

COMPLETE

Statement of Heritage Impact

Document number: H-1018

Memorial Park, Grafton and the
Grafton Rowing Club Boatshed located within the Park

Grafton NSW 2460

Boatshed Redevelopment

For

Complete Urban

August 2023



Figure 1. Image on front cover of Grafton Rowing Club Boatshed, located at Prince Street, Grafton. **Source:** Jesse Mowbray, June 2022.

Revision	Date	Description	Author	Review
A	16 th December 2022	DA Submission	Celeste Greeves	Christopher Roehrig
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Contents

1.0	Introduction	4
1.1	<i>Background</i>	4
1.2	<i>Site Identification</i>	4
1.3	<i>Heritage Management Framework</i>	5
1.4	<i>Non-statutory heritage register search</i>	6
1.5	<i>Methodology</i>	7
1.6	<i>Author</i>	7
1.7	<i>Acknowledgements</i>	7
1.8	<i>Report Limitations</i>	7
1.9	<i>Abbreviations</i>	8
2.0	History	9
2.1	<i>Historical Timeline of Clarence Valley, Memorial Park at Grafton and the Grafton Rowing Club Boatshed</i>	9
2.2	<i>Pre-European Settlement</i>	11
2.3	<i>Establishment of the Clarence Valley</i>	13
2.4	<i>Development of Grafton</i>	15
2.5	<i>History of the Boulevard and Memorial Park</i>	17
2.6	<i>Volunteer Water Brigade</i>	20
2.7	<i>Grafton Rowing Club</i>	22
3.0	Physical Evidence	26
3.1	<i>Locality</i>	26
3.2	<i>Site Description - Grafton Rowing Club Boatshed</i>	36
3.3	<i>Condition and Integrity</i>	36
3.4	<i>Exterior Photographic Description of Grafton Rowing Club Boatshed</i>	37
3.5	<i>Interior photographic Description of the Grafton Rowing Club Boatshed</i>	39
4.0	Heritage Status	42
4.1	<i>Introduction</i>	42
4.2	<i>New South Wales Heritage Office Methodology</i>	42
4.3	<i>Evaluation of Heritage Significance</i>	43
4.4	<i>Statement of Significance</i>	47
4.5	<i>Comparative Analysis</i>	50
4.6	<i>Summary of Comparative Values</i>	55
4.7	<i>Summary of Findings</i>	55
4.8	<i>Conclusion</i>	57
5.0	Grading of Significance	58
5.1	<i>Schedule of Elements</i>	64
6.0	The Proposal	65
7.0	Heritage Impact Assessment	74
7.1	<i>Introduction</i>	74
7.2	<i>Clarence Valley LEP 2011 – Heritage Provisions Evaluation</i>	75
7.3	<i>Clarence Valley DCP 2011 – Heritage Provisions Evaluation</i>	77

8.0	Conclusion and Recommendations	83
8.1	Conclusions	83
8.2	Recommendations	84
9.0	Bibliography	85
	Appendices	87

1.0 Introduction

1.1 Background

This Statement of Heritage Impact (SoHI) has been prepared to inform Grafton Rowing Club Boatshed representative Catherine Scott from Complete Urban Pty Ltd, on the current heritage status of the site known as Grafton Memorial Park. The aim of the report is to identify and mitigate as far as possible physical and visual impacts that may result to the locally listed Grafton Memorial Park, from the proposed alterations and additions to the Grafton Rowing Club Boatshed. This report will accompany a development application for the proposed works as set out in Section 6 of this report as documented by Nimbus Architecture and Heritage Pty Ltd.

The collaboration and discussion at the onset with the client, allowed measures to be put in place to minimise adverse heritage impacts, retain fabric that best contributes to the place and remove intrusive elements that detract from its significance.

1.2 Site Identification

The site referred to in this report is Prince Street, Lot 4-7 and 10, DP 758470; Part Lot 701, DP 92920; Lot 702, DP 92916; Lot 7001, DP1054597, Grafton, NSW, 2460. The subject site falls within the Local Government Area (LGA) of Clarence Valley. In this report the subject site will be referred to as Grafton Rowing Club Boatshed or boatshed, which falls within the Memorial Park, located in Grafton.



Figure 2. Satellite Image of the subject site (outlined with red box). Note, North is directly up the page.

Source: NSW Spatial Services, SIXMaps, downloaded 7th July 2023 <https://maps.six.nsw.gov.au>.

Overlay by C. Greeves.

1.3 Heritage Management Framework

Memorial Park, within Grafton is a locally listed heritage item, item I727, under Clarence Valley LEP 2011 and is within a Heritage Conservation Area known as Grafton Conservation Area, noted as C3 in the below map. Grafton Rowing Club boatshed which forms part of the heritage listing, is located within the Memorial Park and is located along the Clarence River. It should be noted that heritage item I726, Flood gauges (noted in green below), Prince Street, Lot 7001, DP1054597 is no longer on the site as inspected in July 2023.



Figure 3. The site known as Memorial Park, is located along Prince Street, Grafton within the LGA of Clarence Valley. The site is identified within the green; nearby heritage items noted in the table below are identified within the blue dashed boxes; and evident in the map above. The red hatching indicates the Grafton Conservation Area, noted as C3.

Source: Clarence Valley LEP 2011, Clarence Valley – HER Map 007HB, downloaded 7th July 2023

The following statutory heritage listings apply to properties located within the vicinity of the Memorial Park, located at Prince Street, Grafton: Nearby Heritage Items as identified in **Figure 3** above, includes:

Item No:	Name	Address	Status
C3	Grafton Conservation Area	-	Local
I94	Police inspector's residence (former)	1 Duke Street	Local
I97	The Deanery	2 Duke Street	Local
I119	Offices (former Pullen's Store and Warehouse)	3-7 Prince Street	Local
I124	Grafton House	53 Victoria Street	Local
I726	Flood auges	Prince Street	Local
I127	Grafton Post Office	57 Victoria Street	Local
I728	Water Fountain, Memorial Park	Prince Street	Local
I976	Crown Hotel	1 Prince Street	Local

1.4 Non-statutory heritage register search

REGISTER OF THE NATIONAL ESTATE (RNE)

The Register of the National Estate (RNE) is kept by the Australian Government, Department of Environment and was closed out in 2007 and is no longer a statutory list. All references to the Register of the National Estate were removed from the Environment protection and Biodiversity Conservation Act 1999 (EPBC Act) on 19 February 2012. The Australian Heritage Council can no longer add to the list or remove all or part of a place from the RNE listing.

The places listed on the Register can be produced under the EPBC Act if they are included on another Commonwealth statutory heritage list. However, if listed by the RNE, it does not constitute immediate legal protection. The Register is now known as an archive of information of about more than 13,000 places throughout Australia. The Register has been searched for the Memorial Park, located at Prince Street, Grafton resulting in:

The subject site is not listed.¹

NATIONAL TRUST (NSW)

The National Trust of NSW is a non-government community-based organisation, committed to promoting, protecting and conserving natural and historic heritage throughout all of Australia. The National Trust was established in 1945 by Annie Wyatt. The National Trust NSW currently owns and manages over 300 heritage places, which the majorities are held in perpetuity.

The National Trust (NSW) Register is established as an educational tool to inform the general public of the cultural significance of individual places located within NSW. The National Trust (NSW) listing covers landscape, townscapes, buildings, industrial sites, cemeteries and other places the National Trust (NSW) deems significant demonstrating cultural significance and worthy of conservation. The Register has been searched for Memorial Park located at Prince Street, Grafton resulting in:

The subject site is not listed on the National Trust of NSW heritage register.²

¹ Australian Government, Department of the Environment, *Register of the National Estate*, Australian Heritage Database, accessed on 6th December 2022, <http://www.environment.gov.au/cgi-bin/ahdb/search.pl>

² National Trust (NSW), Heritage Space, Trust Register, listing emailed 6th December 2022.

1.5 Methodology

The report has been prepared in accordance with:

- the guidelines of the Australian ICOMOS Charter for places of Cultural Significance, 2012, (adopted 31st October 2012);
- the NSW Heritage Act 1977, No. 136, accessed 16th July 2023;
- the NSW Heritage publication, NSW Heritage Manual (1996);
- the Department of Planning and Environment (DPE), publication Guidelines for preparing a statement of heritage impact (SoHI), dated June 2023; and
- the Department of Planning and Environment (DPE), publication Assessing heritage significance, guidelines for assessing places and objects against the Heritage Council of NSW criteria, dated May 2023.

1.6 Author

This statement of heritage impact (SoHI) has been prepared by Celeste Greeves, Heritage Consultant at Nimbus Architecture and Heritage Pty Ltd and reviewed by Christopher Roehrig, Principal Heritage at Nimbus Architecture and Heritage Pty Ltd in accordance with Nimbus Architecture and Heritage Pty Ltd quality assurance program.

1.7 Acknowledgements

The author appreciates the contributions of the following people in the preparation of this report as follows:

- Catherine Scott, Complete Urban Pty Ltd, Principal Project Manager;
- Brett J. Stubbs, New South Wales Heritage Office and Clarence Valley Council;
- Jane Gardiner, New South Wales Heritage Office and Clarence Valley Council; and
- Rob and Katrina Heathcote, Grafton Boat Club representatives

1.8 Report Limitations

The following resources were utilised as documentary evidence for this report:

- *Clarence Valley Development Control Plan 2011*
- *Clarence Valley Local Environmental Plan 2011*
- *New South Wales State Heritage Inventory Listing*

1.9 Abbreviations

SoHI	Statement of Heritage Impact
ICOMOS	International Council on Monuments and Sites
Burra Charter	Refers to the Burra Charter prepared by The Australia ICOMOS Charter for Places of Cultural Significance 2013.

The conservation terms found throughout this report are based on the terms and definitions adopted by *The Burra Charter*, *The Australia ICOMOS Charter for Places of Cultural Significance* (October 2013). '*The Burra Charter*' forms the basis for cultural conservation within Australia and is acknowledged by government heritage agencies around Australia.

Terms used in this plan are defined below:

- **Place**, means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
- **Cultural Significance**, means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting use, associations, meanings, records, related places and related objects.
- **Fabric** means all the physical material of the place including fixtures, contents and objects.
- **Conservation** means all the processes of looking after a place so as to retain its cultural significance (as listed below).
- **Maintenance** means the continuous protective care of the fabric, and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.
- **Integrity** (not a Burra Charter definition) means the degree to which a place or component of a place retains the form and completeness of its physical fabric, historical associations, use or social attachments that give the place its cultural significance.
- **Preservation** means maintaining the fabric of a place in its existing state and retarding deterioration.
- **Restoration** means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- **Reconstruction** means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.
- **Adaptation** means modifying a place to suit the existing use or a proposed use. [Article 7.2 states regarding use that: a place will have a compatible use]
- **Compatible** use means a use, which respects the cultural significance of a place. Such a use involves no, or minimal impact on cultural significance.
- **Interpretation** means all the ways of presenting the cultural significance of a place.

2.0 History

2.1 Historical Timeline of Clarence Valley, Memorial Park at Grafton and the Grafton Rowing Club Boatshed

The following timeline provides a synopsis of the history of Grafton, the Clarence Valley locality, the establishment of the Memorial Park located at Grafton and the Grafton Rowing Club and Boatshed. Note: Memorial Park at Grafton and Grafton Rowing Club timeline highlighted in grey.

Date	Comment
Pre-European	The traditional custodians of the Clarence Valley were made up of three nations: Bundjalung (north – west), Gumbaynggirr (south – west) and Yaegl (east).
1818	Protection of Crown Lands Law was established.
1830s	Initial contact between European colonialist/timber getters and indigenous tribes.
1836	Licensing System to legitimise squatters was introduced.
1839	The “Big River” explored further and officially named Clarence River.
1840s	Multiple conflicts including massacres of indigenous tribes by European squatters recorded.
1840	Graziers take up land displacing local Aboriginal groups, large stations are established including Grafton known as “The Settlement.”
1843	Aboriginal population confirmed to be at least 2,000 within the Clarence Valley district.
1846	Grafton Courthouse was constructed.
1851	Governor Fitzroy officially named the town Grafton.
1859	Area of Grafton continues to grow and became a municipality.
1860	Public wharf established at the end of Prince Street
1861	Crown Land Acts 1861 enforced providing opportunities to purchase Crown Land.
1861	Clarence River Swimming Baths constructed, now demolished.
1862	Customs House constructed within the study area.
1863	Significant ‘disastrous’ flood recorded.
1864	Protests recorded against the fencing of public reserves in Grafton.
1870s	Clarence Valley district acknowledge the hardships inflicted upon the traditional tribes.
8 th April 1874	Grafton becomes known as “City of the Trees” after the Council adopts street tree planting policy for the Municipality.
1874	The Hardwood Mill was established, being the oldest working sugar mill in New South Wales.
July 1879	Mr H A Volkers tender is accepted resulting in the planting of the notable Jacaranda trees of Grafton.
Late 19 th cen.	Volunteer Water Brigades were formed along the east of New South Wales in response to the severe floods.
1882	Grafton Rowing Club established with 28 members. The existing police shed was used as storage for boats by the club until a purpose – built shed was constructed.
1883	The Protection of Aborigines (later known as Aboriginal Protection Board) was established representing the Clarence Valley indigenous tribes.
1885	Grafton proclaimed a city after rapid growth.
1885	Grafton Water Brigade is formed.
1890s	Dairy industry established in Grafton including creameries and butter factories.
1890	Grafton Boatshed was constructed on the banks of the Clarence River.
1900	Two storey timber boatshed is constructed and occupied by both the Grafton Volunteer Water Brigade and Rowing Club due to an incorrect chequing address.

Date	Comment
October 1919	Grafton Argus reports the government land that was gifted to Grafton Council would be converted into a Memorial Park following World War I.
1920s	Two train ferries were put into service to access both sides of the Clarence River.
March 1920	Plantings in Memorial Park completed.
22 nd May 1920	Memorial Park dedicated to General Sir William R Birdwood.
1923	Newspapers criticise size of park in relation to the memorials, this was influenced by the decision to demolish Customs House.
1924	The growth of Grafton saw the arrival of the railway.
August 1924	Customs House demolished.
1928	Increase demand on the ferries and public pressure saw the construction of the Grafton Bridge.
1930	The Grafton Boatshed and the Water Brigade shed were demolished to make way for a new boatshed to host both groups. New Grafton Boatshed completed. Stone and marble plaque laid. The Volunteer Water Brigade continue to share facilities.
1932	Grafton Bridge completed.
1933	The Prince Street Public Wharf was closed to the public due to unsafe conditions, plans were made for its demolition.
1934	The completion of the road and rail bridge over the Clarence River uniting Grafton and South Grafton.
1939	Memorial Park Bowling Greens (aka Boulevard Bowling Greens) constructed and leased from the Council to the Grafton Bowling Club.
1941	Grafton Bowling Club clubhouse was constructed.
1950s to 1960s	Interest in competitive rowing in grew both locally and throughout New South Wales.
1965	Memorial Park was gazetted.
1970	Flood mitigation works were carried out and constructed around the boatshed.
1985	Grafton Volunteer Water Brigade disbands – Water Brigade facilities taken over by Grafton Rowing Club.
1989	Significant flood recorded; Grafton Boatshed was almost completely submerged.
1990	Significant flood recorded; Grafton Boatshed was submerged up to Judges Tower.
23 rd March 1997	Construction work begins on the development of the Grafton Rowing Club in July 1996, Greg Thompson told members that finances have been granted for the extension. Commemorative plaque laid on 23 rd March. Southern extension facing the Clarence River constructed during this development and a combined judge's and announcer's box was built on the roof on the finish line during this time. ³
2000	Leading up to the 2000's Sydney Olympics', Club President Greg Thompson advised at the Annual General meeting, the Boatshed would be used by 44 Russians and the Irish team. The Boatshed allocated space for these Olympians. ⁴
2004	Clarence Valley Council formed.
Present Day	The Grafton Rowing Club continues to occupy the Boatshed to accommodate recreational and competitive rowing. Application submitted to the Clarence Valley Council for the redevelopment of the Boatshed, by Nimbus Architecture and Heritage Pty Ltd.

³ Wendy Ford, Catch, Drive, Recover, History of the Grafton Rowing Club, 1882-2022. Pg. 167. NSW Government, Create NSW's Cultural Grants Program, Mid-Coast Printing, Coffs Harbour NSW. Undated.

⁴ Ibid, pg 168.

