

# Richmond Valley Council

## A COMMUNITY – BASED HERITAGE STUDY

February, 2007





**Richmond Valley Council**  
**Community-Based Heritage Study**

**Volume 1**

**Co-ordinator's Report to Richmond Valley Council**

**Prepared by Jane Gardiner**

**2007**



***Volume 1: Co-ordinator's Report***

***Volume 2: Thematic History***

***Volume 3: Heritage Inventory Items - CD***

## **Glossary of Terms**

SHI State Heritage Inventory

LGA Local Government Area

LEP Local Environmental Plan

SHR State Heritage Register

CMP Conservation Management Plan

DCP Development Control Plan

AMP Archaeological Management Plan

BP Before Present

***This Project is supported by the NSW Heritage Office***



# Contents

## Executive Summary

<b>1. Introduction.....</b>	<b>1</b>
1.1 Aims of the Study.....	1
1.2 Background to the Study.....	1
1.3 Richmond Valley Council .....	3
1.4 Indigenous Recognition.....	3
1.5 Study Limitations.....	4
1.6 Acknowledgements.....	4
1.7 Final Report.....	6
<b>2. The Community-Based Heritage Study Process.....</b>	<b>7</b>
2.1 State Heritage Inventory (SHI) Software .....	7
2.2 Heritage Committee Meetings and Site Visits.....	7
2.3 Independent Field Trips and Site Visits.....	8
2.4 Thematic History.....	9
2.5 Existing Heritage Items.....	9
2.6 Review of the Richmond River and Casino LEP Heritage Schedules.....	12
2.7 Completion of the SHI Data Forms.....	13
2.8 Cross-checking Against Themes .....	13
2.9 Changes to the Existing Local Environment Plan .....	15
2.10 Proposed Additions to the Local Environment Plan.....	17
2.11 Proposed Conservation Areas.....	21
2.12 Items for Future Consideration.....	41
2.13 Levels of Significance.....	42
2.14 State Significance.....	42
2.15 Statements of Significance for Existing State Heritage Items .....	42
2.16 Statements of Significance for Proposed State Heritage Items.....	44
2.17 Management of Items with State Heritage Significance.....	49
2.18 Statements of Significance for Regional Heritage Items.....	49
2.19 General Management Considerations for Owners.....	53
2.20 Next Steps – Public Comment.....	54
2.21 Feedback.....	55
2.22 Adoption by Council.....	55
<b>3. Richmond Valley's Heritage Resources.....</b>	<b>56</b>
3.1 Overview.....	56
3.2 Natural Heritage .....	57
3.3 Architectural Resources.....	58
3.4 Cultural Landscapes.....	66
3.5 Industrial Items.....	67
3.6 Community Halls.....	68
3.7 Monuments and Memorials.....	70
3.8 Cemeteries, Family and Individual Graves .....	71
3.9 Transport and Communication .....	72
3.10 Rural Industries – Pastoralism, Dairying, Sugar Cane, Tea Tree Oil, Timber .....	74

3.11 Fishing & Tourism Industry.....	76
3.12 Moveable Heritage.....	77
3.13 Archaeological Sites.....	78
3.14 Statement of Significance.....	79
<b>4. Recommendations – Incentives.....</b>	<b>82</b>
4.1 Local Heritage Fund.....	82
4.2 Heritage Adviser.....	82
4.3 Richmond Valley Heritage Committee.....	82
4.4 Development Application Fees.....	83
4.5 Special Projects for Richmond Valley Council.....	83
<b>5. Recommendations – Management.....</b>	<b>86</b>
5.1 Adopt the Heritage Study and Amend the LEP Heritage Schedule.....	86
5.2 Management of Conservation .....	86
5.3 Heritage Information - SHI Database.....	86
5.4 Access to Heritage Items .....	87
5.5 Consultation with Owners.....	87
5.6 Linking Heritage Items to the Council's Property System.....	87
5.7 Review of Inventory and Conditions.....	88
5.8 Aboriginal Heritage.....	88
<b>6. Recommendations - Promotion.....</b>	<b>89</b>
6.1 Tourism Potential.....	89
6.2 Promotion of Heritage Items.....	90
<b>7. Summary of the Heritage Study Recommendations .....</b>	<b>91</b>
<b>8. Selected References.....</b>	<b>93</b>
<b>9. Appendices.....</b>	<b>96</b>
9.1 SHI Database Site List.....	96
9.2 Community-Based Heritage Studies: A Guide.....	96
9.3 Assessing Heritage Significance.....	96
9.4 Heritage Listing: Benefits for Owners.....	96
9.5 The Burra Charter.....	96
9.6 Eight Suggestions on How Local Councils can Promote Heritage Conservation.....	96

# Executive Summary

*to ensure heritage assets have a place in the future of Richmond Valley*

This report, together with the associated Thematic History (Volume 2) and SHI Database (Volume 3), presents the results of the first Community-Based Heritage Study undertaken in the Richmond Valley Council Local Government Area. In January 2004, Jane Gardiner, a heritage consultant, was appointed co-ordinator. Dr Brett Stubbs, a professional historian, was commissioned to write a thematic history for the project and provide historical research.

The principal aims of the heritage study were:

- to examine all existing local heritage items as listed within the heritage schedules of both the Casino Local Environment Plan (1992) and the Richmond River Local Environmental Plan (1992),
- to identify and assess any other potential heritage items within the whole of the Richmond Valley Local Government Area,
- to provide guidance for managing these historic and archaeological resources, particularly within local planning instruments such as Richmond Valley's LEPs and DCPs, and
- to present heritage as an integral part of the tourism potential of the Richmond Valley Local Government Area.

The following report is divided into seven distinct chapters: Chapter 1 provides an introduction and background information; Chapter 2 presents the Community-Based Heritage Study and its results; Chapter 3 builds on the information acquired in the study and provides an outline of the area's heritage resources; Chapter 4 discusses management in terms of providing incentives to owners of heritage items and suggests five special projects for Council; Chapter 5 provides general management recommendations; Chapter 6 provides suggestions for promotion; and Chapter 7 summarises all management recommendations.

Over two years, members of the Richmond Valley Heritage Committee and interested community members have identified, visited, re-visited and photographed over 470 items of heritage significance in the Richmond Valley. Following guidelines provided by the NSW Heritage Office (2000) items were related to the eight themes used to present the history of the Richmond Valley.

For an item to be of heritage significance it must meet one or more of the following areas of interest:

- Historical
- Social
- Aesthetic/Architectural
- Scientific /Technical

After assessing whether the item is significant in the above categories, it is then also assessed for rarity or representativeness. These criteria are fully explained in the NSW Heritage Office guide to Assessing Heritage Significance (see Appendices).

All items identified in the study were entered onto a database provided by the NSW Heritage Office, which has now been transferred to Richmond Valley Council's computer system. This should become a useful management tool for council staff.

From this list:

- **184 items were recommended for listing on Richmond Valley's LEP**
- **Five new conservation areas were proposed for listing on the LEP:**
  - Casino Town Centre Conservation Area
  - Casino Richmond Street Conservation Area
  - Casino Barker Street Conservation Area
  - New Italy Settlement Conservation (archaeological) Area
  - Woodburn Street Conservation Area
- **Extension of the Coraki Conservation Area was recommended**
- **Six items were recommended for State Heritage listing**
- **Ten items were identified as having Regional Significance**  
(including those previously identified on the North Coast REP)

The recommendation to list five conservation areas was viewed as a way of preserving whole cultural landscapes and streetscapes and was adopted because this approach had already proved successful in the village of Coraki.

The list provided in this report should not be considered definitive. The heritage potential of Richmond Valley proved to be large and it is likely that items, particularly in more sparsely settled area, are yet to be identified.

In addition it is recommended that four heritage items be removed from the LEP.

Five special projects are suggested to assist Council and the community showcase their heritage assets. They include:

- Publishing the thematic history associated with this study
- Producing walking guides for Barker and Richmond Streets, Casino
- Producing DCPs for all six conservation areas
- Providing interpretive signage at Irvington Wharf
- Considering promoting a weekend of Art Deco

The study concludes with 20 recommendations that are intended to assist Council in the general management and promotion of heritage with the LGA and to provide incentives for the owners of heritage places and items. Key recommendations advocate:

- Employing a Heritage Officer
- Establishing a Heritage Committee
- Initiating an Indigenous Heritage Study and
- Continuing the Heritage Grants program.

Implementation of these recommendations should ensure the preservation of the heritage of the Richmond Valley for future generations.

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# **1. Introduction**

## **1.1 Aims of the Study**

The principal aims of this study are:

- to examine all existing local heritage items as listed within the heritage schedules of both the Casino Local Environment Plan (1992) and the Richmond River Local Environmental Plan (1992),
- to identify and assess any other potential heritage items within the whole of the Richmond Valley Local Government Area,
- to provide guidance for managing these historic and archaeological resources, particularly within local planning instruments such as Richmond Valley's LEPs and DCPs, and
- to present heritage as an integral part of the tourism potential of the Richmond Valley Local Government Area.

## **1.2 Background to the Study**

With the amalgamation of the former Richmond River and Casino Councils in 2002 it was recognised that an inclusive heritage assessment of the new Local Government Area should be undertaken as part of Council's forward planning. Both councils had already been active in acknowledging the heritage assets of their respective areas but there had never been a comprehensive study of either the town of Casino or the rural areas of Richmond River Shire. There was a belief that a lack of knowledge about places and features of cultural significance prevented them from being properly managed and could even lead to the loss of heritage items without their significance having ever been acknowledged. This was confirmed during the course of the study when the cottage used by Sir Valston Hancock, the commanding officer for the Evans Head RAAF Airfield, was demolished before Council had the opportunity to consider its heritage significance.

At the same time the NSW Heritage Office was advertising dollar-for-dollar funding for community-based heritage studies on a joint basis with local councils and this provided the catalyst for Richmond Valley Council to undertake the study.

Casino Council had undertaken the Casino Main Street Study in 1992 with support from the Casino Main Street Committee, Casino Chamber of Commerce and the NSW Department of Planning (Laird & Associates, 1992). This study primarily recorded the heritage significance of buildings in Walker and Barker Streets and presented recommendations for a Casino colour palette, infill development and conservation works in the Casino Central Business District. A package of useful information was provided for owners and occupiers of each building to guide regeneration of Casino's main streets and assist conservation of historic buildings. In 1996 Richmond River Council acknowledged the significance of the Richmond River by commissioning a survey of surviving maritime structures located within its boundaries (Curby, 1997). Management Guidelines for the Coraki Conservation Area study were produced by Joanne Bain, Regional Heritage Co-ordinator with the NSW Department of Urban Affairs and Planning, and presented to the former Richmond River Council on March 19<sup>th</sup> 1996. The report unfortunately does not appear to have been endorsed by Council.

In 2003 the new Richmond Valley Council invited John Ferry from the University of New England, Armidale, to speak about heritage and tourism. Ferry commented on the large number of Art Deco buildings in Casino and even suggested that *Casino could well claim to be the Art Deco capital of Australia.* Many of the buildings considered significant by Ferry were not currently included in the Heritage Schedule of the former Casino LEP. Following this study Richmond Valley Council applied to the NSW Heritage Office to fund a Community-Based Heritage Study and develop a Local Heritage Grants Program.

In January 2004 Jane Gardiner, a heritage consultant, was appointed to co-ordinate this heritage study and Dr Brett Stubbs, a professional historian, was commissioned to write a thematic history for the project and provide historical research.

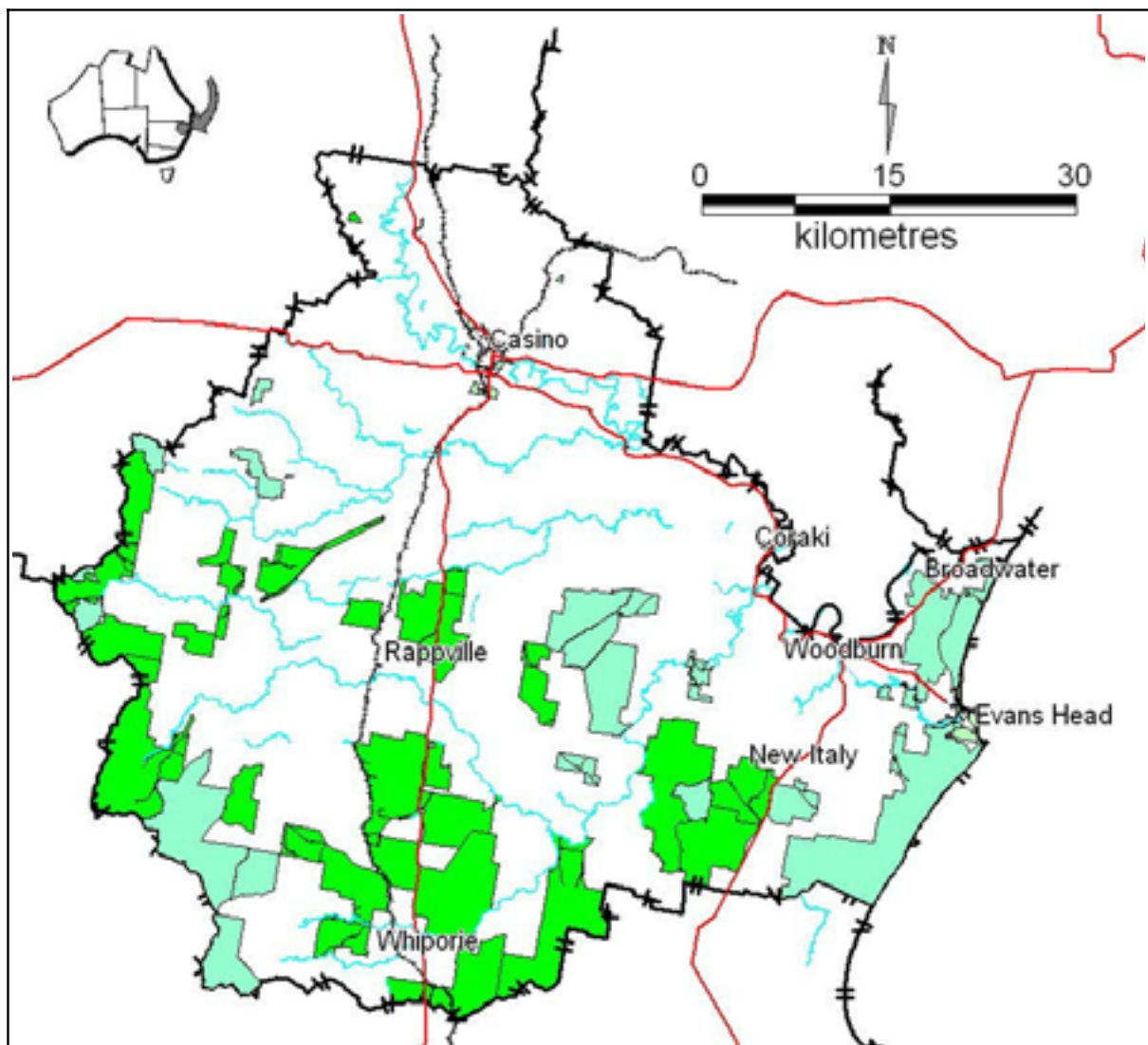


Figure 1.1 Richmond Valley Council Local Government Area

### **1.3 Richmond Valley Council**

Richmond Valley Council covers an area of approximately 3050 square kilometres (Richmond Valley Council, 2005) and extends some 85 km inland from the coast at Evans Head to the foothills of the Great Dividing Range (see above map). It is bounded by the Local Government Areas (LGAs) of Clarence Valley, Kyogle, Lismore and Ballina. The Richmond River, in part, forms the north-eastern boundary of the LGA, and has been a major focus for both the Aboriginal and European settlement of the area. Flooding associated with the river has been a major problem for European settlers, particularly in the villages which grew up along the riverbank. The southern and western boundaries roughly follow the top of the Richmond Range.

Much of the land in the south-western part of the Council area is managed by New South Wales State Forests and along the eastern coast by the New South Wales National Parks and Wildlife Service. In fact some 30% of the total area is occupied by state forests, national parks and nature reserves (Richmond Valley Council, 2005).

The region's climate is warm subtropical with a well defined summer-autumn rainfall pattern.

Total population for the Council area in 2001 was 20,369 with the majority of people living in the main urban areas of Casino (9,635), Evans Head (2,929), Coraki (1,190) Woodburn (518) and Broadwater/Rileys Hill (472) (Richmond Valley Council, 2005).

Land-use in the Council area has been associated with primary industries such as beef production, the growing of sugar cane, tea tree, soy bean, dairy farming, poultry farming, commercial fishing and timber production. A major sugar mill is located at Broadwater and the Northern Cooperative Meat Company operates a meat processing plant at Casino. Evans Head supports a small tourism industry.

### **1.4 Indigenous Recognition**

The long indigenous occupation of the Richmond Valley is acknowledged in this study. Large numbers of archaeological sites including open camp sites, burial grounds, ceremonial-bora sites, mythological sites, scarred trees, artefact scatters, quarries, middens and art work exist within the Richmond Valley and provide evidence that this was a resource rich area for the Bundjalung people (Richmond Valley Council, 2004).

Although indigenous people were gradually forced off their tribal lands in the course of the 19<sup>th</sup> Century they continued to live on the edge of European settlements and on gazetted reserves such as the Bora Ridge Aboriginal Reserve (1907). Today indigenous people reside in Casino and all villages within the LGA and have established their own housing organisations such as the Buyinbin Housing Corporation and the Aboriginal Housing Office, as well as two local Aboriginal Land Councils. The Buyinbin Corporation purchased its first house in 1982 (Casino Boolangle Local Aboriginal Land Council et al, c2002).

Members of the Casino Boolangle Aboriginal Land Council, Bogal Aboriginal Land Council, and Kurrachee Co-Operative have been invited to all meetings associated with the heritage study. Several sites have been identified as having heritage significance including the bora ring at Bora Ridge, the mythological site at Goanna Headland, the Gumma Garra tree and

ceremonial site in Bundjalung National Park at Evans Head and a scarred tree at Piora. Contemporary sites such as the headstone to the memory of famous local cricketers Sam Anderson and Alex James, Jumbung Walkway and the offices of the Buyinbin and Casino Boolangle Land Council at 110 Walker Street Casino have been identified as historically significant. They are described in this study. No other sites have been included in this study.

It is recommended that Richmond Valley Council undertake a separate Aboriginal Heritage Study with grant assistance from the NSW Heritage Office and Northern Rivers Catchment Management Authority. The Northern Rivers Catchment Management Authority with Southern Cross University is currently working with north coast indigenous communities on the Bundjalung Mapping Project (2006). This project aims to develop a user friendly database system which allows communities to record and own their cultural knowledge. This has then been used by the Tweed Council to produce such planning tools as the Cobaki and Terranora Broadwater Aboriginal Cultural Heritage Management Plan (Fox, 2006).

## **1.5 Study Limitations**

The study is comprehensive so far as European Cultural Heritage sites are concerned, and has addressed all aspects of the study process as outlined in the Community-Based Heritage Study Guidelines (see Appendices). However the study should not be seen as definitive. The heritage potential of the area proved to be large and it is known that items in the more sparsely populated rural areas have yet to be identified.

Given the number of sites identified in this study, many categories in the SHI database are incomplete, but it is assumed that details will be added to the database over time.

## **1.6 Acknowledgements**

The success of a heritage study relies to a large extent on the goodwill of the community. During this study the co-ordinator and historian have been assisted by many people who have gone out of their way to show us items of historic interest, provide information and, when necessary, organise field trips, and provide hospitality. In particular the co-ordinator would like to thank Norma Anderson, Kay Francis, Richard Gates and Robin Howell who have willingly accompanied her on several field trips and researched various files for additional historic information.

### **Richmond Valley Council**

We thank Town Planner Mr Tony McAteer for his invaluable support. Not only did he arrange all community meetings but he produced detailed and accurate minutes, has organised and accompanied the co-ordinator and historian on field trips, provided property information and maps and liaised with community members when necessary.

### **Members of the Richmond Valley Heritage Committee**

- Mayor Charlie Cox, Cr Norma Thomas, Cr Col Sullivan, Cr Ray Sargent, Cr Sandra Humphery, Keith Filicetti, Margaret Saul, Dr Richard Gates, Anne Gibbs, Joan Newman, Brendan Torrens, Barry Bellingham, Stephen Cotter, Ron Doyle.

- Special thanks are due to each for attending meetings and workshops, providing assistance in the form of research and photographs, and answering the co-ordinator's numerous requests for information.

### **Local Historians, in particular**

- Norma Anderson, Keith Cole, Kay Francis, Robyn Howell, Helen Trustum and Fran Welch must be thanked for providing additional historical information, and accompanying the co-ordinator on various field trips.

### **Historical Societies & Organisations**

Volunteers at the following historical societies and organisations also assisted the co-ordinator and historian with material and photographs: Casino & District Historical Society, Casino & District Family History Society, Mid-Richmond Historical Society, Evans Head Living Museum and the Riley's Hill Dry Dock Heritage Reserve Trust.

### **Heritage Consultants**

Jane Ainsworth, Principal Consultant - Ainsworth Heritage, is thanked for generously sharing information collected during her 2006 study of the archaeological and heritage sites at the Evans Head Memorial Aerodrome.

### **Contributors**

The following people have made contributions to the study in various ways by attending meetings, providing information or allowing the co-ordinator to visit their properties.

Norma Anderson

Judy Boag

Peter Bortolin

Joan Bortolin

Joan Causley

Bruce Cole

Ruth Cole

Maria Cotter

Rex Farrell

Noel Flaherty

Jim Fitzgerald

Ann Gava

Bruce Grant

Betty Green

Marie Grigg

Kevin Holmes

Frank Howell

Graham Irvine

Margaret Jennison

Joyce Johnson

Leo Lane

Ray McLean

Eileen McCormack

Cr Peter McLennan

Kerrie Melchoir

Merv Morgan

Pearl Morgan

Cr Robert Mustow

Bruce Nicholas

Ron Parker

Dorothy Randle

Eric Rankin

Joan Roots

Dot Sawatzki

John Smith

Spencer Spinaze

Steve Tarrant

Ivy Tegge

Ray Trustum

Betty Weeks

Cr Shirley Wheatley

Justin St Vincent-Welch

Margaret Williams

Capt. Mark Williamson

Lois Wunsch

Finally the co-ordinator would like to thank Dr Shirley Walker for her efforts in editing this report and Geoff Gardiner for his assistance with the SHI database and site visits.

## **1.7 Final Report**

This report will be presented in hard copy and digital format to Richmond Valley Council and the NSW Heritage Office. Hard copies of the Co-ordinator's report and Thematic History will be provided to the Casino & District Historical Society, Casino & District Family History Society, the Evans Head Living Museum, the Mid-Richmond Historical Society and the Richmond Valley Council Library.

## **2. The Community-Based Heritage Study Process**

This chapter describes the study and its findings, which followed the process outlined in the NSW Heritage Office's Community-Based Heritage Study Guidelines (see Appendices).

### **2.1 State Heritage Inventory (SHI) Software**

The NSW Heritage Office sent the co-ordinator the SHI software package for compiling all data collected. This electronic database was placed on the Council's computer system and has been regularly updated.

### **2.2 Heritage Committee Meetings and Site Visits**

Ten meetings were held over the first 15 months of the study. The first meeting was held at Richmond Valley Council Chambers on the 22<sup>nd</sup> January 2004. At this meeting the co-ordinator and historian introduced committee members to the study process and explained the role of the thematic history. The LGA was then divided into seven geographic regions and members of the committee agreed to investigate the regions where they lived. Meetings were then held throughout the LGA so that residents who had local knowledge could both attend meetings and lead field trips.

