

6 December 2022

TO WHOM IT MAY CONCERN


Grafton Rowing Club Redevelopment

Council as Crown Land Manager of Grafton Memorial Park, being Reserve 85477 for public recreation, provides in-principle support of the Grafton Rowing Club's proposal to redevelop and embellish the waterfront Club's leased facility on Memorial Park.

Attached is a copy of the report, resolution and attachments from Council supporting the project in principle.

If you require any other information please contact me on 6643 0205 or 0407 299 596

Yours faithfully

A handwritten signature in black ink, appearing to read "PJB", with a stylized flourish at the end.

Peter Birch

Manager Open Spaces and Facilities

ITEM 07.22.265 GRAFTON ROWING CLUB REDEVELOPMENT - ON CROWN LAND

Meeting	Council	22 November 2022
Directorate	Works & Civil	
Prepared by	Manager Open Spaces & Facilities, Peter Birch	
Reviewed by	Director (Works & Civil), Jamie Fleeting	
Attachments	A. Grafton Rowing Club Upgrade Plans	

SUMMARY

The Grafton Rowing Club received grant funding of over \$1.8M to update its facility. The initial design phase has been completed and is now before Council seeking in principle support.

OFFICER RECOMMENDATION

That Council as Crown Land Manager of RE85477:

1. Provide in principle support for the upgrade of the Grafton Rowing Club in accordance with the plans in Attachment 1.
2. Note that a development application will now be lodged for assessment.

COUNCIL RESOLUTION - 07.22.265

Pickering/Novak

That Council as Crown Land Manager of RE85477:

1. **Provide in principle support for the upgrade of the Grafton Rowing Club in accordance with the plans in Attachment 1.**
2. **Note that a development application will now be lodged for assessment.**

Voting recorded as follows

For: Clancy, Day, Johnstone, Novak, Pickering, Smith, Tiley, Toms, Whaites

Against: Nil

CARRIED

LINKAGE TO OUR COMMUNITY PLAN

Theme Infrastructure

Objective We will have communities that are well serviced with appropriate infrastructure

KEY ISSUES

The Grafton Rowing Club lease their facility and have been progressively working on plans to upgrade the facility that includes the placement of an additional floor that can be used by the public and to provide a hireable function and meeting place.

The project is proposed to be divided into the three following stages:

- Stage 1 – upper floor public area and roof (excluding the enclosure of the function/meeting room), lower floor unisex amenities, and the lift.
- Stage 2 – the mezzanine level facilities and part/full enclosure of the function/meeting room).
- Stage 3 – the lower floor Boatshed level, storage extensions and upper-level function room.

The available funding will only facilitate the construction of Stage 1 works at this stage. Works are consistent with the adopted Plan of Management (PoM) and a development application will need to be submitted for the demolition works as the facility is in within a heritage conservation area under the Clarence Valley Local Environmental Plan 2011.

BACKGROUND

The Grafton Rowing Club was successful in seeking over \$1.8M in funding under the Bushfire Local and Economic Recovery Fund (BLERF) to improve their facility. The Club engaged consultants (Complete Urban) to help them project manage the upgrade and have now completed plans ready for submission of a development application.

COUNCIL IMPLICATIONS

Budget/Financial

Council staff have been assisting with providing in kind feedback to the Club and consultants. No other financial costs have been incurred or requested to date.

The Club is proposing to only deliver Stage 1 of the total project at this stage being most of the upper floor level (excluding function/meeting) room enclosure and connecting lift with Stages 2 and 3 subject to additional funding being obtained. A quantity survey (QS) has been undertaken that fully costs (current day) the redevelopment.

Asset Management

The Grafton Rowing Club is generally in fair to good condition for its age and the improvements will create a substantial improvement to the facility. Of note will be the improved accessibility to and from the facility with a full length lift with accessible access and facilities.

Policy and Regulation

- *Crown Lands Management Act 2016*
- *Local Government Act 1993*
- *Environmental Planning and Assessment Act 1979*

Consultation

The Club and their consultants have been in consultation with Council's Open Spaces and Facilities section, development planners and Council's Native Title Manager over the upgrade. Works and the impact on the Grafton Waterfront project have also been considered in the development of the plans. .

Legal and Risk Management

The Rowing Club has a lease with Council and NSW Crown Lands and the lease will be required to be amended at a future date.

Climate Change

The provision of this upgrade asset will result in resource consumption and emission production factors that contribute to climate change. To minimise the impact the materials used will contain a high content of material that can be recycled at the end of its useful life and all waste material able to be recycled.

GRAFTON ROWING CLUB BOATSHED REDEVELOPMENT



Development Application - Draft

Grafton Rowing Club Boatshed Redevelopment
Lot 7001 Prince St, Grafton NSW 2460

For : Grafton Rowing Club + Clarence Valley Council
Project Status: Development Application - Draft



Rev	Revision Description	Date	Drawn	Reviewed
1	Development Application - draft issue for review	26.10.22	DR	JM

nimbus
architecture + heritage

AA+
Member
Australian
Institute of
Architects
Nimbus Architecture and Heritage Pty Ltd
Nominated Architect: Jesse Mowbray
(NSWARB 8618; ARBV 20252)
ABN 71 609 346 965
Email admin@nimbusarch.com
Phone +61 2 9891 3564

Date : 28/10/2022 4:37:29 PM

Cover Sheet

Project Number :

2202

Drawing Number :

DA-000

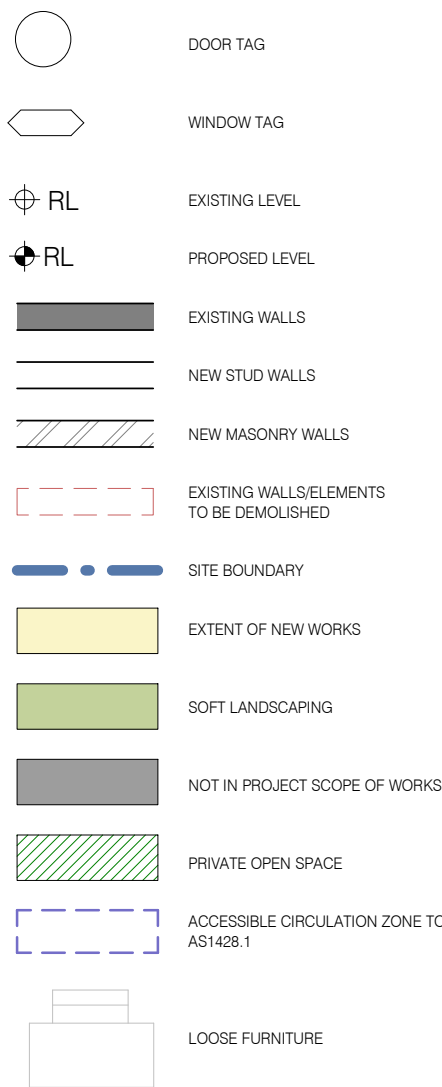
(A2)

Revision

1

GRAFTON ROWING CLUB BOATSHED REDEVELOPMENT

LEGEND



MATERIALS

ELEMENT	TYPE	COLOUR LEGEND
BA	BALUSTRADE	
CE	CEILING	
FI	FF&E	
FL	FLOOR	
JN	JOINERY	
RF	ROOF	
WA	WALL	

FLOOR

FL	CO	CONCRETE SLAB TO STRUCTURAL ENGINEERS SPECIFICATION FINISH AS SCHEDULED
FL	MS	STEEL MESH GRATING: FINISH AND PATTERN AS SCHEDULED
FL	TI	CERAMIC FLOOR TILES: FINISH AS SCHEDULED
FL	TGSI	TACTILE INDICATORS: FINISH AS SCHEDULED

WALL

WA	BL	CONCRETE BLOCKWORK: FINISH AS SCHEDULED
WA	CL	TIMBER CLADDING: FINISH AND PATTERN AS SCHEDULED
WA	GL	GLAZED WALL: FINISH AND GLAZING AS SCHEDULED
WA	TI	FEATURE TILE: FINISH AND GLAZING AS SCHEDULED

ROOF

RE	FS	FASCIA: FINISH AND PROFILE AS SCHEDULED
RE	MT	METAL ROOF SHEETING: FINISH AND PROFILE AS SCHEDULED
RE	PC	POLYCARBONATE SHEETING: FINISH AND PROFILE AS SCHEDULED

CEILING

CE	FC	FIBRE CEMENT SHEETING: FINISH AS SCHEDULED
CE	PB	PLASTERBOARD SHEETING, PAINTED: FINISH AS SCHEDULED
CE	MS	PERFORATED MESH FINISH AS SCHEDULED

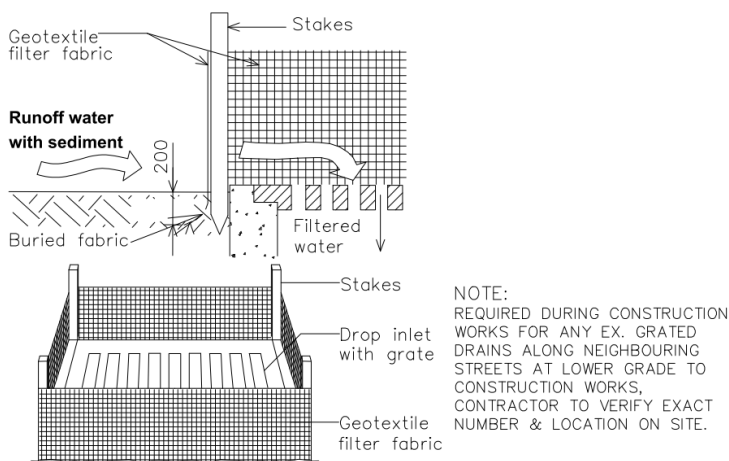
BALUSTRADE

BA	GL	GLASS BALUSTRADE AS SCHEDULED
BA	HR	HDG STEEL HANDRAIL AS SCHEDULED
BA	MT	HDG STEEL BALUSTRADE AS SCHEDULED

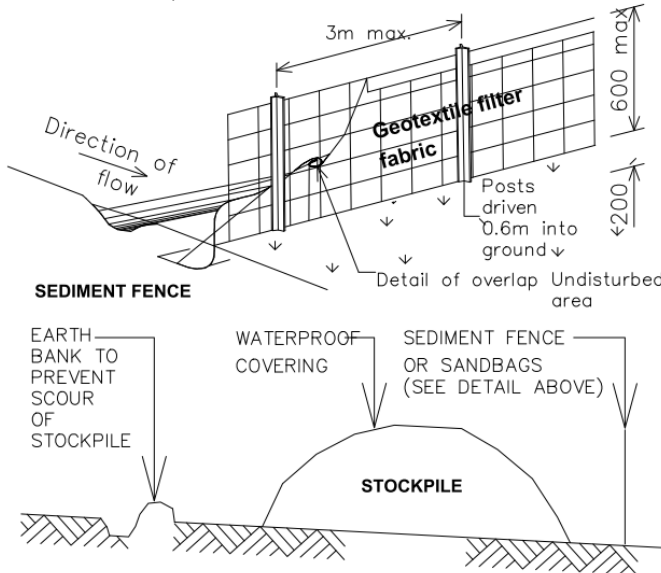
STRUCTURE

ST	SW	STRUCTURAL STEELWORK FINISH AS SCHEDULED
----	----	---

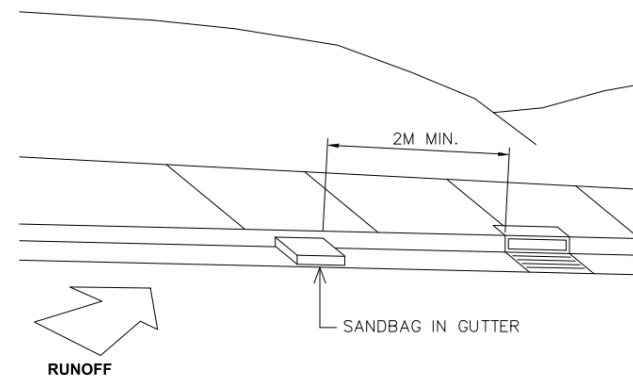
EROSION & SEDIMENT CONTROL



Sediment Trap to Stormwater



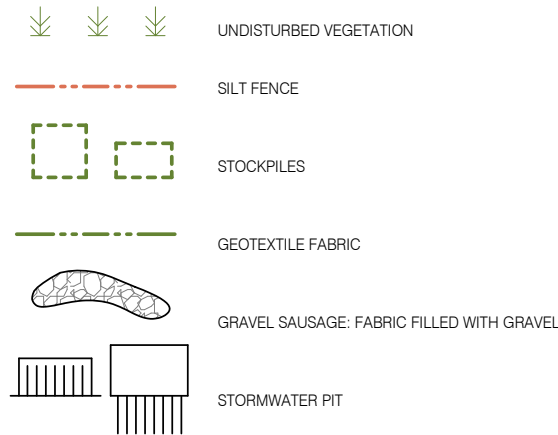
Building Materials Stockpile



Sandbag Kerb Sediment Trap

- Builder shall provide sediment fencing material during construction as required by council. Tie sediment fencing material to cyclone wire security fence. Sediment control fabric shall be an approved material (Eg. Humes propox silt stop) standing 300mm minimum above ground and extending 200mm below ground.
- Existing drains located within the site shall also be isolated by sediment fencing material.
- No parking or stockpiling of materials is permitted on the lower side of the sediment fence.
- Grass verges shall be maintained as much as practical to provide a buffer zone to the construction site.
- Roof drainage is to be connected to the stormwater system as soon as practical. Temporary drainage shall be connected to the existing system during construction work.
- Builder shall ensure all construction traffic entering and leaving the site to do so in a forward direction.
- All temporary stockpiles shall be at least 2000mm clear of areas of concentrated water flow & the driveway, footpath not to be used. Refer to architectural drawings for setback of site sheds.
- Provide mesh and gravel 'sausage' protection to gutter inlets near the allotment.
- All erosion and sediment control measures to be inspected and maintained daily by site manager. All stockpiles, erosion and sediment controls should aim to minimise disturbed areas. Roads, footpaths and other areas of travel are to be swept daily.

