

APPENDIX 4

REPORT ON DEFERRED ITEMS FROM GRAFTON COMMUNITY BASED HERITAGE STUDY AND PLANNING PROPOSAL.

PROPERTY SHI AND SUBMISSION NUMBER	SITE INSPECTION	PLANNING COMMENTS	CONSERVATION AREA?	RECOMMENDATIO N
1. 16 Alice Street GRAFTON 1640626 43	18.07.2011	Councillors met the owners on site. Owners are gradually renovating the house and hope to provide more accommodation at the rear to enable family members to live there. They wish to remove the original garage to enable access to the rear. They have not lodged plans yet. <i>Significance; This well maintained inter-war bungalow, with its two gables to Alice Street and another to the side, contributes to the historic fabric of Alice Street.</i> Heritage listing was discussed and how it would not prevent sympathetic changes, new work and extensions. Further information was sent to the owners following the site meeting and the owners have lodged a further submission. However, the owners were made aware that they had lodged the only objection in the block. The house is situated in a precinct of Alice Street with a high % of heritage listings. Nearby, No's 10, 12, 14, and 18 are listed, plus many other properties. A replacement garage is permissible provided it is sympathetic in scale, form and proportions and materials to the original dwelling. It is appropriate that this property is included in the heritage schedule.	yes	Protection of the item is recommended by inclusion on the heritage schedule

2.	42 Street GRAFTON 1640835 84	18.07.2011	Owners met with the Councillors. The house occupies the front portion of a very large block of 2173m² with rear unformed lane access. There is potential for further development at the rear of the house subject to planning considerations such as access and flood issues. <i>Significance: A well maintained inter-war weatherboard bungalow with corrugated iron roof extending over the deep front and side verandahs. It makes a significant contribution to the historic fabric of Alice Street.</i> Heritage listing would not be a reason to preclude further development at the rear. The garage is a later addition and not significant and could be removed if desired. The owners enquired about a new high front fence. They were advised that it would be desirable to retain the original metal gates but a new fence can be applied for. All fences on street frontage need consent or minor works forms in Conservation Areas as they are not exempt development. 1.2 metre maximum height would apply and a semi transparent fence style such as pickets is required. It is appropriate that the dwelling be included on the heritage schedule.	yes	Protection of the item is recommended by inclusion on the heritage schedule
3	49 Street GRAFTON 1640835 60	03.12.2010	Owners met with Councillors. Discussed concerns about restrictions and economic impacts. Heritage listing and works were discussed further and explained. <i>Significance; This substantial weatherboard clad Californian bungalow is historically significant indicating confidence in Grafton during c1930s. It occupies a prominent corner position fronting Alice and Bacon streets and is associated with Joseph Reid, and his family, who owned the Enterprise Sawmills at South Grafton. Joseph was Mayor of South Grafton and Grafton (1938) and was a well known local citizen.</i> The owner after discussion, acknowledged that the house is significant and worthy of protection.	yes	Protection of the item is recommended by inclusion on the heritage schedule.

4	131 Street GRAFTON 'Melohs' 1640682 89	18.07.2011	The owner attended the meeting and discussed concerns with Councillors. He was surprised that a building of this era would be included in a heritage inventory, the house being constructed in 1954. <i>Significance: This two storey brick residence is historically significant as the last residence of the notable Lipman family, who owned McKittricks stores. It is also significant for its architectural qualities which reflect a 1950s era (c1954) of house building in Grafton. Designed by the Sydney architect Douglas G. Agnew, its curvilinear style can be compared with the house at 50 McHugh Street. It is by far the best example of its type in Grafton and as good as examples in Sydney. It showcases bricks from the South Grafton Brickworks. According to Jahn (1982, 209) it also shows the craftsmanship of the local builder Reg Want.</i> The house is a notable example of post war architectural quality in Grafton and worthy of recognition on the heritage schedule. Whilst the current owner is very sympathetic to the values of the house it is appropriate that the recommended listing proceed so that it is protected for the future. It lies in close proximity to several other heritage listed residences.	yes	Protection of the item is recommended by inclusion on the heritage schedule
5	180 Street GRAFTON 1640185 59	18.07.2011	Owners did not attend the site meeting. <i>Significance: This well maintained dwelling is contributes to the streetscape and shows retention of some original joinery. It is set well back in a "park like setting" including two historic date palms. It is representative of its type and demonstrates development in this section of Alice Street in the 1920s.</i> It was noted that some of the fabric has been replaced as part of the restoration of the building including verandah roofs which were originally bullnose and the chimney which was reconstructed. Also that several large trees were planted in the last twenty years. The house is considered worthy of long term protection.	yes	Protection of the item is recommended by inclusion on the heritage schedule