2.2 Pre-European Settlement

The traditional custodians of the Clarence Valley were made up of three nations: Bundjalung (north-west), Gumbaynggirr (south-west) and Yaegl (east). The Bundjalung nation occupied the area of present-day Grafton. The three tribes existed three neighbouring nations with occasional interactions for ceremonial purposes, it was recorded that there were conflicts between the Bundjalung and Gumbaynggirr nations, to the extent that the Bundjalung would avoid traveling south.⁵ Due to the location of the Clarence Valley, the three tribes had a wide range of food sources, The men of tribes would hunt smaller marsupials such as possums and echidnas in the bushland, fish in the surrounding rivers, and reptiles such as lizards and goannas in the more open bushland. The women of the tribe would gather fruit, berries and leaves from the local flora and fauna, dark honey from native bees, and other bugs and insects. The women of these tribe also harvested these foods for medicinal use.⁶ In 1843, it was concluded that there were at least 2,000 Aboriginal peoples within the district.⁷

Initial contact between the indigenous tribes and Europeans did not take place until the 1830s, fifty years after the initial colonial settlements. The first Europeans that arrived in the Richmond and the Clarence River area, were cedar cutters rather than pastoralists. Records of the relations between the local First Nations and the timber getters, ranging from a reliance on the First Nations for access to forests and identifying suitable trees to violence against the local women of the First Nations (usually associated with a drunken behaviour by the timber getters). Multiple massacres were recording within the Clarence Valley areas during the cutting operations and European encroachment on the land through squatters in the 1830s and 1840s. Throughout the initial contact period of the mid-19th century, the First Nations were noted to be “*non-confrontational and shied away from European contact*” by the Commonwealth of Australia.⁸

⁵ Richards, Ngarie, and Laressa Berehowyj. 2014. *Clarence Valley Aboriginal Heritage Study*, pg 17. Heritage Study Report, Clarence Valley: Australian Museum Consulting.

⁶ Ibid, pg 18 – 21.

⁷ Ibid, pg 16

⁸ Ibid, pg 32.

During the 1870s, the communities of Clarence Valley acknowledged the hardships inflicted on the First Nations of Clarence Valley. In 1883, the Protection of Aborigines (later the Aboriginal Protection Board) was established to provide welfare and support to the indigenous people of the Clarence Valley and the wider NSW reserves, both living a traditional indigenous lifestyle and as part of western society.⁹ Descents of the three nations of the Clarence Valley still live within the area and are acknowledged as the traditional custodians of the land.

⁹"Aboriginal Reserves were established for different reasons: some were created in response to complaints from white residents who objected to Aboriginal people living on the fringes of towns, and others were established at the request of Aboriginal people themselves who were seeking land for agricultural, living and schooling purposes." Ibid, pg 35.

2.3 Establishment of the Clarence Valley

Whilst initial contact between the First Nations people of Clarence Valley was not made until the 1830s, Matthew Flinders investigated the 'Big River' in 1799. Landing near what is now Iluka, Flinders found the water too shallow and regarded the whole area as "no more than a superficial examination."¹⁰ Along with other convicts, Richard Craig escaped from the Morton Bay convict camp and on his way to Port Macquarie noted a big river. Craig was granted a pardon and engaged as an intermediary for the Government in Sydney escorting a part up the "*Big River*."¹¹

By 1838, two voyages made their way down the 'Big River,' the Schooner, *Susan*, made the voyage on May 5th, 1838, which discovered thick timber woods along the banks of the river. This report inspired further exploration of the area in the same year including the voyage of the *Eliza*, with Capt. James Butcher. This voyage provided the first detailed map and description of the area.¹² By May 1839, a notice appeared in the *Sydney Gazette* advising that the steamer *King William* further explore the Big River. Detention and stoppages were during the voyage under the Captain Samuel Augustus Perry, Deputy Surveyor-General.¹³ Perry joined these excursions in an official capacity and communicated any information considered 'essential' to expanding settlements to the Government in Sydney.

The first non-native inhabitants of the area consisted of former convicts, timber getters and graziers seeking to exploit the thinly wooded forests which fringed the river and the flat expansive landscape. Whilst specific dates are not known, the interest in the Clarence Valley brought with it the first graziers of the area with flocks and herds of livestock.¹⁴ However, development of the region was delayed largely due to the mapping of routes between the coastal plains and the tablelands to the west. The area became home to cedar cutters, timber getters and ship builders and the arrival of flocks of sheep.

¹⁰NSW, State Library, and Terry Walker. n.d. "Matthew Flinders: A Journal in the Norfolk Sloop by Flinders, 1799 - Transcript." *State Library New South Wales*. Accessed June 13, 2023.

¹¹ Singleton, Sue. 2021. *Grafton Waterfront Precinct: Proposed Changes & Upgrades to Grafton Memorial Park & Grafton Rowing Club & The Boulevarde*. Statement of Heritage Impact, Retreat: Eureka Heritage .

¹² Pg. 9 Stubbs, Brett J. 2007. *Thematic History of Grafton*. Community Based Heritage Study, Grafton: Clarence Valley Council.

¹³ Sydney Gazette. 1839. 14 May.

¹⁴ Ibid.

As noted in the previous section, the development of the Clarence Valley District unfortunately resulted in the displacement and mistreatment of local Aboriginal peoples. Border Police were formed to disperse tribes who showed resistance. This introduction of the Border Police was joined by the Gipps Act of 1838 to combat the squattocracy and legitimise the population of the area. After multiple revisions of the Act, the occupation of the Clarence River catchment was formalised and pastoral licenses issued. The first pastoral licenses of the area granted under the Gipps Act were made in the second half of 1840 to the Port Macquarie area, this included a number of graziers lands in the Clarence River catchment.¹⁵ By September 1840, Perry reported the population grew to about two-hundred including people of *“various classes... ‘graziers, mechanics, farm-servants, and mariners.”*¹⁶As a result, a post office and store (for the supply of the settlers) was constructed.

This influx in population, it was decided that a ‘town or settlement’ be established at the head of the navigation at the river. Due to the busy period during 1840 which saw much of the essential development of the Clarence River catchment, the year is regarded as a benchmark for the district.

The area was surveyed by Major Edwards Lewis Burrowes and brothers William Charles Borlace Wilson and Christopher Moore Wilson. Whilst the area was considered ‘beyond the limits of location’¹⁷ the division of the area began and lands advertised for sale. By the end of 1841, eighteen of the parishes around the Clarence River had been completed.

To combat squatters’ further districts were established, the Port Macquarie district was subdivided into the Macleay River District (Macleay, Nambucca and Bellinger Rivers), Clarence River District (bounded by Brisbane at the north, Logan at the south, and the northerly Moreton Bay District (bounded by the Clarence River District to the south.))¹⁸ The decade of the 1840s saw the development of the informal settlement, the area which Grafton is now identified as, saw building developments on both sides of the river included the cedar depot, owned by George Ritchie, stores, inns, a post office and the Clarence Settlers’ Arms by James Durno.

¹⁵ The pastoral license granted to the Clarence River catchment included Thomas Coutts, Dr John Dobie, William Forester, Francis Girard, Samuel Mackenzie, James Mylne and Thomas Small. Ibid pg. 13

¹⁶ Perry, Samuel Augustus. 1840. “Cooksland.” Official Report.

¹⁷ An Act for protecting the Crown Lands of this Colony from encroachment, intrusion and trespass’ (4 Will. IV no. 10; 28 August 1833).

¹⁸ By Proclamation dated 1 March 1842, NSW, Government Gazette, 4 March 1842, pp. 361-362; By Proclamation dated 5 May 1842, NSW, Government Gazette, 10 May 1842, p. 689. A Commissioner had earlier been appointed; NSW, Government Gazette, 5 April 1842, p. 509.

2.4 Development of Grafton

Grafton was not officially made a town until December 1849; however, settlement and development of the area was already well underway. By 1850, the area was established with inns and hotels, stores, post office and other services for graziers and timber getters. The area saw a boom in development and population with the arrival of the steam boat in 1858 and the opening of the Timbarra goldfield.¹⁹ The following decades saw the establishment of the first brick buildings of the area including the School of Arts and others along Prince and Bacon Street.²⁰ It was reported that:

“Three years ago Three years ago Grafton was a small village, and now it is a second-class township, with more than 2000 inhabitants, in every respect well laid out, well built (although there are no grand buildings), well populated, and with beautiful sea-air refreshing every day. Since the municipality commenced operations [in September 1859], the town has risen rapidly, and the streets, formerly mere bush roads, now represent streets in reality. Grafton can boast of three wharves, about 20 well-furnished stores, and every branch of trade is represented. A School of Arts has been long established, and the building for the same is rapidly progressing, as is also the new Court-house, and in fact it is a splendid little town. It was calculated that last year in three months there had been built a house every day.”²¹

South Grafton also grew steadily throughout the 1860s and 70s, with an increase in trade the Grafton area began to be developed into the township recognised today. By 1888, Grafton was considered one of the most important towns in the area, with essential infrastructure such as a court-house, post and telegraph office, schools, hospital and banks.²² (See Figure 4). Grafton became a municipality in July 1859, with South Grafton forming their own local government area in 1896. Three of the neighbouring shires as well as South Grafton used the town as a base of operations. After multiple merging of councils, the Grafton municipality included South Grafton, Orara, Dorrig Shires (later included Nymboida Shire) by 1957.

¹⁹ *Maitland Mercury*, 9th September 1858; *Sydney Morning Herald*, 18th January 1859.

²⁰ Due to the timber getters and cedar industry, most of the dwellings and buildings in the area were constructed out of timber. 1860 saw the first brick building of the area.

²¹ *Maitland Mercury*, 26th June 1860

²² *Sydney Mail*, 21st April 1888.19th

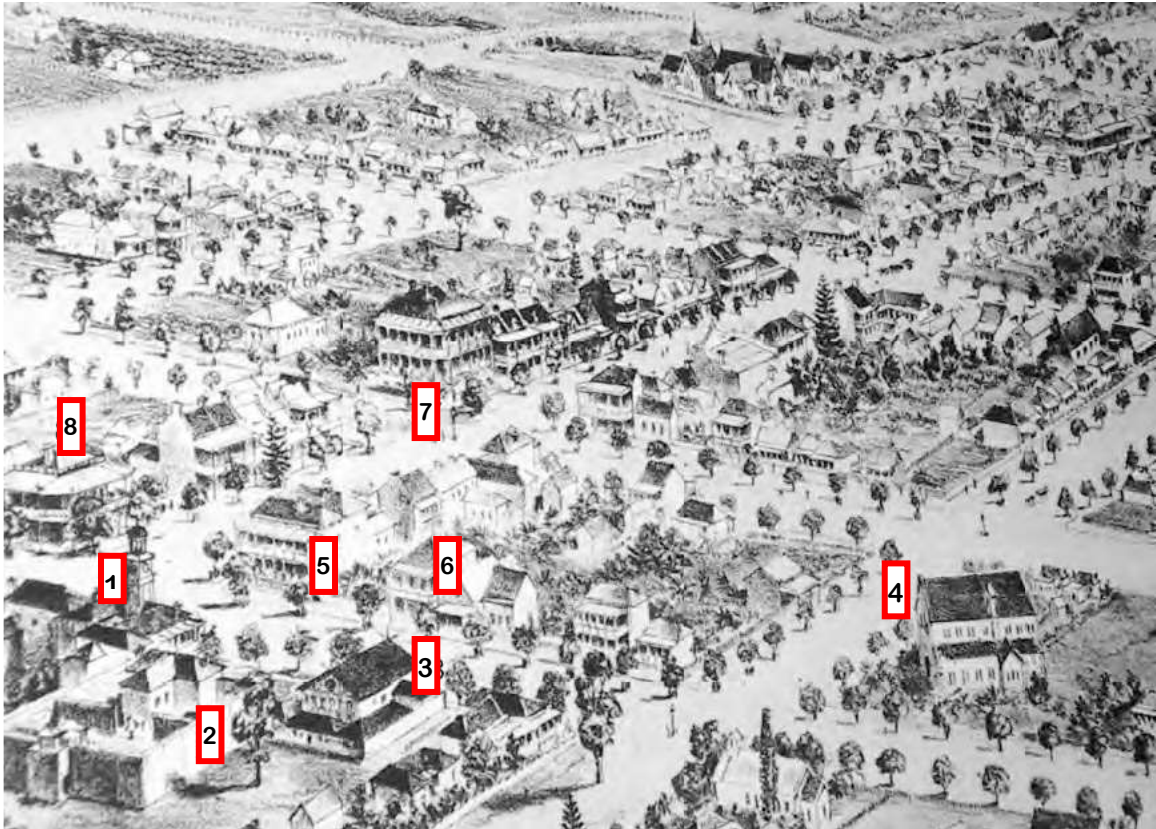


Figure 4. Section of a 'bird's-eye view' of Grafton from Illustrated Sydney News, 31st May 1888. Prominent buildings include Post Office (1), Gaol (2), Court House (3), Church of England Cathedral (4), Bank of NSW (5), Post Office Hotel (6), Commercial Bank (7), and AJS Bank (8).

Source: Stubbs, Brett J. 2007. Thematic History of Grafton. Community Based Heritage Study, Grafton: Clarence Valley Council. Accessed via website by Celeste Greeves, 11th July 2023

<https://www.clarence.nsw.gov.au/Building-and-planning/Heritage/Heritage-studies-and-history>

2.5 History of the Boulevard and Memorial Park

Before the existing Memorial Park, the area within Victoria, Duke, Prince Streets and the Clarence River was established Crown Lands reserved for public buildings and recreation spaces in the mid 1800's. With the neighbouring Civic Precinct in Victoria Street and commercial precinct in Prince Street, the area was one of high commercial and social activity and was known locally as *the Boulevard* (see Figure 5).

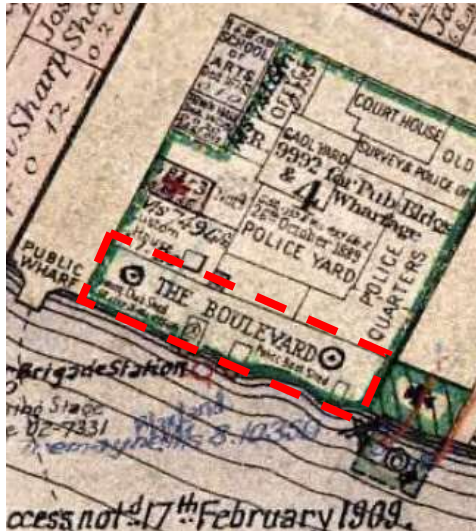


Figure 5. Withdrawn Parish Map of Grafton c.1880 showing the Boulevard, Civic and Commercial Precincts of Grafton. Location of what is now Memorial Park outlined in red dashed box.

Source: HLRV Parish Maps, Map of the City of Grafton, Town of South Grafton, suburban land parishes of Great Marlow and Southampton, County of Clarence, NSW 1900. Formally withdrawn from office use. Edition no. 5; Historical Parish Maps Collection; File no. 14948801.jp2 <https://hlrv.nswlrs.com.au/>

Accessed via Land Registry Services NSW website by Celeste Greeves, 11th July 2023

In 1864, local newspapers reported on meetings held regarding protests to the fencing of public lands in 1894. Community opinion was that the area now known as Grafton Memorial Park should remain unenclosed, but had no affect and the parklands were fenced and enclosed.²³ Following the end of World War I, the park land was gifted to Grafton Council with the intention that it be converted into a Memorial Park.²⁴ Brick fences and pathways were constructed and laid out whilst Council called for donations of flowers and shrubs to decorate the parklands. Within six months, the plantings were completed, and the park was officially dedicated by General Sir William R Birdwood on 22nd May 1920.²⁵

²³ Date of park enclosure unknown. Clarence and Richmond Examiner, The Early History of Grafton January and February 1864, Tuesday 31st May 1904, pg. 2.

²⁴ Grafton Argus and the Clarence River General Advertiser, 27th October 1919, pg. 2, see figure 6.

²⁵ Singleton, Sue. 2021. Grafton Waterfront Precinct: Proposed Changes & Upgrades to Grafton Memorial Park & Grafton Rowing Club & The Boulevard. Statement of Heritage Impact, Retreat: Eureka Heritage

As the area of Grafton developed, it was noted that the local community felt the park was too small for the memorials it housed.²⁶ This public sentiment led to the demolition of Customs House in 1924 with the goal of extending the park grounds into the form recognised today. With the demolition of Customs House, the Grafton Bowling Club opened negotiations with Council for the space, leading to the construction of the Grafton Bowling Club in 1939. During this time, much of the decorative planting works were undertaken and still remain today. Fixtures such as the Fisher Park Fountain, c. 1880 - 1910, were relocated to Memorial Park sometime after and is still there today in the north-west portion of the park (see figure 12). During this period time, the existing Grafton Rowing Club Boatshed was constructed.