Erosion & Sediment Control Legend



SHEET LIST

Sheet List		
Sheet Number	Sheet Name	Current Revision
DA-000	Cover Sheet	1
DA-001	Project Notes	1
DA-110	Site Plan	2
DA-111	Existing / Demolition Plan	1
DA-112	Demolished Roof Plan	1
DA-120	Boatshed Floor Plan	2
DA-121	Club Deck Floor Plan	2
DA-122	Upper Deck Floor Plan	2
DA-130	Roof Plan	1
DA-200	Elevations	2
DA-201	Elevations	1
DA-300	Cross Section	2
DA-500	Staging Plans	4
DA-600	North West Perspective	1
DA-601	South West Perspective	1
DA-602	South East Perspective	1
DA-700	Finishes	1



Location Plan

SOURCE, <https://maps.six.nsw.gov.au/>

Development Application - Draft

Grafton Rowing Club Boatshed Redevelopment
Lot 7001 Prince St, Grafton NSW 2460

For : Grafton Rowing Club + Clarence Valley Council
Project Status: Development Application - Draft



Rev	Revision Description	Date	Drawn	Reviewed
1	Development Application - draft issue for review	26.10.22	DR	JM

nimbus
architecture + heritage

nimbus
Member
Australian
Institute of
Architects
Nimbus Architecture and Heritage Pty Ltd
Nominated Architect: Jesse Mowbray
(NSWARB 8618; ARBV 20252)
ABN 71 609 346 965
Email: admin@nimbusarch.com
Phone: +61 2 9891 3564

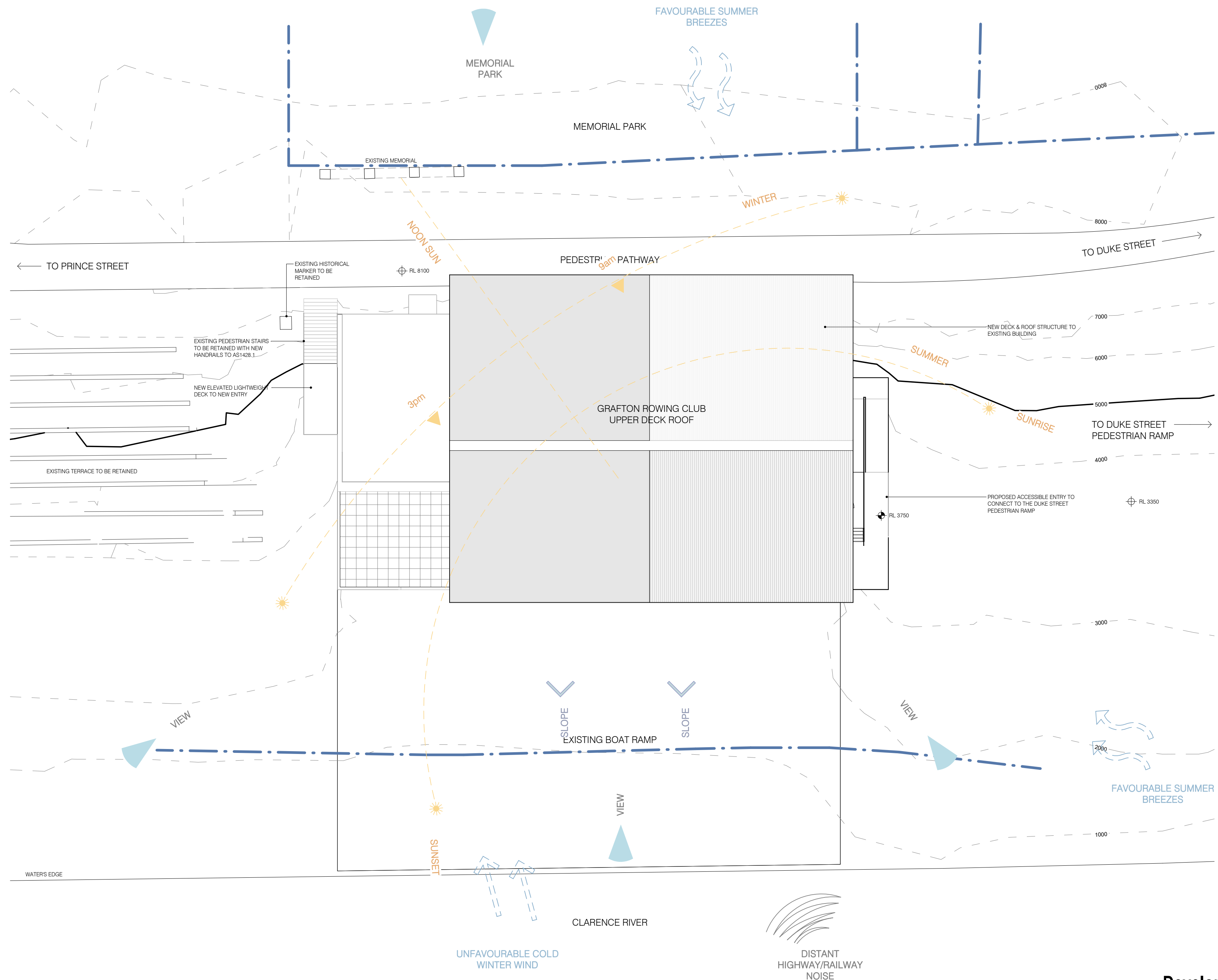
Date : 28/10/2022 4:37:35 PM

Project Notes

Project Number : 2202
Drawing Number : DA-001

(A2)
Revision

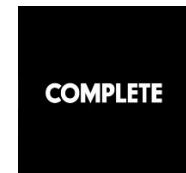
1



Grafton Rowing Club Boatshed Redevelopment
Lot 7001 Prince St, Grafton NSW 2460

For : Grafton Rowing Club + Clarence Valley Council
Project Status: Development Application - Draft

Document Set ID: 2479784
Version: 1; Version Date: 23/05/2023



Rev	Revision Description	Date	Drawn	Reviewed
1	Reference Design	27.07.22	JM	SV
2	Development Application - draft issue for review	26.10.22	DR	JM

nimbus
architecture + heritage

ARCHITECT
Member Australian Institute of Architects
Nimbus Architecture and Heritage Pty Ltd
Nominated Architect: Jesse Mowbray
(NSWARB 8618; ARBV 20252)
ABN 71 609 346 965
Email admin@nimbusarch.com
Phone +61 2 9891 3564

01020 m

Scale: 1:200 @A2

Project Number : 2202

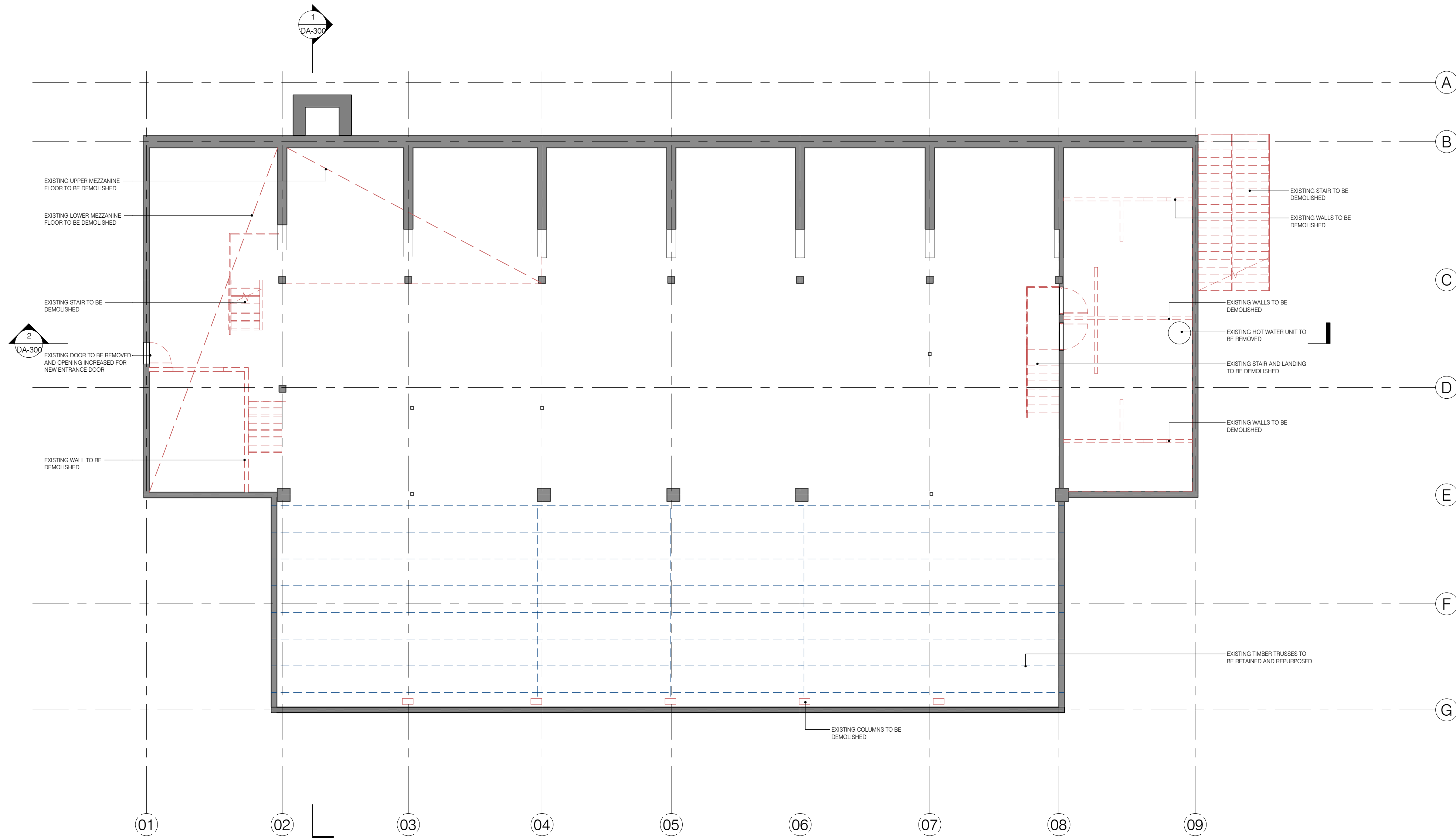
Drawing Number : DA-110

(A2)
Revision
2

Development Application - Draft

Date : 28/10/2022 4:37:38 PM

Site Plan

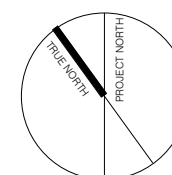


--- EXISTING TRUSSES TO BE RETAINED
--- EXISTING WALLS/ELEMENT TO BE DEMOLISHED

Development Application - Draft

0 5 10 m

Scale: 1:100 @A2



Date : 28/10/2022 4:37:41 PM

Existing / Demolition Plan

Project Number : 2202 Drawing Number : DA-111

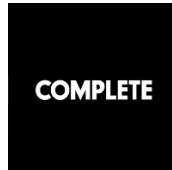
(A2)

Revision

1

Grafton Rowing Club Boatshed Redevelopment
Lot 7001 Prince St, Grafton NSW 2460

For : Grafton Rowing Club + Clarence Valley Council
Project Status: Development Application - Draft