6	70 Bacon Street GRAFTON 1640794 56	18.07.2011	Owner did not attend site meeting. <i>Significance: This well presented simple Federation cottage, possibly an original four roomed cottage, is representative of its type with steeply pitched hipped iron roof and bull-nosed verandah to the street. It contributes to the historic fabric of Grafton and is aesthetically pleasing. It may be significant for its association with J.W. Berry.</i> The cottage is located within the conservation area and is close to other heritage listed dwellings at 60, 64, 65-7, and 69 Bacon Street. It was the only objection in this precinct. The cottage is considered worthy of long term protection.	yes	Protection of the item is recommended by inclusion on the heritage schedule
7	8 Clarence Street GRAFTON 1640923 100	23.03.2011	Owner attended meeting with Council officer 18.08.2011 <i>Significance: A group of three weatherboard dwellings on the eastern side of Clarence street between Fitzroy Street and Pound Street. Set on large blocks with a backdrop of mature trees. Close to the state listed Grafton Road and Rail Bridge. Number 8 is visible from the Fitzroy street entry to Grafton and contributes to the historic setting of the town. All have steeply pitched corrugated iron roofs and verandahs</i> No 8 was the only objection within this group. No's 10 and 12 are now listed on the heritage schedule. No 8 lies directly on the corner of Fitzroy Street adjacent to the traffic joining the Grafton Bridge. The scale and form remain but some elevations have been clad in fibro board cladding and all windows are aluminium. The owner showed that the house has had extensive white ant damage and whilst it has been treated and a large nest removed, there was evidence of damaged timbers. The house is in a very noisy location, and has limited amenity, it is also subject to uncertainty about the bridge future options and possible road widening. With regard to the issues above, removal of the property from the heritage list could be supported. The property is located within the Conservation Area and similar policies will apply. If demolition were pursued, the owner was advised that it would be extremely important that any new building was sympathetic in scale, form and design to the other dwellings in this streetscape.	yes	That this item not be placed on the heritage schedule.

8	155 Street GRAFTON 1640164 65	23.03.2011	Councillors met the owners on site and had a lengthy discussion. Owners were concerned about loss of privacy and limitations of future development. <i>Significance- A well presented, quality Federation dwelling with original joinery including the front door with side and fan lights and an attractive pair of narrow windows on the front gable. It demonstrates confidence in Grafton at the turn of the century and contributes to the historic fabric of the town. It is likely to have belonged to a professional or businessman.</i> This was the only objection to the listings in this street; all other significant homes in this block of Dobie street now being listed on the heritage schedule. Once advised of this the owner acknowledged that the overall protection of the streetscape was a positive action. The house is a major component of the streetscape and worthy of protection. It is very well maintained. It is appropriate that it be protected.	yes	Protection of the item is recommended by inclusion on the heritage schedule
9	5 Street Dovedale GRAFTON 1640732 96	23.03.2011	Councillors met with the owner on site. After discussion, the owner was reassured about the meaning and implications of the listing. <i>Significance. This dwelling is significant as one of a group of four Californian bungalows that makes up the Dovedale streetscape between Breimba St and Bacon Street. The dwellings are all single storey, sharing similar proportions and roof styles, set back from the street, with front gardens. The street verge is grass, not curbed and guttered which gives the feel of a "garden suburb". This group tells the story of the subdivision and subsequent development of the Dovedale area in the 1930s.</i> This was the only objection lodged in the group, Nos. 7, 9 and 11 now being listed. The owner acknowledged this when advised. It is appropriate that it be protected.	yes	Protection of the item is recommended by inclusion on the heritage schedule
10	2 Street Fitzroy GRAFTON 1640146 66	03.12.2010	The owner met council on site and discussed concerns. Objected on basis that they want potential to develop further on this large block, house needs maintenance work and they consider that this is uneconomical. <i>Significance: Already listed on the National Trust Register, this is an unusual and impressive Californian bungalow of great architectural style, of a type rare in</i>	yes	Protection of the item is recommended by inclusion on the heritage schedule

			<i>Grafton. It makes a significant aesthetic contribution to Fitzroy Street along with dwellings at 4 and 6.</i> It is an outstanding individual dwelling on the corner which anchors this historic streetscape. There were no objections from 6, 8, 10, 12 and 14 Fitzroy Street and its formal protection is very important. After discussion, the owner has been formally advised that there is potential to demolish the raised garage and re- subdivide the land, retaining the original dwelling. The property occupies a double block. A second dwelling of a sympathetic infill design could be built. It is large block and benefits from a corner location. No further objections were received after this advice. It is appropriate that it be protected.		
11	4 Street GRAFTON 1640192 16	03.12.2010 18.07.2011	A site visit was made from the public footpath but the owner was unable to attend. A second site meeting was also offered on 18.7.2011 but the owner did not attend this either. <i>Significance: It is a well maintained representative example of a Californian bungalow. It makes a significant aesthetic contribution to this section of Fitzroy Street along with houses at 2 and 6. It forms one a group of seven Californian bungalows which are located on the northern side of Fitzroy Street between the river and Clarence Street. They are all historically significant indicating subdivision in this area c1920, just prior to the opening of the Grafton Rail and Road Bridge (1932). They all contribute to Fitzroy Street, a streetscape which has high amenity despite its location under the approach to the Bridge. Mature plantings of jacaranda, bungalows set within gardens and views to the iron truss work associated with the bridge give this end of Fitzroy street a sense of place.</i> This is the only outstanding objection in this precinct and it is desirable that this row of mainly inter-war homes be maintained as a group. Demolition and re-development of one home in the entire group would be detrimental to the whole streetscape.	yes	Protection of the item is recommended by inclusion on the heritage schedule

