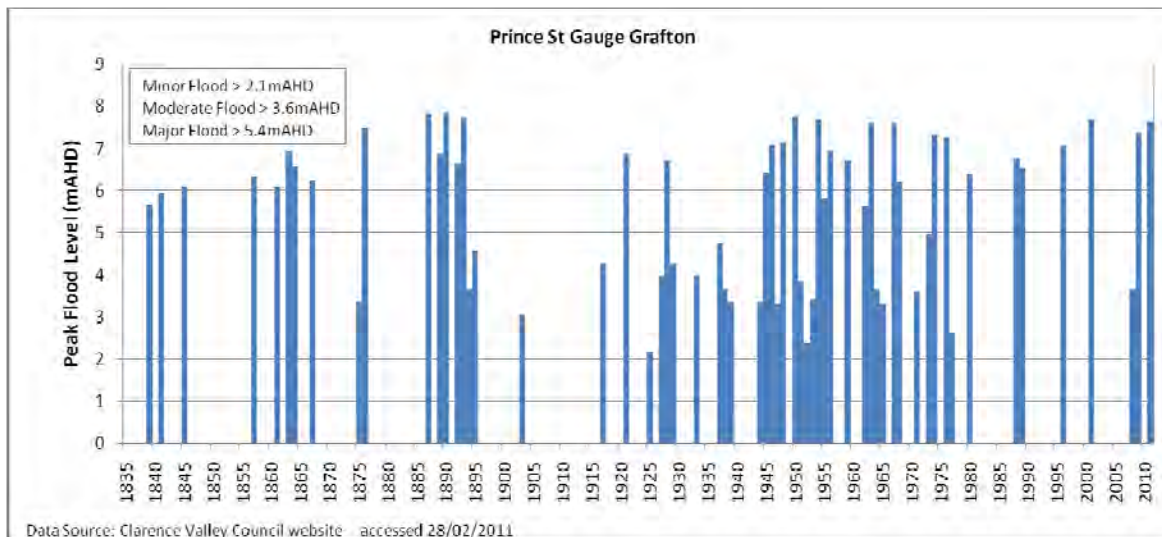
4.1.3 Hydrology

The Clarence River catchment, covering an area of 22,700km is located in the Northern Rivers region of New South Wales (DEC 2005.2, Northern Rivers CMA Website). Draining east from the Great Dividing Range to the river entrance adjacent to the townships of Yamba and Iluka, the catchment extends from the New South Wales/Queensland border and Richmond Range in the north to the Doughboy Range/Dorrigo Plateau in the south. The catchment is characterised by upper tableland areas which fall away to a relatively large, flat coastal floodplain. Grafton and South Grafton are located within the upper reaches of the floodplain.

The Grafton and South Grafton area has a history of both droughts and floods. Since 1839 the Clarence River has experienced 74 moderate to major floods (shown in Graph 1), the most recent flood events being in 2001, 2009 and 2011, when the river reached levels of 7.70mAHD, 7.37mAHD and 7.64mAHD respectively at the Prince Street gauge in North Grafton.

Flooding of the Clarence Valley coastal floodplain typically occurs from low intensity rainfall events that last several days or even weeks. Seasonally, flooding within coastal floodplain predominantly occurs in both late summer and early winter months. This seasonal distribution reflects the fact that the Clarence Valley is predominantly affected by tropical cyclones and winter depressions (PWD, 1980).

The current flood behaviour in Grafton and South Grafton is dominated by a series of levees alongside the Clarence River. Following a number of major floods in the 1940s and 1950s, the significant economic effects of flooding aroused public interest in structural measures aimed at reducing flood risk within the Clarence Valley floodplain. Responsible for the floodplain management, the Clarence River County Council (now the Clarence Valley Council) was formed in 1959. As a measure to increase the level of flood protection to Grafton and South Grafton, construction of numerous linked levees was completed in the 1970's, along both banks of the Clarence River. Since the 1970's additional upgrades to the levees adjacent to South Grafton were completed in 1997, further increasing the flood protection for South Grafton. Since the subsequent upgrade, overtopping of the Grafton urban levees has not occurred.



Graph 1: Grafton Flood History Summary

4.1.4 Land-use

The region has undergone extensive modification from the beginning of non-Aboriginal settlement in the 1830s when clearing of vegetation was rapidly undertaken. This was followed by pastoral land activity and the steady growth of the urban environment. The area is alluvial flood plain.

Grafton, north of the Clarence River, is comprised of predominantly urban streets, housing and some parkland. To the south on the west side of the existing bridge is also the developed urban area of South Grafton. To the east of the bridge is predominantly farming land with associated houses and roads. Whilst subsequent land use would have impacted and modified evidence of previous uses, archaeological sites derived from the building techniques after non-Aboriginal settlement can often survive archaeologically intact and *in-situ*.

4.1.5 Historical Development of Grafton - Timeline

The historical investigation in this report focused on published secondary sources. Key sources for this history are *Grafton: Jacaranda City on the Clarence: A History* by Terry Kass (2009) and *A Thematic History of the City of Grafton* by Brett Stubbs (2007) which forms Volume 2 of the *Grafton City (former) Community Based Heritage Study*. Assessments for previous studies into an additional crossing have also provided historical summaries including Bosis Research (2003) *A Non-Indigenous Heritage Assessment for Route Selection: Proposed Additional Crossing of the Clarence River, Grafton*, and RTA Environmental Technology (2005) *Proposed Duplication of the Clarence River Bridge, Grafton*. The latter report focuses specifically on the historical development of the existing bridge rather than the more general history of Grafton.

Additional research was conducted for this report utilising the resources of the State Library of NSW and the Clarence River Historical Society at Grafton (Schaeffer House). Research at the latter focussed on historical plans and photographs.

The timeline below summarises the historical development of Grafton and South Grafton, focussing on key events and providing an indication of the physical evidence of the event. Evidence includes standing buildings, works, plantings as well as known or potential archaeological evidence.

Table 2: Historical Timeline

| Date(s) | Event | Physical Evidence |
|-----------|---|--|
| 1830s | Timber getters and graziers move into the Grafton area in increasing numbers in the late 1830s. | |
| 1840 | First surveys conducted of the Grafton area. Surveyors C.M. and C.B. Wilson settle on the south side of the river. | The establishments of C.M. and C.B. Wilson were both situated in South Grafton. Archaeological remains of C.M. Wilson's establishment may survive within the foreshore area west of Bent Street. |
| 1848-1849 | Grafton and South Grafton are surveyed into a grid layout town plan (adopted in 1849). | The 1848 town plan survives in the present day street alignments and blocks within the town centres of Grafton and South Grafton. The major exception is the later intersection of the rail and road corridors associated with the bridging of the Clarence River. |
| 1850 | Town allotments begin selling in Grafton and South Grafton. | Reflected in the existing street and block layout. |
| 1858 | Grafton and South Grafton incorporated as the Municipality of Grafton. | |
| 1867 | The Municipality of Grafton (combining both Grafton and South Grafton) was renamed the Borough of Grafton. | |
| 1874 | An official program for the planting and protection of trees in streets and parks begins. | May be represented by the presence of mature street trees in the towns. |
| 1885 | Grafton proclaimed a City, South Grafton proclaimed a town, both within the Borough of Grafton. | |
| 1896 | South Grafton separated from Grafton to form two separate Municipalities. | |
| 1900 | Construction of Grafton to Casino rail line began. The rail line commenced from the former Grafton Station near the intersection of Pound and Turf Streets. | |
| 1905 | Opening of the Grafton to Casino rail line. | |
| 1905 | Dunvegan at 47 Pound Street built around 1905. | Listed heritage item. |

| Date(s) | Event | Physical Evidence |
|----------------|---|---|
| 1906 | Construction of the Maitland to South Grafton rail line is authorised. | |
| 1914 | Detailed sewerage plan for Grafton prepared by the Department of Public Works. The plan illustrates buildings, outbuilding, fence lines and other works. Features appearing on the plan predate 1914. | <p>Some buildings which appear on the 1914 plan and which still exist within Grafton include:</p> <ul style="list-style-type: none"> • 2 Kent Street • 1, 3, 5, 7, 16, 25, and 31 Fitzroy Street • 5, 12, and 16 Clarence Street • 47, 48 and 36 Pound Street • 26, 30-32, and 70 Villiers Street <p>Most but not all of these buildings are either listed as heritage items or recommended for listing in the Community Based Heritage Study.</p> <p>Buildings and other features which have been demolished may be potential archaeological sites.</p> |
| 1915 | Rail line from South Grafton south to Glenreagh is completed. | Rail line and associated infrastructure including the turntable within the railyard at South Grafton. |
| 1915 | Construction of a bridge and a rail line extension to join the South Grafton rail line to the station at Grafton is authorised. | |
| 1923 | All sections of the rail line between South Grafton and Sydney are connected. | |
| 1924 | S.S. <i>Swallow</i> , a modified steamship, commences operation as a rail ferry across the Clarence River. | The rail ferries operated from wharves on the south bank of the Clarence River east of Alipou Creek. The archaeological remains of these wharfs and associated rail lines are still extant. |
| 1926 | S.S. <i>Induna</i> , a modified steamship, commences operation as a rail ferry across the Clarence River. | The hull of the <i>Induna</i> is situated on the south bank of the river between Bent Street and Wharf Street. |
| 1928 - 1932 | Construction of the Clarence River bridge. Opened in 1932. | The bridge and associated railway viaducts and road approaches. |
| 1935 | Planting of jacaranda trees on Pound Street between Clarence Street and the river to commemorate the Silver Jubilee of King George V. | Surviving trees and a memorial tablet affixed to the railway viaduct. |
| 1953 | Avenue of cassia trees planted in Clarence Street between Bacon and Pound Streets to commemorate the coronation of Queen Elizabeth II. | Surviving trees and a memorial tablet affixed to the railway viaduct at Clarence Street. |
| 1957 | Grafton and South Grafton reincorporated to | |

| Date(s) | Event | Physical Evidence |
|---------|-------|-------------------|
|---------|-------|-------------------|

form the City of Grafton.

4.1.6 Historical Maps and Plans

The following section utilises historical maps and plans to build up a sequence of the historical development of Grafton and South Grafton. These maps and plans also partly form the basis for predicting the location of potential archaeological sites in the area. All maps and plans were sourced from the Clarence River Historical Society.



Plate 1: 1841 survey plan of the Grafton area (north side of the Clarence River). The area appears undeveloped at this time and covered in “brush” according to the annotations on the plan. Portions XXII, XIX and XX shown above were subsequently reserved for town allotments in 1848. Some early unregulated settlement had already occurred at this time but does not appear on the plan (Source: Schaeffer House, Grafton Historical Society).

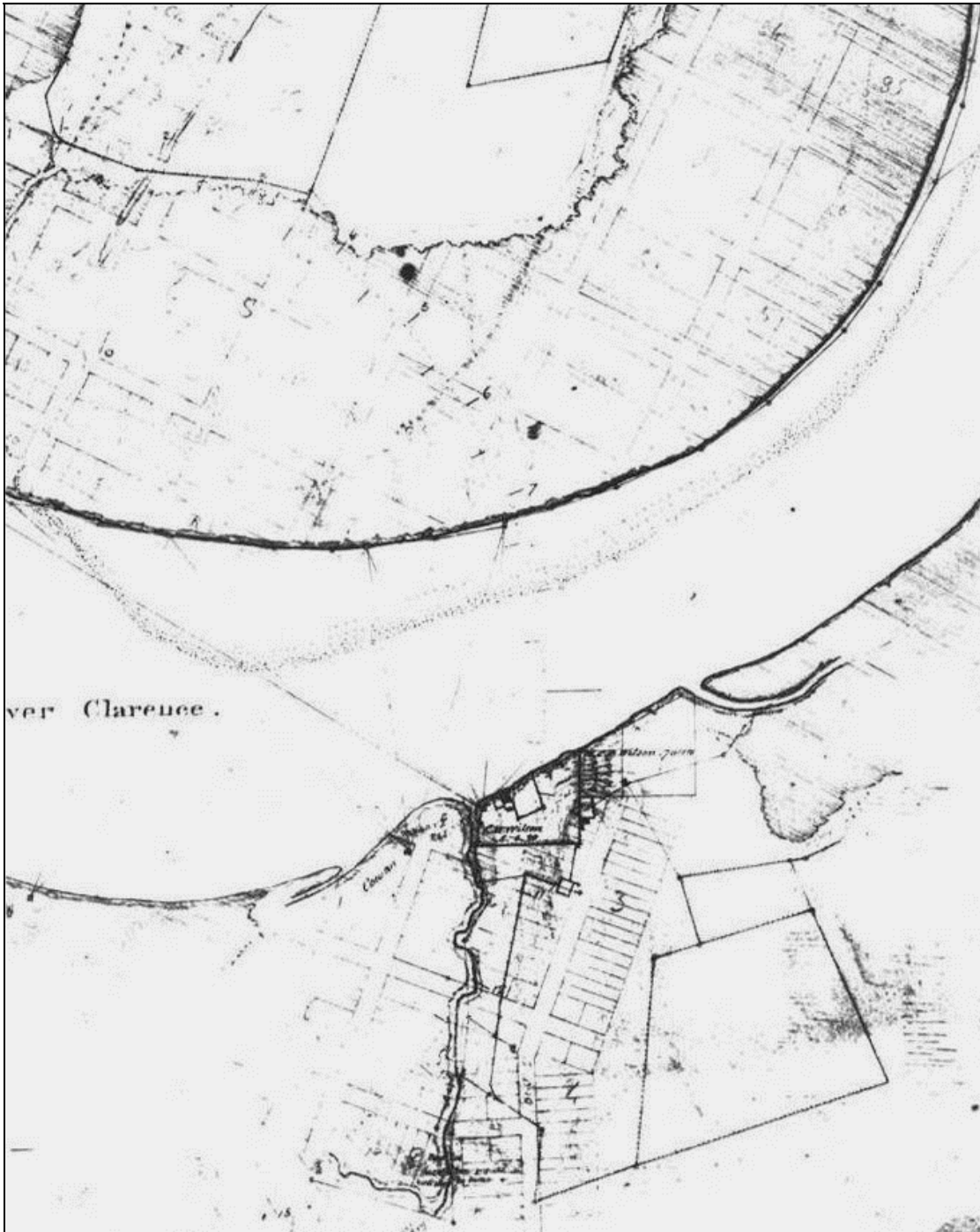


Plate 2: 1849 Survey plan for the townships on both sides of the Clarence River at Grafton. Grafton was laid out on a strict grid, while South Grafton was largely laid out on a grid plan with the exception of Bent Street which followed a natural ridgeline. This plan shows the location of establishments on the south bank of the river belonging to C.M. and C.B. Wilson, two surveyors who had settled here in 1840 (red arrow)(Source: Schaeffer House, Grafton Historical Society).



Plate 3: 1863 Town Plan showing the completed grid layout of Grafton and South Grafton, sections and portions, the owners of the latter, and key features. Few buildings are illustrated. The buildings on C.M. Wilson's property (indicated by the red arrow) on the south bank of the river are between Christopher Creek and Bent Street (Source: Schaeffer House, Grafton Historical Society).

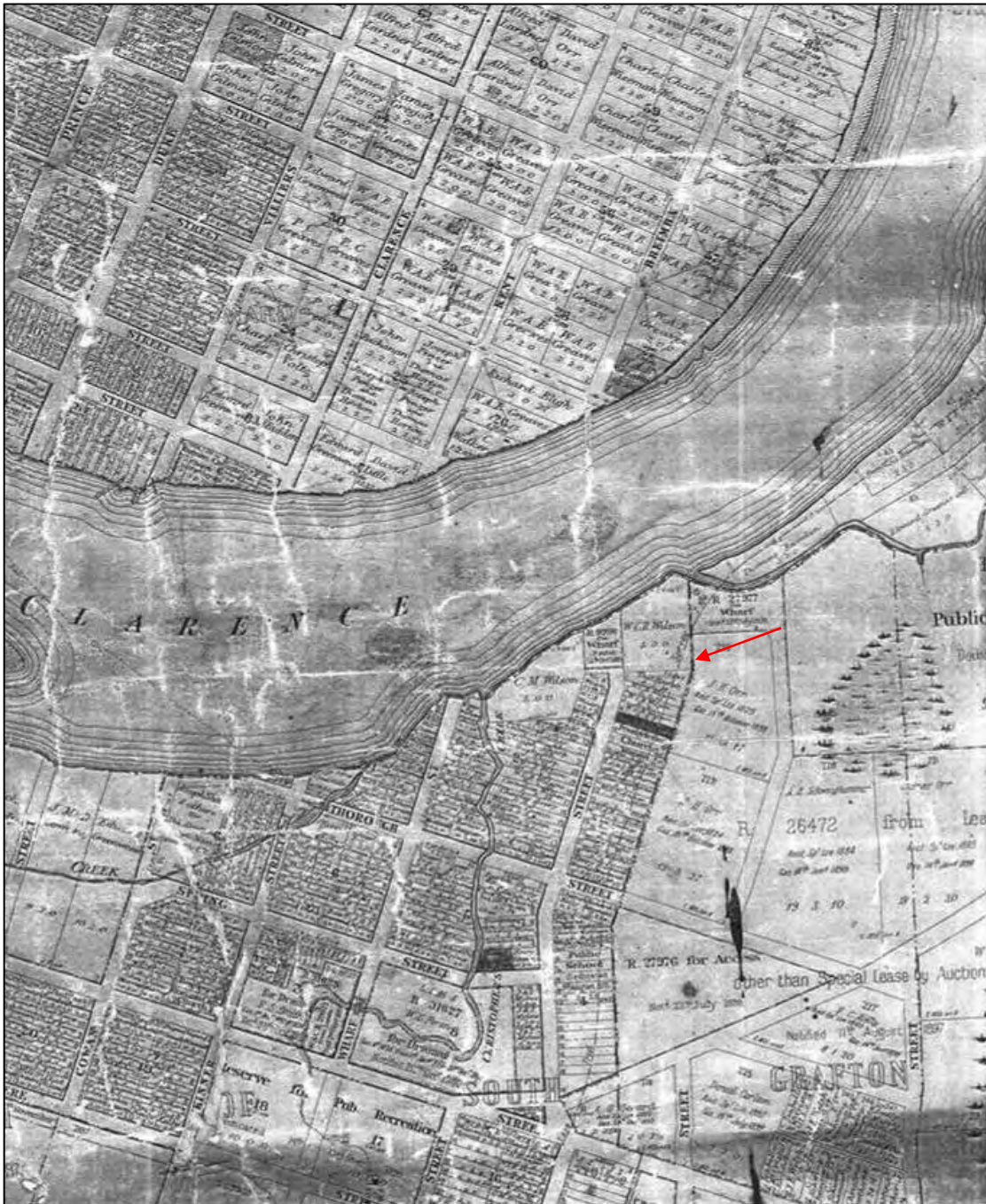


Plate 4: c1900 Parish Map. A “Trial Survey” line (indicated by the red arrow), parallel to Bent Street, has been drawn for the railway line to South Grafton, which was not officially authorised until 1906 (Source: Schaeffer House, Grafton Historical Society).

