Statement of Heritage Impact

GRAFTON AQUATIC CENTRE
Lot 1 DP1115980
Corner of Turf and Oliver Streets, Grafton NSW

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Revision: C

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1. Introduction

Design Studio 22 has been engaged by Facility Design Group to prepare a Statement of Heritage Impact to accompany a Development Application for works proposed at the Grafton Olympic Pool. The site is identified as Lot 1 DP 1115980 and is accessed from the corner of Oliver and Turf Streets Grafton.

The site sits within the Grafton Conservation Area as mapped in Schedule 5 of the Clarence Valley LEP. (Refer to Appendix A for map of Conservation Area). The development application involves the demolition of some structures, the removal of some trees, and the construction of new buildings. In accordance with Clause 5.10 (2)(a) and 5.10 (2)(e) of the Clarence Valley LEP a Statement of Heritage Impact is required.

The proposed works include:

- Demolition of the existing 50m pool which has exceeded its useful life as maintenance costs are unsustainable.
- Demolition of the existing dive pool for similar reasons and to allow maximum potential for the design of the redevelopment of the facility.
- Removal of four trees just inside the north east boundary of the allotment for the reason above.
- Demolition of the existing grandstand structure.
- Demolition of the existing waterslide.
- Construction of a new outdoor 50m Olympic pool.
- Construction of a new indoor pool building containing a new 25m eight lane heated pool and a new heated program & leisure pool.

The preparation of this Statement of Heritage Impact has been guided by The Burra Charter 2013, The NSW Heritage Office Heritage Manual No2 – Assessing Heritage Significance, Clarence Valley Council LEP and Clarence Valley Council DCP – Development in Environmental Protection, Recreation and Special Use Zones 2011.

2. Site Description

The site of the Grafton Olympic Pool is bounded by Oliver Street and residential houses to the north east, Turf St and residential houses to the north west, Bacon St and See Park to the south west, and Westward Park to the south east as shown in the image below.

Grafton Olympic Pool site

The land is zoned RE1 and is surrounded by R1 zone with a mix of other zonings in the near vicinity including RE2, B5, SP2 and IN1, as shown in the image below.

Land Zones

There are some locally significant heritage items also in the vicinity of the pool including two houses directly opposite the site at 57 and 71 Turf Street.

Locally significant heritage items

3. Background History

The impetus for the construction of the Grafton Olympic Pool was born from tragic circumstances on the 11th of December 1943 when, after the annual Christmas picnic on Susan Island, thirteen young boy cubs drowned after their punt capsized. The accident happened at a time when many people were not taught to swim. It was also a time when many of the town's men were overseas fighting during the second world war, meaning the scout leader in charge of the group of 8 to 10 year old cubs was a seventeen year old boy and two of his mates. The scout flood boat that would normally have been used was unavailable as it had been vandalised the night before and was considered unseaworthy. There were thirty one boys to transport back from Susan Island, most with backpacks and wearing leather shoes, and the boat they had was about 4.9m long by 1.0m wide with only oars for propulsion. One of the older boys suggested making two trips but the water seemed calm and they decided they could do it in one trip. They set off okay but once clear of the shelter of the trees on the island the water became choppy and the wind was much stronger. With so many aboard the punt, it sat very low in the water with a freeboard of only 3 inches instead of the 7 inches it should have been, so the going was sluggish.

The series of events up to this point were unfortunate but what happened next was a tragedy. Two of the older boys got into the water to push the boat from behind. Seeing the older boys go over the side caused some of the younger boys to panic and move to one side at the very same time a larger wave swamped the boat. The ensuing panic caused the boat to capsize and the remaining twenty nine boys were thrown into the water. For over forty five minutes the three older boys were in the water performing rescues. It took a few minutes for townspeople on the shore to realise the boys were in trouble and the screams were not skylarking. Rescuers launched whatever craft they could get their hands on to help. The newspaper at the time also reported that mothers had to be restrained from running into the water to look for their children. Other reports said the boys clung to each other in the water thus increasing the death toll as they dragged each other under. Fifteen young cub scouts were saved but unfortunately thirteen drowned. They are now remembered on a plaque on a small sandstone monument in Grafton's Memorial Park.

The tragic loss devastated the town but also inspired the community to action so that a similar disaster was never repeated. Within two weeks of the tragedy the council discussed the need to establish a community baths with the main objective being so children could learn to swim, but it took ten years to decide where it should be built. The community formed the Citizens' Voluntary Baths Committee who helped raise funds for the construction of the pool.

Start Work Soon On Olympic Pool

Construction work on the Grafton Olympic baths is expected to start before the end of August

This forecast has been made by Mr. L. H. Vernon, chartered engineer, who is a member of the technical committee associated with the Citizens' Voluntary Baths Committee.

The baths committee's campaign to raise funds for the project will open tomorrow.

Mr. Vernon said the deadline for completion of plans was the end of July. Within a few weeks foundation work would begin on the offices and dressing sheds, in association with the drainage, sewerage and water supply requirements.

The proposal is to build a modern type Olympic standard swimming pool in Westward Park, with a children's wading pool, and a diving pool. The area will be fenced with cyclone fencing. Provision has been made for development in a park setting, with streets, trees and lawns.