12	Fairweather 168 Fitzroy Street GRAFTON 1640034 10	23.03.2011	Councillors met with the owner at a site meeting on 23 March 2011. <i>Significance; This two storey weatherboard Victorian house is historically significant showing the growth of Grafton in the Boom years 1855 -1890 and it is also significant for its association with the builder A. Fairweather who built several similar residences in Fitzroy Street including Prentice House (now the Art Gallery) and Argyle next door. Architecturally it is a very attractive and makes a significant contribution to Grafton Urban Conservation Area.</i> The owner purchased the house 27 years ago and has restored it to a high standard. It is very well maintained. The owner's main complaint was in relation to works at the Regional Art Gallery nearby, notably the installation of a roller door in 1987 for the unloading of art works and painting of interior cedar timber. Councillors noted at the meeting that the issue of roller door replacement would be raised to obtain something more sympathetic. With regard to interior painting, non structural interior work such as this does not require consent. The house is located in a prominent heritage precinct and numerous surrounding residences are listed on the heritage schedule. It is appropriate that it be protected.	yes	Protection of the item is recommended by inclusion on the heritage schedule. Also, that new roller door treatment is investigated for the Regional Gallery.
13	187 Fitzroy Street GRAFTON 80	23.03.2011	Objection. Owners purchased the house 2 years ago and are concerned about heritage listing. Thinks it will deter buyers. Councillors discussed heritage protection and implications at length with owners and consider that it is a key house in a very important streetscape and within the Conservation Area. Over 600 items are now included on the Grafton heritage schedule so it would not be an isolated listing. <i>Significance- This Federation period residence makes a substantial contribution because of its form, scale, use of traditional materials and elaborates decoration to the Fitzroy streetscape. The decoration to the front projecting window and barge board is architecturally significant.</i> The house is located in a prominent heritage precinct and numerous surrounding residences are listed on the heritage schedule. It is appropriate that it be protected.	yes	Protection of the item is recommended by inclusion on the heritage schedule

14	54 Fry Street GRAFTON 1640781 77	23.03.2011	Councillors made the site visit but owner did not attend meeting as they live in WA but telephoned to discuss it. <i>Significance- This small originally four roomed weatherboard cottage with central hallway and windows on either side is architecturally significant. It has a bull nosed verandah across the front and has retained original joinery. Historically it demonstrates development in Grafton c1900 and it contributes to the Fry streetscape.</i> It is well maintained and has had a lot of work carried out to it in recent years and appears to be unthreatened by removal in the foreseeable future. It is on a high site, considerably raised from surrounding land. However, it lacks context being located in an otherwise non-heritage streetscape adjacent to two storey brick units and elevated post war houses. At the site meeting, listing was not considered critical given the context of the locality and issues outlined above.	No	That this item not be placed on the heritage schedule.
15	143 Fry Street GRAFTON 1640816 54	18.07.2011	Councillors met with the son of the owner on site and discussed concerns. The owner is 101 and likely to have to move in the near future. <i>Significance: It is significant as one of a number of buildings whose age, bulk and form, contribute to the Fry Street streetscape. The front weatherboards cut to resemble stonework, add considerable interest to this late Victorian cottage. The original bullnose verandah was removed in the 1960s and replaced with an unsympathetic verandah with metal posts. It would be desirable to see this reinstated in the future.</i> The owner advised there have been white ants at the rear and this has been treated. It is now within the conservation area and is in a precinct with a high % of heritage listed buildings at 131, 133, 135, 137, 138, 140, 142, 144, 145, 147 Fry Street. The owner requested that consideration of this be deferred. It is within the Conservation area and approval would be required for alterations and development.	yes	That this item not be included in the heritage schedule.

16	75 Kent St GRAFTON 1640477 67	23.03.2011	Owing to the loss of integrity of the verandah form and details, it could remain unlisted, but generally protected within the conservation area. Councillors made a site visit on 23.03.2011 but the owner did not attend the meeting. <i>Significance- Located on a large corner block this is a good representative example of a substantial inter war bungalow clad with weatherboards and cement sheeting. It tells of continued growth and development in Grafton (particularly in the Dovedale area) following the opening of the Grafton Rail and Road Bridge. Many original elements remain with sunshades, baton decoration under the eaves and high waisted doors. It contributes to the social history of Grafton and is a notable building on this prominent corner location in the streetscape.</i> With re- painting and a suitable fence, this property would be very attractive. It is intact and would benefit from some cosmetic work. It is appropriate that it be protected.	yes	Protection of the item is recommended by inclusion on the heritage schedule
17	22 Street 'Kaipara' GRAFTON 1640074 61	3.12.2010	Councillors inspected the site but the owner was unable to attend the meeting. Objection generally opposed to listing. The owner came into Council and explained that she does not propose to change anything. <i>Significance: This two storey weatherboard building 'Kaipara' is historically significant showing the growth of Grafton during the late 19th century. It is one of the more substantial dwellings built at that time and contributes to the historic fabric in Mary Street, a street which contains many significant buildings.</i> Two storey weatherboard buildings of this era are rare in Grafton and this should be formally protected. The proposed listing would not conflict with the owner's intent to maintain the property. The item meets several significance criteria and it is important that it be protected. The building is in a precinct with numerous other heritage listed buildings and should be similarly protected.	yes	Protection of the item is recommended by inclusion on the heritage schedule

18	112 Street GRAFTON 1640941 72	Mary	18.07.2011	The owner was present but unable to meet with Councillors as she was working with children on site. <i>Significance: A well presented weatherboard clad rectangular Federation cottage which contributes to the Mary Street landscape along with dwellings at 108 and 110 Mary Street. The cottage is representative of its type with bullnose verandah across the front, moulded window frames and filigree iron work decoration.</i> The other two members of the group at 108 and 110 are now listed on the schedule. It would be therefore appropriate for this to be included in the group. The property is very well maintained and there are no apparent reasons for its exclusion.	yes	Protection of the item is recommended by inclusion on the heritage schedule
19	122 Street GRAFTON 1640864 91	Mary	18.07.2011	The owner met with Councillors and explained that they do not wish to change the exterior and it is well maintained however they are opposed to heritage listing. General opposition. They have already completed extensions at the rear. Discussion of issues and minor works was held. <i>Significance: This well proportioned weatherboard cottage is historically significant showing the early growth of Grafton c1880s. Its position opposite the Zietsch Factory may be significant and along with 120 it contributes to the historic fabric of Mary Street.</i> 120 adjoining property is now listed. The dwelling is representative and worthy of protection. It is desirable that it be included with the adjoining item.	yes	Protection of the item is recommended by inclusion on the heritage schedule
20, 21, 22, 23	Group 17,19,18, and garage 26 McHugh Street GRAFTON		18.07.2011	No owners attended the site meetings for this group. One submission and a joint petition were made. <i>Significance: This group of mainly inter-war bungalows, located between Bacon and Oliver Streets is historically significant showing subdivision and subsequent development in the Dovedale precinct. The street is enhanced by excellent examples of this style at either end of this section of McHugh street at 4 Bacon Street and 3 Oliver Streets. The dwelling at 17 McHugh Street is also a very good</i>	yes	Protection of the items at 17, 18, and 19, is recommended by inclusion on the heritage schedule but the old