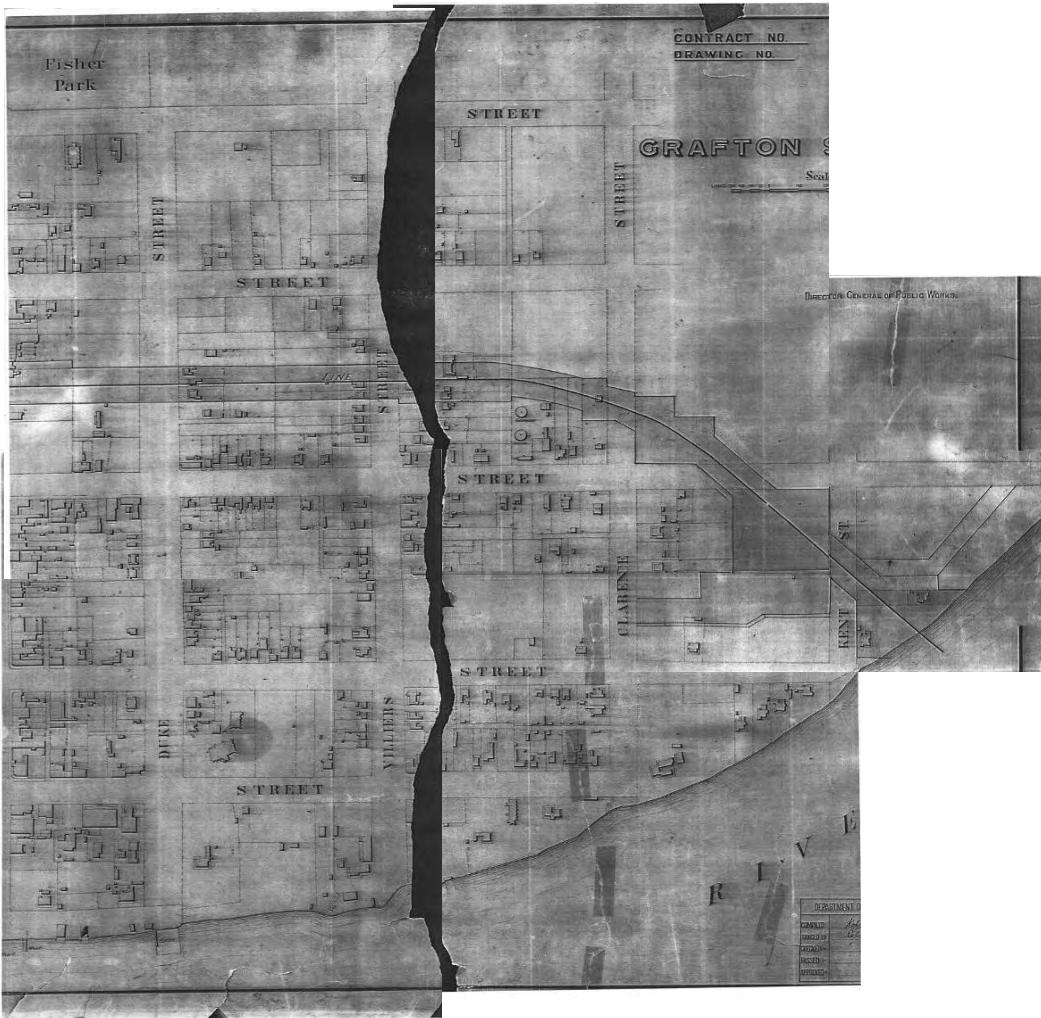


Plate 5: 1914 Sewerage Plan for Grafton. This detailed survey plan shows buildings, outbuildings and fence lines which existed at the time. The plan also has a later amendment showing the route of the railway line which was constructed between 1928 and 1932 (Source: Schaeffer House, Grafton Historical Society).

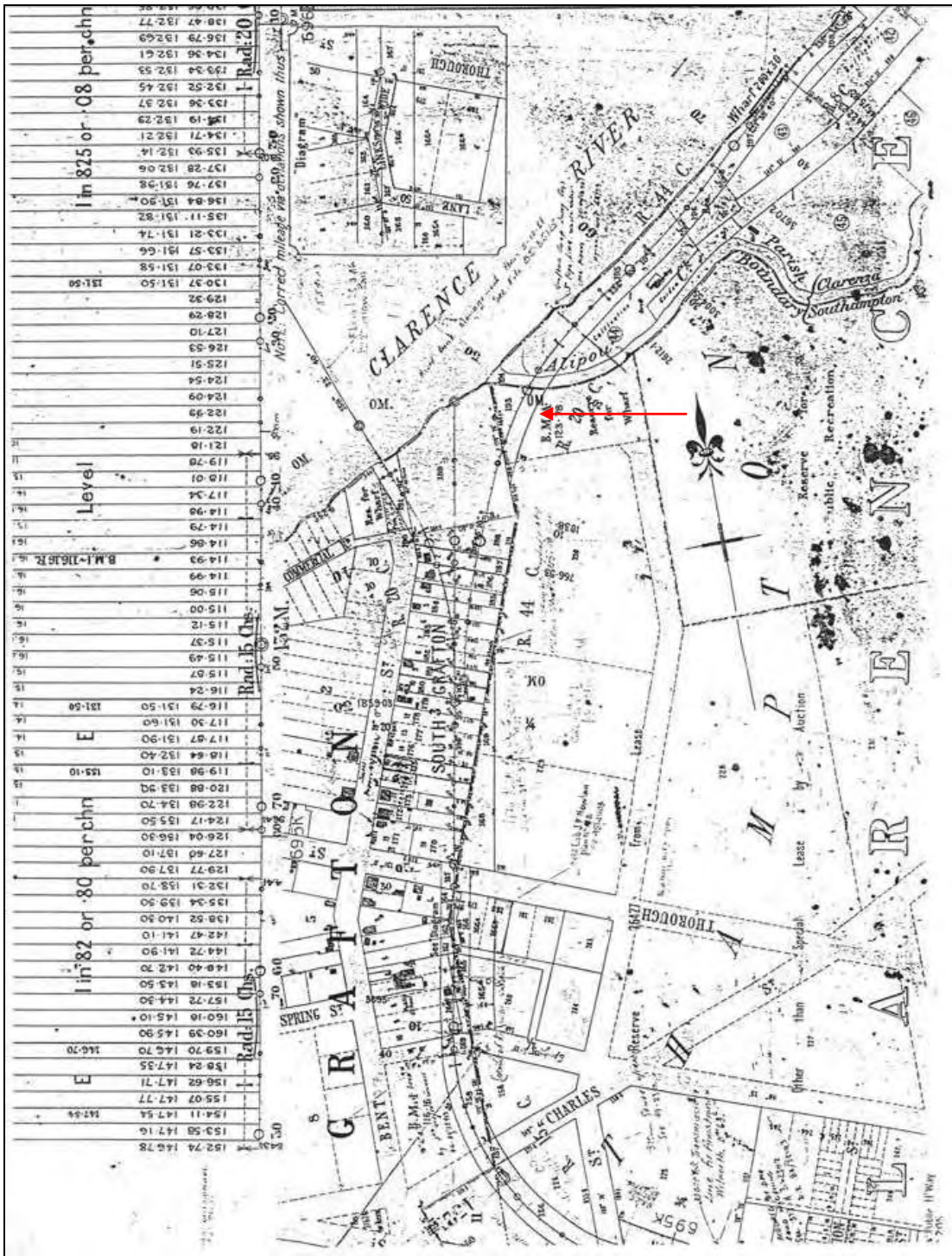


Plate 6: c1915 plan showing survey routes for the rail line to South Grafton (indicated by the red arrow). The plan also shows buildings situated within the vicinity of the existing bridge (Source: Schaeffer House, Grafton Historical Society).

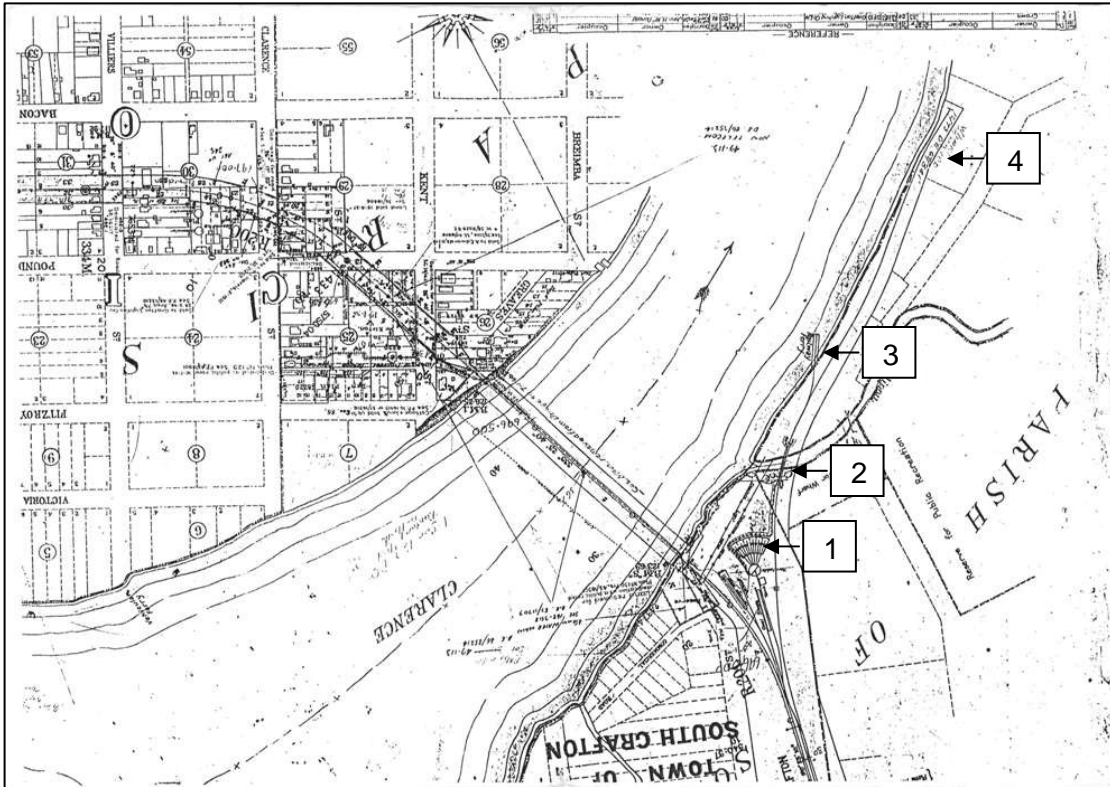


Plate 7: c.1930 plan showing the detailed survey route for the Clarence River Bridge and the extension of the railway line through Grafton. The plan shows buildings at Grafton which were within and adjoining the corridor for the railway line. The plan also shows the structures present at the rail yards (1) at the end of the line at South Grafton, the rail bridge across Alipou Creek (2) and the location of the rail ferry wharfs (3) & (4). (Source: Schaeffer House, Grafton Historical Society).

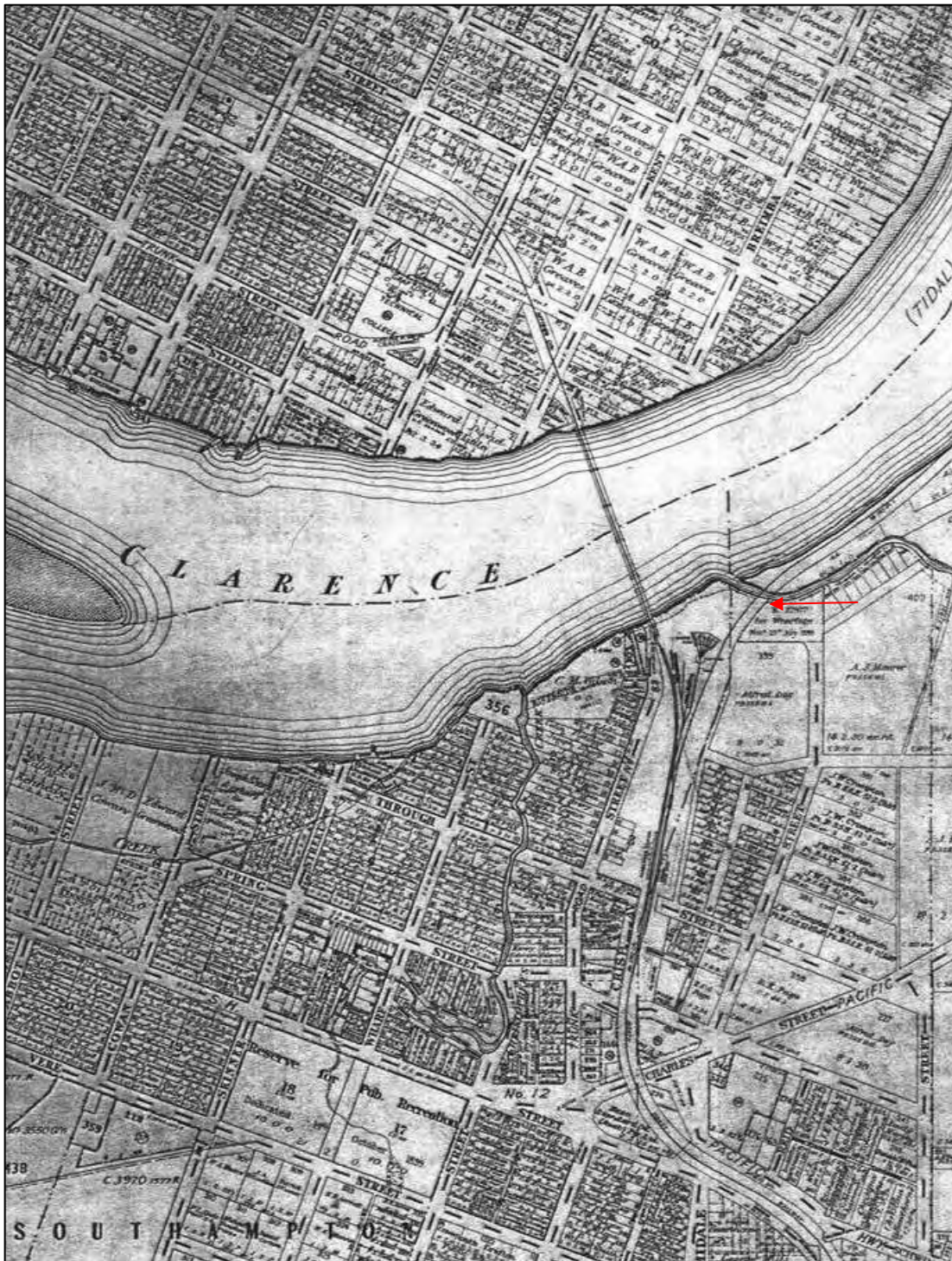


Plate 8: 1967 Parish Map. The Parish Map has been updated to reflect the reservations for the road and rail corridors connecting Grafton and South Grafton. The plan also provides detail on the organisation of the rail line terminus at South Grafton and the alignment of the rail line to the punt is still evident (indicated by a red arrow) (Source: Schaeffer House, Grafton Historical Society).

5.0 EXISTING ENVIRONMENT AND CONSTRAINTS

5.1 Summary of the Investigation

The results of this investigation are derived from a desk top study of heritage items, research at the Grafton Historical Society and two site visits.

Over 500 items are listed on current statutory registers, most of those on the recently gazetted Schedule 1 of the *Grafton Local Environmental Plan 1988*. Over 100 heritage items are listed on more than one register, including the National Trust. There are approximately 6 identified archaeological sites (four that are listed on registers and two sites are visible in the landscape but are not recorded on previous documents) and 7 potential archaeological sites (that is, sites that have been identified through documentary research but are not visible on the ground). Furthermore, four items, all residential buildings, considered to be contributory were identified during the site visits. The blaze tree and adjacent stock yard (identified as an archaeological site) in South Grafton were noted during one of the site visits; these items are shown in Figure 14.

“Schedule 5 Environmental Heritage” of the *Clarence Valley Draft Local Environmental Plan 2010* is a combination of the pre-June Heritage Schedule of the *Grafton Local Environmental Plan 1988* and the *North Coast Regional Environmental Plan* (currently in force). If the heritage items listed on the heritage schedule of the regional environmental plan are eventually transferred to the local environmental plan heritage schedule, items of “regional” significance will automatically be reallocated to “local” significance (unless they are already on the State Heritage Register).

The November Ordinary Meeting of the Clarence Valley Council resolved to adopt all but 18 of the potential heritage items identified in the *Community Based Heritage Study* and exclude 1 property from the (then) proposed Grafton Conservation Area (Clarence Valley Council Minutes November 2010: 77). Out of 126 submissions in response to the *Community Based Heritage Study*, 76 were objections, which are currently being assessed on a case-by-case basis (*pers. Comm* Deborah Wray, Clarence Valley Council 12 May 2011). Council’s summary of the *Community Based Heritage Study* was to confirm the importance of heritage in Grafton:

Heritage is a major part of Grafton’s identity; it attracts tourism, assists in economic development, and is a drawcard to current and prospective residents. Council’s 2020 Vision identifies the conservation of cultural heritage as an important part of its Sustainability Strategy.

5.2 Implications of heritage status

5.2.1 Introduction

Grafton and South Grafton are towns with high cultural heritage values. Combined, that value is even greater and is reflected in the identification of its listed heritage items, the large number of potential heritage items recently identified in the *Community Based Heritage Study* (Gardiner 2010) and the existence of the Grafton Conservation Area. One recommendation of the *Community Based Heritage Study* (Gardiner 2010) is for the existing conservation area to be divided into two and extended on both sides of the Clarence River.

Changes to the character of Grafton and South Grafton must be carefully managed to ensure that excessive impacts are not incurred. Detailed assessment of the future impact associated with the duplication of the bridge would be required in order to understand significance, impacts and therefore appropriate management of affected heritage values.

Heritage listings provide identified items with protection under the relevant Act that creates the heritage register. While every effort is made to adequately assess significance during heritage studies, the inclusion of an item on a specific statutory register identifies the Act under which it is protected and is not necessarily an indication of its level of significance; hence the requirement to prepare assessments of heritage significance when changes are proposed to items that are not included in current management documents.

5.2.2 Statutory Protection

STATE HERITAGE REGISTER

Part 5, *Environmental Planning and Assessment Act 1979*, approvals under the *Heritage Act 1977* would be required to make material changes to an item, and its curtilage, that is listed on the SHR.

Part 3A, *Environmental Planning and Assessment Act 1979*, project approval would apply and thus nullify the necessity for permit applications under the *Heritage Act 1977*; however a high standard of reporting would be required to inform the location of an additional crossing and route design and the mitigation strategies would need to respond at a level commensurate with the level of heritage significance. Section 146 of the *Heritage Act 1977* (notification to the Heritage Council in the event that unexpected relics are uncovered) would apply.

LOCAL ENVIRONMENTAL PLAN

Part 5, *Environmental Planning and Assessment Act 1979*, would allow the project to proceed under the State Environmental Planning Policy (Infrastructure) 2007. Management of items listed on the heritage schedule of the existing local environmental plan would be assessed with appropriate mitigation approved by the RTA rather than Council. Clarence Valley Council would be notified by the RTA and given the opportunity to respond.

Archaeological sites may also be identified on the heritage schedule of a local environmental plan; however, regardless of their status on a heritage schedule, they require approval under s140 or endorsement under s139 of the *Heritage Act 1977* when being assessed under the *State Environmental Planning Policy (Infrastructure) 2007*. If an archaeological site is recorded on the State Heritage Register, approval would be under s60 or an exemption notification.

Until June 2011 the Grafton Heritage Conservation Area applied to the areas of Grafton and South Grafton in the vicinity of the Clarence River and on the western side of the existing bridge. The *Community Based Heritage Study* (Gardiner 2010) proposed that the existing curtilage of the heritage conservation area be extended and, like the *Draft Clarence River Local Environmental Plan 2010*, divided into two separate areas (Grafton and South Grafton). Many of the proposed items in the towns fell within the expanded conservation area boundaries proposed in the Heritage Study particularly on the north side of the railway line through Grafton. The majority of recommendations made in the *Community Based Heritage Study* were adopted by Council in November 2010 and gazetted on 10 June 2011.