Plan On Display

The layout plan, already on display in Grafton, shows space for administrative offices, dressing sheds, car and bicycle parking, spectators' stand, grassed areas, and gardens.

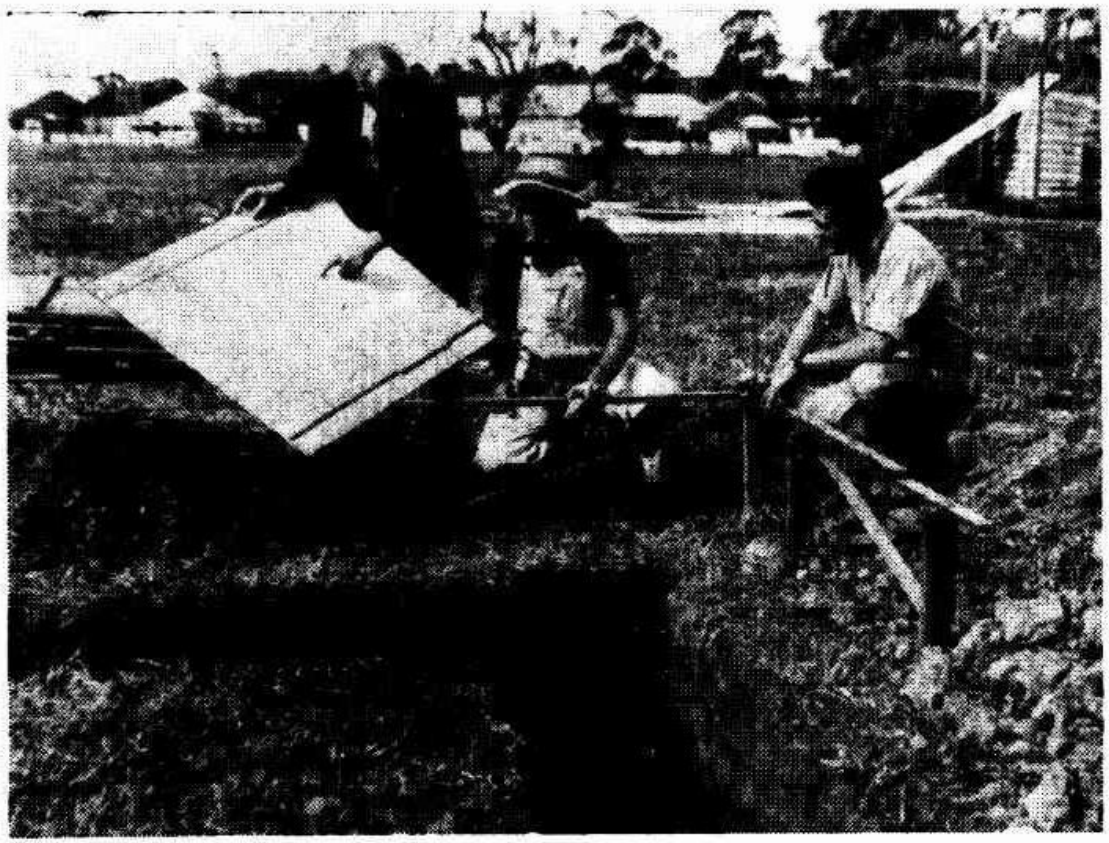
The main pool will be 165 feet long and 50 feet wide, the depth varying from eight feet to four feet. The children's pool, 50 feet long and 30 feet wide, will vary in depth from two feet to one foot six inches.

An Olympic standard diving pool, separated from the other pools, will be 60 feet long and 45 feet wide, with provision for three diving boards.

The important filtration plant, circulating the water every six hours, will conform to the latest standards established by the Board of Health.

Daily Examiner Page 4, 30th June 1953

Start On Grafton's Olympic Pool!