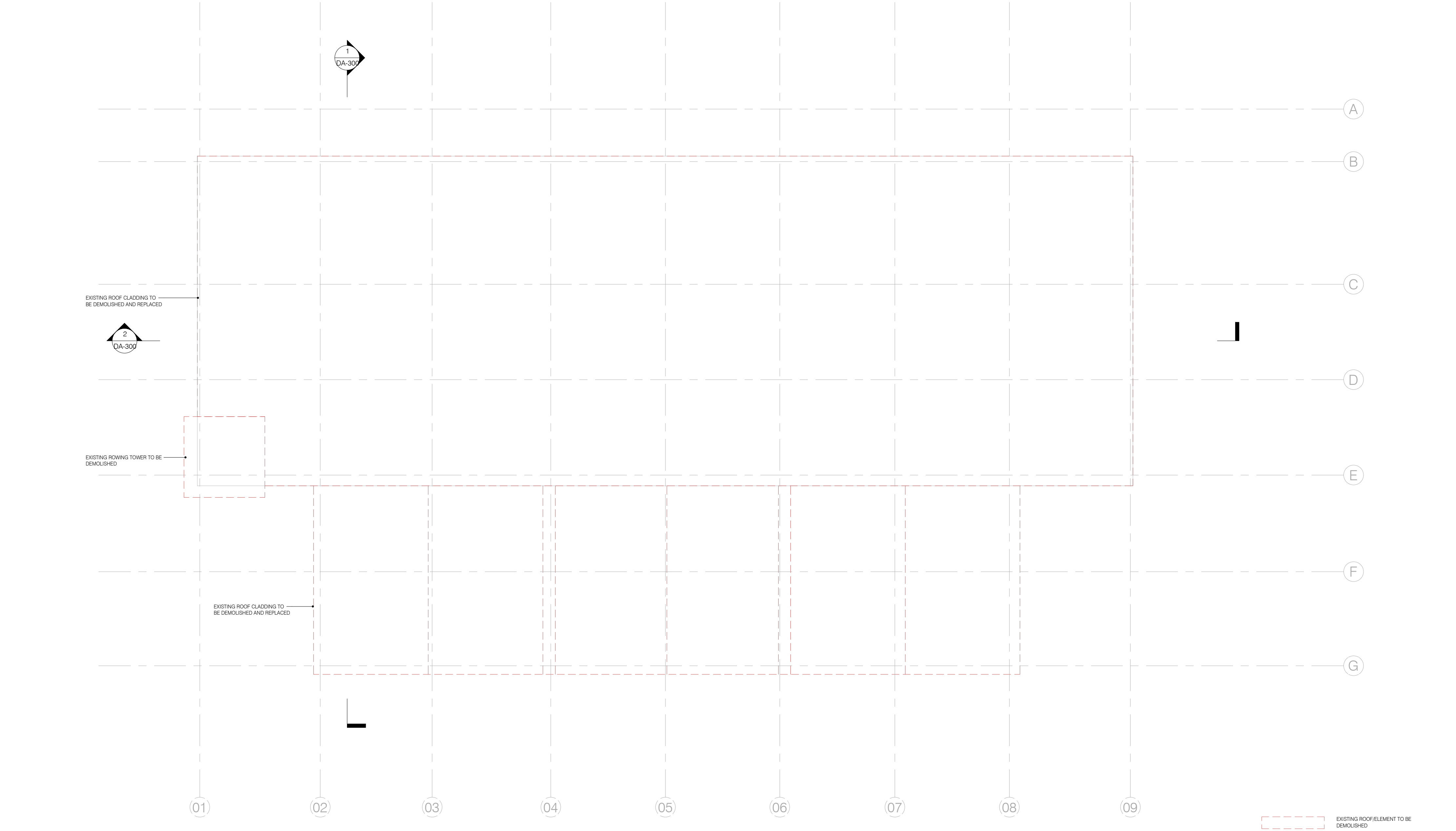


Rev	Revision Description	Date	Drawn	Reviewed
1	Development Application - draft issue for review	26.10.22	DR	JM

nimbus
architecture + heritage



Nimbus Architecture and Heritage Pty Ltd
Nominated Architect: Jesse Mowbray
(NSWARB 8618; ARBV 20252)
ABN 71 609 346 965
Email admin@nimbusarch.com
Phone +61 2 9891 3564



Grafton Rowing Club Boatshed Redevelopment
Lot 7001 Prince St, Grafton NSW 2460

For : Grafton Rowing Club + Clarence Valley Council
Project Status: Development Application - Draft

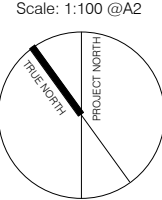
Document Set ID: 2479784
Version: 1; Version Date: 23/05/2023



Rev	Revision Description	Date	Drawn	Reviewed
1	Development Application - draft issue for review	26.10.22	DR	JM



AA+
Member
Australian
Institute of
Architects
Nimbus Architecture and Heritage Pty Ltd
Nominated Architect: Jesse Mowbray
(NSWARB 8618; ARBV 20252)
ABN 71 609 346 965
Email admin@nimbusarch.com
Phone +61 2 9891 3564



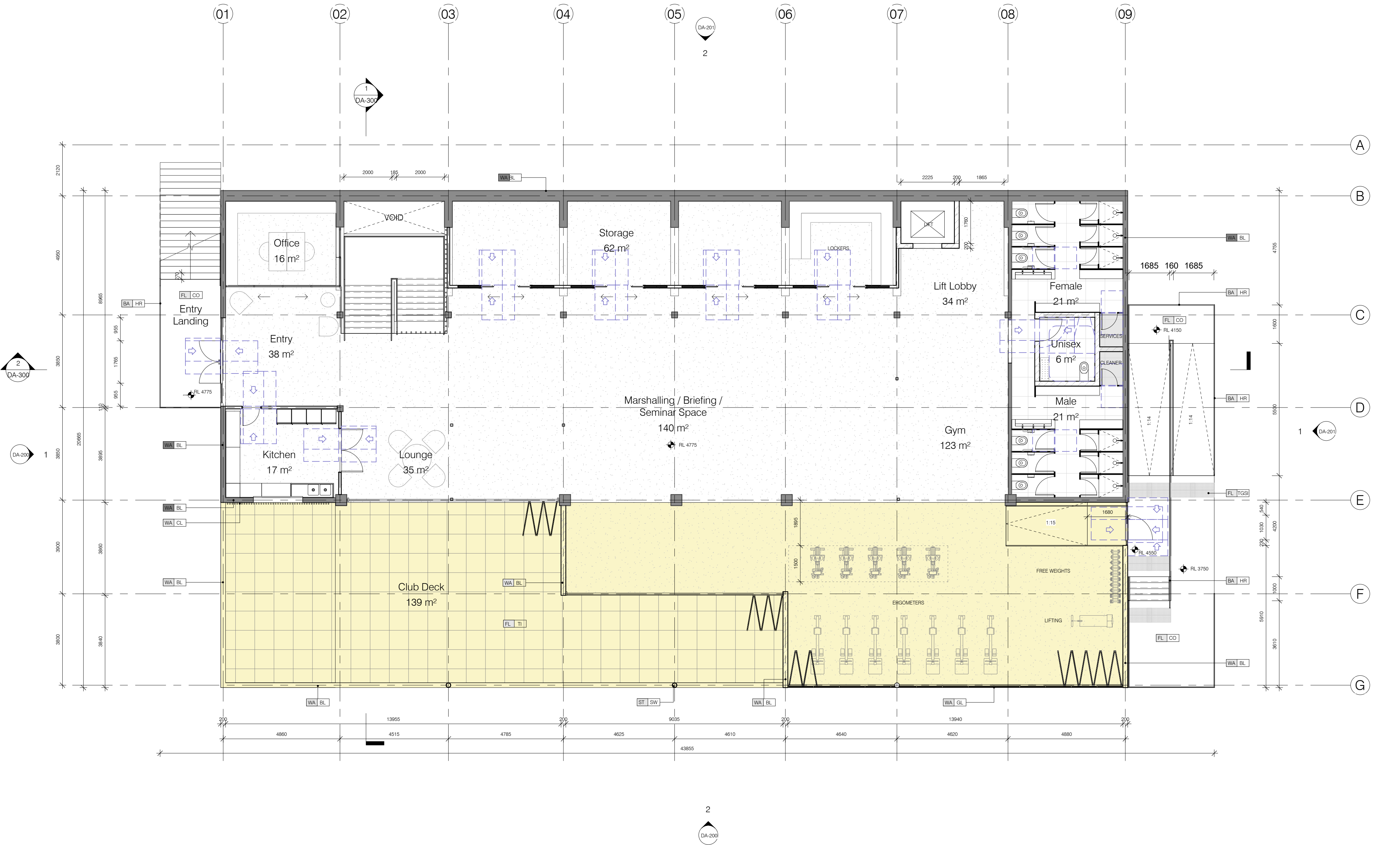
Date : 28/10/2022 4:40:01 PM

Demolished Roof Plan

Project Number : 2202
Drawing Number : DA-112

(A2)
Revision
1

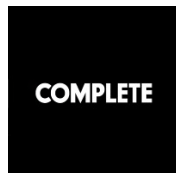
(A2)
Revision
2



Grafton Rowing Club Boatshed Redevelopment
Lot 7001 Prince St, Grafton NSW 2460

For : Grafton Rowing Club + Clarence Valley Council
Project Status: Development Application - Draft

Document Set ID: 2479784
Version: 1; Version Date: 23/05/2023

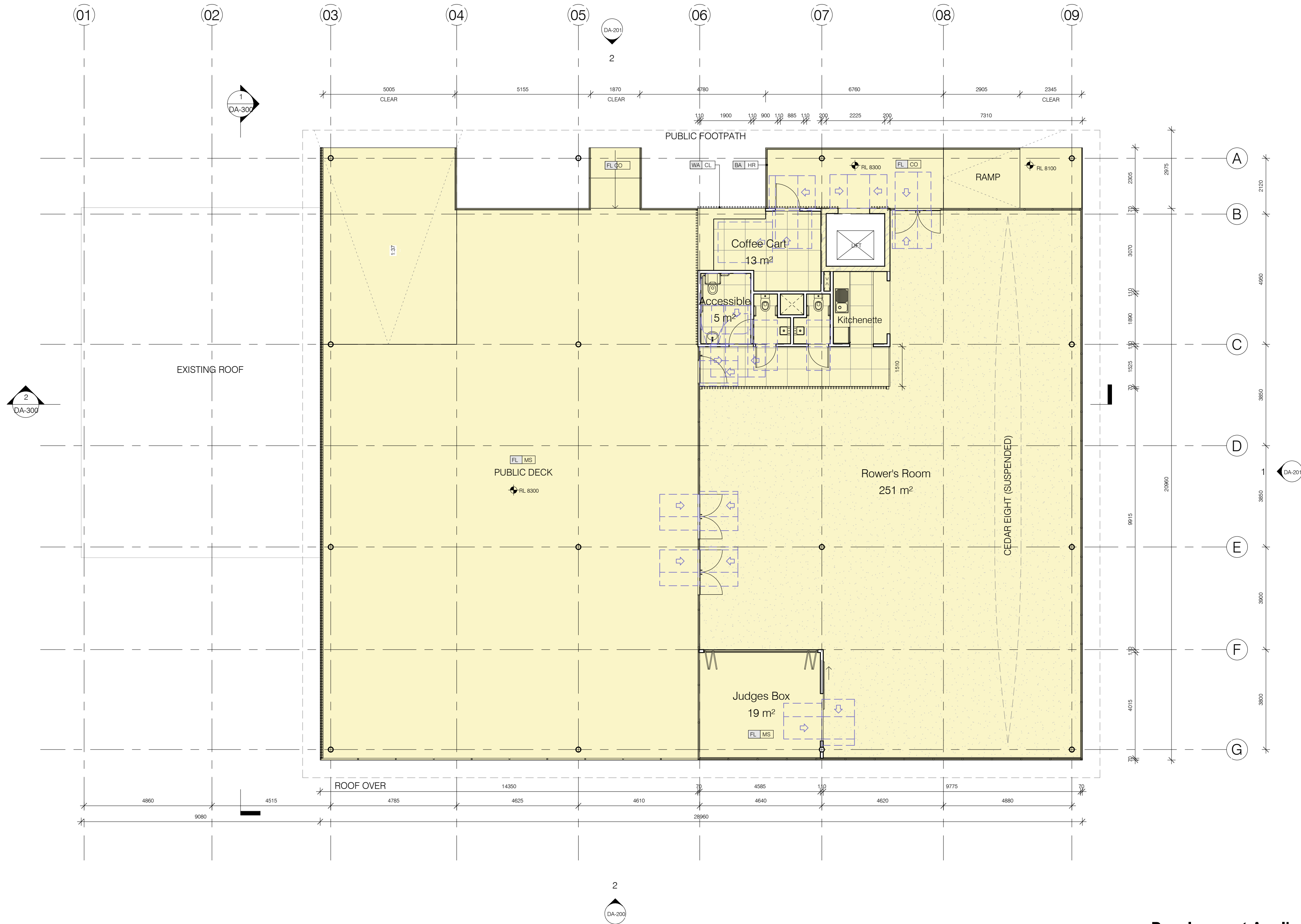


Rev	Revision Description	Date	Drawn	Reviewed
1	Reference Design	27.07.22	JM	SV
2	Development Application - draft issue for review	26.10.22	DR	JM

nimbus
architecture + heritage

Nimbus Architecture and Heritage Pty Ltd
Nominated Architect: Jesse Mowbray
(NSWARB 8618; ARBV 20252)
ABN 71 609 346 965
Email admin@nimbusarch.com
Phone +61 2 9891 3564

0 5 10 m
Scale: 1:100 @A2
Date: 28/10/2022 4:38:05 PM
Club Deck Floor Plan
Project Number: 2202
Drawing Number: DA-121
Revision: 2



Development Application - Draft

0 5 10 m

Scale: 1:100 @A2

Date: 28/10/2022 4:38:08 PM

Upper Deck Floor Plan

Project Number: 2202 Drawing Number: DA-122

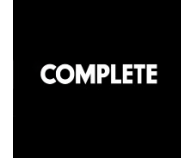
(A2)

Revision

2

Grafton Rowing Club Boatshed Redevelopment
Lot 7001 Prince St, Grafton NSW 2460

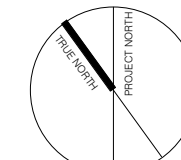
For: Grafton Rowing Club + Clarence Valley Council
Project Status: Development Application - Draft
Document Set ID: 2479784
Version: 1; Version Date: 23/05/2023