The second meeting was held at the Council Chambers on the 26<sup>th</sup> February 2004 to discuss the completion of data sheets and to collect additional items for investigation. Coraki was the venue for the third meeting on the 6<sup>th</sup> May 2004. Noel Flaherty gave an overview of the history of Coraki and site visits were made to the former drill hall and a walk was taken around Church Hill.



*Figure 2.1 Woodburn community meeting*

On the 10<sup>th</sup> June 2004 a fourth meeting was held at the Woodburn CWA (see Figure 2). Barry Bellingham gave an excellent presentation on items of historical interest in the Woodburn area and this was followed by a tour of Woodburn and Cedar Streets and included a visit to the 1880 Woodburn School classroom. Broadwater Community Hall was the location for the fifth meeting on the 29<sup>th</sup> July 2004. Bruce Nicholas, Ivy Tegge and Fran Welch shared their knowledge of the area with the community and the committee was then given a tour of Riley's Hill and the Dry Dock by Bruce Grant and Ron Doyle.

Meeting six was held at the Evans Head Community Centre on the 23<sup>rd</sup> August. Dr Richard Gates gave a power point presentation on the potential heritage sites of Evans Head. Meeting seven was again held at the Richmond Valley Council Chambers. Joan Newman, from the Casino and District Historical Society, gave an illustrated presentation on the historic buildings of Casino. She was followed by Jim Fitzgerald, from the Pacific Coast Railway Society, who discussed railway heritage in Casino. Several members of the group then visited the Old Casino Station and railway refreshment rooms. Rappville was the destination for the eighth meeting on the 10<sup>th</sup> February, 2005. Keith Cole gave a presentation on the history of Rappville and then led a tour of the village which included viewing the Rappville Public Hall. Some committee members took the opportunity to visit the former Coombell brickworks.

The final committee meeting took place at New Italy on the 12<sup>th</sup> April 2005 to coincide with the Heritage Week celebrations. Maria Cotter presented interpretation options for the New Italy site and sought comments from the committee. Following the meeting a small group visited Roder's well and orchard.

At each meeting the list of the heritage places initially identified was expanded. The historian and co-ordinator reiterated the historic themes and asked for the community to look for gaps in the draft list. As this is the first heritage study undertaken by Richmond Valley Council many additional items were suggested as being potentially important to the people of Richmond Valley.

### **2.3 Independent Field Trips and Site Visits**

Due to the large size of the LGA the co-ordinator, historian and council planner have made several independent field trips to remote areas. They have often been accompanied by members of the heritage committee and local historians. Day trips were taken to the Mt Pikapene – Busbys Flat area, to the property Main Camp, Killarney at Tatham, and the Hindmarsh grave at Bungawalbyn. Individual visits have been made such places as the machine gun emplacements at Evans Head, the old brickworks at Broadwater and to the former Woodburn slaughter house. This latter visit was organised by the council planner in conjunction with the Road and Traffic Authority.

A total of six days was also spent walking the streets of Casino, often with the assistance of Kay Francis and Norma Anderson, to record a range of significant buildings and streetscapes. The study confirmed that the township of Casino has a wealth of timber dwellings with a high degree of historical and architectural integrity.

The following Richmond Valley LGA map shows localities.

## 2.4 Thematic History

In addition to assisting with the identification and documentation of specific heritage sites, the historian, Dr. Brett Stubbs, has compiled a thematic history of the Richmond Valley. This has been done by reviewing published historical works, and by undertaking original research (e.g. newspaper research, and use of Department of Lands and other government records), and by making site inspections. Many individuals also assisted by providing information (see Acknowledgements). Preparation of the thematic history has been far more time consuming than was anticipated, partly because there is no existing work that provides an historical overview of the LGA. This has made it necessary to review and incorporate information from numerous publications, many of which are only local in scope, as well as to undertake a considerable amount of new research.

Themes presented are; 1. Exploration and Pastoralism 2. Transport and Communication 3. Agriculture, Dairying and Fishing 4. Quarrying, Mining and Mineral Processing 5. Forest Industry and Forest Conservation 6. Towns and Villages 7. War and Defence 8. Leisure, Sport and Recreation.

## 2.5 Existing Heritage Items

Prior to the first meeting the co-ordinator developed a list of items already identified in the LGA for example those on the former Richmond River Local Environment Plan (1992), former Casino Local Environment Plan (1992), former Copmanhurst Local Environmental Plan (2004), those on the National Trust Register, the State Heritage Register, the Commonwealth National Estate Register, and the North Coast Regional Environmental Plan (see Table 1).

As shown on Table 1, Richmond Valley contains 5 sites acknowledged as having State Heritage significance by the NSW Heritage Office. These are the Casino Post Office; the Casino Railway Station and yards with the associated locomotive depot, signal box, roundhouse, coal bunker, and turntable; the Old Casino Railway Station and crane; the Evans Head Memorial Museum; and the New Italy settlement including the New Italy Museum Complex, the old New Italy school site and the private property known as Vine Haven.

The Glebe Bridge, Coraki, and the Coraki Village Conservation area are both acknowledged as having regional significance.

At the local level the former Richmond River Local Environmental Plan (1992) listed 29 items of local heritage significance, and the former Casino Local Environmental Plan (1992) listed 34 items. The redistribution of items formerly in Copmanhurst added seven more items making a total of 70 items of local heritage significance in Richmond Valley. However some of these sites incorporate several structures such as at the Casino Railway Station and Old Casino Station. Thus the total number of heritage listed items is closer to 76.

Almost half of the items were identified in the township of Casino (i.e. 34) and 16 in the village of Coraki. There was a notable lack of items representing historical development in the coastal area of Evans Head. Historically significant built items such as churches and public buildings such as Post Offices and Police Stations were well represented on all council lists.

These listings do not include Aboriginal archaeological sites referred to on the Aboriginal Heritage Information System Management compiled by the NSW National Parks and Wildlife Service and held by Richmond Valley Council. To protect sites from potential vandalism and in deference to the sensitivities of the Aboriginal people, these lists are not available for public viewing. Neither does it include indigenous places and natural items such as the Bundjalung, Broadwater, and Jerusalem Creek National Parks, Bungawalbin Nature Reserve and Goanna Headland Conservation Area, which are all listed on the Register of the National Estate.

*Table 1. Existing Heritage Listings in Richmond Valley*

| <i>Location/Name</i><br><i>* Demolished items</i>                                         | <i>LEP</i> | <i>REP</i> | <i>SHI*</i> | <i>National Estate</i> | <i>National Trust</i> |
|-------------------------------------------------------------------------------------------|------------|------------|-------------|------------------------|-----------------------|
| <b><i>Bentley</i></b>                                                                     |            |            |             |                        |                       |
| Disputed Plain Homestead                                                                  | √          |            |             |                        |                       |
| <b><i>Broadwater</i></b>                                                                  |            |            |             |                        |                       |
| Catholic Church                                                                           | √          |            |             | √                      | √                     |
| <b><i>Casino</i></b>                                                                      |            |            |             |                        |                       |
| Barker Street Cecil Hotel                                                                 | √          |            |             |                        |                       |
| Barker Street Commercial Hotel                                                            | √          |            |             |                        |                       |
| Barker Street St Marks Church                                                             | √          |            |             | √                      | √                     |
| Barker Street Residence 42                                                                | √          |            |             |                        |                       |
| Barker Street Post Office group                                                           | √          |            | √           | √                      | √                     |
| Barker Street CBC Bank former                                                             | √          |            |             | √                      |                       |
| Barker Street Façade 127-9                                                                | √          |            |             |                        |                       |
| Barker Street Residence 68                                                                | √          |            |             |                        |                       |
| Canterbury Street St Mary's Church                                                        | √          |            |             | √                      | √                     |
| Canterbury Street High School*                                                            | √          |            |             |                        |                       |
| Canterbury Street Presbytery 126                                                          | √          |            |             |                        |                       |
| Canterbury Street St Paul's Manse*                                                        | √          |            |             | √                      | √                     |
| Centre Street St Mary's Convent                                                           | √          |            |             | √                      | √                     |
| Centre Street Residence 18*                                                               | √          |            |             |                        |                       |
| Colches Street Casino Railway Station, signal box, roundhouse, coal bunker, and turntable | √          |            | √           | √                      | √                     |
| Dyrabba Street Old Railway Casino Station, refreshment rooms and crane                    | √          |            | √           |                        |                       |
| Hickey Street St Paul's Church                                                            | √          |            |             | √                      | √                     |
| Lennox Street Residence 99                                                                | √          |            |             |                        |                       |
| Lennox Street Residence 107                                                               | √          |            |             | √                      | √                     |
| Reynolds Road Namoonah Cemetery                                                           | √          |            |             |                        | √                     |
| Walker Street Shops façade 77-81                                                          | √          |            |             |                        |                       |
| Walker Street ANZ Bank 108                                                                | √          |            |             |                        | √                     |
| Walker Street Westpac Bank 45                                                             | √          |            |             | √                      | √                     |
| Walker Street NSW Bank former                                                             | √          |            |             |                        |                       |
| Walker Street Shop façade                                                                 | √          |            |             |                        |                       |
| Walker Street school residence                                                            | √          |            |             |                        |                       |
| Walker Street School of Arts                                                              | √          |            |             |                        |                       |
| Walker Street Court House                                                                 | √          |            |             | √                      |                       |

| <i>Location/Name</i>                 | <i>LEP</i> | <i>REP</i> | <i>SHI*</i> | <i>National Estate</i> | <i>National Trust</i> |
|--------------------------------------|------------|------------|-------------|------------------------|-----------------------|
| <i>* Demolished items</i>            |            |            |             |                        |                       |
| Walker Street Council offices former | √          |            |             |                        |                       |
| West Street General Cemetery         | √          |            |             |                        | √                     |
| West Street river crossing site      | √          |            |             |                        |                       |
| <b>Coraki</b>                        |            |            |             |                        |                       |
| ANZ Bank former                      | √          |            |             |                        | √                     |
| Club Hotel                           | √          |            |             |                        | √                     |
| The Glebe bridge                     | √          | √          |             |                        |                       |
| Coraki Hotel                         | √          |            |             |                        | √                     |
| Coraki General Cemetery              | √          |            |             |                        | √                     |
| Coraki Post Office                   | √          |            |             |                        | √                     |
| Coraki Conservation area             |            | √          |             |                        | √                     |
| CBC Bank & Residence former          | √          |            |             |                        | √                     |
| Residence 19 Donaldson Street        | √          |            |             |                        | √                     |
| Residence 3 Adams Street             | √          |            |             |                        | √                     |
| Pharmacy building                    | √          |            |             |                        | √                     |
| Police Station                       | √          |            |             |                        | √                     |
| St Joseph's Church complex           | √          |            |             |                        | √                     |
| St. Mary Magdalene Church            | √          |            |             |                        | √                     |
| St Mary Magdalene Rectory former     | √          |            |             |                        |                       |
| Mid-Richmond Historical Museum       | √          |            |             |                        |                       |
| Yabsley House*                       | √          |            |             |                        |                       |
| <b>Evans Head</b>                    |            |            |             |                        |                       |
| Illawong Hotel                       | √          |            |             |                        |                       |
| Evans Head Memorial Aerodrome        |            |            | √           |                        |                       |
| <b>Myrtle Creek</b>                  |            |            |             |                        |                       |
| Main Camp Homestead                  | √          |            |             |                        |                       |
| <b>New Italy</b>                     |            |            |             |                        |                       |
| Museum Complex                       |            |            | √           |                        |                       |
| School archaeological site           |            |            | √           |                        |                       |
| Property Vinehaven                   |            |            | √           |                        |                       |
| <b>Tatham</b>                        |            |            |             |                        |                       |
| Catholic Church former               | √          |            |             |                        | √                     |
| Killarney Homestead                  | √          |            |             | √                      | √                     |
| <b>Tomki</b>                         |            |            |             |                        |                       |
| Meat house & barn                    | √          |            |             | √                      | √                     |
| <b>Riley's Hill</b>                  |            |            |             |                        |                       |
| Riley's Hill Dry Dock                | √          |            |             |                        | √                     |
| <b>Whiporie</b>                      |            |            |             |                        |                       |
| Olive Family Cemetery                | √          |            |             | √                      |                       |
| Whiporie Hall                        | √          |            |             |                        |                       |
| <b>Woodburn</b>                      |            |            |             |                        |                       |
| St Joseph's Catholic Church          | √          |            |             |                        |                       |
| Court House complex                  | √          |            |             |                        |                       |
| Post Office                          | √          |            |             |                        |                       |
| Riverview residence                  | √          |            |             |                        | √                     |
| Woodburn General Cemetery            | √          |            |             |                        | √                     |
| <b>Wyan</b>                          |            |            |             |                        |                       |

| <i>Location/Name</i><br><i>* Demolished items</i> | <i>LEP</i> | <i>REP</i> | <i>SHI*</i> | <i>National<br/>Estate</i> | <i>National<br/>Trust</i> |
|---------------------------------------------------|------------|------------|-------------|----------------------------|---------------------------|
| Wyan Cemetery                                     | √          |            |             |                            |                           |
| Wyan Creek school site                            | √          |            |             |                            |                           |
| Wyan survey mark                                  | √          |            |             |                            |                           |
| <b>Wyan Creek</b>                                 |            |            |             |                            |                           |
| Bennett's Sawmill site                            | √          |            |             |                            |                           |
| Wyan Creek school site                            | √          |            |             |                            |                           |

LEP: Local Environmental Plan: REP Regional Environmental Plan: SHI NSW State Heritage Inventory: National Estate: Commonwealth Register: National Trust of Australia: NSW Branch.

## 2.6 Review of the Richmond River and Casino LEP Heritage Schedules

During the course of the study it was discovered that very little information had been collected about items already listed on the LEPs and in fact it was not known exactly why some items were considered significant as opposed to others. So the currency of all prior listings was examined and, where possible, information was collected to assist with the production of a statement of significance for these items. These items have now been melded into the final list of items recommended for inclusion on the new Richmond Valley LEP's Heritage Schedule. At one site, Main Camp Homestead, it was noted that the house had been listed but not the older cook's cottage, associated stockyards or tea tree still equipment. As the site has a long association with the cattle industry, and later the tea tree industry, it is recommended that the listing be expanded to include these additional buildings, structures and moveable heritage.

### Destruction of Heritage Items

The study showed that two heritage listed items, namely the Marist Brothers High School and Yabsley House, Coraki were demolished with approval by Casino Council and Richmond River Council respectively. In addition it was discovered that two buildings in Casino, 18 Centre Street and a manse in Canterbury Street (possibly behind the St Paul's Church) had been demolished without consent. It is proposed that Council consider removing these items from the LEP. Stables associated with the homestead Killarney at Tatham had also been demolished without approval.

### Correct Description of existing LEP Listed Items

The Casino LEP Heritage Schedule incorrectly refers to the Casino police station as a heritage item when in fact the item referred to the Casino Court House.

### Overview

The study showed that on the whole items listed on the LEP are in good condition and are being well maintained by their owners. Exceptions include the Disputed Plain Homestead and the Broadwater Catholic church, both of which require urgent maintenance work. It is recommended that the owners be approached and offered Heritage Grant Funding to stabilise the buildings.

## 2.7 Completion of the SHI Data Forms

SHI data forms have largely been completed by the co-ordinator with assistance from the project historian. An attempt was made to fully complete data input for all 179 sites nominated for inclusion on the Local Environmental Plan. The name and location of all sites nominated by the community have been recorded on the SHI database but not all site details have been collected. For example some sites contain only limited historical notes and no details concerning modifications.

It should be noted that the documentation of all sites should be an ongoing task undertaken either by a Heritage Committee or a Council Planning Officer. Sites will be modified or even abandoned over time, and new historical information found. It is considered essential that the SHI database for Richmond Valley Council be continually reviewed.

## 2.8 Cross-checking Against Themes

The co-ordinator and historian cross-checked the new items nominated during the study with the local history and thirty eight State Heritage Themes. This allowed the co-ordinator to ask, at following meetings, if there were any items which could fill in obvious gaps. Table 2 was produced to show the relationship between State themes and places that represented those themes in the Richmond Valley LGA. For more information reference should be made to the SHI database.

Not all of the Heritage Office's themes have relevance to the evolution of Richmond Valley and sometimes there are no examples of a theme. Lack of substantial fabric provided by an activity is one of the most common reasons why examples are not found. For example there is little fabric remaining from the days when water transport was the prime means of transport in Richmond Valley. Wharves and sidings once common along the waterways of the Richmond have been either removed or destroyed making those left, such as the remains of the Irvington wharf, of great significance to the LGA.

*Table 2. State Themes and Places which demonstrate the evolution of Richmond Valley*

| <b>STATE THEME</b>                                      | <b>PLACES</b>                                                                                                            |
|---------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| Environment - naturally evolved                         | Broadwater National Park; Bundjalung National Park; Evans Head Iron Gates Natural Area; Evans River Fossil Coral site.   |
| Aboriginal Cultures and interaction with other cultures | Bora Ridge bora ring; Gumma Garra wedding tree; Goanna Headland; scar tree, Piora.                                       |
| Convict Settlement                                      |                                                                                                                          |
| Ethnic influences                                       | New Italy settlement.                                                                                                    |
| Migration                                               | New Italy settlement.                                                                                                    |
| Agriculture                                             | Main Camp stockyards; New Italy settlement; Rappville tea tree still; Woodburn silos.                                    |
| Commerce                                                | Casino Town Centre Conservation Area; Coraki Town Conservation Area; Evans Head Illawong Hotel; Rappville Hotel.         |
| Communication                                           | Bentley Post Office former; Broadwater Post Office former; Casino Post Office; Coraki Post Office; Woodburn Post Office. |

| <b>STATE THEME</b>                | <b>PLACES</b>                                                                                                                                                                                                                                                                 |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Environment – Cultural Landscapes | Casino Victory Camp; Defence Landscape Evans Head Memorial Aerodrome; New Italy settlement; Tomki - barn, meat house and boiling down vat.                                                                                                                                    |
| Events                            | Broadwater War memorial; Casino Mafeking Lamp; Casino Hospital Gates; Evans Head Memorial Aerodrome; New Italy settlement memorial.                                                                                                                                           |
| Exploration                       | Evans Head MacKinnon inscriptions.                                                                                                                                                                                                                                            |
| Fishing                           | Evans Head Paddon's Grave; Evans Head Paddon's Wharf.                                                                                                                                                                                                                         |
| Forestry                          | Busbys Flat spring board tree, Mt Pikapene Forestry site.                                                                                                                                                                                                                     |
| Health                            | Casino <i>Innisfail</i> former Maternity Hospital; Casino Baby Health Centre; Casino <i>Richmond Hospital</i> former; Casino Ambulance Station; Evans Head Ambulance Station; Casino Ambulance Station; Woodburn Maternity Hospital former.                                   |
| Industry                          | Broadwater Sugar Mill.                                                                                                                                                                                                                                                        |
| Mining                            | Coombell Brickworks.                                                                                                                                                                                                                                                          |
| Pastoralism                       | Myrtle Creek Main Camp; Swan Bay Silos; Tomki Station complex; Woodburn Fabric Dam                                                                                                                                                                                            |
| Science                           |                                                                                                                                                                                                                                                                               |
| Technology                        | Broadwater Sugar Mill; Casino Railway coal loader; Casino Water Tower; Riley's Hill Dry Dock; Tomki Station boiling down vat.                                                                                                                                                 |
| Transport - Air                   | Evans Head Memorial Aerodrome.                                                                                                                                                                                                                                                |
| Transport - Water                 | Broadwater Sugar Mill Wharf remains; Coraki The Glebe Bridge; Evans Head Paddon's Wharf; Riley's Hill Dry Dock; Tomki Irvington Wharf.                                                                                                                                        |
| Transport - Rail                  | Old Casino Railway Station and crane; Casino Railway bridge, Casino Railway Station, signal box, roundhouse, coal loader, water tank, the Triangle; Naughton's Gap tunnel; Trace of the proposed Casino – Bonalbo railway line.                                               |
| Transport - Road                  | Casino Crossing Place, Jumbung walkway.                                                                                                                                                                                                                                       |
| Towns, Villages and Suburbs       | Proposed Casino Urban Conservation area; Casino Barker Street Conservation Precinct, Richmond Street Conservation Precinct, Coraki Conservation area; Coraki Donaldson Street group; New Italy Settlement landscape, New Italy Vine Haven; Woodburn Street Conservation area. |
| Land Tenure                       | Tatham Kilarney Station, Tomki Station                                                                                                                                                                                                                                        |
| Utilities                         | Casino Fire Station; Casino Water Tower; Coraki Fire Station; Evans Head Fire Station; Evans Head Water Tower                                                                                                                                                                 |
| Accommodation                     | Gunthorpe House; Heathwood House; Holroyd House; Swan Bay York House                                                                                                                                                                                                          |
| Labour                            |                                                                                                                                                                                                                                                                               |
| Education                         | Casino School Master's residence; Clovass Community Centre (former school); Coraki St Joseph's Convent; Coraki St Joseph's school; New Italy school site; Woodburn St Joseph's Convent former; Woodburn Primary School.                                                       |
| Defence                           | Casino drill hall; Evans Head Memorial Aerodrome and associated sites eg Bomb Stores                                                                                                                                                                                          |
| Government & Administration       | Casino former Casino Council Chambers; Coraki-Mid Richmond Museum; boundary markers.                                                                                                                                                                                          |

| <b>STATE THEME</b>  | <b>PLACES</b>                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Law & Order         | Broadwater Police Station & Residence; Casino Court House; Coraki Court House, residence and lockup; Woodburn Court House, residence and lock up.                                                                                                                                                                                                                              |
| Welfare             |                                                                                                                                                                                                                                                                                                                                                                                |
| Domestic Life       | Heathwood House; Casino Folk Museum; Mid-Richmond Museum                                                                                                                                                                                                                                                                                                                       |
| Creative endeavour  | Platypus sculptures                                                                                                                                                                                                                                                                                                                                                            |
| Leisure             |                                                                                                                                                                                                                                                                                                                                                                                |
| Religion            | Broadwater St Columbkille's Church; Broadwater Union Church; Casino St Mary's Presbytery and Church; Casino St Paul's Church; Casino Uniting Church; Coraki St Joseph's Church; Clovass All Saints' Church; Coraki St Joseph's Convent; Coraki St Mary Magdalene Anglican Church; New Italy Church site; Tatham former St Patricks Church; Woodburn former St Joseph's Convent |
| Social Institutions | Bentley hall; Casino School of Arts; Clovass Community centre; Fairy Hill hall.                                                                                                                                                                                                                                                                                                |
| Sport               | Snowy Burns Cup; Busbys Flat cricket pitch;                                                                                                                                                                                                                                                                                                                                    |
| Birth and Death     | Busby's Flat Crane graves; Busbys Flat Cole graves; Casino West Street Cemetery; Casino Narooma Lawn Cemetery; Coraki General Cemetery; Evans Head Cemetery; Evans Head Paddon's grave; Hindmarsh Flat Hindmarsh grave; Woodburn General Cemetery.                                                                                                                             |
| Persons             | Clarke Irving, Louis Jabour; Richmond Manyweathers; Thomas Paddon & family; Yeager family                                                                                                                                                                                                                                                                                      |

The places categorised above are all recommended for listing on Richmond Valley Council's LEP and are listed alphabetically in the following section.