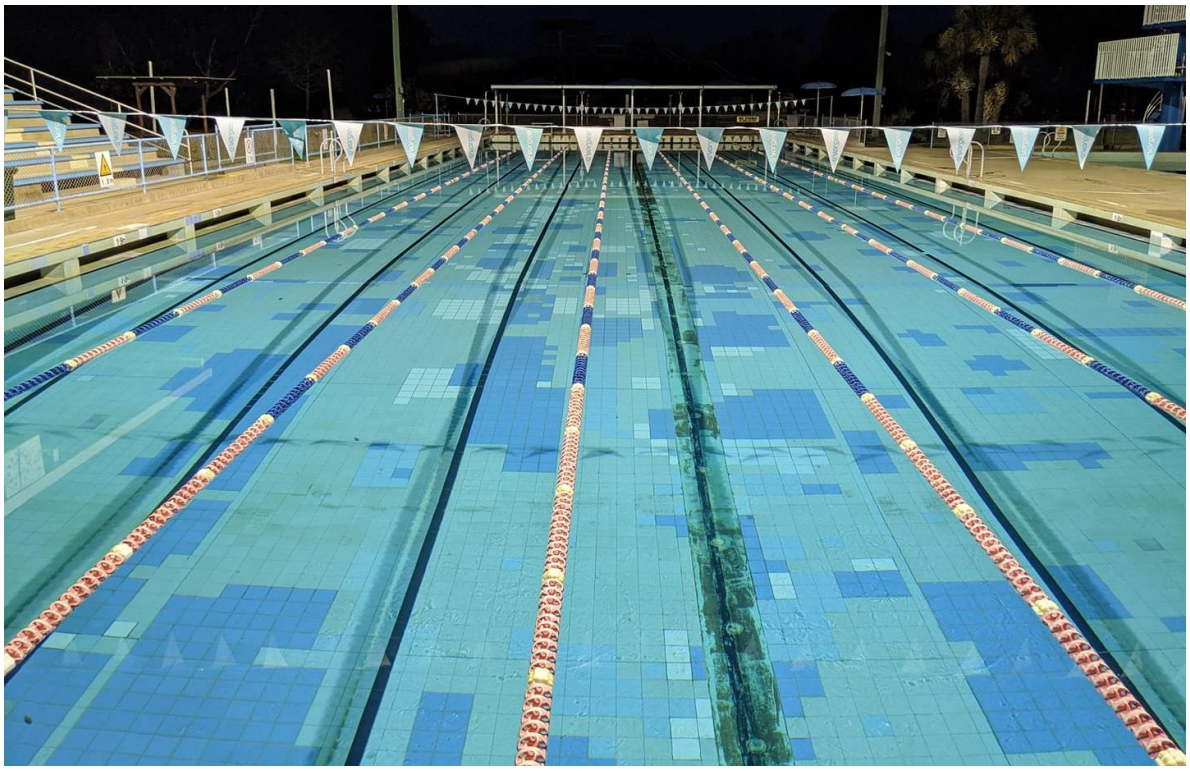
Mr. Eric Pearson consulting a plan of Grafton's Olympic Swimming Pool with Mr. Peter Mathieson and Mr. William Attwater. The excavation work in the foreground is being prepared for the foundations for the chlorination plant.

Daily Examiner Page 3, 20th September 1954

Construction of the Grafton Olympic Pool commenced in 1954 and the pool has been an important asset for the Grafton community ever since it first opened in 1956. It is a venue where many locals have learnt to swim over the years or come together to beat the heat of the hot summers. In the pool's first year of operation it was visited by a touring squad of Olympic swimmers which included Sport Australia Hall of Famer, John Henricks. Whilst in Grafton Henricks competed in the 50m freestyle at one of the Grafton club events which he won in 25.60 seconds before going on to Melbourne to become Australia's first ever Olympic 100m freestyle champion and set a new world record.

Grafton has produced many quality swimmers in its time and particularly since the formation of the Grafton Swim Academy in 1985 with its members regularly winning state and national titles. Possibly the biggest feather in the cap of the Grafton Swim Academy is that John Henricks' record, which stood for 60 years as the fastest 50m in the Grafton Olympic Pool, was beaten in 2016 by local swimmer Charlie Steele in a time of 25.11 seconds.

The Grafton Olympic pool remains an important piece of the Grafton community fabric however it is now outdated in terms of what communities expect from an aquatic facility. The pools are quite dilapidated and showing the scars of numerous patch repair jobs.