1640936 48.49,		example of its type. On the riverside of the street dwellings are set back and are often obscured from view by mature gardens. Some of these dwellings such as number 18 are of Federation age. The combined setback of dwellings on the riverside and cottage gardens on the western side of McHugh Street make this section of the street aesthetically pleasing and enhance the reputation of Dovedale as the "Garden Suburb". Since the study, no 15 has been demolished and subsequently removed from the heritage list. Councillors inspected the group and considered that group value was very important in this location and worthy of retention especially the residence at No. 18 on the riverbank. It was not considered necessary to include the old garage at no 26 specifically in the group as is in the grounds of a new house and is generally protected within the Conservation Area.		garage at 26 is to be deleted from the list.
24	36 McHugh Street GRAFTON 1640013 27	23.03.2011	yes <	

25	18 Morrison Street GRAFTON 1640769 11	21.02.2011	The owner met with Councillors on site and outlined that there is no intention to demolish the cottage and that it is well maintained. Owner is concerned about freedom to do work. <i>Significance: This Federation style cottage is historically significant reflecting early development in Morrison Street, a street in which residences are predominantly of a more recent c1950-1970s age. With the cottage at 20 Morrison Street, it makes an aesthetic contribution to the streetscape'.</i> The adjoining cottage at no 18 is now listed as there was no objection. General heritage policies and exemptions were discussed. It is desirable that this cottage is included for group value with the adjoining cottage.	No	Protection of the item is recommended by inclusion on the heritage schedule.
26	Tooheys Brewery former 160 North St GRAFTON 1640551 8	21.02.2011	Council inspected the site but the owner did not attend meeting. Objection; disagrees with intactness, The Tooheys signage has since been removed for safety reasons and interior is completely refitted. Do not consider that it is of heritage value. <i>SIGNIFICANCE; The former Tooheys Brewery is historically significant showing large scale industrial development in Grafton following World War 11. The brick brewing tower has landmark qualities being visible from many parts of Grafton City. Although the building is utilitarian in appearance, it demonstrates important growth in the post war era, and it was rare to have a brewery outside of metropolitan areas.</i> The only other industrial example in Grafton is the former Peter's Factory (which is now listed). The main thrust of the heritage listing is to protect the building from demolition, or if demolition is proposed, to have a due process of assessment. It would also enable Council to protect the exterior from inappropriate external painting like large scale vivid wall colours etc. It is not located within a Conservation Area so it is otherwise not protected. The interior is not affected by the heritage listing. Heritage listing can offer potential to change the use if desired in the future outside of this zoning.	No	Protection of the item is recommended by inclusion on the heritage schedule.

27	Jacaranda Hotel 154 Pound Street GRAFTON 1640681 116	Councillors met the owners on site and discussed the hotel. Owners objected to heritage listing on general grounds. The building has been altered from the original. It is very well maintained and although the lower floor has been unsympathetically altered, the upper floor and roof form retains much of its original character. Demolition is the main likely conflict with heritage listing and apart from this Council does not see any major issues arising. All hotels are now listed in the Grafton and South Grafton, except the Crown Hotel which is a deferred item also recommended for inclusion. <i>Significance: The rambling two storey weatherboard Jacaranda Hotel is a landmark building in Pound Street. As the Willow Tree Hotel operated from this same site in 1876 it is likely to have archaeological potential. While the hotel has changed in form and scale over time it contributes to the history of Pound streetscape.</i> It is appropriate that it be included on the schedule due to its significance. Heritage listing would assist in achieving more sympathetic alterations in the future if proposed.	yes	Protection of the item is recommended by inclusion on the heritage schedule
28	240 Pound St GRAFTON 1640405 101	Councillors inspected this site and met with the owner. A discussion about the group value took place and common sense approach to heritage listing, confirming that the main thrust of this group is to maintain the unity as they were built as a group. <i>Significance: This group of five "project" cottages are historically significant demonstrating confidence in Grafton c1930 - 1940s. Clad with fibro cement they make an aesthetically pleasing and cohesive group. Cottages have been built on similar alignments and garages are located at the rear. Overall they have high integrity and contribute to the social history of Grafton.</i> The owner appeared to be reassured by the discussion and further information was sent out. No's 238, 242, and 246 are listed; the two intervening properties were deferred. It is desirable that the whole group be included.	yes	Protection of the item is recommended by inclusion on the heritage schedule.