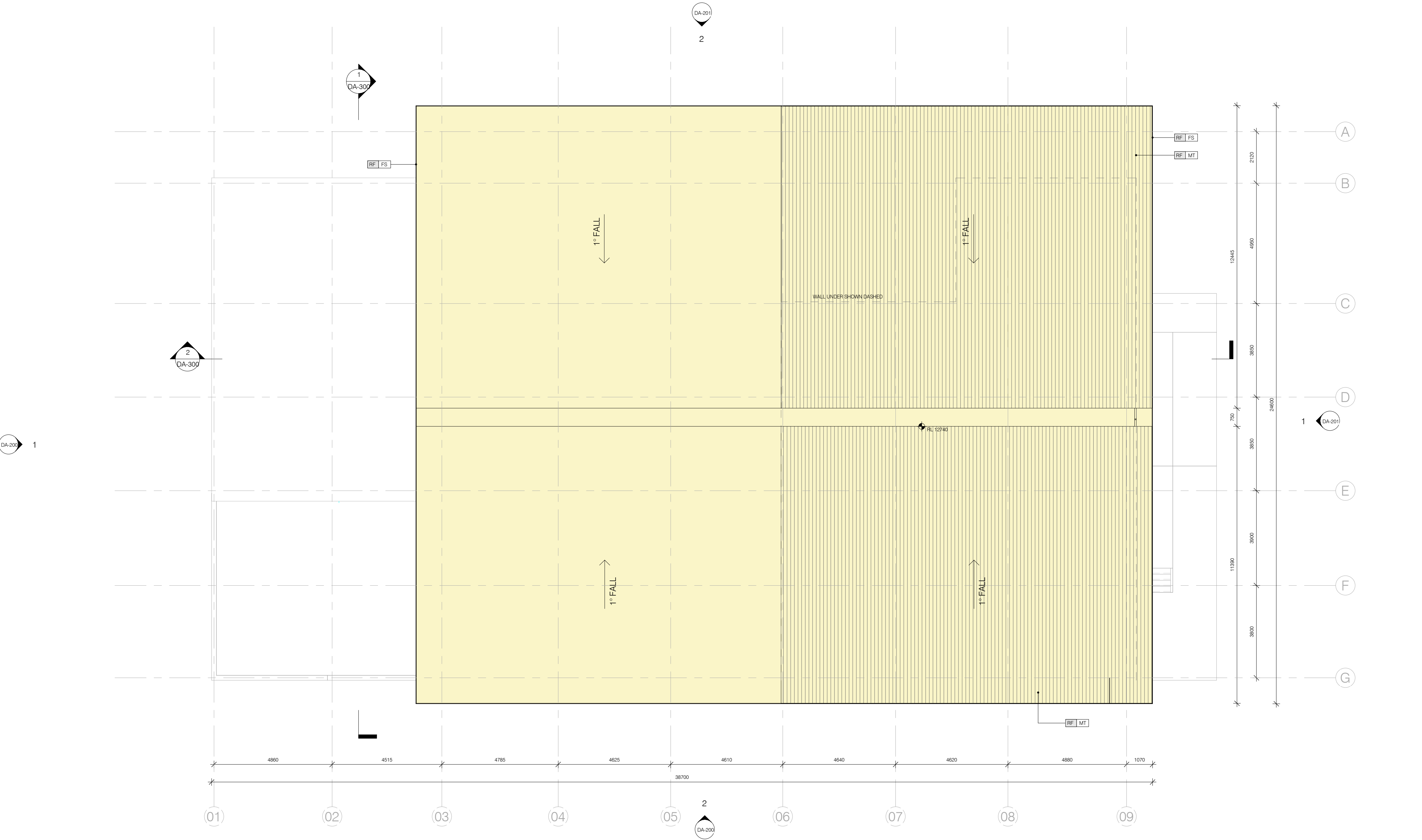


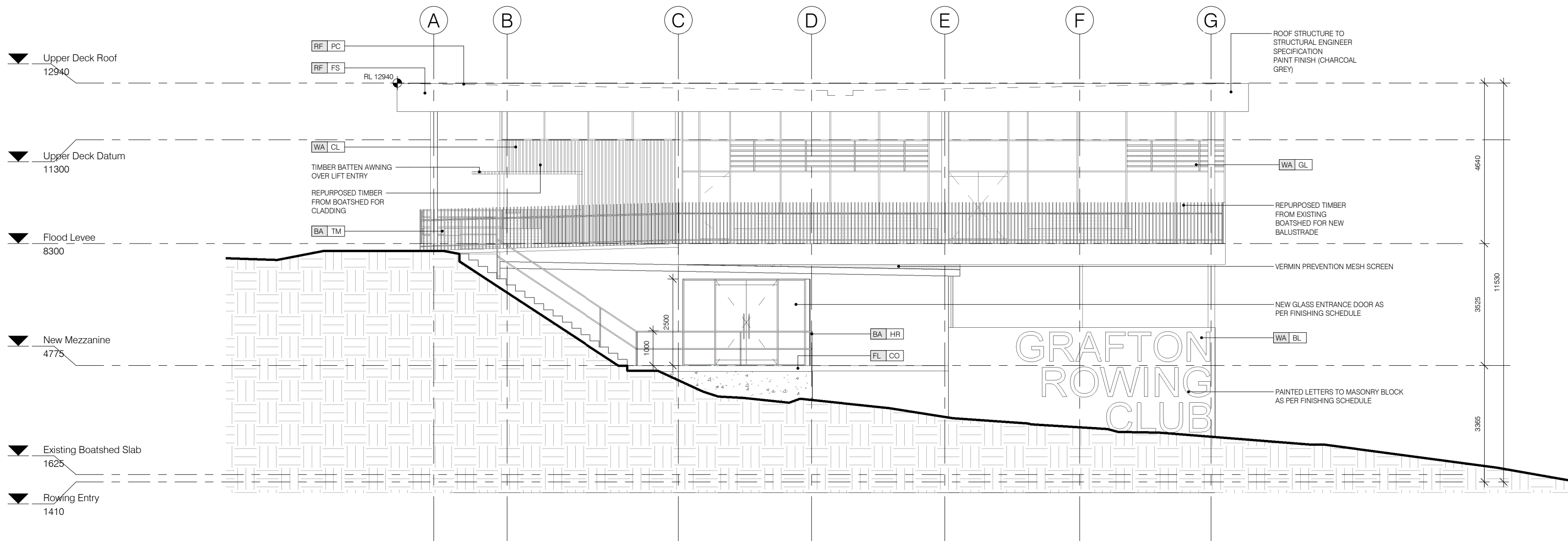
Rev	Revision Description	Date	Drawn	Reviewed
1	Reference Design	27.07.22	JM	SV
2	Development Application - draft issue for review	26.10.22	JM	JM

nimbus
architecture + heritage

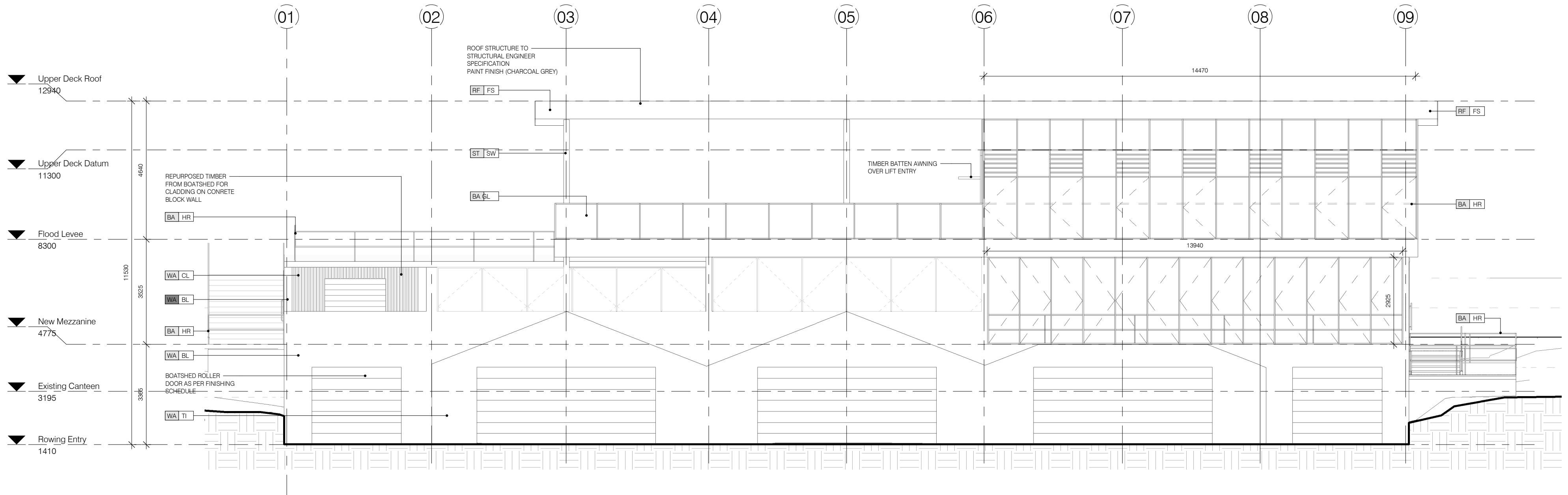
Nimbus Architecture and Heritage Pty Ltd
Nominated Architect: Jesse Mowbray
(NSWARB 8618; ARBV 20252)
ABN 71 609 346 965
Email admin@nimbusarch.com
Phone +61 2 9891 3564







1 West Elevation
1 : 100

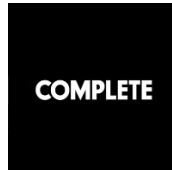


2 South Elevation
1 : 100

Development Application - Draft

Grafton Rowing Club Boatshed Redevelopment
Lot 7001 Prince St, Grafton NSW 2460

For : Grafton Rowing Club + Clarence Valley Council
Project Status: Development Application - Draft



Rev	Revision Description	Date	Drawn	Reviewed
1	Reference Design	27.07.22	JM	SV
2	Development Application - draft issue for review	26.10.22	DR	JM

nimbus
architecture + heritage

RAA+
Member
Australian
Institute of
Architects
Nimbus Architecture and Heritage Pty Ltd
Nominated Architect: Jesse Mowbray
(NSWARB 8618; ARBV 20252)
ABN 71 609 346 965
Email admin@nimbusarch.com
Phone +61 2 9891 3564

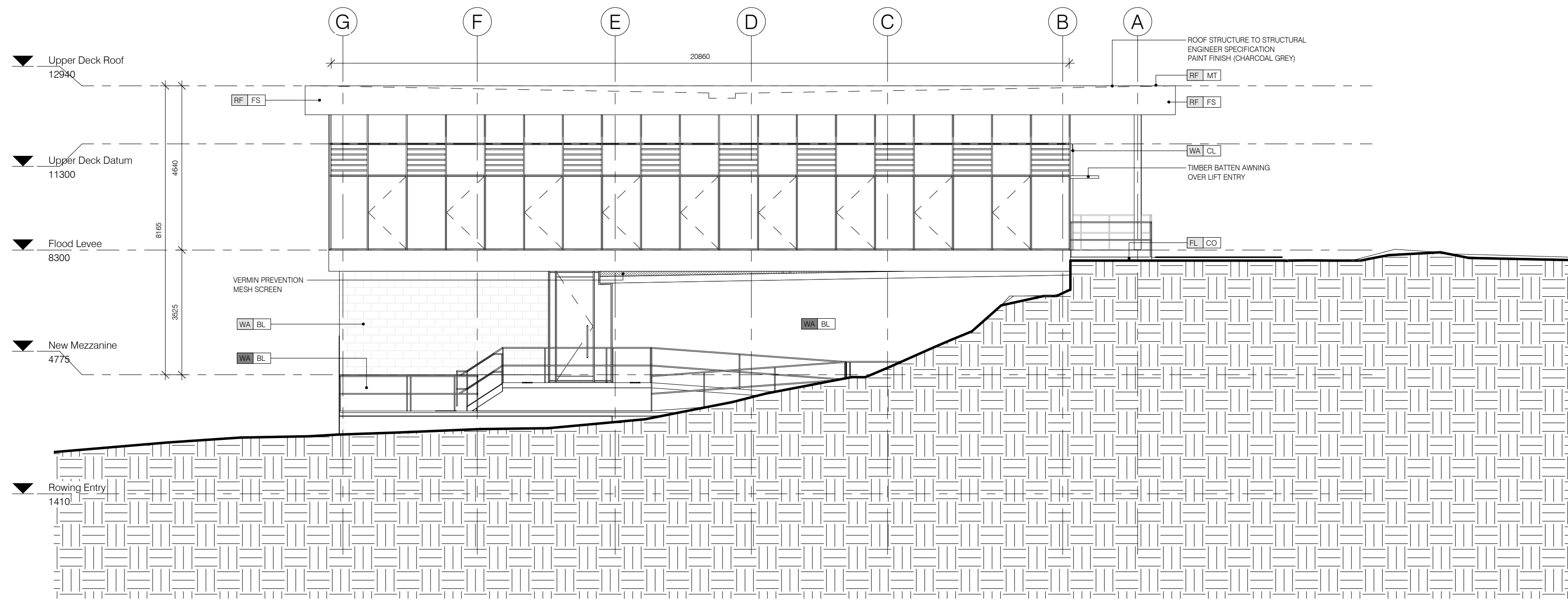
0 5 10 m
Scale: 1:100 @A2
Date: 28/10/2022 4:38:15 PM