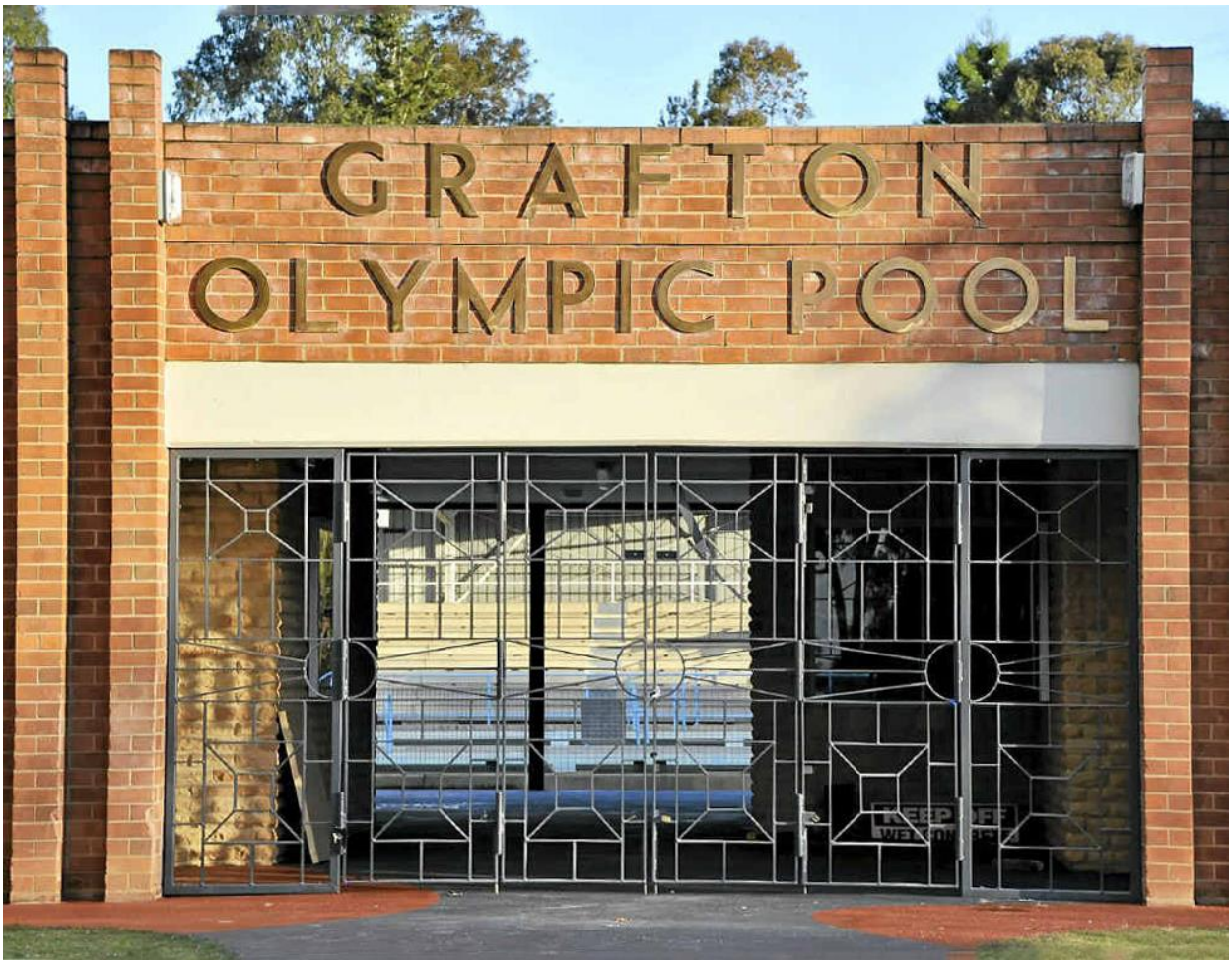


Showing the scars of previous repairs to the pool floor

The main entrance and administration building was built in a style typical of the time. (See below)

Main entry prior to the 2008 fire

Unfortunately most of its original fabric was lost due to a fire in 2008 with only the original brickwork entry feature remaining. (See below)



The rebuilt administration building mimicked the original footprint and the choice of materials and treatment of the new façade has resulted in a brutal and unsympathetic addition of little architectural merit. (See below)

The proposed works, when completed, will provide a modern aquatic centre in line with council's 'Clarence Valley Aquatic Facility Strategy' providing new facilities expected in the current day which will allow the Grafton Olympic pool to continue as a significant cultural location for Grafton for many years to come.

4. Statement of Cultural Heritage Significance

The Burra Charter identifies five values that comprise cultural heritage significance. These are aesthetic, historic, scientific, social or spiritual. If an item is considered to exhibit one or more of these values it can be assessed under one or more of the seven NSW heritage assessment criteria listed below.