29	244 Pound Street GRAFTON 1640405 74	18.07.2011	The owner did not wish to meet Councillors and declined the site meeting. No's 238, 242, and 246 are listed, the two intervening properties were deferred. It is desirable that the whole group be included. As above	yes	Protection of the item is recommended by inclusion on the heritage schedule.
30	110 Powell Street GRAFTON 1641006 84	20.07.2011	The Owner met with Councillors. The main concern was about rules and regulations which might apply and the owner was concerned about being in breach of any controls. The rear shed is in a very poor state and the owner would like to replace it. No objection was raised in principle to this proposal. <i>Significance: This Late Victorian weather board clad cottage with steeply pitched iron roof is historically significant showing development away from the riverbanks c1900. It is representative of its type and largely intact.</i> After discussion of issues, the owner was not opposed to the idea and wishes to retain the dwelling.	No	Protection of the item is recommended by inclusion on the heritage schedule.
31	Crown Hotel 1 Prince Street Grafton 1640200 76	3.12.2010	The owners met with Councillors and discussed various issues relating to significance, alterations, and other hotels and nearby buildings which are heritage listed in Grafton. <i>Significance The Crown Hotel is historically significant standing on the site of Sharps Inn, one of three public houses operating in Grafton c1841. The site has continued to support public houses with the rebuilding of the hotel c1860 and its re-modeling in 1884. Further remodeling took place in c1929 and it still maintains this era of design externally. It is socially significant for its association with W.T. Robinson who was the Mayor of Grafton on several occasions and Ian McLaren an Australian war hero. It is aesthetically significant for its landmark qualities located adjacent to the Clarence river at the end of Prince Street. It makes a significant contribution to the historic fabric of Grafton.</i> After meeting with the owners the owners were reassured that internal changes and	yes	Protection of the item is recommended by inclusion on the heritage schedule

			refurbishment are permissible without consent and that the heritage listing would not apply to the later motel units etc. The listing has to apply to the Lot DP but assessment is only related to what is significant on the site. It is appropriate that it be included on the heritage schedule.			
32	86 Prince Street GRAFTON 1640550 81	21.02.2011	Council met with the owner and had a detailed discussion . The owner does not think it is significant and considers that heritage listing would be a deterrent to future purchasers, especially corporate franchisees with bold colour requirements for advertising. Council explained that the property is already in a statutory Conservation Area and similar rules will apply to advertising with the new heritage provisions. There is scope for corporate branding to be incorporated into signage panels without covering the whole façade. This is an important façade in Prince Street which is contiguous to the historic former Weileys hotel and is most worthy of protection. This would have little impact on the day to day business operations inside the building and the existing lower façade which is modern. The other Optometrist at 33 Prince Street has exactly the same situation. The parapet/ façade is now listed whilst much of the interior and lower façade is a refurbishment and new work. It is appropriate that it be included on the heritage schedule.	yes		Protection of the upper facade is recommended by inclusion on the heritage schedule.
33	29 Queen Street GRAFTON 1640041 38	25.08.2011	The owner met with a Councillor and staff on site. Objection as the building has been altered by addition of a disabled ramp and aluminium windows, and also questioned significance. <i>Significance: This weatherboard clad Federation dwelling is thought to be historically significant for its association with the successful Grafton builders - Strauss and Sons. It is representative of its type and sits well with a quality dwelling at 27 Queen</i>	yes		Protection of the item is recommended by inclusion on the heritage schedule

			<i>Street. Both former residences are set back from the footpath and are softened by plantings to the front.</i> The statement significance is based on historical, social and aesthetic criteria. Discussions have been held with the owner and reassurance provided that it is not intended to restrict use of the premises, but to protect the building from demolition. The owner also confirmed that she has no intentions or wish to demolish the property but is mainly concerned about any future restrictions. The subject property is used as a podiatry clinic and has a professional consulting room use in a residential zone. It lies within a precinct of heritage listed items at 27, 35 and 37 Queen Street, plus the former Runnymede Hospital on the corner of Queen and Fitzroy Streets which leads into the Fitzroy St group. 29 Queen Street was the only objection in this group of old properties. A newly listed dwelling at 35 Queen Street has recently been renovated and turned into a dental surgery further consolidating this streetscape as a professional consulting room precinct. Lismore has a similar precinct opposite St Vincent's hospital located in period houses. The owner was concerned about replacing the front fence and it was confirmed that fences in conservation areas need consent or a minor works form whether the property is heritage listed or not. The consent process will be very similar if it is heritage listed, as the property is already located in a conservation area and is subject to the same consent clause. A heritage grant could be provided to assist with re-instating timber windows to the original front windows. Heritage listing can also offer more options than the current zoning if it results in the conservation of the building, and meets certain conditions. This may offer more potential than the current residential zoning. In summary, whilst it has had some alterations, 29 Queen Street retains its scale	
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				and form, contributes to the heritage character of the streetscape and it is worthy of protection. It is not considered that the heritage listing will be a constraint to the owner apart from any proposal for demolition which is not sought; therefore other concerns can be addressed. It is appropriate that it be included on the heritage schedule.			Protection of the item is recommended by inclusion on the heritage schedule
34	47 Queen Street GRAFTON 1640776 85	23.03.2011		Councillors met with the owner on site who showed them the property and land area. Heritage issues were discussed. It comprises a historic cottage located right on the street frontage with a large area behind, with a total area of 1300m2. The property is zoned for residential use. <i>Significance This single storey weatherboard clad cottage is historically significant demonstrating growth in Grafton c1900. It is also significant for its association with the owners of the Willow Tree hotel (now Jacaranda) which was established in 1879. It is representative of its type and sits well with the adjacent two storey dwelling.</i> The rear of the cottage is in poor condition with lean to additions and a skillion verandah area but the main part appears to be reasonable. It was discussed that there is no objection to a large extension at the rear and removal of the elements which are too far deteriorated. The frontage of the cottage contributes to the historic streetscape in Queen Street. The property is currently on the market and being sold with redevelopment potential. Further development could still be achieved at the rear in conjunction with retention and restoration of the cottage subject to access and planning requirements. There is an access from Pound Street to the side of the lot. The property is zoned for residential use but if heritage listed, this could offer potential for further uses outside the zoning if it results in the conservation of the building.	yes		Protection of the item is recommended by inclusion on the heritage schedule
35	78-80 GRAFTON Queen St 1640423 32	23.03.2011		Councillors met with the owner on site who showed them the property and land area. Heritage listing and issues were discussed. It comprises a historic federation cottage located to one side of a double block and also benefits from rear lane access <i>Significance This house is a very good representative example of a quality</i>	yes		Protection of the item is recommended by inclusion on the heritage schedule.