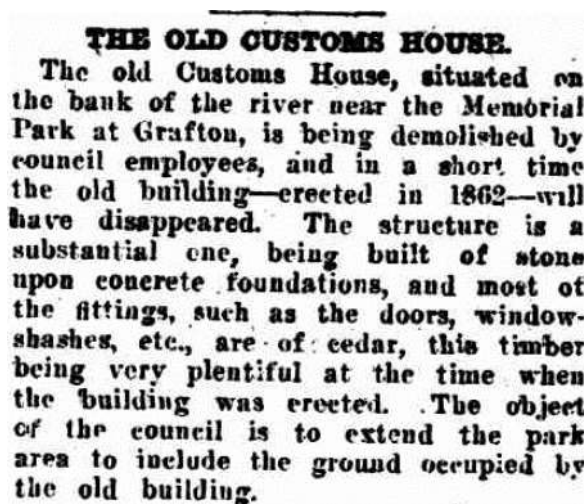


Figure 6. The Old Customs House, Daily Examiner, 1st August 1924, pg. 4.

Source: <http://nla.gov.au/nla.news-article195378604>
Accessed via website by Celeste Greeves, 11th July 2023

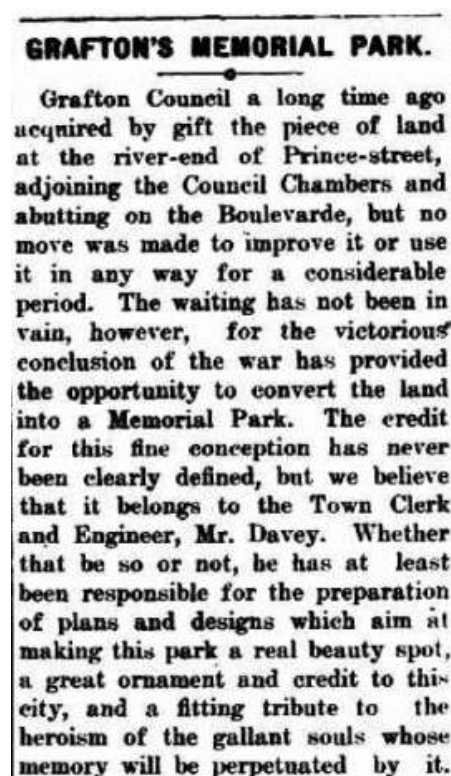


Figure 7. Grafton's Memorial Park Grafton Argus, 27th October 1919, pg. 2.

Source: <http://nla.gov.au/nla.news-page25424421>
Accessed via website by Celeste Greeves, 11th July 2023

²⁶ Daily Examiner, Soldiers' Memorial 19th January 1923 pg. 2



Figure 8. Memorial Park c. 1929 Clarence River visible in background.

Source: State Library, file no. IE1797490. <https://collection.sl.nsw.gov.au/record/9WZRkaZY/ZBjQKpdkxo4D7#viewer>

Accessed via website by Celeste Greeves, 11th July 2023



Figure 9. Memorial Park, Grafton c. 1940. Clarence River visible in background. Copyright expired.

Source: Fotonail – accessed via website by Celeste Greeves, 7th July 2023 <https://fotonail.com/oceania/australia/g/grafon/memorial-park.html>

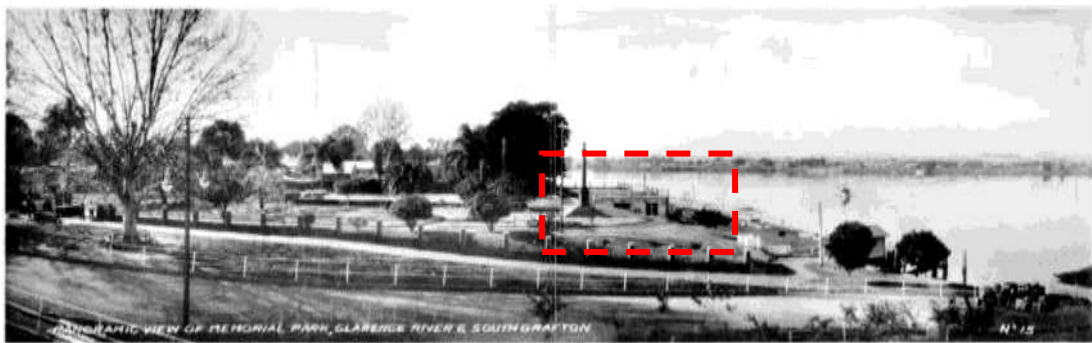


Figure 10. Panoramic view of Memorial Park and Clarence River facing south-east. New boatshed for Grafton Rowing Club boatshed outlined in red. **Source:** Coffs Collection Memorial Park and the Clarence River. – Accessed via website by Celeste Greeves, 7th July 2023 <https://coffs.recollect.net.au/nodes/view/54923>



Figure 11. Photograph of the Fisher Park Fountain at its new location in Memorial Park (north-west corner).

Source: The Memorial Park fountain. Coffs Collections – Accessed via website by Celeste Greeves, 7th July 2023 <https://coffs.recollect.net.au/nodes/view/54926>



Figure 12. Memorial Park, Grafton, c.1940. Grafton Bowling Club Greens and Clarence River visible in background. Copyright expired. downloaded from website by Celeste Greeves, on the 11th of July 2023:

<https://fotonail.com/oceania/australia/g/grafon/memorial-park-clarence-river.htm>

2.6 Volunteer Water Brigade

Due to the poor quality of roads, issues of overland transport and regular flooding, the Grafton Volunteer Water Brigade (est. 1885) was formed following the suit of other riverside communities throughout New South Wales in the late 19th century. The Volunteer Water Brigade aided during times of floods, providing transport and rescue to those trapped in the floods. A boatshed was constructed in 1892 for the Volunteer Water Brigade on the banks of the Clarence River. The late 1800s saw a period of intense flooding bringing about the need for larger facilities for the Volunteer Water Brigade. A two-storey timber boatshed was to be constructed for the training of oarsmen ready for the next flooding disaster and purpose-built boats. Funding was granted by Grafton Council, but the cheque was incorrectly made out to the Grafton Rowing Club. The mistake was not noticed until construction was almost complete. The earlier known Grafton Rowing Club boatshed completed construction around 1890, the two-storey boatshed was equipped with boatshed, training areas, lockers, dressing rooms showers and meeting rooms and shared between the Volunteer Water Brigade and the Grafton Rowing Club boatshed until its demolition around 1930. The two groups shared facilities for over 50 years until the disbandment of the Water Brigade in 1985.



Figure 13. Photograph of the March 1890 flood.

Source: Grafton Rowing Club History – Accessed via website by Celeste Greeves, 7th July 2023

http://graftonrowing.asn.au/history/grc_history_01.htm

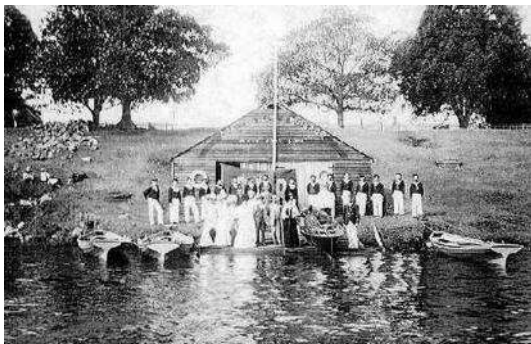


Figure 14. Photograph of the Grafton Water Brigade Flood Boat Shed, c. 1800s. Possibly the informal christening.

Source: Grafton Rowing Club History – Accessed via website by Celeste Greeves, 7th July 2023

http://graftonrowing.asn.au/oldgrcsite/history/grc_1.htm

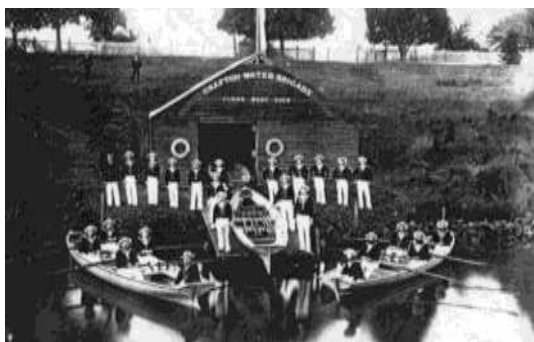


Figure 15. Photograph of the Water Brigade Shed c.1892.
Source: Grafton Rowing Club History – Accessed via website by Celeste Greeves, 7th July 2023
http://graftonrowing.asn.au/oldgrcsite/history/grc_2.htm



Figure 16. Photograph of original Grafton Rowing Club not long after its initial completion, just before the verandah was added in 1900.
Source: Grafton Rowing Club History – Accessed via website by Celeste Greeves, 7th July 2023
http://graftonrowing.asn.au/oldgrcsite/history/grc_4.htm



Figure 17. Photograph of the Grafton Rowing Club boatshed, verandah was a later addition according to records, Water Brigade building visible in background.
Source: Grafton Rowing Club History – Accessed via website by Celeste Greeves, 7th July 2023
http://graftonrowing.asn.au/oldgrcsite/history/grc_3.htm



Figure 18. Photograph of the handover of the new Grafton Rowing Club, the Volunteer Water Brigade donated \$4400 which was used to buy a new racing four which was titled *the Grafton Volunteer Water Brigade*.
Source: Grafton Rowing Club History – Accessed via website by Celeste Greeves, 7th July 2023
<http://www.graftonrowing.asn.au/oldgrcsite/news/gvwb.htm>

2.7 Grafton Rowing Club

With flooding being a frequent occurrence in the area, the dependency on river transport was established. Due to the poor quality of the early roads and streets, much of the population were able to row and use it as their main method of transport, including children travelling to school.²⁷ The Grafton Water Brigade was established in response to the regular flooding in 1885, as did many of the other shires and townships which experienced major flooding. As a result of regular floods and the increased popularity of the sport amongst the local and surrounding communities, the Grafton Rowing Club was established in 1882, with the first meeting of its 28 members held at the Freemason's Hotel.

As noted in Section 2.6, the first boatshed was constructed around 1890. The new shed was a two-storey building on the hillside of the river bank, containing a gymnasium, dressing rooms, lockers and a meeting room.²⁸



Figure 19. Photograph of the first members of the Grafton Rowing Club in uniform c. 1882.

Source: Grafton Rowing Club – History. Accessed via website by Celeste Greeves, 7th July 2023. http://graftonrowing.asn.au/history/GraftonRowingClub_history_04.htm



Figure 20. View of Prince Street Public Wharf and Clarence River, most likely viewed from the Crown Hotel, c. 1900-1910. Former Grafton Water brigade Boatshed visible in image indicated within the red dashed box.

Source: State Library NSW – file no. FL1677559– Accessed via website by Celeste Greeves, 7th July 2023. <https://collection.sl.nsw.gov.au/record/n88EZpBn>

²⁷ Grafton Rowing Club History. n.d. "Grafton Rowing Club History - Early Days." *Grafton Rowing Club History*. Accessed June 14, 2023. http://graftonrowing.asn.au/history/GraftonRowingClub_history_01.htm.

²⁸ Ibid. http://graftonrowing.asn.au/history/GraftonRowingClub_history_04.htm.

The Grafton Rowing Club expanded during the 20th century, but the expansion was slowed with Australia's involvement in World War I. With the return of Australian troops, the population of rowing returned to Grafton. To honour the returned troops, the neighbouring Memorial Park was constructed in 1919, completed with manicured gardens, brick walls and pathways on the land gifted by Grafton Council.²⁹

The park was dedicated by General Sir William R. Birdwood on May 22nd, 1920.³⁰ Construction of a new rowing club began in 1930, involved both the former Grafton Rowing Club and the Water Brigade Shed. The new rowing club would serve both groups. Whilst taking another setback in popularity with the commencement of World War II, the popularity of rowing to the local community was maintained throughout the years and being a key element of community involvement to this day. The replacement of flood boats with aluminium boats and the consistent popularity of the sport to the Clarence Valley and the wider New South Wales and Queensland areas, has seen the regular use of the club by locals.



Figure 21. (Top) Photograph of work site of new Grafton Rowing Club, viewed from Prince Street and Memorial Park. C. 1930.

Source: Grafton Rowing Club History – Accessed via website by Celeste Greeves, 7th July 2023
http://graftonrowing.asn.au/history/grc_history_05.htm



Figure 22. (Middle) Photograph of the completed Grafton Rowing Club, new boatshed with a raised fenced walkway along the river bank visible in image.

Source: Grafton Rowing Club History – Accessed via website by Celeste Greeves, 7th July 2023
http://graftonrowing.asn.au/history/grc_history_05.htm

²⁹ New South Wales War Memorial Register. n.d. "Grafton Memorial Park." *War Memorials Register*. Accessed July 14, 2023. <https://www.warmemorialsregister.nsw.gov.au/memorials/grafon-memorial-park>.

³⁰ The Grafton Argus and Clarence River General Advertiser. 1919. "Grafton's Memorial Park." *The Grafton Argus and Clarence River General Advertiser*, 27 October: p. 2.



Figure 23. (Bottom) Photograph of the Grafton Rowing Club during a regatta. It should be noted in the photograph that the concrete roof covering was original to the c.1930 construction phase of the boatshed.

Source: Grafton Rowing Club History – Accessed via website by Celeste Greeves, 7th July 2023
http://graftonrowing.asn.au/history/grc_history_05.htm

The sport of rowing received a boost in interest during the 1950s and 1960, local schools introduced the sport to their curriculum increasing memberships to the Rowing Club. The facilities and equipment of the Club at the time struggled to meet this increase in popularity. As technology advanced, the flood boats were replaced with outboard powered aluminium rescue boats in the 1970s. The outdated equipment were disposed of and their replacements stored elsewhere, providing more space for the Rowing Club. However, the need to develop the space to accommodate the growing Club was still present into the 1990s.



Figure 24. Photograph of the Southern Elevation of the Grafton Rowing Club boatshed prior the 1996 development.

Source: Grafton Rowing Club History – Accessed via website by Celeste Greeves, 7th July 2023
http://graftonrowing.asn.au/history/grc_history_11.htm



Figure 25. Photograph of the 1996 development of the Grafton Rowing Club boatshed during construction. Extension of the southern elevation visible in image.

Source: Grafton Rowing Club History – Accessed via website by Celeste Greeves, 7th July 2023
http://graftonrowing.asn.au/history/grc_history_11.htm



Figure 26. Photograph of the western and southern elevations of the Grafton Rowing Club boatshed c. 2000 after the completion of the 1996 development.
Source: Grafton Rowing Club History – Accessed via website by Celeste Greeves, 7th July 2023
http://graftonrowing.asn.au/history/grc_history_11.htm



Figure 27. Photograph of the southern elevations of the Grafton Rowing Club boatshed c. 2000 after the completion of the 1996 development.
Source: Grafton Rowing Club History – Accessed via website by Celeste Greeves, 7th July 2023
http://graftonrowing.asn.au/history/grc_history_11.htm

The existing boatshed form as seen the images above, represent part of the developments made in 1996, with the growth of the club and sport.

During the next phase of major development works in the 1990's, the development included a concrete wall extension to the southern elevation to accommodate more storage space equipped with boat and oar racks, construction of judges' tower, new change rooms, showers, amenities, and kitchen.

The completed extensions were utilised by other nations that were to complete in the Sydney 2000 Olympics and would utilise the site for training over a three-week period prior to the start of the Olympics³¹.

The Grafton Rowing Club continues to accommodate professional, education and recreational rowing, competing state-wide, nationally, and internationally.³²

³¹ Ibid, Wendy Ford, Catch, Drive, Recover. pg168.

³² http://graftonrowing.asn.au/history/grc_history_14.htm

3.0 Physical Evidence

3.1 Locality

The Grafton Rowing Club Boatshed which forms part of the Memorial Park, Grafton is located on the shore of the Clarence River bound to the south/western. The Memorial Park is bounded by Prince Street to the north/west, the north/eastern boundary to the park is bounded by various government buildings including Clarence Valley Council, NPWS North Coast Regional Office, Grafton Police Station, the parks boundary to the south/eastern portion of the site is bounded by Aruma Disability Services (fronting Duke Avenue, further to the east).

The Memorial Park within Grafton is located within the Local Government Area (LGA) of Clarence Valley.