NSW Heritage Assessment Criteria

Criterion (a) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);
Criterion (b) An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);
Criterion (c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);
Criterion (d) An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;
Criterion (e) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);
Criterion (f) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);
Criterion (g) An item is important in demonstrating the principal characteristics of a class of NSW's • cultural or natural places; or • cultural or natural environments. (or a class of the local area's • cultural or natural places; or • cultural or natural environments.)

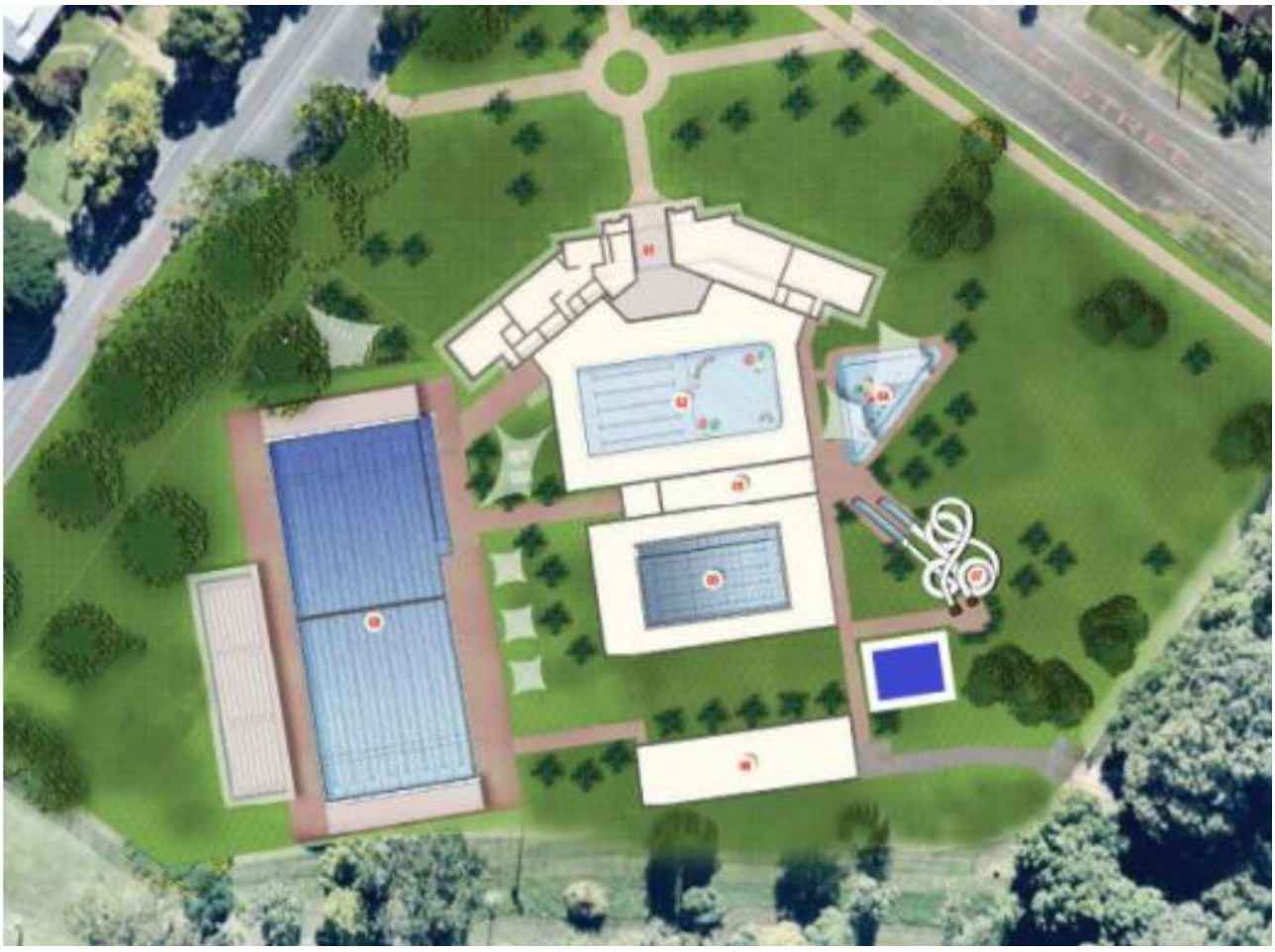
When considering the five values of heritage significance in relation to the Grafton Olympic Pool it can be said that there may be some historical and social significance at a local level only. There is a tenuous chance that Grafton Olympic Pool may meet the requirements of criterion (d). The pool does have a strong association with the community as a whole but in particular the swimming community and therefore the Grafton Olympic Pool should be considered to have moderate significance at a local level.

