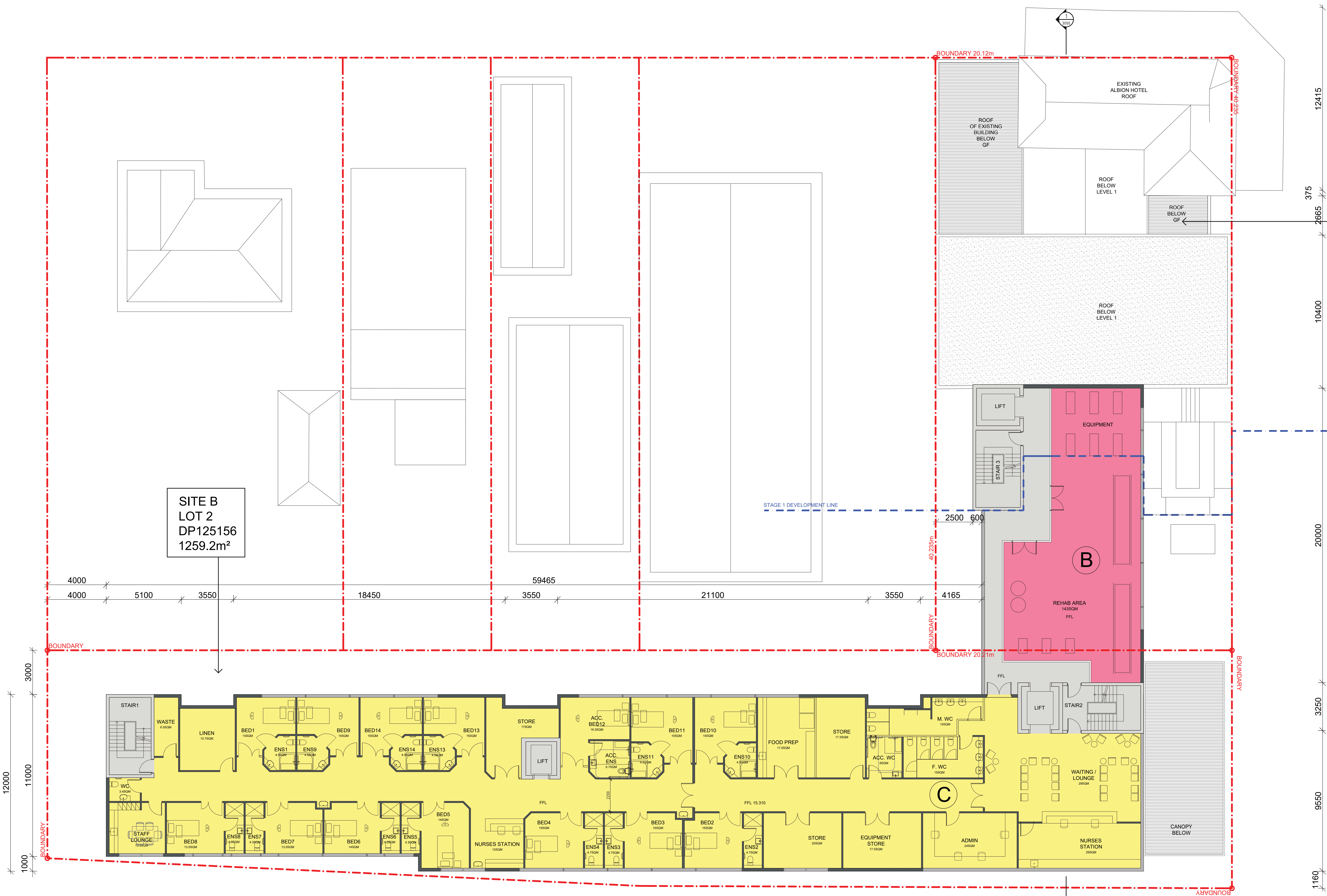


QUEEN STREET

ARTHUR STREET

SITE A
LOT A
DP904084
809m²

SITE B
LOT 2
DP125156
1259.2m²



1 PROPOSED THIRD FLOOR PLAN
SCALE 1:100@A0, 1:200@A2

LEGEND

- BUILDING A
- BUILDING B
- BUILDING C

GROSS FLOOR AREA CALCULATIONS				FSR CALCULATIONS		PARKING		MEDICAL	
GROUND FLOOR Building A - 391m ² Building B - 48m ² Building C - 0 m ² CIRCULATION - 150m ² TOTAL: 589m ²	FIRST FLOOR Building A - 265m ² Building B - 139m ² Building C - 74.0m ² CIRCULATION - 106m ² TOTAL: 114.4m ²	SECOND FLOOR Building A - 0m ² Building B - 146m ² Building C - 74.0m ² CIRCULATION - 45m ² TOTAL: 931m ²	THIRD FLOOR Building A - 0m ² Building B - 146m ² Building C - 74.0m ² CIRCULATION - 45m ² TOTAL: 931m ²	AREA - LOT A AREA - LOT B TOTAL SITE AREA	809.0 m ² 1259.2 m ² 2068.2 m ²	PARKING SPACES CARSPACES- ACCESSIBLE SPACE - TOTAL	14 1 15	PROPOSED BEDROOMS- ACCESSIBLE BEDROOM- TOTAL	16+13=29 1 30
PROPOSED GFA PROPOSED FSR				3595 m ² 1.7 : 1		AMBULANCE BAY-		1	

NOTE
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LEGEND

1	DEVELOPMENT APPLICATION	31.07.2017
PI	CLIENT REVIEW	06.06.2017

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ANTHONY VAVAYIS+ ASSOCIATES
ARCHITECTS DESIGNERS PLANNERS
24 LIME STREET KING STREET WHARF SYDNEY NSW 2000
T 02 9260 1810 F 02 9260 1800 E av@anvavayis.com.au
www.anvavayis.com.au
Postal Address: 201 DORA LANE STREET
KING STREET WHARF SYDNEY NSW 2000
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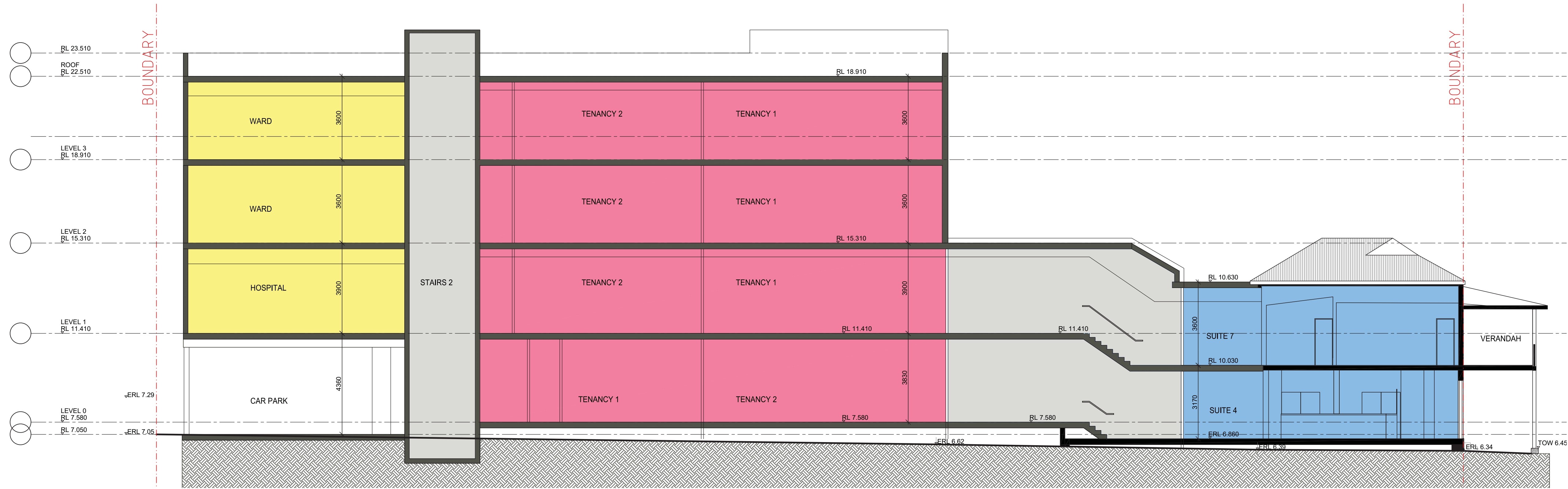
DRAWING TITLE
PROPOSED THIRD FLOOR PLAN

SCALE 1:100 [A0] DATE 01 JAN 2015
DRAWN BJ PROJECT 15013

DA1 1 0 4 1

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LEGEND



1 PROPOSED SECTION
SCALE 1:100@A0, 1:200@A2

LEGEND

- BUILDING A
- BUILDING B
- BUILDING C

GROSS FLOOR AREA CALCULATIONS				FSR CALCULATIONS	PARKING	MEDICAL
GROUND FLOOR Building A - 391m ² Building B - 48m ² Building C - 0 m ² CIRCULATION - 150m ² TOTAL: 589m ²	FIRST FLOOR Building A - 265m ² Building B - 139m ² Building C - 74.0m ² CIRCULATION - 106m ² TOTAL: 1144m ²	SECOND FLOOR Building A - 0m ² Building B - 146m ² Building C - 74.0m ² CIRCULATION - 45m ² TOTAL: 931m ²	THIRD FLOOR Building A - 0m ² Building B - 146m ² Building C - 74.0m ² CIRCULATION - 45m ² TOTAL: 931m ²	AREA - LOT A 809.0 m ² AREA - LOT B 1259.2 m ² TOTAL SITE AREA 2068.2 m ² PROPOSED GFA 3595 m ² PROPOSED FSR 1.7 : 1	PARKING SPACES CARSPACES- 14 ACCESSIBLE SPACE - 1 TOTAL 15 AMBULANCE BAY- 1	PROPOSED BEDROOMS- 16+13=29 ACCESSIBLE BEDROOM- 1 TOTAL 30

2	DEVELOPMENT APPLICATION	31.07.2017
P1	CLIENT REVIEW	06.04.2017
1	DEVELOPMENT APPLICATION	14.03.2017

REVISION

ANTHONY VAVAYIS+ ASSOCIATES
ARCHITECTS DESIGNERS PLANNERS
24 LIME STREET KING STREET WHARF SYDNEY NSW 2000
T 02 9260 1810 F 02 9260 1800 E anv@anvarchitects.com.au
Postal Address: 201/204 LIME STREET
KING STREET WHARF SYDNEY NSW 2000
ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACN 069 737 935
ANTHONY VAVAYIS REGISTERED ARCHITECT No: 52423

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DRAWING TITLE
PROPOSED SECTION - STAGE 1


SCALE 1: 100 [A0] DATE 01 JAN 2015
DRAWN BJ PROJECT 15013

DA2 1 0 0 2

LEGEND

F - GLAZING
SG - SPANDREL GLASS
CL1 - CLADDING TYPE 1
CL2 - CLADDING TYPE 2
CR - CEMENT RENDER

SIGN 1



SIGN 2





Diagram of SIGN 3: A rectangular sign with a width of 1150 and a height of 695.

SIGN 4



3220

355

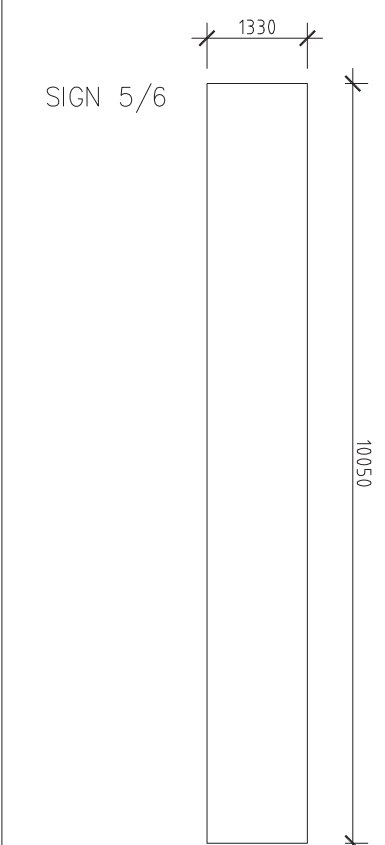
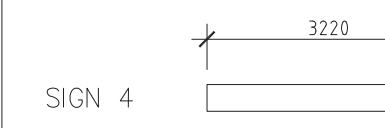
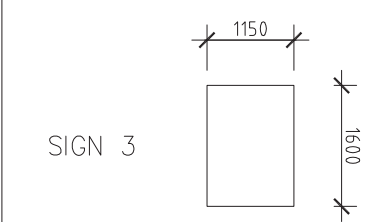
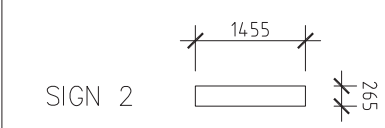
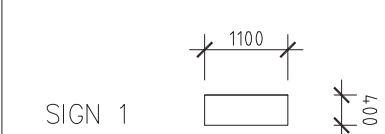
Technical drawing of a rectangular plate. The width is labeled as 1330 and the height as 6500. The text "SIGN 5/6" is located in the upper left corner of the drawing area.



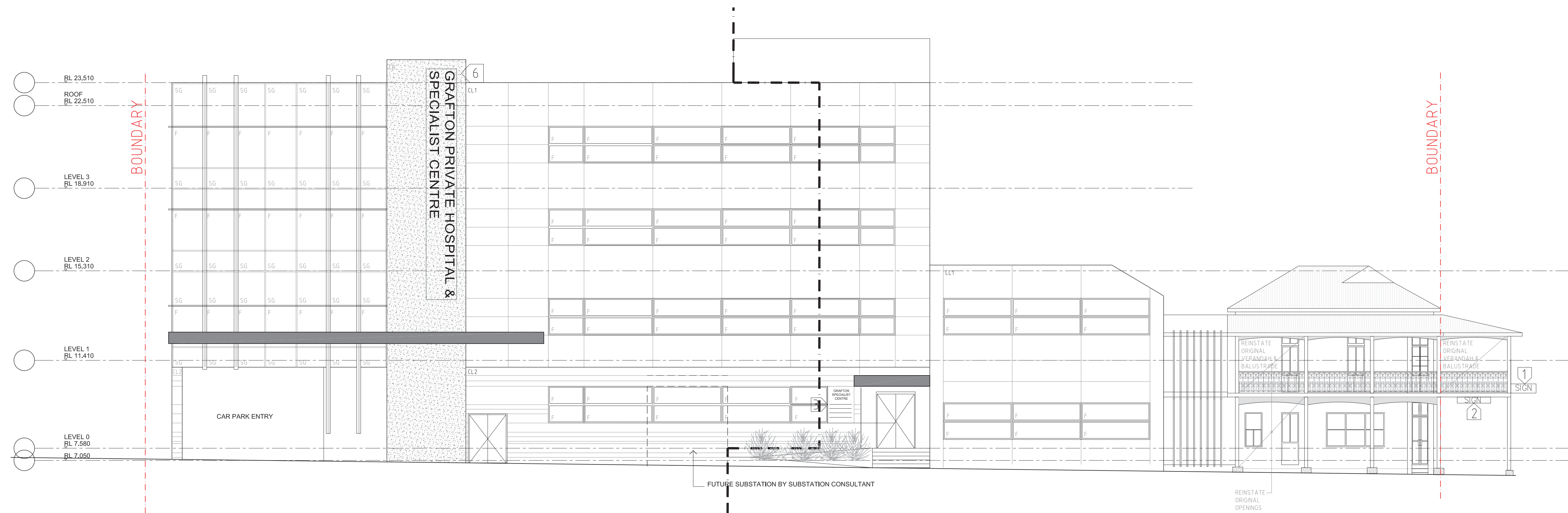
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LEGEND

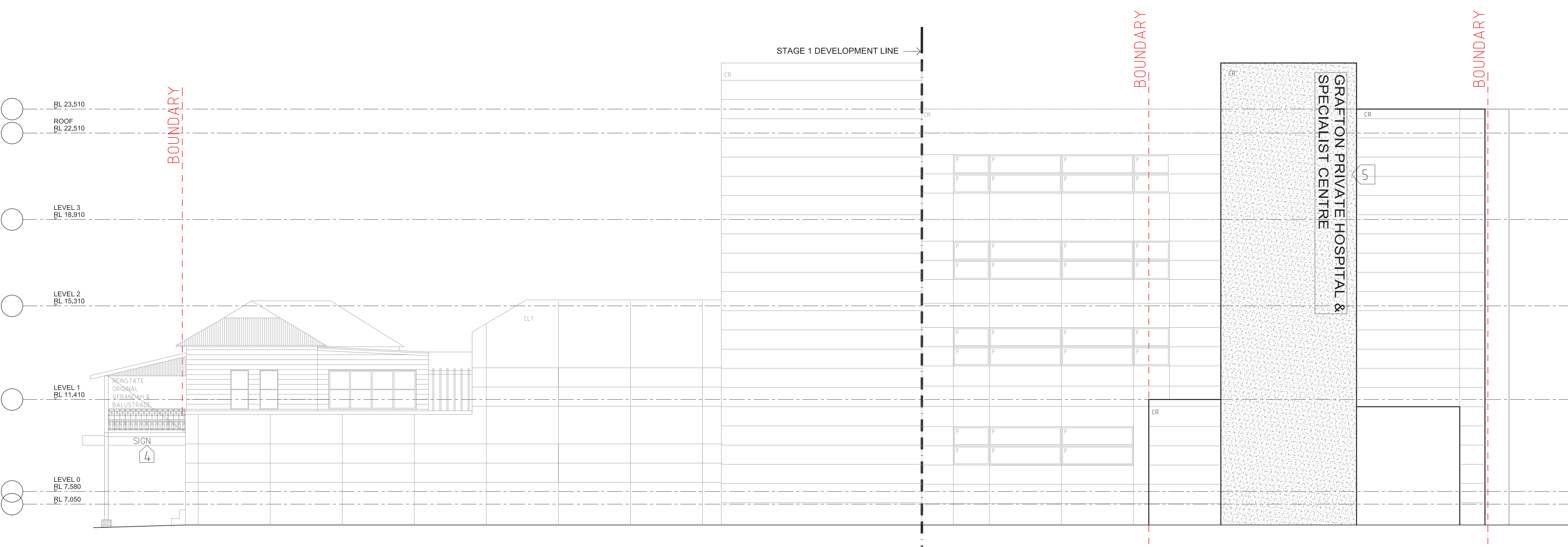
F - GLAZING
SG - SPANDREL GLASS
CL1 - CLADDING TYPE 1
CL2 - CLADDING TYPE 2
CR - CEMENT RENDER



1 PROPOSED SOUTH WEST ELEVATION
SCALE 1:100@A0, 1:200@A2



1 PROPOSED NORTH EAST ELEVATION
SCALE 1:100@A0, 1:200@A2



1	DEVELOPMENT APPLICATION	31.07.2017
P2	CLIENT REVIEW	22.06.2017
P1	CLIENT REVIEW	06.06.2017

REVISION



ANTHONY VAVAYIS+ ASSOCIATES
ARCHITECTS DESIGNERS PLANNERS

24 LIME STREET KING STREET WHARF SYDNEY NSW 2000
T 02 9250 1810 F 02 9250 1800 E av@anthvavayis.com.au
Postal Address: 20/250 LIME STREET
KING STREET WHARF SYDNEY NSW 2000

ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACN 069 737 105
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GRAFTON SPECIALIST CENTER

ARTHUR STREET

GRAFTON

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DRAWING TITLE

PROPOSED NE & SW ELEVATIONS

SCALE 1:100 [A0] DATE 01 JAN 2015

DRAWN BJ PROJECT 15013

DA3 1 0 11

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LEGEND



JUNE 21ST - 9AM



JUNE 21ST - 12 NOON



JUNE 21ST - 3PM

2	DEVELOPMENT APPLICATION	31.07.2017
P1	CLIENT REVIEW	20.07.2017
1	DEVELOPMENT APPLICATION	14.03.2017

REVISION


ANTHONY VAVAYIS+ ASSOCIATES
ARCHITECTS DESIGNERS PLANNERS
24 LIME STREET KING STREET WHARF SYDNEY NSW 2000
T 02 9290 1810 F 02 9290 1860 E admin@avaarchitects.com.au
www.avaarchitects.com.au
Postal Address 20 / 26A LIME STREET
KING STREET WHARF SYDNEY NSW 2000
ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACN 089 737 935
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SPECIALIST CENTRE
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DRAWING TITLE
SHADOW DIAGRAM
JUNE 21ST

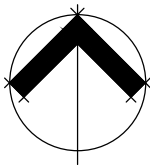
SCALE 1:500 @A1 DATE APRIL 2016
DRAWN BS PROJECT 15013

DA 7 0 0 02



Appendix B

Preliminary Engineering Drawings



LEGEND

- Site boundary
- Existing water main
- Existing sewer main
- Hydrant
- Stop valve
- Communications pit
- Sewer manhole
- Power pole

DRAFT

A	Stage details added	7/03/2017	JLC	RWN	RE
Rev.	Description	Date	Des.	App.	Chk.
Amendments					

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PO Box 119
LENNOX HEAD NSW 2478
T 02 6687 7666
F 02 6687 7782
info@geolink.net.au

23 Gordon Street
PO Box 1446
COFFS HARBOUR NSW 2450
T 02 6651 7666
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Project Title

Grafton Specialist Rooms

Client

Health Project Services

Designed	JLC	Drawn	JLC	Checked	
Approved	RWN	Date	13/01/2017	RE	
XREFs					
Scale					
metres 0 2 4 6 8 10					

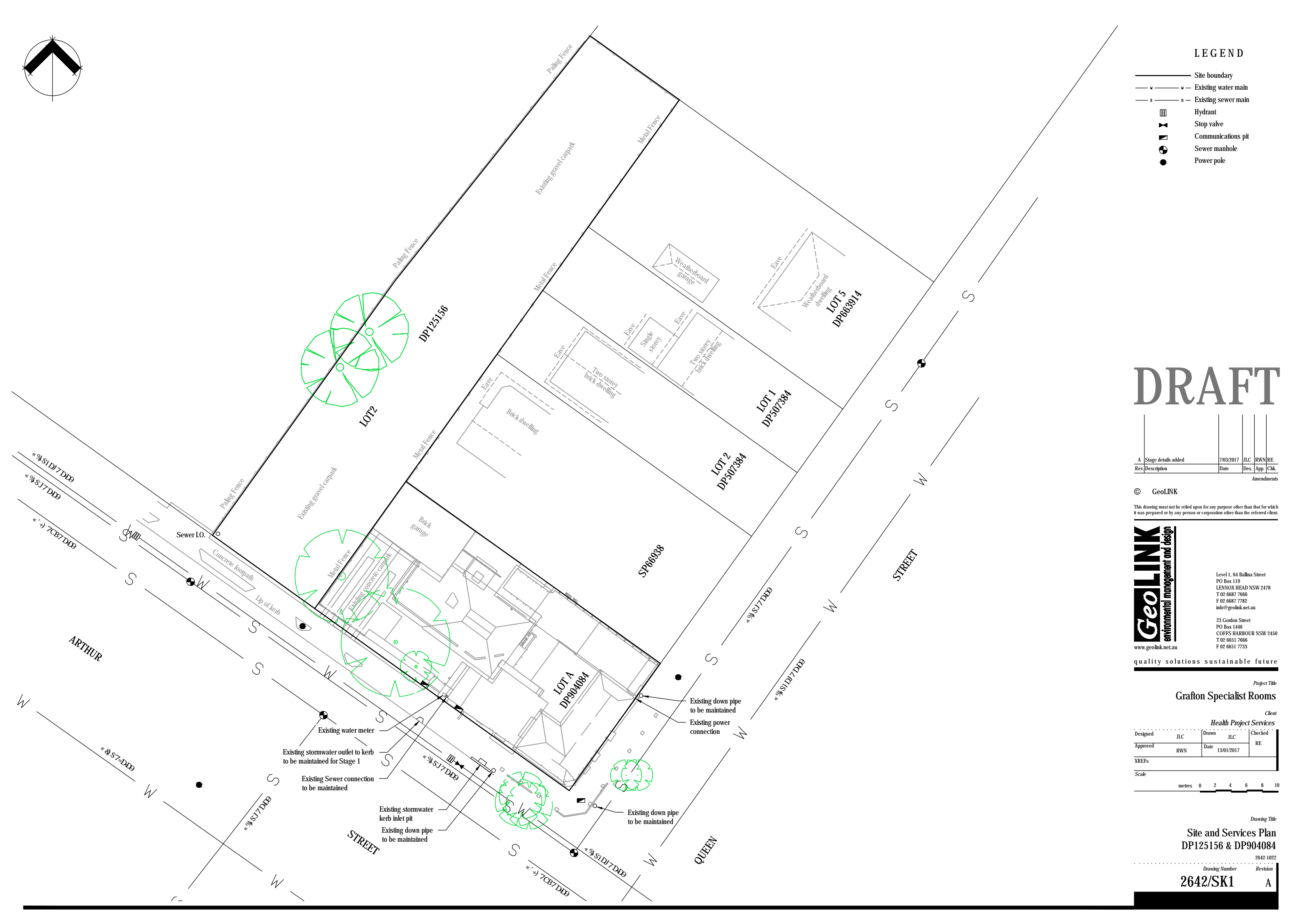
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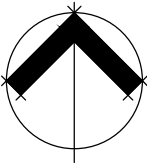
Site and Services Plan
DP125156 & DP904084