Elevations

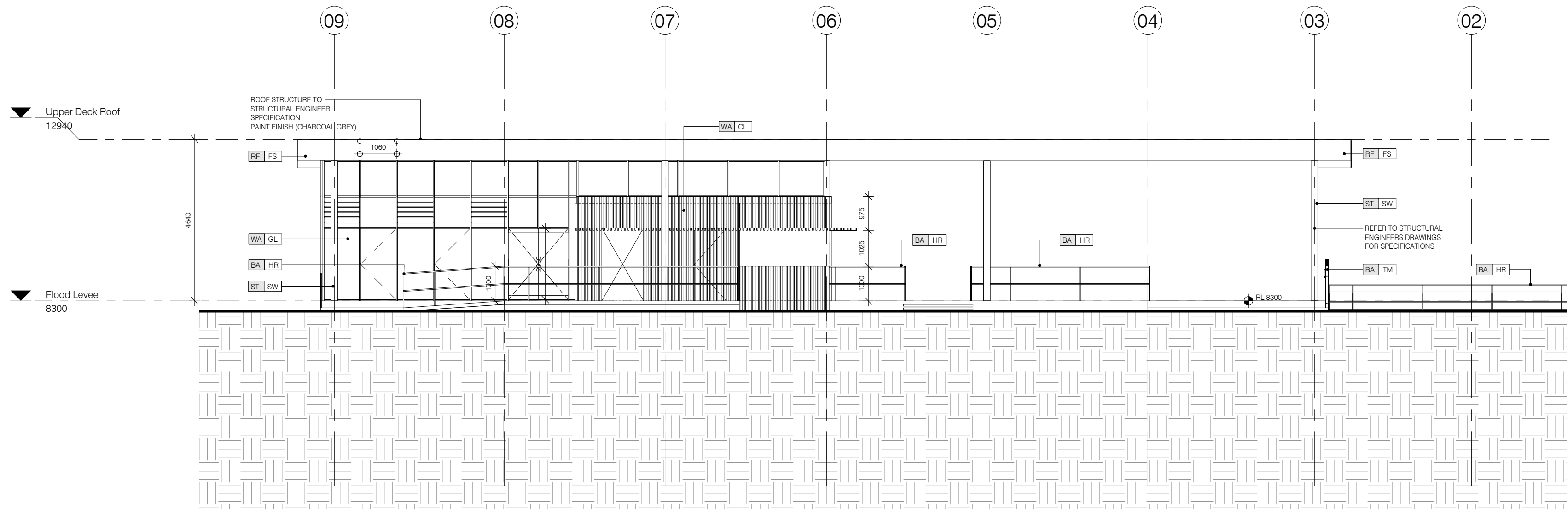
Project Number :
2202

Drawing Number :
DA-200

(A2)
Revision
2



1 Elevation - East
1 : 100



2 Elevation - North
1 : 100

Development Application - Draft



Date : 28/10/2022 4:49:00 PM

Grafton Rowing Club Boatshed Redevelopment
Lot 7001 Prince St, Grafton NSW 2460

For : Grafton Rowing Club + Clarence Valley Council
Project Status: Development Application - Draft



Rev	Revision Description	Date	Drawn	Reviewed
1	Development Application - draft issue for review	26.10.22	DR	JM

nimbus
architecture + heritage

Nimbus Architecture and Heritage Pty Ltd
Nominated Architect: Jesse Mowbray
(NSWARB 8618; ARBV 20252)
ABN 71 609 346 965
Email admin@nimbusarch.com
Phone +61 2 9891 3564

Elevations

Project Number :

2202

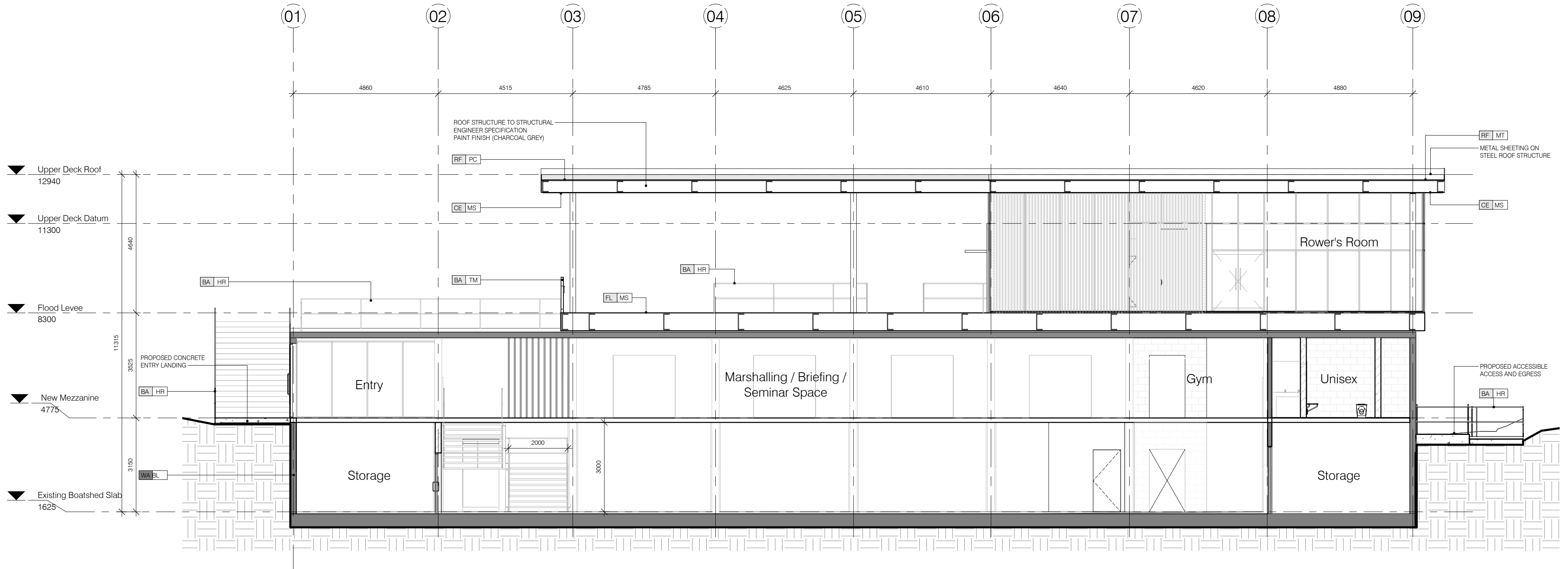
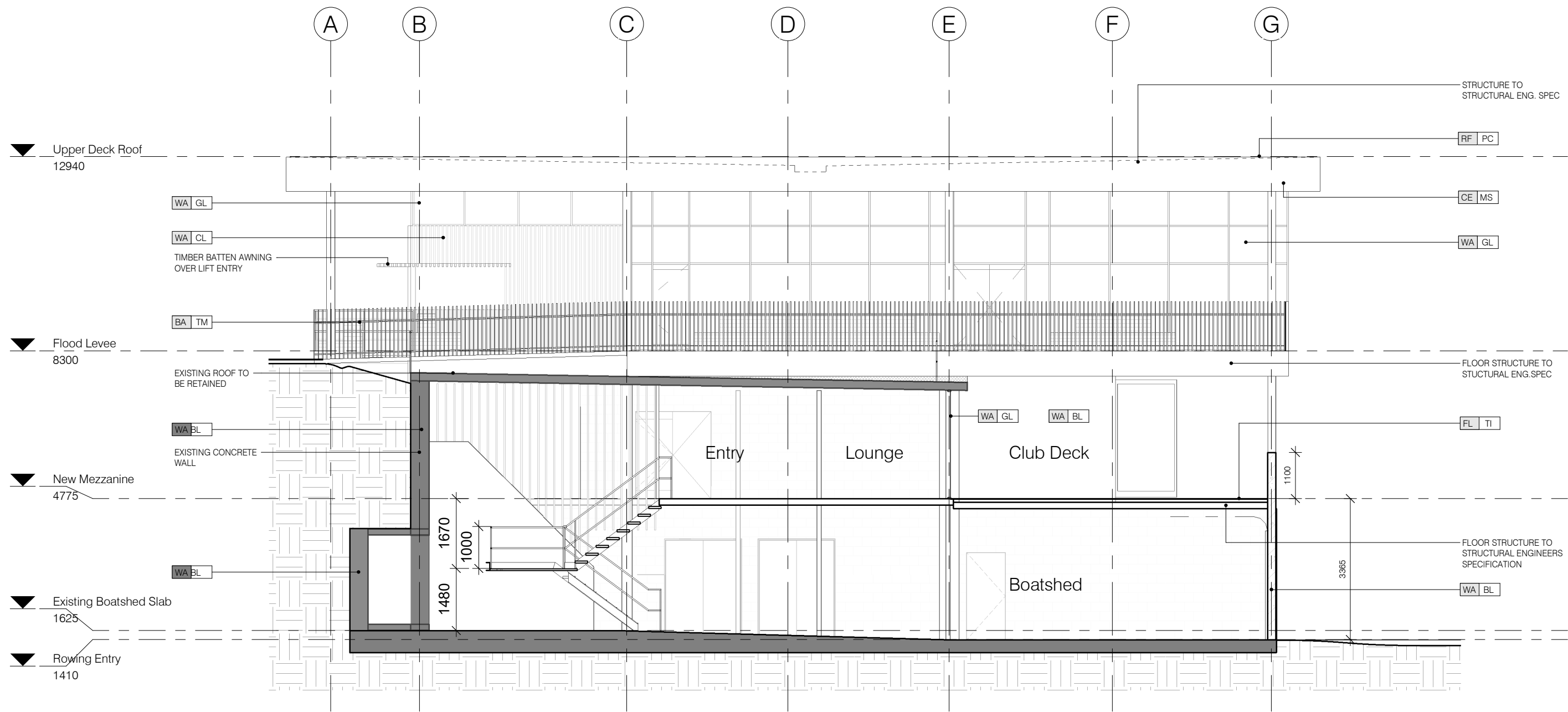
Drawing Number :

DA-201

(A2)

Revision

1

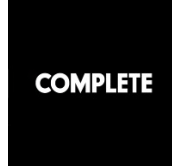


Development Application - Draft

0 5 10 m
Scale: 1:100 @A2
Date: 28/10/2022 4:38:23 PM

Grafton Rowing Club Boatshed Redevelopment
Lot 7001 Prince St, Grafton NSW 2460

For: Grafton Rowing Club + Clarence Valley Council
Project Status: Development Application - Draft



Rev	Revision Description	Date	Drawn	Reviewed
1	Reference Design	27.07.22	JM	SV
2	Development Application - draft issue for review	26.10.22	DR	JM

nimbus
architecture + heritage

RAA+
Member
Australian
Institute of
Architects
Nimbus Architecture and Heritage Pty Ltd
Nominated Architect: Jesse Mowbray
(NSWARB 8618; ARBV 20252)
ABN 71 609 346 965
Email admin@nimbusarch.com
Phone +61 2 9891 3564

Cross Section

Project Number:

2202

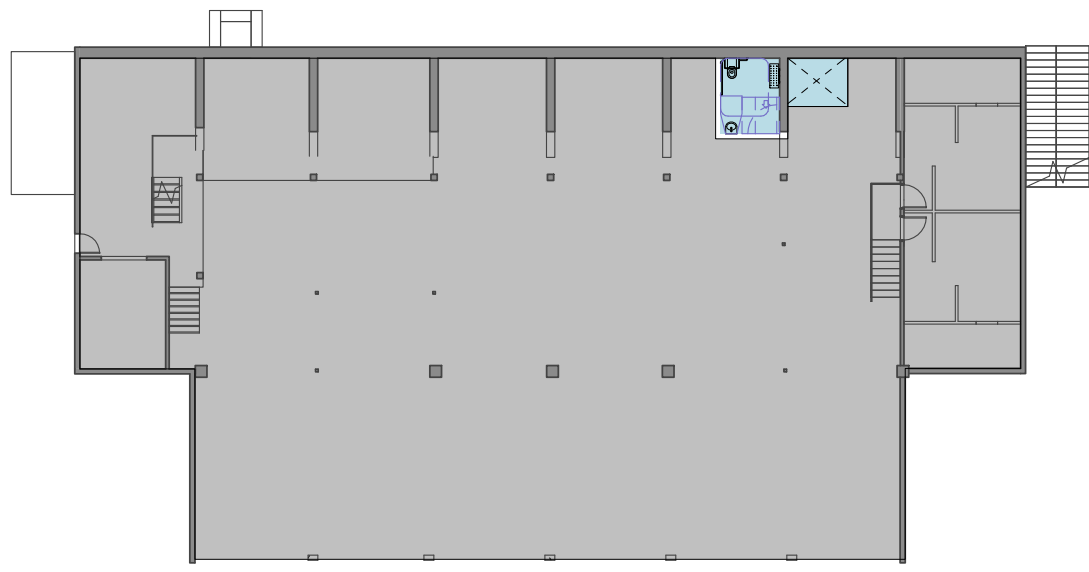
Drawing Number:

DA-300

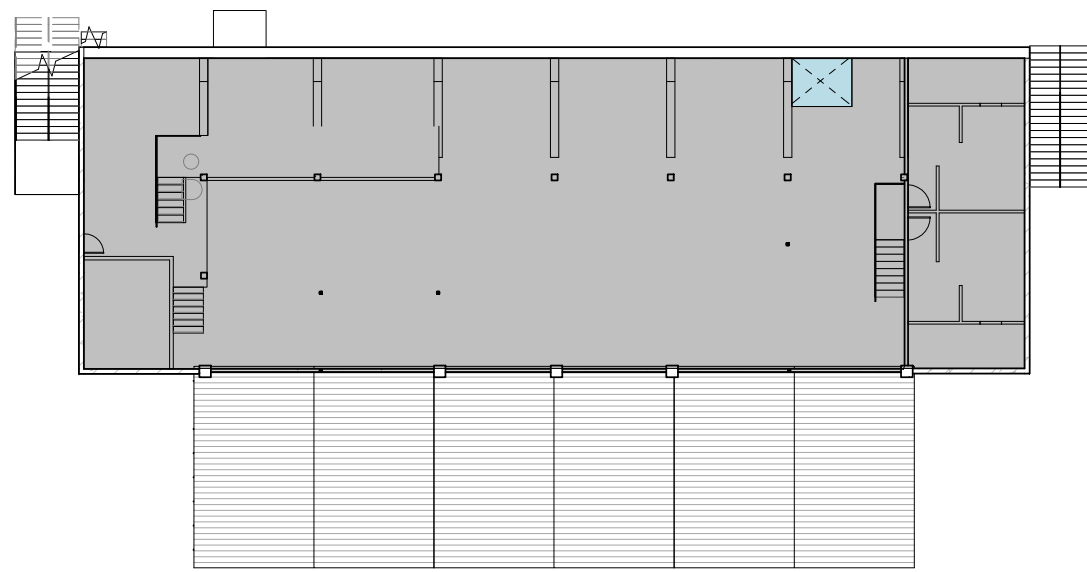
(A2)