5. Physical analysis

Physical analysis of the pool structures has been conducted a number of times over the last ten years or so and the condition recorded in other documents and reports such as the ‘Clarence Valley Aquatic Facility Strategy’. The conclusion is the existing pools are past their use by date and further repairs will be costly and not guaranteed to fix the inherent dilapidation.

There is nothing significant about the original pool structures that would require conservation or archival recording. The significance of the facility is related to its reason for being and use by the community over many years. The pools need to be rebuilt in order for the aquatic facility to continue its operations for the community.

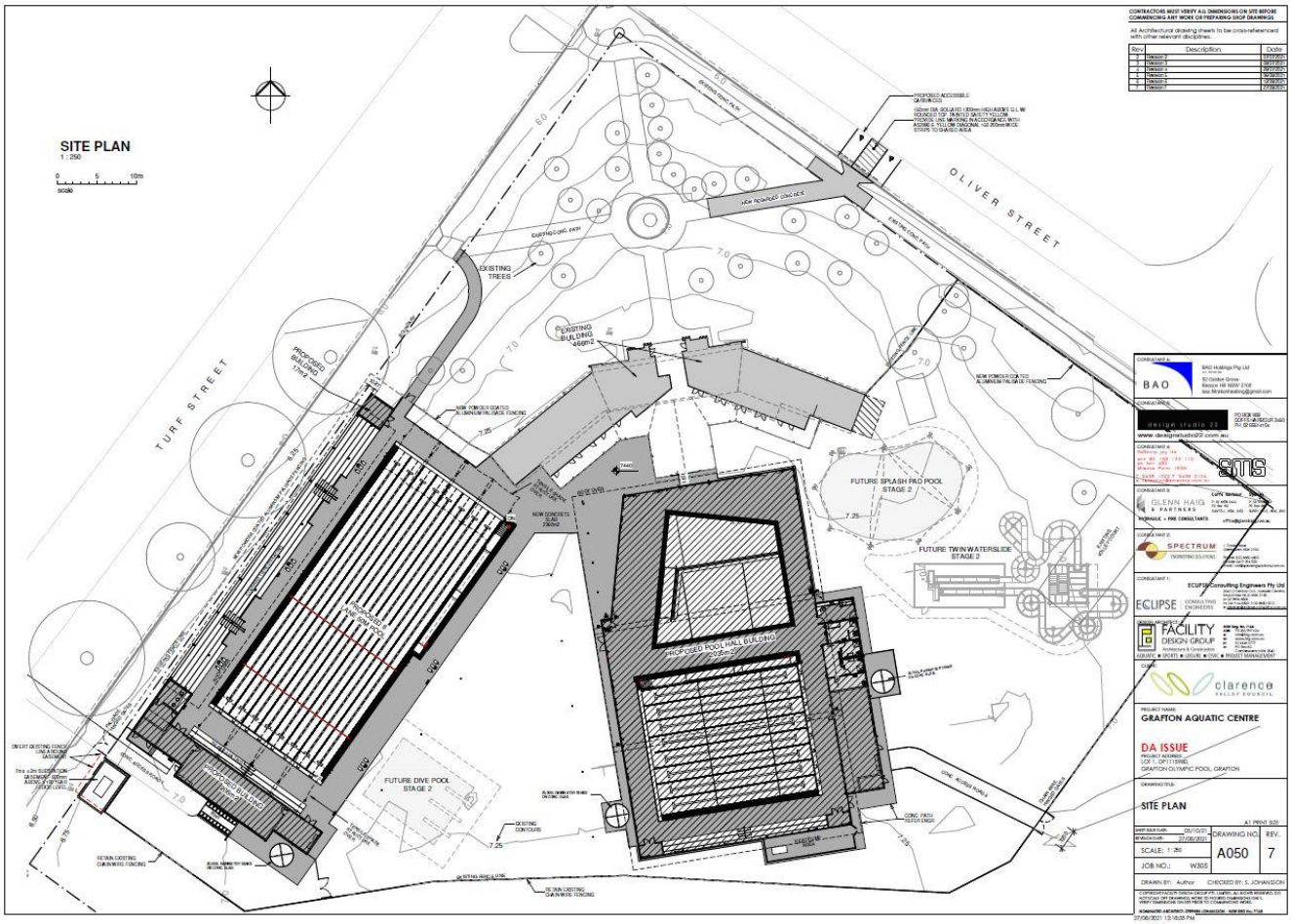
6. Description of the Proposal



Approved Master Plan

The Master Plan of proposed works shown above was approved by Clarence Valley Council following years of stakeholder engagement and community consultation which culminated in the detail design and documentation tender for the redevelopment being awarded. During the detailed design phase it was discovered the master plan was not scaled correctly and some adjustments to the layout were required to fit all the elements

on the site and maintain comfortable curtilage. The image below shows the amended scheme highlighting Stage One with Stage Two indicated more faintly.



Amended Plan

Stage One comprises:

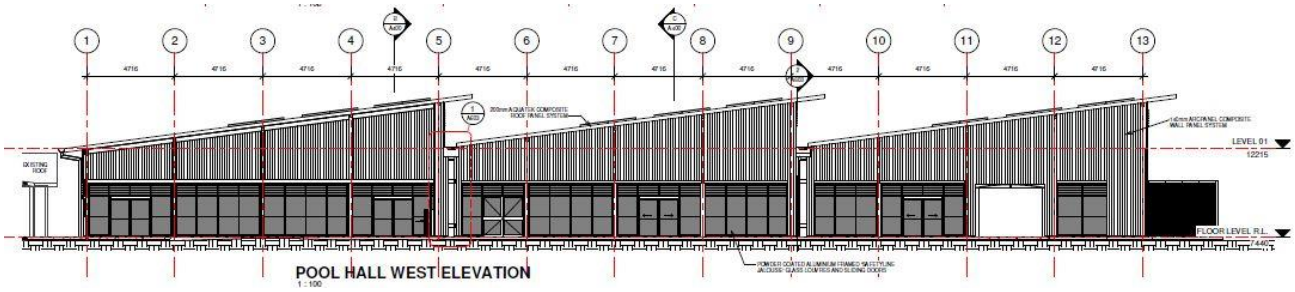
- Demolition of the existing 50m pool which has exceeded its useful life as maintenance costs are becoming unsustainable.
- Demolition of the existing grandstand structure.
- Demolition of the existing dive pool for similar reasons and to allow maximum potential for the design of the redevelopment of the facility.
- Removal of four trees just inside the north east boundary of the allotment for the reason above.
- Demolition of the existing waterslide.
- Construction of a new outdoor 50m Olympic pool.
- Construction of a new grandstand and associated equipment storage.
- Construction of a new indoor pool building containing a new 25m eight lane heated pool and a new heated program & leisure pool.

The pool hall building will be a substantial building because it has to enclose an eight lane 25m pool plus a combined programme and leisure pool requiring a nominal building

footprint of 2,035m^2. The ceiling height inside the pool hall will also be required to be generous for a number of reasons including:

- The large footprint requires a proportionate ceiling height for aesthetic balance.
- The corrosive chemical environment requires volume to deconcentrate the chemicals in the air.
- The space will be noisy so a low ceiling height is not desirable.
- Ventilation and air handling can be managed better.

The Grafton Aquatic Centre is a destination venue with an individual purpose so it is appropriate for its form to suit its function but it can still respect the size and scale of other buildings in the immediate vicinity. The design of the pool hall building has addressed this by having its form broken down and articulated into three distinct bays which reduces its apparent scale and bulk. In deference to the existing administration building the roof height of the new building has been designed sympathetically by matching the roof heights where the two buildings come together so as not to dominate the existing building.