The significance and character of a heritage conservation area lies in the collective contribution made by individual elements, such as buildings, streetscapes, trees etc. Potentially all or none of these individual elements could in turn be listed individually as heritage items. The important elements within the existing and proposed conservation areas are the 19th century street layout evident in Grafton and South Grafton, street plantings and the built environment (including individual buildings, works and monuments). The ability to demonstrate the phases of the towns' development in its architectural manifestations is another value that is collectively embodied in Grafton and South Grafton. The loss of any of these elements diminishes the significance of the Conservation Areas, thus changes should be carefully managed where they are unavoidable.

REGIONAL ENVIRONMENTAL PLAN

Regional environmental plans are environmental planning instruments that address issues that are of regional significance. The Department of Planning is currently in the process of abolishing regional environmental plans (and their schedules) and transferring the controls and schedules to local environmental plans or state environmental planning policies. The heritage schedules of the *North Coast Regional Environmental Plan* and the heritage schedule of the *Grafton Local Environmental Plan* will be consolidated into one instrument when the *Draft Clarence Valley Local Environmental Plan 2010* is adopted. The *North Coast Regional Environmental Plan* is currently in force.

REGISTER OF THE NATIONAL ESTATE

The Register of the National Estate will be phased out by 2012 and it is intended that items listed on the Register will be transferred to other registers. Only items that are owned by the Commonwealth Government are protected by legislation; all other items on the Register are not, but their inclusion is a strong indication of their significance to the community.

PROPOSED ITEMS

Whilst most of the items proposed for listing in the *Community Based Heritage Study* were gazetted in June 2011 as heritage items under the *Environmental Planning and Assessment Act 1979*, a small number were excluded due to owner objections. It is possible that the proposed heritage items that were not gazetted will be added to the current heritage schedule of *Grafton Local Environmental Plan 1988* or the *Draft Clarence Valley Local Environmental Plan 2010*. The items in the *Community Based Heritage Study* have been proposed for heritage listing as they have been identified as possessing cultural heritage values; these values should therefore be considered in an assessment of the environmental impact of proposed development. Consultation with Clarence Valley Council will be required prior to the next phase of investigation to confirm the status of the items.

5.2.3 Non-Statutory Listings

NATIONAL TRUST

Whilst the National Trust does not have statutory powers and approval for change is not necessary from the Trust, classification does imply a high level of community esteem. Despite the lack of statutory protection for items that are listed only with the National Trust, demolition or adverse change would require strong justification to the community.

REGISTER OF THE NATIONAL ESTATE

As above (Section 5.2.2).

CONTRIBUTORY

Items identified as “contributory” in this report are those that are considered by Bosis Research to possess heritage value as buildings which contribute to the significance and character of the existing and proposed heritage conservation areas but which are not already listed.

5.3 Implications for known and potential archaeological sites

5.3.1 Terrestrial & Maritime Archaeology

In NSW, relics that are not listed on the State Heritage Register are protected under s139 of the *Heritage Act 1977*. Where archaeological sites or potential archaeological sites have been identified by the current investigation, their status as relics has not been confirmed. Archaeological assessment would be required to establish if those sites are, or contain, relics as this determination is based upon the assessed significance of non-Aboriginal sites. Furthermore, the sites that have been identified as potential archaeological sites have been identified through an inspection of historical plans and maps rather than through visual inspection.

All archaeological sites that prove to contain (or be) relics are protected under the *Heritage Act 1977*. They cannot be disturbed or destroyed except with approval from the Heritage Council of NSW if the project has been approved under Part 5 of the *Environmental Planning and Assessment Act 1979*. Project approval under Part 3A of the *Environmental Planning and Assessment Act 1979* removes the permit approval process under the *Heritage Act 1977*, but does not remove the obligation to undertake the assessment and further work to “best practice” standards.

5.4 Constraints

5.4.1 Non-Aboriginal cultural landscape

At the level of investigation undertaken for this stage of the proposal, a basic classification of Grafton and South Grafton can be made with regard paid to the non-Aboriginal cultural landscape. The method of classification employed in this investigation uses the concentration of heritage items listed on statutory registers; the level of registered significance; archaeological sensitivity (this grouping includes known and potential archaeological sites); and proximity to the Clarence River and therefore the level of impact should a crossing be proposed in proximity.

Schedule 1 of the *Grafton Local Environmental Plan 1988* lists nine individual items as possessing “state” significance, while the State Heritage Register lists seven; 4 in Grafton and 3 in South Grafton. The two additional items are the Victorian Cottage and the Georgian Cottage at Duke Street Grafton (part of the Cathedral group and listed on Fitzroy Street Grafton) and are included in the SHR listing, thus are not in fact “additional” to the State Heritage Register; Council has listed them separately.

1. Grafton

The expansion of the conservation area in Grafton and the addition of a large number of heritage items to the heritage schedule of the *Grafton Local Environmental Plan 1988* have resulted in an area with a substantial level of heritage constraints on the north side of the Clarence River. With the exception of the Rail and Road Bridge, all four SHR listed items in Grafton occur on the upstream side of the bridge (west), although one of those items, the Grafton Correctional Facility (or gaol) is at a considerable distance to the river. Heritage items listed on the North Coast REP heritage schedules are spread evenly across the most concentrated area of Grafton close to the river. All the heritage items listed on s.170 registers are situated on the western side of the bridge with the RTA Regional Office located at 31 Victoria Street Grafton adjacent to the river bank.

The original conservation area has been divided into two separate entities with the area in Grafton being expanded considerably (refer Figure 5).

One item, “Dovedale” listed on the heritage schedule of the *North Coast Regional Environmental Plan* is located downstream of the bridge and adjacent to the river bank on Breimba Street, Grafton. Of note in this area, is the avenue of trees on Breimba Street which is listed as a potential heritage item on *The Community Based Heritage Study* and is worthy of mention in this section.

In addition to items listed on the statutory registers, one archaeological site was identified through an analysis of plans and another was identified on the *Grafton Local Environmental Plan* and the Register of the National Estate. The first is on the grounds of the TAFE property, which is identified as “Dunvegan”, a free-standing, two-story Victorian dwelling. The 1914 Sewerage Plan for Grafton (Plate 5) shows now-demolished buildings surrounding “Dunvegan”. The second archaeological site in Grafton is the site of the former Grafton Courthouse, part of the Grafton Civic Group, which is listed on the *Grafton Local Environmental Plan 1988*. The Grafton Punt is listed on the Australian National Shipwrecks Database but its location is unknown.

Certain street trees are also protected by their inclusion on Schedule 1 of the Grafton LEP. The location of most of the trees is not given; instead the listing extends to all *Brachychiton* (flame trees), *Ficus* (fig trees) or Jacaranda trees over 3 metres in height. Of note are the plantings of figs on Breimba Street and the memorial plantings on Bacon Street (between Queen Street and Cranworth Street). Other significant groups of memorial trees are located in Pound Street, Clarence Street and Queen Street. Pound Street is known as Jacaranda Avenue marking the location of the original Jacaranda Festival, and the SHR listed Cathedral precinct and Victoria Street group is marked by mature trees (Gardiner 2010: 21 – 22). In general, flame trees, fig trees and jacarandas over 3 metres in height that are located within a road reserve are protected by their status on the heritage schedule of the *Grafton Local Environmental Plan 1988*.

2. South Grafton

A large number of heritage items are concentrated around the South Grafton CBD clustered around Skinner Street and within the expanded conservation area.

The Railway Station Group is located to the east of the Bent Street alignment and south of the existing bridge and is on the State Heritage Register, Schedule 1 of the *Grafton LEP 1988* as well as the Railcorp s.170 Register (including the railway turntable). The South Grafton Fire Station is also listed on the NSW Fire Brigade s.170 Register.

One item, the hull of the *SS Induna* (and Bow Memorial) is listed on the *North Coast Regional Environmental Plan* as well as on the Australian National Shipwrecks Database and it is a recent addition to the *Grafton LEP 1988* heritage schedule. It is located on the banks of the Clarence, approximately 189 metres from the existing bridge. The *Induna* is also considered a “relic” (archaeological site protected under the *Heritage Act*). The site of a building belonging to the former surveyors Wilson (2 brothers) is located at the base of the southern bridge abutments on the upstream side and possesses potential as an archaeological site (refer Plate 3).

A number of archaeological sites have been identified at this preliminary stage of the investigation. Identification was made through analysis of early plans and during the site visits conducted by Biosis Research in 2010. The southern bank is particularly rich with archaeological sites and potential archaeological sites. In the vicinity of the bridge abutments there are visible relics related to two of the former rail wharfs, the railway terminus and the entrance to the rail ferry wharf as well as the railway turntable and the site of a stock reserve (refer Figure 5).

Trees that were identified as significant in South Grafton include the camphor laurels and pine trees along Skinner Street. These trees are described as providing an entrance to the South Grafton commercial area (Gardiner 2010: 22). Flame trees, fig trees and jacarandas over 3 metres in height that are located within a road reserve are protected by their status on the heritage schedule of the *Grafton Local Environmental Plan 1988*.

6.0 PRELIMINARY CONCLUSIONS & RECOMMENDATIONS

Preliminary Conclusions

Overall, Grafton and South Grafton have a large number of heritage items in the form of domestic, government/civic and commercial buildings, terrestrial and maritime archaeological sites as well as cultural plantings. At the November 2010 Ordinary Meeting (Clarence Valley Council, held 16 November), Council acknowledged the importance of the heritage character of Grafton and South Grafton to the area's identity. Council's 2020 vision considers Grafton and South Grafton's cultural heritage an important part of its Sustainability Strategy (Clarence Valley Council). This is a view that appears to be supported by the majority of the community that responded to the findings of the *Community Based Heritage Study*.

This examination considered items with current statutory protection, which now include the majority of items identified as "proposed" by the *Community Based Heritage Study*. One issue that was identified by Council in the November Ordinary meeting is that some of the addresses of recently gazetted heritage items are incorrect; it is not known if this issue has been rectified. Whilst this does not apply to many items, addresses should be verified when the proposal progresses. The exclusion of some items and consideration of the 50 objections has not impacted the overall heritage significance of Grafton and South Grafton.

The pattern that is evident at this broad scale is that the majority of heritage items, including those on the State Heritage Register, occur in Grafton and South Grafton on the upstream side of the bridge. The layout of the street grid is evidence of the planning that went into Grafton and South Grafton and is an historic reminder of their development.

Archaeological sites have been identified as confirmed or potential and are not confined to one area of Grafton and South Grafton; they are scattered across the immediate area. Other archaeological sites that have not been identified may also exist; however, further research would be required to identify them.

Downstream of the bridge in South Grafton, the non-Aboriginal cultural landscape has fewer built items but a small number of archaeological sites. Farmland to the east of the existing bridge does not have confirmed heritage items although some areas have pockets of archaeological sites or may have isolated significant structures. A tree with a surveyor's blaze and a former stock reserve are located in this area, as are a number of archaeological sites (potentially relics) associated with ferry crossings that became redundant with the opening of the bridge.

Grafton and South Grafton contain items which demonstrate their post-contact settlement and growth. Historical heritage values are represented by a combination of architectural, archaeological and landscape items that, as a whole, demonstrate the development of the area since European settlement and contribute significantly to its character; a point that is also reflected by the creation of the conservation areas. The result is that a number of issues are raised by large-scale development and the management of the area's heritage assets.

In order to understand the level of impact that is likely to be incurred by the construction of an additional crossing of the Clarence River, a basic examination of the relative level of significance is necessary. One issue that became apparent during the preparation of this report is that although the items on the *Grafton LEP 1988* and the *Clarence Valley Draft LEP 2010* (which includes the *North Coast REP*) are, by default, items of 'local' significance unless they are identified on the State Heritage Register, there is considerable variation between them in terms of relative significance.

Recommendations

The assessment process for this report, which was through documentary research and visual inspection of parts of Grafton and South Grafton, confirmed that there is variation in the local significance category. It is clear that some of the heritage items have undergone modifications that are likely to have diminished their value as an individual item, without those modifications diminishing their contribution to the conservation area.

Consequently in assessing the impact of an additional crossing at Grafton, on historical cultural heritage, the relative significance of the item or group should be considered.

Grafton and South Grafton are distinctive for the heritage character that they retain; this is reflected in the creation of the Conservation Area and the proposed residential groups. Consideration should be given to adapting the design of the additional crossing to the significance of the whole, as identified by the Conservation Area.

The following recommendations with regard to non-Aboriginal heritage have been provided with to guide the next step in the process.

1. Conservation through avoidance

- 1.1 The preferred outcome is that impacts to heritage items are avoided. Heritage items are considered as: listed items, contributory items and archaeological sites.
- 1.2 Where total avoidance is not possible, preference for the location of an additional crossing should be given to areas where the relative impacts to heritage are at a minimum.
- 1.3 The identification of the preferred location of an additional crossing will require detailed historical assessment and identification of impacts to assist in understanding the cumulative impact of the proposed bridge construction as well as the management issues that may arise from those impacts (refer Recommendation 2.1).

2.0 Understanding the heritage significance of the place

- 2.1 Undertake further investigation that assesses potential crossing locations in terms of impacts on heritage significance at the short-listed stage of options. The assessment should consider a number of factors and be undertaken in consultation with the Heritage Branch (Office of Environment and Heritage) and the RTA. It is important to note that considerable variation exists within the items that have been assessed as possessing local significance and addressing that variation will assist with the decision making process where it is informed by heritage issues.

3.0 Further archaeological assessment

- 3.1 Undertake detailed assessment of heritage items and archaeological sites when a preferred location for an additional crossing is identified.

4.0 Consultation with Clarence Valley Council

- 4.1 A total of 76 objections were received in response to the public exhibition of the proposed heritage items. These items have been removed from the in-force heritage schedule but may be added at a later date. When assessing preferred locations for the addition crossing, consult with Clarence Valley Council to ensure that the status of potential heritage items has not changed to gazetted.

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APPENDIX 1

Schedule 1, Grafton Local Environmental Plan 1988

[Whole title](#) | [Parent Act](#) | [Historical versions](#) | [Historical notes](#) | [Search title](#)

Grafton Local Environmental Plan 1988

Current version for 10 June 2011 to date (accessed 1 July 2011 at 11:10)

[Schedule 1](#)

<< page >>

Schedule 1 Environmental heritage

(Clauses 5 and 28)

Part 1 Heritage items

| Locality | Item name | Address | Property description | Significance |
|----------|--|------------------|--|--------------|
| Grafton | Grafton railway viaduct | Alice Street | Road reserve | Local |
| Grafton | Dwelling | 2 Alice Street | Lot 1, DP 101002; Lot 1, DP 735901 | Local |
| Grafton | Dwelling | 6 Alice Street | Lot 2, DP 1042740 | Local |
| Grafton | Dwelling | 10 Alice Street | Lot 20B, DP 398837 | Local |
| Grafton | Dwelling ("Abbotsford") | 11 Alice Street | Lot 10, Section 18, DP 758470 | Local |
| Grafton | Dwelling ("Smithholme") | 12 Alice Street | Lot 3, DP 400439 | Local |
| Grafton | Dwelling ("Bronte") | 13 Alice Street | Lot 11, Section 18, DP 758470 | Local |
| Grafton | Dwelling (group value) | 14 Alice Street | Lot 2, DP 400439 | Local |
| Grafton | Dwelling | 18 Alice Street | Lot 11, DP 606569 | Local |
| Grafton | Dwelling (group value) | 23 Alice Street | Lot 14, DP 758470 | Local |
| Grafton | Dwelling | 25 Alice Street | Lot 15, DP 758470 | Local |
| Grafton | Dwelling (group value) | 27 Alice Street | Lot 1, DP 734205 | Local |
| Grafton | Dwelling (group value) | 29 Alice Street | Lot 2, DP 734205 | Local |
| Grafton | Dwelling (group value) | 40 Alice Street | Lot 1, DP 199607 | Local |
| Grafton | Dwelling | 47 Alice Street | Lot 1, DP 328707 | Local |
| Grafton | Dwelling | 97 Alice Street | Lot 9, DP 238906 | Local |
| Grafton | Dwelling | 119 Alice Street | Lot 1, DP 1035349 | Local |
| Grafton | Dwelling (group value) | 132 Alice Street | Lot 2, DP 784913 | Local |
| Grafton | Residence | 133 Alice Street | Lot 1, DP 124245 | Local |
| Grafton | Dwelling (group value) | 134 Alice Street | Lot 5, DP 744164 | Local |
| Grafton | Dwelling (group value) | 135 Alice Street | Lot 12, DP 833297 | Local |
| Grafton | Dwelling ("Rosslyn") | 137 Alice Street | Lot 4, DP 747096 | Local |
| Grafton | Dwelling (group value) | 139 Alice Street | Lot 3, DP 747096 | Local |
| Grafton | Dwelling (group value) | 140 Alice Street | Lot 17, DP 758470 | Local |
| Grafton | Dwelling (group value) | 141 Alice Street | Lot 2, DP 747096 | Local |
| Grafton | Dwelling (former Tracker Robinson's cottage) | 143 Alice Street | Lot 10, DP 758470 | Local |
| Grafton | Dwelling ("Carrington Villa") | 144 Alice Street | Lot 1, DP 718451; Lot 15, DP 758470 | Local |

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|---------|------------------------------|----------------------|-------------------------|-------|
| Grafton | Dwelling (group value) | 145 Alice Street | Lot 2, DP 784419 | Local |
| Grafton | Dwelling (group value) | 147 Alice Street | Lot 1, DP 784419 | Local |
| Grafton | Dwelling (group value) | 149 Alice Street | Lot 1, DP 745101 | Local |
| Grafton | Dwelling | 181 Alice Street | Lot 1, DP 783770 | Local |
| Grafton | Dwelling (group value) | 187 Alice Street | Lot 1, DP 784281 | Local |
| Grafton | Dwelling (group value) | 192 Alice Street | Lot 1, DP 703958 | Local |
| Grafton | Dwelling | 195 Alice Street | Lot 3, DP 784277 | Local |
| Grafton | Dwelling | 103 Arthur Street | Lot 1, DP 782428 | Local |
| Grafton | Dwelling | 109 Arthur Street | Lots 1 and 2, DP 780670 | Local |
| Grafton | Memorial Avenue trees | Bacon Street | Road reserve | Local |
| Grafton | Dwelling | 4 Bacon Street | Lot 3, DP 782991 | Local |
| Grafton | Dwelling (group value) | 38 Bacon Street | Lot 74, DP 1066020 | Local |
| Grafton | Dwelling (group value) | 40 Bacon Street | Lot 1, DP 783532 | Local |
| Grafton | Dwelling ("The Rosary") | 41 Bacon Street | Lot 1, DP 718422 | Local |
| Grafton | Dwelling (group value) | 42 Bacon Street | Lot 1, DP 806087 | Local |
| Grafton | Dwelling (group value) | 44 Bacon Street | Lot 3, DP 783513 | Local |
| Grafton | Dwelling (group value) | 45 Bacon Street | Lot 1, DP 212926 | Local |
| Grafton | Dwelling (group value) | 46 Bacon Street | Lot 2, DP 783513 | Local |
| Grafton | Dwelling (group value) | 54 Bacon Street | Lot 2, DP 344487 | Local |
| Grafton | Dwelling | 60 Bacon Street | Lot 1, DP 311911 | Local |
| Grafton | Dwelling (group value) | 64 Bacon Street | Lot A, DP 360121 | Local |
| Grafton | Dwelling (group value) | 65–67 Bacon Street | Lot 3, DP 782872 | Local |
| Grafton | Dwelling (group value) | 69 Bacon Street | Lot 1, DP 781394 | Local |
| Grafton | Dwelling (group value) | 95 Bacon Street | Lot 1, DP 196316 | Local |
| Grafton | Dwelling (group value) | 96 Bacon Street | Lot 2, DP 350777 | Local |
| Grafton | Dwelling ("Kelso") | 100 Bacon Street | Lot 5, DP 667429 | Local |
| Grafton | Dwelling (group value) | 101 Bacon Street | Lot 1, DP 770204 | Local |
| Grafton | Masonic Centre (group value) | 104 Bacon Street | Lots 1–3, DP 1427 | Local |
| Grafton | Dwelling (group value) | 105 Bacon Street | Lot 105, DP 1077112 | Local |
| Grafton | Dwelling (group value) | 107 Bacon Street | Lot 11, DP 996957 | Local |
| Grafton | Dwelling | 135 Bacon Street | Lot 1, DP 1063727 | Local |
| Grafton | Dwelling (group value) | 147 Bacon Street | Lot 2, DP 868616 | Local |
| Grafton | Dwelling (group value) | 149 Bacon Street | Lot 1, DP 778851 | Local |
| Grafton | Dwelling ("Orara") | 151 Bacon Street | Lot 4, DP 78954 | Local |
| Grafton | Dwelling (group value) | 153 Bacon Street | Lot 1, DP 797489 | Local |
| Grafton | Oddfellows Hall | 155 Bacon Street | Lot 6, DP 1113868 | Local |
| Grafton | Dwelling | 193–195 Bacon Street | Lots 2 and 3, DP 1217 | Local |
| Grafton | Dwelling (group value) | 219 Bacon Street | Lot 1, DP 742828 | Local |
| Grafton | Dwelling (group value) | 221 Bacon Street | Lot 1, DP 783556 | Local |
| Grafton | Dwelling (group value) | 223 Bacon Street | Lot 5, DP 798102 | Local |
| Grafton | Dwelling | 235 Bacon Street | Lot 1, DP 709790 | Local |
| Grafton | Dwelling | 1 Bawden Street | Lot 1, DP 779793 | Local |
| Grafton | Dwelling (group value) | 2 Bawden Street | Lot 1, DP 331676 | Local |
| Grafton | Dwelling (group value) | 3 Bawden Street | Lot 1, DP 798090 | Local |
| Grafton | Dwelling (group value) | 21 Bowtell Avenue | Lot 2, DP 403801 | Local |
| Grafton | Dwelling (group value) | 29 Bowtell Avenue | Lot 6B, DP 372503 | Local |
| Grafton | Dwelling | 39–41 Bowtell Avenue | Lot 2, DP 533309 | Local |
| Grafton | Dwelling (group value) | 43 Bowtell Avenue | Lot 1, DP 784468 | Local |