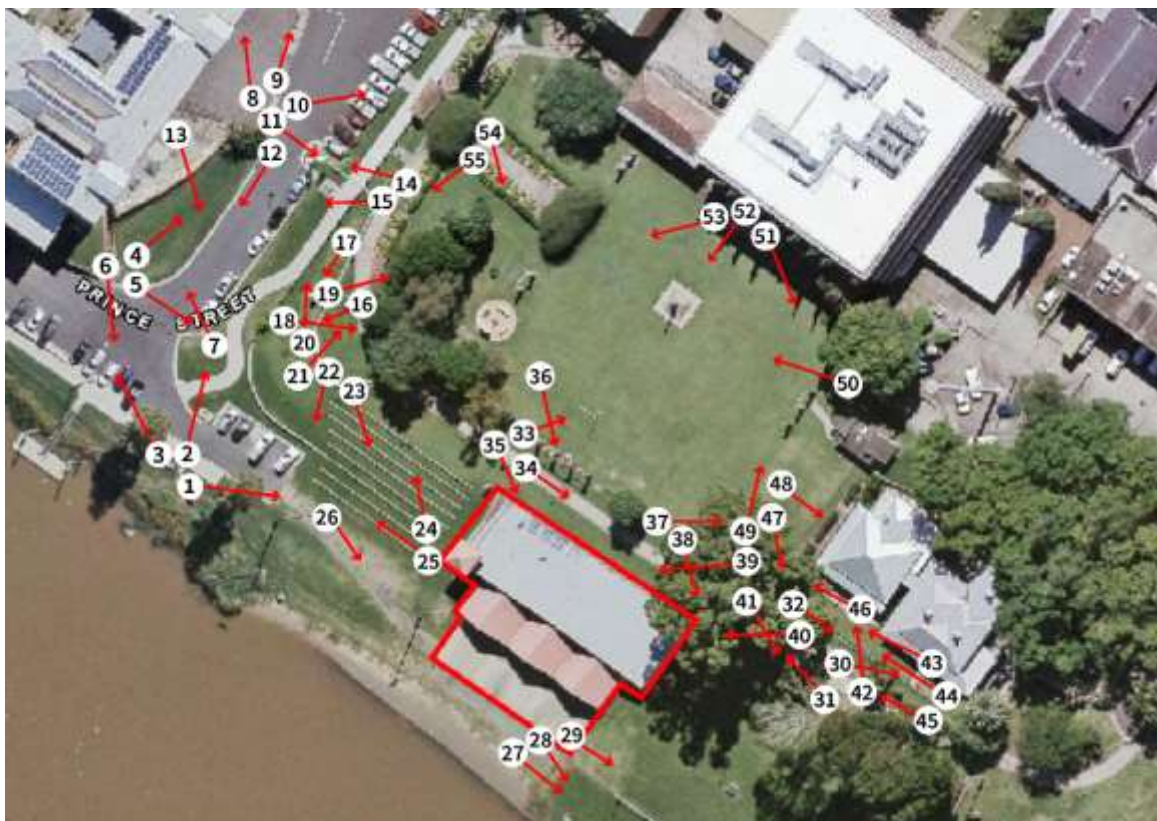


Figure 28. Aerial imagery of Grafton Rowing Club Boatshed and Memorial Park with overlay showing subject site, where works are proposed outlined in red. The map also indicates views/vistas of locality within proximity of the subject site. Numbered views correlate with images below. Note: north is straight up the page.

Source: NSW Spatial Services, SIXMaps, downloaded December 9th, 2022, <https://maps.six.nsw.gov.au/> Overlay by C. Greeves.



Image 1. The photograph was taken on the southern side of Prince Street looking east towards Grafton Rowing Club Boatshed. The setting to the Memorial Park is visible in image, pathway of park being reconstructed and widened.
Source: Celeste Greeves, December 7th 2022.



Image 2. The photograph was taken on the southern side of Prince Street looking north – west towards Memorial Park to the right and the Crown Hotel to the left. Distinctive street plantings of Prince St including Palms are visible in image.
Source: Celeste Greeves, December 7th 2022.



Image 3. The photograph was taken on the southern side of Prince Street along the foreshore looking north – west towards the heritage listed Crown Hotel. The Prince Street Boat Ramp, the Crown Hotel, and distinctive street plantings including palms are visible in image.
Source: Celeste Greeves, December 7th 2022.



Image 4. The photograph was taken on the western side of Prince Street looking north – east towards the Grafton Memorial Park. Steps to the Crown Hotel and distinctive street planting including palms are visible in image.
Source: Celeste Greeves, December 7th 2022.



Image 5. The photograph was taken on the western side of Prince Street looking south – east towards Grafton Memorial Park. Grafton Rowing Club Boatshed, Clarence River are visible in image.
Source: Celeste Greeves, December 7th 2022.



Image 6. The photograph was taken on the western side of Prince Street looking south towards the Grafton Rowing Club Boatshed and the Clarence River. South Grafton, Susan Island, the Grafton Rowing Club Boatshed and the Clarence River are visible in image.
Source: Celeste Greeves, December 7th 2022.



Image 7. The photograph was taken on the eastern side of Prince Street looking north – west. The Crown Hotel, Prince Street Boat Ramp, Clarence River and Susan Island are visible in image.

Source: Celeste Greeves, December 8th 2022.



Image 8. The photograph was taken on the western side of Prince Street looking north – west at the heritage listed Crown Hotel and other Victorian commercial buildings further north on Prince Street.

Source: Celeste Greeves, December 8th 2022.



Image 9. The photograph was taken on the western side of Prince Street looking north. The heritage listed Crown Hotel, heritage street plantings including palms and the wider Grafton HCA are visible in image.

Source: Celeste Greeves, December 8th 2022.



Image 10. The photograph was taken on the western side of Prince Street looking north – east towards the heritage listed Memorial Park (Clarence Valley Council in the background), listed street plantings and the wider Grafton HCA.

Source: Celeste Greeves, December 8th 2022.



Image 11. The photograph was taken on the western side of Prince Street looking south – east towards the Memorial Park, Grafton Rowing Club Boatshed, and the Clarence River.

Source: Celeste Greeves, December 8th 2022.



Image 12. The photograph was taken on the western side of Prince Street looking south – west towards the Clarence River and Susan Island.

Source: Celeste Greeves, December 8th 2022.



Image 13. The photograph was taken with in the south eastern courtyard to the Crown Hotel, further on is the Memorial Park, Grafton Rowing Club Boatshed, and Clarence River.
Source: Celeste Greeves, December 8th 2022.



Image 14. The photograph was taken on the eastern side of Prince Street with in the Memorial Park looking west towards the heritage listed Crown Hotel, the Prince Street Boat Ramp, and the Clarence River.
Source: Celeste Greeves, December 8th 2022.



Image 15. The photograph was taken on the eastern side of Prince Street with in the Memorial Park looking west towards the heritage listed Crown Hotel, the Prince Street Boat Ramp, and the Clarence River.
Source: Celeste Greeves, December 8th 2022.



Image 16. The photograph was taken on the eastern side of Prince Street with in the Memorial Park looking south – west towards the Grafton Rowing Club Boatshed, the Clarence River and Susan Island. Evident is the current upgrades being completed within the park by council.
Source: Celeste Greeves, December 8th 2022.



Image 17. The photograph was taken on the eastern side of Prince Street in Memorial Park looking south towards the Grafton Rowing Club Boatshed, the Clarence River and Susan Island. Evident is the current upgrades being completed within the park by council.
Source: Celeste Greeves, December 8th 2022.



Image 18. The photograph was taken with in Memorial Park looking south – east. Part of the Grafton Rowing Club Boatshed, Memorial Park, the Clarence River and Susan Island visible in image. Evident is the current upgrades being completed within the park by council.
Source: Celeste Greeves, December 8th 2022.



Image 19. The photograph was taken with in Memorial Park looking north – east towards significant plantings within the park. Evident is the current upgrades being completed within the park by council.
Source: Celeste Greeves, December 8th 2022.



Image 20. The photograph was taken with in the Memorial Park looking north towards Clarence Valley Council building, and significant plantings within the park and streetscape. The heritage listed Crown Hotel and the wider Grafton HCA are visible within the image. Evident is the current upgrades being completed within the park by council.
Source: Celeste Greeves, December 8th 2022.



Image 21. The photograph was taken with in the Memorial Park looking north – east towards the Heritage marker, Grafton Rowing Club Boatshed, and the Clarence River. Evident is the current upgrades being completed within the park by council.
Source: Celeste Greeves, December 8th 2022.



Image 22. The photograph was taken with in Memorial Park looking south towards the Heritage marker, Grafton Rowing Club Boatshed, the Clarence River and South Grafton. Evident is the current upgrades being completed within the park by council.
Source: Celeste Greeves, December 8th 2022.



Image 23. The photograph was taken with in the Memorial Park looking south – east towards Heritage marker (left within the image), Grafton Rowing Club Boatshed, the Clarence River and South Grafton. Evident is the current upgrades being completed within the park by council.
Source: Celeste Greeves, December 8th 2022.



Image 24. The photograph was taken on the southern western side of the Memorial Park looking north towards the memorial archways and significant plantings.
Source: Celeste Greeves, December 8th 2022.



Image 25. The photograph was taken on the southern side of Memorial Park looking north – west towards the Crown Hotel visible.

Source: Celeste Greeves, December 8th 2022.



Image 26. The photograph was taken on the southern side of Memorial Park looking south – east towards Grafton Rowing Club Boatshed, the Clarence River and South Grafton.

Source: Celeste Greeves, December 8th 2022.



Image 27. The photograph was taken on the southern side of boatshed looking upriver towards the Heritage fencing, lamp posts that use to enclose the council pool. Evident is the current upgrades being completed within the park by council.

Source: Celeste Greeves, December 8th 2022.

Image 28. Duplicate image.



Image 29. The photograph was taken on the southern side of boatshed looking up the embankment to the Memorial park. Evident is the current upgrades being completed within the park by council.

Source: Celeste Greeves, December 8th 2022.



Image 30. The photograph was taken on the southern path of Memorial Park looking north – east towards the heritage listed Police Inspectors Residence # and significant park plantings visible in image. Evident is the current upgrades being completed within the park by council.

Source: Celeste Greeves, December 8th 2022.



Image 31. The photograph was taken on the southern path of Memorial Park looking north -west. Grafton Rowing Club Boatshed, Memorial Park and the Clarence River visible in image. Evident is the current upgrades being completed within the park by council.

Source: Celeste Greeves, December 8th 2022.



Image 32. The photograph was taken on the southern path of Memorial Park looking north – east. The heritage listed Police Inspectors Residence (item I94) and significant park plantings visible in image. Evident is the current upgrades being completed within the park by council.

Source: Celeste Greeves, December 8th 2022.



Image 33. The photograph was taken on the southern path of Memorial Park looking north – east towards NPWS North Coast Regional office further in the background framing the park. Evident is the current upgrades being completed within the park by council.

Source: Celeste Greeves, December 8th 2022.



Image 34. The photograph was taken on the southern path of Memorial Park looking south – east towards the memorial archway (left into the image) and the roof of the Grafton Rowing Club Boatshed. Evident is the current upgrades being completed within the park by council.

Source: Celeste Greeves, December 8th 2022.



Image 35. The photograph was taken on the southern path of Memorial Park looking south – east towards the Grafton Rowing Club Boatshed, the Clarence River and South Grafton. Evident is the current upgrades being completed within the park by council.

Source: Celeste Greeves, December 8th 2022.



Image 36. The photograph was taken in Memorial Park looking south towards the War memorial archway, the Grafton Rowing Club Boatshed tower. Evident is the current upgrades being completed within the park by council.

Source: Celeste Greeves, December 8th 2022.



Image 37. The photograph was on the northern side of the boatshed looking northeast towards the Aruma Disability office and further on to the heritage listed Police Inspectors Residence (#I94). Evident is the current upgrades being completed within the park by council.

Source: Celeste Greeves, December 8th 2022.



Image 38. The photograph was taken in Memorial Park looking south towards the Grafton Rowing Club Boatshed, the Aruma Disability Office and further on to the heritage listed Police Inspectors Residence (#194) and the Clarence River. Evident is the current upgrades being completed within the park by council.

Source: Celeste Greeves, December 8th 2022.



Image 39. The photograph was taken in Memorial Park on the southwestern side of the Aruma Disability Offices, looking towards the Grafton Rowing Club Boatshed, multiple war memorials and the Clarence River. Evident is the current upgrades being completed within the park by council.

Source: Celeste Greeves, December 8th 2022.



Image 40. The photograph was taken on the southern path of Memorial Park looking south – east towards the Clarence River foreshore. Evident is the current upgrades being completed within the park by council.

Source: Celeste Greeves, December 8th 2022.



Image 41. The photograph was taken on the southern path of Memorial Park looking south – east towards the Clarence River. Evident is the current upgrades being completed within the park by council.

Source: Celeste Greeves, December 8th 2022.



Image 42. The photograph was taken within the Memorial Park looking north – east towards the Aruma Disability Services Offices and the heritage listed item #194 former Police Inspectors residence. Evident is the current upgrades being completed within the park by council.

Source: Celeste Greeves, December 8th 2022.



Image 43. The photograph was taken on the south eastern side of the heritage listed former Police Inspectors Residence (#194) looking south – west towards the Clarence River. Evident is the current upgrades being completed within the park by council.

Source: Celeste Greeves, December 8th 2022.



Image 44. The photograph was taken to the south of the heritage listed former Police Inspectors Residence (#194) looking south – west towards the Clarence River, and Grafton Rowing Club Boatshed. Evident is the current upgrades being completed within the park by council.
Source: Celeste Greeves, December 8th 2022.

Image 45. Duplicate image



Image 46. The photograph was taken outside the Aruma Disability Offices looking south – west towards the Clarence River, Grafton Rowing Club Boatshed and Memorial Park visible in image. Evident is the current upgrades being completed within the park by council.
Source: Celeste Greeves, December 8th 2022.



Image 47. The photograph was taken with in the Memorial Park looking north – east the Clarence River. Evident is the current upgrades being completed within the park by council.
Source: Celeste Greeves, December 8th 2022.



Image 48. The photograph was taken in Memorial Park looking north – east towards the Aruma Disability Services Offices and the public amenities block, left within the image.
Source: Celeste Greeves, December 8th 2022.



Image 49. The photograph was taken with in the Memorial Park looking north – west towards the NPWS North Coast Regional Offices.
Source: Celeste Greeves, December 8th 2022.



Image 50. The photograph was taken with in the Memorial Park looking west to the opening within the park.
Source: Celeste Greeves, December 8th 2022.



Image 51. The photograph was taken with in the Memorial Park looking south – east, illustrating multiple war memorials and the Aruma Disability Offices.

Source: Celeste Greeves, December 8th 2022.



Image 52. The photograph was taken with in the Memorial Park looking directly south towards the Clarence River, with views to multiple war memorials.

Source: Celeste Greeves, December 8th 2022.



Image 53. The photograph was taken with in the Memorial Park looking south – west towards Clarence River and the Multiple war memorials.

Source: Celeste Greeves, December 8th 2022.



Image 54. The photograph was taken with in Memorial Park looking south – east from the main pedestrian entrance to the Memorial Park. Noticeable is the well-manicured lawns and gardens. Evident is the current upgrades being completed within the park by council.

Source: Celeste Greeves, December 8th 2022.



Image 55. The photograph was taken with in the Memorial Park main pedestrian entrance point looking south – west towards the Clarence River. Evident is the current upgrades being completed within the park by council.

Source: Celeste Greeves, December 8th 2022.



Image 56. The photograph was taken on the Upper South Grafton Boat Ramp and Jetty looking north – west towards Grafton Rowing Club Boatshed outlined in red.

Source: Celeste Greeves, December 8th 2022.

3.2 Site Description - Grafton Rowing Club Boatshed

The Grafton Rowing Club Boatshed is located within both the heritage listed Memorial Park (listing no. 1727), adjacent to the individually heritage listed Flood Gauges (listing no. 1726) (which are no longer present on the site as inspected in July 2023) and the Grafton Conservation Area (listing no. C3) under the Clarence Valley LEP 2011 as items of local significance.

The Grafton Rowing Club Boatshed is located on the southern side of the Memorial Park at the south eastern corner of Prince Street, Grafton. The subject site expands from the southern boundary of Memorial Park to the shore of the Clarence River.

The Grafton Rowing Club Boatshed is a double storey purpose – built boatshed constructed in approximately 1930, and was constructed due to the developments and changes to the sport and the need for improved functionality. The boatshed subsequently underwent developments which includes the major extension of the building to the south including the Judges Tower in 1996 and later minor renovations in the 1980s to the 1990s. This included the extension of the southern elevation and roller doors; the boatshed redevelopment was completed in 2000.