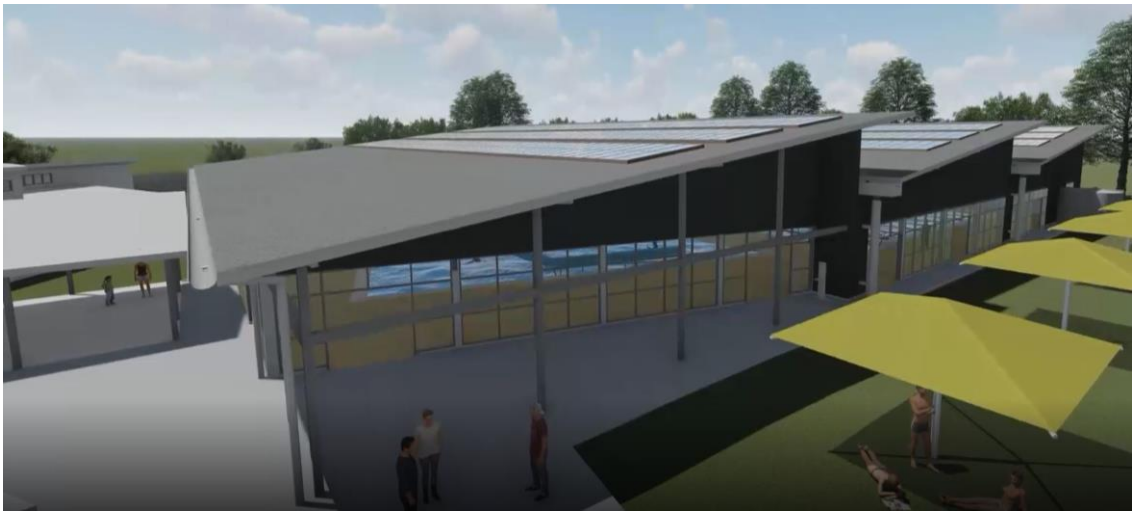


Elevation showing pool hall roof reducing in height to meet the existing administration and entry building.

Perspective at eye level. The indoor pool hall is not visible when approaching the entry.

The skillion roofs reference the adjacent administration and entry building providing generous zones for the placement of photovoltaic panels in accordance with council's green principles, and the sawtooth allows large amounts of natural south light to flood the building.

Interface of pool hall roof with existing entry roof. Final resolution will be part of Stage 2 works.



Interface of pool hall roof with existing entry roof. Final resolution will be part of Stage 2 works.

Internal perspective showing the natural light provided by the sawtooth roof.

Another issue to be addressed resulting from the amendment of the site plan is the proximity of the new grandstand to the boundary on Turf Street. There are a couple of things to consider:

- Turf Street is popular for people wishing to photograph the annual jacaranda bloom.
- The Aquatic Centre sits opposite a row of period cottages, two of which have heritage significance.

The design adopts a combination of ideas to help reduce the impact of the grandstand on the streetscape:

- Landscaping: A combination of low shrubs along the length of the grandstand with small trees positioned to screen the downpipes and finally for the space between the trees the wall is to be adorned with vines trained to a steel mesh grid.
- Above the landscaped elements there will be a perforated metal screen with an artwork to future design filling the space between the top seat and the roof structure.
- The colour palette will be generally warm and earthy colours. The grandstand wall will be painted in Colorbond Jasper with the roof being Colorbond Dune. The perforated metal artwork screen is proposed to be Colorbond Dune but is open to change once the artist is engaged.
- The existing jacaranda trees and the deep verge will also help the grandstand wall to recede into the background.
- One benefit of the grandstand location and orientation will be a reduction in loud noise exiting the site from school swimming carnivals. The grandstand will act as an acoustic barrier reducing noise crossing the street.

Proposed Aquatic Centre colour palette.

Colour	Location
Colorbond Jasper	- Upper levels of main pool hall. - Rear and sides of grandstand.
Colorbond Dune	- Lower buildings such as storerooms and amenities. - Upper level perforated metal decorative artwork screening. - Roofs.

Note: This is not the complete colour palette for the project but is a summary of the main external colours that will be visible from the street.

View of north west corner of grandstand

View of south west corner of grandstand

The following table provides a summary of measures the proposed design uses to address heritage issues of the development.

Table 1: Does the proposal materially affect the significance of the heritage item?

Proposed Change to Heritage Item	**Some Questions to be Answered in a Statement of Heritage Impact**	**Supporting Information**
Demolition of a building or structure	• Have all options for retention and adaptive re-use been explored? • Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site? • Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?	Yes Yes Essential

Minor partial demolition (including internal elements)	• Is the demolition essential for the heritage item to function? • Are important features of the item affected by the demolition (e.g. fireplaces in buildings)? • Is the resolution to partially demolish sympathetic to the heritage significance of the item? • If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?	N/A
Major partial demolition (including internal elements)	• Is the demolition essential for the heritage item to function? • Are particular features of the item affected by the demolition (e.g. fireplaces in buildings)? • Is the detailing of the partial demolition sympathetic to the heritage significance of the item (e.g. creating large square openings in internal walls rather than removing the wall altogether)? • If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?	N/A
Change of use	• Has the advice of a heritage consultant or structural engineer been sought? Has the consultant's advice been implemented? If not, why not? • Does the existing use contribute to the significance of the heritage item? • Why does the use need to be changed? • What changes to the fabric are required as a result of the change of use? • What changes to the site are required as a result of the change of use?	N/A
Minor additions (see also minor partial demolition)	• How is the impact of the addition on the heritage significance of the item to be minimised? • Can the additional area be located within an existing structure? If no, why not? • Will the additions visually dominate the heritage item? • Is the addition sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered? • Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?	N/A
Major additions (*see also* major partial demolition)	• How is the impact of the addition on the heritage significance of the item to be minimised? • Can the additional area be located within an existing structure? If not, why not? • Will the additions tend to visually dominate the heritage item? • Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered? • Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?	N/A