2642-1022

Drawing Number Revision

2642/SK1 A





LEGEND

- Existing water main
- Existing sewer main
- Stormwater main
- Existing hydrant
- Existing stop valve
- Existing communications pit
- Existing sewer manhole
- Existing power pole
- Existing kerb inlet pit
- Proposed kerb inlet pit
- Proposed grated inlet pit
- Proposed rainwater/OSD tank
- Proposed stormwater pollutant tank

DRAFT

A	Stage details added	7/03/2017	JLC	RWN	RE
Rev.	Description	Date	Des.	App.	Chk.
Amendments					

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F 02 6687 7782
info@geolink.net.au

23 Gordon Street
PO Box 1446
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T 02 6651 7666
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Project Title

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Client

Health Project Services

Designed	JLC	Drawn	JLC	Checked	
Approved	RWN	Date	13/01/2017		RE
XREFs					
Scale					
metres 0 2 4 6 8 10					

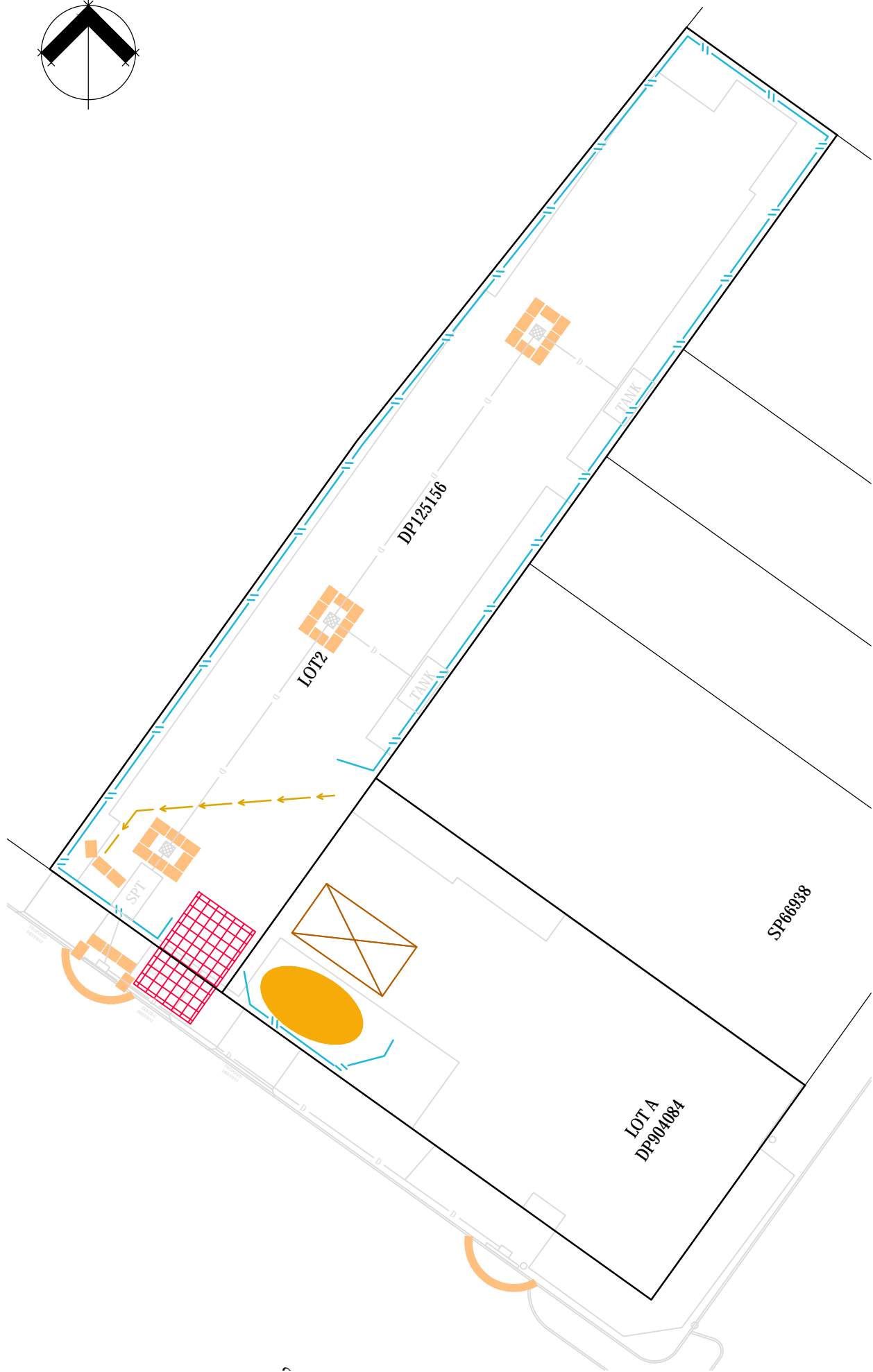
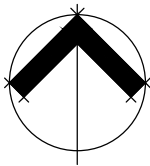
Drawing Title

Proposed Stormwater Drainage Plan
DP125156 & DP904084

2642-1023

Drawing Number Revision

2642/SK2 A



Erosion and Sediment Controls Stage 2



Erosion and Sediment Controls Stage 1

LEGEND

- Stormwater main
- Kerb inlet pit
- Grated inlet pit
- Rainwater tank
- Sediment fence (SD6-8)
- Dirty water diversion drain (SD5-5)
- Stabilised site access (SD6-14)
- Stockpiles (SD4-1)
- Straw bale filter (SD6-7)
- Sediment trap (SD6-11)
- Stormwater pollutant trap
- Waste management area

- NOTES:
- See attached for the following standard detail drawings to be used in conjunction with this plan:
 - SD4-1 Stockpiles
 - SD5-5 Earth bank (low flow)
 - SD6-7 Straw bale filter
 - SD6-8 Sediment fence
 - SD6-11 Mesh and gravel inlet filter
 - SD6-14 Stabilised site access

DRAFT

A	Stage details added	7/03/2017	JLC	RWN	RE
Rev.	Description	Date	Des.	App.	Chk.
Amendments					

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Level 1, 64 Ballina Street
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LENNOX HEAD NSW 2478
T 02 6687 7666
F 02 6687 7782
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Client

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Designed	JLC	Drawn	JLC	Checked	
Approved	RWN	Date	13/01/2017	RE	
XREFs					
Scale					
metres 0 2 4 6 8 10					

Drawing Title
Erosion and Sediment Control Plan
DP125156 & DP904084
Drawing Number
2642/SK4
Revision
A



Appendix C

Stormwater Management Calculations

MUSIC-link Report

Project Details		Company Details	
Project:	Grafton Specialist Rooms	Company:	GeoLINK
Report Export Date:	13/01/2017	Contact:	Ross Nimmo
Catchment Name:	2642_1004_MUSIC	Address:	201 Queen Street, Grafton
Catchment Area:	0.126ha	Phone:	0415464340
Impervious Area*:	94.73%	Email:	mimmo@geolink.net.au
Rainfall Station:	58076 GRAFTON		
Modelling Time-step:	6 Minutes		
Modelling Period:	1/01/1972 - 31/12/1976 11:54:00 PM		
Mean Annual Rainfall:	1160mm		
Evapotranspiration:	1327mm		
MUSIC Version:	6.2.0		
MUSIC-link data Version:	6.20		
Study Area:	South		
Scenario:	CVC Development		
* takes into account area from all source nodes that link to the chosen reporting node, excluding Import Data Nodes			

Treatment Train Effectiveness		Treatment Nodes		Source Nodes	
Node: 174 Arthur - Receiving Node	Reduction	Node Type	Number	Node Type	Number
Flow	15.7%	Rain Water Tank Node	1	Urban Source Node	3
TSS	54.2%	GPT Node	1		
TP	50.5%				
TN	44.2%				
GP	93.5%				

Comments
Results within DCP range required for this type of development

Passing Parameters

Node Type	Node Name	Parameter	Min	Max	Actual
GPT	SPELFILTER - Cartridge	Hi-flow bypass rate (cum/sec)	None	99	5.66
Receiving	174 Arthur - Receiving Node	% Load Reduction	None	None	15.7
Receiving	174 Arthur - Receiving Node	GP % Load Reduction	90	None	93.5
Urban	174 Arthur	Area Impervious (ha)	None	None	0.112
Urban	174 Arthur	Area Pervious (ha)	None	None	0
Urban	174 Arthur	Total Area (ha)	None	None	0.112
Urban	174 Arthur - Landscape	Area Impervious (ha)	None	None	0.000
Urban	174 Arthur - Landscape	Area Pervious (ha)	None	None	0.006
Urban	174 Arthur - Landscape	Total Area (ha)	None	None	0.007
Urban	174 Arthur - Paved	Area Impervious (ha)	None	None	0.007
Urban	174 Arthur - Paved	Area Impervious (ha)	None	None	0.007
Urban	174 Arthur - Paved	Area Pervious (ha)	None	None	0
Urban	174 Arthur - Paved	Area Pervious (ha)	None	None	0
Urban	174 Arthur - Paved	Total Area (ha)	None	None	0.007
Urban	174 Arthur - Paved	Total Area (ha)	None	None	0.007

Only certain parameters are reported when they pass validation

Failing Parameters

Node Type	Node Name	Parameter	Min	Max	Actual
Rain	Rainwater Tank	Threshold Hydraulic Loading for C** (m/yr)	0	0	3500
Receiving	174 Arthur - Receiving Node	TN % Load Reduction	45	None	44.2
Receiving	174 Arthur - Receiving Node	TP % Load Reduction	60	None	50.5
Receiving	174 Arthur - Receiving Node	TSS % Load Reduction	85	None	54.2
Urban	174 Arthur - Paved	Stormflow Total Suspended Solids Mean (log mg/L)	3	3	2.43

Only certain parameters are reported when they pass validation

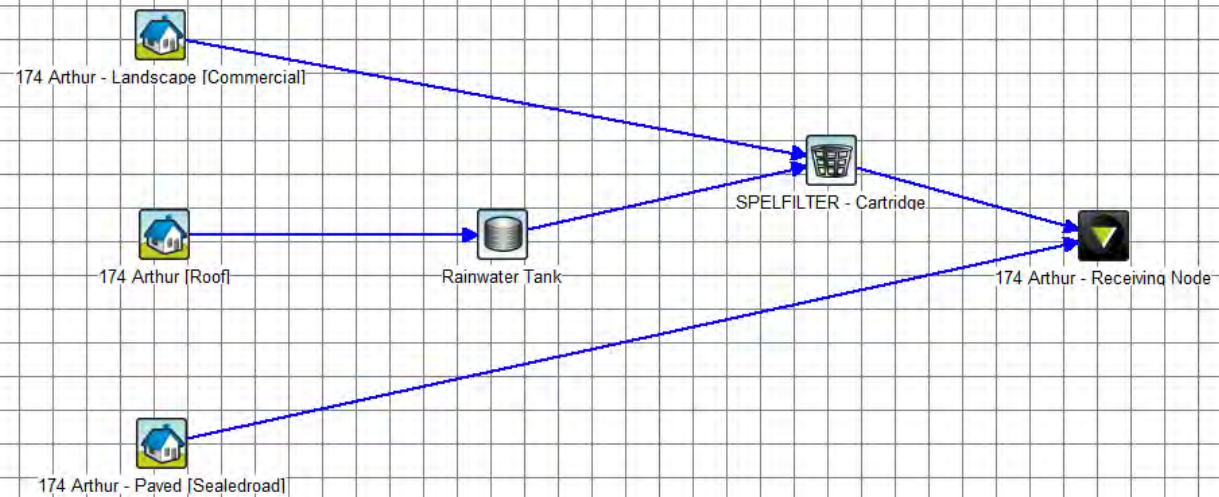
Create Model Run and Analyse MUSIC-link Settings Help

Drainage Link
Primary SecondarySource Node
Urban
Nodes and LinksTreatment Node
Wetland
Other Node
Junction

Background

Import / Export

2642_1004_MUSIC





CONSULTANT _____
DA NO _____
CC NO _____

STORMWATER DETENTION CALCULATOR

DATE : 13/01/2017

LOCATION	GRAFTON		
SITE AREA	1219	m ²	
DEVELOPMENT AREAS	PRE DEVELOPMENT	POST DEVELOPMENT	OUTLET SIZING
ROOF AREA	0.0 m ²	1000 m ²	HEAD1 mMAX WATER LEVEL TO ORIFICE CENTRE
PAVED AREA	600.0 m ²	0 m ²	OUT DIA90 mmPROPOSED
VEGETATED AREA	619.0 m ²	219.0 m ²	
TOTAL AREA	1219.0 m ²	1219 m ²	→ ACCEPTABLE

RESULTS	STORMWATER DETENTION	RESULTS
PSD = Q _{5 PRE}	39.19 l/s	Q _{CALCULATED}
Q _{100 PRE}	67.36 l/s	39.19 l/s
Q _{20 POST}	62.66 l/s	Q _{PROPOSED}
Q _{100 POST}	80.46 l/s	29.24 l/s
	7.04 m ³	
	7041 litres	

ACCEPTABLE

$$\text{CALCULATED} - Q_{100 \text{ POST}} - Q_{20 \text{ POST}} + \text{PSD} \leq Q_{100 \text{ PRE}}$$

Q ₁₀₀ DESIGN CHECK	56.99 l/s	67.36 l/s
-------------------------------	-----------	-----------

$$\text{PROPOSED} - Q_{100 \text{ POST}} - Q_{20 \text{ POST}} + \text{PSD} \leq Q_{100 \text{ PRE}}$$

Q ₁₀₀ DESIGN CHECK	47.04 l/s	≤	67.36 l/s
-------------------------------	-----------	---	-----------

ACCEPTABLE

ACCEPTABLE

NOTES

- BASED ON APPENDIX E2 OF THE DRAINAGE HANDBOOK

- FOR LOTS UP TO 2,500 SQM (SUBJECT TO CVC APPROVAL)



SPELFilter

Cartridge Filter For Tertiary Stormwater Treatment

www.spel.com.au

SPEL ENVIRONMENTAL
INTEGRATED WATER SOLUTIONS

SPEL FILTER

Where intuitive technology meets value.

SPEL Applications Engineers are ready to design a custom SPELFilter system to meet the demands of your site.

SPELFilter provides the performance of a biofiltration system without the surface footprint disadvantage of vegetated assets. SPELFilter maximises your land use on constrained sites.



Features

- » Achieves 80% TSS Removal
- » Achieves 60% TP Removal
- » Achieves 45% TN Removal
- » Achieves 100% Gross Pollutant Removal
- » Achieves 60% reduction in Copper concentrations
- » Achieves 40% reduction in Zinc concentrations

How it works

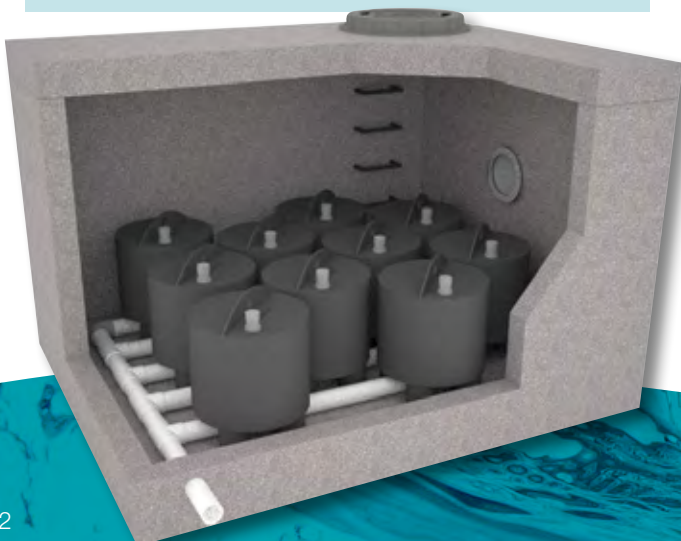
The SPELFilter has an upflow treatment process, through a spiral wrapped media configuration that maximises surface area. The benefit is excellent pollutant removal in a small footprint.

Hydraulic pressure forces water through the filter media, discharges through the centre tube and out through the outlet collection manifold.

Upon completion of a treatment cycle, each cartridge backwashes and effectively dislodges particulates from the filtration layers. This reestablishes filter porosity. The dislodged particles accumulate on the vault floor for easy removal during maintenance.

SPELFilter's patented design has no moving parts and generates a true siphon effect.

A SPEL Stormceptor Class 1 upstream of the SPELFilter in the treatment train greatly increases the life cycle interval of the SPELFilter as the SPEL Stormceptor Class1 removes the larger gross pollutants, coarse sediments, total suspended solids and hydrocarbons, enabling the SPELFilter to target fine particulate matter and nutrients.



Value & Benefits

Proven Sand Filter Performance:

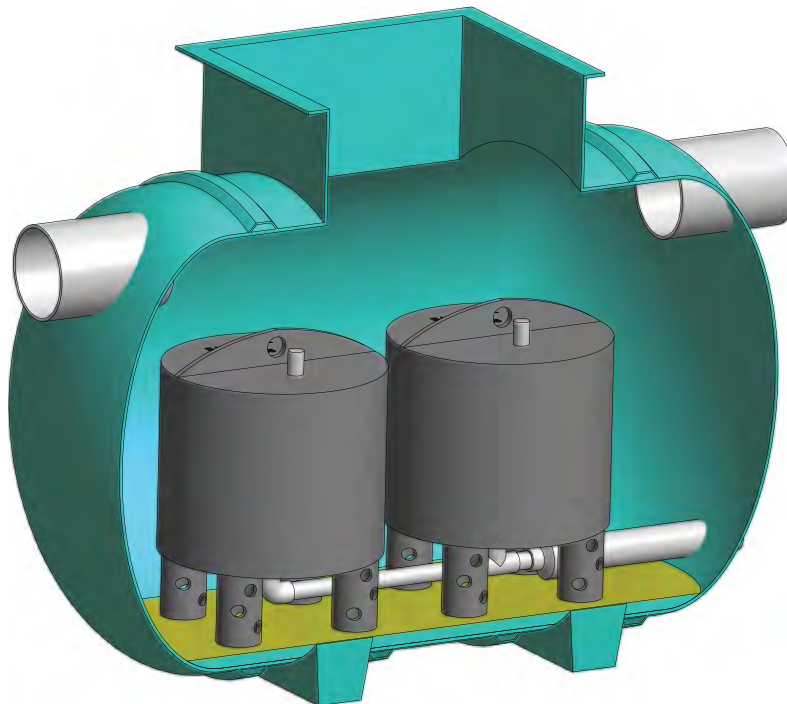
The uniform size silica-sand filter media provides for higher removal efficiencies than coarser types of media. SPELFilter media is inorganic – it doesn't leach nitrogen and other nutrients.

Greater flexibility:

Due to the significant surface area, designated flow path and high flow capacity, combined with the modular cartridge design, the SPELFilter system can be deployed in a variety of structures including manholes, precast vaults, or cast-in-place structures.

Each system is optimised to suit your specific site and local authority requirements by qualified and experienced professionals.

Filter Configurations



Spiral Cross-Section



Spiral Design



HEAD OFFICE

PO Box 6144
Silverwater NSW 1811

100 Silverwater Rd
Silverwater NSW 2128

Phone: +61 2 8705 0255

Fax: +61 2 8014 8699



DESIGN OFFICES

New South Wales	61 2 8705 0255
Canberra	61 2 6128 1000
Queensland	61 7 3271 6960
Victoria & Tasmania	61 3 5274 1336
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Northern Territory	61 2 8705 0255
New Zealand	64 9 276 9045



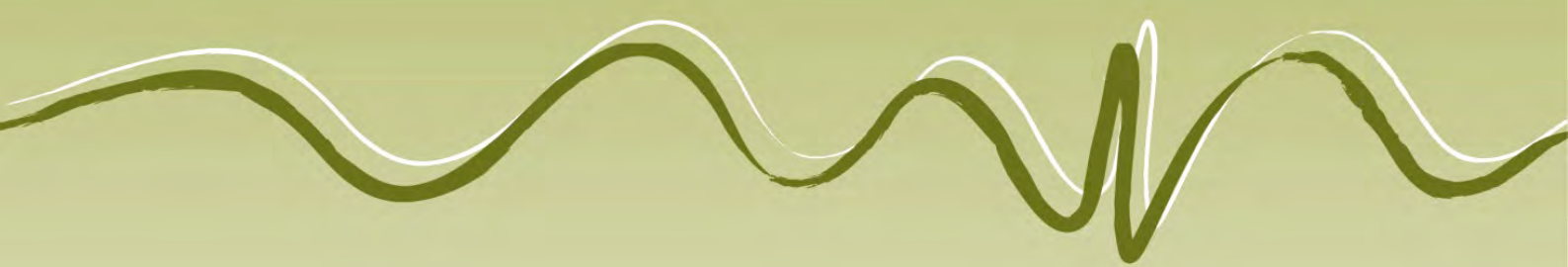
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Appendix D – Flood Management Plan

Flood Management Plan

Grafton Specialist Medical Centre and Private Hospital



PO Box 119
Lennox Head NSW 2478
T 02 6687 7666

PO Box 1446
Coffs Harbour NSW 2450
T 02 6651 7666

PO Box 1267
Armidale NSW 2350
T 02 6772 0454

PO Box 229
Lismore NSW 2480
T 02 6621 6677

info@geolink.net.au

Prepared for: Health Project Services
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1.2	<u>Flooding Situation</u>	1
1.3	<u>Site Flood Evacuation</u>	1
2.	<u>Flood Management Controls</u>	3
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Appendices

Appendix A Architectural Plans

Appendix B Flood Evacuation Route Plan



1. Introduction

1.1 Background

This Flood Management Plan has been developed to address the flood management requirements for the proposed Specialist Medical Centre and Private Hospital development at 201 Queen Street, Grafton, Lot A DP 904084 and 174 Arthur Street, Lot 2 DP 125156 (the site). Please refer to **Illustration 1.1** for site location details.

The proposal involves the refurbishment of an existing heritage building (the Albion Hotel) and the construction of a three story building with under-croft parking. The existing heritage building will be used for Specialist Medical Centre providing seven specialist suites, amenities, staff room, access (pedestrian and vehicle) and waste storage, and will be developed as Stage 1 of the proposal. Stage 2 will incorporate a Private Hospital providing 30 beds, full surgical operating and support facilities, staff rooms, access (pedestrian and vehicle), ancillary commercial spaces and waste storage. See **Appendix A** for the current architectural plans.

This report will address the flood management requirements outlined in the Clarence Valley Council Residential Zones Development Control Plan (DCP) 2011. This DCP applies as the site is zoned as *R1 General Residential* in the Clarence Valley Local Environmental Plan (LEP) 2011.

For the purpose of appropriate flood management assessment the proposal has been divided into two separate entities; the Specialist Medical Centre (Stage 1) section of the development and the Private Hospital element of the proposal (Stage 2). The Specialist Medical Centre will be developed through modifications and additions to the existing heritage listed Albion Hotel.

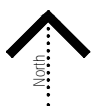
1.2 Flooding Situation

The site is located within the township of Grafton opposite the Grafton Correctional Centre and immediately adjacent to the Grafton Base Hospital. This area has been identified by Clarence Valley Council (Council) flood mapping as being affected by flooding. This is further reinforced in a number of reports including; *The Clarence Valley Local Flood Plan 2012*, *The Grafton and Lower Clarence Floodplain Risk Management Plan V2 2007*, *The Lower Clarence Flood Model Update 2013* and *The Lower Clarence River Flood Study Review 2004*.

Discussions with Council Development Engineer Renan Solatan indicate flood levels in the vicinity of the proposed development are as follows: Probable Maximum Flood (PMF) = 8.94m AHD (Australian Height Datum), Q_{100} = 7.08m AHD, Q_{50} = 6.45 to 6.34m AHD.

1.3 Site Flood Evacuation

Evacuation is to be as depicted in Annex L - Map 2 of the *Clarence Valley Local Flood Plan 2012* (attached in **Appendix B**). The site is in close proximity to an existing evacuation route. Alternatively the *Clarence Valley Local Flood Plan 2012* has identified an aircraft landing zone at the adjacent Grafton Base Hospital should occupants require immediate evacuation.