			<i>Federation dwelling, with many intact original features. It is historically significant as one of a number of buildings (between 80 - 86) whose age (federation, inter-war), bulk and form, make up the Queens Street streetscape. It is enhanced by its location on a large block.</i> It is the only historic dwelling in this streetscape frontage that is subject to an objection the remainder all being listed on Grafton LEP. There is no reason why this house cannot be retained in conjunction with development of the remainder of the block in a sympathetic style. It is well located and the vacant land could accommodate some retirement units or similar development.		
36	156 Queen Street GRAFTON 1640434 82	20.07.2011	Councillors inspected site but the owner did not attend. The house was the only one subject to an objection within a group where the remainder are now listed. (No's 158, 160, 162, 164) <i>Significance: This excellent example of a late Victorian/ early Federation weatherboard clad cottage. It is architecturally significant for its imitation stone front wall, scale and form. It is also one of a group of buildings whose age, bulk and form, contribute to the Queen Street streetscape</i> It is well maintained and intact and it is desirable that it the entire group be protected.	yes	Protection of the item is recommended by inclusion on the heritage schedule
37	238 Queen Street GRAFTON 640010 95	21.02.2011	Councillors inspected the site but the owner did not attend. The owners objected on grounds of loss of privacy, being placed on a heritage trail, being scrutinized by unknown people and rights to use property. <i>Significance- An elegant brick residence with gambrel iron roof and bull-nosed verandah, set back from the street. It is representative of houses built with a mid Victorian style where openings, such as windows, became increasingly decorated. It is largely intact and is significant for its association with the Morrison family of Grafton who were a well known firm of Auctioneers.</i>	No	Protection of the item is recommended by inclusion on the heritage schedule

38	14 Reserve Street GRAFTON 1640179 60	03.12.2010	Heritage listing does not allow any public access to a property. There is no proposal to include the house on a heritage trail and it is not in a location likely to be placed on a trail as it on the outskirts of the town area outside the conservation area. It is a significant aesthetic and historical home and is appropriate that it be included on the heritage schedule. The owner met with Councillors on site. Objection, bought as an investment property. <i>Significance: This small brick originally four room cottage is Late Victorian. It is part of the older fabric of Grafton fabric which is becoming increasingly rare. It also forms part of a group of four buildings which contribute to the Reserve Street streetscape.</i> The owner was surprised that small cottages would be considered. After explanation of the group listing and the fact that the other three similar dwellings in the group had not raised objections, and discussion of the potential for a rear extension, the owner was more understanding of the proposal. The other three properties in the group are now listed. It meets several criteria for listing and it is appropriate that it be included on the heritage schedule.	yes	Protection of the item is recommended by inclusion on the heritage schedule.
39	120 Victoria Street GRAFTON 1640966 69	20.07.2011	Owner met with Councillors and discussed heritage listing. Points were noted in the submission that the house had been moved to its current location in the 1980s after development of Shoppingworld. Owners were concerned about rules and regulations but appeared to reasonably satisfied after discussion that the listing would not prevent them doing anything reasonable that they are likely to want to do. The house is already extended and is very well maintained. <i>Significance: This Federation cottage with its projecting gable and original joinery to windows and doors compliments the Victoria Street streetscape. While modified with additions to the rear, it presents an historic façade to the street.</i> It is appropriate that it be included on the heritage schedule.	yes	Protection of the item is recommended by inclusion on the heritage schedule.

40	148 Victoria Street GRAFTON 1640967 102	20.07.2011	Council met the owner and had a detailed discussion. The owner is generally opposed to heritage listing, with no specific reasons given. <i>Significance: This weatherboard clad cottage is architecturally significant as an example of inter-war domestic architecture in Grafton. It is located within the Grafton Urban Conservation area and contributes to the historic fabric of Victoria street. It is largely intact and is associated with the Landerberger family.</i> The property is located next to 'Arcola', which is the only state listed residence in Clarence Valley. The approval process for State listed items requires consent from NSW Heritage council in Sydney and this has caused some fear of rules and regulations. The owner was advised the proposed listing is local only and Council is the consent authority. The main thrust of the listing is to protect the dwelling from demolition and maintain the historic streetscape. The owners enquired whether it may be possible in the future to raise the dwelling. This may be considered subject to design and development approval. The dwelling is situated on a reasonably sized block and may have potential for further development at the rear subject to planning considerations, flood heights and satisfactory access etc. This was the only house subject to an objection in the group comprising 140,142,146, and 150 and it is appropriate that it be included.	yes	Protection of the item is recommended by inclusion on the heritage schedule
41	20 Villiers Street GRAFTON 1640676 25	21.02.2011	Councillors inspected the site but the owners did not attend the meeting. Objection to group listing concerned about implications of listing and restriction on alterations that may be required on an old premises. <i>Significance: Located within the existing Conservation Area this property is an integral part of a group of houses on a highly visible entry road to the town centre. This group of buildings is in use for professional and residential uses.</i> This is the only objection in the whole group, which includes 16, 18, 24, 26, 28, 30, 32 and 36 which comprises the whole block from Fitzroy Street to Pound Street. This is a highly visible precinct on a town entry/exit road.	yes	Protection of the item is recommended by inclusion on the heritage schedule.