3.3 Condition and Integrity

At the last site inspection completed on the 4th and 5th of July 2023, it was evident that the Grafton Rowing Club boatshed constructed in 1930, is in good condition, with a complete roof replacement evident and several modifications to the original southern, eastern, and western facades including the removal of significant steel windows and doors. The later 1996 extension is in poor condition, with fascia's, barge boards and linings in a deteriorated state. It should be noted that most of the fabric in this extension is beyond repair and in a poor condition. It can be implied that the materials utilised for the extension are of the wrong materials to be constructed so close to the Clarence River and have been susceptible to multiple floodings during the last 20 or so years.

What material remains in the c.1930 original building is of significance and contains a moderate degree of integrity. The masonry structure and external façades should be retained for future interpretation. The c.1996 structural integrity to the extension has been diminished as a result of the flooding over the years and can be considered moderate (structure) to low (fascia, barge boards, infill cladding and the likes).

3.4 Exterior Photographic Description of Grafton Rowing Club Boatshed



Figure 29. The photograph is of the Grafton Rowing Club Boatshed western elevation taken along the foreshore looking in a south easterly direction.
Source: Celeste Greeves, December 7th 2022.



Figure 30. The photograph was closer up to the Grafton Rowers boatshed illustration, the two external phases of construction, c.1930 and c.1996. Evident is the previous openings now enclosed to the c.1930 shed.
Source: Celeste Greeves, December 7th 2022.



Figure 31. The photograph was taken looking at the western elevation to the boatshed, evident is the roller shutter door, utilised for the kiosk which use to contain to larger steel window sets.
Source: Celeste Greeves, December 7th 2022.



Figure 32. The photograph was taken on the south western corner of the boatshed looking at the c.1930 building and the unsympathetic c.1986 tower to the corner of the building.
Source: Celeste Greeves, December 7th 2022.

Figure 33. Omitted



Figure 34. The photograph was taken on the western side of the c.1996 extension with gablets building forms facing the Clarence River.
Source: Celeste Greeves, December 8th 2022.

Figure 35. Omitted

Figure 36. Omitted



Figure 37. The photograph was taken on the western side of the boat shed looking upward toward the elevated Memorial Park. It should be noted the face of the building is the extent or subject line where works are proposed.
Source: Celeste Greeves, December 7th 2022.



Figure 38. The photograph illustrates the infill to the previous opening to the c.1930 building with an unsympathetic roller shutter door to the Kiosk.
Source: Celeste Greeves, December 7th 2022.



Figure 39. The photograph was taken on the southern pathway of Memorial Park looking south – east towards the boatshed. What is evident is the replace roof with metal deck which is unsympathetic to the c.1930 structure and should be removed.
Source: Celeste Greeves, December 7th 2022.



Figure 40. The photograph was taken on the southern pathway of Memorial Park looking south – west. Evident is the barrier to the metal deck roof covering to the boat shed, which is also intrusive and detracts from the significance to the place.
Source: Celeste Greeves, December 7th 2022.

Figure 41. Omitted



Figure 42. The photograph was taken looking at the south and eastern façade to the c.1930 boatshed building and the c.1996 extension added to the original structure. What is evident in the image is the infill to the window opening to the c.1930 building structure. **Source:** Celeste Greeves, December 7th 2022.

Figure 43. Omitted



Figure 44. The photograph was taken at the south-eastern corner of the c.1996 boatshed extension. Evident in the photograph is the deterioration of the cladding and fascia.
Source: Celeste Greeves, December 7th 2022.

Figure 45. Omitted

3.5 Interior photographic Description of the Grafton Rowing Club Boatshed



Figure 46. The photograph was taken at the south – east entry of Grafton Rowing Club Boatshed looking north – west. Evident in the photograph is the timber truss rafters that have utilised providing a roof structure to the shed extension.
Source: Celeste Greeves, December 7th 2022.



Figure 47. The photograph was taken at the south – east entry of Grafton Rowing Club Boatshed looking north – east. Evident in the image is the concrete structure to the c.1930 building which is to be retained in the development. It should be noted that it is evident that the roof covering (concrete deck) has been replaced with metal deck roofs.
Source: Celeste Greeves, December 7th 2022.



Figure 48. The photograph was taken at the south – east entry of Grafton Rowing Club Boatshed looking north – west. Evident in the photograph are the changes to the roof structure with timber rafters to support the steel decking to the roof, and additional steel column (centre of the picture).
Source: Celeste Greeves, December 7th 2022.



Figure 49. The photograph was taken at the south – east entry of Grafton Rowing Club Boatshed looking north – west. Evident in the photograph is the removal of the clerestory windows with unsympathetic polycarbonate sheeting.
Source: Celeste Greeves, December 7th 2022.



Figure 50. The photograph was taken at the south – east entry of Grafton Rowing Club Boatshed looking south – west. Changes to internal as noted in Figure 49 above.
Source: Celeste Greeves, December 7th 2022.



Figure 51. The photograph was taken at the south – east entry of Grafton Rowing Club Boatshed looking south – east. Noticeable is the silhouette of the roof form to the c.1996 extension which darkens the space.
Source: Celeste Greeves, December 7th 2022.



Figure 52. The photograph was taken internal stairwell of Grafton Rowing Club Boatshed looking north – west. What is evident is the c.1996 abutments to the original c.1930 concrete wall utilised as a retaining wall.
Source: Celeste Greeves, December 7th 2022..



Figure 53. The photograph was taken internal stairwell of Grafton Rowing Club Boatshed looking south – west. Noticeable is the larger open spaces to the c.1930 building in comparison to the c.1996 extension.
Source: Celeste Greeves, December 7th 2022..



Figure 54. The photograph was taken internal stairwell of Grafton Rowing Club Boatshed looking north – west. Of importance in the illustration is the concrete columns, beams and wall structures to the c.1930 building is carry a high degree of significance.
Source: Celeste Greeves, December 7th 2022..



Figure 55. The photograph was taken internal stairwell of Grafton Rowing Club Boatshed looking north – west. Refer to Figure 54 note above.
Source: Celeste Greeves, December 7th 2022..



Figure 56. The photograph was taken in Grafton Rowing Club Boatshed amenities. Evident is the modified roof structure with infill roofing to cover the amenities.
Source: Celeste Greeves, December 7th 2022..



Figure 57. The photograph was taken in Grafton Rowing Club Boatshed amenities block. Note of importance is the infill block work to enclose the amenities spaces, which is a later addition.
Source: Celeste Greeves, December 7th 2022..



Figure 58. The photograph was taken in Grafton Rowing Club Boatshed amenities block. As note above in Figure 57.

Source: Celeste Greeves, December 7th 2022.



Figure 59. The photograph was taken in Grafton Rowing Club Boatshed amenities block. As noted above in Figure 57.

Source: Celeste Greeves, December 7th 2022.



Figure 60. The photograph was taken in Grafton Rowing Club Boatshed amenities block. As noted above in Figure 57.

Source: Celeste Greeves, December 7th 2022.



Figure 61. The photograph was taken in Grafton Rowing Club Boatshed amenities block. Note is the infill partition walls to the toilet cubicles.

Source: Celeste Greeves, December 7th 2022.

4.0 Heritage Status

4.1 Introduction

Grafton Rowing Club Boatshed, which forms part of the heritage listed Memorial Park located at Grafton, which is recognised for its heritage value by statutory listings. The Burra Charter (October 2013) principles and guidelines have been utilised as a baseline in order to undertake this heritage impact assessment.

The cultural significance of the subject site Memorial Garden at Grafton which contains the Grafton Rowing Club Boatshed, has been assessed against evaluation criteria set out by the NSW Department of Planning, NSW Heritage Branch.

4.2 New South Wales Heritage Office Methodology

- 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.)

4.3 Evaluation of Heritage Significance

The following assessment against the established criteria set by the Department of Planning; NSW Heritage Branch discusses how each criterion relates to the subject site. The assessment has been extracted from the State Heritage Listing No. 1727 (noted in italics only):

Criterion a – Historical Evolution

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)

Guidelines for Inclusion	Guidelines for Exclusion
Shows evidence of a significant human activity	Has incidental or unsubstantiated connections with historically important activities or processes
Is associated with a significant activity or historical phase.	Provides evidence of activities or processes that are of dubious historical importance
Maintains or shows the continuity of a historical process or activity	Has been so altered that it can no longer provide evidence of a particular association

There is a demonstrated association between the public land of the Grafton Memorial Park, the former 19th century public wharf at the end of Prince Street and the riverfront strip known as the Boulevard. This precinct of Grafton is historically significant for its importance as a centre of mid – 19th century trade, supported by the former presence of Customs House (now demolished). The historical context of the precinct supports the assessed significance of the Grafton Heritage Conservation Area whereby it performed a pivotal role as an administrative centre associated with the development of the North Coast during the late 19th Century. This park is historically significant having been a recreation area since 1876. As a memorial park it contains many memorials to Australian service men and also contains a significant memorial to the local Cub Scouts who tragically drowned on the Clarence River in 1943.

The Grafton Rowing Club Boatshed illustrates the continuing historical association with the leisure of sports in the NSW Regional town. The Grafton Rowing Club established in 1882, has had a continued connection with the community of Grafton and activity of rowing for the last 141 years.

Criterion b – Historical Associations

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)

Guidelines for Inclusion	Guidelines for Exclusion
Shows evidence of a significant human occupation	Has incidental or unsubstantiated connections with historically important people or events
Is Associated with a significant event, person, or group of persons	Provides evidence of people or events that are of dubious historical importance
	Has been so altered that it can no longer provide evidence of a particular association

There is a demonstrated association between the former Grafton Volunteer Water Brigade, a volunteer organisation that was critically important to the Grafton community from 1885 to 1985. It was formed by community members in 1885 in response to the need to assist and rescue those impacted by the regular flooding of the Clarence River. There is also a demonstrated association with the social and competitive sport of rowing through the formation of the Grafton Rowing Club in 1882, and its continued and ongoing operation associated with prominent and successful athletes including Edward "Ned" Trickett among many.

The Author of this report concurs with this statement.

Criterion c – Aesthetic Values

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (state significance)

Guidelines for Inclusion	Guidelines for Exclusion
Shows or is associated with, creative or technical innovation or achievement	Is not a major work by an important designer or artist.
Is the inspiration for a creative or technical innovation or achievement	Has lost its design or technical integrity
Is aesthetically distinctive	Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded.
Has landmark qualities	Has only a loose association with a creative or technical achievement
Exemplifies a particular taste, style or technology	

It is the location of the park on high ground along the Clarence River along with the presence of historical palms and plantings, that supports an assessment of aesthetic significance on the basis of a designed landscape that has evolved and continued to evolve as community values dictate. The riverbank boatshed continues the tradition of boatsheds at this location and is a distinctive marker from land and the river. The aesthetic significance of the present-day boatshed is itself a commemoration of those boatsheds that stood on this location in the late 19th century. This is possibly the most aesthetic park in Grafton. It is well maintained with beds of annuals constantly in flower. It enjoys magnificent views of the Clarence River across to the historic CBD of South Grafton and across to and the eastern tip of Susan Island.

The Author of this report concurs with this statement.

Criterion d – Social Value

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

Guidelines for Inclusion	Guidelines for Exclusion
Is important for its association with an identifiable group	Is only important to the community for amenity reasons
Is important to a community's sense of place	Is retained only in preference to a proposed alternative

Social significance is strongly demonstrated in a number of ways at this site. The association with war memorials for the many different Armed Forces and Services, and the Servicemen, Servicewomen and Service Animals the served, and were lost in numerous conflicts are represented within Grafton Memorial Park in one location allowing an appreciation of the many conflicts, over different generations and allowing implicit appreciation and reflection by community and visitors.

Social significance is further strongly demonstrated through the former presence of the now defunct community volunteer organisation of the Grafton Water Brigade and the important role it played in the rescue and support to flood effected people and their properties. Further supporting social significance is the presence of the Grafton Rowing Club providing a community sporting venue and spectator sport both in the present-day and extending back to historical times of the 19th century. Part of the social evolution of the site includes the former presence of the Bowling Green c.1939 now demolished with the area resumed for park grounds. The site continues to play an important role as the site for annual Anzac and Remembrance Day services and for other community uses such as the Venetian Carnivals associated with the Jacaranda Festival.

The Author of this report concurs with this statement.

Criterion e – Technical/Research Value

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)

Guidelines for Inclusion	Guidelines for Exclusion
Has the potential to yield new or further substantial scientific and/or archaeological information	The knowledge gained would be irrelevant to research on science, human history or culture
Is an important benchmark or reference site or type	Has little archaeological potential
Provides evidence of part human cultures that is unavailable elsewhere	Only contains information that is readily available from other resources or archaeological sites

There is potential for remnant archaeological resources of the former 19th century Customs House, and to a lesser degree, resources associated with the former c1880 riverbank boats sheds. Such resources have the potential to contribute new and meaningful information to the historical record of Grafton. However, it must be noted that a high level of disturbance has occurred across the site, and this may have impacted upon the integrity of any archaeological resources.

The Author of this report concurs with this statement.

Criterion f – Rarity

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)

Guidelines for Inclusion	Guidelines for Exclusion
Provides evidence of a defunct custom, way of life or process	Is not rare
Demonstrates a process, custom or other human activity that is in danger of being lost	Is numerous but under threat
Show unusually accurate evidence of a significant human activity	
Is the only example of its type	
Demonstrates designs or techniques of exceptional interest	
Shows rare evidence of a significant human activity important to a community	

The study area has evolved into what might be considered a rare grouping of historically and socially significant cultural resources attracting heritage value to the City of Grafton at a local level.

The Author of this report concurs with this statement.

Criterion g – Representativeness

An item is important in demonstrating the principal characteristics of a class of NSW's

- cultural or natural places; or
- cultural or natural environments.

Guidelines for Inclusion	Guidelines for Exclusion
Is a fine example of its type	Is a poor example of its type
Has the principal characteristics of an important class or group of items	Does not include or has lost the range of characteristics of a type
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	Does not represent well the characteristics that make up a significant variation of a type
Is a significant variation to a class of items	
Is part of a group which collectively illustrates a representative type	
Is outstanding because of its setting, condition or size	
Is outstanding because of its integrity or the esteem in which it is held	

The study area may be reasonably considered a representative example of a historical riverport established in the 19th century as settlement expanded along the coast of New South Wales, and now evolved and continuing in use as part of public and community space in 21st century Grafton.

The Author of this report concurs with this statement.

4.4 Statement of Significance

The Statement of Significance has been extracted from the State Heritage Listing No. 1727 Memorial Park (Local Significance) and the Clarence Valley Development Control Plan Listing No. C3 Grafton and South Grafton Conservation Area (Local Significance), noted in italics. The plain text component of the assessment has been carried out by the author of this report, listing accessed via website – NSW State Heritage Inventory Listing – 10th July 2023.

Memorial Park Statement of Significance:

This precinct of Grafton is historically significant for its importance as a centre of mid-19th century trade, supported by the former presence of Customs House (now demolished). The historical context of the precinct supports the assessed significance of the Grafton Heritage Conservation Area whereby it performed a pivotal role as an administrative centre associated with the development of the North Coast during the late 19th Century. The former 19th century public wharf at the end of Prince Street and the riverfront strip known as the Boulevard were important historical elements of this site. The park as a place of recreation is historically significant having been established as Boulevard Park in 1876. Following World War 1 it was renamed as a Memorial Park and since that time its status as a park honouring local service men has been enhanced by the erection of numerous memorials. Their contribution to all wars including Korean War is acknowledged as well as a monument to the 13 Cub Scouts who died on the Clarence River in 1943.

Memorial Park holds historical associative significance with the former Grafton Volunteer Water Brigade and the Grafton Rowing Club. Aesthetically it has a commanding position overlooking the Clarence River with views and vistas to South Grafton and Susan Island. The historic plantings, memorial gates, brick and steel fences, the Fountain from Fisher Park and beds of annuals are part of its overall aesthetic qualities. The riverbank rowing sheds whilst modified from historic buildings hold a close relationship to the river and demonstrate a designed evolved landscape.

Socially it remains highly significant to the community of Grafton. The site holds potential for remnant archaeological resources of the former 19th century Customs House, and to a lesser degree, resources associated with the former c1880 riverbank boatsheds. Memorial Park has evolved into what might be considered a rare grouping of historically and socially significant cultural resources attracting heritage value to the City of Grafton. It is a representative example of a historical riverport established in the 19th century as settlement expanded along the coast of New South Wales, and now evolved and continuing in use as part of public and community space in 21st century Grafton.