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2. Flood Management Controls

2.1 Specialist Medical Centre (Stage 1) Controls

As per the DCP the closest land use category for the proposed development of Specialist Medical Centre has been deemed 'Urban Residential and Associated Uses'. **Table 2.1** below summarises the required flood planning considerations for this category as applicable to the Specialist Medical Centre element of the proposed development. Also outlined are brief explanations of how the proposal complies with each planning consideration.

Table 2.1 Specialist Medical Centre Flood Planning Consideration Responses

<i>Planning Consideration</i>	<i>Specified Requirement</i>	<i>Compliance Explanation</i>
Floor and Pad Levels	<ul style="list-style-type: none"> Unless otherwise specified all floor levels to be no lower than the five year flood level plus freeboard (500mm) unless justified by site specific assessment. Primary habitable floor levels to be no lower than the 100 year flood plus freeboard (500mm). The primary habitable floor levels for infill development in Grafton, South Grafton and the Heber Street Catchment may be reduced to no lower than 6.4, 7.1 and 8.0 metres AHD respectively where the development (i) would otherwise be incompatible in the streetscape; (ii) result in unacceptable visual, overlooking or overshadowing impacts on adjoining properties; or is not part of a larger proposal which does not need to conform with the height and character of existing surrounding development. 	<p>The lowest finished floor level within the proposed development is 6.86m AHD. This is well above the Q₅₀ flood level and is constrained by the use of an existing heritage building which cannot be significantly altered. This level is also required for the building to be compatible with the streetscape. This level easily meets the required 6.4m AHD.</p> <p>The lowest level of the new construction areas are to have a finished floor level of 7.58m AHD which meets the 100 year flood level (7.08m AHD) plus 500mm freeboard requirement.</p>
Building Components	<ul style="list-style-type: none"> All structures to have flood compatible building components below the design level of the primary habitable floor level. 	<p>Wherever possible the Specialist Medical Centre component of the proposal will comply in full with DCP Schedule D1 - Flood Compatible Materials and Building Components.</p> <p>The only exception will occur where limitations are placed on</p>



		the development due to the utilisation of a heritage building.
Structural Soundness	<ul style="list-style-type: none"> Engineer's report to certify that the structure can withstand the forces of floodwater, debris and buoyancy up to and including a 100 year flood plus freeboard (500mm), or a PMF if required to satisfy evacuation criteria (see below). 	To be addressed as part of Construction Certificate documentation.
Flood Effects	<ul style="list-style-type: none"> The flood impact of the development to be considered to ensure that the development will not increase flood effects elsewhere, having regard to: (i) loss of flood storage; (ii) changes in flood levels and velocities caused by alterations to the flood conveyancing; and (iii) the cumulative impact of multiple potential developments in the floodplain. An engineer's report may be required. 	No significant changes are proposed to the current finished levels therefore impacts will be negligible.
Evacuation	<ul style="list-style-type: none"> Reliable access for pedestrians or vehicles required during a 100 year flood to a publicly accessible location above the PMF. Reliable access for pedestrians or vehicles is required from the building, commencing at a minimum level equal to the lowest habitable floor level to an area of refuge above the PMF level, or a minimum of 20% of the gross floor area of the dwelling to be above the PMF level. <p>Or</p> <ul style="list-style-type: none"> The development is to be consistent with any relevant flood evacuation strategy, flood plan adopted by Council or similar plan. Safe and orderly evacuation of the site (in any sized flood) has been demonstrated in a regional evacuation capability 	<p>The development evacuation will be consistent with the <i>SES Clarence Valley Local Flood Plan 2012</i>. Evacuation is to be as depicted in Annex L - Map 2 of the <i>Clarence Valley Local Flood Plan 2012</i>.</p> <p>Alternatively the <i>Clarence Valley Local Flood Plan 2012</i> has identified an aircraft landing zone at the adjacent Grafton base hospital should occupants require immediate evacuation.</p> <p>As mentioned in the <i>Grafton and Lower Clarence Floodplain Risk Management Plan V2</i> the direction of evacuation will depend on warning times, flood duration and available evacuation routes.</p> <p>Fortunately given the second level of the Specialist Medical Centre have a minimum finished floor level of 10.03m AHD (well above the PMF level of 8.94m AHD) occupants can</p>


	assessment prepared to the satisfaction of Council and the SES. Where such an assessment has not been prepared, development will only be permitted where, in the opinion of Council, safe and orderly evacuation can occur (in any size flood).	seek shelter in safety. Alternatively the Specialist Medical Centre have internal pedestrian access to the habitable floor level of the Private Hospital section which is also well above the PMF level). See Appendix B for Flood Evacuation Plans.
Management and Design	<ul style="list-style-type: none"> Applicant to demonstrate that the potential development as a consequence of a subdivision proposal can be undertaken in accordance with the DCP. Site Emergency Response Flood Plan required where floor levels are below the design floor level, (except for single dwelling houses). 	<p>The proposal will be undertaken in accordance with the DCP.</p> <p>Lowest floor level of the development is 6.86m AHD which is well above the minimum requirement of 6.4m AHD.</p>

2.2 Private Hospital (Stage 2) Controls


As per the DCP a hospital falls under the 'Critical Uses and Facilities' land use category. **Table 2.2** below summarises the required flood planning considerations for this category as applicable to the Private Hospital element of the proposed development. Also outlined are brief explanations of how the proposal complies with each planning consideration.

Table 2.2 Private Hospital Flood Planning Consideration Responses

Planning Consideration	Specified Requirement	Compliance Explanation
Floor and Pad Levels	<ul style="list-style-type: none"> Habitable floor levels to be no lower than the PMF level. Non-habitable floor levels to be no lower than the PMF unless justified by a site specific assessment. 	The proposed Private Hospital component of the development has a ground level car park with habitable areas commencing on the first floor at a finished floor level of 11.410m AHD. This is well above the PMF level of 8.94m AHD.
Building Components	<ul style="list-style-type: none"> All structures to have flood compatible building components below the design level of the primary habitable floor level. 	The construction of the Private Hospital section of the development will wherever possible comply in full with DCP Schedule D1 - Flood Compatible Materials and Building Components.
Structural Soundness	<ul style="list-style-type: none"> Engineer's report to certify that the structure can withstand the forces of floodwater, debris and 	To be addressed as part of Construction Certificate documentation.



	buoyancy up to and including a PMF.	
Flood Effects	<ul style="list-style-type: none"> The flood impact of the development to be considered to ensure that the development will not increase flood effects elsewhere, having regard to: (i) loss of flood storage; (ii) changes in flood levels and velocities caused by alterations to the flood conveyancing; and (iii) the cumulative impact of multiple potential developments in the floodplain. An engineer's report may be required. 	Proposed development will result in minimal loss of flood storage. Note the site incorporates an under-croft parking area which is close to the existing natural surface levels.
Evacuation	<ul style="list-style-type: none"> The development is to be consistent with any relevant flood evacuation strategy, flood plan adopted by Council or similar plan. Safe and orderly evacuation of the site (in any sized flood) has been demonstrated in a regional evacuation capability assessment prepared to the satisfaction of Council and the SES. Where such an assessment has not been prepared, development will only be permitted where, in the opinion of Council, safe and orderly evacuation can occur (in any size flood). 	<p>The development evacuation will be consistent with the <i>SES Clarence Valley Local Flood Plan 2012</i>. Evacuation is to be as depicted in Annex L - Map 2 of the <i>Clarence Valley Local Flood Plan 2012</i>.</p> <p>Alternatively the <i>Clarence Valley Local Flood Plan 2012</i> has identified an aircraft landing zone at the adjacent Grafton Base Hospital should occupants require immediate evacuation.</p> <p>As mentioned in the <i>Grafton and Lower Clarence Floodplain Risk Management Plan V2</i> the direction of evacuation will depend on warning times, flood duration and available evacuation routes.</p> <p>Fortunately given the habitable floor level of the Private Hospital section is well above the PMF; occupants can seek shelter inside the hospital.</p> <p>See Appendix B for Flood Evacuation Plans.</p>
Management and Design	<ul style="list-style-type: none"> Applicant to demonstrate that the potential development as a consequence of a subdivision proposal can be undertaken in accordance with the DCP. Site Emergency Response Flood Plan required where 	<p>The proposal will be undertaken in accordance with the DCP.</p> <p>The habitable floor level of the Private Hospital is well above the PMF level. This provides ample storage room for goods and materials which may cause</p>



	<p>floor levels are below the design floor level, (except for single dwelling houses).</p> <ul style="list-style-type: none"> • Applicant to demonstrate that area is available to store good above the 100 year flood level plus freeboard (500mm). • No storage of materials below the design floor level which may cause pollution or be potentially hazardous during any flood. 	<p>pollution or be potentially hazardous during any flood.</p>
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3. Conclusion

As outlined in **Table 2.1** and **Table 2.2** the proposed Specialist Medical Centre and Private Hospital will meet Council flood management planning requirements as outlined in the relevant DCP. The site is flood affected however following the compliance protocols outlined above no significant risk will be posed to occupants of the proposed development. The proposal will not have a significant negative effect on flooding for the surrounding properties or on the region as a whole.



References

Clarence Valley Council, (2011). *Residential Zones Development Control Plan*. December 2011 for Clarence Valley Council.

NSW State Emergency Service, (2012). *Clarence Valley Local Flood Plan*. June 2012 for NSW State Emergency Service and Clarence Valley Council.

Bewsher Consulting Pty Ltd, (2007). *Grafton and Lower Clarence Floodplain Risk Management Plan*. June 2007 for Clarence Valley Council



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Appendix A

Architectural Plans

GRAFTON PRIVATE HOSPITAL
&
SPECIALIST CENTRE



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LEGEND

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ARCHITECTURAL

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DA1002	PROPOSED FIRST FLOOR PLAN - STAGE 1	SCALE 1:100@A0	DA1102	PROPOSED FIRST FLOOR PLAN	SCALE 1:100@A0
DA1003	PROPOSED SECOND FLOOR PLAN - STAGE 1	SCALE 1:100@A0	DA1103	PROPOSED SECOND FLOOR PLAN	SCALE 1:100@A0
			DA1104	PROPOSED THIRD FLOOR PLAN	SCALE 1:100@A0
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DA3000	PROPOSED ELEVATIONS 1 - STAGE 1	SCALE 1:100@A0	DA3100	PROPOSED ELEVATIONS 1	SCALE 1:100@A0
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2	DEVELOPMENT APPLICATION	31.07.2017
P1	CLIENT REVIEW	22.06.2017
1	DEVELOPMENT APPLICATION	14.03.2017

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ANTHONY VAVAYIS+ ASSOCIATES
ARCHITECTS DESIGNERS PLANNERS
24 LIME STREET KING STREET WHARF SYDNEY NSW 2000
T 02 9290 1810 F 02 9290 1860 E admin@avaarchitects.com.au
www.avaarchitects.com.au
Postal Address 20 / 26A LIME STREET
KING STREET WHARF SYDNEY NSW 2000
ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACN 089 737 935
ANTHONY VAVAYIS REGISTERED ARCHITECT No: 5243

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ANTHONY VAVAYIS+ ASSOCIATES
ARCHITECTS DESIGNERS PLANNERS
24 LIME STREET KING STREET WHARF SYDNEY NSW 2000
T 02 9250 1810 F 02 9250 1800 E avm@vavayis.com.au
www.vavayis.com.au
Postal Address: 201/254 LIME STREET
KING STREET WHARF SYDNEY NSW 2000
ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACN 069 737 935
ANTHONY VAVAYIS REGISTERED ARCHITECT No: 52423

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PROPOSED GROUND FLOOR PLAN - STAGE 1

SCALE 1:100 [A0] DATE 01 JAN 2015
DRAWN BJ PROJECT 15013

DA1 0 0 1P2

QUEEN STREET

ARTHUR STREET

SITE A
LOT A
DP904084
809m²

SITE B
LOT 2
DP125156
1259.2m²

EXISTING GRAVEL CAR PARK TO
BE RETAINED

LEGEND	GROSS FLOOR AREA CALCULATIONS			FSR CALCULATIONS	PARKING	MEDICAL
<div>BUILDING A</div> <div>BUILDING B</div> <div>BUILDING C</div>	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	AREA - LOT A		
	Building A - 391m ²	Building A - 338m ²	Building A - 0m ²	AREA - LOT B		
	Building B - 112m ²	Building B - 139m ²	Building B - 147m ²	AREA - LOT C		
	Building C - 0 m ²	Building C - 745m ²	Building C - 745m ²	TOTAL SITE AREA		
	CIRCULATION - 101m ²	CIRCULATION - 53m ²	CIRCULATION - 44m ²	PROPOSED GFA		
	TOTAL: 604m ²	TOTAL: 1275m ²	TOTAL: 936m ²	PROPOSED FSR	1.4 : 1	

1 PROPOSED GROUND FLOOR PLAN
SCALE 1:100@A0, 1:200@A2

QUEEN STREET

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ANTHONY VAVAYIS+ ASSOCIATES
ARCHITECTS DESIGNERS PLANNERS
24 LIME STREET KING STREET WHARF SYDNEY NSW 2000
T 02 9260 1810 F 02 9260 1800 E avm@vavayis.com.au
www.vavayis.com.au
Postal Address: 201/254 LIME STREET
KING STREET WHARF SYDNEY NSW 2000
ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACN 069 737 935
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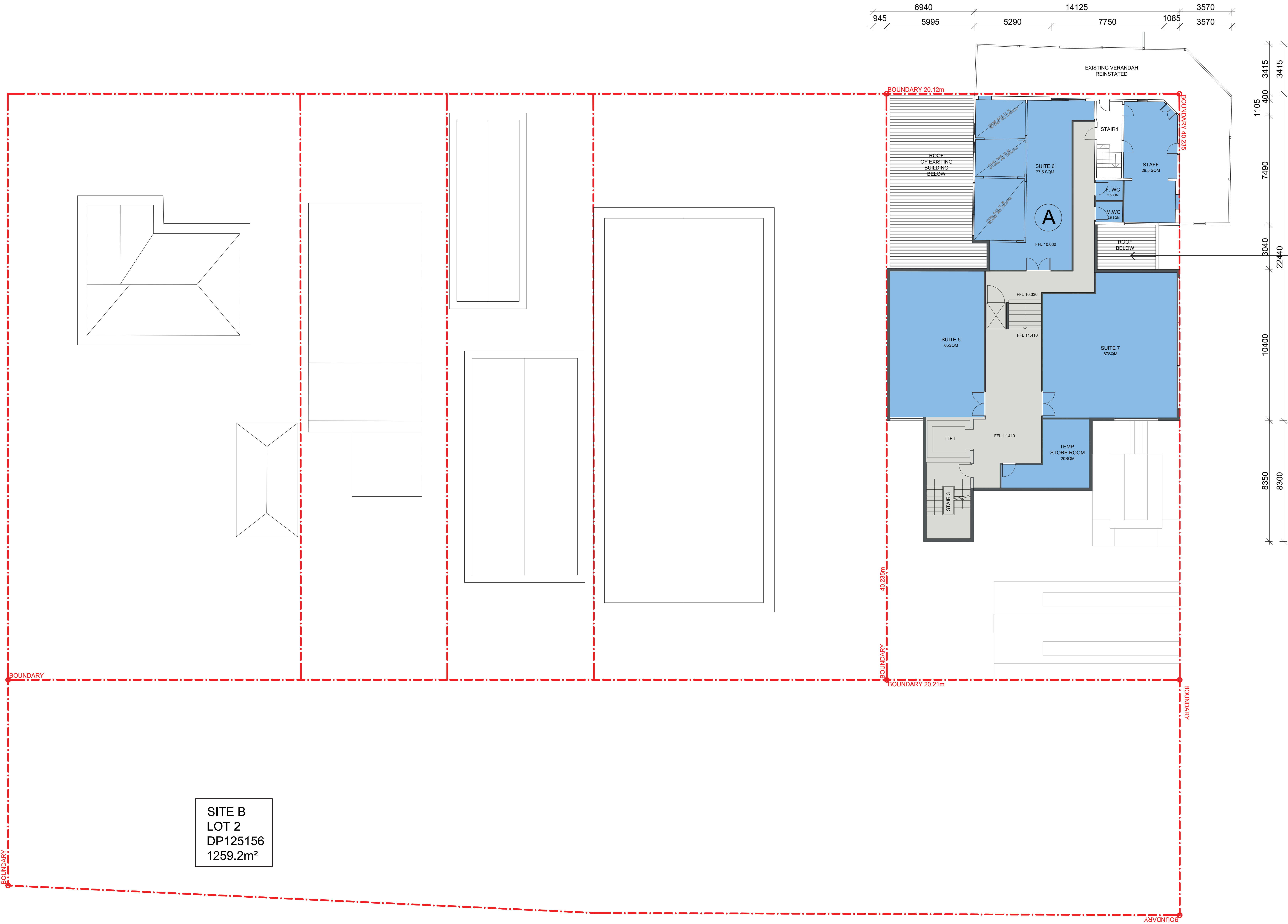
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PROPOSED FIRST FLOOR PLAN

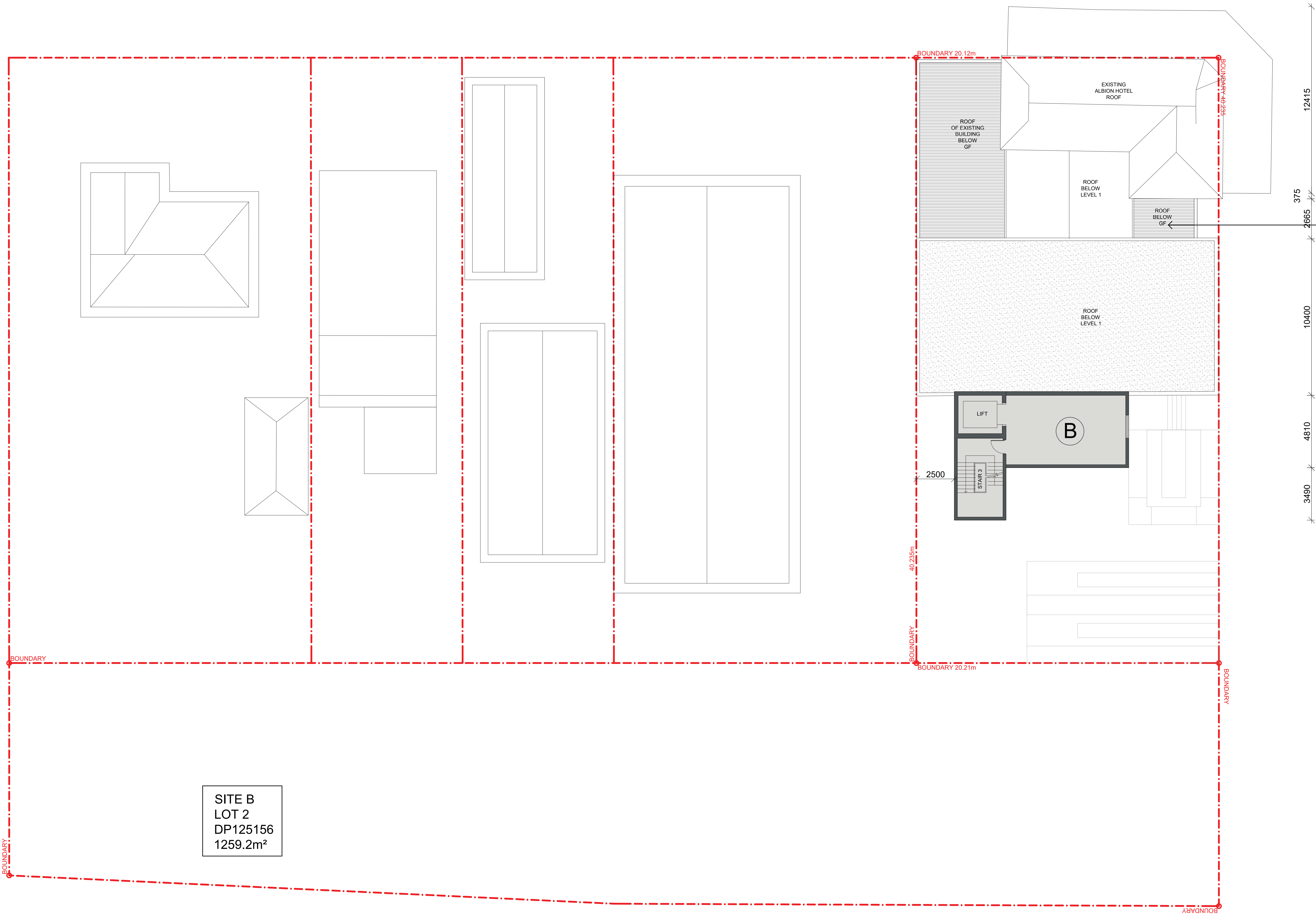
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<div>BUILDING A</div> <div>BUILDING B</div> <div>BUILDING C</div>	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	AREA - LOT A		
	Building A - 391m ²	Building A - 338m ²	Building A - 0m ²	AREA - LOT B		
	Building B - 112m ²	Building B - 139m ²	Building B - 14.7m ²	TOTAL SITE AREA		
	Building C - 0 m ²	Building C - 745m ²	Building C - 745m ²	PROPOSED GFA	2815 m ²	
	CIRCULATION - 101m ²	CIRCULATION - 53m ²	CIRCULATION - 44m ²	PROPOSED FSR	1.4 : 1	
	TOTAL: 604m ²	TOTAL: 1275m ²	TOTAL: 936m ²			



1 PROPOSED SECOND FLOOR PLAN
SCALE 1:100@A0, 1:200@A2

LEGEND	GROSS FLOOR AREA CALCULATIONS			FSR CALCULATIONS	PARKING	MEDICAL
<div>BUILDING A</div> <div>BUILDING B</div> <div>BUILDING C</div>	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	AREA - LOT A		
	Building A - 391m ²	Building A - 338m ²	Building A - 0m ²	AREA - LOT B		
	Building B - 112m ²	Building B - 139m ²	Building B - 147m ²	1259.2 m ²		
	Building C - 0 m ²	Building C - 745m ²	Building C - 745m ²	TOTAL SITE AREA		
	CIRCULATION - 101m ²	CIRCULATION - 53m ²	CIRCULATION - 44m ²	2068.2 m ²		
	TOTAL: 604m ²	TOTAL: 1275m ²	TOTAL: 936m ²	PROPOSED GFA	2815 m ²	
				PROPOSED FSR	1.4 : 1	

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ANTHONY VAVAYIS+ ASSOCIATES
ARCHITECTS DESIGNERS PLANNERS
24 LIME STREET KING STREET WHARF SYDNEY NSW 2000
T 02 9260 1810 F 02 9266 1800 E anv@anvarchitects.com.au
www.anvarchitects.com.au
Postal Address: 201/204 LIME STREET
KING STREET WHARF SYDNEY NSW 2000
ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACN 969 737 935
ANTHONY VAVAYIS REGISTERED ARCHITECT No: 5243

