

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 Office former	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	Ryan Street Intersection	1640037
Schwinghammer Street		
Rathgar	44 Schwinghammer Street	1640119
Skinner Street		
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	Southampton Road	1640765
Spring Street		
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 contain 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.**