The Author of this report concurs with this statement.

Grafton and South Grafton Heritage Conservation Area Statement of Significance:

Wool was shipped from what is now called South Grafton by the late 1830s. Much of this came from New England. Gradually a settlement developed on the opposite side of the river. Grafton and South Grafton were surveyed as a government township by William Darke in 1847. The town drew pastoral produce from the upper reaches of the Clarence and once agricultural settlement commenced on the lower reaches of the river, produce was also shipped from there.

The Grafton Heritage Conservation Area includes a fine gamut of architectural types from the nineteenth and early twentieth century through to the inter-war and post war periods. Distinctive streetscapes have developed from planning and landscaping. These elements create a distinctive townscape in which much of its original character and evidence of its development, together with the predominance of timber and iron construction, characterise this settlement and reinforce its identity. Stately avenues of mature street trees line the original grid-based layout of the town's streets and create a distinct sense of place. Prince Street comprises the main street within the CBD and contains a variety of buildings many of which are listed or contributory. There is potential to conserve and enhance the heritage values of this precinct and adjacent streetscapes through removal of unsympathetic later alterations to some buildings and sensitive signage. Some streetscapes around the CBD which are zoned for business maintain a residential built character through the change of use of many dwellings. It is important that the leafy streetscapes, informal grassed verges and setbacks are retained in new developments to maintain the historic integrity of these streetscapes. New and infill development needs to be very sympathetic to the heritage values of this conservation area.

South Grafton is an outstanding example of a 19th century commercial centre with an almost intact streetscape of original buildings. A masterplan was prepared, and streetscape works implemented in 2010 to enhance the setting and encourage a vibrant business centre. Many heritage items in South Grafton are located within this precinct. Surrounding the commercial core are groups of period dwellings and traditional tree lined streetscapes. The integrity of some streetscapes has been impacted upon by some modern light industrial development, however, the predominant character of period timber houses remains and contributes to a strong sense of place, including an important group lining the approach to the state listed Grafton rail and road bridge. New and infill development needs to be very sympathetic to the heritage values of this conservation area.

The Author of this report concurs with this statement.

4.5 Comparative Analysis

The following comparative analysis considers selected examples of boatsheds in the Clarence Valley and upper northern shore of New South Wales. This is not a complete list of the boatshed constructed within the Clarence Valley area. The list was completed to illustrated buildings of the same typology or use that were utilised for the sport of rowing, with plays an integral part of the communities in which these buildings take part from a social aspect.

Apart from Grafton Rowing Club, none of the buildings in the analysis were inspected internally or externally.

It is noted that the information and photographs contained in the background description in the following table are appropriated sourced and referenced.

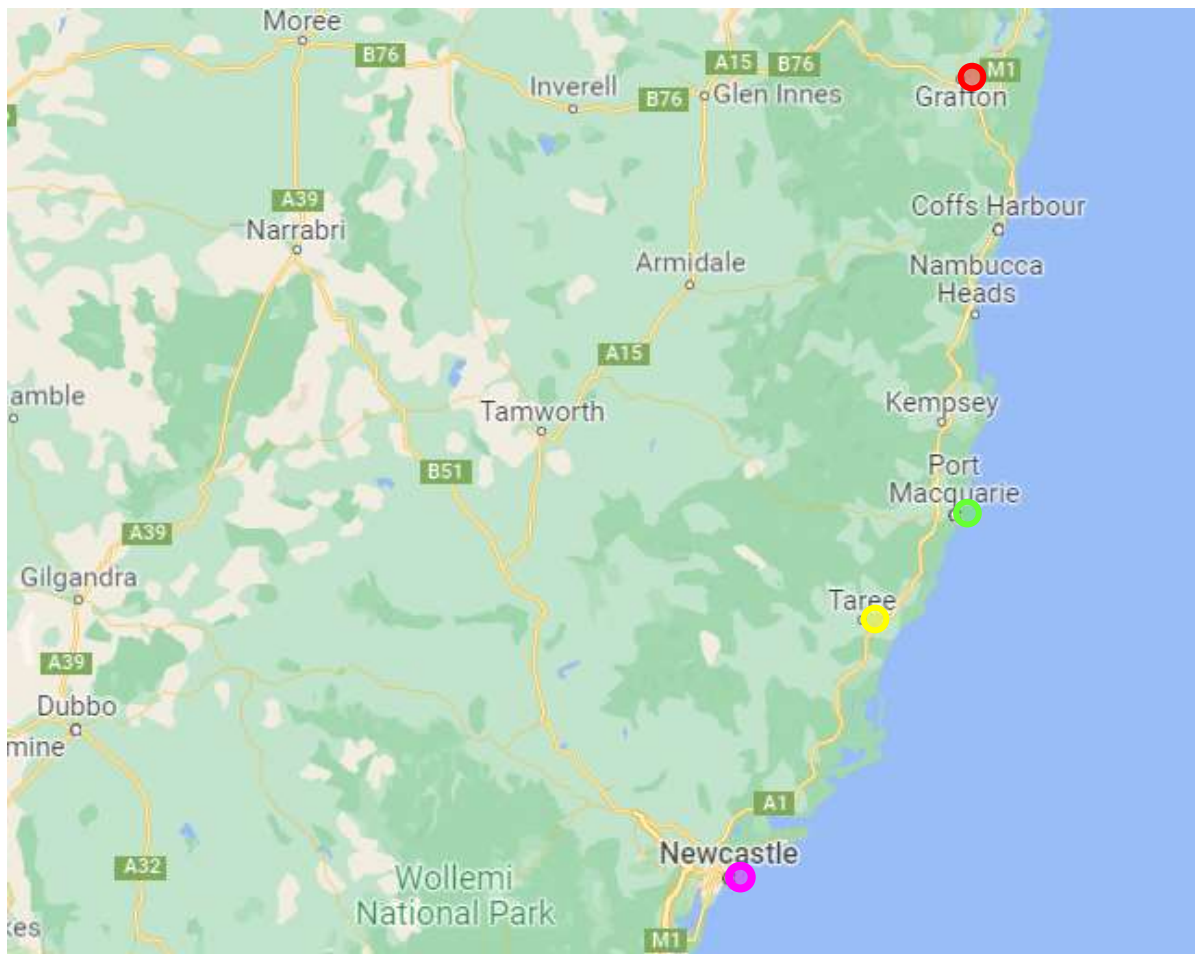


Figure 62. Map illustrating the location of the boatsheds that form part of this comparative analysis. The subject site includes Grafton Rowing Club Boatshed, located within the red circle; Manning Rowing Club – Taree, located within the yellow circle; Port Macquarie Rowing Club, located within the green circle; Newcastle Rowing Club, located within the pink circle; It should be noted that all items are within the Central Coast to North Coast of New South Wales. **Source:** Google Maps, downloaded 13th July 2023





Grafton Rowing Club, Lot 7001, Prince Street, Grafton New South Wales			
Date	Site Listing	History, Significance, Integrity & Other Details	Image
<p>Original Construction: 1882</p> <p>Later Developments: c.1930 c.1997</p>	Memorial Park, part thereof	<p>History:</p> <ul style="list-style-type: none"> - Grafton Rowing Club was established in 1882; - Existing building constructed in 1930, facilities were shared with Grafton Volunteer Water Brigade until 1980, when the Volunteer Water Brigade amalgamated into the State Emergency Services NSW. - Grafton Rowing Club Boatshed provided storage services to local groups and clubs including: <ul style="list-style-type: none"> ▪ Surf club; ▪ Grafton District Boys Band; ▪ Local schools; ▪ Flying Boat Service; and ▪ Rented spaces during the 1940s. - Existing extensions added in 1997 including: <ul style="list-style-type: none"> ▪ Concrete and steel pavilion; ▪ Boat and oar racks; ▪ Gable end extension; and ▪ Additional level judges box. <p>Significance: Associative, functional and social at a local level which forms part of the larger Memorial Park, and is an example of rowing clubs from the 1930s, continued use of the site for the sports of rowing for the last 141 years.</p> <p>Condition: Good</p> <p>Integrity: Moderate</p> <p>Other Details:</p> <ul style="list-style-type: none"> - Does not have a distinctive architectural style, Interwar Functional building, non-descriptive - Originally constructed in 1930. - Standalone building which houses boatshed and storage spaces, change rooms, amenities and training rooms. - Development in late 1990s included extension of storage shed, new change rooms and amenities and kitchen. 	

Figure 63. Grafton Rowing Club
Source: Nimbus Architecture and Heritage, December 2022.

Manning River Rowing Club, Endeavour Place Taree NSW			
Date	Site Listing	History, Significance, Integrity & Other Details	Image
<p>Original Construction: c. 1971</p> <p>Damaged: April 2019</p> <p>Rebuilt: 2019 – 2020.</p>	Not Listed	<p>History:</p> <ul style="list-style-type: none"> - Manning River Rowing Club was established in 1957; - the club initially rented a weatherboard shed built on pillars over the Manning River for 8 years, boats were stored in a member's yard for 3 years whilst the construction of the new club house was constructed in 1971; - The original two storey red brick rowing club hosted annual regattas and rowing festivals;³³ - The Manning River Rowing Club joined the Central Districts Rowing Association during its formation in 1981; - The former rowing club building experienced multiple floods throughout its lifetime until 2019, when it was severely damaged in the 9th March 2019; - Construction started on the new (existing) rowing club in 2019 with the aid of an insurance claim, a government grant, members funds, and donations from the rowing community.³⁴ <p>Significance: Associative, functional and social at a local level.</p> <p>Condition: N/A</p> <p>Integrity: N/A</p> <p>Other Details:</p> <ul style="list-style-type: none"> - Original building: Red brick with corrugated roof coverings; - Building design based on functionality – no embellishment or decoration visible or noted. - New building currently being constructed after extreme storm damage. 	 <p>Figure 64. Manning River Rowing Club former building</p> <p>Source: Central Districts Rowing Association 1981 – 2020, A Historical Study, Peter Bond, June 2020, pg. 3 Accessed: 7th July 2023 https://cdn.revolutionise.com.au/site/qc/mj3ijas9lmsmdh.pdf</p>  <p>Figure 65. Manning River Rowing Club new facilities c. 2023.</p> <p>Source: https://manningriverrowingclub.org.au</p>


³³ Manning River Rowing Club - Guerin, Andrew, and Steve Roll. n.d. "Central District Rowing Association Members Club." *Australian Rowing History*. Accessed July 7, 2023. <https://www.rowinghistory-us.info/rowing-associations/nsw-cdra/member-clubs#gsc.tab=0>.

³⁴ Rowing New South Wales. 2020. "Manning River Rowing Club - Rebuild | Progress Update." *Rowing New South Wales*. 8 December. Accessed July 7, 2023. <https://www.rowingnsw.asn.au/news/manning-river-rowing-club-rebuild-progress-update/>.

Port Macquarie Rowing Club, Hibbard Drive Port Macquarie			
Date	Site Listing	History, Significance, Integrity & Other Details	Image
c. 1972	Not Listed	<p>History:</p> <ul style="list-style-type: none"> - Port Macquarie Rowing Club was established in 1972 as the Hastings River Rowing Club; - The members shed was constructed on Council land on the banks of the Hastings River; - The club conducted annual regattas and races along the Hastings River; - The club changes their names to Port Macquarie RSL Rowing Club in 1983; - The club went into recession in 1984, handing the keys to the shed back to local council. The club was reformed by Jim Young and Paul McReynolds who are still involved in the running of the club at present.³⁵ <p>Significance: Associative, functional and social at a local level.</p> <p>Condition: Good</p> <p>Integrity: Moderate</p> <p>Other Details:</p> <ul style="list-style-type: none"> - Boatshed: Brick & Corrugated Roof Coverings, standalone building. - Club House: Cladded timber & Corrugated Roof Coverings, standalone building which houses change rooms, amenities and training spaces. - Building design based on functionality – no embellishment or decoration visible or noted. 	 <p>Figure 66. Port Macquarie Rowing Club. Source: Central Districts Rowing Association 1981 – 2020, A Historical Study, Peter Bond, June 2020, pg. 6 Accessed: 7th July 2023 https://cdn.revolutionise.com.au/site/qc/mj3ijas9lmsmdh.pdf</p>

³⁵ Port Macquarie Rowing Club - Guerin, Andrew, and Steve Roll. n.d. "Central District Rowing Association Members Club." *Australian Rowing History*. Accessed July 7, 2023. <https://www.rowinghistory-aus.info/rowing-associations/nsw-cdra/member-clubs#gsc.tab=0>.

Newcastle Rowing Club, 34 Tully St Carrington NSW

Date	Site Listing	History, Significance, Integrity & Other Details	Image
First established in c.1870, however disbanded shortly afterward, non-continuous club since this period.	Not Listed	<p>History:</p> <ul style="list-style-type: none"> - Hunter River (Throsby Creek), where the rowing takes place, Tully Street Carrington. - The club was jointly founded by Jim Bardakos and Val Kost in 1992; - The club operated out of a boat trailer kept on Bardakos's property until a shed became available on the southern side of Newcastle Harbour in mid 1993; - The discovery of asbestos in the shed and the Pasha Bulker storm in April 2007 forced the Newcastle Rowing Club to operate out of four sheds until the construction of their own boatshed; - The Newcastle Rowing Club obtained development consent in 2009 to construct their own boatshed. <p>Significance: Associative, functional and social at a local level.³⁶</p> <p>Condition: Good</p> <p>Integrity: Moderate</p> <p>Other Details:</p> <ul style="list-style-type: none"> - Standalone building - Rendered brick & Corrugated Roof Coverings - Contemporary building - Building design based on functionality with simplistic design features - Not distinctive architectural style. 	 <p>Figure 67. Aerial image of Newcastle Rowing Club.</p> <p>Source: Central Districts Rowing Association 1981 – 2020, A Historical Study, Peter Bond, June 2020, pg. 8. Accessed: 7th July 2023 https://cdn.revolutionise.com.au/site/qc/mj3ijas9lmsmdh.pdf</p>

³⁶ Newcastle Rowing Club - Guerin, Andrew, and Steve Roll. n.d. "Central District Rowing Association Members Club." *Australian Rowing History*. Accessed July 7, 2023. <https://www.rowinghistory-aus.info/rowing-associations/nsw-cdra/member-clubs#gsc.tab=0>.

4.6 Summary of Comparative Values

The Grafton Rowing Club is in the Clarence Valley and demonstrates the growth and development of professional and recreational rowing, throughout the Clarence Valley LGA area, since its construction in 1930.

Each of the rowing clubs listed in the above Comparative Analysis are representative of the sport's popularity since the late 1890s, the reliance on river systems of the Central Coast and Upper New South Wales, particularly during instances of flooding. Whilst the buildings do not show any distinctive architectural or design style, they are reflective of the expansion of the sport and its popularity in their LGAs.

Mostly constructed out of durable and affordable materials, the designs of the above examples are based on the functionality of the sites as a rowing club meeting space, boatshed, storage and training facilities. Examples of newer constructions shows an integrated approach to designs to accommodate communal spaces other revenue schemes such as event hosting.

Each of the rowing clubs assessed participate in competitive and recreational rowing throughout New South Wales, interstate and often participate in international games. The social significance of each site is derived from the expansion of professional and recreational rowing, the continued reliance on river transport and the social support that is provided to their community's during time of competition and natural disasters.

4.7 Summary of Findings

The above comparative analysis demonstrates that there are several purpose-built boatsheds and rowing clubs that were constructed throughout the Central Coast, Upper North Coast of New South Wales from the 1930s (Grafton Rowing Club) and on to the 2000s. The primary purpose of these sites is to provide purpose-built storage spaces, training facilities and amenities for the Rowing Clubs, which are used by both professional and recreational rowers. They contribute to their local environment as recreational spaces and provide sense of belonging to the local riverside communities and the wider Upper North and Central Coast, New South Wales rowing community.

Most of the rowing clubs and boatshed do not represent a particular architectural or design style and more of a functionalist style built as wide-open spaces for recreational and competitive rowing boats. The rowing clubs built large complexes, which indicates the popularity of rowing in NSW and along various River systems including the Clarence River, Hastings River, the Manning River and the Hunter River.

The recent reconstruction of the Manning Rowing Club stands out as fine example of a purposed built shed with a simplistic architectural style, providing facilities that seem to be beyond the needs of the rowing club, but reach further in providing other revenue opportunities through function spaces and meeting areas for the larger community that it serves.

The Grafton Rowing Club is identifiable as the longest continuing Rowing Club originate in 1882, current faculties c.1930 and c.1996, on the Clarence River, however the Newcastle Rowing club was established in c.1870 is older by 12 years, however disbanded shortly after its original inception.