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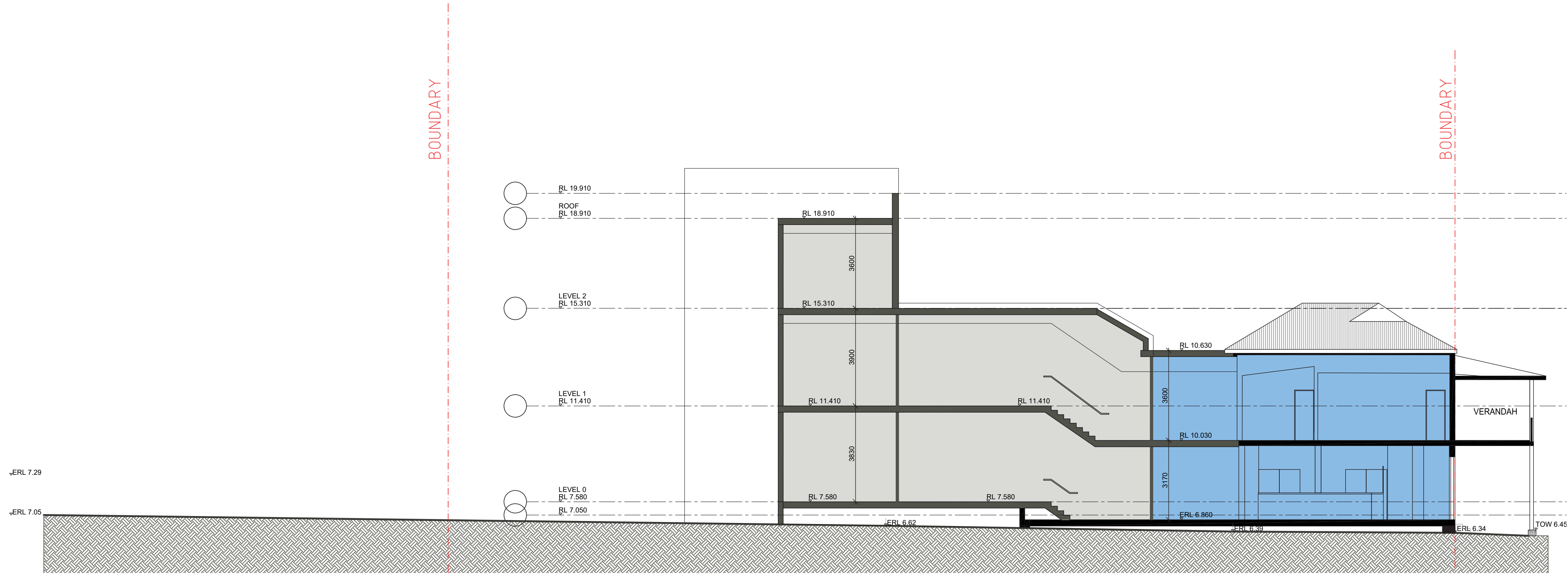
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BUILDING A	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	AREA - LOT A		
BUILDING B	Building A - 391m ²	Building A - 338m ²	Building A - 0m ²	AREA - LOT B		
BUILDING C	Building B - 112m ²	Building B - 139m ²	Building B - 147m ²	TOTAL SITE AREA		
	Building C - 0 m ²	Building C - 745m ²	Building C - 745m ²			
	CIRCULATION - 101m ²	CIRCULATION - 53m ²	CIRCULATION - 44m ²	PROPOSED GFA	2815 m ²	
	TOTAL: 604m ²	TOTAL: 1275m ²	TOTAL: 936m ²	PROPOSED FSR	1.4 : 1	

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ANTHONY VAVAYIS+ ASSOCIATES
ARCHITECTS DESIGNERS PLANNERS
24 LIME STREET KING STREET WHARF SYDNEY NSW 2000
T 02 9260 1810 F 02 9260 1800 E anv@anvarchitects.com.au
www.anvarchitects.com.au
Postal Address: 251/256A LIME STREET
KING STREET WHARF SYDNEY NSW 2000
ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACN 069 737 935
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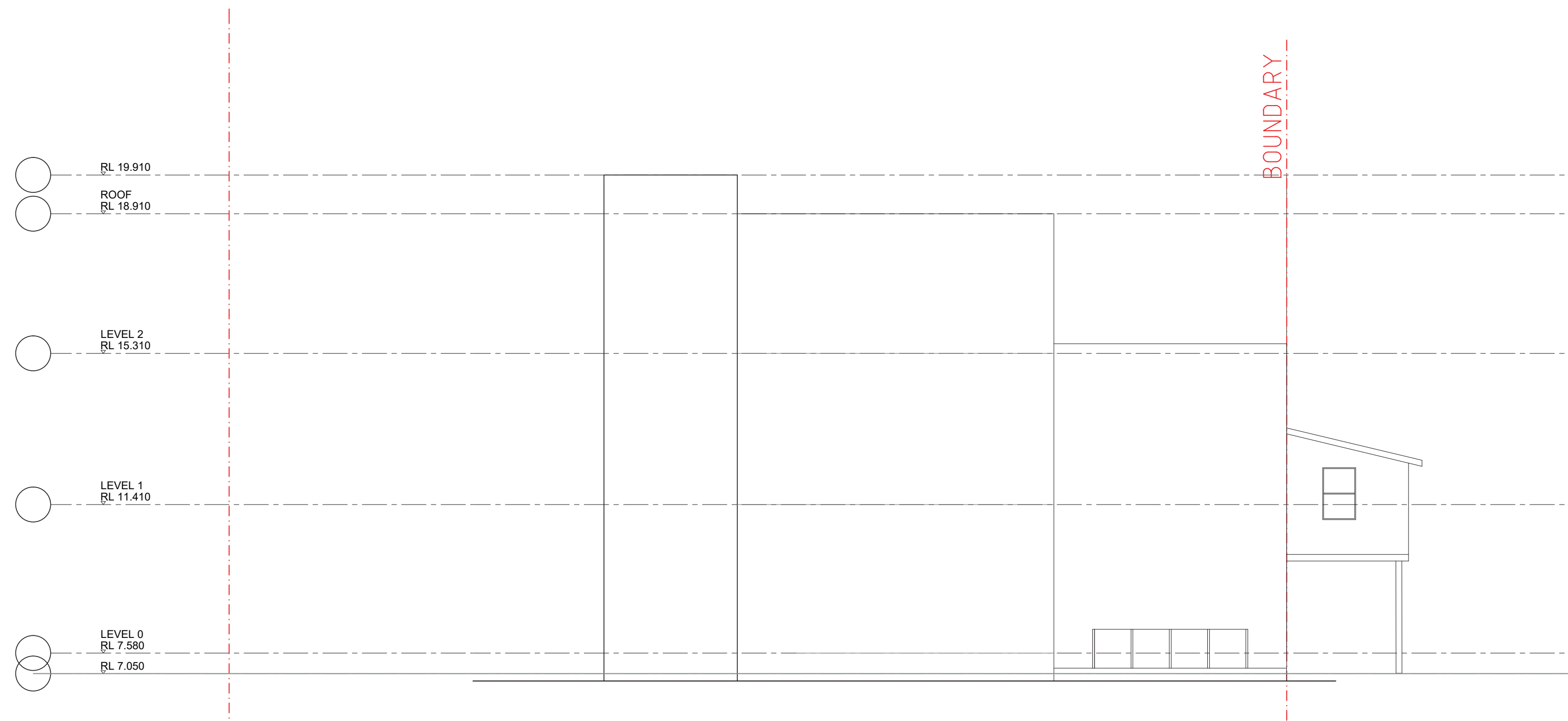
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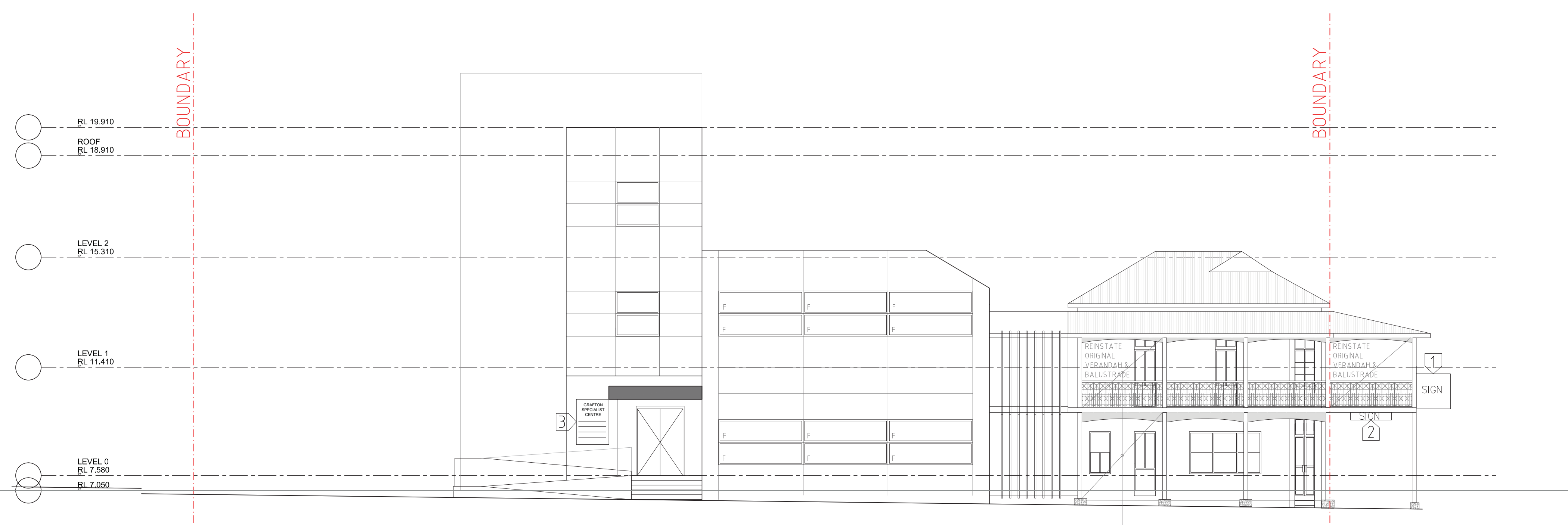
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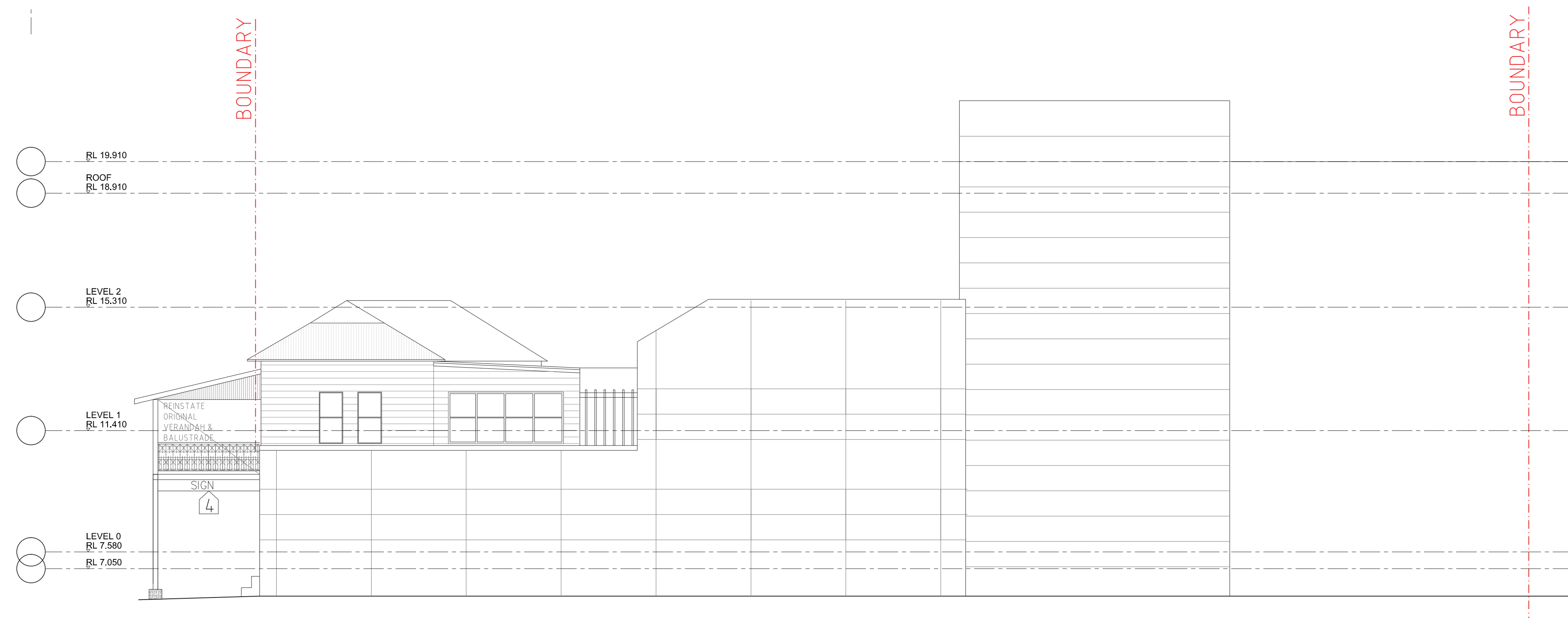
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1 PROPOSED SOUTH ELEVATION
SCALE 1:100@A0, 1:200@A2



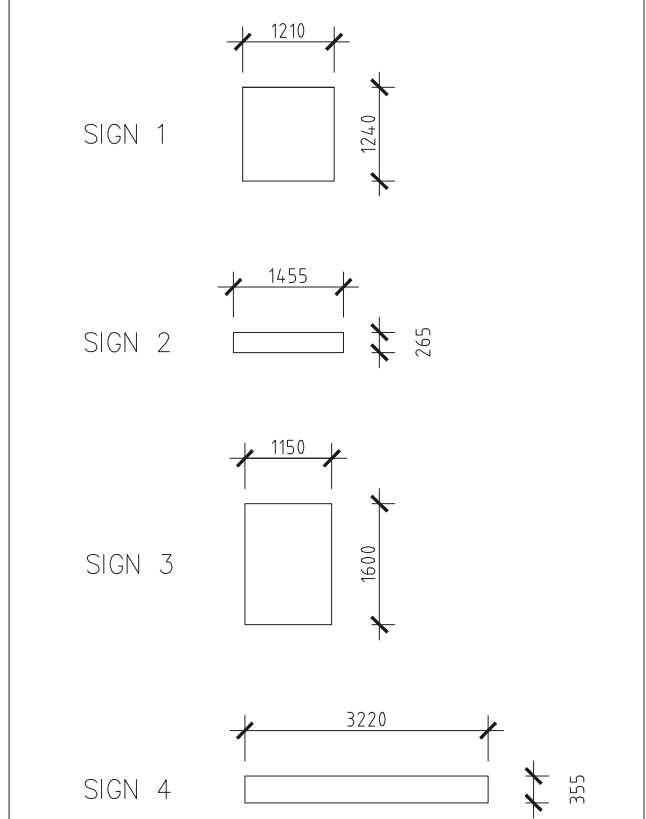
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SCALE 1:100@A0, 1:200@A2



1 PROPOSED NORTH ELEVATION
SCALE 1:100@A0, 1:200@A2

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LEGEND



P2 ISSUED FOR CONSULTANT REVIEW 13.03.2017
P1 ISSUED FOR CONSULTANT REVIEW 01.03.2017
REVISION

ANTHONY VAVAYIS+ ASSOCIATES
ARCHITECTS DESIGNERS PLANNERS
24 LIME STREET KING STREET WHARF SYDNEY NSW 2000
T 02 9260 1810 F 02 9260 1800 E admin@vavayis.com.au
www.vavayis.com.au
Postal Address: 20 LIME STREET
KING STREET WHARF SYDNEY NSW 2000
ANTHONY VAVAYIS + ASSOCIATES PTY LTD ACN 669 737 905
ANTHONY VAVAYIS REGISTERED ARCHITECT No: 52423

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DRAWING TITLE
PROPOSED ELEVATIONS - STAGE 1

SCALE 1: 100[A0] DATE 01 JAN 2015
DRAWN BJ PROJECT 15013

DA 3 0 0 0P2

NOTE
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LEGEND

2	DEVELOPMENT APPLICATION	31.07.2017
P2	CLIENT REVIEW	18.07.2017
P1	CLIENT REVIEW	06.06.2017
1	DEVELOPMENT APPLICATION	14.03.2017

REVISION



ANTHONY VAVAYIS+ ASSOCIATES
ARCHITECTS DESIGNERS PLANNERS
24 LIME STREET KING STREET WHARF SYDNEY NSW 2000
T 02 9260 1810 F 02 9260 1800 E anv@anvarchitects.com.au
Postal Address: 201 DORA LANE STREET
KING STREET WHARF SYDNEY NSW 2000
ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACN 069 737 935
ANTHONY VAVAYIS REGISTERED ARCHITECT No: 5243

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DRAWING TITLE
PROPOSED GROUND FLOOR PLAN

SCALE 1:100 (A0) DATE 01 JAN 2015
DRAWN BJ PROJECT 15013

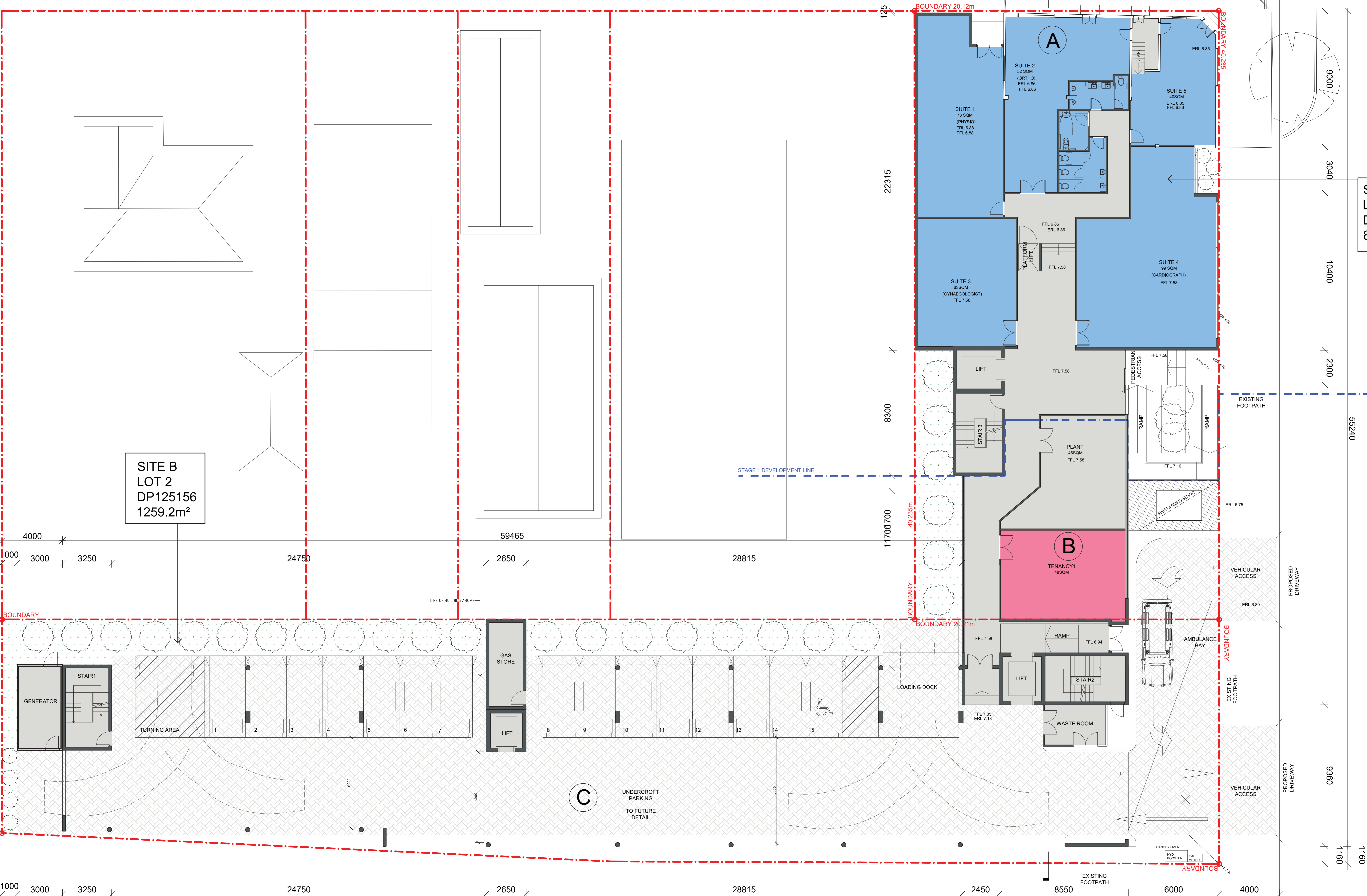
DA1 1 0 1 2

QUEEN STREET

ARTHUR STREET

SITE A
LOT A
DP904084
809m²

SITE B
LOT 2
DP125156
1259.2m²

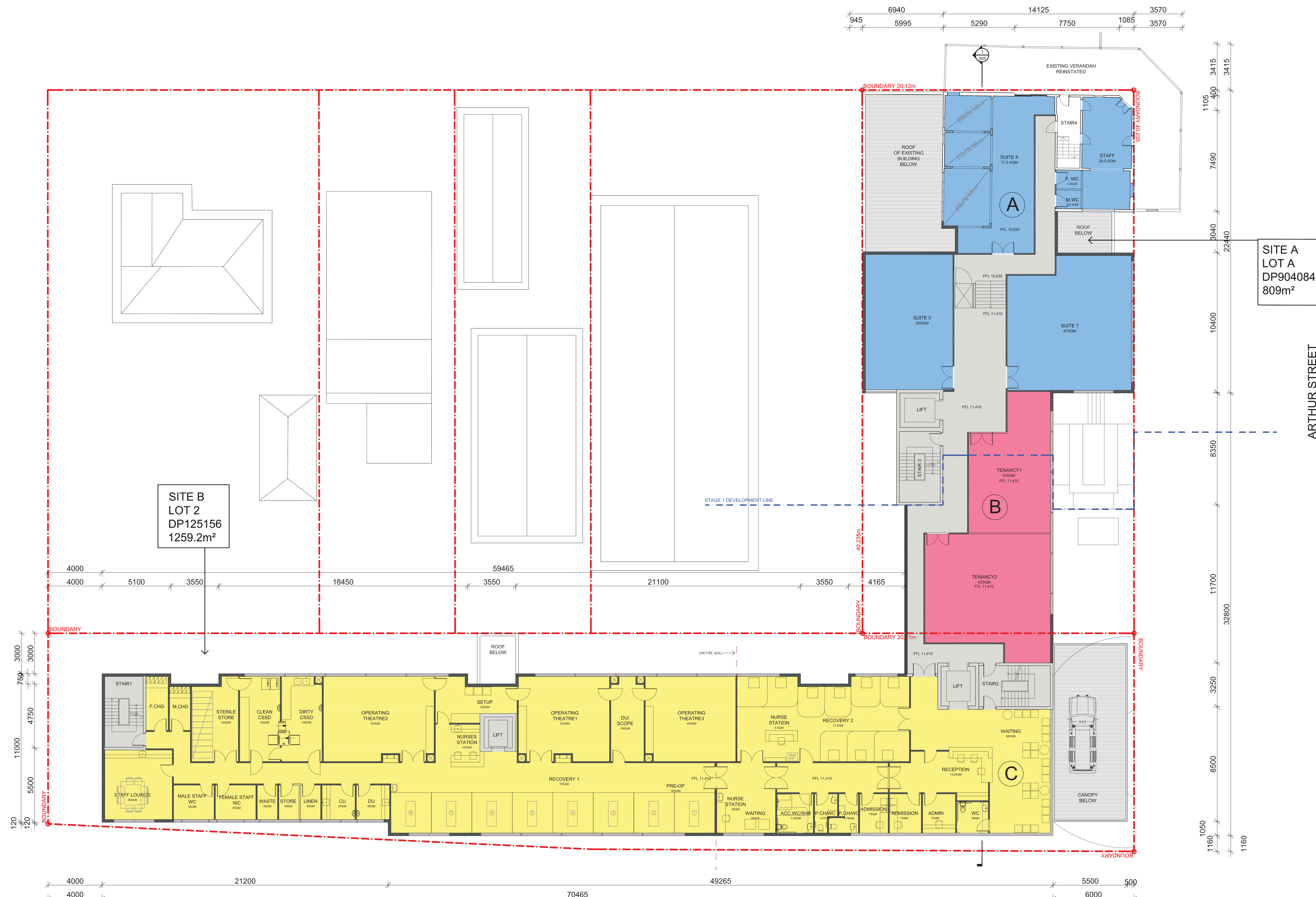


1 PROPOSED GROUND FLOOR PLAN
SCALE 1:100@A0, 1:200@A2




LEGEND

- BUILDING A
- BUILDING B
- BUILDING C

GROSS FLOOR AREA CALCULATIONS				FSR CALCULATIONS		PARKING		MEDICAL	
GROUND FLOOR Building A - 391m ² Building B - 48m ² Building C - 0 m ² CIRCULATION - 150m ² TOTAL: 589m ²	FIRST FLOOR Building A - 265m ² Building B - 139m ² Building C - 74.0m ² CIRCULATION - 106m ² TOTAL: 114.4m ²	SECOND FLOOR Building A - 0m ² Building B - 146m ² Building C - 74.0m ² CIRCULATION - 45m ² TOTAL: 931m ²	THIRD FLOOR Building A - 0m ² Building B - 146m ² Building C - 74.0m ² CIRCULATION - 45m ² TOTAL: 931m ²	AREA - LOT A AREA - LOT B TOTAL SITE AREA	809.0 m ² 1259.2 m ² 2068.2 m ²	PARKING SPACES CARSPACES- ACCESSIBLE SPACE - TOTAL	14 1 15	PROPOSED BEDROOMS- ACCESSIBLE BEDROOM- TOTAL	16+13=29 1 30
PROPOSED GFA PROPOSED FSR				3595 m ² 1.7 : 1		AMBULANCE BAY-		1	