Revision

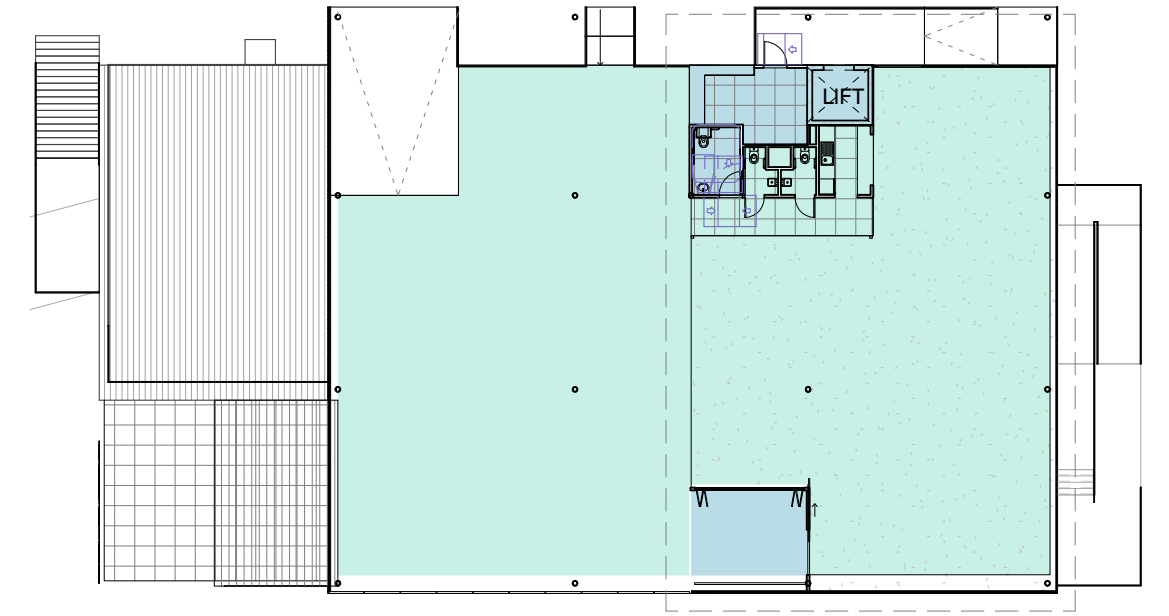
2



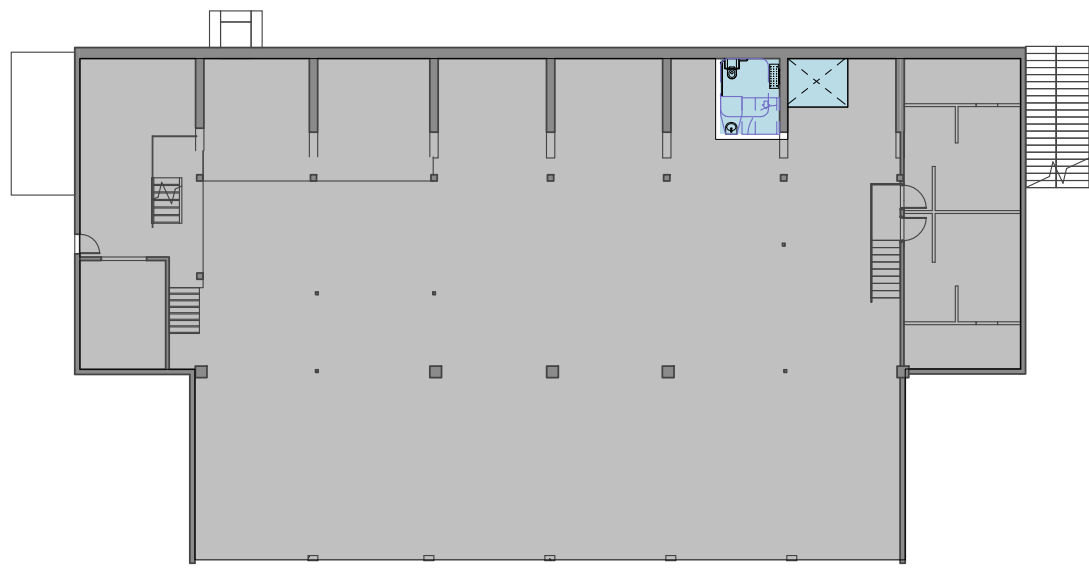
1 Stage 1_Boatshed
1 : 300



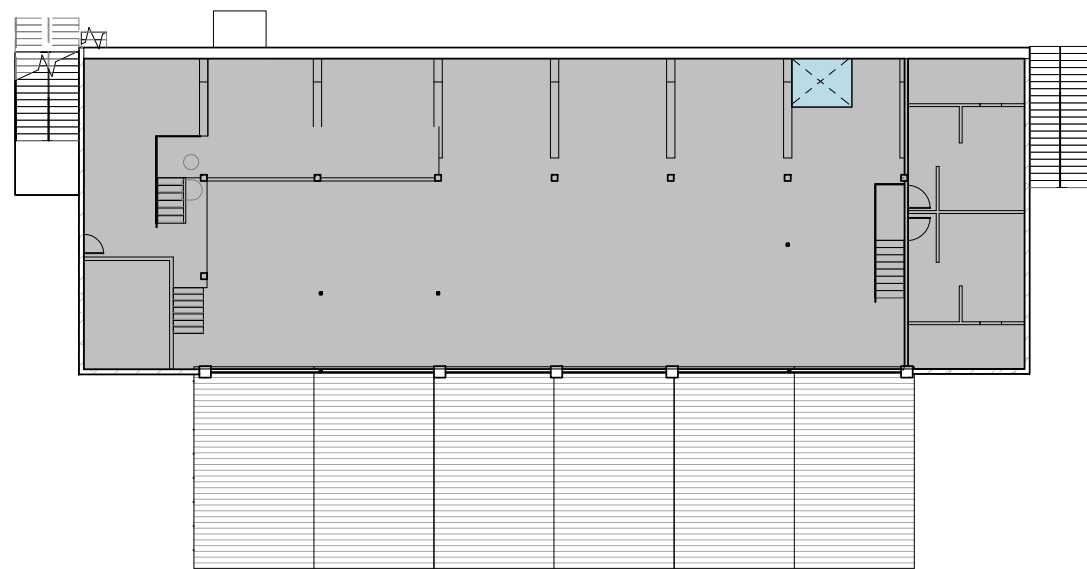
2 Stage 1_Club Deck (Mezzanine)
1 : 300



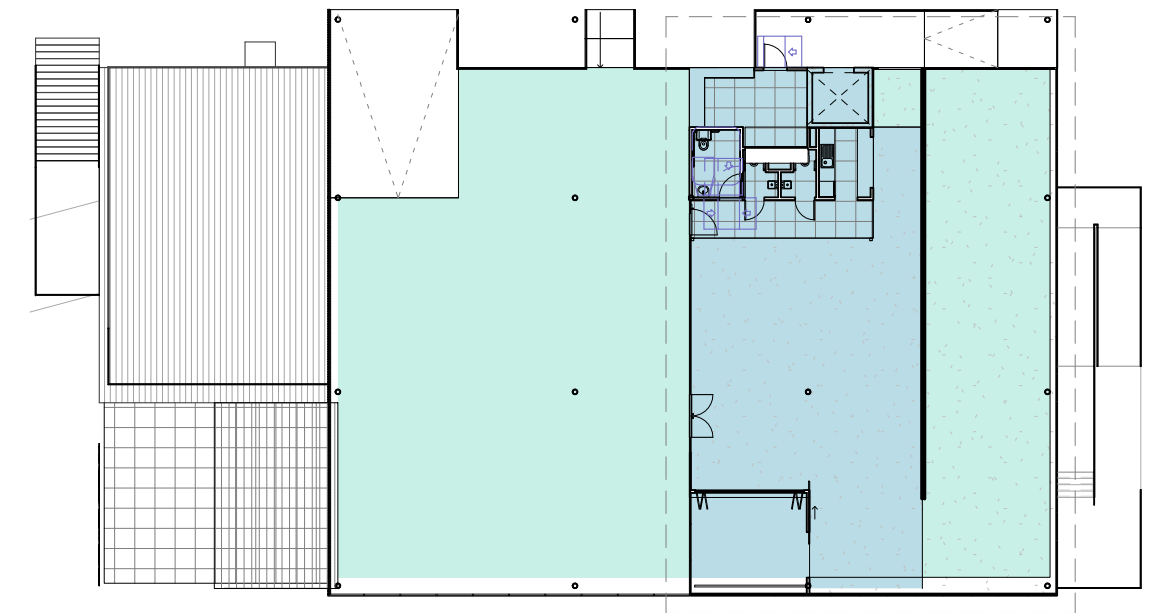
3 Stage 1_Upper Deck
1 : 300



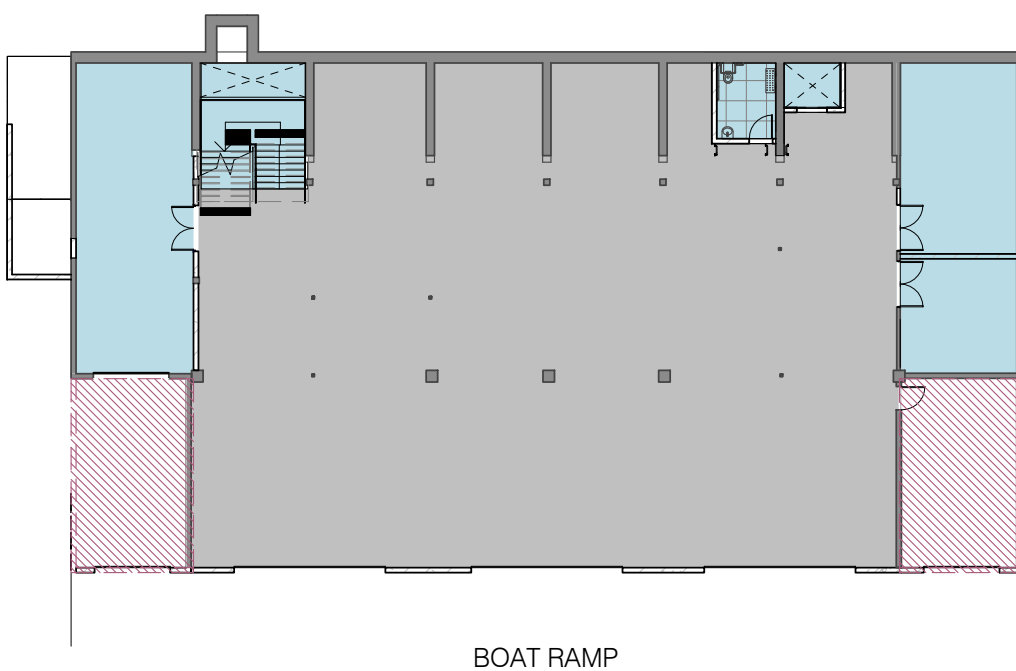
4 Stage 2_Boatshed
1 : 300



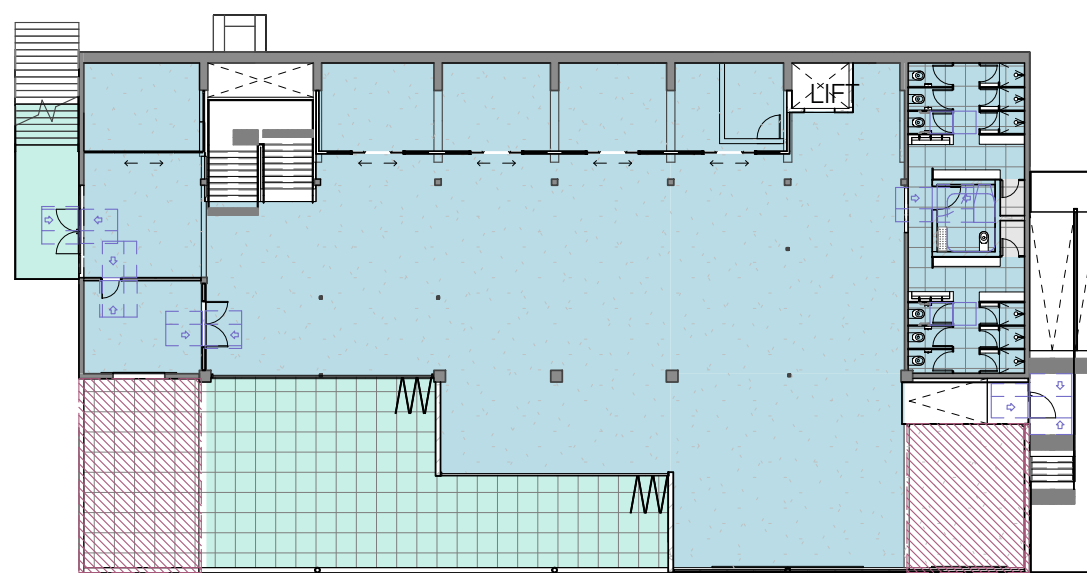
5 Stage 2_Club Deck (Mezzanine)
1 : 300



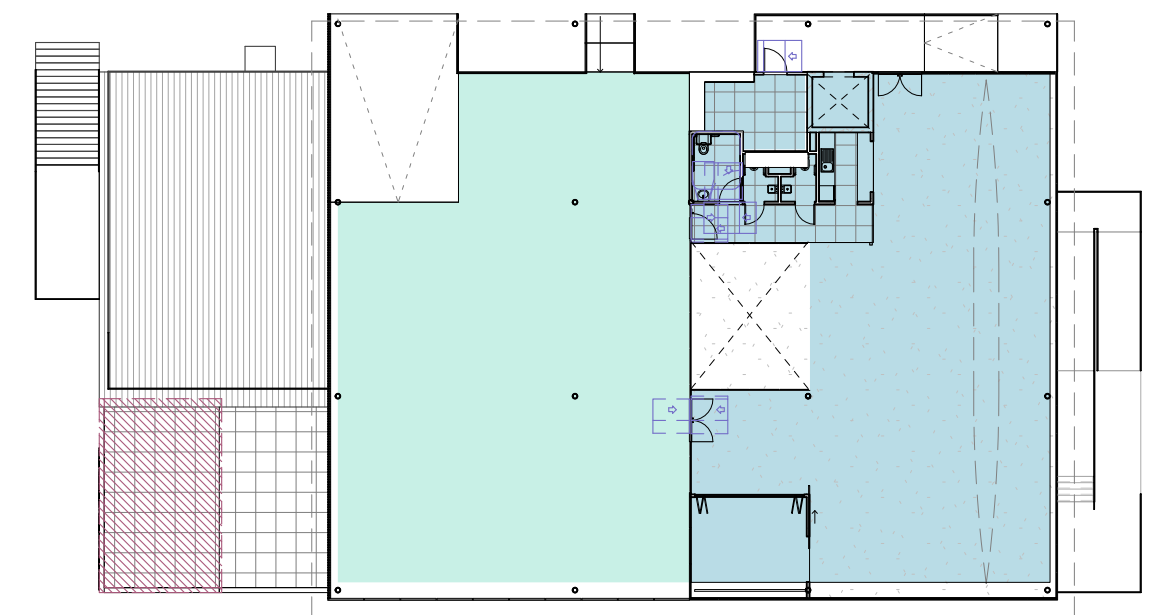
6 Stage 2_Upper Deck
1 : 300



7 Stage 3_Boatshed
1 : 300



8 Stage 3_Club Deck (Mezzanine)
1 : 300

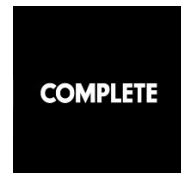


9 Stage 3_Upper Deck
1 : 300

BOAT RAMP

Grafton Rowing Club Boatshed Redevelopment
Lot 7001 Prince St, Grafton NSW 2460

For : Grafton Rowing Club + Clarence Valley Council
Project Status: Development Application - Draft



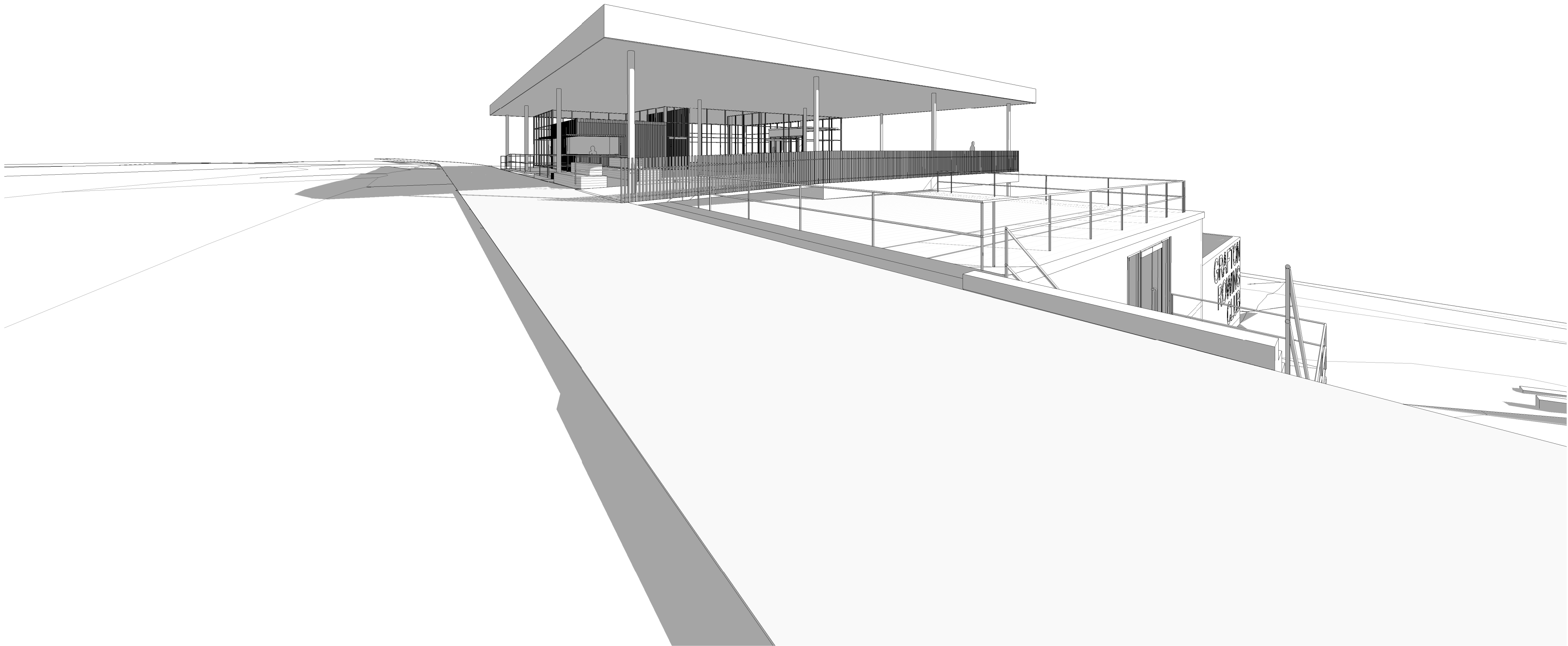
Rev	Revision Description	Date	Drawn	Reviewed
1	Costings Review	30.08.22	JF	CR
2	Costings Review_For Information	31.08.22	JF	CR
3	Staging for Information	14.09.22	JF	JM
4	Development Application - draft issue for review	26.10.22	DR	JM

nimbus
architecture + heritage

nimbus
Member
Australian
Institute of
Architects
Nimbus Architecture and Heritage Pty Ltd
Nominated Architect: Jesse Mowbray
(NSWARB 8618; ARBV 20252)
ABN 71 609 346 965
Email admin@nimbusarch.com
Phone +61 2 9891 3564

0 5 10 m
Scale: 1:100 @A2
Date : 28/10/2022 4:38:35 PM
Staging Plans
Project Number : 2202
Drawing Number : DA-500
Revision : 4
(A2)

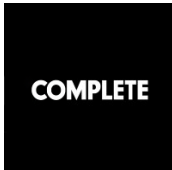
Development Application - Draft



Development Application - Draft

Grafton Rowing Club Boatshed Redevelopment
Lot 7001 Prince St, Grafton NSW 2460

For : Grafton Rowing Club + Clarence Valley Council
Project Status: Development Application - Draft



Rev	Revision Description	Date	Drawn	Reviewed
1	Development Application - draft issue for review	26.10.22	DR	JM

nimbus
architecture + heritage

AA+
Member
Australian
Institute of
Architects
Nimbus Architecture and Heritage Pty Ltd
Nominated Architect: Jesse Mowbray
(NSWARB 8618; ARBV 20252)
ABN 71 609 346 965
Email admin@nimbusarch.com
Phone +61 2 9891 3564

Date : 28/10/2022 4:38:43 PM

North West Perspective

Project Number :

2202

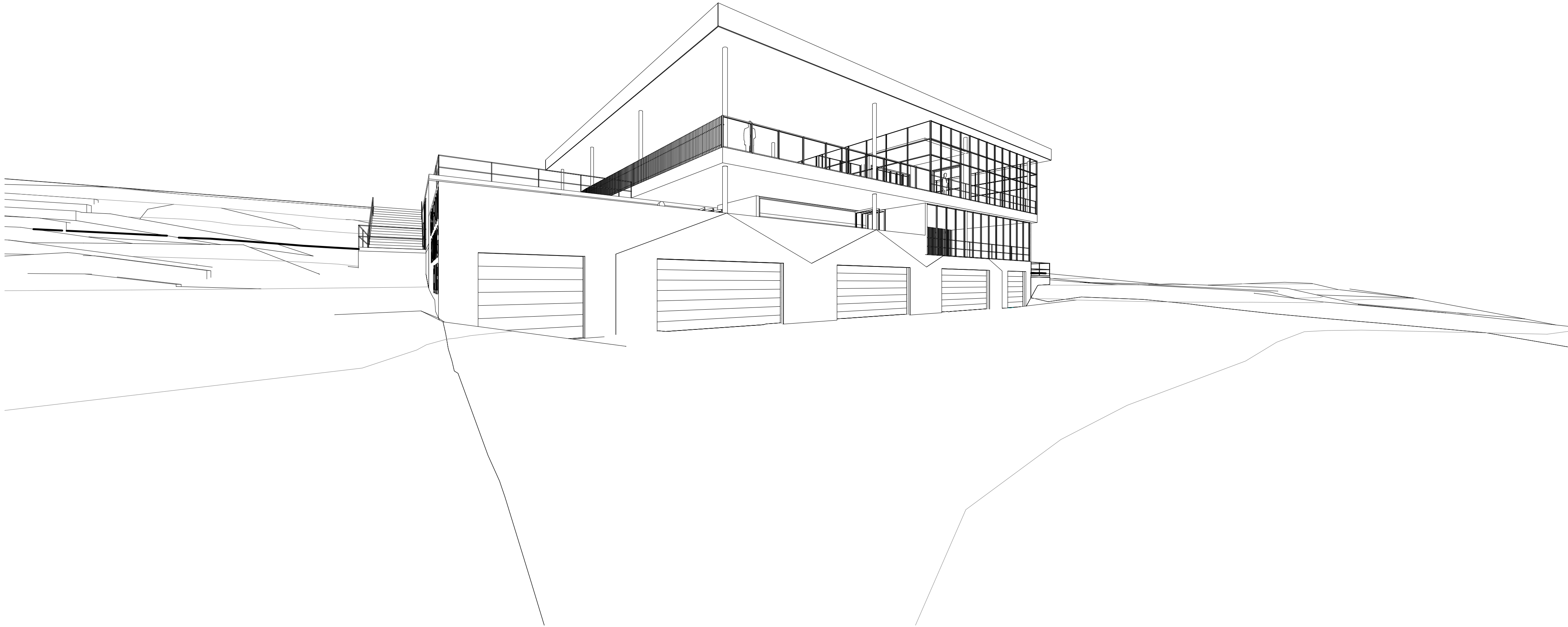
Drawing Number :

DA-600

(A2)

Revision

1



Development Application - Draft

Grafton Rowing Club Boatshed Redevelopment
Lot 7001 Prince St, Grafton NSW 2460

For : Grafton Rowing Club + Clarence Valley Council
Project Status: Development Application - Draft



Rev	Revision Description	Date	Drawn	Reviewed
1	Development Application - draft issue for review	26.10.22	DR	JM

nimbus
architecture + heritage

IAA+
Member
Australian
Institute of
Architects
Nimbus Architecture and Heritage Pty Ltd
Nominated Architect: Jesse Mowbray
(NSWARB 8618; ARBV 20252)
ABN 71 609 346 965
Email admin@nimbusarch.com
Phone +61 2 9891 3564