The subsequent development of the Grafton Rowing Club is directly associated with the growth of the sport's popularity in the local area and Australia's participation in the 2000 Sydney Olympics. The original form of the simplistic 1930s design is identifiable today however the original southern elevation has been mostly demolished and is obscured by the extensions made in 1996. Whilst the form of the original Rowing Club has been obscured, significant views to and from the site is maintained, most significantly the views to the site from Memorial Park and across the Clarence River.

Despite the changes to the site throughout its lifetime, the Grafton Rowing Club is a good representative example of an integrated Rowing Club and Boatshed, which sits within the wider context of the Memorial Gardens at Grafton, and has maintained its historical function throughout its lifetime.

4.8 Conclusion

Based on the comparative analysis, it has been determined that the principal facades and overall form of the Grafton Rowing Club, have historic, social and representative significance at a local level.

As the architectural language – Interwar Functionalist Style, of the building was based primarily on the function of the building as a purposed built rowing shed, there are no identifiable features that exemplify this period of construction c.1930 due to the rationing of material during the interwar period. The rowing club building does not hold any architectural merit for its aesthetic significance.

Each of the buildings listed, excluding the reconstruction of the Manning Rowing Club, hold no architectural presence to their setting and do not contribute aesthetically. It is noted that the increase of Rowing Clubs and construction of facilities throughout the 1980s and onwards are associated with the sports growth in popularity throughout the Upper North and Central Coast, of New South Wales. This provides evidence of the continued popularity of the sport and the support the clubs and their facilities provide during times of flooding and natural disasters. The lack of aesthetic qualities in the Grafton Rowing Club and the other sites listed in the comparative analysis, reflect the focus on functionality of the sites as they feature little to no ornamentation. What is of importance is their contribution to the social standing of the community in which they function.

5.0 Grading of Significance

Grading has been established as a valuable tool to assist in developing appropriate conservation measures for the treatment of the building, its various elements, and its curtilage. Good conservation practice encourages the change or upgrading of those areas or components which make a lesser contribution to significance.

The areas or components that make a greater or defining contribution to significance should generally be left intact or changed with the greatest care and respect. The Memorial Garden in Grafton, which contains the Grafton Rowing Club Boatshed has been carefully assessed to determine a relative grading of significance into five levels. This process examines several factors, including:

Relative age, original design quality, degree of intactness and general condition, extent of subsequent alterations, Association with important people or events, ability to demonstrate a rare quality, craft, or construction process.

Grading reflects the contribution the element makes to the overall significance of the item (or the degree to which the significance of the item would be diminished if the component were removed or altered).

Table 1. Grading and Justification Table

Ranking	Description	Status
Exceptional (A)	Rare or outstanding element directly contributing to an item's local and State significance. Includes rare or outstanding building fabric that displays a high degree of intactness or can be interpreted relatively easily. This fabric must be retained.	Fulfil criteria for local or state listing.
High (B)	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance. Includes the original extant fabric and spaces of particular historic and aesthetic value. Includes extant fabric from the early phases of construction. This fabric should be retained.	Fulfil criteria for local or state listing.
Moderate (C)	Altered or modified elements. Elements with little heritage value, but which contributes to the overall significance of the item. Includes building fabric and relationships which were originally of higher significance, but have been compromised by later modifications. This fabric may be retained or modified.	Fulfil criteria for local or state listing.
Little/Low (D)	Alterations detract from the item's significance. Difficult to interpret. Includes most of the fabric associated with recent alterations and additions made to accommodate changing functional requirements. These are components generally of neutral impact on the site's significance. This fabric may be removed.	Does not fulfil criteria for local or state listing.
Intrusive (INT)	Recent fabric, which adversely affects the significance of the site and should be removed. Damaging to the item's heritage significance.	Does not fulfil criteria for local or state listing.

The following plans illustrate the external and internal fabric as currently assessed and colour coded according to their assessed significance with reference to the tables above.

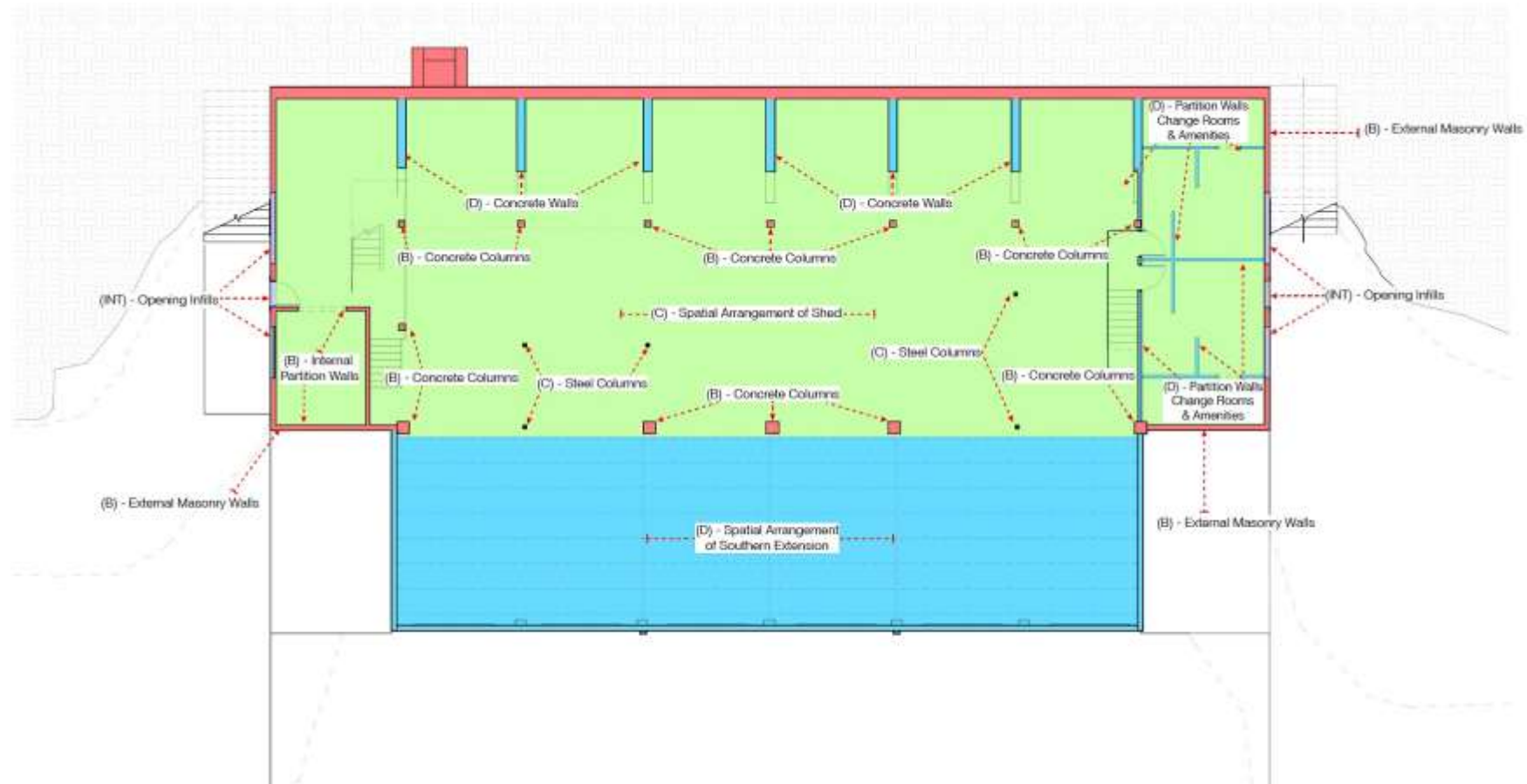


Figure 68. Grafton Rowing Club Boatshed Redevelopment: Nimbus Architecture and Heritage, drawings No. H-100 – Existing Ground Floor Plan; Rev. A with Grading of Significance Overlay. Note: Overlay correlates to Table 4. **Source:** Nimbus Architecture and Heritage July 2023.

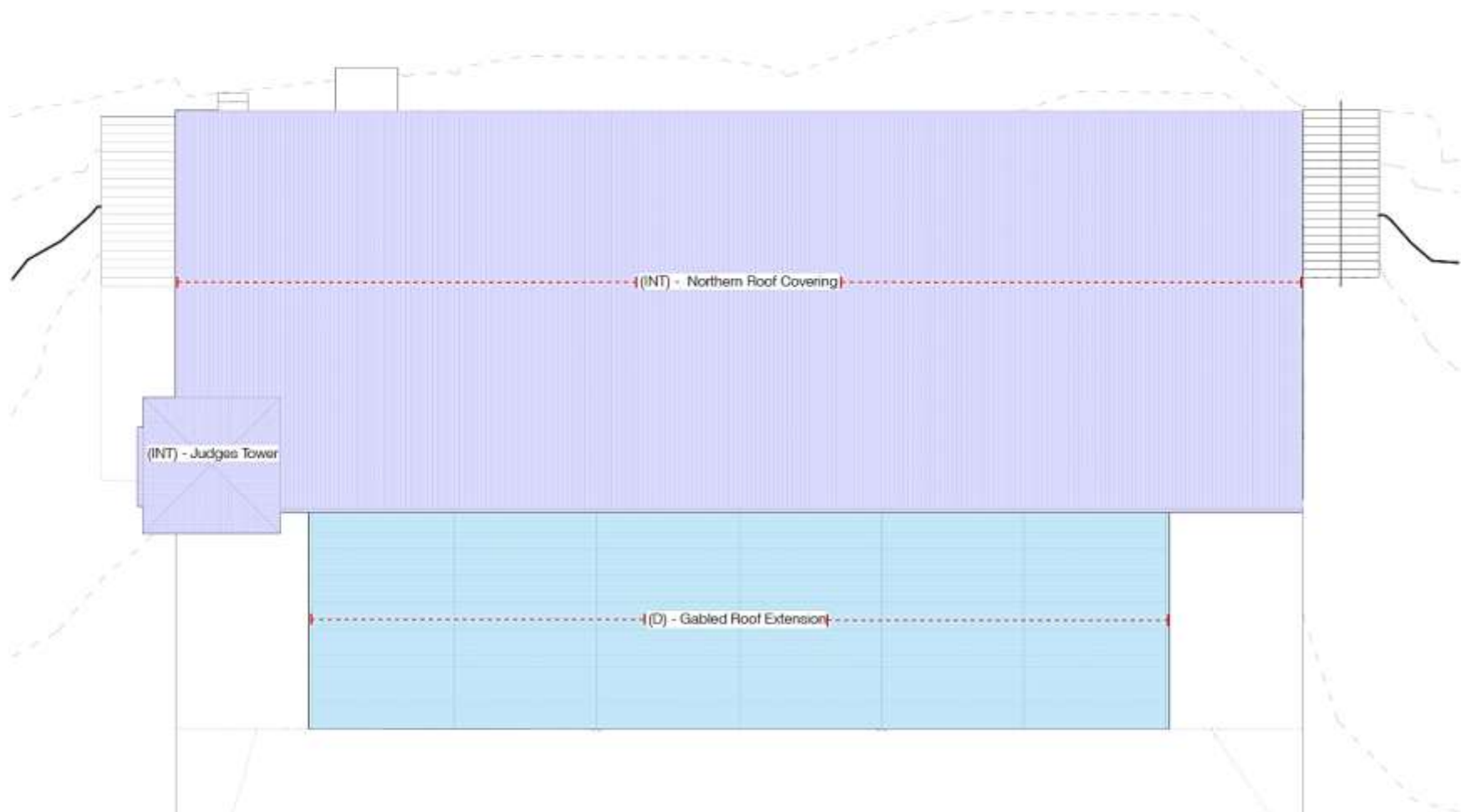


Figure 69. Grafton Rowing Club Boatshed Redevelopment: Nimbus Architecture and Heritage Drawing No. H-101 – Existing Roof Plan; Rev. A with Grading of Significance Overlay. Note: Overlay correlates to Table 4. **Source:** Nimbus Architecture and Heritage July 2023.

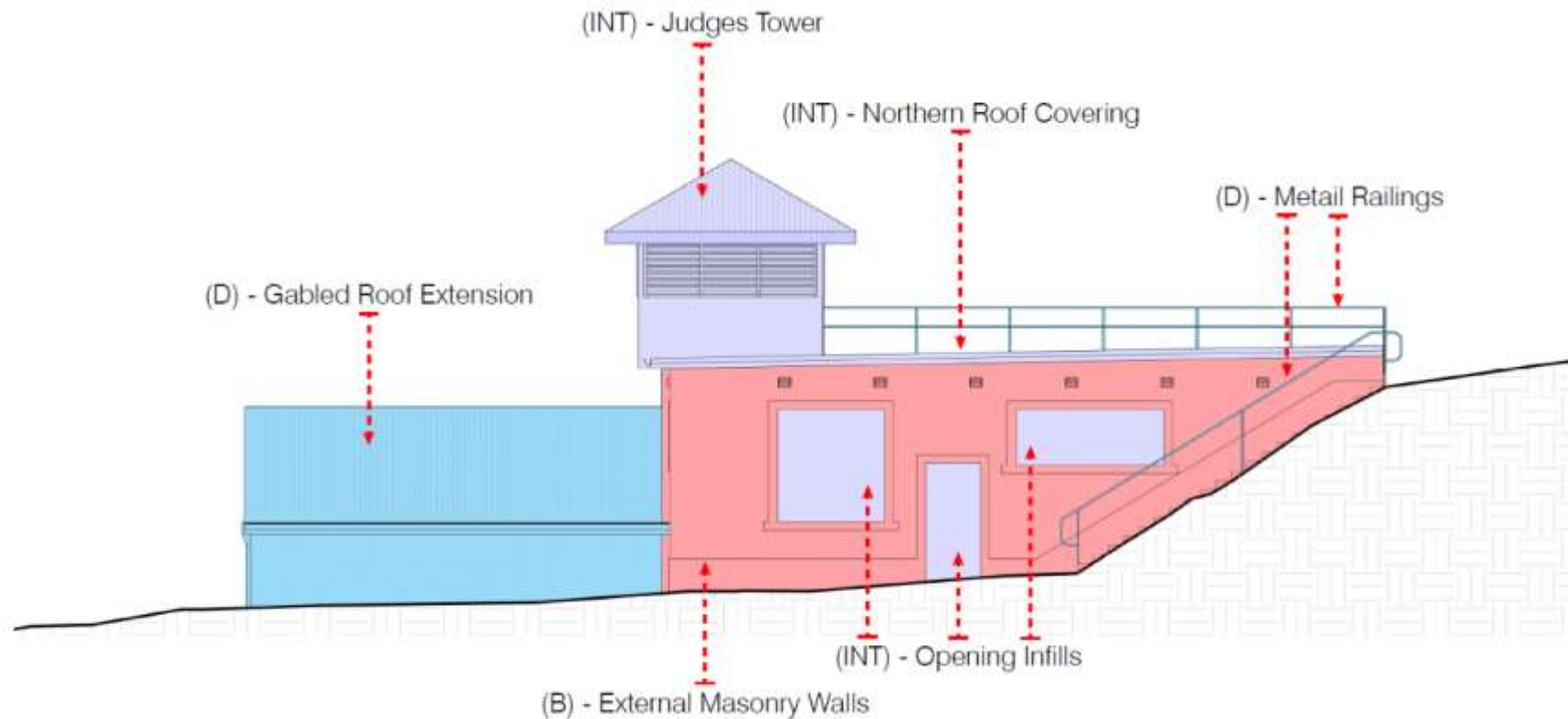


Figure 70. Grafton Rowing Club Boatshed Redevelopment: Nimbus Architecture and Heritage Drawing No. H-200 – Existing East Elevation; Rev. A with Grading of Significance Overlay. Note: Overlay correlates to Table 4. **Source:** Nimbus Architecture and Heritage July 2023.