LEGEND

-  BUILDING A
 BUILDING B
 BUILDING C

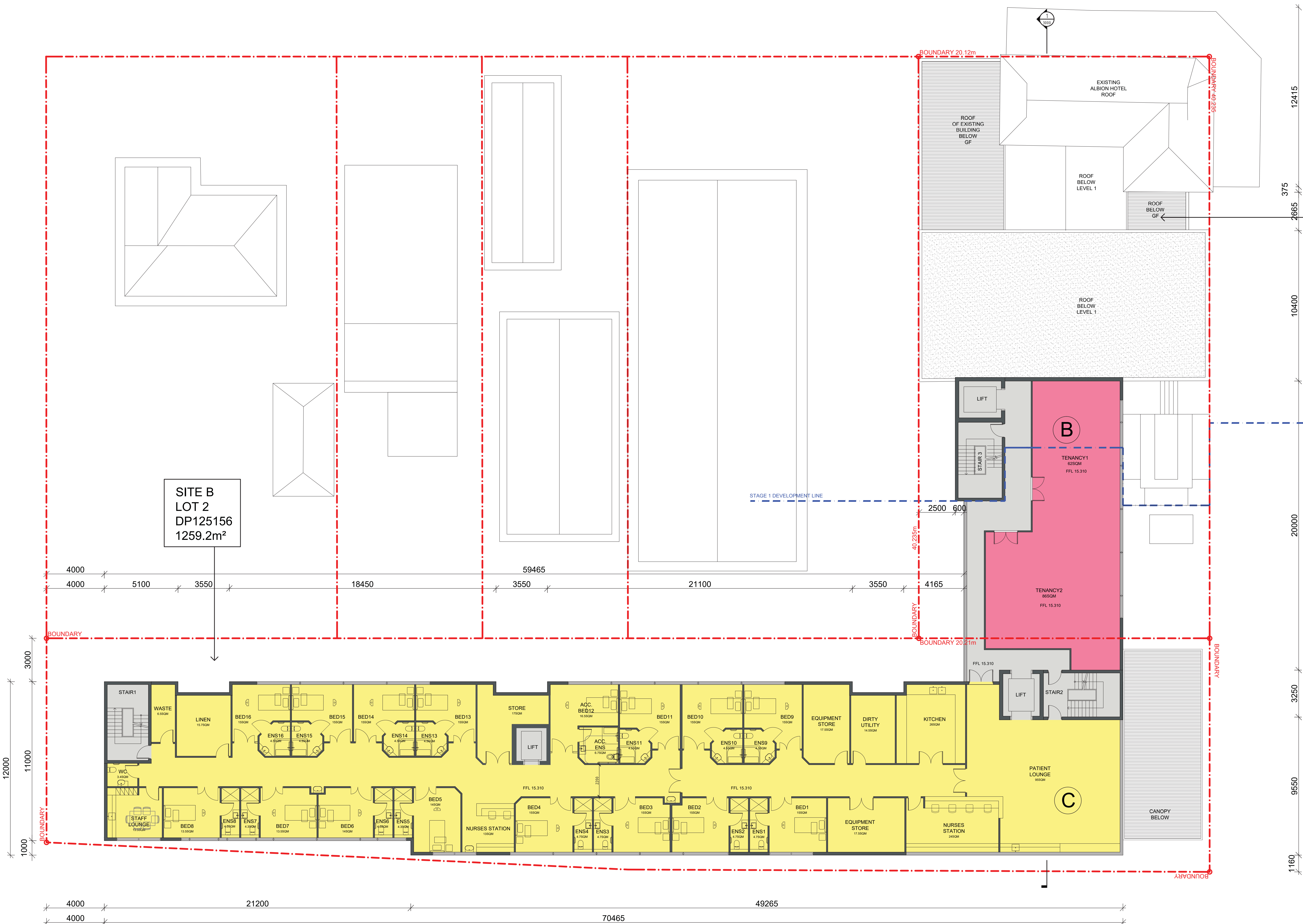
GROSS FLOOR AREA CALCULATIONS				FSR CALCULATIONS		PARKING		MEDICAL	
GROUND FLOOR Building A - 391m ² Building B - 48m ² Building C - 0 m ² CIRCULATION - 150m ² TOTAL: 589m ²	FIRST FLOOR Building A - 265m ² Building B - 139m ² Building C - 74.0m ² CIRCULATION - 106m ² TOTAL: 114.4m ²	SECOND FLOOR Building A - 0m ² Building B - 146m ² Building C - 74.0m ² CIRCULATION - 45m ² TOTAL: 931m ²	THIRD FLOOR Building A - 0m ² Building B - 146m ² Building C - 74.0m ² CIRCULATION - 45m ² TOTAL: 931m ²	AREA - LOT A AREA - LOT B TOTAL SITE AREA PROPOSED GFA PROPOSED FSR	809.0 m ² 1259.2 m ² - 2068.2 m ² 3595 m ² 1.7 : 1	PARKING SPACES CARSPACES- ACCESSIBLE SPACE - TOTAL AMBULANCE BAY-	 14 1 15 1	PROPOSED BEDROOMS- ACCESSIBLE BEDROOM- TOTAL	 16+13=29 1 30

QUEEN STREET

ARTHUR STREET

SITE A
LOT A
DP904084
809m²

SITE B
LOT 2
DP125156
1259.2m²



1 PROPOSED SECOND FLOOR PLAN
SCALE 1:100@A0, 1:200@A2

LEGEND

- BUILDING A
- BUILDING B
- BUILDING C

GROSS FLOOR AREA CALCULATIONS				FSR CALCULATIONS	PARKING	MEDICAL
GROUND FLOOR Building A - 391m ² Building B - 48m ² Building C - 0 m ² CIRCULATION - 150m ² TOTAL: 589m ²	FIRST FLOOR Building A - 265m ² Building B - 139m ² Building C - 74.0m ² CIRCULATION - 106m ² TOTAL: 114.4m ²	SECOND FLOOR Building A - 0m ² Building B - 14.6m ² Building C - 74.0m ² CIRCULATION - 45m ² TOTAL: 931m ²	THIRD FLOOR Building A - 0m ² Building B - 14.6m ² Building C - 74.0m ² CIRCULATION - 45m ² TOTAL: 931m ²	AREA - LOT A 809.0 m ² AREA - LOT B 1259.2 m ² TOTAL SITE AREA 2068.2 m ² PROPOSED GFA 3595 m ² PROPOSED FSR 1.7 : 1	PARKING SPACES CARSPACES- 14 ACCESSIBLE SPACE - 1 TOTAL 15 AMBULANCE BAY- 1	PROPOSED BEDROOMS- 16+13=29 ACCESSIBLE BEDROOM- 1 TOTAL 30

NOTE
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LEGEND

2	DEVELOPMENT APPLICATION	31.07.2017
P1	CLIENT REVIEW	06.06.2017
1	DEVELOPMENT APPLICATION	14.03.2017

REVISION

ANTHONY VAVAYIS+ ASSOCIATES
ARCHITECTS DESIGNERS PLANNERS
24 LIME STREET KING STREET WHARF SYDNEY NSW 2000
T 02 9260 1810 F 02 9260 1800 E anv@anvarchitects.com.au
Postal Address: 201 DORA LANE STREET
KING STREET WHARF SYDNEY NSW 2000
ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACN 969 737 935
ANTHONY VAVAYIS REGISTERED ARCHITECT No: 52423

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DRAWING TITLE
PROPOSED SECOND FLOOR PLAN

SCALE 1:100 [A0] DATE 01 JAN 2015
DRAWN BJ PROJECT 15013

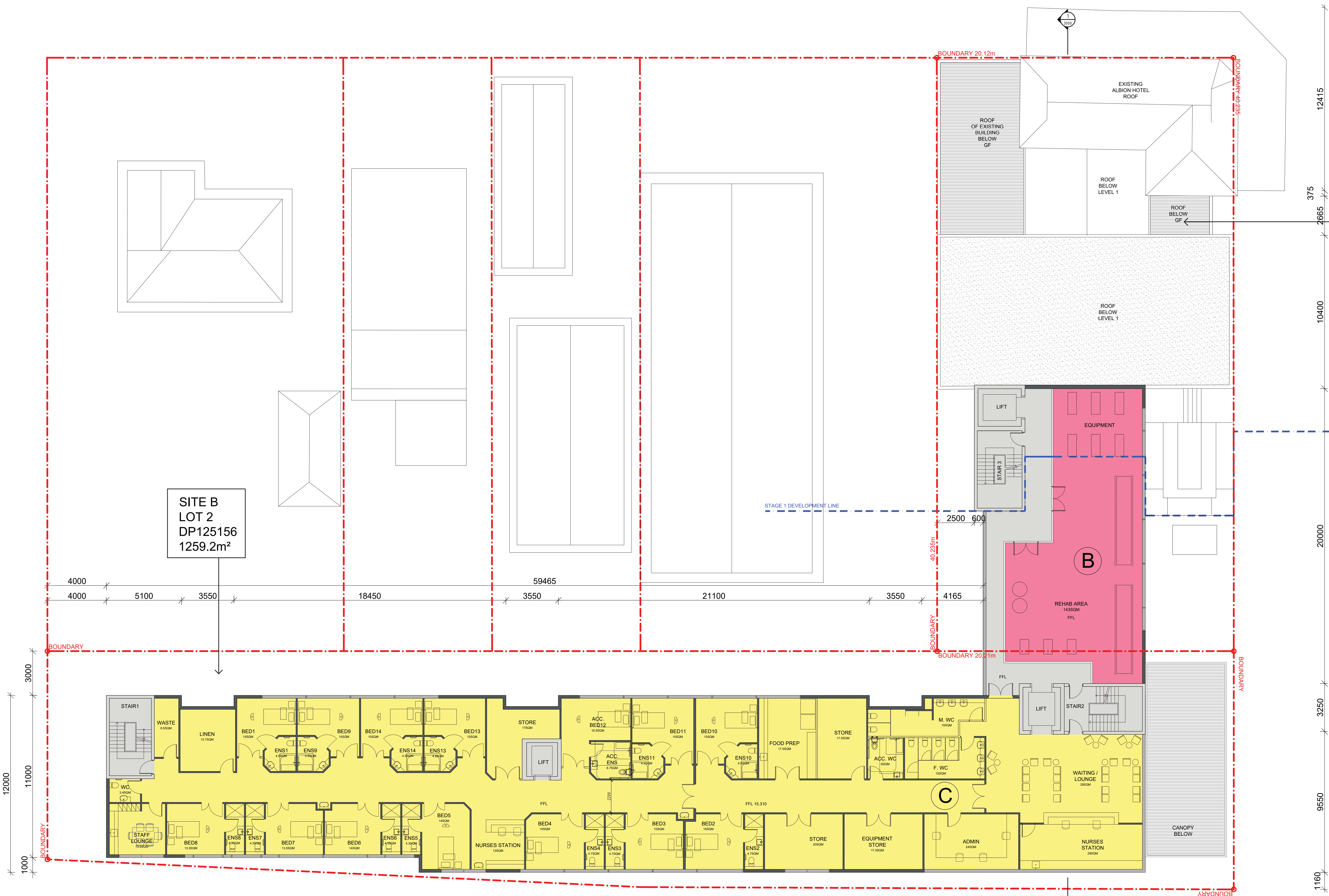
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LEGEND

SITE A
LOT A
DP904084
809m²

SITE B
LOT 2
DP125156
1259.2m²



1 PROPOSED THIRD FLOOR PLAN
SCALE 1:100@A0, 1:200@A2

LEGEND

- BUILDING A
- BUILDING B
- BUILDING C

GROSS FLOOR AREA CALCULATIONS				FSR CALCULATIONS	PARKING	MEDICAL
GROUND FLOOR Building A - 391m ² Building B - 48m ² Building C - 0 m ² CIRCULATION - 150m ² TOTAL: 589m ²	FIRST FLOOR Building A - 265m ² Building B - 139m ² Building C - 74.0m ² CIRCULATION - 106m ² TOTAL: 114.4m ²	SECOND FLOOR Building A - 0m ² Building B - 14.6m ² Building C - 74.0m ² CIRCULATION - 45m ² TOTAL: 931m ²	THIRD FLOOR Building A - 0m ² Building B - 14.6m ² Building C - 74.0m ² CIRCULATION - 45m ² TOTAL: 931m ²	AREA - LOT A 809.0 m ² AREA - LOT B 1259.2 m ² TOTAL SITE AREA 2068.2 m ² PROPOSED GFA 3595 m ² PROPOSED FSR 1.7 : 1	PARKING SPACES CARSPACES- ACCESSIBLE SPACE - TOTAL AMBULANCE BAY-	PROPOSED BEDROOMS- ACCESSIBLE BEDROOM- TOTAL
					14 1 15	16+13=29 1 30

1	DEVELOPMENT APPLICATION	31.07.2017
PI	CLIENT REVIEW	06.06.2017

REVISION

ANTHONY VAVAYIS+ ASSOCIATES
ARCHITECTS DESIGNERS PLANNERS
24 LIME STREET KING STREET WHARF SYDNEY NSW 2000
T 02 9260 1810 F 02 9260 1800 E avas@avarchitects.com.au
www.avarchitects.com.au
Postal Address: 201 DRAKE LINE STREET
KING STREET WHARF SYDNEY NSW 2000
ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACN 969 737 935
ANTHONY VAVAYIS REGISTERED ARCHITECT No: 5243

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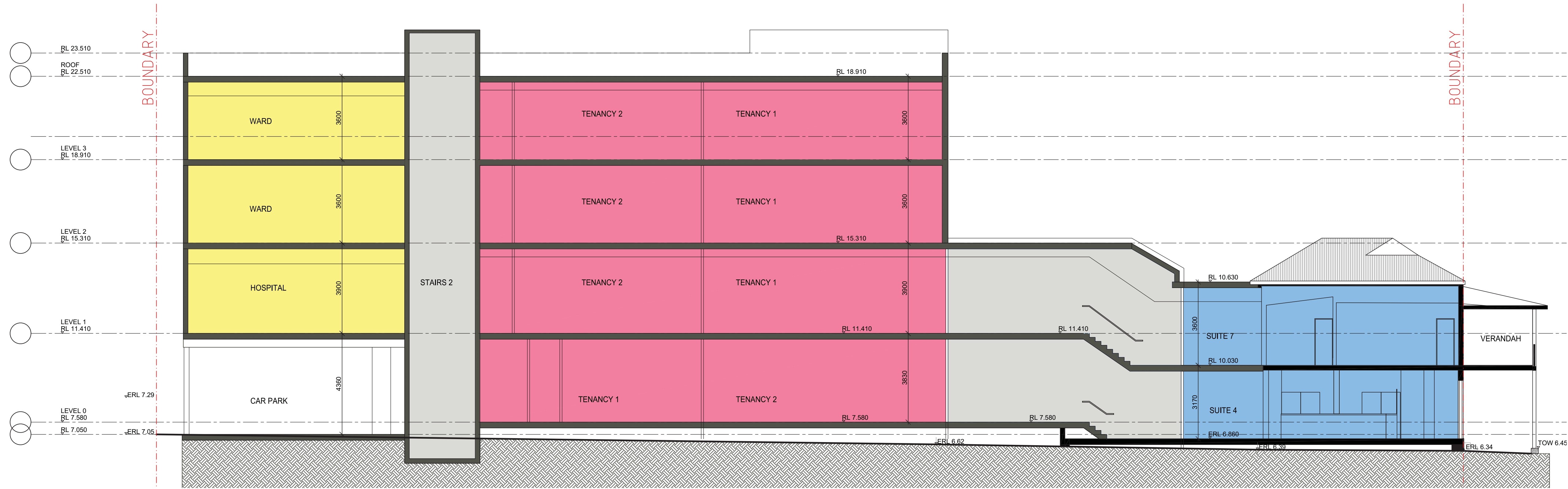
DRAWING TITLE
PROPOSED THIRD FLOOR PLAN

SCALE 1: 100 [A0] DATE 01 JAN 2015
DRAWN BJ PROJECT 15013

DA11041

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LEGEND



1 PROPOSED SECTION
SCALE 1:100@A0, 1:200@A2

LEGEND

- BUILDING A
- BUILDING B
- BUILDING C

GROSS FLOOR AREA CALCULATIONS				FSR CALCULATIONS	PARKING	MEDICAL
GROUND FLOOR Building A - 391m ² Building B - 48m ² Building C - 0 m ² CIRCULATION - 150m ² TOTAL: 589m ²	FIRST FLOOR Building A - 265m ² Building B - 139m ² Building C - 74.0m ² CIRCULATION - 106m ² TOTAL: 1144m ²	SECOND FLOOR Building A - 0m ² Building B - 146m ² Building C - 74.0m ² CIRCULATION - 45m ² TOTAL: 931m ²	THIRD FLOOR Building A - 0m ² Building B - 146m ² Building C - 74.0m ² CIRCULATION - 45m ² TOTAL: 931m ²	AREA - LOT A 809.0 m ² AREA - LOT B 1259.2 m ² TOTAL SITE AREA 2068.2 m ² PROPOSED GFA 3595 m ² PROPOSED FSR 1.7 : 1	PARKING SPACES CARSPACES- 14 ACCESSIBLE SPACE - 1 TOTAL 15 AMBULANCE BAY- 1	PROPOSED BEDROOMS- 16+13=29 ACCESSIBLE BEDROOM- 1 TOTAL 30

2	DEVELOPMENT APPLICATION	31.07.2017
P1	CLIENT REVIEW	06.04.2017
1	DEVELOPMENT APPLICATION	14.03.2017

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ANTHONY VAVAYIS+ ASSOCIATES
ARCHITECTS DESIGNERS PLANNERS
24 LIME STREET KING STREET WHARF SYDNEY NSW 2000
T 02 9260 1810 F 02 9260 1800 E anv@anvarchitects.com.au
Postal Address: 201/204 LIME STREET
KING STREET WHARF SYDNEY NSW 2000
ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACN 069 737 935
ANTHONY VAVAYIS REGISTERED ARCHITECT No: 52423

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DRAWING TITLE
PROPOSED SECTION - STAGE 1

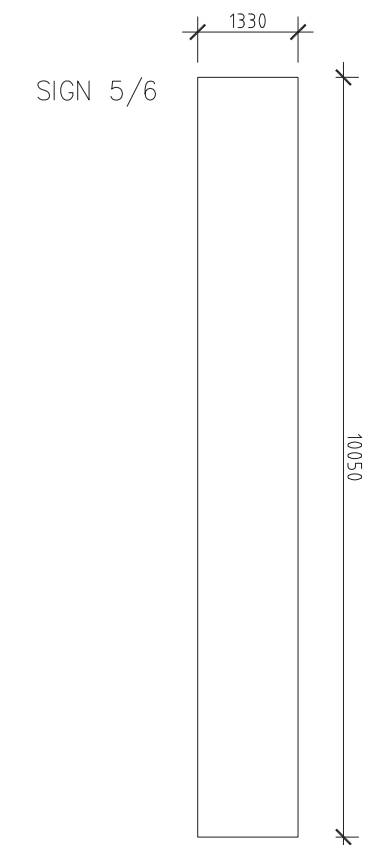
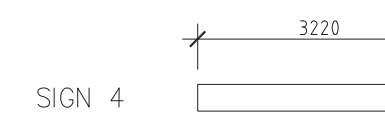
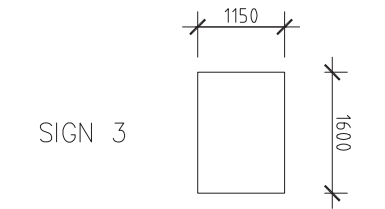
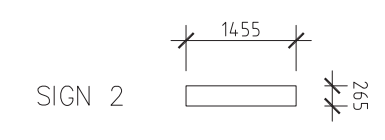
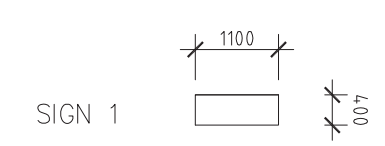
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DRAWN BJ PROJECT 15013

DA2 1 0 0 2

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LEGEND

F - GLAZING
SG - SPANDREL GLASS
CL1 - CLADDING TYPE 1
CL2 - CLADDING TYPE 2
CR - CEMENT RENDER



2	DEVELOPMENT APPLICATION	31.07.2017
P2	CLIENT REVIEW	22.06.2017
P1	CLIENT REVIEW	06.06.2017
1	DEVELOPMENT APPLICATION	14.03.2017

REVISION



ANTHONY VAVAYIS+ ASSOCIATES
ARCHITECTS DESIGNERS PLANNERS
24 LIME STREET KING STREET WHARF SYDNEY NSW 2000
T 02 9260 1810 F 02 9260 1800 E av@anthonyvavayis.com.au
www.avarchitects.com.au
Postal Address: 20/230A LIME STREET
KING STREET WHARF SYDNEY NSW 2000
ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACN 069 737 905
ANTHONY VAVAYIS REGISTERED ARCHITECT No: 52423

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ARTHUR STREET

GRAFTON

CLIENT

GRAFTON PRIVATE HOSPITAL UNIT TRUST

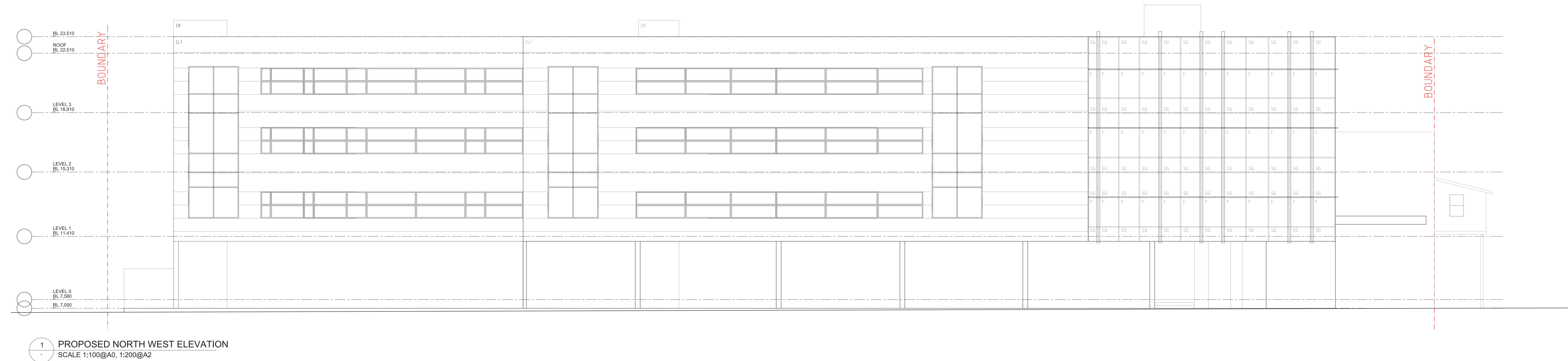
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PROPOSED ELEVATIONS

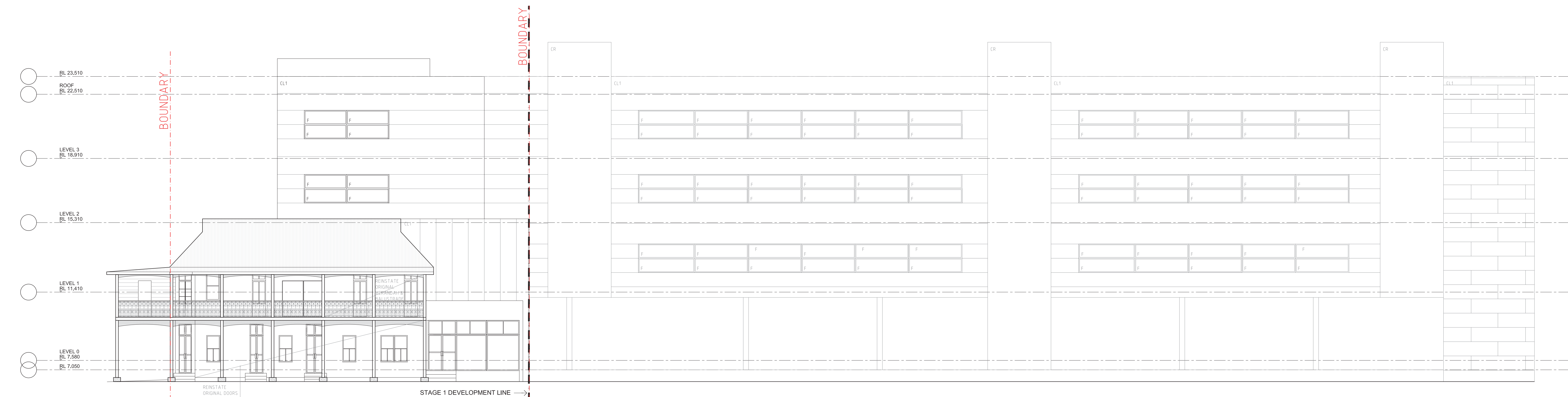
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DRAWN BJ PROJECT 10013