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|---------|--|---------------------------------|---|-------|
| Grafton | Dwelling (group value) | 49 Bowtell Avenue | Lot 104, DP 1104544 | Local |
| Grafton | Dwelling | 51 Bowtell Avenue | Lot 1, DP 779634 | Local |
| Grafton | Dwelling (“Dovedale”) | 8 Breimba Street | Lot 4, DP 37623 | Local |
| Grafton | Dwelling | 46 Breimba Street | Lot 21, DP 607170 | Local |
| Grafton | Grafton rail and ferry wharf site | Clarence River (north bank) | Clarence River | Local |
| Grafton | SS Induna and Bow Memorial | Clarence River (riverbank) | Clarence River | Local |
| Grafton | Susan Island | Clarence River | Lot 7021, DP 92919 | Local |
| Grafton | Elizabeth Island | Clarence River | Lot 7010, DP 93045 | Local |
| Grafton | Grafton rail and road bridge over Clarence River | Clarence River | Clarence River | State |
| Grafton | Grafton railway viaduct | Clarence Street | Road reserve | Local |
| Grafton | Footpath sign | Clarence Street | Road reserve | Local |
| Grafton | Coronation Plaque | Clarence Street railway viaduct | Road reserve | Local |
| Grafton | Dwelling (group value) | 5 Clarence Street | Lot 1, DP 2795 | Local |
| Grafton | Dwelling (group value) | 10 Clarence Street | Lot 20, DP 8220 | Local |
| Grafton | Dwelling (group value) | 12 Clarence Street | Lot 1, DP 710917 | Local |
| Grafton | Dwelling (group value) | 26 Clarence Street | Lot 1, DP 781324 | Local |
| Grafton | Dwelling (group value) | 27 Clarence Street | Lot 1, DP 782870 | Local |
| Grafton | Dwelling (group value) | 28 Clarence Street | Lot A, DP 160258 | Local |
| Grafton | Dwelling (group value) | 29 Clarence Street | Lot 2, DP 782870 | Local |
| Grafton | Dwelling (group value) | 30 Clarence Street | Lot 1, DP 781296 | Local |
| Grafton | Dwelling (group value) | 31 Clarence Street | Lot 1, DP 780547 | Local |
| Grafton | Dwelling | 46 Clarence Street | Lot 4, DP 783477 | Local |
| Grafton | Dwelling | 60 Clarence Street | Lot 4, DP 1077339 | Local |
| Grafton | Dwelling (group value) | 95 Clarence Street | Lot 4, DP 19897 | Local |
| Grafton | Dwelling (group value) | 97 Clarence Street | Lot 3, DP 19897 | Local |
| Grafton | Dwelling (group value) | 99 Clarence Street | Lot 2, DP 19897 | Local |
| Grafton | Dwelling (group value) | 101 Clarence Street | Lot 1, DP 19897 | Local |
| Grafton | Grafton Cemetery | Crown Street | Lot 249, DP 751371; Lot 7025, DP 1125140; Lot 1, DP 668332; Lot 1, DP 1121819; Lot 100, DP 669305 | Local |
| Grafton | Showground complex | Dobie Street | Lot 1, DP 662827; Lot 235, DP 751371 | Local |
| Grafton | Showground caretaker’s cottage | Dobie Street | Lot 1, DP 662827 | Local |
| Grafton | Fisher’s drain | Dobie Street | Lot 1, DP 662827 | Local |
| Grafton | Dwelling | 78 Dobie Street | Lot 5, DP 19897 | Local |
| Grafton | Dwelling | 106 Dobie Street | Lot 1, DP 999826 | Local |
| Grafton | Dwelling | 108 Dobie Street | Lot 1, DP 1098418 | Local |
| Grafton | Dwelling | 138 Dobie Street | Lot 1, DP 14306 | Local |
| Grafton | Dwelling (group value) | 140 Dobie Street | Lot 2, DP 14306 | Local |
| Grafton | Dwelling (group value) | 142 Dobie Street | Lot 3, DP 14306 | Local |
| Grafton | Dwelling (group value) | 144 Dobie Street | Lot 4, DP 14306 | Local |
| Grafton | Dwelling (group value) | 148 Dobie Street | Lot 6, DP 14306 | Local |
| Grafton | Dwelling (group value) | 150 Dobie Street | Lot 7, DP 14306 | Local |
| Grafton | Dwelling (group value) | 151 Dobie Street | Lot 1, DP 601830 | Local |

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|---------|---|----------------------|-------------------------------------|-------|
| Grafton | Dwelling (group value) | 152 Dobie Street | Lot 8, DP 14306 | Local |
| Grafton | Dwelling (group value) | 153 Dobie Street | Lot 1, DP 798079 | Local |
| Grafton | Dwelling (group value) | 154 Dobie Street | Lot 9, DP 14306 | Local |
| Grafton | Dwelling (group value) | 158 Dobie Street | Lot 11, DP 14306 | Local |
| Grafton | Dwelling | 209 Dobie Street | Lot A, DP 156297 | Local |
| Grafton | Dwelling (former Hoffman's Vineyard Hotel) | 211 Dobie Street | Lot 3, DP 798353 | Local |
| Grafton | Dwelling | 219 Dobie Street | Lot 2, DP 798338 | Local |
| Grafton | Dwelling | 1 Dovedale Street | Lot 3, DP 14456 | Local |
| Grafton | Dwelling (group value) | 7 Dovedale Street | Lot 5, DP 14456 | Local |
| Grafton | Dwelling (group value) | 9 Dovedale Street | Lot 9, DP 1083202 | Local |
| Grafton | Dwelling (group value) | 11 Dovedale Street | Lot 1, DP 14456 | Local |
| Grafton | Grafton railway viaduct | Duke Street | Road reserve | Local |
| Grafton | Christ Church Cathedral | Duke Street | Lots 8 and 10, Section 9, DP 758470 | State |
| Grafton | Christ Church Hall | Duke Street | Lot 8, Section 9, DP 758470 | State |
| Grafton | Victorian cottage | Duke Street | Lots D and E, DP 51 | State |
| Grafton | Georgian cottage | Duke Street | Lots F and G, DP 51 | State |
| Grafton | The Deanery | Duke Street | Lot 9, DP 866434 | Local |
| Grafton | Crown Prosecutor's Office (former police station) | Duke Street | Lot 1, DP 832009 | Local |
| Grafton | Police inspector's residence (former) | 1 Duke Street | Part Lot 701, DP 92920 | Local |
| Grafton | Flats | 67 Duke Street | Lot 1, DP 713500 | Local |
| Grafton | Dwelling (group value) | 1 Fisher Street | Lot 7, DP 978010 | Local |
| Grafton | Dwelling (group value) | 3 Fisher Street | Lot 6, DP 978010 | Local |
| Grafton | Dwelling ("Avoca") | 1 Fitzroy Street | Lot 1, DP 713500 | Local |
| Grafton | Dwelling | 3 Fitzroy Street | Lot 2, DP 840332 | Local |
| Grafton | Dwelling (group value) | 5 Fitzroy Street | Lot 1, DP 1127729 | Local |
| Grafton | Dwelling | 6 Fitzroy Street | Lots 1 and 2, DP 782857 | Local |
| Grafton | Dwelling (group value) | 7 Fitzroy Street | Lot 1, DP 1065647 | Local |
| Grafton | Dwelling (group value) | 8 Fitzroy Street | Lot 4, DP 207989 | Local |
| Grafton | Dwelling (group value) | 10 Fitzroy Street | Lot 3, DP 207989 | Local |
| Grafton | Dwelling (group value) | 12 Fitzroy Street | Lot 2, DP 207989 | Local |
| Grafton | Dwelling (group value) | 14 Fitzroy Street | Lot 1, DP 207989 | Local |
| Grafton | Dwelling ("Lockrannock") | 16 Fitzroy Street | Lot 3, DP 1106615 | Local |
| Grafton | Dwelling (group value) | 25 Fitzroy Street | Lot 3, DP 2795 | Local |
| Grafton | Dwelling (group value) | 31 Fitzroy Street | Lot 7, DP 579120 | Local |
| Grafton | Dwelling ("Dunnville") | 33 Fitzroy Street | Lot 1, DP 1099098 | Local |
| Grafton | Dwelling (group value) | 57 Fitzroy Street | Lot 12, DP 628075 | Local |
| Grafton | Shops (group value) | 91-95 Fitzroy Street | Lots 23 and 24, DP 111 | Local |
| Grafton | Grafton Hotel (group value) | 97 Fitzroy Street | Lot 150, DP 1079812 | Local |
| Grafton | Grafton Club (former) | 139 Fitzroy Street | Lot 112, DP 1027843 | Local |
| Grafton | Flats (former Runnymede Hospital) | 148 Fitzroy Street | Lot 1, DP 744269 | Local |
| Grafton | Dwelling (group value) | 152 Fitzroy Street | Lot 1, DP 1067892 | Local |

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|---------|---|------------------------|---|-------|
| Grafton | Dwelling (group value) | 154 Fitzroy Street | Lot 1, DP 782289 | Local |
| Grafton | Dwelling | 157 Fitzroy Street | Lot 1, DP 743079 | Local |
| Grafton | Grafton Regional Gallery ("Prentice House") | 158 Fitzroy Street | Lot B, DP 359677 | Local |
| Grafton | Dwelling (group value) | 159 Fitzroy Street | Lot 1, DP 714626 | Local |
| Grafton | Dwelling (group value) | 161 Fitzroy Street | Lot 6, DP 1098017 | Local |
| Grafton | Dwelling ("Girraween") | 163-165 Fitzroy Street | Lot 1, DP 709860 | Local |
| Grafton | Dwelling ("Loch Lomond") | 167 Fitzroy Street | Lot 1, DP 199745 | Local |
| Grafton | Dwelling (group value) | 169 Fitzroy Street | Lot 1, DP 1075221 | Local |
| Grafton | Dwelling ("Argyll") | 170 Fitzroy Street | Lot 1, DP 332748 | Local |
| Grafton | Free Kirk Church | 172 Fitzroy Street | Lot 1, DP 664189 | Local |
| Grafton | Dwelling ("Hubbard House") | 174 Fitzroy Street | Lot 1B, DP 974209 | Local |
| Grafton | Dwelling ("Hockey House") | 177 Fitzroy Street | Lot 10, DP 707086 | Local |
| Grafton | Dwelling (group value) | 178 Fitzroy Street | Lot 1, DP 946179 | Local |
| Grafton | Dwelling | 182 Fitzroy Street | Lot 1, DP 727961 | Local |
| Grafton | Dwelling (group value) | 184 Fitzroy Street | Lot 4, DP 668342 | Local |
| Grafton | Museum ("Schaeffer House") | 192 Fitzroy Street | Lot 3, DP 521140 | Local |
| Grafton | Dwelling (group value) | 196 Fitzroy Street | Lot 1, DP 743271 | Local |
| Grafton | Dwelling ("Ulverstone") | 197 Fitzroy Street | Lots 1 and 2, DP 738000; Lot 2, DP 506485 | Local |
| Grafton | Dwelling (group value) | 199 Fitzroy Street | Lot 1, DP 745943 | Local |
| Grafton | Dwelling (group value) | 201 Fitzroy Street | Lot 2, DP 346196 | Local |
| Grafton | Dwelling (group value) | 202 Fitzroy Street | Lot 1, DP 996400 | Local |
| Grafton | Dwelling | 204 Fitzroy Street | Lot 1, DP 778830 | Local |
| Grafton | Dwelling | 206 Fitzroy Street | Lot 2, DP 159633 | Local |
| Grafton | Dwelling (group value) | 208 Fitzroy Street | Lot 1, DP 159633 | Local |
| Grafton | Dwelling | 213 Fitzroy Street | Lot 5, DP 25861 | Local |
| Grafton | Dwelling | 222 Fitzroy Street | Lot 8, DP 1097311 | Local |
| Grafton | Pioneer Park | Fry Street | Lot 201, DP 1150987; Lot 19A, DP 318372; Lot 1, DP 798328 | Local |
| Grafton | Dwelling ("Dovedale") | 1 Fry Street | Lot 12, DP 1100145 | Local |
| Grafton | Dwelling (group value) | 129 Fry Street | Lot 2, DP 15237 | Local |
| Grafton | Dwelling (group value) | 131 Fry Street | Lot 5, DP 1083512 | Local |
| Grafton | Dwelling (former Methodist parsonage) | 133 Fry Street | Lot 1, DP 712827 | Local |
| Grafton | Dwelling (group value) | 135 Fry Street | Lot 1, DP 1123619 | Local |
| Grafton | Dwelling (group value) | 137 Fry Street | Lot 1, DP 309236 | Local |
| Grafton | Grafton Free Presbyterian Church | 138 Fry Street | Lot 25, DP 778063 | Local |
| Grafton | Dwelling (group value) | 140 Fry Street | Lot 24, DP 778063 | Local |
| Grafton | Dwelling | 142 Fry Street | Lot 2, DP 667693 | Local |
| Grafton | Dwelling | 144 Fry Street | Lot B, DP 936051 | Local |
| Grafton | Dwelling (group value) | 145 Fry Street | Lots 1 and 2, DP 732794 | Local |
| Grafton | Dwelling | 147 Fry Street | Lot 1, DP 871738 | Local |
| Grafton | Dwelling ("Kinneair") | 214 Fry Street | Lot 2, DP 743617 | Local |

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|---------|--|------------------|----------------------------------|-------|
| Grafton | Dwelling (“The Ranch”) | 314 Fry Street | Lot 1A, DP 158470 | Local |
| Grafton | Industrial complex (former Peters Ice Cream factory) | 373 Fry Street | Lot 1, DP 397707 | Local |
| Grafton | Dwelling | 12 Garden Street | Lot 8, DP 1100566 | Local |
| Grafton | Dwelling (former Glyndon Private Hospital) | 4 Greaves Street | Lot 13, DP 1048362 | Local |
| Grafton | Grafton Correctional Centre | 170 Hoof Street | Lots 1–6, Section 118, DP 758470 | State |
| Grafton | Dwellings (group value) | 8–10 Kemp Street | Lot 1, DP 348167 | Local |
| Grafton | Dwelling (group value) | 16 Kemp Street | Lot 5, DP 179678 | Local |
| Grafton | Dwelling (group value) | 18 Kemp Street | Lot 4, DP 313752 | Local |
| Grafton | Dwelling (group value) | 22 Kemp Street | Lot 2, DP 303427 | Local |
| Grafton | Dwelling (group value) | 12 Kent Street | Lot 9, DP 12717 | Local |
| Grafton | Dwelling (group value) | 14 Kent Street | Lot 1, DP 782843 | Local |
| Grafton | Dwelling (group value) | 16 Kent Street | Lot 2, DP 782843 | Local |
| Grafton | Dwelling (group value) | 18 Kent Street | Lot 1, DP 713416 | Local |
| Grafton | Dwelling (group value) | 22 Kent Street | Lot 2, DP 564774 | Local |
| Grafton | Dwelling (group value) | 24 Kent Street | Lot 2, DP 781258 | Local |
| Grafton | Dwelling (group value) | 26 Kent Street | Lot 1, DP 781258 | Local |
| Grafton | Dwelling (group value) | 28 Kent Street | Lot 1, DP 744400 | Local |
| Grafton | Dwelling (group value) | 30 Kent Street | Lot 2, DP 780546 | Local |
| Grafton | Dwelling | 54 Kent Street | Lot 54, DP 995538 | Local |
| Grafton | Sewage pump station | 70 Kent Street | Lot 40, DP 1106899 | Local |
| Grafton | Grafton railway viaduct | Mary Street | Road reserve | Local |
| Grafton | Dwelling (“Fowey”) | 1 Mary Street | Lot 1, DP 650134 | Local |
| Grafton | Dwelling (group value) | 7 Mary Street | Lot 21, DP 1136853 | Local |
| Grafton | Dwelling (group value) | 8 Mary Street | Lot 3, DP 847000 | Local |
| Grafton | Dwelling (group value) | 9 Mary Street | Lot B, DP 920320 | Local |
| Grafton | Dwelling | 10 Mary Street | Lot 10, DP 1075221 | Local |
| Grafton | Dwelling (group value) | 11 Mary Street | Lot A, DP 920320 | Local |
| Grafton | Dwelling | 13 Mary Street | Lot 1, DP 920455 | Local |
| Grafton | Dwelling (group value) | 24 Mary Street | Lot 11, DP 158928 | Local |
| Grafton | Dwellings | 26 Mary Street | Lot 10, DP 158928 | Local |
| Grafton | Dwelling | 29 Mary Street | Lot 11, DP 599829 | Local |
| Grafton | Dwelling (group value) | 30 Mary Street | Lot 1, DP 997186 | Local |
| Grafton | Dwelling (group value) | 33 Mary Street | Lot 5, DP 118158 | Local |
| Grafton | Dwelling (group value) | 35 Mary Street | Lot 6, DP 118158 | Local |
| Grafton | Dwelling (group value) | 36 Mary Street | Lot 1, DP 358322 | Local |
| Grafton | Dwelling (group value) | 37 Mary Street | Lot 1, DP 1129786 | Local |
| Grafton | Dwelling (group value) | 41 Mary Street | Lot 1, DP 742706 | Local |
| Grafton | Dwelling (group value) | 57 Mary Street | Lot 3, DP 37397 | Local |
| Grafton | Dwelling (group value) | 59 Mary Street | Lot 4, DP 37397 | Local |
| Grafton | Dwelling (group value) | 61 Mary Street | Lot 5, DP 37397 | Local |
| Grafton | Grafton High School and hall | 95 Mary Street | Lot 150, DP 1068973 | Local |
| Grafton | Grafton Teachers Centre | 97 Mary Street | Lot 150, DP 1068973 | Local |
| Grafton | Dwelling (group value) | 108 Mary Street | Lot 1, DP 573610 | Local |
| Grafton | Dwelling (group value) | 110 Mary Street | Lot 1, DP 938936 | Local |
| Grafton | Dwelling | 120 Mary Street | Lot 11, DP 628354 | Local |