Date : 28/10/2022 4:38:46 PM

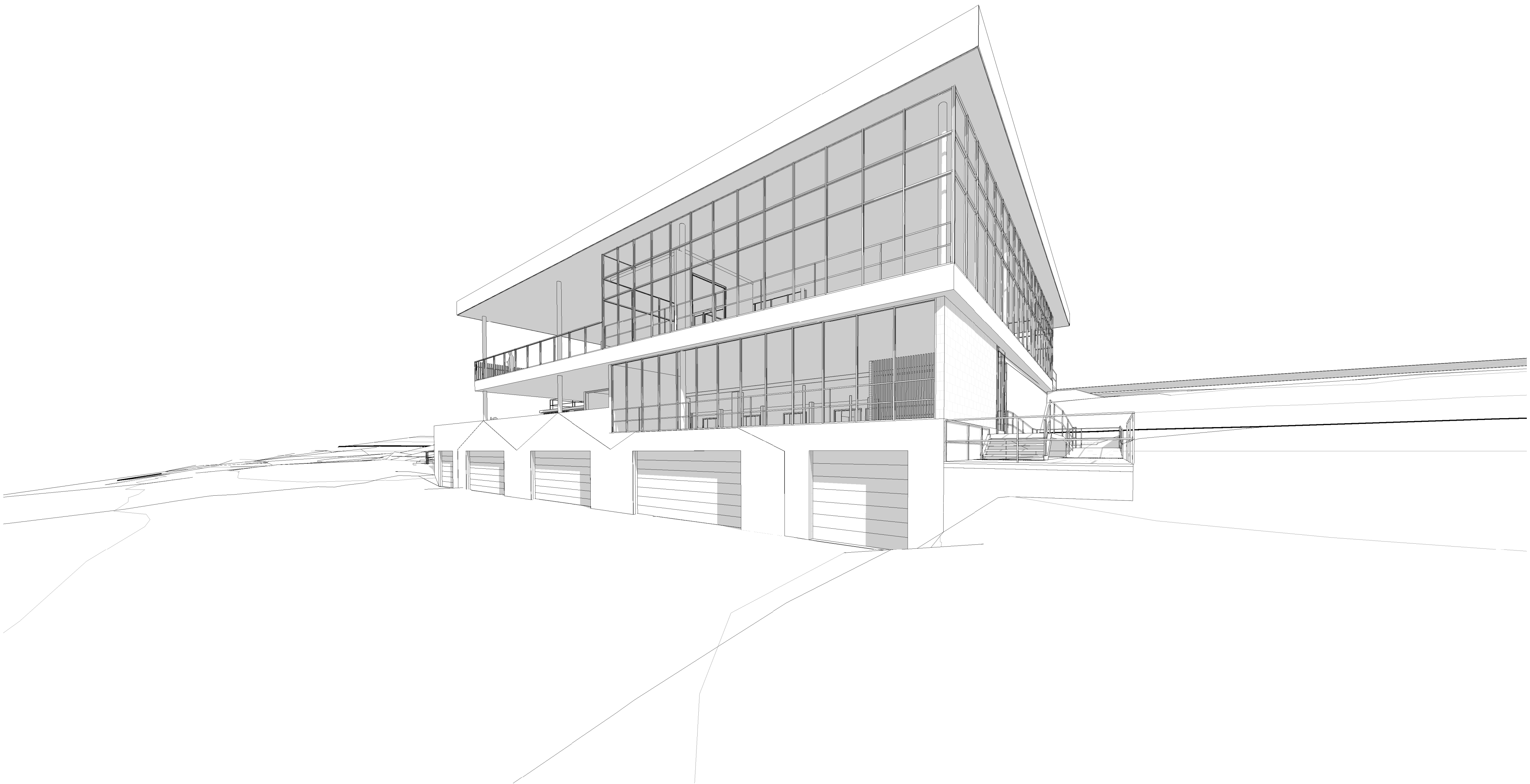
South West Perspective

Project Number : Drawing Number :

2202 DA-601

(A2)
Revision

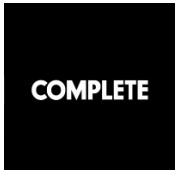
1



Development Application - Draft

Grafton Rowing Club Boatshed Redevelopment
Lot 7001 Prince St, Grafton NSW 2460

For : Grafton Rowing Club + Clarence Valley Council
Project Status: Development Application - Draft



Rev	Revision Description	Date	Drawn	Reviewed
1	Development Application - draft issue for review	26.10.22	DR	JM

nimbus
architecture + heritage

RAA+
Member
Australian
Institute of
Architects
Nimbus Architecture and Heritage Pty Ltd
Nominated Architect: Jesse Mowbray
(NSWARB 8618; ARBV 20252)
ABN 71 609 346 965
Email admin@nimbusarch.com
Phone +61 2 9891 3564

Date : 28/10/2022 4:38:51 PM

South East Perspective

Project Number :

2202

Drawing Number :

DA-602

(A2)

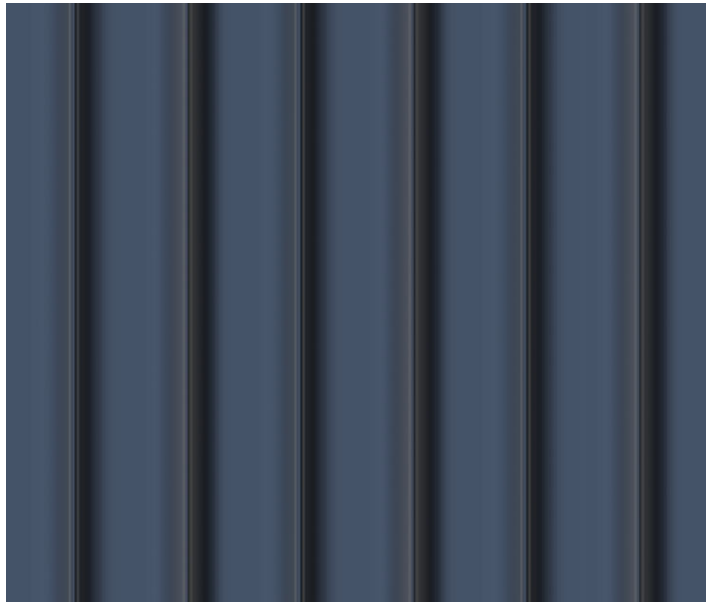
Revision

1

WA-RBL MASONRY BLOCK: RENDERED



RF-MT 0.7mm BMT METAL ROOF SHEETING



WA-TS REPURPOSED SOLID TIMBER BATTEN SCREEN



ROLLER DOORS TO BOATSHED



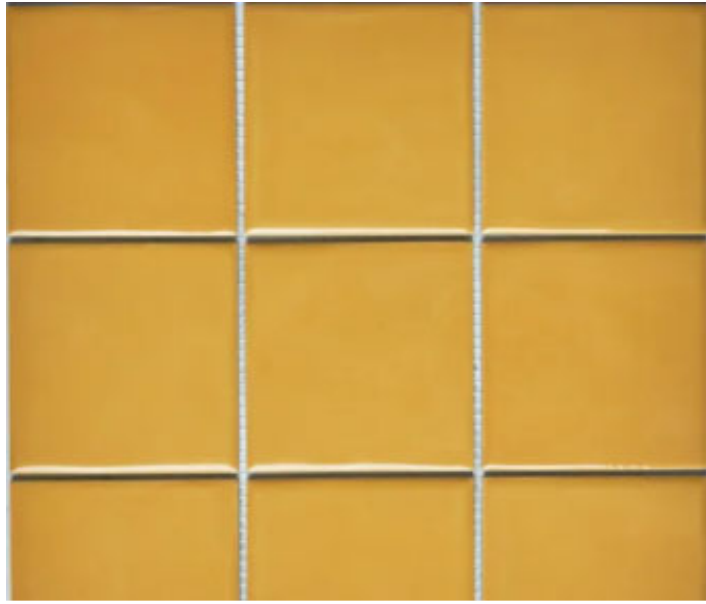
BA-GL GLASS AND STEEL BALUSTRADE



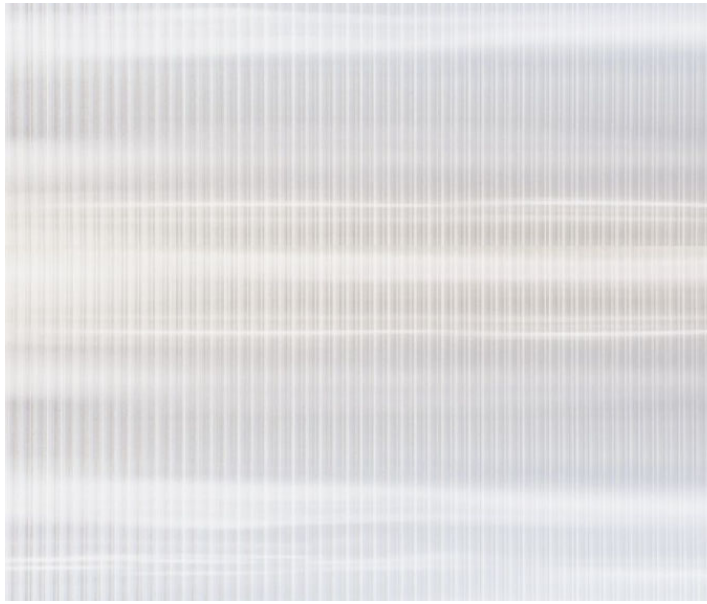
WA-TL FACADE DETAIL: ORANGE CERAMIC WALL TILE



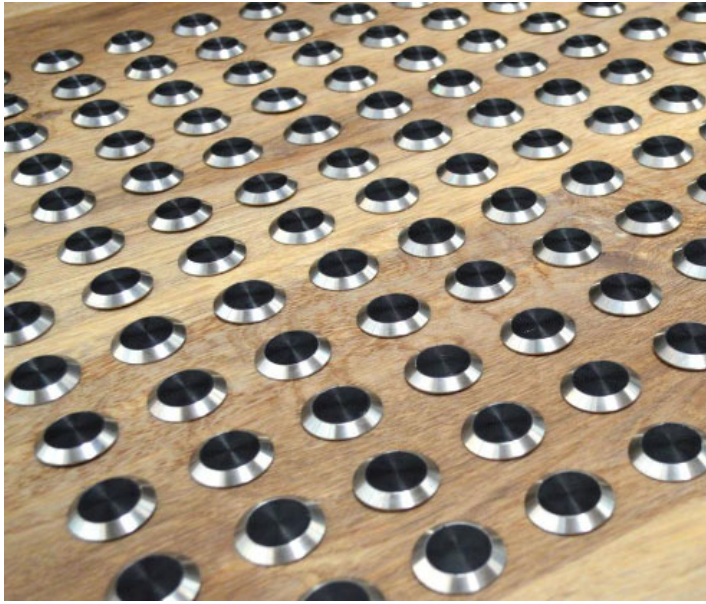
FL-TL1 LARGE FORMAT CERAMIC FLOOR TILES



RF-PC TRANSLUCENT PANELS



FL-TGSI TACTILE INDICATIVE



GLASS DOUBLE DOOR ENTRY



FL-MS UPPER DECK FLOOR FINISH: STEEL GRATE



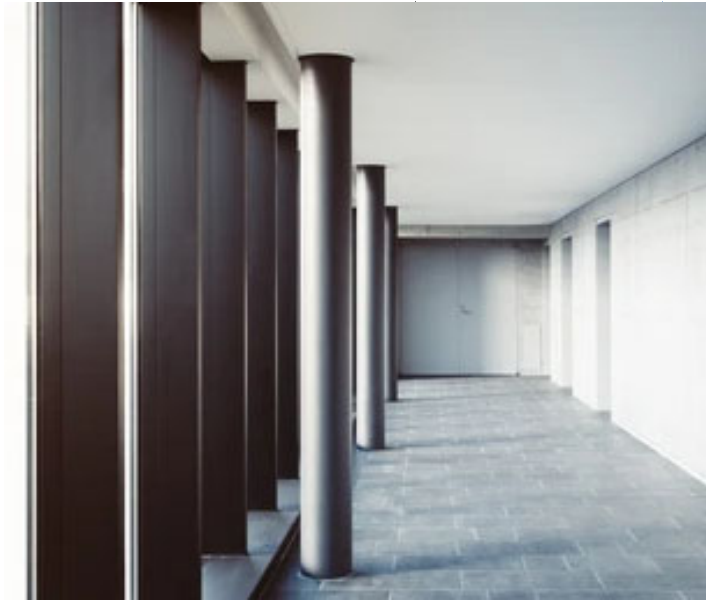
WA-TL FACADE DETAIL: INDICATIVE ORANGE PAINT



CE-MS PERFORATED STEEL MESH



ST-SW STEEL COLUMNS



GL-WL GLASS CURTAIN WALL



Development Application - Draft

Grafton Rowing Club Boatshed Redevelopment
Lot 7001 Prince St, Grafton NSW 2460

For : Grafton Rowing Club + Clarence Valley Council
Project Status: Development Application - Draft



Rev	Revision Description	Date	Drawn	Reviewed
1	Development Application - draft issue for review	26.10.22	DR	JM

nimbus
architecture + heritage

AA+
Member
Australian
Institute of
Architects
Nimbus Architecture and Heritage Pty Ltd
Nominated Architect: Jesse Mowbray
(NSWARB 8618; ARBV 20252)
ABN 71 609 346 965
Email admin@nimbusarch.com
Phone +61 2 9891 3564

Date : 28/10/2022 4:38:53 PM

Finishes

Project Number :

2202

Drawing Number :

DA-700

(A2)

Revision

1