DA3 1 0 0 2



1 PROPOSED NORTH WEST ELEVATION
SCALE 1:100@A0, 1:200@A2

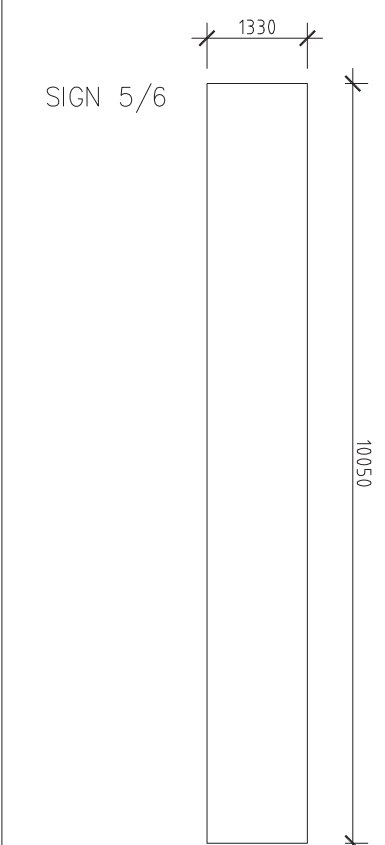
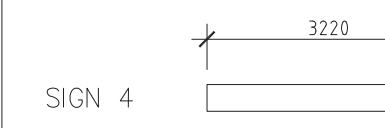
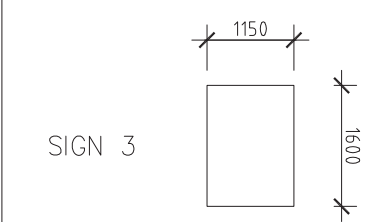
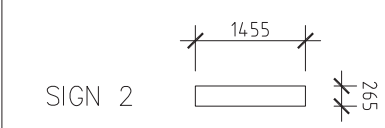
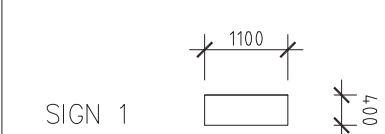


1 PROPOSED SOUTH EAST ELEVATION
SCALE 1:100@A0, 1:200@A2

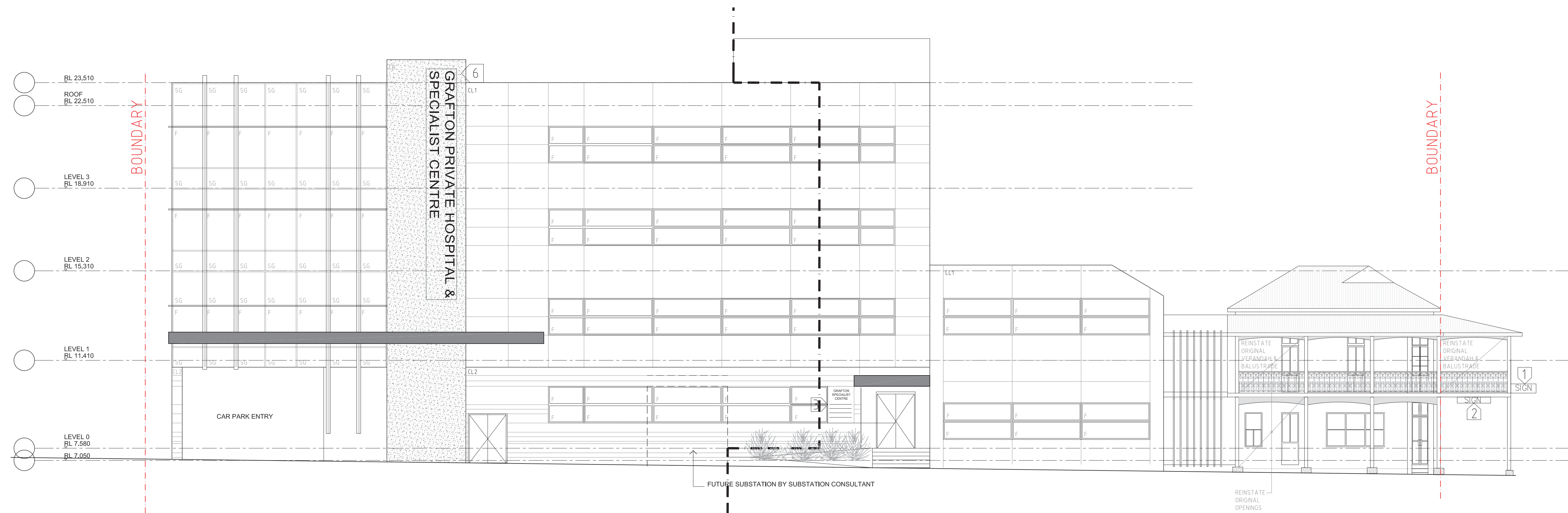
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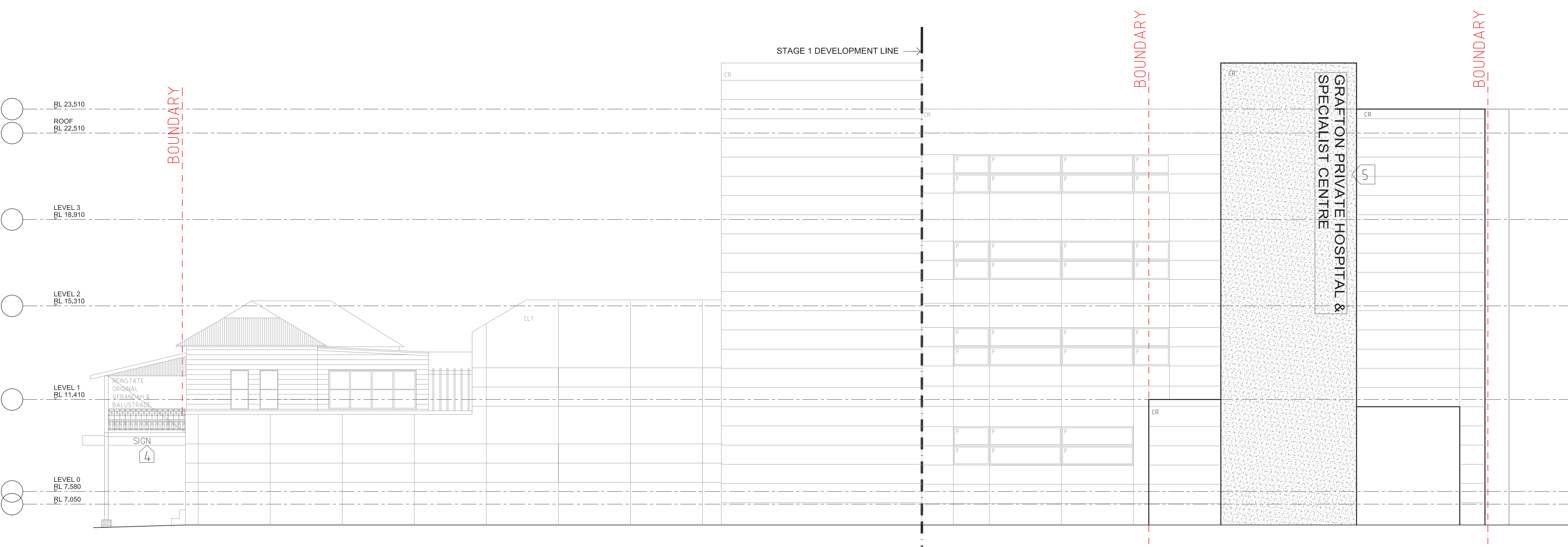
F - GLAZING
SG - SPANDREL GLASS
CL1 - CLADDING TYPE 1
CL2 - CLADDING TYPE 2
CR - CEMENT RENDER



1 PROPOSED SOUTH WEST ELEVATION
SCALE 1:100@A0, 1:200@A2



1 PROPOSED NORTH EAST ELEVATION
SCALE 1:100@A0, 1:200@A2



1	DEVELOPMENT APPLICATION	31.07.2017
P2	CLIENT REVIEW	22.06.2017
P1	CLIENT REVIEW	06.06.2017

REVISION



ANTHONY VAVAYIS+ ASSOCIATES
ARCHITECTS DESIGNERS PLANNERS

24 LIME STREET KING STREET WHARF SYDNEY NSW 2000
T 02 9250 1810 F 02 9250 1800 E av@anthvavayis.com.au
Postal Address: 20/250 LIME STREET
KING STREET WHARF SYDNEY NSW 2000

ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACN 069 737 105
ANTHONY VAVAYIS REGISTERED ARCHITECT No: 5243

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DRAWING TITLE

PROPOSED NE & SW ELEVATIONS

SCALE 1:100 [A0] DATE 01 JAN 2015

DRAWN BJ PROJECT 15013

DA3 1 0 11

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LEGEND



JUNE 21ST - 9AM



JUNE 21ST - 12 NOON



JUNE 21ST - 3PM

2	DEVELOPMENT APPLICATION	31.07.2017
P1	CLIENT REVIEW	20.07.2017
1	DEVELOPMENT APPLICATION	14.03.2017

REVISION


ANTHONY VAVAYIS+ ASSOCIATES
ARCHITECTS DESIGNERS PLANNERS
24 LIME STREET KING STREET WHARF SYDNEY NSW 2000
T 02 9290 1810 F 02 9290 1860 E admin@avaarchitects.com.au
www.avaarchitects.com.au
Postal Address 20 / 26A LIME STREET
KING STREET WHARF SYDNEY NSW 2000
ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACN 089 737 935
ANTHONY VAVAYIS REGISTERED ARCHITECT No: 5243

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SPECIALIST CENTRE
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DRAWING TITLE
SHADOW DIAGRAM
JUNE 21ST

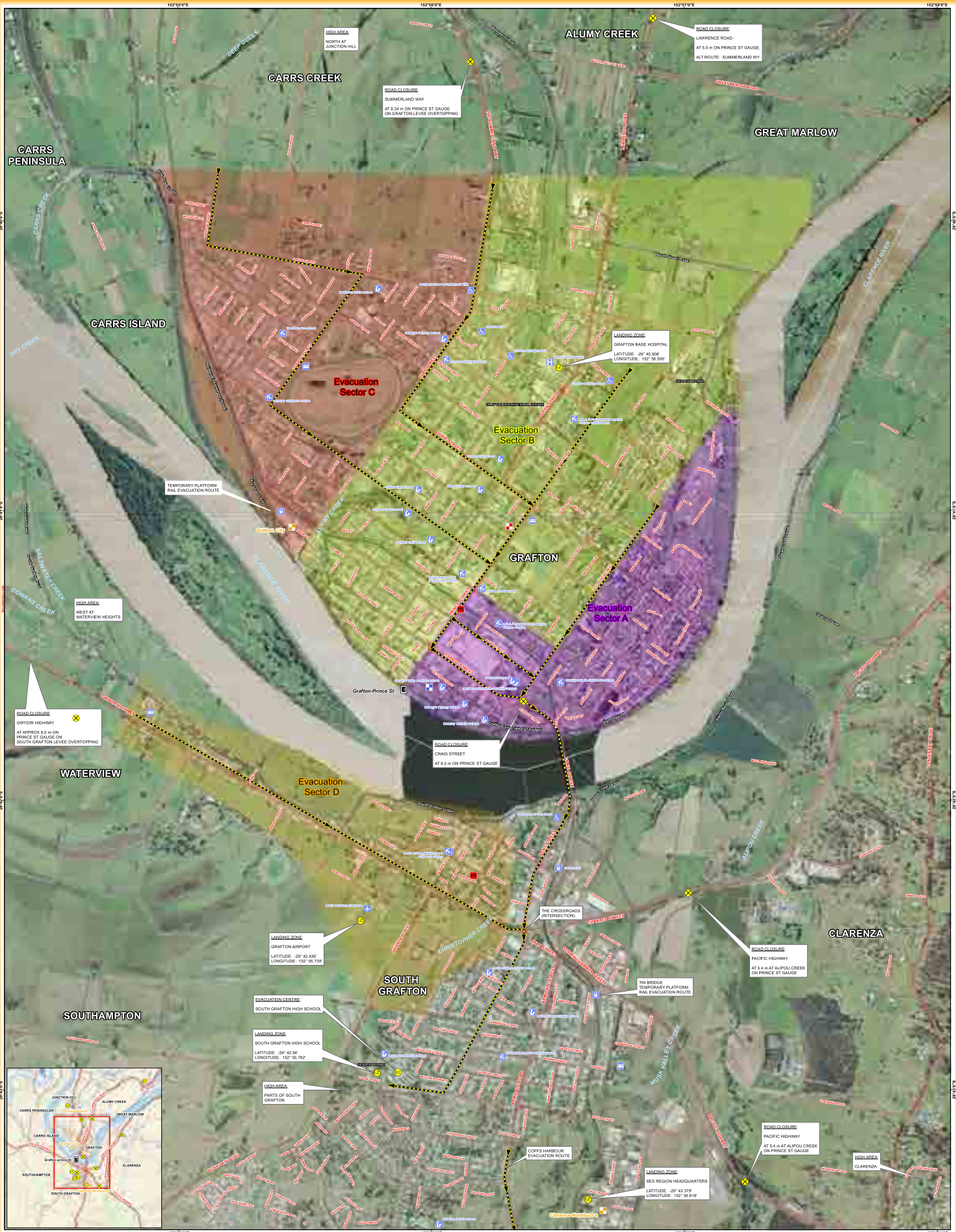
SCALE 1:500 @A1 DATE APRIL 2016
DRAWN BS PROJECT 15013

DA 7 0 0 02



Appendix B

Flood Evacuation Route Plan



**CLARENCE VALLEY LOCAL FLOOD PLAN
ANNEX J - GRAFTON SECTOR RESPONSE
CLARENCE NAMBUCCA REGION**

- | | | | | | |
|---|----------------------|---|------------------------|---|---------------------|
|  | Assembly Area |  | Aged Care Facilities |  | Flood Gauge |
|  | Evacuation Centre |  | Caravan Park / Camping |  | Levee Alignments |
|  | Landing Zone |  | Child Care Facilities |  | Railway Lines |
|  | Road Closure |  | Educational Facilities |  | Major Rivers |
|  | Evacuation Routes |  | Hospitals |  | All Rivers / Creeks |
|  | SES Headquarters |  | Airports |  | Major Roads |
|  | Police Stations |  | Railway Stations |  | Secondary Roads |
|  | Ambulance Facilities | | | | Minor Roads |
|  | FRNSW Stations | | | | Track-Vehicular |
|  | RFS Stations | | | | Path |



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 Geographic Information Systems section
 SES State Headquarters
gis@nsw.gov.au
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Appendix E – Heritage Assessment

STATEMENT OF HERITAGE IMPACT

Albion Hotel, Grafton



201 Queen Street, Grafton NSW 2460
FINAL 7 AUGUST 2017

NBR&PARTNERS PTY LTD

Level 3, 4 Glen Street,
Milsons Point NSW 2061 Australia
nbsarchitecture.com

ABN 16 002 247 565

Sydney: +61 2 9922 2344
Melbourne: +61 3 8676 0427
architects@nbsarchitecture.com

DIRECTORS

Geoffrey Deane NSW reg. 3766, Rodney Drayton NSW reg. 8632,
Andrew Duffin NSW reg. 5602, Garry Hoddinett NSW reg. 5286,
Andrew Leuchars LA reg. 035, James Ward

ASSOCIATE DIRECTORS

Trevor Eveleigh, Brett Sherson, Robert Staas, Andrew Tripet, Jonathan West
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NBRS & PARTNERS Pty Ltd
Level 3, 4 Glen Street
Milsons Point
NSW 2061 Australia

Telephone +61 2 9922 2344 - Facsimile +61 2 9922 1308

ABN: 16 002 247 565

Nominated Architects

Geoffrey Deane: Reg No. 3766; Andrew Duffin: Reg No. 5602; Garry Hoddinett: Reg No 5286

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STATEMENT OF HERITAGE IMPACT FOR ALBION HOTEL, GRAFTON

1.0 INTRODUCTION

This Statement of Heritage Impact has been prepared in accordance with the standard guidelines of the NSW Heritage Branch to accompany an application for proposed minor interior and exterior restoration works as well as major additions at the rear of the Albion Hotel at 201 Queen Street, Grafton.

The site is listed as individual heritage item (I1784) of local significance, which is listed on Schedule 5 Environmental heritage in the *Clarence Valley Local Environmental Plan (LEP) 2011*. The site is also considered to be Contributory in the *Clarence Valley Development Control Plan (DCP) 2011*.

1.1 METHODOLOGY

This Statement of Heritage Impact has been prepared in accordance with guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Significance*, 1999, known as The Burra Charter, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, NSW Heritage Manual.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of The Burra Charter. The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

1.2 SITE LOCATION

The subject site, known as the Albion Hotel, has a street address of 201 Queen Street, Grafton (Lot A, DP 904084). The hotel is located southeast of the Grafton Base Hospital, on the northern corner of Queen and Albert Streets, within the local government area of Clarence Valley (See Figs 1 & 2)

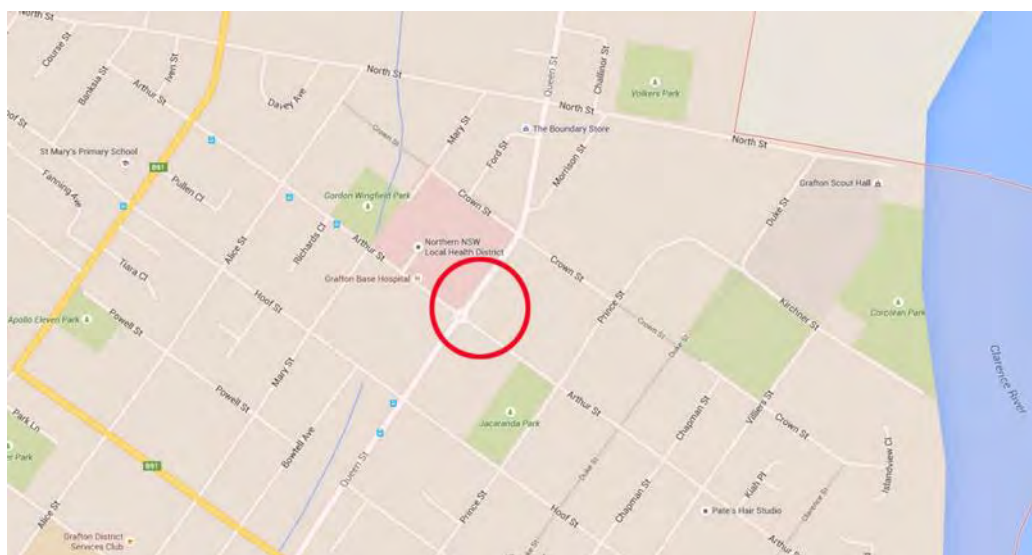


Figure 1 – Location of the subject site shown indicated with a red circle (Source <https://maps.google.com.au/>)



Figure 2 – Grafton subject site shown indicated (Source: <https://six.nsw.gov.au/wps/portal/>)

1.3 HERITAGE LISTINGS

The subject site is identified as a heritage item on the *Clarence Valley Local Environmental Plan 2011* (Clarence Valley LEP), Schedule 5 Environmental heritage, Part 1 Heritage Items, as follows:

- 201 Queen Street, Grafton (Albion Hotel) - Lot A, DP 904084 – Item No 1784

The subject site is located in close proximity to three heritage items of Local significance, identified on the Clarence Valley LEP, Schedule 5 Environmental heritage as follows:

- 204 Queen Street, Grafton (Dwelling) - Lot 2, DP 400843 - Item No 1785;
- 206 Queen Street, Grafton (Dwelling (group value)) - Lot 8, DP 871610 – Item No 1786;
- 208 Queen Street, Grafton (Dwelling (group value)) - Lot 7, DP 871610 – Item No 1787

In addition, the Albion Hotel is located in close proximity to the following heritage item identified as having State significance:

- 170 Hoof Street, Grafton (Grafton Correctional Centre) - Lots 1–6, Section 118, DP 758470 – Item No 1109

The Albion Hotel is located to the north of the following conservation area of local significance listed on the Clarence Valley LEP, Schedule 5 Environmental, Part 2 Heritage conservation areas:

- The Grafton Heritage Conservation Area ("C3")

The conservation area is located outside the visual catchment of the Albion Hotel and is sufficiently removed from the subject site so that there are no heritage impacts from the proposed development.

The Clarence Valley LEP Heritage Map shows the location of heritage items and conservation areas (see Fig.3).

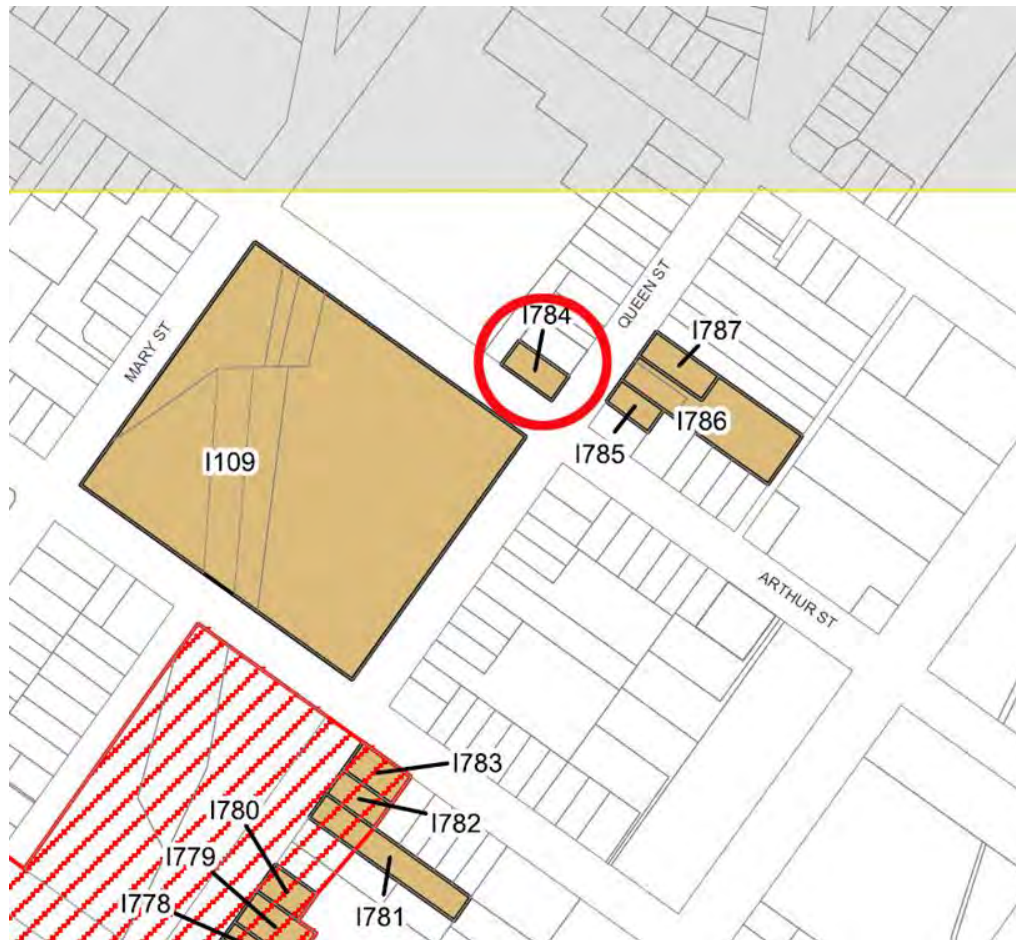


Figure 3 – Heritage Map showing the location of the subject site shown circled in red. All heritage items are shown in ochre with the relevant Item Number. The conservation area is shown hatched in red (Source: Clarence Valley LEP, Heritage Map, Sheet HER_007HB)

1.4 HERITAGE SIGNIFICANCE

The following Statement of Significance and recommended management was taken from the State Heritage inventory listing for the site, database number 1640779.

The Albion Hotel has a long historical association with Grafton having been first established c1879-1880 by Richard Arnold. For many years it was associated with the extended Quinn family who added a top storey to the building in 1918. This transformed the hotel into the one we recognised today. It has landmark qualities on the corner of Queen and Arthur streets and tells of the importance of Licensed Public Houses in the developing towns of Grafton and South Grafton.

1.5 AUTHORSHIP

This report was prepared by Jennifer Castaldi Heritage Consultant, using the Heritage Assessment written by **NBRS**ARCHITECTURE. in 2016 for the subject site as well as research and a history written by Léonie Masson, Historian, all of **NBRS**ARCHITECTURE.