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|---------|--|--------------------|---------------------|-------|
| Grafton | Shop | 123 Mary Street | Lot 1, DP 770282 | Local |
| Grafton | Dwelling | 129 Mary Street | Lot D, DP 413151 | Local |
| Grafton | Dwelling ("St Elmo") | 131 Mary Street | Lot 5, DP 758470 | Local |
| Grafton | Dwelling ("Emohruo") | 165 Mary Street | Lot 15, DP 219617 | Local |
| Grafton | Dwelling | 232 Mary Street | Lot 8, DP 8022 | Local |
| Grafton | Dwelling (former Grafton station master's residence) | 3 Maud Street | Lot 2, DP 501952 | Local |
| Grafton | Dwelling (group value) | 5 Maud Street | Lot 2, DP 1113766 | Local |
| Grafton | Dwelling (group value) | 6 Maud Street | Lot 2, DP 798141 | Local |
| Grafton | Dwelling (group value) | 7 Maud Street | Lot 3, DP 904572 | Local |
| Grafton | Dwelling (group value) | 9 Maud Street | Lot 9, DP 524 | Local |
| Grafton | Dwelling (group value) | 10 Maud Street | Lot 1, DP 798146 | Local |
| Grafton | Dwelling | 14 Maud Street | Lot 1, DP 798147 | Local |
| Grafton | Dwelling (group value) | 15 Maud Street | Lot 2, DP 339664 | Local |
| Grafton | Dwelling (group value) | 21 McHugh Street | Lot 29, DP 770527 | Local |
| Grafton | Dwelling (group value) | 25 McHugh Street | Lot 1, DP 782977 | Local |
| Grafton | Dwelling ("Stratham") | 50 McHugh Street | Lot 1, DP 157716 | Local |
| Grafton | Dwelling | 20 Morrison Street | Lot 21, DP 242903 | Local |
| Grafton | Dwelling | 2 Oliver Street | Lot 1, DP 1044225 | Local |
| Grafton | Dwelling ("Lowestoft") | 3 Oliver Street | Lot 1, DP 782997 | Local |
| Grafton | Dwelling ("Rosebank") | 6 Oliver Street | Lot B, DP 158039 | Local |
| Grafton | Dwelling | 27 Oliver Street | Lot 1, DP 782970 | Local |
| Grafton | Dwelling | 29 Oliver Street | Lot 1, DP 738636 | Local |
| Grafton | Dwelling (former Presbyterian manse) | 111 Oliver Street | Lot 12, DP 1079850 | Local |
| Grafton | St Andrew's Presbyterian Church | 116 Oliver Street | Lot 11, DP 1079850 | Local |
| Grafton | Dwelling | 139 Oliver Street | Lot 1, DP 1054094 | Local |
| Grafton | Dwelling (group value) | 141 Oliver Street | Lot 1, DP 743220 | Local |
| Grafton | Dwelling | 143 Oliver Street | Lot 1, DP 998361 | Local |
| Grafton | Dwelling | 146 Oliver Street | Lot 3, DP 358440 | Local |
| Grafton | Theatre ("The Criterion") | 149 Oliver Street | Lot 1, DP 978009 | Local |
| Grafton | Dwelling | 151 Oliver Street | Lot 2, DP 978009 | Local |
| Grafton | Dwelling (group value) | 153 Oliver Street | Lot B, DP 162186 | Local |
| Grafton | Dwelling (group value) | 155 Oliver Street | Lot A, DP 162186 | Local |
| Grafton | Baptist Church | 158 Oliver Street | Lot 11, DP 758470 | Local |
| Grafton | Dwelling ("Telarah") | 289 Oliver Street | Lot 1, DP 657317 | Local |
| Grafton | Dwelling | 27 Orara Street | Lot 101, DP 1146480 | Local |
| Grafton | Grafton railway viaduct | Pound Street | Road reserve | Local |
| Grafton | King George V plaque | Pound Street | Road reserve | Local |
| Grafton | Volckers Memorial | Pound Street | Road reserve | Local |
| Grafton | Dwelling | 1 Pound Street | Lot 1, DP 12717 | Local |
| Grafton | Dwelling | 4 Pound Street | Lot 1, DP 782845 | Local |
| Grafton | Dwelling ("Clarenden") | 13 Pound Street | Lot 1, DP 817474 | Local |
| Grafton | Dwelling | 14 Pound Street | Lot 4, DP 781258 | Local |
| Grafton | Dwelling | 31 Pound Street | Lot 4, DP 783118 | Local |
| Grafton | Educational establishment ("Dunvegan") | 47 Pound Street | Lot 100, DP 851143 | Local |
| Grafton | Dwelling (group value) | 155 Pound Street | Lot 1, DP 781239 | Local |

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| Grafton | Dwellings | 156–158 Pound Street | Lot 1, DP 57863 | Local |
| Grafton | Dwelling (group value) | 157 Pound Street | Lot 1, DP 199617 | Local |
| Grafton | Dwelling (group value) | 159 Pound Street | Lot 1, DP 779252 | Local |
| Grafton | Dwelling (group value) | 163 Pound Street | Lot 1, DP 784461 | Local |
| Grafton | Dwelling | 164 Pound Street | Lot 41, DP 1026114 | Local |
| Grafton | Dwelling (group value) | 166 Pound Street | Lot 40, DP 1026114 | Local |
| Grafton | Dwelling | 172 Pound Street | Lot 1, DP 196956 | Local |
| Grafton | Dwellings | 174–178 Pound Street | Lot 5, DP 1087138 | Local |
| Grafton | Dwelling (group value) | 180 Pound Street | Lot 2, DP 308064 | Local |
| Grafton | Dwelling (group value) | 182 Pound Street | Lot 1, DP 308064 | Local |
| Grafton | Dwelling (group value) | 187 Pound Street | Lot 2, DP 306806 | Local |
| Grafton | Dwelling (group value) | 189 Pound Street | Lot 31, DP 1035413 | Local |
| Grafton | Dwelling (group value) | 191 Pound Street | Lot 30, DP 1035413 | Local |
| Grafton | Dwelling (group value) | 193 Pound Street | Lot 1, DP 196392 | Local |
| Grafton | Dwelling | 194 Pound Street | Lot 6A, DP 392434 | Local |
| Grafton | Dwelling (group value) | 197 Pound Street | Lot 1, DP 7452794 | Local |
| Grafton | Dwelling (group value) | 199 Pound Street | Lot 1, DP 197539 | Local |
| Grafton | Dwelling (group value) | 200 Pound Street | Lot 4, DP 6476 | Local |
| Grafton | Dwelling (group value) | 201 Pound Street | Lot 4, DP 508184 | Local |
| Grafton | Dwelling (group value) | 202 Pound Street | Lot 30, DP 669304 | Local |
| Grafton | Village Green Hotel | 230 Pound Street | Lot 2, DP 390208 | Local |
| Grafton | Dwelling (group value) | 238 Pound Street | Lot 3, DP 662775 | Local |
| Grafton | Dwelling (group value) | 242 Pound Street | Lot 4, DP 730692 | Local |
| Grafton | Dwelling (group value) | 246 Pound Street | Lot 1, DP 780657 | Local |
| Grafton | Racecourse kiosk | Powell Street | Lot 7005, DP 1056990 | Local |
| Grafton | Dwelling | 149 Powell Street | Lot 1, DP 331809 | Local |
| Grafton | Dwelling | 156 Powell Street | Lot 1, DP 780733 | Local |
| Grafton | Dwelling | 162 Powell Street | Lot 1, DP 780734 | Local |
| Grafton | Dwelling | 217 Powell Street | Lot 1, DP 713290 | Local |
| Grafton | Grafton railway viaduct | Prince Street | Road reserve | Local |
| Grafton | The Barn (“T J Ford Pavilion”), Grafton Showground | Prince Street | Lot 1, DP 662827 | Local |
| Grafton | Flood gauges | Prince Street | Lot 7001, DP 1054597 | Local |
| Grafton | Memorial Park | Prince Street | Lots 4–6 and 10, DP 758470; Part Lot 701, DP 92920; Lot 702, DP 92916; Lot 7001, DP 1054597 | Local |
| Grafton | Water fountain, Memorial Park | Prince Street | Lot 1, DP 1093926 | Local |
| Grafton | Palm trees | Prince Street | Road reserve | Local |
| Grafton | Clock tower | Prince and Pound Streets (intersection of) | Road reserve | Local |
| Grafton | Offices (former Pullen’s Store and Warehouse) | 3–7 Prince Street | Lot 5, Section 4, DP 23; Lot 1, DP 973918; Lot 6, DP 664187 | Local |
| Grafton | Offices (former Northern Rivers County Council) | 17 Prince Street | Lot 11, DP 1099939 | Local |
| Grafton | Offices | 25 Prince Street | Lot 1, DP 70468 | Local |

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| Grafton | Commonwealth Bank building | 30 Prince Street | Lots 13 and 14, DP 111; Lot 1, DP 922441 | Local |
| Grafton | Parapet | 33 Prince Street | Lot 1, DP 199453 | Local |
| Grafton | Grafton Chambers | 35 Prince Street | Lot 2, DP 1100996 | Local |
| Grafton | Shops | 38 Prince Street | Lot 50, DP 602555; Lots 1–3, DP 17929 | Local |
| Grafton | Offices and restaurant (former CBC Bank) | 39 Prince Street | Lot 2, DP 61328 | Local |
| Grafton | Shops and offices (“Dougherty House”) | 46–48 Prince Street | Lot 2, DP 327609 | Local |
| Grafton | Parapet | 60 Prince Street | Lot 2, DP 161595 | Local |
| Grafton | Shops (“Cartmills Building”) | 63–69 Prince Street | Lot 1, DP 544356; Lot 2, DP 158836 | Local |
| Grafton | Shops (“Hall Building”) | 83–87 Prince Street | Lots 20 and 21, DP 1083786 | Local |
| Grafton | Shop | 89 Prince Street | Lot 1, DP 743028 | Local |
| Grafton | Weileys Hotel (former) | 90 Prince Street | Lots A and B, DP 63113 | Local |
| Grafton | Grafton Fire Station | 94 Prince Street | Lot 11, Section 32, DP 758470 | Local |
| Grafton | Saraton Theatre | 97–101 Prince Street | Lot 22, DP 1115455 | State |
| Grafton | Uniting Church | 126 Prince Street | Lot 4, DP 828933 | Local |
| Grafton | Shop and residence | 187 Prince Street | Lot 200, DP 844622 | Local |
| Grafton | Girl Guides Hall | 201 Prince Street | Lot 23, DP 758470 | Local |
| Grafton | Grafton Ambulance Station | 201a Prince Street | Lots 4 and 22, DP 758470 | Local |
| Grafton | European Hotel (former) | 207 Prince Street | Lot 2, DP 37919 | Local |
| Grafton | Dwelling | 223 Prince Street | Lot 1, DP 362814 | Local |
| Grafton | Dwelling | 239 Prince Street | Lot 1, DP 334736 | Local |
| Grafton | Dwelling | 241 Prince Street | Lot 6, DP 17691 | Local |
| Grafton | Dwelling | 259 Prince Street | Lot 81, DP 710015 | Local |
| Grafton | Dwelling | 261 Prince Street | Lot 82, DP 710015 | Local |
| Grafton | Dwelling | 263 Prince Street | Lot 6, DP 230564 | Local |
| Grafton | Grafton railway viaduct | Queen Street | Road reserve | Local |
| Grafton | Dwelling (“Itala”) | 1 Queen Street | Lot 1, DP 736979 | Local |
| Grafton | Dwelling | 6 Queen Street | Lot 1, DP 302451 | Local |
| Grafton | Dwelling | 27 Queen Street | Lot 1, DP 799630 | Local |
| Grafton | Dwelling (group value) | 35 Queen Street | Lot 6, DP 38771 | Local |
| Grafton | Dwelling | 37 Queen Street | Lot 42, DP 1139439 | Local |
| Grafton | Dwelling | 45 Queen Street | Lot 2, DP 323015 | Local |
| Grafton | Dwellings (“Campbell’s House”) | 58–60 Queen Street | Lot 2, DP 37019 | Local |
| Grafton | Dwellings | 59–61 Queen Street | Lot 20, DP 1067805 | Local |
| Grafton | Dwelling | 62 Queen Street | Lot 1, DP 37019 | Local |
| Grafton | Dwelling (group value) | 63 Queen Street | Lot 3, DP 737787 | Local |
| Grafton | Dwelling (group value) | 66 Queen Street | Lot 1, DP 732994 | Local |
| Grafton | Dwelling | 67 Queen Street | Lot 1, DP 784254 | Local |
| Grafton | Dwelling (group value) | 82 Queen Street | Lot 1, DP 196855 | Local |
| Grafton | Dwelling (group value) | 84 Queen Street | Lot 1, DP 995040 | Local |
| Grafton | Dwelling (group value) | 92 Queen Street | Lot 2, DP 517209 | Local |
| Grafton | Dwelling (group value) | 94 Queen Street | Lot 1, DP 517209 | Local |
| Grafton | Dwelling | 96A Queen Street | Lot 41, DP 719965 | Local |

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| Grafton | Dwelling (group value) | 98 Queen Street | Lot 3, DP 629419 | Local |
| Grafton | Dwelling ("The Gables") | 106 Queen Street | Lot 2, DP 531364 | Local |
| Grafton | Dwelling | 132 Queen Street | Lot 1, DP 330496 | Local |
| Grafton | Dwelling | 134 Queen Street | Lot 2, DP 330496 | Local |
| Grafton | Dwelling (group value) | 148 Queen Street | Lot 15, Section 92, DP 758470 | Local |
| Grafton | Dwelling (group value) | 150 Queen Street | Lot 1, DP 745530 | Local |
| Grafton | Dwelling (group value) | 152 Queen Street | Lot 1, DP 707137 | Local |
| Grafton | Dwelling (group value) | 158 Queen Street | Lot 1, DP 780735 | Local |
| Grafton | Dwelling (group value) | 160 Queen Street | Lot 3, DP 780732 | Local |
| Grafton | Dwelling (group value) | 162 Queen Street | Lot 201, DP 834173 | Local |
| Grafton | Dwelling ("Amandale") | 164 Queen Street | Lot 200, DP 834173 | Local |
| Grafton | Dwelling (group value) | 172 Queen Street | Lot 15, DP 758470 | Local |
| Grafton | Dwelling (group value) | 174 Queen Street | Lot 2A, DP 397471 | Local |
| Grafton | Dwelling | 176 Queen Street | Lot 1, DP 515828 | Local |
| Grafton | Albion Hotel | 201 Queen Street | Lot A, DP 904084 | Local |
| Grafton | Dwelling | 204 Queen Street | Lot 2, DP 400843 | Local |
| Grafton | Dwelling (group value) | 206 Queen Street | Lot 8, DP 871610 | Local |
| Grafton | Dwelling (group value) | 208 Queen Street | Lot 7, DP 871610 | Local |
| Grafton | Dwelling (group value) | 4 Reserve Street | Lot A, DP 191251 | Local |
| Grafton | Dwelling (group value) | 13 Reserve Street | Lot 19, DP 524 | Local |
| Grafton | Dwelling | 15 Reserve Street | Lot 18, DP 524 | Local |
| Grafton | Dwelling (group value) | 16 Reserve Street | Lot 5, DP 207868 | Local |
| Grafton | Dwelling | 6 Turf Street | Lot 9, DP 632025 | Local |
| Grafton | Dwelling | 12 Turf Street | Lot 1, DP 997078 | Local |
| Grafton | Dwelling | 41 Turf Street | Lot 5, DP 734016 | Local |
| Grafton | Dwelling (group value) | 43 Turf Street | Lot 1, DP 798243 | Local |
| Grafton | Dwelling | 45 Turf Street | Lots 1 and 2, DP 719397 | Local |
| Grafton | Dwelling (group value) | 47 Turf Street | Lot 1, DP 798154 | Local |
| Grafton | Dwelling (group value) | 49 Turf Street | Lot 1, DP 798095 | Local |
| Grafton | Dwelling | 57 Turf Street | Lot 5, DP 185885 | Local |
| Grafton | Dwelling | 71 Turf Street | Lot 1, DP 632387 | Local |
| Grafton | Dwelling | 78 Turf Street | Lot 41, DP 737019 | Local |
| Grafton | Dwelling | 126 Turf Street | Lot 11, DP 833297 | Local |
| Grafton | Sandstone kerb | Victoria Street | Road reserve | Local |
| Grafton | Roman Catholic presbytery | 5 Victoria Street | Lot 4, DP 876947 | Local |
| Grafton | St Mary's Church | 7 Victoria Street | Lot 4, DP 876947 | Local |
| Grafton | Flats (former St Mary's College) | 9 Victoria Street | Lot 3, DP 876947 | Local |
| Grafton | Dwelling | 12 Victoria Street | Lot 1, DP 998523 | Local |
| Grafton | Flats ("Lormont") | 16 Victoria Street | Lot 1, DP 156614 | Local |
| Grafton | Dwelling (group value) | 28 Victoria Street | Lot 1, DP 986069 | Local |
| Grafton | Dwelling (group value) | 30 Victoria Street | Lot 2, DP 998697 | Local |
| Grafton | Offices | 31 Victoria Street | Lot 21, DP 556054 | Local |
| Grafton | Dwelling (group value) | 32 Victoria Street | Lot 2, DP 872077 | Local |
| Grafton | Dwelling ("McWilliam Lodge") | 33 Victoria Street | Lot 3, DP 866434 | Local |
| Grafton | Dwelling | 34 Victoria Street | Lot 1, DP 799125 | Local |
| Grafton | Dwelling and gas lamp ("Bishopsholme") | 35 Victoria Street | Lot 4, DP 866434 | Local |