New development adjacent to a heritage item (including additional buildings and dual occupancies) *Note: Most planning instruments (such as local and regional environmental plans) require the approval authority to take into account the impact of new development on adjacent heritage items or conservation areas.*	• How is the impact of the new development on the heritage significance of the item or area to be minimised?	Compatible & sympathetic colours. Articulation of materials and use of landscaping. Respecting the height and scale of existing buildings.
	• Why is the new development required to be adjacent to a heritage item?	The new development is replacement and expansion of the existing facilities provided on the site that have been in service since 1956. It is not feasible to build the facility elsewhere.
	• How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?	The curtilage of the site has to be reorganized to cater for the entire masterplan.
	• How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?	Views to the site will be affected by the position of the new grandstand along Turf Street. The effects will be mitigated by the use of landscaping, earthy colour palette and articulation of the façade. The existing jacaranda trees will also provide a substantial amount of screening from the residences across the road.
	• Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?	No
	• Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?	Yes. Refer to project description.
	• Will the additions visually dominate the heritage item? How has this been minimised?	No. Refer to project description and drawings.
	• Will the public, and users of the item, still be able to view and appreciate its significance?	Yes.
Subdivision *Note: Impacts on heritage values related to new subdivision can often be minimised through development control plans (DCPs).*	• How is the proposed curtilage allowed around the heritage item appropriate? • Could future development that results from this subdivision compromise the significance of the heritage item? How has this been minimised? • Could future development that results from this subdivision affect views to, and from, the heritage item? How are negative impacts to be minimised?	N/A

Repainting using new colour schemes	• Have previous (including original) colour schemes been investigated? Are previous schemes being reinstated? • Will the repainting effect the conservation of the fabric of the heritage item?	N/A
Re-roofing/re-cladding	• Have previous (including original) roofing/cladding materials been investigated (through archival and physical research)? • Is a previous material being reinstated? • Will the re-cladding effect the conservation of the fabric of the heritage item? • Are all details in keeping with the heritage significance of the item (e.g. guttering, cladding profiles)? • Has the advice of a heritage consultant or skilled tradesperson (e.g. slate roofer) been sought?	N/A
New services (e.g. air conditioning, plumbing)	• How has the impact of the new services on the heritage significance of the item been minimised? • Are any of the existing services of heritage significance? In what way? Are they affected by the new work? • Has the advice of a conservation consultant (e.g. architect) been sought? Has the consultant's advice been implemented? • Are any known or potential archaeological deposits (underground and under floor) affected by the proposed new services?	N/A
Fire upgrading *Note: Where agreement cannot be reached between the local council and your consultants on suitable fire-upgrading you may seek the advice of the Fire, Access & Services Panel, a subcommittee of the Heritage Council of NSW.*	• How has the impact of the upgrading on the heritage significance of the item been minimised? • Are any of the existing services of heritage significance? In what way? Are they affected by the new work? • Has the advice of a conservation consultant (e.g. architect) been sought? Has their advice been implemented? • Are any known or potential archaeological deposits (underground or under floor) affected by the proposed new services? • Has the advice of a fire consultant been sought to look for options that would have less impact on the heritage item? Will this advice be implemented? How?	N/A

New landscape works and features (including carparks and fences)	• How has the impact of the new work on the heritage significance of the existing landscape been minimised? • Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated? • Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented? • Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered? • How does the work impact on views to, and from, adjacent heritage items?	Landscaping has been increased. No Yes No Views on approach to the entry have been enriched with new landscaping. The view of the grandstand has been softened from the residences in Turf Street as described above.
Tree removal or replacement *Note: Always check the tree preservation provisions of your local council when proposing removal of trees*	• Does the tree contribute to the heritage significance of the item or landscape? • Why is the tree being removed? • Has the advice of a tree surgeon or horticultural specialist been obtained? • Is the tree being replaced? Why? With the same or a different species?	N/A
New signage *Note: Check whether the local council has a signage policy or design guidelines*	• How has the impact of the new signage on the heritage significance of the item been minimised? • Have alternative signage forms been considered (e.g. free standing or shingle signs). Why were they rejected? • Is the signage in accordance with section 6, 'Areas of Heritage Significance', in *Outdoor Advertising: An Urban Design-Based Approach?*(1) How? • Will the signage visually dominate the heritage item/ heritage conservation area or heritage streetscape? • Can the sign be remotely illuminated rather than internally illuminated?	N/A

7. Statement of Heritage Impact

The proposal for the redevelopment of the Grafton Olympic Pool will provide the community with an improved and modern facility. The increased services and facilities provided will cater for a greater proportion of the public than before. In particular there will be a marked improvement for young children and toddlers, the elderly, and people with a disability.

Whilst there will be obvious changes within the site they will have only minor negative impact on other buildings or the streetscape within the Grafton conservation area. The redevelopment will guarantee the critical function the pool was originally built for, after the tragedy in December 1943, continues well into the future.

8. Appendices

Appendix A – Grafton Heritage Conservation Area Map

Clarence Valley Local Environmental Plan 2011

Heritage Map - Sheet HER_007HB

Heritage

- Conservation area - General
- Item - General

Cadastre

Cadastre 08/11/2018
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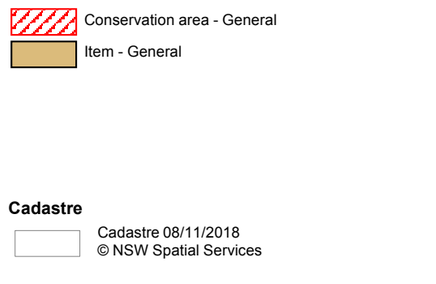

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