## 2.9 Changes to the Existing Local Environment Plan

### Individual Items

During the heritage study over 470 potential heritage items were identified. From this list 260 items were considered to be of heritage significance and were recommended for inclusion in Council's new Local Environmental Plan (LEP). This list of 260 items includes the 184 items identified in this study and the 76 items already protected on Richmond Valley Council's LEP.

An item can be of heritage significance if it meets one or more of the following criteria:

- Historical
- Social
- Aesthetic/Architectural
- Scientific/Technical
- Rare (only one of few remaining)
- Representative ( a good example of its type)

Guidelines outlined in New South Wales Heritage Office's publication *Assessing Heritage Significance* (2001) were used to determine which items should be recommended for inclusion in Richmond Council's LEP (see Appendices).

### **Conservation Areas**

It was also recommended that several unique historic landscapes and streetscapes identified in the study be managed within conservation areas. As the village of Coraki has already been managed in this manner it would appear to be a good model for Council to adopt elsewhere. A conservation area indicates that a street/or streets or village has retained a high degree of integrity, has a clearly identifiable boundary, is likely to be associated with an historic theme or item, and may contain additional cultural elements such as mature street trees, for instance the palms in Woodburn Street. It is the whole rather than individual elements that give these areas character. Other councils have adopted this approach because it provides certainty for owners.

It is considered that over time these conservation areas will provide a valued collection for the residents of the area and act as major tourist attractions for Richmond Valley Council.

The six proposed conservation areas are as follows:

- Casino Town Centre Conservation Area
- Casino Richmond Street Conservation Area
- Casino Barker Street Conservation Area
- Coraki Village Conservation Area (extended)
- New Italy Settlement Conservation (archaeological) Area
- Woodburn Street Conservation Area

## 2.10 Proposed Additions to the Local Environment Plan

Below is a list of the 184 items considered to be of historic significance in the Richmond Valley Local Government Area. Items are varied and include landscape elements such as street trees, council boundary markers, a shed from the Dutch internment camp as well as substantial buildings like the Rappville Hotel and former Gunthorpe residence at Evans Head.

*Table 3. Possible Additions to LEP*

| <b>Locality &amp; Item</b>                      | <b>Address</b>                    | <b>SHI No.</b> |
|-------------------------------------------------|-----------------------------------|----------------|
| <b>Bentley</b>                                  |                                   |                |
| Bentley Hall                                    | Lismore - Kyogle Road             | 2850232        |
| Bentley Post Office former                      | 1730 Lismore - Kyogle Road        | 2850072        |
| <b>Bora Ridge</b>                               |                                   |                |
| Bora Ridge Bora Ground                          | Myall Creek Rd                    | 2850089        |
| <b>Broadwater</b>                               |                                   |                |
| Broadwater Brickworks site                      | 45 Pine Tree Road                 | 2850260        |
| Broadwater ES&A Bank (former)                   | 172 Pacific Highway               | 2850096        |
| Broadwater Nicholas's Store (former)            | 164 Pacific Highway               | 2850132        |
| Broadwater Police Station Complex (former)      | 8 Wharf Street                    | 2850077        |
| Broadwater Post Office (former)                 | 170 Pacific Highway               | 2850178        |
| Broadwater Sugar Mill Boardroom                 | 117 Pacific Highway               | 2850158        |
| Broadwater Sugar Mill Complex                   | 117 Pacific Highway               | 2850135        |
| Broadwater Sugar Mill Grab (former)             | Pacific Highway                   | 2850267        |
| Broadwater Sugar Mill Manager's Residence       | Pacific Highway                   | 2850042        |
| Broadwater Sugar Mill Wharf Remnants            | Pacific Highway                   | 2850049        |
| Broadwater Union Church & Hall                  | 162 Pacific Highway               | 2850147        |
| Broadwater War Memorial                         | Little Pitt Street                | 2850179        |
| Broadwater Ware Residence                       | 164 Pacific Highway               | 2850133        |
| <b>Busbys Flat</b>                              |                                   |                |
| Busbys Flat Cole Graves                         | off Busbys Flat Road              | 2850190        |
| Busbys Flat Crane Graves                        | off Old School Road               | 2850191        |
| Busbys Flat Murragan School site                | Busbys Flat Road                  | 2850137        |
| Busbys Flat Timber Cutter's tree                | Wyan-Alice Road                   | 2850196        |
| <b>Casino</b>                                   |                                   |                |
| Casino Barker Street Kissane Residence (former) | 46 Barker Street                  | 2850339        |
| Casino Barker Street Hassell's Service Station  | Centre Street & Barker Street     | 2850102        |
| Casino Barker Street Offices                    | 149 Barker Street                 | 2850288        |
| Casino Barker Street Offices                    | 145 Barker Street                 | 2850295        |
| Casino Barker Street Offices                    | 147 Barker Street                 | 2850294        |
| Casino Barker Street Richmond Hospital (former) | 48 Barker Street                  | 2850340        |
| Casino Barker Street Residence                  | 64 Barker Street                  | 2850075        |
| Casino Barker Street Rural Bank (former)        | 113 Barker Street                 | 2850155        |
| Casino Barker Street Shops                      | 123 -125 Barker Street            | 2850152        |
| Casino Barker Street Shops                      | 108 -112 Barker Street            | 2850367        |
| Casino Barker Street Tattersalls Hotel          | 136 Barker Street                 | 2850148        |
| Casino Canterbury Street parsonage (former)     | 178 Canterbury Street             | 2850311        |
| Casino Canterbury Street Civic hall             | Canterbury Street                 | 2850306        |
| Casino Canterbury Street Residence              | 62 Canterbury Street              | 2850434        |
| Casino Canterbury Street Uniting Church         | Canterbury Street & Diary Streets | 2850131        |
| Casino Centre Street Drill Hall                 | Centre Street                     | 2850307        |
| Casino Centre Street Ambulance Station          | 157 Centre Street                 | 2850097        |

| <b>Locality &amp; Item</b>                         | <b>Address</b>                  | <b>SHI No.</b> |
|----------------------------------------------------|---------------------------------|----------------|
| Casino Colches Street Residences                   | 42 - 44 Colches Street          | 2850301        |
| Casino East Street Fig Trees                       | East Street                     | 2850309        |
| Casino Foot Bridge                                 | Richmond River                  | 2850001        |
| Casino Hare Street Boundary Marker                 | Corner Hare & Boundary Streets  | 2850350        |
| Casino Hare Street Water Tower                     | Hare Street                     | 2850211        |
| Casino Hickey Street Fire Station                  | Hickey Street                   | 2850159        |
| Casino Hickey Street Residence                     | 35b Hickey Street               | 2850333        |
| Casino Hotham Street Camp Hut (former)             | Cnr Hotham St & Queensland Rd   | 2850008        |
| Casino Hotham Street Hospital Memorial Gates       | Hotham St & Canterbury St       | 2850218        |
| Casino Hotham Street Residence                     | 51 Hotham Street                | 2850207        |
| Casino Hotham Street Residence                     | 2 Hotham Street                 | 2850321        |
| Casino Johnson Street Residence                    | 72 Johnston Street              | 2850377        |
| Casino Johnston Street Innisfail Hospital (former) | 40 Johnston Street              | 2850172        |
| Casino Junbung Walkway                             | southern bank Richmond River    | 2850349        |
| Casino Kyogle Road Victory Camp site               | Kyogle Road                     | 2850348        |
| Casino Lennox Street Residence                     | 87 Lennox Street                | 2850332        |
| Casino Lennox Street Residence                     | 85 Lennox Street                | 2850331        |
| Casino Lennox Street Residence                     | 89 Lennox Street                | 2850279        |
| Casino Mafeking Lamp                               | Walker Street                   | 2850186        |
| Casino Manyweathers Weir                           | Richmond River                  | 2850277        |
| Casino Platypus Sculptures                         | Richmond River                  | 2850325        |
| Casino Queen Elizabeth Park Flagpole               | Queen Elizabeth Park            | 2850354        |
| Casino Railway Bridge                              | Richmond River                  | 2850138        |
| Casino Richmond Street Residence                   | 62 Richmond Street              | 2850335        |
| Casino Richmond Street Residence                   | 15 Richmond Street              | 2850327        |
| Casino Richmond Street Residence                   | 17 Richmond Street              | 2850326        |
| Casino Riverside Lane Residence                    | 6 Riverside Lane                | 2850299        |
| Casino Simpson's Parade Baby Health Centre         | Simpson's Parade                | 2850116        |
| Casino Summerland Way Boundary Marker              | Summerland Way                  | 2850264        |
| Casino Walker Street Heathwood's Store (former)    | 63 - 69 Walker Street           | 2850021        |
| Casino Walker Street Primary School                | Walker Street                   | 2850276        |
| Casino Walker Street Second-hand Shop              | 139 Walker Street               | 2850282        |
| Casino Walker Street Shop                          | 75 Walker Street                | 2850009        |
| Casino Walker Street Shops                         | 112 -114 Walker Street          | 2850286        |
| Casino Walker Street Shops                         | 116 -118 Walker Street          | 2850285        |
| Casino Walker Street Shops                         | 106 Walker Street               | 2850361        |
| Casino Walker Street Shops                         | 93 - 99 Walker Street           | 2850010        |
| Casino Walker Street Smith's Store (former)        | Corner Walker & Barker Streets  | 2850208        |
| Casino West Street Residence                       | 40 West Street                  | 2850212        |
| Casino West Street Residence                       | 36 West Street                  | 2850019        |
| Casino Wheat Street Residence                      | 4 Wheat Street                  | 2850016        |
| <b>Clovass</b>                                     |                                 |                |
| Clovass All Saints' Church                         | Bruxner Highway                 | 2850234        |
| Clovass Community Centre (former School)           | 1954 Bruxner Highway            | 2850233        |
| <b>Coombell</b>                                    |                                 |                |
| Coombell Brickworks site                           | Coombell Road                   | 2850261        |
| Coombell Gunthorpe residence                       | Coombell Road                   | 2850265        |
| <b>Coraki</b>                                      |                                 |                |
| Coraki Adams Street Fire Station                   | 14 Adams Street                 | 2850111        |
| Coraki Adams Street Public School                  | 50 Adams Street                 | 2850112        |
| Coraki Belmore Street Residence                    | 17 Belmore Street               | 2850414        |
| Coraki Bridge Street Residence                     | 91 Bridge Street                | 2850412        |
| Coraki Donaldson Street group                      | 33, 31, 29, 27, 25 Donaldson St | 2850145        |
| Coraki Drill Hall (former)                         | 2 Richmond Terrace              | 2850139        |

| <i>Locality &amp; Item</i>                       | <i>Address</i>                   | <i>SHI No.</i> |
|--------------------------------------------------|----------------------------------|----------------|
| Coraki General Cemetery Anderson-James Headstone | Henderson Street                 | 2850346        |
| Coraki Queen Elizabeth Drive Residence           | 24 Queen Elizabeth Drive         | 2850240        |
| Coraki Queen Elizabeth Drive Residence           | 14 Queen Elizabeth Drive         | 2850149        |
| Coraki Richmond Terrace Residence                | 27 Richmond Terrace              | 2850410        |
| Coraki Richmond Terrace Residence                | 13 Richmond Terrace              | 2850409        |
| Coraki St Mary Magdalene Hall                    | 45-47 Queen Elizabeth Drive      | 2850037        |
| Coraki War Memorial                              | Richmond Terrace                 | 2850371        |
| Coraki Yeagerton Oakland House                   | 1235-1237 Oakland Road           | 2850241        |
| Coraki Yeagerton School (former)                 | 1245 Oakland Road                | 2850266        |
| <b>Ellangowan</b>                                |                                  |                |
| Ellangowan Public hall                           | 1630 Ellangowan Road             | 2850345        |
| <b>Evans Head</b>                                |                                  |                |
| Evans Head Ambulance Station                     | 10 Park Street                   | 2850110        |
| Evans Head Avenue of Pines                       | Riverside Park                   | 2850256        |
| Evans Head Beech Street residence                | 43 Beech Street                  | 2850250        |
| Evans Head Bellman Hanger                        | Memorial Aerodrome               | 2850098        |
| Evans Head Bomb Stores                           | Blue Pools Road                  | 2850462        |
| Evans Head Broadwater Lookout                    | Broadwater Road                  | 2850463        |
| Evans Head Butcher's Shop                        | 34 Woodburn Street               | 2850257        |
| Evans Head Camp Koinonia cabins                  | 29 - 41 Terrace Street           | 2850081        |
| Evans Head Carpenter's Workshop                  | Canberra Road                    | 2850130        |
| Evans Head Dispersal site                        | Blue Pools Road                  | 2850461        |
| Evans Head Explosives Store (former)             | near the Blue Pools              | 2850330        |
| Evans Head Fire Station                          | 76 Woodburn Street               | 2850228        |
| Evans Head Fossil Coral site                     | Evans River                      | 2850074        |
| Evans Head Gumma Garra Tree                      | Bundjalung National Park         | 2850329        |
| Evans Head Public School (former)                | School Lane                      | 2850076        |
| Evans Head Machine Gun Pit Aerodrome             | off Woodburn Street              | 2850317        |
| Evans Head Machine Gun Pit Blue Pool             | nr Blue Pool off Woodburn Street | 2850119        |
| Evans Head MacKinnon Inscriptions                | Ocean Drive                      | 2850396        |
| Evans Head Mangrove Street Residence             | 18 Mangrove Street               | 2850125        |
| Evans Head Mangrove Street residence             | 20 Mangrove Street               | 2850038        |
| Evans Head Memorial Aerodrome                    | Memorial Airport Drive           | 2850180        |
| Evans Head Paddon Grave                          | Iron Gates                       | 2850121        |
| Evans Head Paddon Wharf                          | off Woodburn Street              | 2850123        |
| Evans Head Park Street Residence                 | 15 -17 Park Street               | 2850229        |
| Evans Head Park Street Residence                 | 33 Park Street                   | 2850254        |
| Evans Head Park Street Residence                 | 35 Park Street                   | 2850251        |
| Evans Head RAAF Fire bell                        | Woodburn Street                  | 2850258        |
| Evans Head Randle Residence                      | 25 Wattle Street                 | 2850092        |
| Evans Head Razor Back Lookout                    | Ocean Drive                      | 2850318        |
| Evans Head Rosolen residence                     | 3 Cashmore Street                | 2850141        |
| Evans Head RSL Palm Tree                         | Woodburn Street                  | 2850252        |
| Evans Head Scout Hall (former)                   | 22 Mangrove Street               | 2850163        |
| Evans Head Snowy Burns Cup                       | Beech Street                     | 2850246        |
| Evans Head Timber Hut                            | Memorial Airport Drive           | 2850460        |
| Evans Head War Cemetery                          | Cemetery Road                    | 2850080        |
| Evans Head Water Tower (former)                  | 41 Cypress Street                | 2850182        |
| Evans Head Watson Residence                      | Lot 9 Pacific Circle             | 2850253        |
| Evans Head Woodburn Street Guest-house           | Woodburn Street                  | 2850018        |
| Evans Head Woodburn Street Residence             | 36 Woodburn Street               | 2850247        |
| <b>Fairy Hill</b>                                |                                  |                |
| Fairy Hill Hall                                  | 11560 Bruxner Highway            | 2850231        |
| Fairy Hill Post Office (former)                  | 11565 Bruxner Highway            | 2850230        |

| <b>Locality &amp; Item</b>                | <b>Address</b>                | <b>SHI No.</b> |
|-------------------------------------------|-------------------------------|----------------|
| Fairy Hill School Trees                   | Summerland Way                | 2850109        |
| <b>Hindmarsh Flat</b>                     |                               |                |
| Hindmarsh Flat Hindmarsh Grave            | Myrtle Creek Road             | 2850114        |
| <b>Leeville</b>                           |                               |                |
| Leeville Community Hall                   | 390 Mongogerie Road           | 2850198        |
| <b>Mt Pikapene</b>                        |                               |                |
| Mt Pikapene Bulmer's Memorial             | Kimbin-Pikapene Road          | 2850465        |
| Mt Pikapene Forestry Camp (former)        | Kimbin-Pikapene Road          | 2850192        |
| <b>Naughton's Gap</b>                     |                               |                |
| Naughton's Gap Railway Tunnel             | Casino - Lismore Line         | 2850093        |
| <b>New Italy</b>                          |                               |                |
| New Italy Bazzo's Well                    | Forest Road                   | 2850035        |
| New Italy Church Site & Wells             | Forest Road                   | 2850161        |
| New Italy Cyprus Road Well                | Cyprus Road                   | 2850146        |
| New Italy Mahogany Road House site        | Mahogany Road                 | 2850221        |
| New Italy Memorial                        | Cnr Swan Bay Rd & Pacific Hwy | 2850169        |
| New Italy Museum Complex                  | 2 New Italy -Swan Bay Road    | 2850168        |
| New Italy Pezzutti's Wine Shop site       | Swan Bay -New Italy Road      | 2850223        |
| New Italy Roder's Well                    | Pacific Highway               | 2850205        |
| New Italy School site                     | New Italy-Swan Bay Rd         | 2850181        |
| New Italy Stockyard site                  | Swan Bay - New Italy Road     | 2850242        |
| New Italy Vine Haven                      | 1 Forest Road                 | 2850183        |
| <b>Piora</b>                              |                               |                |
| Piora Casino - Bonalbo Railway line trace | Bruxner Highway               | 2850357        |
| Piora Casino - Bonalbo Rail Culvert       | Bruxner Highway               | 2850023        |
| Piora Scar Tree                           | "Wingara" Ellems Creek Road   | 2850356        |
| <b>Rappville</b>                          |                               |                |
| Rappville Hall                            | Murray Street                 | 2850202        |
| Rappville Hotel                           | Nandabah Street               | 2850187        |
| Rappville Murray Street trees             | Murray Street                 | 2850204        |
| Rappville Nandabah Street trees           | Nandabah Street               | 2850344        |
| Rappville Post Office                     | Nandabah Street               | 2850199        |
| Rappville St John's Church                | Lyons Street                  | 2850203        |
| Rappville Tea Tree Still                  | Rappville Road                | 2850195        |
| <b>Riley's Hill</b>                       |                               |                |
| Riley's Hill Charlie Ah Ching's Bell      | Riley's Hill Road             | 2850162        |
| Riley's Hill Community Centre             | Riley's Hill & Mills Road     | 2850003        |
| <b>Swan Bay</b>                           |                               |                |
| Swan Bay Silos                            | 555 Woodburn-Coraki Road      | 2850243        |
| Swan Bay York Residence                   | Woodburn-Coraki Road          | 2850033        |
| <b>Tomki</b>                              |                               |                |
| Tomki Boiling Down Vat                    | 2135 Bruxner Highway          | 2850313        |
| Tomki Irvington Wharf                     | Irvington Wharf Road          | 2850050        |
| Tomki Station Bell                        | 2135 Bruxner Highway          | 2850373        |
| <b>Woodburn</b>                           |                               |                |
| Woodburn Convent (former)                 | 20 Woodburn-Coraki Road       | 2850368        |
| Woodburn Masonic Lodge (former)           | 65 River Street               | 2850164        |
| Woodburn Memorial Hall                    | Pacific Highway               | 2850002        |
| Woodburn NSW Bank (former)                | 93 River Street               | 2850028        |
| Woodburn Oddfellows hall (former)         | 20 Cedar Street               | 2850185        |
| Woodburn Palm Trees                       | Woodburn Street               | 2850122        |
| Woodburn Public School                    | Woodburn Street               | 2850118        |
| Woodburn Residence                        | 23 Woodburn Street            | 2850166        |
| Woodburn Salvation Army Hall              | 19 Woodburn Street            | 2850117        |

| <b>Locality &amp; Item</b>        | <b>Address</b>            | <b>SHI No.</b> |
|-----------------------------------|---------------------------|----------------|
| Woodburn Slaughter House (former) | 204 Tuckombil Road        | 2850319        |
| Woodburn St Joseph's School Bell  | 20 Coraki - Woodburn Road | 2850372        |

## 2.11 Proposed Conservation Areas

The following paragraphs present an overview of each of the proposed conservation areas stating why they are historically significant and listing key characteristics of the areas.

### **Casino Town Centre (CBD) Conservation Area** (see map)

The historic significance of Casino, arguably the oldest town on the Richmond, has been acknowledged in the Casino Main Street Study (1992), and in presentations by Ferry (2003). Its history is well recorded by both the Casino and District Historical Society and in Casino Municipal Council publications (Ryan, 1980) and will not be retold here. In terms of its built history, as Laird (1992) points out: *there is a good spread of buildings particularly in Walker and Barker Streets that give the appearance of a small but prosperous rural centre, which has not been ravaged by development.* Buildings range in age and style from the Victorian Post Office (1879), Court house (1882) and Commercial Bank (1893) to the Art Deco styles of the mid 1930s.

Ferry (2003) believed that on the east coast of Australia *no other town has such a concentration of art deco* and he considered something could be made of this in terms of marketing Casino. The current Casino Town Centre Upgrade (2005) acknowledges the art deco building style, but it should be remembered that it is not just these buildings which give the conservation area its character. In fact earlier building such as the Post Office are considered of State heritage significance in part because this presents a rare composition of the Victorian Italianate and Georgian Revival styles of architecture.

Unlike most of Casino, which has a rich stock of timber buildings, buildings in the city centre are predominantly brick. This stems from several proactive decisions by the City's Council to permit only brick buildings in parts of Barker and Walkers Streets. In 1910 the brick area extended along Barker Street from the Post Office to the Tattersalls Hotel and north down Walker Street from its intersection with Barker Street to Canterbury Street (RRE 16/9/1910). Later in 1926, the brick area of both Barker and Walker Streets were extended (RRE 17/11/1926; RRE 1/12/1926).

It is difficult to find uniformity in the built form of the CBD Conservation Area but there are key features. The older building stock of either Victorian or Federation style has left the Town Centre with an array of decorative parapets and pediments above the verandah awnings. For example the building at 123-125 Barker Street displays a decorated semi-circular pediment in the centre bay, horizontal mouldings and further decoration in the former of highly detailed oriel windows. Elsewhere at 149 Barker Street an entry porch has tessellated tiling. Above 77-81 Walker Street the c.1911 parapet incorporates an unusual onion dome and tower. These elements make the CBD unique.

Art deco buildings also contribute to the above awning facades. The decorative plumes on the façade at 93-99 Walker Street provide an example. Several other Art deco buildings are significant architecturally. Some, like the former Casino Civic Centre and the former Rural

Bank at 113 Barker Street, showcase the use of vertical piers or fins which emulated from the United States "skyscraper style". The service station at the corner of Barker and Centre Street is a most intriguing building from this period. Two Juliet balconies, a stepped parapet, and vertical fins on the corner of the building demonstrate the distinctive nature of service stations before they became standardised. It is often the detail which gives these buildings their aesthetic qualities. For example the Canberra building has a Wunderlich pressed metal awning decorated with Art Deco patterns.



*Figure 2.2 Casino Art Deco Façade*

The proposed CBD Conservation Area covers both sides of Barker Street from Centre Street to the river and Walker Street from Graham Place to Canterbury Street. It then includes buildings on the eastern side of Centre Street from Barker Street to Canterbury Street and the southern side of Canterbury Street from Centre Street to Walker street.