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| Grafton | Dwelling (group value) | 36 Victoria Street | Lot 2, DP 559559 | Local |
| Grafton | Dwelling (group value) | 38 Victoria Street | Lot 1, DP 559559 | Local |
| Grafton | Grafton Courthouse site (former) | 51 Victoria Street | Lot 1, DP 832009 | Local |
| Grafton | Grafton Court House | 53 Victoria Street | Lot 701, Section 4, DP 92920 | Local |
| Grafton | Offices (“Fitzgerald Building”) | 54 Victoria Street | Lot 18, DP 111 | Local |
| Grafton | Offices (“Foott, Law and Company”) | 56 Victoria Street | Lot 17, DP 111 | Local |
| Grafton | Grafton Post Office | 57 Victoria Street | Lot 248, DP 751371 | Local |
| Grafton | Post Office Hotel | 58 Victoria Street | Lots 15 and 16, DP 111 | Local |
| Grafton | Roches Family Hotel | 85 Victoria Street | Lot 20, DP 866448 | Local |
| Grafton | Dwelling | 87 Victoria Street | Lot 6, DP 23 | Local |
| Grafton | Dwelling | 93 Victoria Street | Lots 3 and 4, DP 912543 | Local |
| Grafton | Dwelling (“Istria”) | 95 Victoria Street | Lot 1, DP 912543 | Local |
| Grafton | Dwelling | 97 Victoria Street | Lot 1, DP 195968 | Local |
| Grafton | Dwelling (group value) | 102 Victoria Street | Lot 3, DP 1099959 | Local |
| Grafton | Dwelling (group value) | 104 Victoria Street | Lot 1, DP 905480 | Local |
| Grafton | Dwelling (group value) | 106 Victoria Street | Lot 1, DP 133038 | Local |
| Grafton | Dwelling (group value) | 114 Victoria Street | Lot 2, DP 159494 | Local |
| Grafton | Dwelling (former Argyle Hotel) | 116 Victoria Street | Lot 8A, DP 161454 | Local |
| Grafton | Dwelling (group value) | 117–119 Victoria Street | Lots 7 and 8, DP 359 | Local |
| Grafton | Dwelling (group value) | 121 Victoria Street | Lot 6, DP 359 | Local |
| Grafton | Dwelling (group value) | 132 Victoria Street | Lot 1, DP 195626 | Local |
| Grafton | Dwelling | 133 Victoria Street | Lot 11, DP 846839 | Local |
| Grafton | Dwelling | 137 Victoria Street | Lot 1, DP 833552 | Local |
| Grafton | Dwelling | 140 Victoria Street | Lot 61, DP 711367 | Local |
| Grafton | Dwelling | 142 Victoria Street | Lot 2, DP 181 | Local |
| Grafton | Dwelling (group value) | 146 Victoria Street | Lot 1, DP 196852 | Local |
| Grafton | Dwelling (“Arcola”), including house, stables, garden and fence | 150 Victoria Street | Lot 2, DP 101002 | State |
| Grafton | Grafton railway viaduct | Villiers Street | Road reserve | Local |
| Grafton | Convent | 2 Villiers Street | Lots 2 and 3, DP 876947 | Local |
| Grafton | Dwelling (group value) | 16 Villiers Street | Lot 1, DP 995323 | Local |
| Grafton | Dwelling (group value) | 18 Villiers Street | Lot 2, DP 1097971 | Local |
| Grafton | Dwelling | 24 Villiers Street | Lot 1, DP 709752 | Local |
| Grafton | Dwelling | 26 Villiers Street | Lot 1, DP 797184 | Local |
| Grafton | Dwelling (group value) | 28 Villiers Street | Lot 1, DP 136571 | Local |
| Grafton | Dwellings | 30–32 Villiers Street | Lot 1, DP 196326 | Local |
| Grafton | Dwelling (“Ravensford”) | 36 Villiers Street | Lot 1, DP 998330 | Local |
| Grafton | Dwelling | 47 Villiers Street | Lot 9, DP 758470 | Local |
| Grafton | Dwelling (“Mintara”) | 57 Villiers Street | Lot 1, DP 1086125 | Local |
| Grafton | Dwelling (“Lemnos”) | 67 Villiers Street | Lot 1, DP 196905 | Local |
| Grafton | Dwelling (group value) | 123 Villiers Street | Lot 1, DP 369042 | Local |
| Grafton | Dwelling (group value) | 125 Villiers Street | Lot 1, DP 119692 | Local |

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| Grafton | Dwelling (group value) | 127 Villiers Street | Lot 1, DP 906961 | Local |
| Grafton | Dwelling (group value) | 129 Villiers Street | Lot 5, DP 1085165 | Local |
| Grafton | Dwelling (group value) | 133 Villiers Street | Lot 2, DP 529390 | Local |
| Grafton | Dwelling (group value) | 135 Villiers Street | Lot 8, DP 651126 | Local |
| Grafton | Dwelling (group value) | 137 Villiers Street | Lot 1, DP 22915 | Local |
| Grafton | Dwelling | 149 Villiers Street | Lots 100 and 101, DP 1143581 | Local |
| Grafton | Dwelling (group value) | 153 Villiers Street | Lot 1, DP 359966 | Local |
| Grafton | Dwelling (group value) | 155 Villiers Street | Lot 2, DP 719255 | Local |
| Grafton | Dwelling (group value) | 157 Villiers Street | Lot 1, DP 711512 | Local |
| Grafton | Dwelling (group value) | 159 Villiers Street | Lot 2, DP 361547 | Local |
| Grafton | Dwelling (group value) | 163 Villiers Street | Lot 2, DP 449936 | Local |
| Grafton | Dwelling (group value) | 164 Villiers Street | Lot 1, DP 780628 | Local |
| Grafton | Dwelling (group value) | 175 Villiers Street | Lot B, DP 409460 | Local |
| Grafton | Dwelling (group value) | 179 Villiers Street | Lot 1, DP 780687 | Local |
| Grafton | Street trees— <i>Brachychiton</i> , <i>Ficus</i> or Jacaranda trees over 3 metres in height | All road reserves throughout Grafton | Road reserves | Local |
| South Grafton | Dwelling (group value) | 27 Armidale Street | Lot 14, DP 664172 | Local |
| South Grafton | Dwelling (group value) | 37 Armidale Street | Lot 1, DP 438410 | Local |
| South Grafton | Dwelling | 117 Armidale Street | Lot 2, DP 24818 | Local |
| South Grafton | South Grafton Cemetery | Bent Street | Lot 7012, DP 1054591 | Local |
| South Grafton | Dwelling (group value) | 22 Bent Street | Lot 1, DP 208191 | Local |
| South Grafton | Grafton City Railway Station Group | 25–31 Bent Street | | State |
| South Grafton | Grafton City Railway Station refreshment room furniture | 25–31 Bent Street | | State |
| South Grafton | Grafton Community College (former railway superintendent's office) | 25–31 Bent Street | Lots 1 and 3, DP 1006129 | Local |
| South Grafton | Dwelling ("Uloom") | 28 Bent Street | Lot 7, DP 717381 | Local |
| South Grafton | Dwelling | 32 Bent Street | Lot 4, DP 738129 | Local |
| South Grafton | Dwelling | 34–36 Bent Street | Lot 4, DP 733423 | Local |
| South Grafton | Dwelling (group value) | 38 Bent Street | Lot 2, DP 737308 | Local |
| South Grafton | Dwelling (group value) | 42 Bent Street | Lot 100, DP 1150403 | Local |
| South Grafton | Dwelling (group value) | 48 Bent Street | Lot 1, DP 714630 | Local |
| South Grafton | Dwelling (group value) | 50 Bent Street | Lot 1, DP 734178 | Local |
| South Grafton | Dwelling (group value) | 52 Bent Street | Lot 1, DP 743897 | Local |
| South Grafton | Riverside Church (former St Matthew's Church) | 54–56 Bent Street | Lot 90, DP 1111415 | Local |

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| South Grafton | Dwelling (group value) | 58 Bent Street | Lot 91, DP 1111415 | Local |
| South Grafton | Dwelling (“Tara”) | 133 Bent Street | Lot 1, DP 313536 | Local |
| South Grafton | South Grafton Brickworks | Brickworks Road | Lot A, DP 369178 | Local |
| South Grafton | Dwelling (group value) | 98 Cambridge Street | Lot 1, DP 743914 | Local |
| South Grafton | Dwelling (group value) | 103 Cambridge Street | Lot 171, DP 860428 | Local |
| South Grafton | Dwelling | 104 Cambridge Street | Lot 1, DP 780441 | Local |
| South Grafton | Dwelling (group value) | 105 Cambridge Street | Lot B, DP 362897 | Local |
| South Grafton | Dwelling (group value) | 107 Cambridge Street | Lot A, DP 362897 | Local |
| South Grafton | Dwelling (“Urara”) | 110 Cambridge Street | Lot 1, DP 780509 | Local |
| South Grafton | Dwelling | 114 Cambridge Street | Lot 1, DP 741758 | Local |
| South Grafton | Dwelling (“Coorela”) | 124–126 Cambridge Street | Lots 1 and 2, DP 780562 | Local |
| South Grafton | The Tin Bridge | Federation Street | Road reserve | Local |
| South Grafton | Dwelling (group value) | 30 Federation Street | Lot 13, DP 650843 | Local |
| South Grafton | Dwelling (group value) | 32 Federation Street | Lot 13, DP 664175 | Local |
| South Grafton | Dwelling (group value) | 50 Federation Street | Lot 18, DP 11466 | Local |
| South Grafton | Dwelling (group value) | 52 Federation Street | Lots 16 and 17, DP 11466 | Local |
| South Grafton | Factory door | 12 New Street | Lot 204, DP 1156976 | Local |
| South Grafton | Lillypool Road dip | 289 Old Lillypool Road | Lot 1, DP 343791 | Local |
| South Grafton | Dwelling | 42 Ridge Street | Lot 1, DP 946710 | Local |
| South Grafton | Rushforth Road water reservoir | Rushforth Road | Lot 4, DP 608114; Lots 11–14, DP 711802; Lot 1, DP 704277 | Local |
| South Grafton | Railway timber viaduct | Ryan Street | Road reserve | Local |
| South Grafton | William Small Memorial | Ryan Street (intersection) | Road reserve | Local |
| South Grafton | Royal Hotel | 170 Ryan Street | Lot 1, DP 782909 | Local |
| South Grafton | Dwelling | 177 Ryan Street | Lot 1, DP 779700 | Local |
| South Grafton | Dwelling (“Dallinga”) | 279 Ryan Street | Lots 1 and 2, DP 197033 | Local |
| South Grafton | Dwelling (“Rathgar”) | 44 Schwinghammer Street | Lot 21, DP 787630 | Local |
| South Grafton | Trees | Skinner Street | Road reserve | Local |

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| South Grafton | Commercial building ("Clarence Chambers") | 3-13 Skinner Street | Lots 14 and 21, DP 547066; Lot 1, DP 781228 | Local |
| South Grafton | Shops | 27 Skinner Street | Lot 1, DP 195208 | Local |
| South Grafton | Shop ("The Emporium") | 29-31 Skinner Street | Lot 3, DP 65177 | Local |
| South Grafton | Shops and restaurant (former Sweden's Shops) | 30-34 Skinner Street | Lot 1, DP 738877 | Local |
| South Grafton | Shop and offices (former Bank of NSW) | 37 Skinner Street | Lot 2, DP 65177 | Local |
| South Grafton | Shop ("Central Hardware") | 39-43 Skinner Street | Lot 1, DP 65177 | Local |
| South Grafton | Shop | 45-47 Skinner Street | Lot 1, Section 6, DP 782969 | Local |
| South Grafton | Shops | 48-50 Skinner Street | Lot 2, DP 943321 | Local |
| South Grafton | Shop | 49-51 Skinner Street | Lot 2, DP 547066 | Local |
| South Grafton | South Grafton Community Bank building | 62 Skinner Street | Lot 1, DP 943321 | Local |
| South Grafton | St Patrick's Church | 72 Skinner Street | Lot 1, DP 710159 | Local |
| South Grafton | Post Office Hotel | 75 Skinner Street | Lot 1, DP 783365; Lot 1, DP 742320. | Local |
| South Grafton | New School of Arts | 77-81 Skinner Street | Lot 1, DP 1039206; Lot 2, DP 736139; Lot 1, Section 7A, DP 758914 | Local |
| South Grafton | Post Office | 83-85 Skinner Street | Lot 1, DP 736139 | Local |
| South Grafton | Southampton dip | Southampton Road | Lot 110, DP 751385 | Local |
| South Grafton | Dwelling (group value) | 23 Spring Street | Lot 3, DP 601371 | Local |
| South Grafton | Dwelling (group value) | 24-26 Spring Street | Lot 12, DP 1153556 | Local |
| South Grafton | Dwelling (group value) | 25 Spring Street | Lot 2, DP 601371 | Local |
| South Grafton | Dwelling (group value) | 27 Spring Street | Lot 1, DP 601371 | Local |
| South Grafton | Dwelling (group value) | 28 Spring Street | Lot 1, DP 602372 | Local |
| South Grafton | Dwelling (group value) | 31 Spring Street | Lots 3 and 4, DP 783197 | Local |
| South Grafton | Dwelling (group value) | 47 Spring Street | Lot 1, DP 783063 | Local |
| South Grafton | Shops and flats | 55-59 Spring Street | Lot 51, DP 790819 | Local |
| South Grafton | Dwelling (former Orara Shire Council Chambers) | 68 Spring Street | Lot 13, DP 758914 | Local |
| South Grafton | Great Northern Hotel | 76-78 Spring Street | Lot 1, DP 323751; Lots 8 and 9, DP 323751 | Local |
| South Grafton | South Grafton Council Chambers (former) | 86 Spring Street | Lot 4, Section 7A, DP 758914 | Local |

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| South Grafton | Dwelling | 107 Spring Street | Lot 41, DP 872930 | Local |
| South Grafton | Lane Park | Through Street | Lot X, DP 33661 | Local |
| South Grafton | Water trough, Lane Park | Through Street | Lot X, DP 33661 | Local |
| South Grafton | Dwelling (former South Grafton station master's house) | 27 Through Street | Lot 1, DP 832916 | Local |
| South Grafton | Dwelling | 28A Through Street | Lot 1, DP 526215 | Local |
| South Grafton | Dwelling (group value) | 34 Through Street | Lot 1, DP 741338 | Local |
| South Grafton | Dwelling | 35 Through Street | Lot 112, DP 618313 | Local |
| South Grafton | Dwelling (group value) | 36 Through Street | Lot 1, DP 714747 | Local |
| South Grafton | Dwelling ("McKittrick House") | 47 Through Street | Lot 3, DP 1418 | Local |
| South Grafton | Dwelling ("Page House") | 69 Through Street | Lot 2, DP 783029 | Local |
| South Grafton | Dwelling ("Clarence House") | 71 Through Street | Lot 3, DP 783029 | Local |
| South Grafton | Flats | 72 Through Street | Lot 1, DP 782927 | Local |
| South Grafton | Dwelling (group value) | 75 Through Street | Lot 5, DP 783029 | Local |
| South Grafton | Dwelling (group value) | 80 Through Street | Lot 1, DP 86939 | Local |
| South Grafton | Walkers Marina Hotel | 90 Through Street | Lot 20, DP 803507 | Local |
| South Grafton | Dwelling | 112 Through Street | Lots 2 and 3, DP 192757 | Local |
| South Grafton | Gum tree (<i>Eucalyptus seeana</i>) | 144 Washpool Road | Road reserve | Local |
| South Grafton | Dwelling (former South Grafton CWA Rooms) | 9 Wharf Street | Lot 5, DP 703754 | Local |
| South Grafton | Dwelling | 22 Wharf Street | Lot 1, DP 713376 | Local |
| South Grafton | Australian Hotel | 27 Wharf Street | Lot 1, DP 438252 | Local |
| South Grafton | Dwelling (group value) | 43 Wharf Street | Lot 17, Section 5, DP 758470 | Local |
| South Grafton | Dwelling (group value) | 45 Wharf Street | Lot 1, DP 716357 | Local |
| South Grafton | Dwelling (group value) | 48 Wharf Street | Lot 6A, DP 362375 | Local |
| South Grafton | South Grafton Fire Station | 64 Wharf Street | Lot 29, DP 758914 | Local |
| South Grafton | St Stephen's Presbyterian Church | 69 Wharf Street | Lot 11, DP 758914 | Local |
| South Grafton | Street trees— <i>Brachychiton</i> , <i>Ficus</i> or Jacaranda trees over 3 metres in height | All road reserves throughout South Grafton | Road reserves | Local |
| Swan Creek | Green Family Memorial Gates | 1 Greens Lane | Lot 1, DP 198810 | Local |
| Swan Creek | Livingstone's House | 25 Livingstone Lane | Lot 12, DP 863869 | Local |

Swan Creek Dwelling (“Kincross”) Swan Lane and Pacific Highway (corner of) Lot 1, DP 657567 Local

Part 2 Heritage conservation areas

| Description | Identification | Significance |
|---------------------------------|--|--------------|
| Grafton Conservation Area | Shown edged heavy black and stippled on the map marked “Grafton Heritage Amendment Conservation Areas—Grafton & South Grafton” | Local |
| South Grafton Conservation Area | Shown edged heavy black and stippled on the map marked “Grafton Heritage Amendment Conservation Areas—Grafton & South Grafton” | Local |

[Top of page](#)

APPENDIX 2

Community Based Heritage Study – proposed items

4. Proposed Additions to the Grafton Heritage Schedule

4.1 Individual Heritage Items

This Community Based Heritage Study, after assessing over 840 items, considers that 289 individual items, 64 groups of items and two conservation areas are of significance in the former Grafton City LGA and strongly recommends they should be included on the Clarence Valley Local Environment Plan. By comparison the recently gazetted Heritage Schedule for the Maclean LEP 2007 now has 257 individually listed items and six conservation areas.

Many of the items identified and assessed were not newly discovered historic items. They have been described and reported in earlier heritage studies undertaken by Council, the National Trust and private individuals. Items have been recommended because they have again been identified as historically significant, or as having a high level of integrity or originality, or are a good example of an historic theme, or are particularly rare or representative of their type.

Recent changes to state planning laws have now directed Councils to reassess regionally significant heritage items listed on the North Coast REP and determine if they are significant to the State. They are automatically significant to the local area and have been incorporated into Clarence Valley's LEP.

Table 4.1: Proposed (New) Individual Heritage Items

| <i>Heritage Item</i> | <i>Address</i> | <i>Item No.</i> |
|----------------------------|-------------------|-----------------|
| Grafton | | |
| Alice Street | | |
| Cottage | 2 Alice Street | 1640610 |
| Residence | 6 Alice Street | 1640611 |
| Residence | 10 Alice Street | 1640535 |
| Smithholme | 12 Alice Street | 1640546 |
| Residence | 18 Alice Street | 1640547 |
| Cottage | 25 Alice Street | 1640798 |
| Cottage | 47 Alice Street | 1640803 |
| Woodcroft | 49 Alice Street | 1640774 |
| Cottage | 97 Alice Street | 1640804 |
| Residence | 119 Alice Street | 1640805 |
| Melohs | 131 Alice Street | 1640682 |
| Residence | 133 Alice Street | 1640616 |
| Tracker Robinson's Cottage | 143 Alice Street | 1640693 |
| Carrington Villa | 144 Alice Street | 1640439 |
| Residence | 180 Alice Street | 1640185 |
| Cottage | 181 Alice Street | 1640821 |
| Cottage | 195 Alice Street | 1640807 |
| Arthur Street | | |
| Cottage | 103 Arthur Street | 1641007 |
| Cottage | 109 Arthur Street | 1641008 |
| Bacon Street | | |
| Residence | 4 Bacon Street | 1640068 |
| The Rosary | 41 Bacon Street | 1640230 |
| Residence | 60 Bacon Street | 1640823 |
| Cottage | 70 Bacon Street | 1640794 |
| Kelso | 100 Bacon Street | 1640453 |

| | | |
|---------------------------------|---------------------------|---------|
| Residence | 135 Bacon Street | 1640570 |
| Orara | 151 Bacon Street | 1640742 |
| Oddfellows Hall | 155 Bacon Street | 1640228 |
| Flats | 195 Bacon Street | 1640120 |
| Residence | 235 Bacon Street | 1640592 |
| Memorial Avenue | Bacon Street | 1640510 |
| Bawden Street | | |
| Residence | 1 Bawden Street | 1640842 |
| Bowtell Street | | |
| Residence | 39-41 Bowtell Avenue | 1640809 |
| Residence | 51 Bowtell Avenue | 1640811 |
| Breimba Street | | |
| Residence | 46 Breimba Street | 1640071 |
| Clarence River | | |
| Grafton Rail/Ferry Wharf Site | north bank Clarence River | 1640775 |
| Susan Island | Clarence River | 1640090 |
| Elizabeth Island | Clarence River | 1640914 |
| Clarence Street | | |
| Cottage | 46 Clarence Street | 1640498 |
| Residence | 60 Clarence Street | 1640463 |
| Footpath Sign Clarence Street | Clarence Street | 1640728 |
| Coronation Plaque | Viaduct Clarence Street | 1640173 |
| Crown Street | | |
| Grafton Cemetery | Crown Street | 1640064 |
| Dobie Street | | |
| Residence | 78 Dobie Street | 1640772 |
| Residences | 108 - 110 Dobie Street | 1641002 |
| Residence | 138 Dobie Street | 1640767 |
| Residence | 155 Dobie Street | 1640164 |
| Residence | 209 Dobie Street | 1640748 |
| Hoffman's Vineyard Hotel former | 211 Dobie Street | 1640764 |
| Residence | 219 Dobie Street | 1640929 |
| Showground Complex | Dobie Street | 1640053 |
| Fisher's Drain | Dobie Street | 1640928 |
| Dovedale Street | | |
| Residence | 1 Dovedale Street | 1641009 |
| Fisher Street | | |
| Flats | 4a/b Fisher Lane | 1640440 |
| Fitzroy Street | | |
| Avoca | 1 Fitzroy Street | 1640147 |
| Residence | 2 Fitzroy Street | 1640146 |
| Residence | 3 Fitzroy Street | 1640412 |
| Residence | 6 Fitzroy Street | 1640410 |
| Lockrannock | 16 Fitzroy Street | 1640055 |
| Dunnville | 33 Fitzroy Street | 1640596 |
| Grafton Club former | 139 Fitzroy Street | 1640172 |
| Runnymede Hospital former | 148 Fitzroy Street | 1640028 |
| Residence | 157 Fitzroy Street | 1640537 |
| Girraween | 163-165 Fitzroy Street | 1640076 |
| Loch Lomond | 167 Fitzroy Street | 1640534 |
| Residence | 168 Fitzroy Street | 1640034 |
| Free Kirk Church | 172 Fitzroy Street | 1640538 |
| Hubbard House | 174 Fitzroy Street | 1640157 |
| Hockey House | 177 Fitzroy Street | 1640618 |
| Cottage | 182 Fitzroy Street | 1640558 |