1.6 SOURCES

The main documentary sources consulted in the research for this report are listed below:

- *National Library of Australia – Trove databases*
- *State Library of NSW*
- *NSW Land & Property Information*
- *State Records*
- *Clarence River Historical Society Inc*
- *City of Grafton Council*

2.0 DOCUMENTARY EVIDENCE

2.1 EARLY EUROPEAN HISTORY

The following history is taken from Vanessa Hardy, *A Non-Indigenous Assessment for Route Selection: Proposed Additional Crossing of the Clarence River, Grafton, New South Wales* (2003) with minor modifications.

The first interaction between the Indigenous inhabitants of the Grafton region and European settlers came in 1825 in the form of an escaped convict, Richard Craig. His descriptions of the cedar forests of the area inspired Sydney merchants, Thomas Small and Henry Gillett, to take an expedition north with a team of sawyers including Craig. It was named Susan Island.

*The city of Grafton was established at the then head of navigation of the Clarence River. By 1835, cedar cutting and the associated European settlement were established in South Grafton (Grafton City Council 1985). The red cedar (*Toona australis*) was particularly valued as a timber as when it was finished it had an appearance similar to mahogany which was fashionable at the time (NSW Heritage Office 1996).*

Initially Wharf Street was the main commercial street in the early town. The town began to play a significant role in the servicing of bullock drays travelling from the New England area to transfer wool to ships for transport to Sydney. As a secondary industry, ship building also commenced in Grafton (Grafton City Council 1985).

As settlers moved to Grafton more permanent buildings were constructed. This early settlement period dates are between 1838 and 1860 and a few items remain in Grafton relating to this period (Grafton City Council 1985). By 1838, surveyors began surveying parish boundaries. Following that, ten leaseholds were taken up in the years 1839-1840 (Grafton City Council 1985). These leaseholds were generally, like elsewhere in the colony, taken up by wealthy officials for the purposes of running stock. By 1842, some 4,000 cattle and 25,000 sheep were recorded in the Clarence River district.

In 1847, the town was formally laid out by surveyor, William Darke. Initially, two separate towns were planned, Grafton and South Grafton. Both town plans focused on incorporating wide streets in a grid pattern. Toward the end of the 1850s most of the original cedar growth had been removed and additional settlers were being encouraged to farm the Clarence Valley. The 1861 Land Alienation Act enabled much smaller areas (around 100 acres) to be selected and farmed. This reduced the cost of settlement. Much of this land was along the riverbanks and put to use for crop cultivation. Many different crops were tried throughout the region including mangoes, breadfruit, tobacco, opium, and cotton (NSW Heritage Office 1996). One of the most successful crops was sugar and by the 1870s numerous sugar mills had been established along the river. Maize was also an important crop in the area.

The major phase of development took place in Grafton and elsewhere along the Clarence River during the 1870s and 1880s. Much of this was generated by the series of gold rushes that occurred across the region and upstream on the Clarence River. Many buildings from the period exist in the town. To the north of the river, these are predominantly residential buildings as most of the commercial and industrial buildings of this period have been removed or greatly modified. Residential buildings in South Grafton are less predominant and the focus of the remaining heritage is "a combination of the dominant hotels and public buildings and also the rows of old timber cottages, street trees, grass verges, drainage easements, small market gardens and old wharves"

(Grafton City Council 1985). A program of tree planting, notably Jacarandas and Figs, was undertaken in the 1870s and now provides a distinctive heritage feature of the town. The period from 1855 to 1890 has been defined as a time of boom and bust.

Brickyards and a building boom began around 1857. By 1859, the settlement was incorporated as a municipality (Grafton City Council 1985). Other elements of the town also began to grow. A newspaper, The Clarence and Richmond Examiner, came into existence and work was undertaken to improve the navigability of the river mouth (NSW Heritage Office 1996). The opening of a meat works in 1864 was a significant benefit to the town. Construction of official buildings continued with the Post Office (1878), the Commercial Bank (1877), the Courthouse (1880s) and Hunt's Cathedral (1884).

Grafton was proclaimed a city in 1884. Around the same time that the benefits of the gold rush stimulated boom, other events were not so favourable for the town. In 1881, the railway was extended to New England greatly reducing the reliance on Grafton as a port for the commodities of that region. A drought in 1886 and a series of floods from 1887 to 1893 further took their toll on the struggling city.

Flooding has left its mark on the city's architecture. Buildings such as the National Australia Bank were designed and constructed to ensure the floor levels were above the known high flood marks. Flooding and the River itself are an integral part of the character of the city. After the 'bust' period of repeated floods combined with bank crashes and depression between 1886 to 1893 renewed confidences in the town was assisted with the opening of new industry in both South Grafton and Grafton.

From a population of 120 in 1846, the city had grown to 5,147 by Federation (Grafton City Council 1985). In 1905, the North Coast Railway linked to Grafton. In 1923, a connection between South Grafton and Newcastle had been established (Grafton City Council 1985). At this time the railway crossed the Clarence River via a boat link - firstly the Swallow and later the Induna. The bridge crossing was completed in 1932. This allowed for a rail and road link from Sydney to Brisbane. The changes in transport and focus led to corresponding changes in the nature of the city. Once Grafton Bridge was completed, the importance of South Grafton as a centre of distribution and civic activity declined. The 1920s and 1930s saw the addition of art deco style buildings to the city, such as the Saraton Theatre.

From this period on, the two sides of Grafton were united. The construction of the bridge stimulated an initial building boom which did much to revive the economic fortunes of the city (Grafton City Council 1985). The absence of serious flooding in the period 1928 to 1945 encouraged increased building. The restricted availability of building materials during the Second World War period led to the development of a fibro plant and resulted in an increase in fibro buildings in the city.

This period of a 'united city' saw an increase in industrial activity. Sawmills, gravel and sand suppliers, the Federal Match Company, Peter's Creameries and the Grafton Brewing Co. Ltd. all increased or began operations during this time. Grafton saw an increase in population but also a shift towards an older demographic (Grafton City Council 1985). Inland towns such as Grafton generally slowed in growth while coastal centres such as Coffs Harbour experienced rapid growth. The building focus moved toward civic and residential buildings including flats. The construction of a levee in 1971, and the growth in hotel and tourist amenity construction, reflected renewed confidence and increased tourism. The existence of large conservation areas within the city and

extensive heritage listings reflect the importance of heritage to the character and future of Grafton.

2.2 HISTORY AND DEVELOPMENT OF THE SUBJECT SITE

The subject site is located on part of allotment 3 of Section 127 of the Town of Grafton as shown in the plan reproduced at Figure 5.

Francis Henry Digby Marsh of Woodlawn purchased Town Lot 3 in Sec 127, comprising two roods and three perches of land, and being Lot S under the advertisement dated 26th August 1863.¹ He paid £45 for the allotment which is outlined red in the Map of the City of Grafton shown at Figure 5. The conveyance was registered in the Registrar General's Office on the 17 January 1865. Francis Marsh sold Lots 2, 3, 4 and 5 of Section 127 to Jeremy Moore Marsh on 20 January 1866. He in turn sold same land (in separate transactions) in 1869 to Joseph Meillon of Grafton, solicitor. In April 1870, Meillon conveyed Lots 2, 3, 4 and 5 of Section 127 to Stephen Buchan of Grafton.² In December 1871, he sold same to Joseph Meillon (the previous owner) and James Wrentmore Cook, surveyor, as tenants in common.³

Cook died at Milsons Point in November 1874 and his half share in the property passed by transmission to Barcroft Capel Boake, who conveyed same in December 1875 to Meillon. By the beginning of 1876, Meillon was the sole owner of Lots 2, 3, 4 and 5 of Section 127. Meillon sold part of Lot 3 of Section 127 (comprising 32 perches of land and designated Lot B) in May 1876 to Richard Arnold of Grafton, farmer⁴ for the sum of £60.⁵ Coinciding with the change of ownership, Mr Meillon successfully applied for a certificate for license to Richard Arnold "for a new hotel to be called the Albion, situated in Queen Street".⁶ The new hotel was a single-storey weatherboard building.

Arnold held the license of the Albion Hotel until 1878 when it was transferred to Charles Southion of Grafton.⁷ However, the license reverted back to Arnold by July 1880 for one year, according to a list of licensed publicans in Grafton in October 1880.⁸ Three years later, Arnold sold the property to the then licensee of the Albion Hotel, Arthur Bancroft. He gave notice in May 1882 of his intention to renew his license as follows:

¹ Certificate of Title Vol 11 Fol 100, NSW Land & Property Information.

² Certificate of Title Vol 90 Fol 114, NSW Land & Property Information.

³ Certificate of Title Vol 100 Fol 81, NSW Land & Property Information.

⁴ Certificate of Title Vol 249 Fol 49, NSW Land & Property Information.

⁵ Memorandum of Transfer 18543, NSW Land & Property Information.

⁶ Licenses, *Clarence and Richmond Examiner and New England Advertiser*, 16 Sep 1876, p6

⁷ License, *Clarence and Richmond Examiner and New England Advertiser*, 6 July 1878, p4

⁸ Licensed Publicans, *Clarence and Richmond Examiner and New England Advertiser*, 2 Oct 1880, p3

I ARTHUR BANCROFT, Licensee of the Albion Hotel of Grafton, do hereby give NOTICE, that I desire to obtain and will, at the next Licensing Court, to be holden at Grafton, on the 13th day of June proximo, apply for a Renewal Certificate, authorising the issue of a Publican's License for my house, situated in Queen-street, Grafton, containing six rooms, exclusive of those required for the use of the family. Dated the 10th day of May, 1882.
ARTHUR BANCROFT, Queen-street, Grafton.

Figure 4 – Public Notice. (Source: Clarence and Richmond Examiner and New England Advertiser, 13 May 1882, p8.



Figure 5 – Fourth edition, Map of the City of Grafton and Town of Grafton South and Suburban Lands, Parishes of Great Marlow & Southampton, County of Clarence, Land District of Grafton, NSW, 1889. (Source: NSW Land & Property Information, HLRV)

His license (among others) was considered at a special meeting of the Grafton Licensing Bench on 13 June 1882 at which date the Albion Hotel license was objected to, "for want of sufficient accommodation". Nonetheless the Court renewed Bancroft's license and was given "four months...to provide accommodation".⁹

⁹ Grafton Licensing Bench, *Clarence and Richmond Examiner and New England Advertiser*, 17 June 1882, p3

In February 1896, six months leave of absence was granted to Arthur Bancroft, licensee of the Albion Hotel.¹⁰ The license was transferred in August 1896 (on the expiry of the six month period) to Robert Thompson reported in the local newspaper: "Mr A Bancroft, for many years host of the Albion Hotel, is retiring, and the hostelry will now be conducted by Mr R Thompson".¹¹ Thompson's name appears in the signboard above the hotel entrance in the photograph reproduced at Figure 6.



Figure 6 – Albion Hotel, ca1898. (Source: Reproduced in *Grafton Pubs and Publicans 1842-2002* / compiled by Tony Morley)

Arthur Bancroft returned as licensee of the Albion Hotel in 1902. The following year, he (and Denis Collins of the Junction Hotel) was fined with supplying liquor to two Aborigines:

*Denis Collins, license of the Junction Hotel and Arthur Bancroft, licensee of the Albion Hotel were charged with supplying liquor to the two aboriginals named in the previous case. In each case it appeared that the darkies had approached the girls in the kitchen and given them money to get the drink, the licensees knowing nothing of the matter. A fine of £2 and 4s 1-d costs was inflicted in each case.*¹²

Arthur Bancroft remained licensee of the Albion Hotel until the end of 1904 when he sold the property in November to Emily Sarah Graham, wife of John Graham of Copmanhurst, hotelkeeper.¹³ "Mr Graham has purchased Albion Hotel from Mr Bancroft for £800".¹⁴ Immediately prior to the hotel changeover, a case came before the court involving an allegation of robbery and assault of a hotel guest by Arthur and Mrs Bancroft (and Matthew Gill). The apparent victim was subsequently accused and convicted of perjury:

On 22nd April last accused [Sohne Kahn, the Indian hawker] went to the Albion Hotel, Grafton, and subsequently laid information against three persons for robbery and assault. When the case came on for trial, accused swore that while at the hotel Bancroft came up, put his hand in his purse, which contained £56. He further stated on oath that

¹⁰ Grafton Police Court, *Clarence and Richmond Examiner and New England Advertiser*, 22 February 1896 p4

¹¹ "Commercial", *Clarence and Richmond Examiner and New England Advertiser*, 8 August 1896, p3

¹² Grafton Police Court, *Clarence River Advocate*, 14 July 1903, p2

¹³ Certificate of Title Vol 260 Fol 149, NSW Land & Property Information.

¹⁴ Grafton, *Northern Star*, 12 Nov 1904, p3

*he was assaulted by Arthur Bancroft and Matthew Gill; also that he was not in the bar of the hotel that date; that he was not ordered out by Mrs Bancroft; nor ordered to go from the verandah. The jury after a retirement of over two hours, returned a verdict of guilt [of perjury], with a recommendation to mercy.*¹⁵

Commencing on 6 February 1905, the new owner of the property, Emily Sarah Graham, leased the hotel, to Arthur Bancroft junior.¹⁶ He promptly undertook renovations and improvements to the building, advertising later that same month that the Albion Hotel was under new management (Figure 7). Contrary to the wording therein, he did not hold the freehold title of the property. Bancroft Junior leased the property and held the publican's licence.

The freehold title to the property changed hands in the beginning of March 1905 to John Hann of Grafton, freeholder.¹⁷ He in turn conveyed same in May the same year to John Edward Thomas Saul of Grafton, tobacconist.¹⁸ Within twelve months, Arthur Bancroft junior was superseded by Frank Eggins as licensee of the Albion Hotel.

*Frank Eggins, licensee of the Albion Hotel was summoned for allowing persons on his license premises within prohibited hours...there were separate charges against the defendant, and both were dismissed.*¹⁹

FB Eggins name is noted in the sign above the entrance doorway as shown in the photograph at Figure 8.



Figure 7 — Advertisement for Albion Hotel. (Source: Clarence and Richmond Examiner, 18 February 1905, p1)

¹⁵ Grafton Perjury Case, *Macleay Chronicle*, 3 November 1904, p5

¹⁶ Certificate of Title Vol 260 Fol 149, NSW Land & Property Information.

¹⁷ Ibid.

¹⁸ Ibid.

¹⁹ Grafton police court, *Clarence and Richmond Examiner*, 15 Dec 1906, p3



Figure 8 – Albion Hotel, ca1906-09. (Source: Clarence River Historical Society Inc)

Eggins was licensee of the Albion Hotel until 1910 when John Edward Saul conveyed the lease on 2 May to "Thomas Quinn of near Grafton, farmer"²⁰ for a term of six years and the sum of £100 with a weekly rent of two pounds.²¹ Quinn's license of the Albion Hotel was renewed the following June, wherein the annual value was set at £89 with the license fee being £20.²² John Edward Thomas Saul sold the hotel property in February 1911 to the licensee Thomas Quinn. Two years later he conveyed same to his son, Michael Quinn.²³

²⁰ Certificate of Title Vol 260 Fol 149, NSW Land & Property Information.

²¹ Memorandum of Lease 564409, NSW Land & Property Information.

²² "Grafton Police Court, Licensing Court", *Clarence and Richmond Examiner*, 20 June 1911, p4

²³ Certificate of Title Vol 260 Fol 149, NSW Land & Property Information.



Figure 9 – Albion Hotel, undated with Berni Riley ascending ladder. (Source: Clarence River Historical Society Inc)

In August 1918, “FWC Schaeffer, Architect, Post Office Chambers, Victoria Street” advertised for builders to tender for “improvements to the Albion Hotel, Grafton”.²⁴ The following month, W Robinson submitted the building application to Grafton Council. The Council Inspector, J Duncan, “inspected the plans and specifications of the proposed additions and as they are in accordance with the building regulations I recommend the application be granted”.²⁵ The hotel was enlarged to two storeys at this date. The hotel is shown in an undated photograph, presumably post 1918, at Figure 9.

The hotel traded as a “free house” with Tooth and Company from about 1922. At this date, the property was described as a two storey weatherboard building in “good order” containing 10 bedrooms and a bar measuring approximately 10’ x 15’.²⁶ The Albion Hotel was one of nine hotels in Grafton and seven in South Grafton as marked on a plan of the town at Figure 10.

The building does not appear to have undergone external alterations and additions during Michael Quinn’s era as shown in the following sequence of photographs to 1939 (Figure 11, Figure 12, Figure 13, Figure 14, Figure 15, Figure 16 and Figure 17).

²⁴ “Tenders”, *Daily Examiner*, 7 August 1918, p1.

²⁵ “Grafton City Council”, *Daily Examiner*, 3 Sep 1918, p6

²⁶ Tooth and Company Yellow Cards, N60-YC-1404, Noel Butlin Archive Centre,

Long-time licensee and owner of the Albion Hotel, Michael Quinn passed away in January 1939. His passing was marked by an obituary in the *Northern Star*:

*Mr Michael Quinn, who died at Grafton on Friday at the age of 71 years, was well-known throughout the North Coast for his interest in horse racing....About 26 years ago he purchased the Albion Hotel, Grafton, and he had since conducted the business there, holding the licence himself. Mr Quinn was president of the Licenced Victuallers' Jockey Club for some years, and a member of the Clarence River Jockey Club and the South Grafton Jockey Club. Deceased is survived by his widow, two sons and five daughters.*²⁷

Executors for the estate of the late Michael Quinn applied in the Licensing Court at Grafton for Henry Michael Quinn to carry on the business of the Albion Hotel. The executors sought an adjournment of the application pending delays to probate of the will.²⁸ Prior to his father's death, Henry Michael Quinn managed the hotel. The Judge endorsed the suggestion of the Licensing Inspector for Quinn to be named agent for the executors until such time as probate of the will was formally granted.²⁹ In the latter half of 1940, Henry Michael Quinn successfully applied to the Grafton Licensing Court to carry out alterations to his premises at Quinn's Albion Hotel.³⁰ The value and extent of these works is not known. The following year, the property passed by transmission to Henry Michael Quinn.³¹

²⁷ "Mr Michael Quinn", *Northern Star*, 23 Jan 1939, p6, "Obituary, Mr Michael Quinn", *Daily Examiner*, 21 Jan 1939, p4

²⁸ "Probate Held Up, Albion Hotel License". *Daily Examiner*, 30 May 1939, p8

²⁹ "Albion Hotel Application", *Daily Examiner*, 6 June 1939, p4

³⁰ Grafton Licensing Court, *Daily Examiner*, 29 Oct 1940, p4

³¹ Certificate of Title Vol 5252 Fol 127, NSW Land & Property Information.



Figure 10 – Plan showing the location and name of hotels in Grafton and South Grafton, ca1920s. (Source: Noel Butlin Archive Centre, Tooth and Company Yellow Cards, N60-YC-1404)

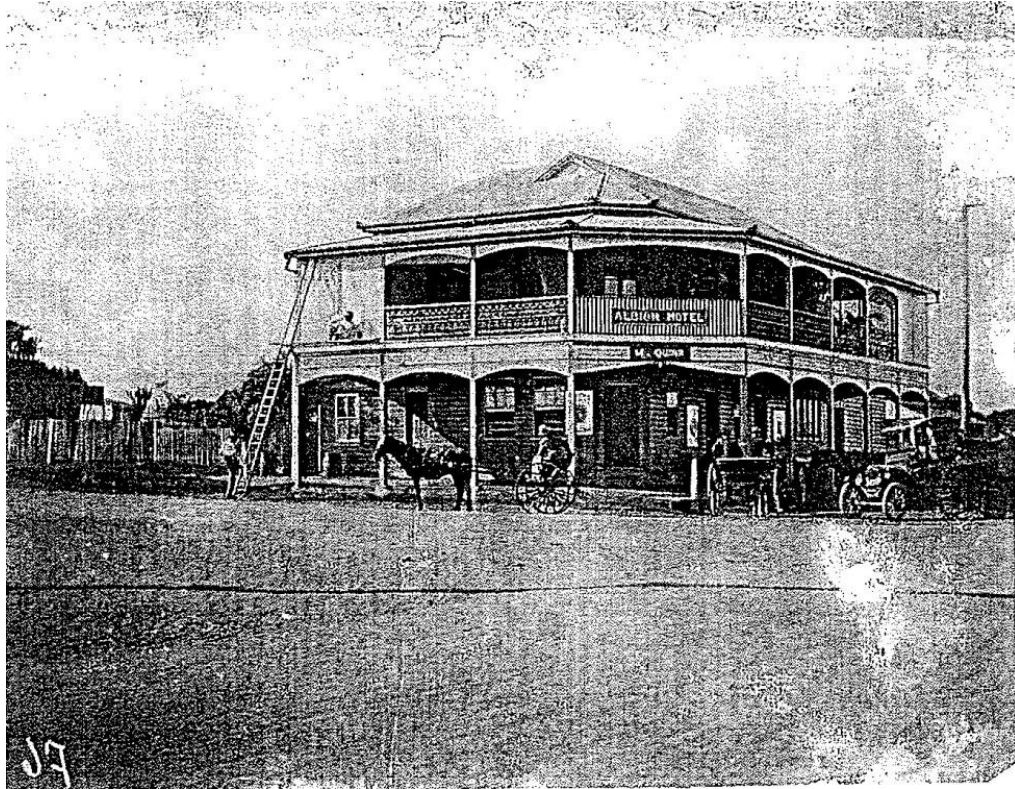


Figure 11 – Albion Hotel, ca1913-25. Note M Quinn in signboard above entrance. (Source: Clarence River Historical Society Inc)



Figure 12 – Albion Hotel, ca1925-30. Note M Quinn in signboard above entrance. (Source: Clarence River Historical Society Inc)



Figure 13 – Quinn family outside Albion Hotel, ca 1925-30. (Source: Clarence River Historical Society Inc)



Figure 14 – Albion Hotel, February 1927. (Source: Noel Butlin Archive Centre, Tooth and Company Yellow Cards, N60-YC-1404)



Figure 15 – Albion Hotel, June 1932. (Source: Noel Butlin Archive Centre, Tooth and Company Yellow Cards, N60-YC-1404)



Figure 16 – Albion Hotel, May 1935. (Source: Noel Butlin Archive Centre, Tooth and Company Yellow Cards, N60-YC-1404)



Figure 17 – Albion Hotel, June 1939. (Source: Noel Butlin Archive Centre, Tooth and Company Yellow Cards, N60-YC-1404)

In January 1945, "the transfer of the license of the Albion Hotel, Grafton, [passed] yesterday, from Mr HM Quinn to Mr Donald F Robinson, concluded a period of 32 years during which Mr Quinn and his late father, Michael Quinn, continually conducted the hotel. Mr HM Quinn's many friends presented him with a public address in which he was dubbed 'King Henry VIII, of Great Marlow, by his liege subjects'. This still hangs prominently in the hotel premises. Mr Quinn intends to continue residence at Grafton, and to attend to other business interests".³²

In June 1949, Henry Quinn sold the freehold of the Albion Hotel to Sid Ulrick of Marrickville.³³

*The Albion Hotel, Grafton, had been in the hands of the one family for more than 30 years without a prosecution against the licence, said the Licensing Inspector (Inspector WO McEwan), at the Grafton licensing court yesterday. Inspector McEwan appeared in the hearing of an application for the transfer of the licence from Henry Michael Quinn to Sid Ulrick, of Macksville. The applicant formerly was a café proprietor at Bellingen and Macksville. Mrs Ulrick recently won first prize in the State Lottery. The application was granted.*³⁴

Ulrick owned the property until September 1951 when it was conveyed to Richard Joseph O'Donoghue of Grafton, hotelkeeper.³⁵ The Grafton Licensing Court granted an application for the transfer of the license from Ulrick to O'Donoghue. "The new licensee, who had been a taxi proprietor in recent years, formerly held the license of the Commercial Hotel, Ulmarra and of the Locomotive Hotel, Tamworth".³⁶ Coinciding with the change of ownership and license, the Court approved an application lodged in March 1953 by O'Donoghue to "effect material alterations and additions to the licensed premises".³⁷

³² Father and Son Conduct Hotel for 32 years, *Daily Examiner*, 23 Jan 1945, p2

³³ Hotel Changes, *Daily Examiner*, 18 June 1949, p6 and Certificate of Title Vol 5252 Fol 127, NSW Land & Property Information.

³⁴ Good record of Albion Hotel, *Daily Examiner*, 2 July 1949, p2

³⁵ Certificate of Title Vol 5252 Fol 127, NSW Land & Property Information.