***Key elements of this Conservation Area include:***

- Wide streets, with good views of the buildings.
- Roundabout containing the Mafeking Lamp.
- A large number of quality brick buildings of historic significance.
- A high proportion of Art Deco buildings, with classic features.
- Few building of recent (post 1950s) age.
- Buildings two storeys or less.
- Impressive decorative elements above awnings such as parapets, pediments and mouldings.
- Several original shop fronts such as those at the former Civic Centre.
- Older buildings with potential for reinstatement of missing elements for example verandahs.

***Key Art Deco buildings:***

- Centre Street – Casino District Ambulance Station (1939), 163-165 residences (c1935)

- Corner Centre and Barker Streets – Hassell's Service Station (1936)
- Barker Street – Canberra Guest House (1940); 104-106 offices (1937); 108-112 offices (1937), 113 former Rural Bank (1934); Casino School of Arts (1934); Commercial Hotel (renovated 1937)
- Corner Walker and Barker Streets - Smith's Store (1937)
- Walker Street – 57-61shops (c1930); 93-99 shops (c.1930), 139 shop (c.1930); 98 former Civic Centre (1937); Boolangle building (1938)
- Canterbury Street – Civic Hall (1937)

***Key Victorian & Federation buildings:***

- Barker Street – former CBC Bank (c1893); Post Office renovations (1893); 123-125 (1907); Tattersalls Hotel (1905); 146,147,149 offices (c.1905)
- Corner of Barker and Walker Streets – Bank of NSW (1905)
- Walker Street – 104 shop (1910); ANZ bank (1911); 75 shop (c.1920); 77-81shops (1911); 83 shop (c1920); 112-114 shops (c1920); 116-118 shops (1920)
- Corner Walker and Canterbury Streets – former London Bank (1911)



*Figure 2.3 Casino Federation Facade*



Figure 2.4 Casino CBD Proposed Conservation Area

### **Barker Street Conservation Area** (see map)

The proposed Barker Street Conservation Area covers a segment of Barker street from its intersection with Centre Street to the railway line. Like Richmond Street it is predominantly residential, but in recent years businesses have been established within residential buildings. It is also the location of the Richmond Nursing Home. Barker Street is one of the most historically significant streetscapes in Casino, containing several individually listed heritage buildings including possibly the oldest residence in Casino, Holwood House, built for Henry Barnes in the 1880s. As the street has retained a high proportion of original residences, it demonstrates the aspirations and status of many Casino families and could well become part of an historic trail. Unlike Richmond Street it has a high proportion of Victorian and Federation homes.

Barker Street was locally known as the "street of merchants" but many residents were professional people who played an active role in the development of the town. Such residents include the solicitors A.W. Norton and J. J. Kissane, and Police Sargent Wren. It is also the location of the Anglican Church and the former Richmond Maternity Hospital.

Development in Barker Street is characterised by substantial single storey weatherboard houses with hipped and gabled roofs set within large gardens and dating from 1880 to the 1930s. Many of the homes are particularly good examples of the Victorian, Federation and Inter-War periods and show evidence of quality building. The tessellated tile path at number 74 and the marble treads on the steps at 42 are good examples. Brick buildings are rare except for the fine example at 41 Barker Street. Over the years many of the gardens have been subdivided to provide an additional house block but compared with today's standards yards are still generous. Two storey buildings are rare, the exception being Henry Barnes's house at 68. The recent construction of two storey brick flats has compromised the streetscape.



*Figure 2.5 Barker Street Tessellated Tile Path*

Established street trees are located on parts of the road verge in Barker Street. An aerial photograph dated 1961 shows that a conscious effort had been made to plant trees at regularly spaced intervals along both sides of the street. The form of plantings seems to be similar to that undertaken in Richmond Street and may date from a similar period of civic beautification.

*Key elements of the streetscape are:*

- Single storey weatherboard dwellings presenting various styles from Victorian to Inter-War and Post-War.
- Pitched iron roofs.
- Domestic scale of development with minimal signage on commercial buildings.
- Verandahs to the front.
- Dwellings set back from the street with established gardens.
- Garages to the rear.
- Dwellings often separated from the street by a fence.
- Wide street with unsealed grass verges and relatively narrow sealed road-bed.
- Some mature trees.



*Figure 2.6 Barker Street Federation Residence*



Figure 2.7 Barker Street Proposed Conservation Area

### **Richmond Street Conservation Area** (see map)

The proposed Richmond Street Conservation Area covers properties on either side of Richmond Street from Centre to Colches Street and includes the southern part of West Street and the historically significant crossing place. The southern side of Richmond Street contains properties which back onto the Richmond River.

Land use along Richmond Street is predominantly residential but in the past few years professional businesses such as that of a doctor, dentist and chiropractor have established themselves within residential dwellings. There is one brick unit development in West Street but all other buildings are either timber, or timber with fibro. All dwellings in Richmond Street are either single storey weatherboard, or weatherboard and fibro. There are a large number of Californian styled bungalows which reflect the fact that much of the area was subdivided after the 1920s. Mulla Warra, at number 17, presents a particularly good example of the evolution of the Californian Bungalow style and is separated from the street by a rare hair (woven) wire fence.



*Figure 2.8 Richmond Street Woven Wire Fence and Gate*

The streetscape is characterised by weatherboard residences of uniform building height, separated from the street by a fence, or low hedge, with houses set back on a uniform building line. Wide gables are common and are sometimes off-set with a double or even triple gable effect to the front of the house. In several cases the roof extends out over a deep verandah, which is supported by thick, solid verandah piers. Garages are located at the rear of the block with driveways extending past the house to the rear of the yard.

The street itself is wide, with a grassy verge and plantings of poinciana and jacaranda trees. The trees at the Centre Street end of Richmond Street are larger than those to the southern end of the street.

***Key elements of the streetscape are:***

- Single storey weatherboard dwellings of the Californian Bungalow style.
- Predominantly low pitched roofs.
- Verandahs to the front.
- Large and small gables facing the street.
- Casement windows, often with lead light glazing.
- Gardens to the front often separated from the street by a fence or hedge.
- Garages positioned to the rear of the property.
- Wide street with grassed verge and plantings of street trees at various stages of maturity.



*Figure 2.9 Richmond Street-scape*



Figure 2.10 Richmond Street Proposed Conservation Area

### **Coraki Town Centre Conservation Area Extension** (see map)

This study recommends that the Coraki Town Centre Conservation Area, which is recognised as having regional heritage significance in the North Coast Regional Environmental Plan (1988), be extended to allow a full appreciation of the town's built heritage. This was previously suggested by both the National Trust of NSW and by Bain (1996). The current conservation area covers an L shaped section of Coraki and covers properties along Richmond Terrace to its intersection with Adams Street, the eastern side of Bridge Street and Adams Street itself.



*Figure 2.11 Richmond Terrace Window*

The extended Conservation Area would cover the southern end of Richmond Terrace and include the former drill hall and a row of Victorian Gothic style timber cottages. Elaborate fretwork and intricately carved window hoods can still be seen at the cottage at number 13 Richmond Terrace. It would also include several Federation style houses along Queen Elizabeth Drive and the already heritage listed Anglican Church and rectory (see map). With the removal of the Yabsley house, the dwelling at 14 Queen Elizabeth Drive now provides the finest example of the Federation style in Coraki. To capture the residential nature of Bridge Street it is recommended that the western side of the street be included in the expanded Conservation Area. The Conservation Area is recommended to extend only as far as Yabsley Street in the north, and not cover the site of Yabsley House.

The Village of Coraki, gazetted in 1867, is significant as a representative example of a small river town on the north coast. The quality and size of commercial, government and ecclesiastical buildings shows the importance of the town to the development of the region.

The buildings demonstrate the social structure of the village during the height of its prosperity and showcase the various elements that made up the town. As noted by Bain (1996) the varying skills of the local builders and architects make many of these buildings unique to Coraki. (thistle brackets joinery).



*Figure 2.12 Coraki Thistle Design Bracket*

Commercial establishments along Richmond Terrace are currently facing economic hurdles as shopping patterns change and the local population remains small. If the local hospital closes this is also likely to have an effect on the commercial area. The closing of one of the two hotels in 2006 is a reflection of continuing economic downturn. Hence it would seem an appropriate time to consider developing tourism activity that utilises the history and heritage of the town, and harnesses the natural assets presented by the Richmond River.

**Key elements** of the Coraki Town Centre Conservation Area vary between the commercial precinct along Richmond Terrace and residential area elsewhere:

Commercial Precinct – Richmond Terrace characteristics:

- a mix of one and two storey facades.
- two large weatherboard hotels located on prominent corners.
- a large number of individually listed heritage buildings.
- a mix of commercial and residential uses.
- varying setbacks, with some gardens facing the street.
- picket fencing to the street.
- kerb, guttering and footpath.
- all buildings face the reserve adjacent to the river.

Residential Precincts - including Adam and Bridge Street and Queen Elizabeth Drive:

- single storey family residences on large blocks ( although some commercial activities were conducted on Bridge Street).

- narrow road bed with grassy verges.
- a high percentage of weatherboard homes with highly adorned decoration on the gables and barge-boards.
- window hoods are common.
- high percentage of iron roofs.
- garages to the rear.

For those interested in caring for their house or shop front in Coraki's CBD, Bain(1996) has already produced advisory information, which is available from Richmond Valley Council.



*Figure 2.13 Coraki Fire Station*

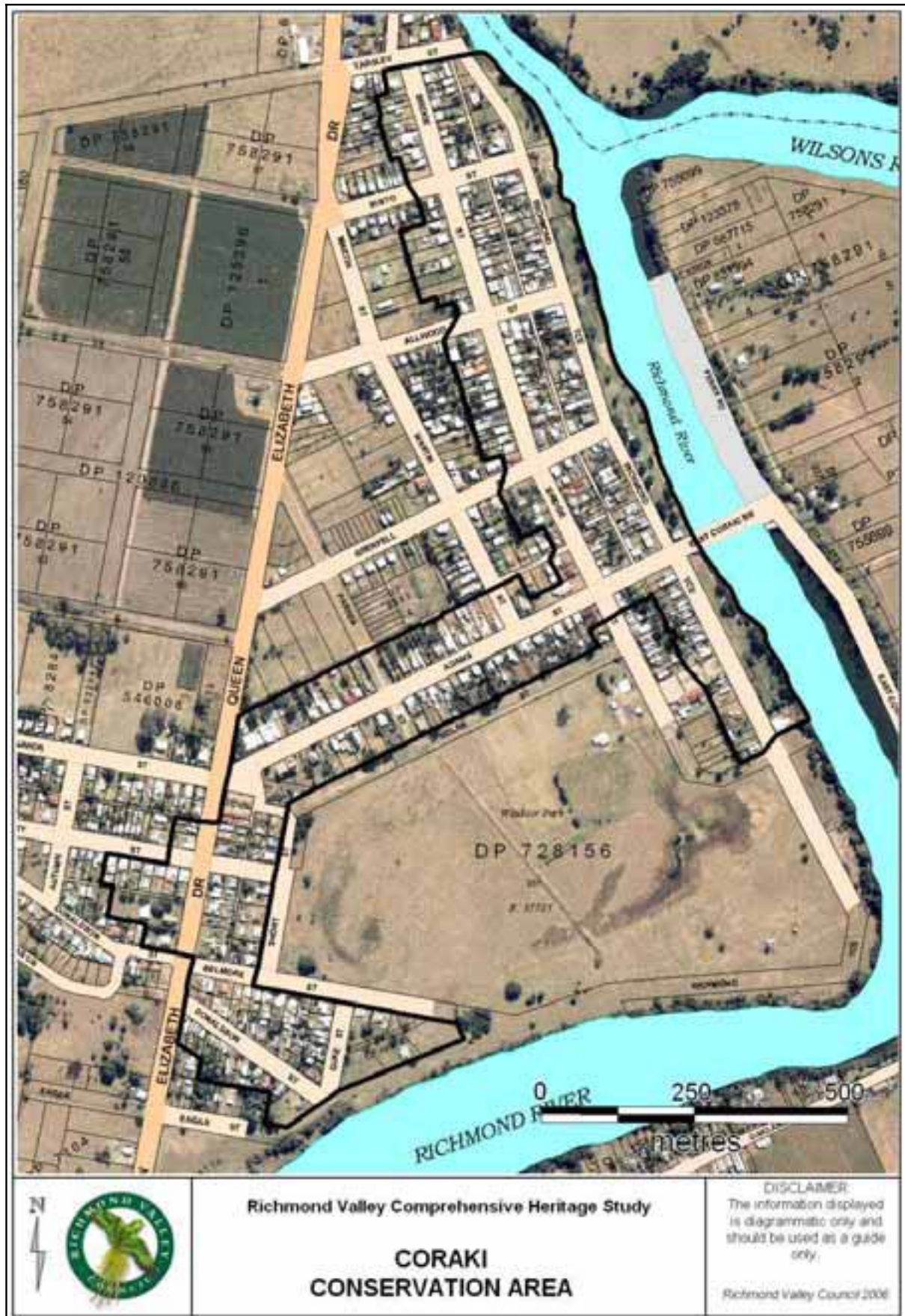


Figure 2.14 Coraki Proposed Conservation Area

### **New Italy Settlement Conservation (Archaeological) Area** (see map)

The New Italy Settlement Conservation Area is an area of State significance. It provides evidence of a settlement built through the tenacity, forbearance and technical skills (especially horticultural and architectural) of a unique group of predominantly Italian refugees in the early 1880s. The exact extent of New Italy settlement has yet to be determined but it covered an area of approximately 485.62 hectares (1200 acres). This study recommends that the map produced by M. Spinaze, a pioneer settler (c.1920), showing the land taken up by the settlers in the period 1882-1888, be used as an initial boundary for this predominantly archaeological site.



*Figure 2.15 New Italy Museum Complex*

The settlement area is primarily zoned 1(b1) Rural (Secondary Agricultural) and much of the area is dominated by hobby farms. Agricultural activities range from a day lily farm to an equestrian centre. Many of the properties have not been actively farmed for 70 years and several properties have absentee landlords. There is a continuing subdivision of the land into smaller holdings and many of the new landowners do not know that this was the site of the New Italy settlement. In an effort to address this lack of knowledge and prevent unintentional destruction of archaeological material when undertaking agricultural activities or new developments it is suggested that, in conjunction with this heritage zoning, an historical archaeological study be undertaken. In this way, areas with archaeological, and no archaeological constraints, could be identified.

Today much of the evidence of the settlement, such as the pise houses, wells, drainage lines, agricultural contours, fence posts, exotic plantings, small orchards and grape vines, lies hidden beneath native regrowth. Surface relics tend to be discrete and of a small scale. There are no substantial public buildings or engineering masterpieces yet the site has the ability to tell us much about our multicultural heritage. Ten individual archaeological sites have already been identified in an early study by Cotter & Gardiner (2002) and include: the School and residence site; the site of St Peter's Church and Antonio Piccoli's house, Pezzutti's wine shop, the Post Office and store; suggested stockyards Pezzutti's property; Giovanni Roder's well;

Bazzo's well; Cypress Road well; the property Vine Haven; Mahogany Road house site; and Giacomo Piccoli's Park of Peace.

The suggested Conservation Area also includes modern elements such as the New Italy Museum Complex and Pioneers Memorial, which are part of an on-going memorialisation of the settlement. Already the Museum Complex has been listed on the NSW State Heritage Register. In addition the former school site and property known as Vine Haven have also been listed on this Register.



*Figure 2.16 New Italy St Peter's Church site*

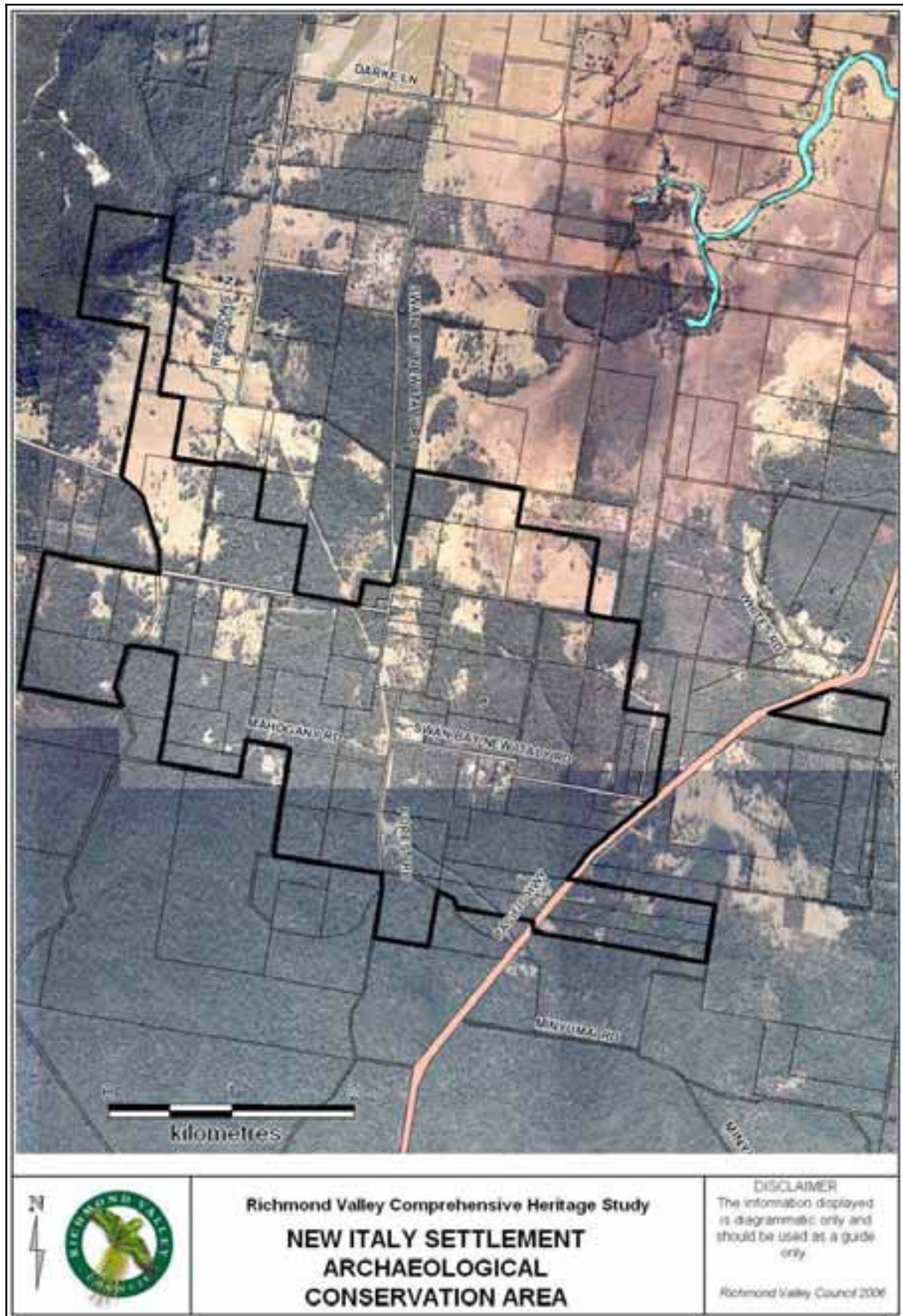


Figure 2.17 New Italy Proposed Conservation Area

### **Woodburn Street Conservation Area** (see map)

Woodburn was gazetted as a village in 1869 although early cedar cutters had called the locality Rocky Mouth and much land had been taken up in the early 1860s. Woodburn developed as a transport node and was an important point of call for all river traffic but more importantly it was on the shortest route to the Clarence River, where one could get a fast steamer to Sydney. Shipping to Sydney, via the Richmond River, was often delayed by the buildup of sand on the bar at Ballina. The south side of the river gradually became the main centre with the construction of a brick school in 1880, the opening of the Woodburn Court House in 1884, and Post Office in 1883.

Located adjacent to the river most of Woodburn is subject to flooding. Over the years this has resulted in the raising of many buildings above flood level but nothing has changed the face of Woodburn as dramatically as the cyclonic storm that hit on 7<sup>th</sup> April 1945. Many of the older weatherboard buildings in the area were completely destroyed including the two storey Empire and Richmond Hotels, the Catholic Church, the School of Arts and the Rowing Club.



*Figure 2.18 Woodburn Streetscape*

Woodburn Street does not appear to have been affected by the storm of 1945 but properties on the low side of street have been flooded and most buildings have now been raised. The street runs along the side of a rise known as “school hill”. As the high side of the street is above the flood level the Presbyterians established their church there in 1869 and later it became the site for the Public School. Therefore Woodburn Street contains buildings of various ages ranging from the brick school established in 1880 to modest cottages established from the 1890s to the 1930s. While this side of the street has been modified with the removal of the Presbyterian church and manse, it still contains the oldest houses in the street. The eastern side of Woodburn Street from River Street to Wagner Street remains remarkably intact. Houses vary in style from Federation to Californian Bungalow and include the Salvation Army Hall erected in 1926. Blocks on this side of Woodburn Street are long and have rear access to Schulstads Lane. It is likely that houses 11-17 were built by the same person as they have similar double front gables and follow the same alignment.

In addition Woodburn Street reflects the desire of the people of Woodburn to beautify the town. In 1935 it was reported that they proposed to construct *a row of phoenix canariensis palms (18 in number) with hibiscus and climbing roses between the palms, along the new line of dividing posts erected by the Woodburn Council in Woodburn Street*. Those palm trees still grace the centre of Woodburn Street. Hence this proposed conservation area seeks to showcase the building stock, history and community effort which make Woodburn Street the most significant street in Woodburn.

***Key elements of the streetscape include:***

- Wide street with centre row of phoenix canariensis palms.
- Single storey weatherboard dwellings (raised on the eastern side).
- The Salvation Army Hall .
- Verandahs to the front.
- Large and small gables facing the street.
- Gardens to the front often separated from the street by a fence or hedge.
- Garages positioned to the rear of the property.



*Figure 2.19 Woodburn Salvation Army Hall*



Figure 2.20 Woodburn Proposed Conservation Area

## 2.12 Items for Future Consideration

In addition to the above list and suggested Conservation Areas, the following 28 historic items were identified and warrant future study. While the items are all significant to the residents of Richmond Valley for a variety of reasons, they are not recommended for listing at this stage. Reasons include: little is known about the history of the item; similar good examples already exist; the item is not rare; with loss of original fabric the item has reduced originality; the item is protected under other forms of controls; the item is secret or sacred or the item has not been fully investigated. All of these items have been entered on Richmond Valley's SHI database.