| | | |
|--|-------------------------|---------|
| Residence | 187 Fitzroy Street | 1640543 |
| Residence | 204 Fitzroy Street | 1640539 |
| Cottage | 206 Fitzroy Street | 1640541 |
| Cottage | 222 Fitzroy Street | 1640515 |
| Fry Street | | |
| Dove Dale | 1 Fry Street | 1640159 |
| Cottage | 54 Fry Street | 1640781 |
| Cottage | 142 Fry Street | 1640400 |
| Cottage | 144 Fry Street | 1640194 |
| Residence | 147 Fry Street | 1640448 |
| Kinnear | 214 Fry Street | 1640750 |
| The Ranch | 314 Fry Street | 1640408 |
| Peters Ice Cream Factory former | 373 Fry Street | 1640552 |
| Pioneer Park | Fry Street | 1640170 |
| Garden Street | | |
| Residence | 12 Garden Street | 1640802 |
| Greaves Street | | |
| Glyndon Private Hospital former | 4 Greaves Street | 1640196 |
| Kent Street | | |
| Cottage | 54 Kent Street | 1640476 |
| Sewage Pump Station | 70 Kent Street | 1640484 |
| Residence | 75 Kent Street | 1640477 |
| Mary Street | | |
| Fowey | 1 Mary Street | 1640140 |
| Cottage | 10 Mary Street | 1640600 |
| Residence | 13 Mary Street | 1640571 |
| Kaipara | 22 Mary Street | 1640074 |
| Flats | 26 Mary Street | 1640075 |
| Cottage | 29 Mary Street | 1640565 |
| Grafton High School & Hall | 95 Mary Street | 1640193 |
| Cottage | 120 Mary Street | 1640863 |
| Cottage | 122 Mary Street | 1640864 |
| Butchery | 123 Mary Street | 1640818 |
| Residence | 129 Mary Street | 1640051 |
| St Elmo | 131 Mary Street | 1640567 |
| Emohruo | 165 Mary Street | 1640576 |
| Residence | 166 Mary Street | 1640976 |
| Cottage | 232 Mary Street | 1640978 |
| Maud Street | | |
| Grafton Station Masters Residence former | 3 Maud Street | 1640409 |
| Cottage | 14 Maud Street | 1640588 |
| McHugh Street | | |
| Thendara | 36 McHugh Street | 1640013 |
| Stratham | 50 McHugh Street | 1640459 |
| Morrison Street | | |
| Cottages | 18 - 20 Morrison Street | 1640769 |
| North Street | | |
| Grafton Brewing Co. former | 170 North Street | 1640551 |
| Grafton Railway Viaducts | Numerous Street | 1640176 |
| Oliver Street | | |
| Residence | 2 Oliver Street | 1640413 |
| Lowestoft | 3 Oliver Street | 1640469 |
| Rosebank | 6 Oliver Street | 1640468 |
| Residence | 27 Oliver Street | 1640148 |

| | | |
|---------------------------|--------------------------|---------|
| Residence | 29 Oliver Street | 1640493 |
| Residence | 52 Oliver Street | 1641001 |
| Presbyterian Manse former | 111 Oliver Street | 1640135 |
| Residence | 139 Oliver Street | 1640773 |
| Residence | 143 Oliver Street | 1640868 |
| Residence | 146 Oliver Street | 1640869 |
| Criterion Dance Hall | 149 Oliver Street | 1640881 |
| Residence | 151 Oliver Street | 1640197 |
| Baptist Church | 158 Oliver Street | 1640175 |
| Orara Street | | |
| Residence | 27 Orara Street | 1640414 |
| Pound Street | | |
| Residence | 1 Pound Street | 1640782 |
| Residence | 4 Pound Street | 1640416 |
| Clarendon | 13 Pound Street | 1640198 |
| Residence | 14 Pound Street | 1640841 |
| Residence | 31 Pound Street | 1640086 |
| Cottage | 46 Pound Street | 1640847 |
| Jacaranda Hotel | 154 Pound Street | 1640681 |
| Semi-detached Terrace | 156-158 Pound Street | 1640072 |
| Residence | 164 Pound Street | 1640131 |
| Iona | 172 Pound Street | 1640127 |
| Semi - Detached Terrace | 174-178 Pound Street | 1640126 |
| Cottage | 194 Pound Street | 1640858 |
| Village Green Hotel | 230 Pound Street | 1640080 |
| King George V Plaque | Pound Street | 1640827 |
| Volckers Memorial | Pound Street | 1640883 |
| Powell Street | | |
| Cottage | 110 Powell Street | 1641006 |
| Cottage | 149 Powell Street | 1640984 |
| Cottage | 156 Powell Street | 1640982 |
| Cottage | 162 Powell Street | 1640981 |
| Residence | 217 Powell Street | 1640974 |
| Racecourse Kiosk | Main Entry Powell Street | 1640063 |
| Prince Street | | |
| Crown Hotel | 1 Prince Street | 1640200 |
| Real Estate Offices | 25 Prince Street | 1640548 |
| Grafton Commonwealth Bank | 30 Prince Street | 1640202 |
| Parapet | 33 Prince Street | 1640574 |
| Grafton Chambers | 35 Prince Street | 1640572 |
| Shops | 38 Prince Street | 1640556 |
| Dougherty House | 46-48 Prince Street | 1640178 |
| Parapet | 60 Prince Street | 1640670 |
| Cartmills Building | 63-69 Prince Street | 1640203 |
| Chemist | 64 Prince Street | 1640553 |
| Hall Building | 83 Prince Street | 1640604 |
| Shop | 88 Prince Street | 1640550 |
| Weileys Hotel former | 90 Prince Street | 1640122 |
| Grafton Fire Station | 94 Prince Street | 1640560 |
| Uniting Church | 126 Prince Street | 1640562 |
| Sissy's | 187 Prince Street | 1640590 |
| Girl Guides Hall | 201 Prince Street | 1640024 |
| Grafton Ambulance Station | 201a Prince Street | 1640591 |
| European Hotel former | 207 Prince Street | 1640561 |
| Residence | 223 Prince Street | 1640785 |

| | | |
|-------------------------------------|------------------------|---------|
| Cottages | 239, 241 Prince Street | 1640737 |
| Cottages | 259, 261 Prince Street | 1640736 |
| Residence | 263 Prince Street | 1640986 |
| Flood Gauges | Prince Street | 1640828 |
| Memorial Park | Prince Street | 1640505 |
| Water Fountain Memorial Park | Prince Street | 1640399 |
| Showground Caretakers Cottage | Prince Street | 1640207 |
| Palm Trees | Prince Street | 1640504 |
| Queen Street | | |
| Itala | 1 Queen Street | 1640085 |
| Residence | 6 Queen Street | 1640759 |
| Residence | 27 Queen Street | 1640642 |
| Residence | 29 Queen Street | 1640041 |
| Residence | 37 Queen Street | 1640641 |
| Residence | 45 Queen Street | 1640640 |
| Residence | 47 Queen Street | 1640776 |
| Semi-detached Cottages | 59-61 Queen Street | 1640165 |
| Residence | 62 Queen Street | 1640073 |
| Residence | 67 Queen Street | 1640770 |
| Residence | 80 Queen Street | 1640423 |
| Residence | 96 Queen Street | 1640427 |
| The Gables | 106 Queen Street | 1640091 |
| Residences | 132,134 Queen Street | 1640946 |
| Cottage | 156 Queen Street | 1640434 |
| Amandale | 164 Queen Street | 1640780 |
| Residence | 176 Queen Street | 1640438 |
| Albion Hotel | 201 Queen Street | 1640779 |
| Residence | 204 Queen Street | 1640229 |
| Morrison's House | 238 Queen Street | 1640010 |
| Reserve Street | | |
| Residence | 14 Reserve Street | 1640179 |
| Residence | 15 Reserve Street | 1640763 |
| Richmond Road | | |
| Residence | 567 Richmond Road | 1640826 |
| Turf Street | | |
| Residence | 6 Turf Street | 1640882 |
| Residence | 12 Turf Street | 1640894 |
| Cottage | 41 Turf Street | 1640683 |
| Residence | 45 Turf Street | 1640396 |
| Residence | 57 Turf Street | 1640404 |
| Residence | 71 Turf Street | 1640685 |
| Residence | 78 Turf Street | 1640788 |
| Clarence Valley Jockey Club Offices | 126 Turf Street | 1640790 |
| Victoria Street | | |
| Roman Catholic Presbytery | 5 Victoria Street | 1640824 |
| St Mary's Church | 7 Victoria Street | 1640186 |
| St Mary's College | 9 Victoria Street | 1640038 |
| St Mary's Hall | 11 Victoria Street | 1640512 |
| Residence | 12 Victoria Street | 1640511 |
| Lormont | 16 Victoria Street | 1640032 |
| RTA Offices | 31 Victoria Street | 1640619 |
| RTA Survey Equipment and Markers | 31 Victoria Street | 1640931 |
| McWilliams Lodge | 33 Victoria Street | 1640518 |
| Residence | 34 Victoria Street | 1640566 |
| Bishopsholme | 35 Victoria Street | 1640101 |

| | | |
|-----------------------------------|--------------------------|---------|
| Gas Lamp | 35 Victoria Street | 1640900 |
| Roche's Hotel | 85 Victoria Street | 1640141 |
| Residence | 93 Victoria Street | 1640582 |
| Residence | 97 Victoria Street | 1640608 |
| Argyle Hotel former | 116 Victoria Street | 1640108 |
| Victorian Cottage | 133 Victoria Street | 1640107 |
| Cottage | 140 Victoria Street | 1640104 |
| Cottage | 142 Victoria Street | 1640103 |
| Sandstone Kerb | Victoria Street | 1640730 |
| Villiers Street | | |
| Residence | 24 Villiers Street | 1640015 |
| Residence | 26 Villiers Street | 1640559 |
| Ravensford | 36 Villiers Street | 1640099 |
| Cottages | 47,51 Villiers Street | 1640725 |
| Mintara | 57 Villiers Street | 1640422 |
| Lemnos | 67 Villiers Street | 1640713 |
| Cottage | 149 Villiers Street | 1640226 |
| South Grafton | | |
| Armidale Street | | |
| Cottage | 117 Armidale Street | 1641000 |
| Beaton Street | | |
| Cottage | 16 Beaton Street | 1640995 |
| Bent Street | | |
| Uloom | 28 Bent Street | 1640167 |
| Railway Superintendents former | Office 29 Bent Street | 1640656 |
| Residence | 32 Bent Street | 1640703 |
| Residence | 34-36 Bent Street | 1640166 |
| St Matthew's Church former | 54-56 Bent Street | 1640187 |
| Tara | 133 Bent Street | 1640397 |
| South Grafton Cemetery | Bent Street | 1640188 |
| Brickworks Road | | |
| South Grafton Brickworks | Brickworks Road | 1640747 |
| Cambridge Street | | |
| Cottage | 104 Cambridge Street | 1640639 |
| Urara | 110 Cambridge Street | 1640568 |
| Residence | 114 Cambridge Street | 1640638 |
| Coorela | 124-126 Cambridge Street | 1640731 |
| Federation Street | | |
| The Tin Bridge | Federation Street | 1640879 |
| Lillypool Road | | |
| Lillypool Road Dip | Lillypool Road | 1640758 |
| New Street | | |
| Factory Door | New Street | 1640526 |
| Ridge Street | | |
| Residence | 42 Ridge Street | 1640643 |
| Rushforth Road | | |
| Rushforth Road Water Reservoir | Rushforth Road | 1640911 |
| Ryan Street | | |
| Royal Hotel | 170 Ryan Street | 1640174 |
| Cottage | 175 Ryan Street | 1640040 |
| Cottage | 177 Ryan Street | 1640139 |
| Dallinga | 279 Ryan Street | 1640153 |
| Railway Timber Viaduct | Ryan Street | 1640524 |

| | | |
|---|------------------------------------|---------|
| William Small Memorial Schwinghammer Street | Ryan Street Intersection | 1640037 |
| Rathgar Skinner Street | 44 Schwinghammer Street | 1640119 |
| Clarence Chambers | 3 -13 Skinner Street | 1640961 |
| Sweden's Shops | 30-34 Skinner Street | 1640530 |
| Shops | 48-50 Skinner Street | 1640115 |
| Shop | 49-51 Skinner Street | 1640210 |
| CBC Bank | 60 Skinner Street | 1640213 |
| Community Bank | 62 Skinner Street | 1640214 |
| Skinner Street Trees | Skinner Street | 1640851 |
| Southampton Road | | |
| Southampton Dip Spring Street | Southampton Road | 1640765 |
| Shops | 55-59 Spring Street | 1640664 |
| Orara Shire Council Chambers former | 68 Spring Street | 1640054 |
| Great Northern Hotel | 76-78 Spring Street | 1640111 |
| Cottage | 107 Spring Street | 1640525 |
| Through Street | | |
| South Grafton Station Masters House former | 27 Through Street | 1640655 |
| Residence | 28A Through Street | 1640702 |
| Residence | 35 Through Street | 1640520 |
| McKittrick House | 47 Through Street | 1640406 |
| Page House | 69 Through Street | 1640183 |
| Flats | 72 Through Street | 1640517 |
| Bundaree | 110 Through Street | 1640706 |
| Residence | 112 Through Street | 1640688 |
| Lane Park | Through Street | 1640506 |
| Water Trough Lane Park | Through Street | 1640896 |
| Vere Street | | |
| Cottages | 39, 41 Vere Street | 1640819 |
| Washpool Road | | |
| Gum Tree (Eucalyptus seana) | 182 Washpool Road | 1640906 |
| Wharf Street | | |
| South Grafton CWA Rooms | 9 Wharf Street | 1640067 |
| Residence | 22 Wharf Street | 1640522 |
| Australian Hotel | 27 Wharf Street | 1640516 |
| Residence | 47 Wharf Street | 1640852 |
| South Grafton Fire Station | 64 Wharf Street | 1640521 |
| St Stephen's Presbyterian Church | 69 Wharf Street | 1640523 |
| Swan Creek | | |
| Livingstone's House | 25 Livingstone Lane | 1640691 |
| Green Family Memorial Gates | Pacific Highway | 1640569 |
| Hirondelle | Pacific Highway | 1640667 |
| Kincross | Corner Swan Lane & Pacific Highway | 1640668 |

4.2 Groups of Heritage Items

This Study recommends the following 64 groups for inclusion on the heritage schedule of places of local significance in the Clarence Valley Local Environment Plan. As mentioned in Section 4 these groups of places are considered significant because they contains a high proportion of intact dwellings and provide Grafton with its historic streetscapes. These dwellings may be of similar ages or present a mixture of ages and dwelling styles. Block size, relationship to the street (setback), location of garages and driveways, bulk and scale, gardens and street plantings, grass verges, and fences all contribute to the resulting historic streetscape(s). It is their collective value that makes the retention of these groups so important.

Table 4.2: Proposed Groups of Heritage Items

| <i>Heritage Item</i> | <i>Address</i> | <i>Item No.</i> |
|-------------------------------------|--|-----------------|
| Grafton | | |
| Alice Street | | |
| Alice Street Residential Group 1 | 2,6,10,11,13,14,16,18,23,25,27,29 Alice Street | 1640834 |
| Alice Street Residential Group 2 | 40,42,47,49 Alice Street | 1640835 |
| Alice Street Residential Group 3 | 131,132,133,134,135,137,139,140,141,143,144,145,147,149 Alice Street | 1640697 |
| Alice Street Residential Group 4 | 187,192,195,197 Alice Street | 1640921 |
| Bacon Street | | |
| Bacon Street Residential Group 1 | 38,40,41,42,44,45,46 Bacon Street | 1640845 |
| Bacon Street Residential Group 2 | 54,60,64,65-67,69,70 Bacon Street | 1640417 |
| Bacon Street Residential Group 3 | 95,96,100,101,104,105,107 Bacon Street | 1640932 |
| Bacon Street Residential Group 4 | 147,149,151,153,155 Bacon Street | 1640744 |
| Bacon Street Residential Group 5 | 219, 221,223 Bacon Street | 1640927 |
| Bawden Street | | |
| Bawden Street Residential Group | 1,2,3 Bawden Street | 1640885 |
| Bowtell Avenue | | |
| Bowtell Avenue Residential Group 1 | 21,29,39-41,43,49,51 Bowtell Avenue | 1640886 |
| Clarence Street | | |
| Clarence Street Residential Group 1 | 8,10,12 Clarence Street | 1640923 |
| Clarence Street Residential Group 2 | 26,27,28,29,30,31 Clarence Street | 1640500 |
| Clarence Street Residential Group 3 | 95,97,99,101 Clarence Street | 1640475 |
| Dobie Street | | |
| Dobie Street Residential Group 1 | 138,140,142,144,148,150,151,152,153,154,155,158 Dobie Street | 1640933 |
| Dovedale Street | | |
| Dovedale Street Residential Group 1 | 5,7,9,11 Dovedale Street | 1640732 |
| Fisher Lane | | |
| Fisher Lane Residential Group 1 | 1,3,4a/b Fisher Lane | 1640771 |
| Fitzroy Street | | |
| Fitzroy Street Residential Group 2 | 1,3,5,7 Fitzroy Street | 1640783 |
| Fitzroy Street Residential Group 1 | 2,4,6,8,10,12,14 Fitzroy Street | 1640192 |
| Fitzroy Street Entry Group | 23,25,31,33,57,91-97 Fitzroy Street | 1640934 |
| Fitzroy Street Residential Group 3 | 148,152,154,157,158,159,161,163,167,168,169,170,172,174,177,178 Fitzroy Street | 1640938 |
| Fitzroy Street Residential Group 4 | 182,184,187,192,196,197,199,201,202,204,206,208 Fitzroy Street | 1640939 |
| Fry Street | | |
| Fry Street Residential Group 1 | 129,129A,131,133,135,137,138,140,142,143,144,145,147 Fry Street | 1640816 |