³⁶ Albion Hotel Licence Changes, *Daily Examiner*, 25 Sep 1951, p5

³⁷ Improvements to hotel, *Daily Examiner*, 24 March 1953, p4



Figure 18 – Aerial view of Grafton, August 1954. Subject site outlined in red. (Source: NSW Land & Property Information)



Figure 19 – Albion Hotel, January 1959. (Source: Noel Butlin Archive Centre, Tooth and Company Yellow Cards, N60-YC-1404)

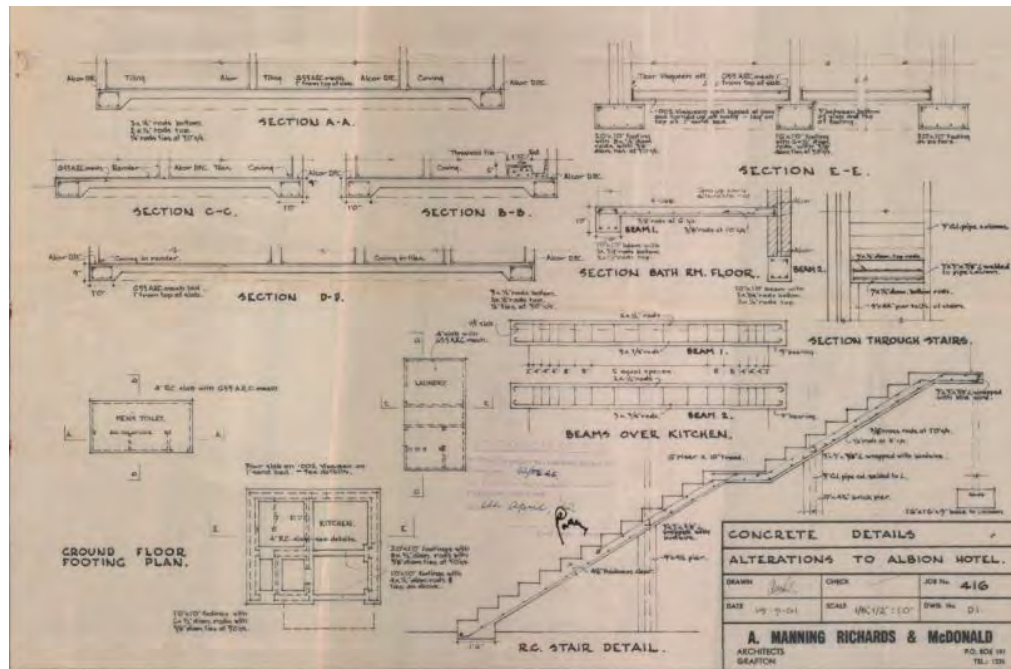


Figure 20 – A Manning Richards & McDonald / Alterations to Albion Hotel – Concrete Details, 19 September 1961. (Source: City of Grafton, Permit No. 62/66)

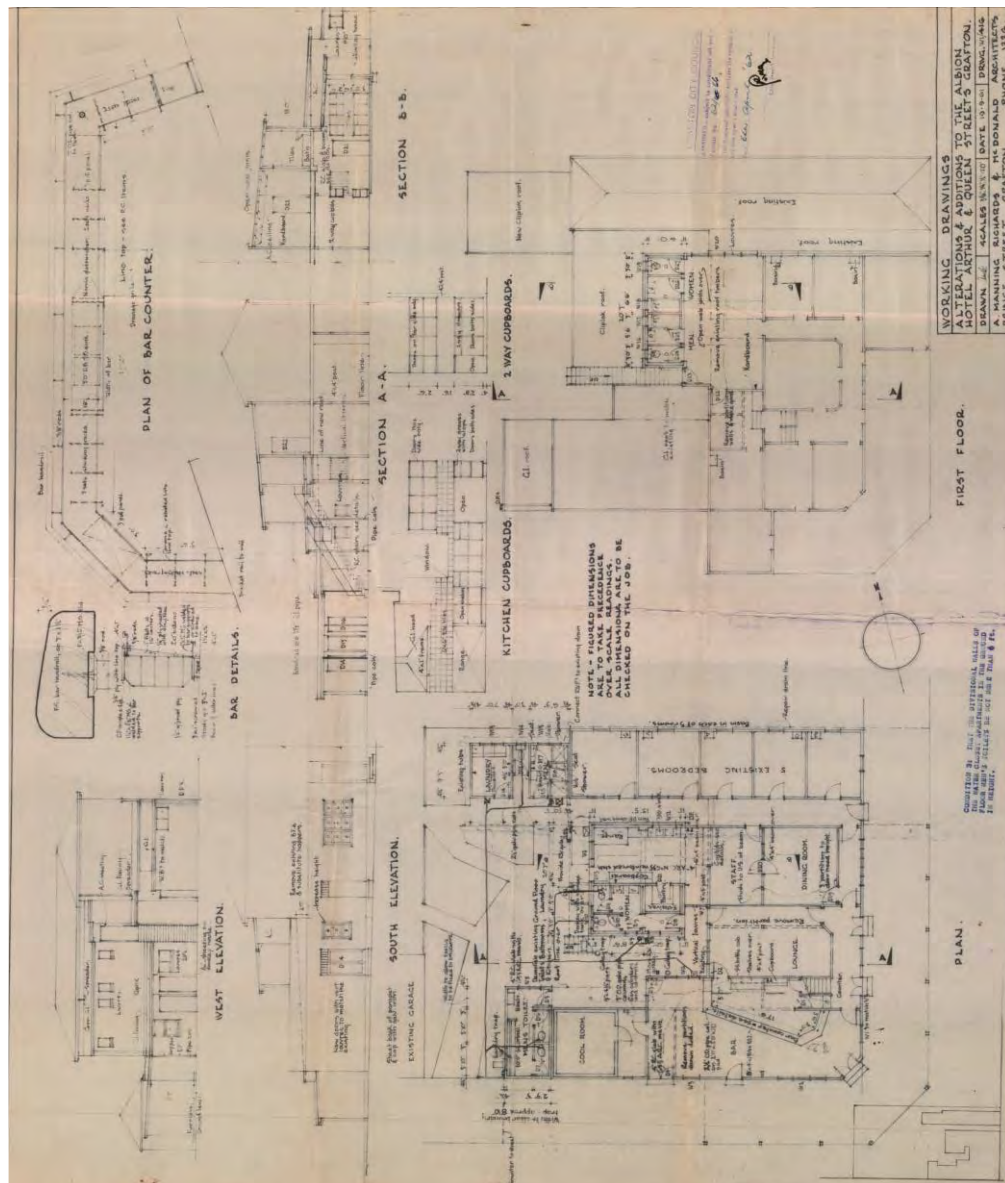


Figure 21 – A Manning Richards & McDonald / Alterations to Albion Hotel – Working Drawings, 19 September 1961. (Source: City of Grafton, Permit No 62/66)

BUILDING APPLICATION

Local Government Act 1919 (Ordinance No. 71)

Date 23/3/62 Application No. 62/66
 THE TOWN CLERK, **CITY OF GRAFTON** H

Sir,
 I, the undersigned, hereby make application for the approval of the Council to plans and specifications (two copies supplied herewith) of a building which I propose to erect and complete within twelve months from date of approval.

Particulars are as follows:-
 Class of Building ALTERATIONS & ADDITIONS TO HOTEL
 Here state whether detached, semi-detached, dwellings, flats, shop and dwelling, garage, stable, additions, or as the case may be.
 State whether new or secondhand materials are to be used. NEW

LOCATION OF BUILDING

Portion CNR PART 3 Lot 127 Section 127 Street QUEEN
 Town of GRAFTON Area 66 Frontage 132 Depth 132
 NAME OF OWNER R O'DONOHUE Address QUEEN ST GRAFTON
 NAME OF BUILDER REG. J. WANT PTY. LIMITED Address P.O. BOX 40 SOUTH GRAFTON

SUMMARY OF SPECIFICATION:

NOTE: Sizes must be given.

Number and particulars of all rooms and outhouses GENTS TOILET 5'0" x 13', REMODEL BATH KITCHEN & WOMENS TOILET 17'3" x 20', LAUNDRY & MENS TOILET 10' x 18'.
UPSTAIRS BATH & TOILET 20'2" x 7'10", 6" CONCRETE FLOOR TO BATH AREA.
 Foundation CONCRETE No. of Storeys 2 Damp Proof Course Material ALCOR
 Material of Outer Walls BRICK Partition Walls BRICK Material of Roof - Main KLIPLOK
 Roofs - Subsidiary KLIPLOK Verandah Floor Joists CK2
 Ceiling Joists Wall Plates 3x2 Rafters 4x2 Bearers
 Corner Studs 4x4 Other Studs 4x2 Height of Rooms, floor to ceiling 9'6" + 8'6"
 Proposed Method of Ventilation NAT VENTS Proposed Method of Lighting ELECTRICITY
 Proposed Method of Drainage G.E.W. Is Sewer Available? YES
 Particulars of Closet Accommodation W.C.
 (Closet must be strictly in accordance with Local Government Ordinance 44).
 Strike out any of the following not included in Cost of Building:- Stove, Bath, Copper, Tubs, Water Supply, Sewerage, Lighting, Fencing.

Estimated Value of New Work £ 11,000/-

Height and Description of Fencing
 Note.—Block Plan, showing Building and all Outhouses, REG. J. WANT PTY. LIMITED
 Applicants to state whether builder, owner or architect { Lawrence Signature of Applicant.
Builder

NOTE.—The form below this line is for use of Council only.

Assessment No. 3855
 Building Fees £ 25
 Receipt No. 37558
 Date Paid 26/3/62
 Footpath Deposit
 Against Damage £ 1000
 Receipt No. 37558
 Paid by bank
 Survey Service Fee £
 No. 1000

REPORT on Application
See main page for details
 Application Approved Yes
 Conditions Numbered 1 to 5
 Chief Health and Building Inspector 6/4/62

Figure 22 — Building Application 62/66, alterations and additions to the Albion Hotel, 1962. (Source: City of Grafton)

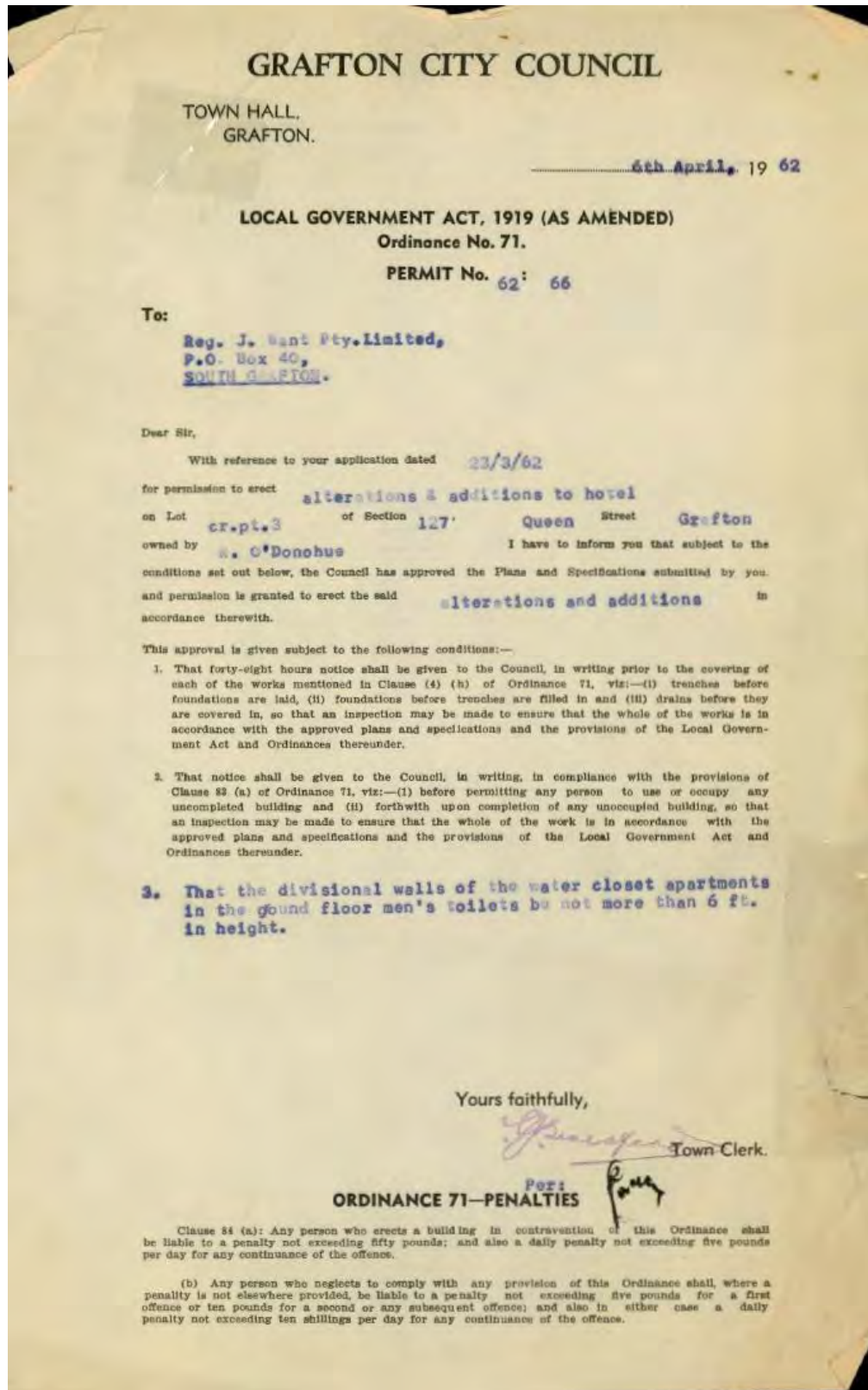


Figure 23 – Permit No. 62/66, alterations and additions to the Albion Hotel, Grafton 1962. (Source: City of Grafton)

1

GRAFTON CITY COUNCIL

APPROVED - subject to conditions set out in
Permit No: 62/66

This Approval specifically excludes the removal of
any tree upon a public road.

Date: 6th April 1961

.....
Chief Health Officer.

SPECIFICATION of the work to be done
and the materials to be used in the
erection and completion of:-

ALTERATIONS AND ADDITIONS TO THE
ALBION HOTEL,
Cnr. of Queen and Arthur Streets,
GRAFTON.

The works shall be executed in
accordance with:-

1. The Articles of Agreement
and the Conditions of Contract.
2. This Specification.
3. The accompanying drawings and
details numbered 416.
4. Further instructions and details
issued during the progress of the
works and under the supervision
of:-

A. MANNING RICHARDS & McDONALD.
Architects,
A.N.Z. Bank Chambers,
Prince Street,
GRAFTON.

Phone 1226.

October, 1961.

GENERAL CLAUSES

1. Site

The site is located on the corner of Queen and Arthur Streets
and it is the responsibility of each tenderer to examine the
site before tendering and to allow for every factor affecting
the works.

Figure 24 – A Manning Richards & McDonald / Specification for alterations and additions to the Albion Hotel, October 1961. (Source: City of Grafton, Permit No 62/66)

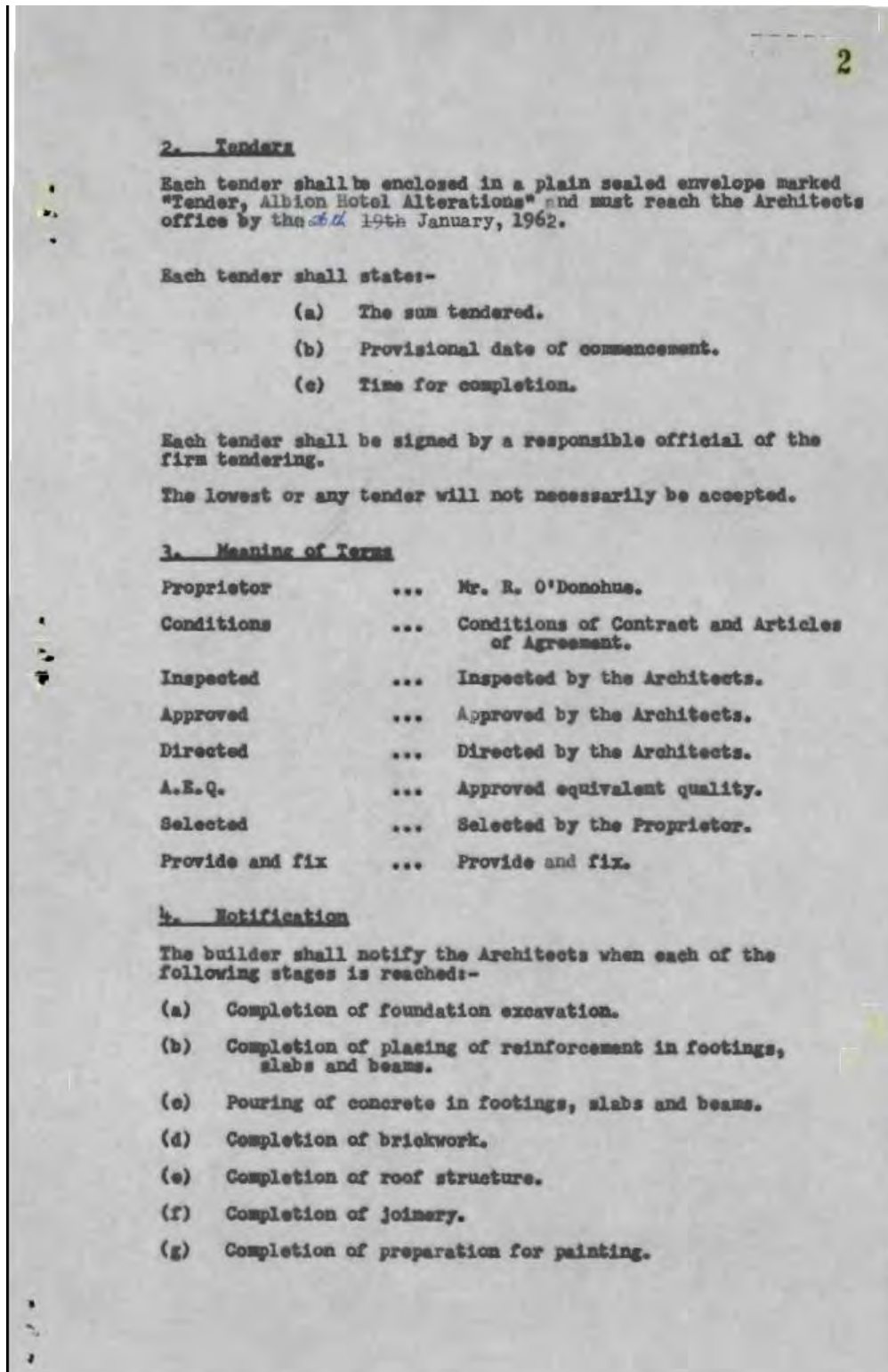


Figure 25 – A Manning Richards & McDonald / Specification for alterations and additions to the Albion Hotel, October 1961. (Source: City of Grafton, Permit No 62/66)

In 1962, Reg J Want Pty Ltd undertook alterations and additions to the hotel for the owner, R O'Donohue. The application approved by the City of Grafton Council comprised: "gents toilets, remodel bar, kitchen & women's toilets, laundry & men's toilet, upstairs baths & toilets,

concrete floor to bar area". The estimate value of the new work was £11,000. Manning Richards & McDonald were the project architects.³⁸ The accompanying Building Application and plans are reproduced at Figure 20, Figure 21, Figure 22, Figure 23, Figure 24 and Figure 25.

In 1971, RJ O'Donohue commissioned the erection of a new stable and feed shed on the property. Valued at \$300, the building application was approved by the Council in August and built by Don Dickson.³⁹ Figure 26 comprises the plans for the new building.

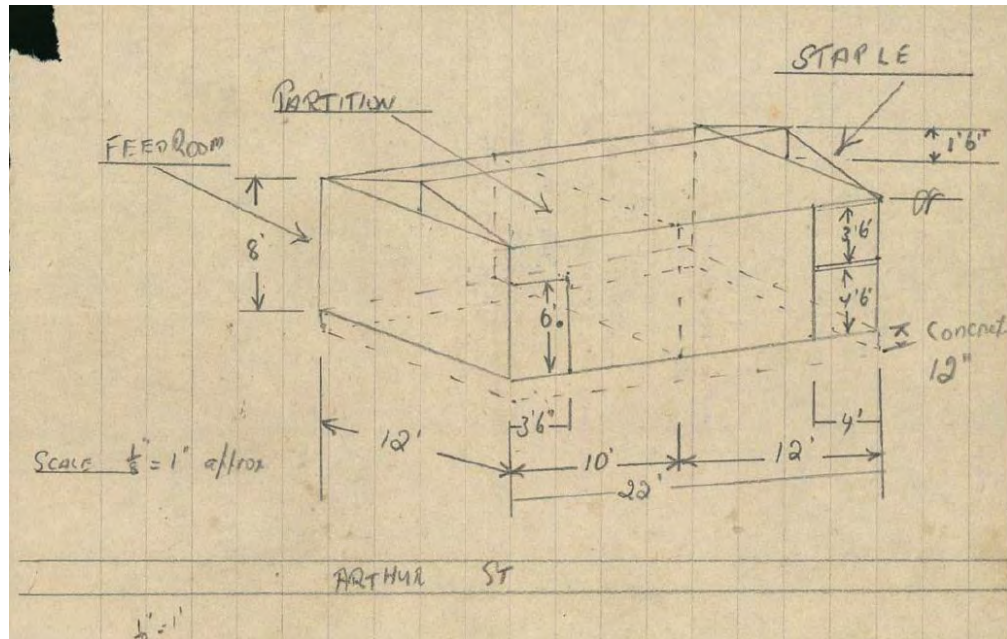


Figure 26 – Plan of proposed stable and feed shed, 1971. (Source: City of Grafton, BA71/85)

The property was transferred in November 1973 to Peter Van Clarke of Maclean, hotel proprietor, and his wife, Janice Van Clarke, as tenants in common in equal shares. From July 1974, they leased the Albion Hotel to John Roland Shiels and Marjorie Ann Shiels.⁴⁰ Two years later, the lease was transferred to Grafton hotelkeeper, Stanley Hughes.⁴¹

In February 1977, the subject site was conveyed to Kensett Pty Ltd.⁴² In April 1979, the company leased the hotel to Bernard John Mulcahy and Diedre Elizabeth Mulcahy, Grafton hotel keepers. They remained licensees of the hotel until 1982.

In July 1980, the property was conveyed to Francis Joseph Deegan, Athol Nolan Pidock and John Charles Deegan of Brisbane, as tenancy in common in equal shares.⁴³ In April 1981, JB Barnier, builder, lodged a building application to the City of Grafton to undertake alterations, additions and upgrading to the Albion Hotel estimated to cost \$75,000. The architect for the work was WM Howard & Associates. The application was approved by the Council on 12 May (Figure 27 and Figure 28). Final inspection occurred on 24 February 1982

³⁸ BA62/66, City of Grafton.

³⁹ BA 71/85, City of Grafton.

⁴⁰ Certificate of Title Vol 5252 Fol 127, NSW Land & Property Information.

⁴¹ Ibid.

⁴² Certificate of Title Vol 13294 Fol 120, NSW Land & Property Information.

⁴³ Ibid.

A further building application was lodged in October 1981 to demolish existing garages and construct two new lock up garages, one lock up storeroom and provide off street parking for 3 cars. The estimated cost was \$12,000. The plans were drawn by Jim Bignell for the owners, JC & FJ Deegan & AN Pidcock (Figure 29). The footings were finished in October 1981 with the works completed, inspected and signed off by Council in February 1982.⁴⁴

In January 1982, the Albion Hotel was endorsed as a Tavern. From that date, it was no longer required to provide rooms for public accommodation. In accordance with the changed status of the hotel, in February 1982 material alterations were undertaken over the next two months at a cost of \$13,000.

*Major extensions and renovations have cost Bernie Mulcahy, proprietor of the Albion Hotel, over £2000,000 [sic]. Jack Archer, who joined the hotel in 1960, said that there had been a great degree of change in the pub since he started. The pub itself has undergone changes four times in that period. I came here when my cousin, Dick O'Donoghue had the hotel.*⁴⁵

The hotel was leased from November 1982 to Mihosa Pty Limited. The following April the property passed by transmission to Francis Joseph Deegan, Athol Nolan Pidcock and Dymphna Lima Deegan as tenants in common in equal shares. The subject site changed hands next in November 1986 by transmission and transfer to Queensland Banton Pty Limited.⁴⁶

Throughout this period, the license of the Albion Hotel changed hands on several occasions. Robert George Gibson succeeded Bernard Mulcahy in 1982. Elizabeth Carroll took over in 1986, followed by John Andrew Beatty (1990), David Thomas Carney (1990-1992), Ted Forster (1992-2000) and Patricia Ann Clarke to 2002.

The licensee of the hotel in 2006 was Jane Wolfe.⁴⁷

⁴⁴ BA 81/262, City of Grafton.

⁴⁵ Morley, Tony, *Grafton Pubs & Publicans 1842-2002*, p97.

⁴⁶ Ibid.

⁴⁷ Information supplied by the Clarence River Historical Society Inc. in August 2015.