*Table 4. Items for Future Consideration*

| <b>Locality &amp; Item</b>                    | <b>Address</b>         | <b>SHI</b> |
|-----------------------------------------------|------------------------|------------|
| <b>Braemer</b>                                |                        |            |
| Braemer Forestry Camp site                    | Summerland Way         | 2850105    |
| <b>Broadwater</b>                             |                        |            |
| Broadwater Gaudron residence                  | 90 Boundary Creek Road | 2850262    |
| Broadwater Highway group                      | Pacific Highway        | 2850255    |
| <b>Bungawalbyn</b>                            |                        |            |
| Bungawalbyn School (former)                   | Woodburn-Coraki Road   | 2850272    |
| <b>Busbys Flat</b>                            |                        |            |
| Busbys Flat Cricket pitch                     | Busbys Flat Road       | 2850020    |
| <b>Casino</b>                                 |                        |            |
| Casino Barker Street residence                | 34 Barker Street       | 2850406    |
| Casino Barker Street residence                | 45 Barker Street       | 2850297    |
| Casino Barker Street residence                | 74 Barker Street       | 2850293    |
| Casino Centre Street McKees Bakery (former)   | Centre Street          | 2850004    |
| Casino Dyrabba Street residence               | 91 Dyrabba Street      | 2850467    |
| Casino Gray's Falls                           | Richmond River         | 2850216    |
| Casino Johnston Street residence              | 98 Johnston Street     | 2850324    |
| Casino Gas Works (former)                     | 135 North Street       | 2850314    |
| Casino North Street shop                      | 102 North Street       | 2850322    |
| Casino Riverside Lane residence               | 4 Riverside Lane       | 2850300    |
| Casino Swanson Street water treatment plant   | Swanson Street         | 2850200    |
| Casino West Street residence                  | 104 West Street        | 2850320    |
| <b>Coraki</b>                                 |                        |            |
| Coraki Bridge Street residence                | 91 Bridge Street       | 2850412    |
| Coraki Edgar Street residence                 | 6 Edgar Street         | 2850171    |
| Casino Richmond Terrace residence             | 25 Richmond Terrace    | 2850411    |
| Coraki Yaegerton Saw Mill archaeological site | Oaklands Road          | 2850263    |
| <b>Fairy Hill</b>                             |                        |            |
| Fairy Hill Runnymede Station                  | Barrymore Road         | 2850236    |
| <b>Leeville</b>                               |                        |            |
| Leeville Cheese Factory (former)              | 160 Busbys Flat Road   | 2850095    |
| <b>Shannon Brook</b>                          |                        |            |
| Shannon Brook shed                            | 155 Broadheads Road    | 2850358    |
| <b>Tabbimobile</b>                            |                        |            |
| Tabbimobile Half Way House (former)           |                        |            |
| <b>Swan Bay</b>                               |                        |            |
| Swan Bay Ferry site                           | Ferry Road             | 2850269    |
| <b>Woodburn</b>                               |                        |            |

Woodburn Antonioli's barn  
Woodburn Fabric Dam

Woodburn-Coraki Road  
Pacific Highway

2850188  
2850134

## 2.13 Levels of Significance

The co-ordinator with the historian and members of the Heritage Committee have assigned levels of significance (Local, Regional or State) to each item. All places listed on Richmond Valley Council's Heritage Schedule will have at least local historic significance. Beyond this, items may be considered to have Regional or State, or even National significance. As noted by B. Hickson (Dubbo City Council Rural Heritage Review, 2002) regional significance has no statutory power and is being phased out. However, it is sometimes useful to acknowledge that a place has more than locally importance and that it should be given extra status. State significance means that a place is even more prestigious and gives the item much greater access to funding through loans and grants. The NSW Heritage Office is currently completing its Register of Items of State Significance and Richmond Valley Council should be nominating items they, and the community, believe are of significance to the State.

## 2.14 State Significance

Assessing whether an item has this level of status is a subjective process and can only be determined by comparison with other items. Determining if the item is rare or endangered, or is important in demonstrating a particular characteristic of its class, will help in forming an opinion about the status of the item.

As mentioned elsewhere seven items within Richmond Valley Council area have been listed by the NSW Heritage Office as having significance to the State. Results from this review consider a further ten places and one moveable heritage item should be recommended for State Heritage listing. This would make total of eighteen items of State Heritage significance within the Richmond Valley LGA. Several of these places are parts of historic complexes and some are archaeological sites.

## 2.15 Statements of Significance for Existing State Heritage Items

To assist Council staff, councillors and the community, to understand the importance of these sites, the following is a list of the confirmed and potential items of State significance with a brief individual statement outlining why the item is significant.

1. Casino Post Office (2850176) *Casino Post Office is significant at a State level for its historical associations, aesthetic qualities and social meaning. It is historically significant because it has played a central role in the development of communication services in the town and the Upper Richmond River district. Casino Post Office also provides evidence of the changing nature of postal and telecommunications practices in NSW. It is aesthetically significant because it is a rare composition of the Victorian Italianate and Georgian Revival styles of architecture, and makes an important aesthetic contribution to the civic precinct in Casino. Casino Post Office is also associated with the Colonial Architect's Office under Walter Liberty Vernon. It is also considered to be significant to the Casino community's sense of place.*

2. Old Casino Railway Station (2850175) and associated crane (2850290) *The Old Casino railway station is historically significant as the first railway station in the area. It opened in 1903 and changed its name to Old Casino with the opening of a second station, when the main line was opened to Brisbane in 1930. It is architecturally significant as one of only four stations in NSW built to this non-standard Federation style PWD model. It was subsequently extended to include a refreshment room. It has great social significance to the people of Casino as the station employed over a hundred railway workers and their families. Today it is significant in a renewed capacity as the base for the successful Pacific Coast Railway Society. The tripod crane is owned by the Society, and was used in the construction of the Casino to Bonalbo (1928-1930) line, which was never completed.*

3. Casino Railway Station Complex (2850174) with the associated Harman coal loader (2850289), signals box (2850291), locomotive depot, sometimes called the Round house (2850078), locomotive turntable (2850304) and water tank (2850303) *The Casino station, built in 1930, with its associated infrastructure, is an imposing and significant group of items in a major country location. The station building is one of the largest standard buildings of its type, and with the associated refreshment room, forms one of the best surviving later period station groups in the state. Casino became a major engine servicing point on the long 900 km run from Sydney to South Brisbane. Thus the signals box, locomotive depot, turntable, coal loader, water tank and associated facilities are of high significance. Of particularly significance is the Harman coal loader, which provides the State with one of the few relatively complete reminders of its steam train operations in the 1950s.*



Figure 2.21 Casino Harman Coal Loader

4. Evans Head Memorial Aerodrome (2850180) *The Evans Head Memorial Aerodrome has historical, social and cultural significance to the State and possibly the Nation. The aerodrome is purported to be the largest RAAF training base in the Southern Hemisphere during World War II under the Empire Air Training Scheme, and made a major contribution, through the provision of trained personnel, to the Commonwealth's war effort. Although a majority of built features associated with the airfield were removed, significant elements such*

*as the Bellman hanger are still on site. Other substantial elements, such as the bomb stores, and gun pits are currently located outside the curtilage of the State Heritage listed site.*

*The site has social significance to the many servicemen and women who were associated with the aerodrome, RAAF personnel in particular and their families and friends. It is also significant to the people of the North Coast region, the residents of Evans Head and visitors who attend activities such as the Great Fly In and Memorial Services.*

*Moreover it is significant because it is a substantial landmark, from the ground and from the air. It is a cultural site and continues to have an effect on the civilian, ex service, and defence population of the North Coast area of NSW and all visitors to the region.*

5. New Italy Museum (2850168) *The New Italy Museum Complex is part of the New Italy Settlement landscape which is of State significance as evidence of a settlement built by a unique group of predominantly Italian refugees. The Museum is linked to the New Italy settlement both by location and the fact that the Trust is managed by several descendants of these early settlers. Moreover the Museum Complex provides a continuing celebration of multicultural Australia and the important links forged between the Italian and wider Australian community.*

*It is socially significant not only to the descendants but also to other Italian migrants and the wider community. These people have worked together to maintain and develop the Museum Complex and school site.*

6. New Italy Former School Site (2850181) *The New Italy school site, as part of the New Italy Settlement landscape, is of State significance as evidence of a settlement built through the tenacity, forbearance and technical skills (especially horticultural and architectural) of a unique group of Italian refugees. It is also significant as the place where the younger generation of settlers were introduced to, and inculcated with, the "new" Anglo-Australian culture. For example nationally endorsed celebrations such as Empire Day were annually held at the School. The site also includes hoop pine trees planted by students in 1891.*

7. New Italy Vine Haven (2850183) *This site is part of the New Italy Settlement landscape, and contains remnants of the landscape encountered by the Italian settlers on arrival in the area. It also contains evidence of their agricultural work practices. The site includes a timber lined well, evidence of drainage and agricultural contours, and grape vines believed to be original plantings.*

## **2.16 Statements of Significance for Proposed State Heritage Items**

### 8. Bora Ridge Bora Ring (2850089)

*The Bora Ridge Bora Ground is historically significant as it played an important role in the ceremonial life of the local Aboriginal people. It is significant to the State as a rare example of earthen rings, many of which have been destroyed through ploughing, grazing and natural weathering in the Richmond Valley LGA. It can be compared with a similar ring at Tucki Tucki in Lismore. It is likely that this ring is the best example of its type remaining in the Richmond Valley. The traditional owners should be consulted prior to State heritage listing because they will know the true social significance of the site.*

9. Broadwater Sugar Mill Complex (2850135) with the associated manager's residence (2850042), boardroom (2850158), wharf remains (2850049) and cane grab (2850267). *The Broadwater Sugar Mill Complex is historically significant for its association with the Colonial Sugar Refining Company, and is one of only three sugar mills still operating in NSW. The village of Broadwater owes its existence to the presence of the mill, which was established in 1881. By the 1890s it was the most important sugar mill in Australia and in 1896 it crushed 146,000 tonnes of cane. This was the largest crop handled in Australia until the 1960s. It has made a significant contribution to the regional economy. It is also socially significant to many in the local community who worked either for CSR or the NSW Sugar Milling Cooperative. The site and structures have been regularly changed to meet changing technologies and the mill is to be converted to produce electricity from biomass wastes.*



Figure 2.22 Broadwater Sugar Mill-2005

10. Casino Victory Camp Site (2850348) *This site is historically significant as the location of a Dutch – Indonesian internment camp which operated between 1944 and 1946. While the site contains little original fabric, it is one component of a national body of evidence that documents the physical impact of WWII on Australian soil. It is said to have had even greater international significance as the "site of the first strike by Indonesian nationals against Dutch colonialism". As Graham Irvine (1991) states "the camp offers a rare opportunity to examine Australian perceptions of Asia in the immediate post-war period, as well as being a microcosms of Australian/Dutch/Indonesian relations". The State significance of this site derives from this association with international events. There is a wealth of documentary evidence which shows the role of Australian people in securing the release of the Indonesians from the Dutch authorities, and returning them home.*

11. Coraki The Glebe Bridge (2850065) *The Glebe Bridge is significant as a valuable part of Australia's engineering heritage. It is one of only three bascule type bridges in NSW and has both creative and technical significance. It is also associated with the work of Henry Harvey Dare who had a long and distinguished career in the NSW Public Works Department. It is considered aesthetically pleasing as it stretches across a wide expanse of the Richmond River at a very rural location. This bridge is already listed on the North Coast REP (1988).*

12. Evans Head Fossil Coral (2850074) *This assemblage of fossilised Late Pleistocene corals is of State geological significance as an indicator of sea level height and oceanic temperatures at the time of the last interglacial period (120,000 - 140,000 years BP). Sites which provide a basis for interpreting the development of the present coastline are rare and this site has the potential to assist interpretation, not just of the Evans Head coastal deposits, but also of deposits along the whole coastline of northern NSW.*

13. Evans Head Thomas Paddon's Grave (2850121) *This isolated grave is of historical significance because of the prominence of Thomas Paddon in the early development of Evans Head. By 1884 Thomas had established a wine shop at Evans Head. He subsequently built a hotel (1891), and numerous holiday cottages. It is said that he pioneered commercial oyster farming at Evans Head, and research shows that he was selling oysters at the turn of the century. However, the story of the Paddon family does not rest here. Thomas had several sons and a daughter. One son, James Paddon, won the World Sculling Championship in 1922 and went on to retire unbeaten in 1928. James in turn had a son Evans. Evans also became a world champion sculler, winning at Parramatta in 1948. Evans was subsequently credited with establishing the prawn trawling industry on the North Coast in 1947. Thus, this grave provides a link to the extended Paddon family who made significant contributions, not only locally but to the State, both in terms of their sporting abilities and the establishment of various aquaculture industries.*



Figure 2.23 Evans Head Thomas Paddon's Grave

14. Evans Head Snowy Burns Cup (2850246) *This moveable heritage item is of historical significance because it was presented to Alfred Snowy Burns, who held the Australian Sculling Title for ten years. One of the conditions set down by the donor was that, should any sculler successfully defend the cup in three successive races, it was to become his property. Snowy did this. He first won the Professional Sculling Title of Australia against Frank Scroope in 1926. He was finally defeated, by his collage and fellow Evans Head resident, Evans Paddon in 1937. The cup, with its Waratah design, is likely to have State significance for its association with the sport of rowing.*

15. New Italy Settlement Landscape (2850225 ) *The New Italy Settlement landscape, is of State significance as evidence of a settlement built through the tenacity, forbearance and technical skills (especially horticultural and architectural) of a unique group of predominantly Italian refugees in the early 1880s. Today much of the evidence of their pise houses, wells, drainage lines, agricultural contours, fence posts, exotic plantings, small orchards, and grape vines lies hidden beneath native regrowth. The landscape also includes modern elements such as the Museum Complex and Pioneers Memorial which are part of an on-going memorialisation of the settlement. The extent of New Italy settlement has yet to be determined but it covered an area of approximately 485.62 hectares (1200 acres). A map produced by M. Spinaze, a pioneer settler (c.1920), shows the land taken up by the settlers in the period 1882-1888 and could be used to determine the boundary of this predominantly archaeological site.*

16. Tomki Station Complex (2850364) with the associated stone stables/barn (2850365), meat house (2850055), and boiling down vat (2850313) *The remains of Tomki Station are historically significant, providing evidence both of early settlement (c.1840) of the area and, more specifically, pastoral-based land-use. The 19th century stone stables and timber meat house, together with the large cast iron boiling down vat, are the chief early survivors of this once sizable cattle station. Tomki Station is associated with Clay and Stapleton, the first selectors, and Clarke Irving one of the valleys most prominent figures. Irving is credited with putting an economic value on stock by making tallow when the market for meat had collapsed. He was also the elected member for the Clarence and Darling Downs district in the first Legislative Assembly. The stone stables area a rare example of a stone building on the North Coast with the only other known example being the Bathgate barn/stables at Ashby built c.1876. The boiling down vat is an intact and rare example of P.N. Russell's early Sydney Foundry work and is representative of the type of boiling down vats used at works throughout the Richmond Valley. The hexagonal meat house is an unusual example of a functional Victorian outbuilding which has retained much of its form and fabric. This site is likely to have archaeological significance.*

17. Tomki Irvington Wharf (2850050) *While in a state of disrepair, Irvington wharf is the only 1879 -1890s wharf still extant at the head of river navigation on the north coast. It represents the vitality of river trade in the late 19<sup>th</sup> and early 20th century and is the tangible evidence of the way in which steamers/droghers on the Richmond River were the life blood of the Richmond Valley. The site has high archaeological potential for the analysis of wharf building and rebuilding phases. Artefacts probably dropped from moored vessels, or from the wharf itself, are likely to be found in the riverbed. Located on a bend in the Richmond River, adjacent to a crown reserve, the site is aesthetically pleasing and has the potential to become a low key tourist destination.*



Figure 2.24 Irvington Wharf

18. Riley's Hill Dry Dock (2850054) *The Riley's Hill Dry Dock, which operated between 1902 and 1991, is of historical significance because it demonstrates the importance of water transport in the development of the North Coast of New South Wales. Remaining fabric illustrates the form of a working dry dock, and the workshop/pump house still contains two centrifugal de-watering pumps (Milne Brothers Makers, Sydney) made of cast iron and steel, the blacksmiths hood, electric power board (c.1950), and in the gable space, a propeller shaft with a flywheel and drive wheels. It is a good representative example of its type and is currently managed by a Trust who would like to restore and interpret the site.*



Figure 2.25 Riley's Hill Dry Dock

It is recommended that Council contacts the NSW Heritage Office with the view to having these ten places and one moveable heritage item nominated for listed on the State Heritage Register. However any person or organisation can nominate a place or object believed to be of State significance for listing on the State Heritage Register. Guidelines for nominations can be found on the NSW Heritage Office web site <http://www.heritage.nsw.gov.au/>.

## **2.17 Management of Items with State Heritage Significance**

Once an item has been identified as having State significance, the next step is the preparation of a Conservation Management Plan (CMP). The main objective of a Conservation Management Plan is to guide the future management of the heritage item, place or area in a way that protects its heritage significance. The plan should try to cover as many proposed changes and/or preferred uses of the item as possible, and recommend specific actions to be followed when decisions about the item need to be made.

It has been suggested (Hickson, 2002) that where no formal (CMP) plans exist, an Interim Management Strategy should be drafted by Council, in consultation with the owners. Each of the owners should be approached with respect to their rights, wishes and management of the item, and a joint agreement between the Council and the owner be produced. The joint agreement should cover such issues as approved work exemptions, materials and history, and should be drawn up before the imposition of this level of Status.

In some cases it may be necessary to also prepare an Archaeological Management Plan (AMP) to identify zones of high archaeological potential, and inform the development process.

## **2.18 Statements of Significance for Regional Heritage Items**

The following ten items are considered to have greater than local value and are described as regionally significant. Again determination of this status is based on comparisons with other places within the region. This information is important when decisions are made about the management of items. It is recommended that Richmond Valley Council indicate, on their property files, places which are considered to have regional significance.

1. Broadwater Catholic Church (2850083) *The Broadwater Catholic Church is regionally significant as the best example of the “weatherboard Gothic style” of church building in the region. It has a high degree of integrity and has retained original fittings and moveable heritage items. Its size, ornate timber-work, and prominent position on the Pacific Highway, give it landmark qualities. With the exception of the Broadwater Sugar Mill, it is the most prominent building in Broadwater. It is historically significant for its association with the growth of the village of Broadwater, and is socially significant particularly to the Irish Catholic community. It shows the desire of the community to retain their own church despite considerable adversity. It is associated with the local architect F.J. Board and Son, and the builder D. Singh.*



Figure 2.26 Broadwater Catholic Church

2. Casino Courthouse (2850071) *The Casino Courthouse is historically significant for its association with law and order in Casino and district. Built in 1882, it replaced an earlier lock-up and barracks. The scale (two storeys) and architectural character of the building, together with its early extensions (1885-86), bears witness to the increasing importance of the town as an administrative centre. It makes an important contribution to the streetscape in forming a punctuation to the street with the school opposite. The site has archaeological potential, being the site of an earlier police station and court house.*

3. Casino Mafeking Lamp (2850186) *The Mafeking lamp is historically significant, linking the town of Casino with an international event, the Boer War, and more particularly the siege of Mafeking, which ended on the 18<sup>th</sup> May 1900. Today it is associated with the RSL and local families, who have been involved with war action since 1900. Although it has been modified since it was erected in 1900, the changes have been subtle. The monument makes a significant contribution to the Casino streetscape and has social significance to the community of Casino, both as a well-known landmark and for its association with various war efforts. Few memorials commemorate the Boer War on the northern coast of NSW, and hence it is likely to have regional significance.*

4. Casino School Master's Residence (2850006) *Built in 1883 this is the oldest brick school master's residence in the Richmond Valley, and as such is regionally significant. It is largely intact, and its interpretation is enhanced by the retention of original plans and drawings (Casino & District Historical Society). The interior contains original fireplaces, joinery and plaster work and is significant architecturally. It is historically significant, demonstrating the importance of education in the 1880s, and the need for substantial school facilities in the growing centre of Casino.*

5. Casino Hassell's Service Station (2850102) *Before service stations became standardised they were distinctive and sometimes quirky. Hassell's service station built in 1936 could be described as quirky, with typical Art Deco features such as vertical fins on the corner of the building, stepped parapet, and parallel line motif. Clad with pressed metal, it also features two Juliette balconies on the first floor. It is a rare example of its type in the Northern Rivers region.*



Figure 2.27 Casino Barker Street Service Station

6. Coraki Cemetery (1450066) *This cemetery has importance as a genealogical record documenting the early history of this part of the North Coast. Many of the headstones have biographical information which pre-dates Civil Registration, and provide the only extant record of the numerous Irish families who settled the area. A memorial to two grand cricketers and sportsmen, Alex James and Sam Anderson, does not reveal the fact that both were of aboriginal descent. It has a comprehensive range of monuments, including fine examples of late Victorian crosses and Georgian monuments. A number of these represent styles peculiar to the area. It has high integrity and is in a very good condition.*

7. Coraki Urban Conservation Area (2850066) *The Coraki Urban Conservation Area has already been identified as regionally significant in the North Coast REP (1988). It is regionally significant because it provides a good representative example of an early river town on the North Coast. It demonstrates the historical port and industrial functions of the town, and the structural response of the town to natural constraints. It contains a typical mix of commercial, ecclesiastical and public buildings – police station/Court House, two hotels, post office, council chambers, fire station, drill hall, two churches and convent, shops and houses.*

8. Rappville Hotel (2850187) *Henry Rapp and his family were probably the most influential family in the Rappville-Wyan district. Henry saw the advantages provided by the new railway line between Grafton and Casino and he built his hotel at what was called Murray's Siding in 1911. The hotel illustrates the growth of the village at the turn of the century. Designed by the local architectural firm of Popplewell and Sykes, it is an excellent example of the many two storey weatherboard hotels built on the North Coast, and as such has regional significance. It has also retained much of its original floor plan and fabric.*



Figure 2.28 Rappville Hotel

9. Woodburn Court House/Police Station and Lock Up (2850062) *The Woodburn Court House, police station and lock up has been recognised in other studies as having regional significance as one of a group of police stations erected throughout the region in the late 19<sup>th</sup> to early 20th century period. Architecturally the building is a good representative example of early 20th Century police stations with many of its early components, including the lock-up retained. It is characteristic of the vernacular, almost residential style of buildings designed by the Government Architect's office under W.L.Vernon.*

10. Woodburn Slaughter House (2850319) *This slaughter house is historically significant. It shows the importance of local facilities in the distribution of food (meat) in the Woodburn-Evans Head area. It is representative of its type, having both slaughtering and condensing facilities. As regulations concerning the slaughtering of animals increased in the 1960s, and cattle were sent to the large abattoirs, slaughter houses closed and were often demolished. Consequently this is a very rare example of its type on the North Coast.*



*Figure 2.29 Woodburn Slaughter-house*

## **2.19 General Management Considerations for Owners**

Within the Richmond Valley Council Heritage Database there is a field which allows for the entry of management recommendations. The co-ordinator, historian and Heritage Committee members have attempted to make general management recommendations in this field for all items suggested for inclusion on Richmond Valley Council's Local Environment Plan (LEP). However the person usually responsible for the management of an item is the owner.

It is suggested that Richmond Valley Council assist all owners of heritage items proposed for listing on the Richmond Valley Local Environment Plan, to produce Conservation Management Plans for their heritage items. As the implementation of this recommendation is likely to take some time, it is suggested that a simple Interim Management Strategy be drafted by Council, in consultation with the owners, immediately after gazettal of the LEP. Each of the owners should be approached with respect to their rights, wishes and management of the item, and a joint agreement between the Council and owner be produced. The joint agreement should cover such issues as approved work exemptions, materials and history.

A general list of management recommendations is included which covers some of the circumstances that will arise at each place. These recommendations, compiled by B. Hickson (2002) have been used in other rural LGAs. Many of the recommendations relating to the management of a building are just common sense.

The recommendations are:

- Seek assistance from a Council Heritage Adviser for more details on any of these matters
- Draw up a Conservation Management Plan or Interim Management Plan
- Develop a list of regular maintenance checks for the item and carry out repairs, especially roof drainage and painting
- Fence remote sites where protection is needed from grazing animals
- Preserve the curtilage (make sure views to and from it are maintained)
- Preserve the setting (for example maintain the garden setting)
- Reconstruct original elements that are missing, hidden or inappropriately altered
- Record information about archaeological sites (for instance drawings, photographs, measurements) and assess any potential threats in the area (road works, drainage, building works)
- Encourage the collection of related moveable heritage items so that they stay together in their original place
- Investigate significance further. Gather any other additional or historical evidence about the place.
- Endeavour to find opportunities to use, re-use or adapt the building.