| | | |
|-------------------------------------|--|---------|
| Kemp Street | | |
| Kemp Street Residential Group 1 | 8,10,14,16,18,22 Kemp Street | 1640757 |
| Kent Street | | |
| Kent Street Residential Group 1 | 12,14,16,18 Kent Street | 1640152 |
| Kent Street Residential Group 2 | 22,24,26,28,30 Kent Street | 1640935 |
| Mary Street | | |
| Mary Street Residential Group 1 | 1,7,8,9,10,11,13,22,24,26,29,30,33,35,36,37,41 Mary Street | 1640733 |
| Mary Street Residential Group 2 | 57, 59, 61 Mary Street | 1640940 |
| Mary Street Residential Group 3 | 108,110,112 Mary Street | 1640941 |
| Maud Street | | |
| Maud Street Residential Group 1 | 3,5,6,7,9,10,14,15 Maud Street | 1640727 |
| McHugh Street | | |
| McHugh Street Residential Group 1 | 15,17,18,19,21,25,26 McHugh Street | 1640936 |
| Grafton Railway Viaducts | Numerous streets | 1640176 |
| Oliver Street | | |
| Oliver Street Group 1 | 139,141,143,146,149,151,153 Oliver Street | 1640893 |
| Pound Street | | |
| Pound Street Group 1 | 155,156,157,158,159,163,164,166,172,174-178,180,182 Pound Street | 1640132 |
| Pound Street Residential Group 2 | 187,189,191,193,194,197,199,200,201,202 Pound Street | 1640746 |
| Pound Street Residential Group 3 | 238,240,242,244,246 Pound Street | 1640405 |
| Queen Street | | |
| Queen Street Residential Group 1 | 27,29,35,37 Queen Street | 1640942 |
| Queen Street Residential Group 2 | 58-60, 59-61,62,63,66 Queen Street | 1640943 |
| Queen Street Residential Group 3 | 80,82,84,86 Queen Street | 1640740 |
| Queen Street Residential Group 4 | 92,94,96,98 Queen Street | 1640944 |
| Queen Street Residential Group 5 | 148, 150,152 Queen Street | 1640945 |
| Queen Street Residential Group 6 | 156,158,160,162,164 Queen Street | 1640415 |
| Queen Street Residential Group 7 | 172,174,176 Queen Street | 1640948 |
| Queen Street Residential Group 8 | 204,206,208 Queen Street | 1640947 |
| Reserve Street | | |
| Reserve Street Residential Group | 4,13,14,15,16, Reserve Street | 1640762 |
| Turf Street | | |
| Turf Street Residential Group 1 | 41,43,45,47,49 Turf Street | 1640726 |
| Victoria Street | | |
| St Mary's Ecclesiastical Group 1 | 5,7,9,11,12,16 Victoria Street | 1640825 |
| Victoria Street Residential Group 2 | 28,30,32,33,34,35,36,38 Victoria Street | 1640965 |
| Victoria Street Cottages Group 4 | 102,104,106 Victoria Street | 1640184 |
| Victoria Street Residential Group 5 | 114,116,117-119,120,121 Victoria Street | 1640966 |
| Victoria Street Residential Group 6 | 132,133,137,140,142,146,148,150 Victoria Street | 1640967 |
| Villiers Street | | |
| Villiers Street Residential Group 1 | 16,18,20,22,24,26,30-32,36 Villiers Street | 1640676 |
| Villiers Street Group 2 | 123,125,127,129,131,133,135,137 Villiers Street | 1640715 |
| Villiers Street Residential Group 3 | 149,151,153,155,157,159,163,164 Villiers Street | 1640724 |
| Villiers Street Residential Group 4 | 175,179,181 Villiers Street | 1641012 |
| South Grafton | | |
| Beaton Street | | |
| Beaton Street Residential Group | 4,6,8,10,14,16,18 Beaton Street | 1640993 |
| Bent Street | | |
| Bent Street Residential Group | 22,28,29,32,34,38,42,48,50,52,56,58 Bent Street | 1640705 |
| Cambridge Street | | |

| | | |
|--|---|---------|
| Cambridge Street Residential Group 1 | 98,103,104,105,107,110,114 Cambridge Street | 1640696 |
| Federation Street | | |
| Federation Street Residential Group 1 | 30,32,50,52 Federation Street | 1640734 |
| Little Armidale Street | | |
| Little Armidale Street Residential Group 1 | 27,35,37,41 Little Armidale Street | 1640735 |
| Skinner Street | | |
| Skinner Street Commercial & Civic Group | 27-29,31-35,35-37,39-43,45-47,49-51,60,62,73-75,77-81,83-85 Skinner Street; 64 ,68 Spring Street; 90 Through Street | 1640017 |
| Spring Street | | |
| Spring Street Residential Group 1 | 20,22,23,24,25,26,27,28,31,47 Spring Street | 1640917 |
| Through Street | | |
| Through Street Residential Group | 34,35,36,47,69,71,72,75,80, Through Street | 1640950 |
| Wharf Street | | |
| Wharf Street Residential Group | 41,43,45,47,48 Wharf Street | 1640949 |

4.3 Conservation Areas

This Study recommends that two conservation areas, namely the Grafton and South Grafton Urban Conservation Areas, be included in the Heritage Schedule of the Clarence Valley LEP. The boundaries of these areas are defined in Figure 4.4 and Figure 4.7. The current North Coast Regional Environmental Plan (1988) has already acknowledged the significance of these areas but has listed Grafton and South Grafton as one conservation area. This has caused confusion. Due to their individual local heritage significance, some places and groups contained within these conservation areas are also listed separately as individual heritage items.

It should be noted that the Draft Clarence Valley LEP 2008 has automatically listed this regionally significant area on Council's new planning document. The boundaries of this area are identified in Figure 4.1. This study strongly recommends that the boundaries identified in the North Coast REP (1988) be **expanded to more accurately reflect the exceptional collection of intact and noteworthy domestic, commercial, civic and ecclesiastical buildings and settings found in the former Grafton City LGA.**

APPENDIX 3

Items deleted from *Community Based Heritage* Study Proposed listing

- RTA survey equipment & markers
- 197 Alice Street Grafton
- St Mary's Hall, 11 Victoria Street
- 15 McHugh Street
- 52 Oliver Street
- 4, 6, 8, 10, 14, 16 and 18 Beatson Street
- 166 Mary Street
- 64 Prince Street
- 46 Pound Street
- 39 and 41 Vere Street South Grafton
- 51 Villiers Street
- Exclusion of 108 Hoof Street from the Grafton Conservation Area

(data from the minutes of the Clarence Valley Council Ordinary Meeting 16 November 2010: 77)

APPENDIX 4

Study Area of the Community Based Heritage Study 2010; page 12

ITEM 12.052/10 - 12
Attachment A

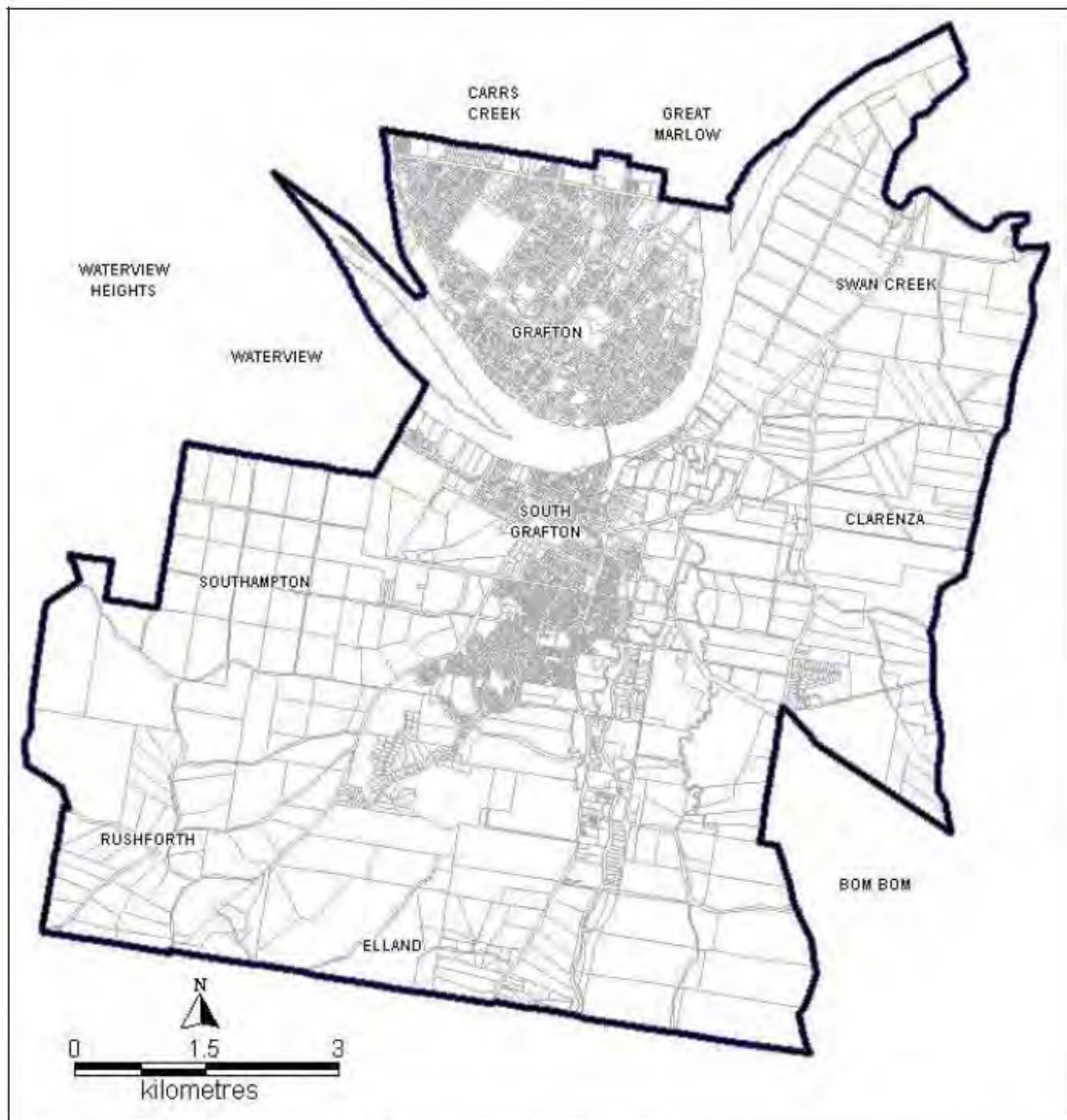


Figure 1.1 Grafton City Local Government Area (former)

APPENDIX 5

Spreadsheet of items with more than 1 listing

Main Road 83 Summerland Way Additional Crossing of the Clarence River at Grafton:
Preliminary Route Options Report Technical Paper - Non-Aboriginal Heritage

| <i>Item</i> | CHL | SHR | S.170 Registers | Grafton LEP 1988 | North coast REP | National Trust | RNE | Relics Provision | ANSD |
|---|-----|-----|--------------------|---------------------|--------------------|----------------|-----|---------------------|------|
| Grafton Post Office | 1 | | | 1 | 1 | 1 | 1 | | |
| Hull of SS Induna | | | | 1 | 1 | | | 1 | 1 |
| Grafton Punt | | | | | | | | 1 | 1 |
| Susan Island | | | | 1 | | | 1 | | |
| CBC Bank Building (National Australia Bank) | | | | 1 | 1 | 1 | 1 | | |
| Grafton Christ Church Cathedral Conservation Area | | | | 1 | | | | | |
| Christ Church Anglican Cathedral | | | | 1 | 1 | 1 | 1 | | |
| Christ Church Deanery | | | | 1 | 1 | 1 | 1 | | |
| Christ Church Hall | | | | 1 | 1 | 1 | 1 | | |
| Christ Church Georgian Cottage (parish offices) | | | | 1 | 1 | 1 | | | |
| Cathedral Church of Christ the King (including hall and cottages) | | 1 | | | | 1 | | | |
| Crown Prosecutors Office | | | | 1 | | 1 | 1 | | |
| Fitzgerald Building (Fitzgerald Chambers) | | | | 1 | | 1 | 1 | | |
| Foott Law & Company Building | | | | 1 | 1 | 1 | 1 | | |
| Former Grafton Courthouse | | | | 1 | | 1 | 1 | 1 | |
| Georgian Cottage, Duke St | | | | 1 | | 1 | 1 | | |
| Victorian Cottage, Duke St (Christ church parish offices) | | | | 1 | | 1 | 1 | | |
| Grafton Civic Group, Duke St | | | | 1 | | 1 | 1 | | |
| Former Police Station, cnr Victoria & Duke St | | | | 1 | 1 | | 1 | | |
| Grafton Courthouse, Victoria St | | | | | 1 | 1 | 1 | | |
| Post Office Hotel, Victoria St | | | | 1 | 1 | 1 | 1 | | |
| Grafton Conservation Area | | | | 1 | 1 | 1 | 1 | | |
| Grafton Gaol Group | | 1 | | | 1 | 1 | 1 | | |
| Saraton Theatre | | 1 | | 1 | | 1 | 1 | | |
| Arcola - house, stables, garden and fence 150 Victoria St | | 1 | | 1 | 1 | 1 | | | |
| Rathgar United Protestant Association Home, 46 Schwinghammer St | | | | 1 | | 1 | | | |
| Grafton Rail & Road Bridge (ARTC underbridge) | | 1 | 1 | 1 | 1 | 1 | | | |

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|--|-----|-----|--------------------|---------------------|--------------------|----------------|-----|---------------------|------|
| Grafton, Pound Street (West), Underbridge | | | 1 | 1 | | 1 | | | |
| Grafton City Railway Station Group | | 1 | 1 | 1 | | | | | |
| Grafton City Railway Group Refreshment Room furniture | | 1 | | 1 | | | | | |
| Northern Rivers County Council 17-21 Prince St (+ fig tree) | | | 1 | 1 | | 1 | | | |
| Cottage, Country Energy Field Office 130 Queen St | | | 1 | | | | | | |
| Former St. Patrick's Roman Catholic Church, Skinner St | | | | 1 | | 1 | | | |
| Grafton Base Hospital | | | 1 | | | | | | |
| RTA Regional Office 31 Victoria St (Office) | | | 1 | 1 | | | | | |
| Grafton Fire Station 94 Prince St | | | 1 | 1 | | | | | |
| South Grafton Fire Station 64 Wharf St | | | 1 | | | | | | |
| Grafton Railway Viaducts | | | 1 | 1 | 1 | | | | |
| Former wharf sites on the banks of the Clarence River | | | | | | | | 1 | |
| PAS on current TAFE Grounds | | | | | | | | 1 | |
| Railway terminus & entrance to rail ferry wharf | | | | | | | | 1 | |
| Rail ferry wharf + timber piles in Alipou Creek & wharf remnants on bank | | | | | | | | 1 | |
| Rail ferry wharf | | | | 1 | | | | 1 | |
| Site of Wilson's store | | | | | | | | 1 | |
| Site of the Stock Reserve | | | | | | | | 1 | |
| Istria 95 Victoria St | | | | 1 | 1 | 1 | | | |
| Abbotsford 11 Alice St | | | | 1 | 1 | 1 | | | |
| Bronte 13 Alice St | | | | 1 | 1 | 1 | | | |
| Rosslyn, 137 Alice St | | | | 1 | | 1 | | | |
| Campbell's House 58-60 Queen St | | | | 1 | 1 | 1 | | | |
| Dovedale 8 Breimba St | | | | 1 | 1 | 1 | | | |
| Dunvegan 47 Pound St | | | | 1 | 1 | 1 | | | |
| Former Police Residence 1 Duke St (+ palm tree) | | | | 1 | 1 | 1 | | | |
| Grafton Free Presbyterian Church 138 Fry St | | | | 1 | 1 | | | | |

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|--|-----|-----|--------------------|---------------------|--------------------|----------------|-----|---------------------|------|
| Grafton Teacher's Centre (former Grammar School) 97 Mary St | | | | 1 | 1 | 1 | | | |
| School of Arts Building, Skinner St | | | | 1 | | 1 | | | |
| Pullens Store and Warehouse Group | | | | 1 | 1 | | | | |
| Schaeffer House (formerly residence called Kia-Ora) 192 Fitzroy St | | | | 1 | 1 | 1 | | | |
| Great Northern Hotel, 76 Spring St | | | | 1 | | 1 | | | |
| St Matthews Anglican Church, Bent Street | | | | 1 | | 1 | | | |
| Dwelling, 34 -36 Bent St | | | | 1 | | | | | |
| Dwelling, 34 Bent Street | | | | | | 1 | | | |
| St Andrew's Church and Manse 111-113 Oliver St | | | | | 1 | 1 | | | |
| Presbyterian Manse (separate listing to the St Andrews Group) | | | | 1 | | 1 | | | |
| Telarah 289 Oliver St | | | | 1 | 1 | 1 | | | |
| TJ Ford Pavilion, Grafton Showground | | | | 1 | 1 | 1 | | | |
| Walker's Marina Hotel | | | | | 1 | 1 | | | |
| Central Hardware 39 Skinner St | | | | 1 | 1 | | | | |
| Uloom, 28 Bent Street | | | | 1 | | 1 | | | |
| Avoca, 1 Fitzroy St | | | | 1 | | 1 | | | |
| Former Methodist Parsonage, 133 Fry St | | | | 1 | | 1 | | | |
| Roches Family Hotel, 85 Victoria St | | | | 1 | | 1 | | | |
| Ulverstone, 197 Fitzroy St | | | | 1 | | 1 | | | |
| Dwelling, group value, 166 Pound St | | | | 1 | | 1 | | | |
| Dwelling, 172 Pound St | | | | 1 | | 1 | | | |
| Terrace, 174-178 Pound St | | | | 1 | | 1 | | | |
| Dwelling, group value, 180 Pound St | | | | 1 | | 1 | | | |
| Weileys Hotel, 90 Prince St | | | | 1 | | 1 | | | |
| Clarence House, 71 Through St | | | | 1 | | 1 | | | |
| Bishopholme, Victoria St | | | | 1 | | 1 | | | |
| Argyle Hotel (former), 116 Victoria St | | | | 1 | | 1 | | | |
| Dwelling, 133 Victoria St | | | | 1 | | 1 | | | |

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| <i>Item</i> | CHL | SHR | S.170 Registers | Grafton LEP 1988 | North coast REP | National Trust | RNE | Relics Provision | ANSD |
|---|-----|-----|--------------------|---------------------|--------------------|----------------|-----|---------------------|------|
| Dwelling, 137 Victoria St | | | | 1 | | 1 | | | |
| Dwelling, 140 Victoria St | | | | 1 | | 1 | | | |
| Dwelling, 142 Victoria St | | | | 1 | | 1 | | | |
| Fowey, 1 Mary St | | | | 1 | | 1 | | | |
| Dwellings, 30-32 Villiers St | | | | 1 | | 1 | | | |
| Potential Archaeological site located on current TAFE grounds | | | | | | | | 1 | |
| Ravensford, 36 Villiers St | | | | 1 | | 1 | | | |
| Fig trees on Breimba Street between Pound and Bacon Streets | | | | | | 1 | | | |
| 2 Fitzroy Street | | | | | | 1 | | | |
| 213 Fitzroy Street | | | | | | 1 | | | |
| House including grounds 99 Oliver Street | | | | | | 1 | | | |
| Pound Street Group 156-182 Pound Street (exl 160-162) | | | | | | 1 | | | |
| 162 - 162 Pound Street | | | | | | 1 | | | |
| 164 Pound Street | | | | | | 1 | | | |
| 166 Pound Street | | | | | | 1 | | | |
| 168 Pound Street | | | | | | 1 | | | |
| 170 Pound Street | | | | | | 1 | | | |
| Victoria Street Group - 140-142 Victoria Street | | | | | | 1 | | | |
| Post Office Skinner Street | | | | | | 1 | | | |
| Skinner Street Group | | | | | | 1 | | | |
| Post Office Hotel, 75 Skinner Street | | | | | | 1 | | | |
| Alice Street Group, 11-13 Alice Street | | | | | | 1 | | | |
| | 1 | 6 | 10 | 73 | 32 | 79 | 19 | 11 | 2 |