			To exclude this property would be detrimental to the future of the entire group which is now heritage listed.			Protection of the item is recommended by inclusion on the heritage schedule
42	131 Villiers Street GRAFTON 1640715 92	21.02.2011	Councillors met with the owner and discussed concerns. Objection to listing as it needs ongoing maintenance. <i>Significance</i> Minor works will not need development applications and grants may be available to assist with costs of works. All houses need maintenance whether listed or not. The building is located right at the front of a 1280m2 block with rear lane access and there is scope for a second dwelling to be built to the rear if desired. <i>Significance-</i> A particularly attractive weatherboard clad Federation residence with elaborate decoration beneath the front gable and around the window. Located on the high side of the street it is approached via a green verge with steps, car access is from the rear. It is significant as one of a number of buildings whose age, bulk and form, make a contribution to the Villiers Streetscape, from the corner of Dobie Street to Powell street. The main issue is that this is one of a landmark group of federation dwellings fronting the block from Villiers to Hoof Street. This is the only objection in the group and the loss of this building from the group would be devastating. It is appropriate that it be included on the heritage schedule.	yes		
43	151 Villiers Street GRAFTON 1640724 72	20.7.2011	The owner met with Councillors and discussed heritage listings. The owner was concerned about potential restrictions as she had some experience in Tasmania. The local listing was explained with minor works and other exempt developments etc and that Council's main objective are to maintain the historic streetscapes and it would not prevent sympathetic changes. <i>Significance: This well presented Federation residence is one of a number of</i>	yes		Protection of the item is recommended by inclusion on the heritage schedule

			<i>buildings whose age, bulk and form, make a contribution to the Villier's Streetscape. The building is largely intact with original joinery to front windows and doors.</i>		
			The owner seemed less concerned when she was advised that this was the only objection in this group. No's 149, 153, 155, 157, 159 are now listed. This is the only objection in the group and the loss of this building from the group would be devastating. It is appropriate that it be included on the heritage schedule.		
44	181 Villiers Street GRAFTON 1640012 90	21.02.2011	Councillors met with the owner on site. Objection- 50% of the house is added on and has been altered and needs maintenance. <i>This Federation weatherboard clad cottage is historically significant showing development in this section of Villiers street c1900. It is typical of its type and likely to be associated with a working family. Its exterior should be conserved along with other cottages at 175 and 179 Villiers Street. Remodeling of the front verandah has seen the removal of the verandah floor and the addition of filigree iron work and a carport to the side. No historically significant fence or garden.</i> It was agreed that it is no longer fully intact and has reduced integrity but it was included as part of the group listing as its form and scale contribute to the rest of the group. The property is located in the expanded Conservation Area and alterations will still need to be assessed through the conservation area policies. After review, it is considered that this item could be removed from the proposed list and handled through conservation area policies.	yes	That this item is not included on the heritage schedule.
45	35 Armidale Street SOUTH GRAFTON 1640735 52	20.7.2011	Owners met with Councillors and discussed heritage listing. They are opposed to it as they feel that they are not free to do what they like. The dwelling is not in a conservation area and therefore some exempt developments would not apply if it were listed, requiring a minor works form to be submitted e.g. concrete driveway. Other work was discussed such as re- enclosure of part of the verandah and a possible front awning. Written advice has been issued on these proposals.	No	That this item is not included on the heritage schedule

			<i>Significance: This weatherboard clad cottage with bullnose verandah is significant as one of a group of four similar cottages in Armidale street which tell of the growth of South Grafton at the turn of the 19th century.</i> Whilst desirable, it is not critical that this cottage be listed as it is not located in a heritage precinct. No 37 was listed in the group. No 41 is also subject to an objection. Their scale and form remain but the integrity is reduced with some modifications, aluminium windows and enclosure of verandahs. This group of cottages does not share the historic avenue streetscape context of many other heritage listed residential properties and it was considered at the site meeting that inclusion of these properties was not critical.		
46	41 Armidale Street SOUTH GRAFTON 1640735 75	20.7.2011	Owners were not present. Councillors and staff inspected the property. <i>Significance: This weatherboard clad cottage is significant as one of a group of four similar cottages in Armidale street which tell of the growth of South Grafton at the turn of the 19th century.</i> The scale and form remain but the cottage has been modified by enclosure of verandah and balustrade. This group of cottages does not share the historic avenue streetscape context of many other heritage listed residential properties and it was considered at the site meeting that inclusion of these properties was not critical.	No	That this item is not included on the heritage schedule
47	175 Ryan Street SOUTH GRAFTON 164000040 106	20.7.2011	Owners were not present. Councillors inspected the site. <i>Significance: This is one of a pair of small 4 room timber clad (vertical board and baton) cottages. Together with its neighbour it contributes to the Ryan St streetscape.</i> The historical association with Ramornie Meatworks has been disputed by the owner but nevertheless, this pair of vertical boarded cottages is representative of the 4 roomed timber cottages built in the Clarence Valley in the later part of the nineteenth	yes	Protection of the item is recommended by inclusion on the heritage schedule