## **2.20 Next Steps – Public Comment**

Following presentation of this Heritage Report, Thematic History and Heritage database to the Heritage Committee and Council, letters should be sent to all owners of properties or items proposed for listing, seeking their comments and any additional information. In addition Council should put the Heritage Study and Thematic Study on public exhibition, both at Council offices and on their website, and seek public comment. Council could also inform the community about this study in their Ratepayer/Resident Community Newsletter. In other LGAs Councils have allowed two months for public exhibition so that property owners have plenty of time to prepare submissions.

Below is a suggested template for advertising the Richmond Valley Community Based Heritage Study.

### **Copy of Advertisement**

#### **Richmond Valley Community Based Heritage Study**

During the past two years, Council has carried out an extensive heritage study of the Richmond Valley Local Government area, with valuable assistance from local community members.

The study includes a thematic history, a main report which matches heritage items to the historic themes, and a data base of over 470 items and conservation areas which have been investigated and researched.

The main aim of the study is the identification of those places and buildings which the community value and wish to be retained for future generations. One hundred and eighty items are considered to have potential for heritage protection and are itemised in the main report.

This information is on public exhibition at the Richmond Valley Council Offices from xxx April to xxx May 2007.

Copies of the main report and Thematic History will also be available at Council Libraries and on Councils website.

Your comments are invited. The closing date for submissions is xxx May 2007.

For further information contact: Tony McAteer, Strategic Planner

## **2.21 Feedback**

All public comments will be reviewed and incorporated into a report for Council.  
New information should be incorporated into the SHI database.

## **2.22 Adoption by Council**

Following a review of comments from owners of potential heritage items and the public, Council should amend the Richmond Valley LEP. This will require a further period of public exhibition.

### 3. Richmond Valley's Heritage Resources

#### 3.1 Overview

This chapter presents a brief summary of the heritage resources found in the Richmond Valley Local Government area, and should be read in conjunction with the Thematic History (see Volume 2). It is sufficient here to note that the thematic history uses eight main themes to present the history of Richmond Valley Local Government area. These themes include; 1. Exploration and Pastoralism, 2. Transport and Communication, 3. Agriculture, Sugar Industry and Dairying, 4. Geology, Mining and Quarrying, 5. Forest Industry and Forest Conservation, 6. Towns and Villages, 7. Defence and 8. Fishing and Tourism.

The location and intactness of the material evidence of Richmond Valley's past does not always reflect the importance of these themes. Other factors namely storms, flooding and fire have played a major role in determining what we see today. Flooding has particularly shaped what we see in the Woodburn and Coraki areas. Elevated sites became the preferred location for schools and churches and over time many houses and halls were raised above flood levels. The frequency and intensity of floods, and siltation of the Richmond River and its tributaries, eventually resulted in the demise of the river as a means of transport. So wharves, so important in the early history of the Richmond Valley, were let fall into disrepair or were carried away by flood-waters.

A cyclonic storm in April 1945 changed the face of Woodburn forever. Ten buildings were destroyed including the Empire and Richmond Hotels, which were both two storey buildings. In addition the Rowing Club shed, School of Arts and Catholic Church, on Rocky Mouth Creek, were completely destroyed.

Fire also removed many of the early timber buildings and less elaborate timber structures associated with forestry and grazing industries, but were not restricted to the bush. Fires were also common in urban areas. Fires on Richmond Terrace in Coraki were said to be the major problem for commercial property owners in this street. They were indiscriminate. In 1904 even the Catholic Church and Convent on Richmond Terrace were destroyed.

In addition, termites (white ants) were a major problem for timber structures and buildings. Bartier (1981, p28) writing about the Casino Hospital said: *the battle against the white ant was a constant one with the verandah, warder's cottage, dispensary and board room all requiring attention over the years*. So the material evidence of the early (pre -1880) settlement in Richmond Valley Local Government area is often represented by materials such as stone and brick and does not reflect the fact that timber was the main building material from the 1840s to the 1950s.

Many rural industries in Richmond Valley operated out of temporary buildings or even in the open air, so little evidence of their presence remains. Sawmills were common and at Yaegerton (near Coraki) William Yeager's steam saw mill, established in 1882, was said to have *sheds covering nearly two acres and to employ one hundred and fifty workers* (Williams, nd., p13). Little fabric now remains of this mill or other mills such as McCarthy's mill (1886) in the heart of Casino; Murray's mill (c1900) at Murray's siding (now known as Rappville); Rosolen's mill (1900) at New Italy, to name just a few. Likewise structures associated with the dairying and tea tree industries are mostly in ruins.

Since the 1970s the discovery of Evan's Head by “sea changers” has also put pressure on older, often less substantial, buildings both residential and commercial, and this has seen the demolition of buildings which tell the story of the village and its associated State heritage listed Memorial Aerodrome.

### **3.2 Natural Heritage**

Richmond Valley has an abundance of natural heritage sites adjacent to the Richmond River, within the Richmond Ranges, and along the coastline.

Wetland areas in the southern part of the Richmond Valley, particularly in the Bungawalbin area, provide excellent bird watching and nature based opportunities. While much of this natural heritage is protected under NSW National Parks and Wildlife legislation, both NSW National Parks and NSW State Forests need to be informed of cultural heritage sites located within their management areas.

Richmond Valley Council has acknowledged the importance of these natural areas with designated lookouts and picnic areas. Richmond Valley has an abundance of natural heritage sites adjacent to the Richmond River, within the Richmond Ranges and along the coastline. Picnic facilities are available at Paddon Park, Main Beach, Kalimna Reserve and Chinaman's beach at Evans Head. Regional tourist publications have acknowledged the significance of these parks and lookouts and have promoted them in driving tours of the Richmond Valley.

A fossil coral site (2850074) in the Evans River is of geological significance and has the ability to tell the story of higher sea level levels and oceanic temperatures at the time of the last interglacial period (120,000 - 140,000 years ago). It has research potential and provides a basis for interpreting the development of the present coastline, not only at Evans Head but along the whole northern coastline of NSW.



*Figure 3.1 Evans River*

### 3.3 Architectural Resources

Evidence of the past is often found in the building styles and materials used in an area. In Richmond Valley timber was the most common building material, but bricks were also used when suitable raw materials were available. Very early forms of building saw materials used that were available locally, such as clay, wattle or bark and daub. However none of these early buildings have remained in the Council area.

In the early days of settlement most buildings were of slab construction followed by timber framed, board and batten and clad structures. Unfortunately no timber slab structures were found during this study. Weather-boards, mostly placed horizontally, were extensively used in this LGA particularly from the 1880s until the 1950s.

#### Stone

Stone was rarely used in the Richmond Valley. In fact the only stone building reported in this study is the rectangular "barn" of rubble stone c.1861 built at Tomki Station (2850365). It is said that the sandstone was brought from Sydney. At New Italy local sandstone was used by the Italian migrants to build wells. Bazzo's well (2850035), with a diameter of approximately 3.4 metres, is the largest known at the settlement site.



*Figure 3.2 New Italy Roder's Well*

#### Rammed Earth/Pise

The rammed earth or pise style of building was only undertaken by the Italian migrants at the New Italy Settlement, near Woodburn. Homes were built here of both timber and clay, but it seems only the two storey dwellings were of the rammed earth style. Heaney, writing in 1950

(p13), quotes New Italy resident Mr Piccoli as saying *they took mud (clay) not from the top and not from the bottom and sieved it, dampened it, and puddled it between boards to provide walls about 10 inches thick. These walls then dried hard in the sun.* In 1950 there were two mud buildings still standing; one was the old wine shop and the other the last post office. Unfortunately today the only remains of these walls at the old wine shop are indicated by a series of raised earthen mounds showing the outwards collapse of the walls (Gardiner & Cotter, 2002). The Mahogany Road house site (2850221) is the only known site where the lower portion of a pise wall remains *in situ*. An archaeological study of the whole settlement area may reveal additional evidence of rammed earth housing.

In 1989 descendants of the New Italy settlement, other local Italians and service club members, erected two new mud buildings at the New Italy Museum Complex (2850168). Buildings were designed to emulate the mud brick buildings of the original settlement, and clay for the bricks was quarried on site. The building known as the *Osteria Venetia* is designed to look like the two storey mud brick residence of Mr Luigi Antonioli which was situated adjacent to the current Museum Complex facing the Pacific Highway.

### **Weatherboard**

As mentioned previously timber was the most abundant local building material in the Richmond Valley. It was extensively used throughout the LGA, was of high quality and continued to be the dominant building material until the 1950s. Hotels such as the former Club Hotel (1898) and Coraki Hotel (1892) at Coraki and the Commercial Hotel at Rappville (1911) typify the Federation Filigree style which, on the north coast, combined timber and decorative filigree. With its deep, shady verandah, corner location and iron balcony, the former weatherboard Club Hotel is a particularly good example of its type. This is a type which is becoming increasingly rare on the north coast of New South Wales.

Unlike Federation (1890-1915) houses in Sydney, which were built of brick on a stone base, the Federation homes of Richmond Valley were built of timber with gables, gablets (often for ventilation), decorative verandah timbering and elaborate joinery. Dwellings were often associated with particular builders and in Coraki, John Turner and T.W. Keith are credited with constructing houses with elaborately carved barge boards. Some builders even left their “hallmarks” on the gables and within the design of verandah brackets. In Coraki it is evident that one builder had a weakness for the shape of the Scotch Thistle. Both Coraki and Casino have a good stock of Federation buildings and examples of this style can be found in the smaller settlements of Woodburn, Broadwater, Rappville and Tatham.

The two storey homestead “Killarney” (2850057) built for the Marsh family (c.1902) at Tatham is possibly the best example of late Victorian Filigree style in the Richmond Valley Council area and still retains a cast iron balustrade to the first floor, and much original joinery.



*Figure 3.3 Coraki Federation Style House*

The interwar period (1915-1940) in Richmond Valley was characterised by the adoption of the Californian Bungalow style of housing. In Sydney this style was usually built in brick but on the Northern Rivers it was expressed in timber. Richmond Street Casino features many of these single storey bungalows with low pitched roofs, wide eaves, flat topped chimneys, exposed roof timbers, tapered pylons with grouped posts, projecting window frames and geometric pattern lead-light glazing in the windows. The garage often became an important element in the design and a common type of fencing during this period was made of twisted wire that was curved into loops. The panels were generally supported between wooden posts and pedestrian and vehicular gates were made to match. Richmond Street contains four of these now rare fences at numbers 13,15,17, and 31.

### **Corrugated Iron/Fibro Cement/Pressed Metal**

Corrugated iron was used most commonly in semi-permanent buildings. In the country dairy bails, slaughter houses and farm sheds were often built of this material. It was also used extensively during World War 11 at places such as Camp Carrington at Casino, which later became a Dutch Internment Camp, and at the Evans Head Aerodrome where the 17 Bellman hangers were clad with corrugated iron.

Fibrous cement sheeting was also used as a cladding material and was often used, in conjunction with weatherboards, in the Californian bungalow homes so common in Casino. Fibrolite was used to clad the new Union Church, Broadwater, following the disastrous fire of 1932.

Pressed metal was mostly used internally to line ceilings and walls and great quantities were sold by Wunderlich. However, in Casino during the 1930s two unique buildings were clad with pressed metal. Hassell's service station (2850102) (located at the corner of Centre and Barker Streets and built in 1936) was clad with metal pressed to resemble brick work. On the two Juliette balconies the metal was pressed to a shell design. The former two storey bicycle shop c.1930 (2850282) (now a second-hand store) in Walker street has a front façade which

was clad with pressed metal imitating stonework and stucco. Side walls were lined with corrugated iron.



Figure 3.4 Casino Victory Camp Hut (former)

### Brick

Development in the Richmond Valley in the 1880s saw the establishment of many small brickworks such as those of Horten and Farley at Buckendoon and T. Atkin at Blakebrook. Most often bricks were used in public buildings such as schools, Court Houses and police stations and post offices, but at Broadwater the sugar mill required bricks for its chimneys and furnaces. A small brickworks was established at Broadwater c.1880 and E. Knox, Manager of the Broadwater Mill, reported to the CSR head office saying *good bricks are now being made on the ground and the contractor hopes to turn these out as fast as they are wanted* (Smith, 1991). The brick maker was Olaf Larsen and he used the clay pit on Pine Tree Road for his bricks. Not all bricks were made locally and Smith (1991) reports that forty thousand bricks were also sent to the mill on the ship "Victory". It is also thought that these brickworks supplied bricks for the Woodburn Police Station and Court House (1885) although newspaper reports of the day state that the bricks came from a Mr Cook, rather than Mr Larsen, at Broadwater (Northern Star 26/8/1885 p2).

The availability of bricks in the Richmond Valley was assured with the opening of the Coombell Brickworks in 1912. This was to become the most significant brickworks operating within the Council area. From 1915 to 1979 it was owned and operated by the Gunthorpe family, who for a time also owned the Bexhill brickworks. The extended Gunthorpe family became well known local residents of both Evans Head and the Richmond Valley. The distinctive red bricks were used in government buildings such as the Woodburn Chambers at Coraki (1912), extensions to the Casino Post Office (1915) and Casino Civic Centre complex (1937), churches such as St Joseph's (1923) and St Mary Magdalene, both at Coraki (1913), commercial buildings such as the Illawong Hotel at Evans Head (1958) and in Mr Robert Gunthorpe's own home at Evans Head (1926). When the Casino & District Memorial Hospital was redeveloped in 1987-1981 over half a million Coombell bricks were used (Bartier, 1981). Of course Coombell bricks had been used in 1933 when the hospital was originally built.



Figure 3.5 Evans Head Gunthorpe House

Coombell bricks are showcased in Casino's CBD and reflect Council's desire to improve the appearance of the town after the turn of the century. Council declared *Barker Street on both sides from the western boundary of the Post Office to Tattersalls Hotel and on both sides of Walker street to Canterbury street* (RRE 16/9/1910 ) to be a brick area. This brick area was expanded in 1926 (RRE 1/12/1926) and this explains why there are few weatherboard buildings in the town's centre.

Due to the efforts of Mayor L. Jabour during the 1930s Casino's CBD received a make-over that was dominated by brick buildings in the Art Deco design. The Civic Centre complex, with its two storey red brick façade, is one of the key buildings of this period. At least six brick buildings adopted the Art Deco style and include the former Rural Bank (1934), the School of Arts (1934), the Kissane & Parker building (1937), the H. E. Page building (1937), renovation of the Commercial Hotel (1937) and Smith's store (1937).

### **Villages (Past and Present)**

Richmond Valley Local Government Area was characterised by a large number of small settlements. Prior to 1900 settlements were associated with the transportation and distribution of goods and services along the waterways but, with the opening of the Casino to Grafton railway line in 1905, settlements moved away from the waterways. Other small settlements were associated with harbour works and the coastal holiday settlement of Evans Head. The following list of place names gives some indication of the number of settlements in the area: Bentley, Bora Ridge, Broadwater, Bungawalbyn, Busbys Flat, Clovass, Coraki, Coombell, Ellangowan, Evans Head, Fairy Hill, Leeville, Myrtle Creek, New Italy, Oaklands, Piora, Rappville, Riley's Hill, Shannon Brook, Swan Bay, Tatham, Tomki, Whiporie and Woodburn. Often settlements were little more than a school, a few houses, a wharf, post office, store and cricket pitch.

The following paragraphs briefly describe the history of the five main urban centres in Richmond Valley Local Government area and draw attention to surviving heritage items that reflect that history.

### **Casino**

Casino, originally known as The Falls, is considered the oldest settlement on the Richmond River, being settled by Clay and Stapleton in 1840. By 1848 the site at The Falls had become a focal point for the squatting runs of the Richmond and Upper Clarence and, with the establishment of a Post Office in 1849 and Court of Petty Sessions in 1852, the site was destined to become a town. Substantial brick buildings such as the Post Office (1879), two storey Court House (1882), two storey CBC Bank (1883), school and school master's residence (1883) testify to the growing importance of Casino. Cousins (1933, p60) considered that the carving up of the large squatting stations into dairy farms in the 1900s brought additional prosperity, as did the fact that it was becoming an important railway junction. The establishment of the Bank of New South Wales (1905) and the construction of several substantial ecclesiastical buildings, such as St Mark's Church of England (1905), St Paul's Presbyterian Church (1908) and St Mary's Presbytery (1907), would support Cousins' view.

As mentioned earlier Casino continued to develop during the depression years from the 1930s to the 1940s. Art Deco buildings, the massive St Mary's Catholic church (1940), the Hare Street water tower (1940) and Swanson Street water filtration plant (1938) are items which reflect this period. The 1960s saw some changes to the face of Casino with the opening of the radically designed Methodist Church (2850131), now the Uniting Church (1962), and the new High School on Kyogle Road.

### **Evans Head**

Evans Head has a long history as a holiday destination. Prior to the formal subdivision of land at Evans Head in 1906 the MacKinnon family, of East Coraki, had paid regular visits to this area for the purposes of catching fish and enjoying the sea air. John and Alexander MacKinnon recorded their visit in 1870 by etching their initials and the date on a local sandstone outcrop (2850396). In 1884 Thomas Paddon had established a wine shop by the river and saw the potential of the place as a holiday resort. The extended Paddon family were to have a significant impact on the development of Evans Head. Their presence is reflected at the Paddon Grave (2850121), and Paddon Wharf (2850123), and is associated with the Referee's Challenge Cup (2850246) held at the Evans Head Bowling Club. The CSR Company, which operated the Broadwater Sugar Mill, also saw the potential of Evans Head as a holiday destination and parish maps show that, from as early as 1912, a special lease had been granted to the CSR Company. By 1920 a house (2850250) had been built for the Broadwater mill employees opposite the beach. However the image of Evans Head as a holiday town changed in 1940 when the Commonwealth began developing an air training base at the aerodrome. During the next several years, many thousands of Air Force personnel from all over Australia passed through the town. After the war, the aerodrome reverted to civilian use, and Evans Head continued to develop as a holiday resort.

Recreational fishing had long been popular at Evans Head, but in the post-war period commercial fishing, especially for prawns, became an important industry. In the 1960s, improvements were made to the river entrance (completed 1963), and a harbour was constructed on the southern side of the river to accommodate the large fleet of fishing vessels (completed 1969). Major new urban facilities also appeared after the war. These included the Ambulance Station (2850110) (opened 1951), and the Illawong Hotel (2850150) (which

replaced the timber Pioneer Hotel in 1958). More recently, with improvements to roads and motor vehicles, Evans Head has increasingly become a place of permanent residence.

### **Coraki**

Coraki is a small town strategically located at the junction of the Richmond and Wilson Rivers. Its early history revolves around William Yabsley, who in the 1850s and 1860s established a prosperous boat building industry at this location. In 1866 the Government Village of Coraki was gazetted and land was made available for freehold purchase in 1867. According to Bain (1996) the layout for the town followed the standard grid pattern of most government towns, although true squares are only attained between Queen Elizabeth Drive and Spring Street. By the 1880s the town was an important river port and shipping centre with the economic mainstays of boat building, timber and shipping, supplemented by agriculture.

Rapid development from the 1890s is reflected in the row of timber cottages in Richmond Terrace, the building of the Coraki Hotel (1892) and the rebuilding of the Club Hotel (1898). The turn of the century saw the construction of the fine CBC bank and residence (1902), Mr Keith's house (1905) on Queen Elizabeth Drive, and Mr E. Turner's home in Adams Street (1906). A new Convent was built in 1907 following a fire which destroyed the original convent and church. The Anglicans built a new church in 1913. With war approaching land was secured for a drill hall in 1913 and the new hall was opened by 1915. Several disastrous fires changed the face of Coraki but it was not until 1924, when Council paid the necessary 400 pounds, that a fire station (2850111) was built.



*Figure 3.6 Coraki CBC Bank and Residence (former)*

The pattern of development, now reflected in the Coraki Conservation Area, shows Coraki's role as a major trading centre on the Richmond River and the problem of flooding which saw the churches and schools re-locate away from the river. Its decline is attributed to the demise of river trading and the establishment of the railway at nearby Casino. Limited population growth has seen the recent closure of the Club Hotel and the future of the historic Coraki Hospital is currently being debated by the Northern Rivers Area Health Service.

## Woodburn

The growth of Woodburn, or South Woodburn as it was initially called, is linked to both water and road transport. For many years from 1879 onwards the bulk of the Richmond River mail was taken through the Clarence by way of the southern side of Woodburn. Growth is reflected in the building of a brick school (1880), the removal of the post office from the north side of the river to south Woodburn (1883) and the opening of a substantial Court House with lockup (1885). Continuing growth was possibly fuelled by development of the New Italy settlement in the late 1880s.

With the growth of Evans Head as a holiday destination, Woodburn continued to be a resting place for travellers as they headed to the beach. The former Woodburn Council sought to encourage people to stop by beautifying the town and in 1935 planted a row of *phoenix canariensis* palms (18 in number), with hibiscus and climbing roses between the palms, along Woodburn Street. These palms still grace Woodburn Street (2850122) and the River Bank Park.

As mentioned at the beginning of this section a cyclonic storm in April 1945 changed the face of Woodburn forever. The imposing two storey former Bank of New South Wales (c.1937) is now the only building in River Street (Pacific Highway) to tell of the importance of this town.



Figure 3.7 Woodburn Street Palms

## Broadwater

As Cousins pointed out (1933, p62), Broadwater owes its existence to the presence of the Colonial Sugar Refining (CSR) Company's Mill (1881), which was at one time the largest mill in New South Wales. The town and mill were intimately connected, as is illustrated by the timing of some early Broadwater services and businesses.

A postal receiving office was established at Broadwater in 1876 to serve the small number of riverbank residents of the area at that time. In 1901 proper postal premises were built which consisted of the post office and residence (2850178).

The first school classes at Broadwater were held in the Union Church in 1881, soon after the sugar mill began operation. A request for the establishment of a school in the late 1870s, before the advent of the mill, was refused on the grounds of insufficient children. A school was erected in 1885 on a two-acre site near the river, one kilometre north of the mill.

The multi-denominational Union Church, in which classes were held until the completion of the school in October 1885, had been erected in 1881 on land donated for the purpose by Henry Cook. The Union Church was followed several years later by a Roman Catholic Church which opened on St Patricks Day in 1889. Following a fire in 1932, the Union Church was rebuilt debt free in 1933 (2850147).

The first pub in Broadwater opened in 1880. Two others followed in 1881, and a fourth opened in 1888. The large number of pubs reflect not only the thirst of the sugar mill workers, but their need for accommodation; the annual influx of mill workers during the harvesting season swelled the population of Broadwater considerably. In 1882 John Ware had enough confidence in the town to build a new store, the Coronation Emporium, and in 1902 had a house built (2850133) to the design of F. J. Board.



*Figure 3.8 Broadwater Post Office (former)*

### **3.4 Cultural Landscapes**

There are a number of historically and thematically related streetscapes, archaeological sites and landscape elements that combine to produce important cultural landscapes within the Richmond Valley Local Government area. Two of these landscapes, namely the Coraki Conservation Area and the Evans Head Memorial Aerodrome have already been identified as significant by the NSW Department of Planning. However it should be remembered that the landscape of the aerodrome extends beyond the boundary of its State Heritage Listing. Sites such as the explosives area with its detonation building, five bomb storage buildings and a light automatic machine gun pit are of state significance.

Five additional cultural landscapes have been identified in this study, namely Casino's town centre, Richmond and Barker Streets, Casino, Woodburn Street, Woodburn and the New Italy Settlement (archaeological) area.

Nevertheless these are not the only cultural landscapes within the Local Government Area. At the former Tomki Station the rubble barn, meat house, and boiling down vat are representative of the many squatting runs that were established on the Richmond in the 1840s. At Broadwater the mill and associated village tells much about the development of the sugar industry on the north coast from the 1880s to the present.

### **3.5 Industrial Items**

Industrial heritage within the Richmond Valley Local Government area is predominantly associated with transport, both river and rail, and rural industries, particularly the brick making, sugar, forestry and tea tree industries. Prior to 1900 most industries located along the river banks. Yeager's sawmill at Oakland, Yabsley's Coraki boat building works and the Broadwater sugar mill are all examples of industries which established themselves along the river. Except for the Broadwater sugar mill, much of the evidence of these early industries has been demolished. However, the Riley's Hill dry dock (2850054), constructed between 1899 - 1902 by the Department of Public Works, still remains as a good example of its type. It tells much about the need for maintenance of water craft, particularly vehicular ferries which provided essential transport links across the river from the 1900s through until the late twentieth century.

Crossing the waterways became more important as the valley became urbanised and after much lobbying the Glebe bridge (2850065) was opened at Coraki. This bridge is one of three remaining of an unusual type of bascule used at eight locations in NSW in the first quarter of this century. It is a valuable part of Australia's engineering heritage because of its design interest and its association with Henry Harvey Dare.

Casino is fortunate in having a substantial collection of industrial heritage associated with rail transport. Not only does it have two railway stations but, with the extension of the rail line from Kyogle to South Brisbane in 1930, Casino became a major engine servicing point. The new Casino station was opened in 1930 and, to handle larger express engines, a 75ft turntable (2850304) was installed at the Casino yards in December 1933. At the same time a large service depot was opened known as the Roundhouse (2850078). Early in the 1950s a huge Harman coal loader (2850289) was built. Other industrial items include the signals box, tripod crane and various items held by the Pacific Coast Railway Society in their museum in the Old Casino Railway Station.

Rural industries have left a variety of both simple and sophisticated industrial structures in Richmond Valley. Buildings and machinery at the Broadwater sugar mill, such as the cane grab (2850267), wharf remains (2850042), manager's residence (2850049) and plant itself, tell much about changes in the sugar industry, particularly the shift in 1974 from water to road delivery of cane. At Rappville the "bush" tea tree (2850195) still demonstrates the small scale nature of much of the tea tree industry in the mid Richmond. Silos (2850243) at Swan Bay tell about the importance of the dairy industry in the Richmond Valley and the move to store feed in the 1930s, an activity which was not continued. Dairying was a major industry following the subdivision of the large squatting runs like Tomki Station and Wooroowoolgen. A dairy

co-operative opened at Casino and there were other factories at Coraki, Mallanganee and Dyraaba but much of the evidence of this industry is disappearing. No bails, creameries or dairy farms were nominated for listing in this study.

The rare slaughter house (2850319) at Woodburn is historically significant as it shows the importance of local facilities in the distribution of food. It is technically significant and representative of its type, having both slaughtering and condensing facilities. As regulations concerning the slaughtering of animals increased in the 1960s and cattle were sent to the large abattoirs, slaughter houses closed throughout Richmond Valley and were often demolished. This is the only known slaughter-house still standing in Richmond Valley.

The remains of the Coombell brickworks are linked to the development of Casino. It allowed bricks to be obtained more cheaply than hitherto in the district. In particular, it facilitated the erection of new buildings in the 'brick area' of central Casino, declared in 1910 by Casino Municipal Council in order to improve the appearance of the town. This industrial site still contains the dredge pit, the superstructure with c1912 timbers and two brick chimneys with associated kilns, the office and original owner's residence.



*Figure 3.9 Coombell Brickworks*

### **3.6 Community Halls**

As noted in other rural heritage studies (Hickson, 2002) community halls are vital community buildings and in many small settlements are now the only buildings still in use. In Richmond Valley halls were constructed by a variety of community organisations ranging from mutual self-help groups like the Oddfellows Society to others concerned with defence and training during World War 1. Over successive years all have been used by a variety of organisations including local churches, schools, and patriotic clubs. Many have served as picture theatres, dance halls and more recently as art galleries.

Eight public halls, two drill halls and two trades halls were recorded in this study and have been suggested for heritage listing, but this is not the sum total of the halls in the Richmond Valley Council area. The oldest hall is located at Fairy Hill (1906) and it is the only public building still standing in a village which once supported a post office, hotel and railway station. Beside the local small primary schools, halls at Bentley (1935), Ellangown (1923) and Leeville (1914) are the only other public buildings in these small settlement areas.

Halls in Richmond Valley have often been associated with Australia's involvement in the two world wars. The Casino Drill Hall (1908), now at South Casino, and the Coraki Drill Hall (1915) were both built initially to train members of the Lighthorse, and the Greenridge Memorial Hall (1940) and Woodburn-Evans Head Memorial Hall (1955) with funds raised by the local community and, in the case of the latter hall, the RSL. Many of the halls hold significant moveable heritage items in the form of honour rolls, with those at the Rappville Hall (1927) being attractively painted with native flower motifs.

In contrast to the modest halls referred to above, Casino's Civic Hall (2850306) is large and attention has been paid to the interior design. It was built as part of a civic building project initiated by Mayor Louis Jabour and designed by Gilbert and Ashe in the Art Deco style. When the first ball was held in the new hall on the 6th September 1937, an article in the Richmond River Express (7/9/1937, p2) described its *arched ceiling and modernistic stage as outstanding features*. Chromium plated section strips, which were used across the ceiling of the hall and around the maple panelling, are still in place, making the interior of this building of architectural significance.

The Woodburn Masonic Lodge held functions at the very simple Oddfellows Hall (2850185) at Woodburn until their own building was completed in 1953. These friendly societies contributed much to the cultural organisation of country towns and the Oddfellows Lodge in Woodburn was no exception. Its hall was the location of many dances and couples reportedly came from the centres of Coraki, Broadwater and Bungawalbyn to participate in these social gatherings.



Figure 3.10 Bentley Hall

### 3.7 Monuments and Memorials

Monuments and memorials are usually constructed to be enduring and to commemorate or celebrate the lives of people or events. In the Richmond Valley Council area many of these memorials are associated with Australia's involvement in major world conflicts. Casino's Mafeking Lamp (2850186) is an unusual memorial built in the form of a street lamp. It was constructed before the end of the Boer War to *commemorate deeds of heroism* in the towns of Mafeking, Ladysmith and Kimberley. Today the lamp is the official Casino War Memorial and is used for services and wreath laying ceremonies for ex-service men and women from all wars. Other war memorials include the marble pillar at Broadwater, a new memorial at Coraki (2004) which replaced an earlier memorial, and the memorial gates (2850218) at the Casino Memorial Hospital.

In addition to these war memorials a committee supported by the Richmond River Historical Society successfully raised money to erect a permanent marker to the Italian settlers at New Italy. When the monument (2850169) was unveiled on the 8<sup>th</sup> April 1961 approximately 1500 people attended the function including the Consul General for Italy, Dr. G. Carnevali. On a smaller scale State Forestry workers erected a simple memorial (2850465) to their fellow worker Ray Bulmer at the site of the Mt Pikapene forestry camp. The text on the stone says much about the purpose of memorials: *We laid this stone in Memory of Mr Ray Bulmer who put Mt Pikapene Pine Plantation on the map. He worked here most of his life in a place he loved so well. Lest we forget.* To the wider community it is a reminder of the importance of the Forestry industry in the Richmond Valley.



Figure 3.11 Casino Mafeking Lamp

### 3.8 Cemeteries, Family and Individual Graves

Four multi-denominational general cemeteries, one lawn cemetery, five family cemeteries, three individual graves sites and the site of a previous graveyard have been identified by the community in this study. In addition the community singled out the memorial headstone to the Aboriginal cricketers Sam Anderson and Alex James in the Coraki General Cemetery as of particular significance. All the sites have different stories to tell and provide much information about the history of the Richmond Valley and the people who contributed to that history. They are one of the LGA's most valuable heritage assets.

Family graves at Busbys Flat from the late 1800s indicate that the area was once more densely settled. Busbys Flat supported a school and was the location of Slade Brothers' timber mill.

The isolated grave of Alexander Hindmarsh (2850114) tells of one of the area's earlier settlers. Walter Hindmarsh and his wife Elizabeth took up 320 acres on Hindmarsh Flat in 1844. While at their Hindmarsh Flat property, known as Gowan Gowan, their son Alexander died (1849). In the early 1920s Alexander's sister Susan erected a headstone and substantial fence around his burial site. Another isolated grave, that of Thomas Paddon (2850121), is of great historical significance because of the prominence of the Paddon family in the development of Evans Head. The family is associated with the development of several fishing industries, namely oyster farming and prawn trawling. In addition the Paddon family name is also associated with sculling. Son James and then grandson Evans both won World Championship Sculling competitions.



*Figure 3.12 Woodburn General Cemetery*

General cemeteries, particularly the Coraki cemetery which contains over 1,200 tombstones, are important as they hold a genealogical record documenting the early history of this part of the North Coast. Although built recently (c.1938), the Evans Head cemetery is significant for its association with the Evans Head Memorial Aerodrome, and the headstones show a high percentage of military plaques.

### **3.9 Transport and Communication**

Water, road and rail transport routes with their associated river crossings, stock routes, mail routes and coaching trails were important in the development of the Richmond Valley. Possibly the most significant site in the Local Government area is the Crossing Place (2850015), a the ford on the Richmond River at Casino. It was at this site that Clay and Stapleton first established Cassino Station in 1840. This later became part of a formal link in the track from Grafton and Lawrence on the Clarence to the Upper Richmond and thence, via Unumgar and Mount Lindsay, to Limestone (Ipswich) and Moreton Bay (Brisbane). It has been suggested that this ford was also a crossing place for the Aboriginal people of the area.

#### **Water Transport**

Water transport at least until the 1900s was the main means of trade and communication in Richmond Valley. Villages grew along the waterways from the 1860s and those with business acumen like the Yabsleys and Yeagers established shipyards and sawmills along the riverbanks. Evidence of this form of transport is confined to wharves and jetties, many of which have been demolished or removed by floods. Hence the remains of Irvington wharf, (2850050) near Casino, are extremely important in demonstrating the changing navigability of the river in the nineteenth century. At Broadwater, as Curby (1997) noted, the wharf remains (2850049) adjacent to the Broadwater Sugar Mill, demonstrating the importance of water transport in the operation of the cane industry until the 1970s. Riley's Hill dry dock (2850054) is another important site, demonstrating the need for maintenance of water craft, particularly vehicular ferries, steam ships and cane barges. The ferries were particularly important as they provided essential transport links across the Richmond River from the 1900s through until the late twentieth century. The importance of bridges has been discussed in the section dealing with Industrial Heritage.

#### **Rail Transport**

According to Daley (1966, p159) with the building of the railway the pioneering days of the Richmond Valley were gone. The opening of the first Casino railway station (2850175) in 1903 was an important day for Casino, linking it to the Lismore–Murwillumbah line. However, the opening of the railway line between Casino and Grafton in November 1905 was a more significant event in the history of Richmond Valley as small villages such as Coombell, Myrtle Creek and Rappville established themselves along the line. It had a strong influence on patterns of land use and local industry. A branch rail line was then opened on 23rd June 1910, from Casino to Kyogle. By the end of 1923 a rail service extended from Sydney to Casino and Kyogle except for a break across the Clarence River which was served by a unique rail ferry.

In 1930 an extension from Kyogle to South Brisbane was opened and Casino became known as a railway town. As mentioned earlier the historic locomotive depot (2850078) also opened at this time and many industrial items relating to rail transport are now located at Casino. From the 1870s to the 1920s the locals had been agitating for a line from the coast to the

tablelands and in 1928 it seemed that the proposed line was about to start with a first leg to Bonalbo. Works stopped and started and stopped again but by December 1930 approximately ten miles of earthworks had been completed. Today these works (2850357) can be seen in the vicinity of Piora and tell us about the political movement, possibly fuelled by the New England graziers, to establish an east-west rather than a north-south rail link.

With the advent of diesel locomotives in the 1950s, much of the rail infrastructure at Casino became redundant and the number of employed dropped away. A continuing decline in the use of the railway in favour of road transport, and the consequent removal of most station infrastructure throughout the Richmond Valley, has also led to the demise of villages such as Rappville and Myrtle Creek. Today the rail line is mostly used for freight.

### **Air Transport**

The former Woodburn Council can be credited with building one of the first aerodromes in Richmond Valley at Evans Head in the 1930s. In 1937 it was taken over by the Commonwealth Government for military purposes and today is known as the Evans Head Memorial Aerodrome. The significance of this aerodrome can be read in chapter 2. At Casino the local Aero Club worked towards establishing and constructing an aerodrome. Ryan (1980, p125) provides a good account of the way voluntary labour virtually built the runway in 1947 to allow New England Airways to commence a daily service to Casino. In 1950 the aerodrome was acquired by the Commonwealth Government and a hard surface runway was constructed. By 1955 Casino Airport had become the regional airport of the North Coast. Since then the aerodrome has reverted to its original owners and its status diminished as airports at Lismore and Ballina have been upgraded. In 2002 the demise of the airport was confirmed when the Board of CMCA (Casino Motor Campers Association) acquired 115 hectares of land at the airport site. The terminal building was then integrated into the motor home site.

### **Road Transport**

In the early days of settlement road transport, as explained in the thematic history, provided links between the Clarence River, the New England Tableland graziers and Moreton Bay. The role played by road transport is demonstrated in the growth of the village at Woodburn. For many years from 1879 onwards the bulk of the Richmond River mail was taken by road from the Clarence by way of Woodburn and Harwood Island. By the mid 1930s Woodburn had become a stopping place for those passing through north or south on the Pacific Highway or to the beach at Evans Head. The palm trees in Woodburn Street (2850122) and in the River Bank Park were planted specifically to beautify the town and improve this resting place for tourists.



### 3.10 Rural Industries – Pastoralism, Dairying, Sugar Cane, Tea Tree Oil, Timber

**Pastoralism:** Rural industries have provided the economic base for the Richmond Valley. Squatters like Clay & Stapleton, Clark Irving and Ward Stephens opened up the land in the 1840s, introducing cattle and sheep to the Richmond Valley. Little evidence of these early pastoral activities remains in the Richmond Valley except at Tomki Station and Main Camp. Other places and items associated with the cattle industry such as cattlemen's huts, sale yards, more recent tick eradication structures like tick gates, fences and dip sites, have largely been demolished. Residences at Tatham, Disputed Plains, and Main Camp still provide evidence of this substantial industry.

**Timber and Forestry:** The cedar getters arrived in the Richmond Valley at almost the same time as the squatters, but by the 1860s it was reported that cedar was beginning to disappear. However other timbers were becoming increasingly recognised for construction work like building bridges, wharves and railways. At New Italy Thompson (1980) maintains that *for close to three decades timber remained one of the (main) industries* for the immigrants. At Busbys Flat a Richmond river red gum bears the slots for springboards (2850196), demonstrating this early method of felling trees. Bush mills appeared throughout the Richmond Valley and large sawmills like Yeagers at Oaklands were established by the river. Later mills like Murray's saw mill at Rappville were established by the rail line.

The role of the NSW Forestry Commission was also important to development within Richmond Valley and, according to Blackmore & Associates (1993 p18), they became a significant presence from the 1920s. Plantation experiments, particularly with the use of soft woods like *Pinus radiata* and Hoop Pine, were undertaken at Mt Pikapene in the 1920-1930s. Forest camps were established at places like Mt Pikapene (2850192) and Braemer. At these sites some permanent structures like cottages, overnight huts and fire truck sheds were built, and at Mt Pikapene these huts were serviced by a phone line. Other structures included fire lookout towers.



Figure 3.14 Busby's Flat Timbergetter's Tree

**Dairying:** Following the introduction of the Crown Lands Alienation Act of 1861, which allowed farmers to select and occupy between 40 and 320 acres in the “unsettled” districts, dairying became common. Many of the farmers who took up land on the Richmond were experienced dairy farmers from the Illawarra district and for the next 80 years dairying was to be the major source of income for many farmers. Prior to the 1880s butter production was undertaken manually on the farm but with the introduction of mechanised cream separators, co-operative creameries and butter factories appeared at Casino, Coraki, Mallanganee and Dyrabba. By the 1960s the dairy industry was in decline and buildings associated with dairying became obsolete and many were dismantled. The Casino Dairy Co-operative survived until 1974 when it merged with Norco. The Norco/Pauls plant on Dyrabba Street still manufactures milk powder products.



Figure 3.15 Swan Bay Silos

**Sugar:** In the Richmond Valley, around the settlement of Woodburn and Broadwater on the river flats, agricultural activities such as maize and sugar cane growing have dominated the landscape. Structures associated with the cane industry such as punting places and wharves have largely disappeared. However some drainage and flood mitigation works have endured such as the Tuckombil fabric dam (2850134) and associated canal at Woodburn. These structures are significant reminders of the importance of drainage to the agricultural development of the Richmond River floodplains. They can be compared with the Sportsman's Creek weir at Lawrence and the floodgates and associated drain at James Creek (Maclean). The sugar mill at Broadwater is one of Richmond Valley's most important historic sites and has been discussed under the section on industrial heritage.

**Tea Tree Oil:** This was a small scale industry which initially provided an income supplement for small farmers, but in the 1970s it became a more substantial industry. The industry is predominantly located in the Bungawalbyn Creek – Coraki area and it has been said that *the best quality tea-tree oil comes from leaf cut within approximately 200 square kilometres centred on Bungawalbyn Creek* (Newman, 1992 p8). Early harvesting of the tea tree simply involved cutting the bushes about a meter from the ground and then placing the leaf in a still where the volatile oil and steam were cooled and collected, after which the oil was separated.

The archaeological evidence of this industry can be seen in the Rappville tea tree still (2850195) and in the cut tea trees in the forests and on farm land.

With the establishment of companies like Thursday Plantation, the market for oil increased and it was realised that the tea tree leaf could be harvested from plantations rather than bush stands. Several companies including Main Camp Holdings (2850056) established large tea tree plantations in the Bungawalbyn and Coraki area and a Tea Tree Festival was held for many years at Coraki.



*Figure 3.16 Rappville Tea-tree Still*

### **3.11 Fishing & Tourism Industry**

**Fishing & Tourism:** The development of these industries is linked to the growth of Evans Head and is described under an earlier section on Villages (past and present). It is sufficient to note here that oyster farming and commercial prawn farming were of particular importance. Evans Head as a tourism destination can be documented as having begun with the Mackinnon brothers who were visiting in the 1870s. By the 1920s it was a popular summer holiday resort for people from all over the district and guest houses like Mrs Olives's guest house (2850018) in Woodford Street were common. Following the war Evans Head became the holiday destination for wider group of people from all over New South Wales. Substantial new urban facilities appeared after the war including the Ambulance Station (opened 1951) and the Illawong Hotel (which replaced the timber Pioneer Hotel in 1958).



*Figure 3.17 Evans Head Guesthouse*

### **3.12 Moveable Heritage**

Richmond Valley is fortunate in having a number of local societies interested in heritage, namely the Casino & District Historical Society (Casino), the Mid-Richmond Historical Society (Coraki), the Evans Head Living Museum (Evans Head), the Pacific Coast Railway Society (Casino) and the New Italy Museum Committee (New Italy). These organisations have collected, conserved and displayed a range of moveable heritage items of significance to Richmond Valley. Without organisations such as these much local material would be lost particularly moveable items which by their very nature are easily dispersed. All the museums should be promoted and supported by Richmond Valley Council in their ventures to showcase the moveable heritage of the Richmond Valley.

In addition the Richmond Valley contains four bells of heritage significance. They are the bell donated by Charlie Ah Ching to the Wesleyan Church at Riley's Hill, the RAAF fire bell at the Evans Head K-12 school, the church bell from the New Italy settlement now hanging at St Joseph's School Woodburn, and the Tomki Station bell at Tomki Station.

Snowy Burns Cup, also known as the Referee Challenge Cup, located in the Evans Head Bowling Club, is another important moveable heritage item. Professional sculling was a major sport in Australia prior to World War 1 and continued as an important sport until World War 11 with the Northern Rivers region producing many of the country's finest scullers. Alfred Snowy Burns held the Australian title for 10 years, finally being defeated by his college and fellow Evans Head local Evans Paddon. This cup shows rare evidence of this significant Australian sport.

The boiling down vat at Tomki Station and the cane grab outside the Broadwater Sugar Mill are two larger moveable heritage items which show how industrial changes have resulted in the abandonment of such equipment.



*Figure 3.18 Tomki Boiling Down Vat*

### **3.13 Archaeological Sites**

Archaeological resources are finite resources and it is therefore important that archaeological features and deposits are appropriately managed, especially where redevelopment is likely to remove or disturb them. Richmond Valley Council has a range of archaeological resources that relate to industrial and agricultural activities, early settlement and marine activities. There are also likely to be numerous Aboriginal archaeological sites within the council area but, as mentioned earlier, these have not been assessed in this study.

One of the earliest archaeological sites in the area is related to Tomki Station (formerly Cassino Station) which was sold to the Englishman Clark Irving in 1843. The stone barn, meat house and boiling down vat are all part of the archaeological landscape at this site, but there are likely to be below ground archaeological elements. In fact any site where there has been a long history of European settlement is likely to contain archaeological material. The town of Casino and villages such as Broadwater, Coraki, Tatham, Swan Bay and Woodburn are likely to contain archaeological material particularly along the riverbank and wharf areas.

Industrial sites like the Broadwater Sugar Mill and Coombell brickworks are likely to contain archaeological elements, both above and below ground. The former Yeager sawmill site at Oakland is also likely to contain below ground archaeological material.

A key archaeological site in the Richmond Valley is the State significant New Italy Settlement area which has the potential to reveal information about aspects of rural life associated with a unique group of predominantly Italian immigrants.

A comprehensive above surface analysis of the archaeology of the Evans Head Memorial Aerodrome has been undertaken by Ainsworth (2006). The resulting report includes a Schedule of Significant Features (Ainsworth, 2006. p114) and these should be automatically included in the LEP listing. However it should be noted that this study was confined to the boundary defined by the State Heritage Listing and does not include the whole defence landscape.

In addition it should be remembered that any deposit, object or material evidence relating to the settlement of NSW that is over 50 years old is classified under the NSW Heritage Act 1977 and is protected by law.



*Figure 3.19 New Italy Stockyard Posts*

### **3.14 Statement of Significance**

The following statement of significance for Richmond Valley Local Government area is based on the NSW Heritage Office Guidelines “Assessing Heritage Significance” and takes into account historic, aesthetic, scientific and social significance.

Richmond Valley Local Government area shows evidence of past European activity from 1840 when Clay and Stapleton established their Richmond squatting run known as Cassino. Following the drought of 1842-43 they sold to the Englishman Clark Irving. Irving renamed his station Tomki and was to become a significant public figure on the North Coast being elected to the Legislative Assembly as member for Clarence and the Darling Downs District in 1857.