			century and is likely to provide information on the social history of South Grafton. It is desirable that this historic dwelling be retained as a pair with the neighbouring cottage at 177 Ryan St which is now listed.			
48	60 Skinner Street SOUTH GRAFTON 1640213 22	23.03.2011	Councillors made the site visit was made but owners did not attend. <i>Significance- This building is historically significant. Its size and inter-war design show the confidence of the Commercial Banking Company in the town of South Grafton, during the 1920s, prior to the construction of the Grafton Rail and Road Bridge. It comprises a two storey face brick bank building with residence over. Described by Shellshear as a heavy conservative design without awnings or verandahs and having classically derived decoration in the form of rusticated arch and corner coins imitating stonework. Elsewhere it is described as a bank of Interwar Georgian revival style. It is in original condition except for the removal of the timber shutters and enclosure of first floor balcony.</i> It is located within the highly significant Skinner Street historic precinct and occupies a landmark corner site. It is appropriate that it be included on the heritage schedule.	yes	Protection of the item is recommended by inclusion on the heritage schedule	
49	20 and 22 Spring Street SOUTH GRAFTON 1640917 93	20.7.2011	Councillors met with owners and discussed issues. Two cottages are situated on one lot and have been compromised in terms of residential amenity and setting by the adjacent development of a concrete walled commercial building on the corner of Spring Street and Bent Street (Eagle Boys) and a large concrete accessway on the other side. They have not been tenanted for 2 years. At the time of the heritage study, the cottages formed part of a group of cottages in Spring Street. <i>Significance: This weatherboard cottage c1920, with dwellings at, 24 and 26, contributes to the historic fabric of Spring street. It is representative of its type.</i> However, with more recent development, this pair of cottages now have limited residential amenity. They are also zoned for business use. Re-use for professional	yes	That the properties 20-22 Spring Street be removed from the draft heritage list.	

50	110 Through Street SOUTH GRAFTON 1640706 90B	20.7.2011	offices is unlikely in this location. The owner is keen to seek relocation of the dwellings in the event of redevelopment of the site. It is no longer considered appropriate this pair of cottages be included on the heritage schedule. The owners met with Councillors and discussed concerns. The property is an outstanding residence from the 1930s. <i>Significance: This substantial inter-war bungalow is historically significant indicating development in South Grafton before the completion of the Grafton Bridge. It is associated both with the local architect Robert Ashe and its original owner Mr. Les Hawthorne. It contributes to the Through Street streetscape and is largely intact. It complements the residence at 112 Through Street which is now listed.</i> Councillors acknowledged that the residence has been lifted, (which not only addressed flooding but has enabled spectacular views) and that the metal balustrade is not original but was installed in keeping with the character of the building. The owners consider that a residence dating from the 1930s was not old enough however there are many examples of significant heritage items that date from this period and later. The owner is generally opposed to over-governance in society and has negative perceptions of heritage listing. It was explained that it would be a local listing and Council is the consent authority. The owner considers that listing will impact on resale value but it would be most unlikely that a house of this scale and presentation would be considered for redevelopment. The neighbouring house at 112 is listed. It is appropriate that the residence be included on the heritage schedule.	yes	Protection of the item is recommended by inclusion on the heritage schedule.
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51	41 Street SOUTH GRAFTON 1640949 47	20.7.2011	Owner attended meeting and discussed concerns with Councillors. <i>Significance: A representative Federation style weatherboard cottage with bull-nosed verandah now raised. It sits well with other similar cottages in this section of Wharf Street and demonstrates residential growth in South Grafton at the turn of the century. It has retained original joinery such as the moulded window surrounds.</i> The cottage has been raised which alters the proportions. It occupies a large block and there is potential for further development at the rear with generous access to one side. This representative property is located in the conservation area and it is considered that future changes can be adequately addressed through the conservation area policies.	yes	That this property not be included in the draft heritage schedule.
52	47 Street SOUTH GRAFTON 1640949 109	20.7.2011	Councillors visited the site but the owner did not attend the site meeting. <i>Significance: An attractive and well maintained weatherboard Federation cottage with original feature bay window, dentilation, filigree iron work and a steeply pitched hipped and gabled iron roof. Original joinery suggests this was a quality home. It makes a significant contribution to Wharf street and sits well with adjacent weatherboard homes at numbers 45, 43 which are now listed.</i> The house has a high degree of integrity and is worthy of protection.	yes	Protection of the item is recommended by inclusion on the heritage schedule.

53	Hirondelle Pacific Highway SWAN CREEK, 1640667 15	20.7.2011	The owner met with Councillor Simmons and council staff and discussed heritage listing issues. The owner has no dispute about the historical significance of the farmhouse but is concerned about privacy, and fear of historical groups or members of the public wanting to come onto the property. Also concerned about what can and can't be carried out. Heritage listing was explained and the minor works approval by letter for certain works clarified many concerns. <i>Significance: This farmhouse is historically significant showing early (1850's) occupation of the Clarence Valley. It is associated with the Small family who were pioneer settlers on the Clarence River and owned much property in the Maclean /Grafton area. It is particularly associated with William Small who was part owner of the Belmore Sugar Mill and a well know local citizen. Since the 1950s it has been owned by the Want family, another well known Swan Creek family. The homestead itself is architecturally significant being the oldest known building (c1852-1858) in the Clarence Valley and is likely to be of significance to the State.</i> After discussion and reassurance that no public access is allowed to private property the owner did not object to the proposal. It was also stated that the item be considered as a local listing only to make the consent process direct with Council.	No	Protection of the item is recommended by inclusion on the heritage schedule.
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