The cedar getters arrived in the Richmond Valley at almost the same time as the squatters, but by the 1860s it was reported that cedar was beginning to disappear, so the timber getters switched to other hardwoods. With abundant timber, entrepreneurs like William Yabsley established a prosperous boat building industry at Coraki. From the 1880s there was

increasing use of North Coast hardwoods for construction work like bridges, wharves and railways. Local residents like William Yeager of Oaklands (Coraki) established a steam powered mill (1882) which employed up to 150 people. Of course timber was also required for housing both in Richmond Valley and elsewhere in the state. Forest industries continued to be a major industry in the Richmond Valley and were enhanced by the presence of the Forestry Commission from the 1920s. Forestry continued to boom after World War Two as there was a massive demand for post-war reconstruction and house building.

Dairying and agriculture, particularly sugar cane growing, were major farm activities in the from the 1870s. There were numerous small sugar mills and creameries in the Woodburn – Broadwater area and a major business for the river boats was the movement of cane and cream. At Broadwater the Colonial Sugar Refining Mill, established in 1880, was to become the most important sugar mill in Australia, crushing 900 tons of cane a day by the 1890s. Associated with the establishment of the mill was the development of the village and by 1890 there were 144 children enrolled at the local school. The sale of the mill to the NSW Sugar Milling Co-operative in 1979 and recent venture with Sunshine Energy to use wastes from the mill to produce electricity, has only enhanced its importance to the Richmond Valley.

The unique settlement at New Italy established by predominantly Italian immigrants in 1882, while now abandoned, tells of the tenacity of this group of Australian settlers. Much evidence of their pisé houses has disappeared, but wells, drainage lines, agricultural contours, fence posts and fences, exotic plantings, small orchards, and grape vines is often hidden beneath native regrowth. The New Italy Museum Complex built, and managed by descendants of these early settlers now stands as a vibrant and living monument to the important contributions made by these (and other) Italian migrants to the Richmond Valley and the North Coast.

World events, particularly Australia's involvement in World War Two had a major impact on Richmond Valley. The establishment of the RAAF Air Training Scheme at the Evans Head aerodrome saw 5000 air force personnel pass through this site, and the village of Evans Head became an extension of the aerodrome facilities. At Casino, Camp Carrington, which was basically a tent camp, was set up c.1941 to house the 7th Division of the AIF and the Victorian Infantry. When the Australian troops were moved on, the camp was allocated to Dutch and Indonesian troops and others who had escaped from the Japanese invasion of the then Dutch East Indies. This camp, which operated from mid 1944 to December 1946, is said to be the site of the first strike by Indonesian nationals against Dutch colonialism. It is said that *the camp offers a rare opportunity to examine Australian perceptions of Asia in the immediate post-war period as well as being a microcosm of Australian/Dutch/Indonesian relations* (Graham Irvine, 1991).

The town of Casino, being arguably the oldest town on the Richmond and for a long time the major commercial centre, has a good spread of historic buildings ranging in age and style from the Victorian Post Office (1879), the Court House (1882) and Commercial Bank (1893), to the Art Deco styles of the mid 1930s. Development during the depression years saw the building of the Civic Centre complex (1937/1938) and the massive St Mary's Catholic Church (1940) in Coombell brick and the construction of town infrastructure like the Hare Street water tower (1940) and Swanson Street water filtration plant (1938). The proposed Richmond Street Conservation area also showcases residential growth during this period.

Other riverside villages such as Coraki, Broadwater and Woodburn still contain historic fabric and have something special to offer in the way of heritage items and landscapes. Coraki, in

particular, provides a good representative example of an early river town on the North Coast. Rappville provides evidence of the importance of railway transport, and Evans Head typifies the image of a summer holiday resort and fishing village.

As is common in many rural areas, settlements have diminished to the point where the only building remaining is the hall. These halls, such as those at Fairy Hill and Bentley, are very important to the people of the Richmond who continue to work hard to maintain them.

Early cemeteries and isolated graves associated with both settlement and pastoral activities are historically important, particularly the dedicated cemeteries at Casino, Coraki, Evans Head, Woodburn and Wyan. The isolated grave of Thomas Paddon reflects the importance of this family at Evans Head.

Richmond Valley has an abundance of natural heritage sites adjacent to the Richmond River, within the Richmond Ranges, and along the coastline. The wetlands in the Bungawalbin area provide bird watching opportunities and national parks such as Bundjalung and Broadwater provide nature based activities. At many of these scenic places layers of history are superimposed upon the natural values of the area.

## 4. Recommendations – Incentives

This chapter provides suggestions designed to encourage owners of heritage items to maintain and conserve them and to engender pride in the fact that their place was selected as being worthy of being kept for the future. The New South Wales Heritage Office has provided a brochure suggesting eight ways local government can play an active role in heritage conservation and this is included in the Appendices. In addition this report suggests five special projects that Council should undertake to enhance the heritage assets of Richmond Valley.

### 4.1 Local Heritage Fund

Since 2004 Richmond Valley Council has been operating a Local Heritage Fund. Money from this fund has been used on various heritage projects ranging from repainting the Pioneers Mural in Casino, to replacing corroded roofing iron.

**Recommendation :** That the Heritage Fund be continued, with the objective that it be used by owners of heritage listed items for repairs or conservation, subject to approval by the Council on the recommendation of the Council's Heritage Officer.

### 4.2 Heritage Adviser

The role of the Heritage Adviser is to provide pro-active assistance to owners of heritage items, provide them with grant information, provide information on conservation methods, techniques and materials, and foster their interest in heritage conservation. Many Councils in the region, for example Ballina, Byron Bay and Clarence Valley already employ, on a part-time basis, a Heritage Adviser/Officer.

**Recommendation :** That Richmond Valley Council employ a part-time Heritage Adviser, whose position will initially be supported by the NSW Heritage Office on a dollar-for-dollar basis.

### 4.3 Richmond Valley Heritage Committee

For the purpose of this study a heritage committee was established. Members of this informal group have assisted in many ways and are fully aware of the Council's heritage items and places. On occasions members of this group have worked with Council to help celebrate 150 years of settlement in the Casino district. It is suggested that Council formally establish a Heritage Committee.

**Recommendation :** That Council establish a Heritage Committee. The structure of the Committee should be such that the chair of the Committee is a councillor so that the views of the committee can be fed directly to Council.

The committee will need to develop a set of objectives. Heritage Committees usually have the following objectives:

- Prepare and monitor a heritage policy
- Provide advice to the council on the management of heritage by the council
- Raise community awareness of heritage conservation through publications, seminars, public displays and annual heritage awards
- Make recommendations on the collection and recording of local heritage material and artefacts
- Make recommendations on the nomination and deletion of items from the heritage schedule maintained by Council
- Make recommendations and provide material for inclusion on Council's Heritage Inventory (Richmond Valley Council's SHI Database)
- Supervise funding submissions to other agencies, including requests for heritage grants from the relevant State Heritage Agency
- Comment on specific applications before the Council when required

#### 4.4 Development Application Fees

The reduction or removal of Development Application fees has been suggested as an incentive to owners of heritage items. Hickson (2002) pointed out that where work is being carried out on a heritage item (listed on the Heritage Schedule), that part of the work which constitutes conservation or repair works could have discounted Development Application fees, or be free of fees. In the latter situation fees would be paid and a subsequent written request sent to Council seeking a refund for the relevant Development Application fees by way of a donation.

**Recommendation:** That Richmond Valley Council prepare a sliding scale for its Development Application Fees, which would be based on the cost of the work, less the amount estimated to be required for conservation or repair works, for a heritage listed item. Alternatively the applicant could seek a refund of the value of the DA fee for conservation works upon written application to the Council.

#### 4.5 Special Projects for Richmond Valley Council

Part of the brief for this heritage study is to provide guidance for the management, interpretation and promotion of heritage within Richmond Valley. During the study it was discovered that several heritage items within the LGA are in urgent need of attention (maintenance). Some of these items are in public ownership; others are owned by private individuals. It is suggested that private individuals/organisations who own places at risk, such as the residence at Disputed Plains and the Broadwater Catholic Church, be approached by Council staff and offered assistance through the Local Heritage Fund, or assistance to seek additional funding from the NSW Heritage Office or Environment Australia.

Heritage items that are in public ownership should set a good example in terms of their maintenance and presentation to the community. At Casino the former school master's residence, owned by the Department of Education but managed by Council, requires maintenance. Both the Department and Council have a responsibility to maintain and conserve items on the LEP or their Heritage Registers.

In addition it is suggested that the following five projects receive attention from Council. It is not the first time some of these projects have been put forward however, with the acquisition of considerable material in this heritage study it is now considered that these projects could be easily undertaken by Council.

### **Project 1.**

#### **Publication – A Thematic History of the Richmond Valley Local Government Area**

One of the outcomes of this study is the production of a thematic history (see Volume 2) which covers the new Local Government Area of Richmond Valley. This is a very inclusive history and would be useful in promoting the heritage assets of the whole local government area. Following a similar community-based heritage study in the Tweed Valley, Tweed Council published their thematic history and it was very well received by the community. It is suggested that Richmond Valley Council produce and sell a similar book.

### **Project 2.**

#### **Walking Guides - Barker and Richmond Street Conservation Areas**

The Casino and District Historical Society have produced a series of walking guides for Casino. One of the brochures highlights the Art Deco heritage of the CBD, while the other focuses on turn of the century buildings. These guides were supported by grants from the NSW Government under the Living Centres Program. It is suggested that Council approach the historical society and offer them support to produce additional historical guides for the proposed Barker and Richmond Streets conservation areas. These additional guides would demonstrate the growth of Casino during the 1930s and showcase the Californian Bungalow housing style, particularly in Richmond Street.

### **Project 3.**

#### **Development Control Plan(s) for Conservation Areas**

Heritage protection is not intended to freeze historic places in time. The need to upgrade houses to modern standards is accepted but these changes should take place in the most sympathetic way possible. Too many changes might result in the charm of the property being lost and the value of the house reduced. To assist owners of historic buildings, Richmond Valley Council should consider producing a Development Control Plan which covers the setting of historic items and the proposed conservation areas. This plan would explain basic conservation principles as outlined in the Burra Charter (see Appendices), and include design guidelines.

Lismore City Council has recently adopted DCP 50 Heritage Conservation which provides design guidelines for whole streetscapes as well as details for roof design, window treatment and fencing etc in the Lismore City Council area. This document could be easily replicated for Richmond Valley as many of these design guidelines specific to Richmond Valley area have already been produced by Joanne Bain (1996) in her Coraki Conservation Area Draft Management Guidelines.

If this document were available on the Council's website it could be downloaded by Real Estate agents who in turn could distribute this useful information to new home buyers in the conservation areas. In fact this document would be useful for anyone buying an older house in Richmond Valley.

#### **Project 4.**

##### **Interpretation - Irvington Wharf**

In 1997 Curby recommended that signage be erected at Irvington Wharf. As noted in chapter two this site is of possible State significance, being the only 1879-1890s wharf still extant at the head of river navigation on the north coast. It represents the vitality of river trade in the late 19th, early 20th century, and is tangible evidence that the Richmond River was the life blood of the Richmond Valley. As there is public access to the site and the location has park-like qualities, on a quiet bend of the river with shady trees, it lends itself to interpretation. Signage, with perhaps an upgrade of the area to a low key park, would enhance Richmond Valley as the *Valley of Surprises*.

#### **Project 5**

##### **Promotion - Art Deco Weekend**

With the cancellation of the iconic Beef Week Festival, it is perhaps timely to promote another aspect of Richmond Valley's history. John Ferry (2003) correctly pointed out that Casino has a concentration of Art Deco buildings, and that in other parts of the world like Napier, New Zealand, these buildings have played a role in economic development. This year the 9<sup>th</sup> World Congress on Art Deco is being held in Melbourne, and it would seem that this could be a good time to consider Casino's Art Deco assets. They could be interwoven with the story of Casino and the Richmond Valley in the 1930s, a story which incorporates its substantial railway heritage. Already the Casino and District Historical Society has produced an Art Deco walk of the CBD and this could be expanded with a walk down Richmond Street, which showcases inter-war housing. A weekend featuring the above walks and perhaps a tour of the Civic building, with a heritage architect pointing out its exemplary Art Deco interior lights, door furniture and ceiling motifs, could attract a new generation of visitors to the area. It is said that the popularity of this style is increasing. The Art Deco Society [www.artdeco.org.au](http://www.artdeco.org.au) provides information on this movement and there may be an opportunity to present Casino to the members of the organisation.



Figure 4.1 Casino Civic Centre

## **5. Recommendations – Management**

The following recommendations are for the general management and promotion of Heritage as a positive community asset in Richmond Valley Council Local Government area. They have been adapted from similar recommendations made by Hickson (2002) to Dubbo City Council at the conclusion of its Rural Heritage Review.

### **5.1 Adopt the Heritage Study and Amend the LEP Heritage Schedule**

Council should adopt the Heritage Study as a comprehensive, but not necessarily complete record, of Richmond Valley's heritage. Its first task should be to add to its Heritage Schedule those items suggested in section 2.10 of this report.

**Recommendation:** That Council adopt the Heritage Study.

**Recommendation:** That Council notify those owners of items proposed for inclusion on Richmond Valleys LEP.

**Recommendation:** That Council remove four items that have been demolished from the LEP.

### **5.2 Management of Conservation**

Following adoption of the Heritage Study, policies should be developed which guide future development within the various conservation areas.

**Recommendation:** That Council budget to develop policy guidelines for the suggested conservation areas.

### **5.3 Heritage Information - SHI Database**

During this study much information about heritage items in Richmond Valley has been collected and stored in the software package known as the State Heritage Inventory (SHI) Database. Because it is being electronically recorded, the information will be permanently retained and can be retrieved from Council's computer system. This database will also be sent to the NSW Heritage Office and stored on their computer system. If the owners of heritage items are agreeable, some of this information could be made available to the public via Internet access. In addition all written historical information collected during this study will be given to Council.

**Recommendation:** That all staff involved in making planning decisions at Richmond Valley Council have access to this database and be trained to use it.

## 5.4 Access to Heritage Items

The listing of an item on the Richmond Valley's LEP does not give the public access to the item. Private properties may only be accessed with the owner's agreement. Some owners may agree to opening their properties during Heritage Week, or to hold open days in conjunction with another organisation such as the ABC's Open Garden Scheme

**Recommendation :** Access to heritage sites cannot be taken for granted and should always be carefully considered with reference to the owner's consent ,and opinions and needs, and the sensitivity of the particular place. The exact location of heritage items on the LEP should not appear on Council's web site without the express permission of the owner.

## 5.5 Consultation with Owners

The owners of heritage items should be consulted before any additional listings are made and at the same time told about any incentives provided by the Council.

At the conclusion of this study, and after the adoption of any new incentives, Council should send information on its Heritage Grants Scheme and encourage owners to take advantage of the assistance provided by Richmond Valley Council and the NSW Heritage Office. This document should be accompanied by the condensed version of the Burra Charter (see Appendices).

**Recommendation:** Richmond Valley Council should write to all heritage property owners before any additional listings are made to the LEP. At the same time they should set up a process for responding to enquiries.

## 5.6 Linking Heritage Items to the Council's Property System

As most heritage items recommended for listing on Richmond Valley's LEP have been accurately located (coordinates, property description with lot and DP) Council should consider using computer mapping to connect all heritage listed places to the property system. An icon could then be put on all properties which contain a heritage item, which would alert the planner or other council member using the program. This should result in more effective management of, and awareness of, heritage items.

In addition the item and its curtilage or setting should be properly defined. For example if the item is the silo at Swan Bay, then the requirements of the Heritage Listing should only apply to that structure and its environs and not to other buildings on the property.

**Recommendation:** That a staff member should map all Heritage Inventory items accurately and shows their location on the LEP map.

**Recommendation:** That a staff member tie all Development Applications into the GIS mapping of all Heritage Listed properties and properly define the extent of the item.

## 5.7 Review of Inventory and Conditions

As with all Heritage Inventories, the Heritage provisions in the LEP will need to be reviewed. This is because places of heritage significance will continue to be found and some will be lost. In Richmond Valley this study found that two items on the LEP had been demolished without the consent. Council should ensure that a staff person is responsible for gathering, collating, recording and reviewing information about items, new or removed, so that a record can be produced with minimum effort whenever an update of the LEP occurs. This information should be entered into Richmond Valley 's SHI database.

**Recommendation :** That Council allow for the continuing recording of information about heritage places and items, and budget for regular reviews of heritage items and updating of LEP heritage provisions.

## 5.8 Aboriginal Heritage

As stated earlier this report has not investigated places of aboriginal significance beyond those mentioned by the wider community or those that were already included on the SHI database.

**Recommendation:** That Richmond Valley Council undertake an Aboriginal Heritage Study in the immediate future and include this in their budget.

## 6. Recommendations - Promotion

The following discussion, associated suggestions and recommendations centres on promoting the heritage assets of Richmond Valley.

### 6.1 Tourism Potential

#### Community Events

During this study members of the community and heritage committee have been involved in successful cultural tourism initiatives in Richmond Valley, ranging from events like the Great Eastern Fly In at Evans Head, to the Anniversary of Settlement Celebrations at the New Italy Museum, to promotions such as Beef Week and the Sesquicentenary of Casino and NSW State Railways. Council should support the community and local historical societies in their endeavours to present the Richmond Valley's heritage.



*Figure 6.1 Casino Sesquicentary Celebrations*

#### Working With What You Have

It has been suggested in chapter four that there is the potential to promote another aspect of Richmond Valley's history based on its concentration of Art Deco buildings in Casino. Art Deco is becoming increasingly popular around the world and it could be interwoven with the story of Casino and the Richmond Valley in the 1930s, a story which incorporates its substantial railway heritage. Already the Casino and District Historical Society has produced an Art Deco walk of the CBD and this could be expanded with a walk down Richmond Street, which showcases inter-war housing.

#### Adopting the Casino Main Street Study

Successful Main Street studies have now been undertaken in many New South Wales country towns. Locally the Maclean Main Street program in Clarence Valley LGA provides an excellent model for this type of program which takes advantage of existing features in the

streetscape. Laird's study of Casino (1992) provides useful information, and a colour palette for building owners and occupiers and could be easily applied.

#### Interpretative Signage

Other aspects of Richmond Valleys heritage could be told through interpretative signage at selected sites identified in this study. It has been suggested elsewhere that the historic Irvington Wharf site could tell the story of the vitality of river trade in the late 19th, early 20th century. Interpretation is a means of sharing history and the NSW Heritage Office provides guidance in its document *Interpreting Heritage Places and Items* (2005) which is available from its website [www.heritage.nsw.gov.au](http://www.heritage.nsw.gov.au).

Much information has been gathered in this study on heritage sites and it should be made available to Regional Tourism organisations and the Richmond Valley Council Visitor Information Centre, who may wish to use it in promotional material and to develop such interpretive signage.

**Recommendation:** That Council should take advantage of heritage based opportunities for cultural tourism within the Richmond Valley and support community groups and local historical societies who are already promoting the heritage of the Richmond Valley.

**Recommendation:** That Council consider promoting another aspect of Richmond Valley's history, namely the inter-war period with its Art Deco buildings.

**Recommendation:** That Council, working with organisations such as the Casino Chamber of Commerce, adopt and implement the recommendations of the Casino Main Street study.

**Recommendation :** That Council consider erecting interpretive signage at such sites as Irvington Wharf, and encourage appropriate organisation to produce maps and guides which would provide directions and further historical information to these sites.

## **6.2 Promotion of Heritage Items**

State and local listing of heritage items can automatically promote a place through its inclusion on the NSW Heritage Office web site. However if the place is privately owned and the owner does not want the item advertised, the owner's wishes should be respected. Privately owned items can also include "no public access" notation on the database.

Some owners of heritage items can benefit from promotion, for instance bed & breakfast establishments, and local museums. It is suggested that Richmond Valley Council offer exposure on their web site and/or a tourism site to owners of listed places. Specialised promotion of heritage related places such as the New Italy Museum should be encouraged.

At a local level heritage can be promoted through existing newsletters and local papers. As a first step Council could promote its heritage assets through its Ratepayer/Resident Community Newsletter.

**Recommendation:** That Richmond Valley Council should assist in promoting heritage listed items through Internet coverage, local media and inclusion in tourism publications, subject to the owner's consent.

## 7. Summary of the Heritage Study Recommendations

The following list summaries all recommendations made in this report. It is intended to assist Council in the general management and promotion of heritage with the LGA and to provide incentives for the owners of heritage places and items.

### *Council Management Recommendations*

**Recommendation 1:** That Council adopt the completed Heritage Study as a comprehensive, but not complete, record of the Heritage of Richmond Valley Council.

**Recommendation 2:** That Council write to all property owners and place this report on public exhibition before any heritage listings are made. At the same time they should set up a process for responding to heritage enquiries.

**Recommendation 3:** That following this period of public exhibition, Council should commence the process of listing items nominated by the community.

**Recommendation 4:** That Council undertaking an Aboriginal Heritage Study in the immediate future and include this in their budget.

**Recommendation 5:** That Council re-establish a Heritage Committee. The structure of the Committee should be such that the chair of the Committee is a councillor so that the views of the committee can be fed directly to Council.

### *Heritage Incentives Recommendations*

**Recommendation 6:** That Richmond Valley Council continue with its Heritage Grants Fund with the objective that it be used on items that are listed on Richmond Valley's LEP.

**Recommendation 7:** That Council employ a part-time Heritage Adviser, whose position will initially be supported by the NSW Heritage Office on a dollar-for-dollar basis.

**Recommendation 8:** That Richmond Valley Council establish a policy for refund of the value of the DA fee for conservation works upon written application to the Council.

### *Council Staff Recommendations*

**Recommendation 9:** That all staff involved in making planning decisions at Richmond Valley Council be made aware of the SHI Heritage Database and be trained in its use.

**Recommendation 10:** That a staff member should map all Heritage Inventory items accurately and show their location on the maps accompanying the LEP.

**Recommendation 11:** That a staff member tie all heritage items listed on the LEP into its GIS mapping system and properly define the extent of each item.

**Recommendation 12:** That Council allow for the continuing recording of information about heritage places and items, and budget for the regular review of heritage items and places.

**Recommendation 13:** That Council staff inform all relevant Government Departments of heritage items located during this study and encourage them to maintain and manage them.

**Recommendation 14:** That Council staff be provided with a copy of the Burra Charter (see Appendices) which provides guidelines for the conservation of places of cultural significance.

### ***Promotional Recommendations***

**Recommendation 15:** That Council should take advantage of heritage-based opportunities for cultural tourism within Richmond Valley. Information on heritage sites collected during this study, should be made available to Regional Tourism organisations and the Richmond Valley Council Visitor Information Centre.

**Recommendation 16:** That Council consider promoting another aspect of Richmond Valley's history, namely the inter-war period with its Art Deco buildings.

**Recommendation 17:** That Council, working with organisations such as the Casino Chamber of Commerce, adopt and implement the recommendations of the Casino Main Street study.

**Recommendation 18:** That Council assist members of community and local historical societies in promoting local heritage.

**Recommendation 19:** That Council provide for heritage signage in its budget.

**Recommendation 20:** That Council should assist in promoting heritage-listed items through Internet coverage and inclusion in tourism publications, subject to the owner's consent.

## 8. Selected References

*The following list contains publicly available material dealing with Richmond Valley and material referred to in this report. Primary information sources, including newspaper article, map references and oral histories are included with the thematic history and on the SHI Database.*

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## **9. Appendices**

### **9.1 SHI Database Site List**

### **9.2 Community-Based Heritage Studies: A Guide**

### **9.3 Assessing Heritage Significance**

### **9.4 Heritage Listing: Benefits for Owners**

### **9.5 The Burra Charter**

### **9.6 Eight Suggestions on How Local Councils can Promote Heritage Conservation**