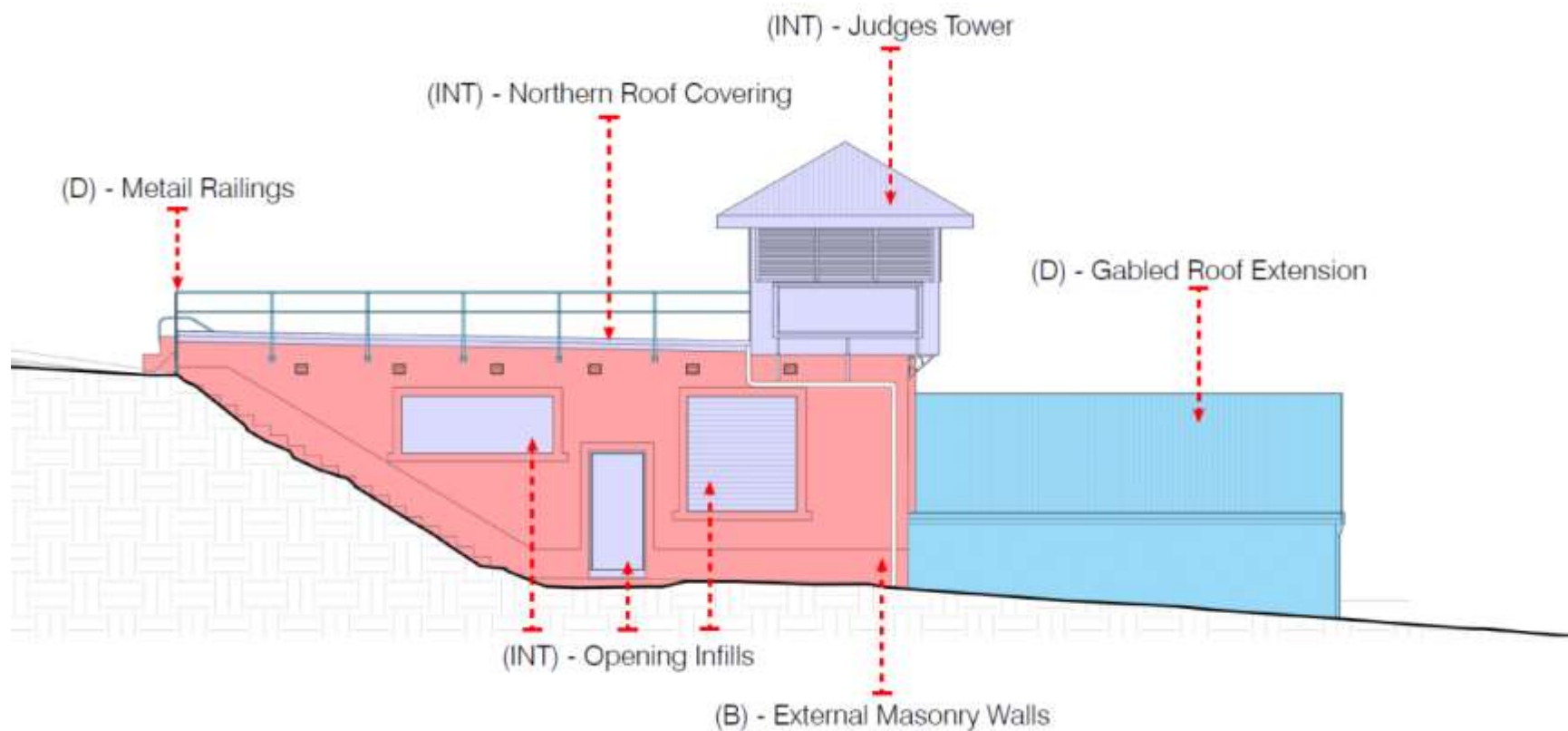


Figure 71. Grafton Rowing Club Boatshed Redevelopment: Nimbus Architecture and Heritage Drawing No. H-200 – Existing West Elevation; Rev. A with Grading of Significance Overlay. Note: Overlay correlates to Table 4. **Source:** Nimbus Architecture and Heritage July 2023.

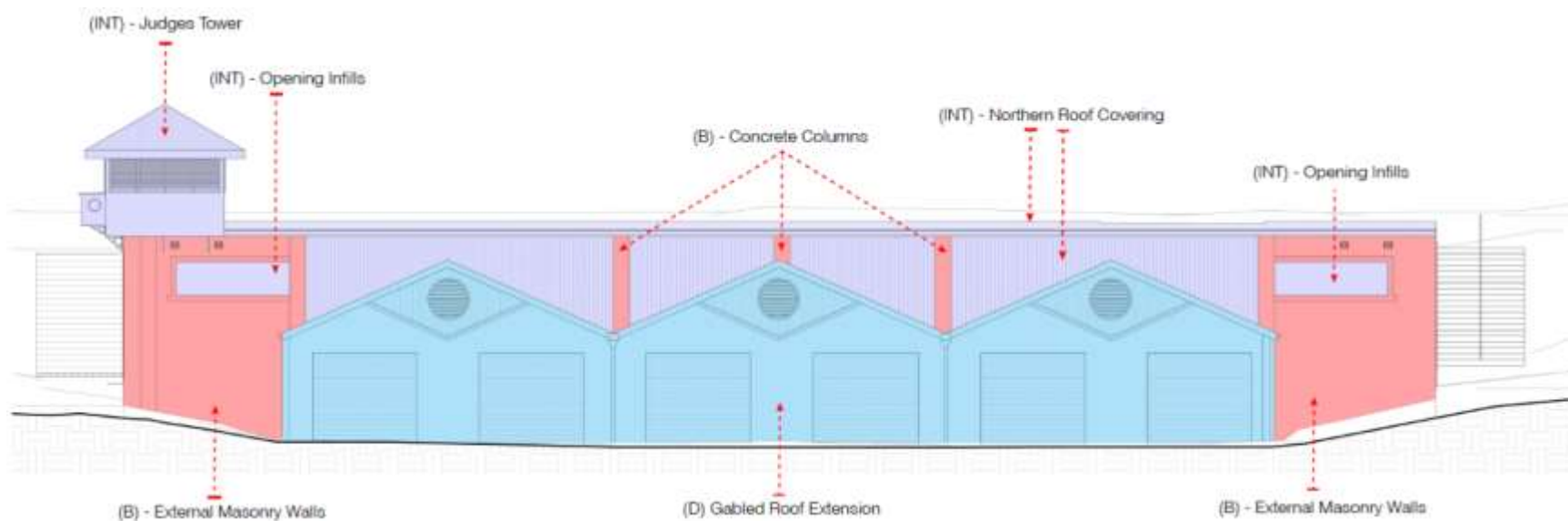


Figure 72. Grafton Rowing Club Boatshed Redevelopment: Nimbus Architecture and Heritage Drawing No H-201 – Existing South Elevation; Rev. A with Grading of Significance Overlay. Note: Overlay correlates to Table 4. **Source:** Nimbus Architecture and Heritage July 2023.

5.1 Schedule of Elements

Individual elements comprising the subject site have been graded below in relation to their contribution to the site's overall heritage significance.

Integrity can be defined as the degree to which a place or component of a place retains the form and completeness of its physical fabric, historical associations, use or social attachments that give the place its cultural significance. The integrity of a place is assessed under three headings: (1) High; (2) Moderate; and (3) Low.

Rank	Significance	Elements	Integrity
(A)	Exceptional	There are no elements of exceptional significance.	N/A
(B)	High	External masonry walls (southern, northern- covered by earth, eastern and western) part of the original 1930s construction.	High
		Concrete columns	High
		Internal partition walls	High
		Former functional fenestration	Moderate
(C)	Moderate	Spatial Arrangement to Shed	Moderate
		Steel Columns	Moderate
(D)	Little/Low	Gabled roof extension to southern elevation	High
		Partition walls to change rooms and amenities	Moderate
		Spatial arrangement of interior	High
		Supporting steel columns	High
		Supporting concrete niche walls	Moderate
(INT)	Intrusive	Roof covering to c.1930 building	Moderate
		Judges tower, placed over the c.1930 extension	Moderate
		Opening infills — Windows & Doors (eastern and western masonry walls)	Moderate

6.0 The Proposal

Following the recent site visit completed on the 6th July 2023, with the Clarence Valley Council, the Project Manager, architect, heritage consultant and the site representatives, it was discussed that the overall appearance of the proposed boatshed should be refined/redesigned to better fit in with the highly significant views and vistas from Memorial Park of Grafton. The updated report has identified and draw attention to fabric and gradings of significance so that mitigation measures can be put in place to retain as far as possible significant fabric, views and vistas that contributes to the environmental heritage to the Clarence Valley Region.

The updated architectural design and documentation reflect the discission and implementation of changes to ensure significant fabric is maintained and enhanced for future generations. The below image, seen in **Figure 73**, is the direct result of the rigorous discussions held at councils' chambers on the 6th July 2023.



Figure 73. Proposed Grafton Rowing Club Boatshed – Nimbus Architectural Drawings NO. DA – 603, Perspective – Memorial Park; Rev. A – See appendices for further detail. What is important about the image, is that it illustrates the retained district views and vistas to the Clarence River, and onto South Grafton from the Memorial Park. The heaviness of the roof covering has been reduced to appear as floating over the pavilion room. Transparency is achieved using larger glazed windows that encloses the club room, and glass balustrades are proposed around the perimeter of the open deck, while also provides access to the proposed recovering of the original c.1930 boatshed deck. **Source:** Nimbus Architecture and Heritage, 31st July 2023.

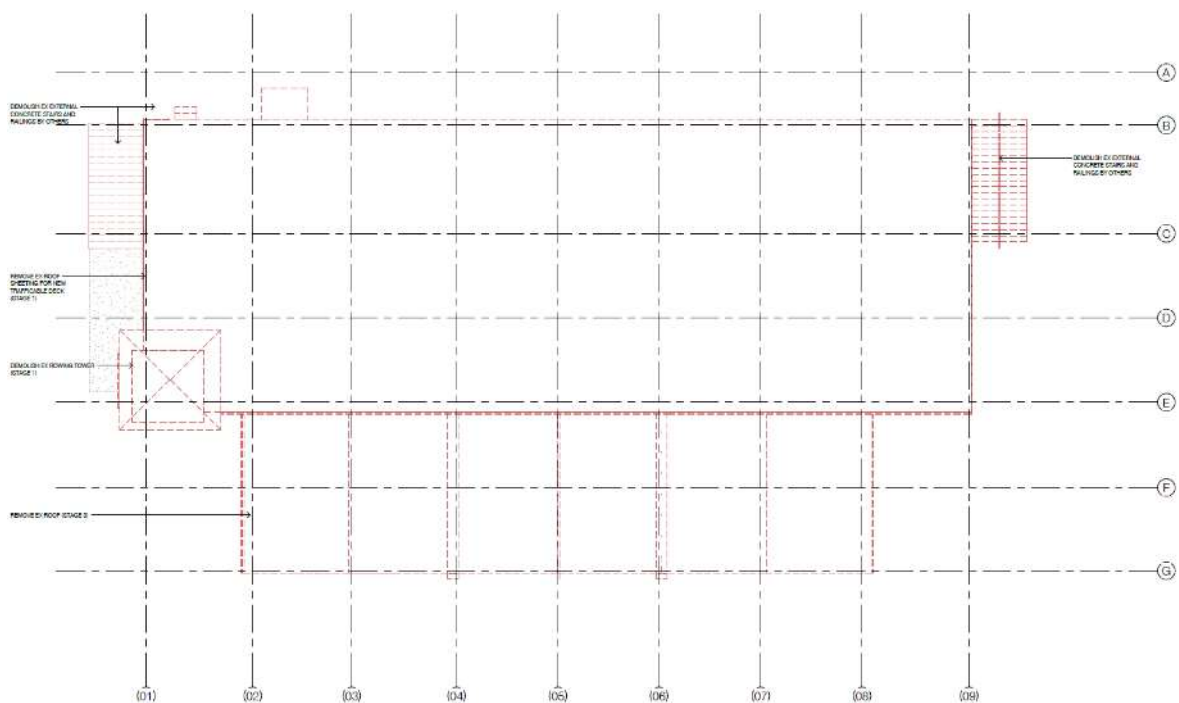
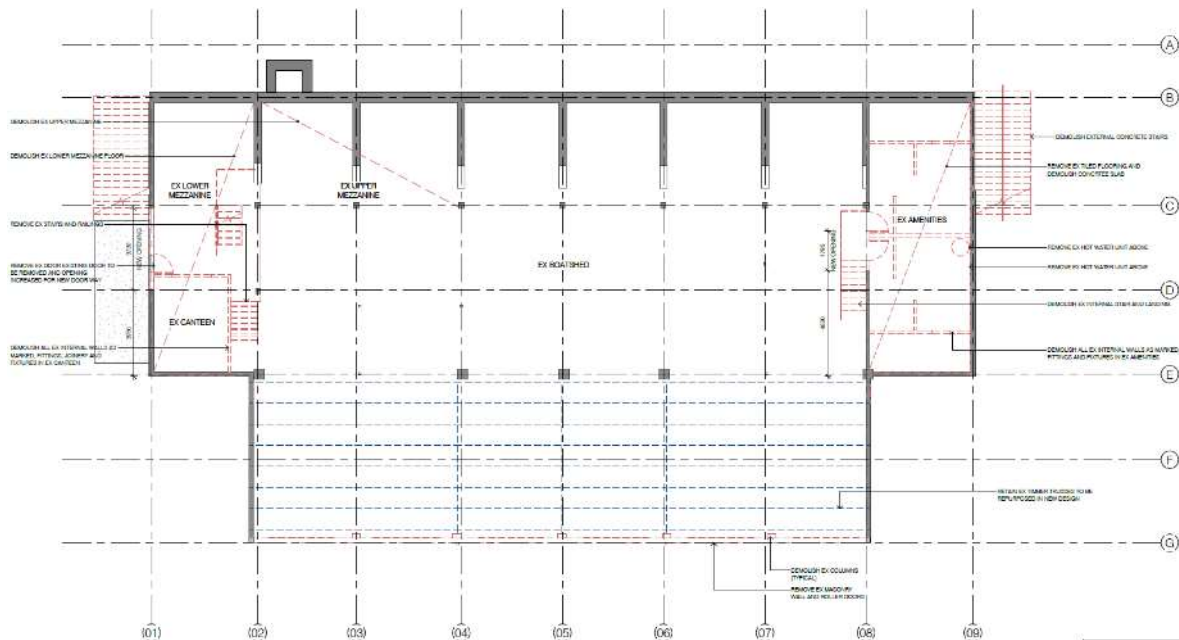
As part of the discussion during the meeting on the 6th July 2023, it was recommended that fabric gradings of significance (refer to section **5.0 – Grading of Significance**), should be completed in order to mitigate physical impacts to the remaining c.1930 fabric. The meeting was carried out in order for the Grafton Boatshed building to be developed holistically, allowing the rowing club and local community to grow and expand ensuring the significance to the place and the Grafton environment is maintained and enhanced for future generations. Additionally, as a result of the meeting, a comparative analysis (refer to section **4.5 – Comparative Analysis**) of similar boatsheds has been completed.

The following revised scope of works has been considered with regard to the subject site: Grafton Rowing Club Boatshed located within the Memorial Park at Grafton, which is locally listed under the current Clarence Valley Local Environmental Plan 2011.

The assessment has considered the client's requirements for proposed alterations and additions for the redevelopment of the Grafton Rowing Club Boatshed. The scope of works is as follows:

Demolition Works – includes the removal of:

- The external concrete stairs at eastern and western elevations;
- All existing non-significant internal walls, fittings, joinery and fixtures in both existing amenities and canteen areas;
- All existing internal stairs and railings;
- The existing tiled flooring and concrete slab;
- All existing doors including roller doors;
- Existing hot water units and other redundant fixtures;
- Removal of existing steel columns at southern elevation;
- Removal of existing roof coverings; and
- Removal of Judges' Tower.



New Additions – include:

- New accessible unisex amenities to ground floor boatshed;
- Public lift accessible via all levels;
- Widened internal staircase accessible via all levels;
- New Club Deck on First Floor equipped with –
 - Outdoor club deck;
 - Rowers' gymnasium;
 - Shower and amenity spaces for male, female and accessible unisex;
 - Locker rooms and storage spaces;
 - Office space;
 - Lounge space;
 - Seminar space;
- New Upper Deck on Second Floor, partially enclosed by non-reflective glazed walls, equipped with –
 - Trafficable and public balcony deck spaces;
 - Judges Box;
 - Rowers Room;
 - Access stairs from upper deck to lower deck over the c.1930 building;
 - Coffee Cart (including kitchen) and
 - Amenities including an accessible unisex bathroom;

Alterations – to the existing Boatshed include:

- Existing concrete structure to be retained and repainted;
- Existing infilled openings to be retained
- Existing amenities and canteen areas of the ground floor boatshed to be converted into multipurpose storage spaces including –
 - Heavy equipment storage
 - chemical storage spaces;
- Existing doorways to be widened for accessibility; and
- Existing spatial arrangement of ground floor boatshed to be retained; and
- Existing infilled opening at west end of the southern elevation will be reinstated for proposed kitchen.

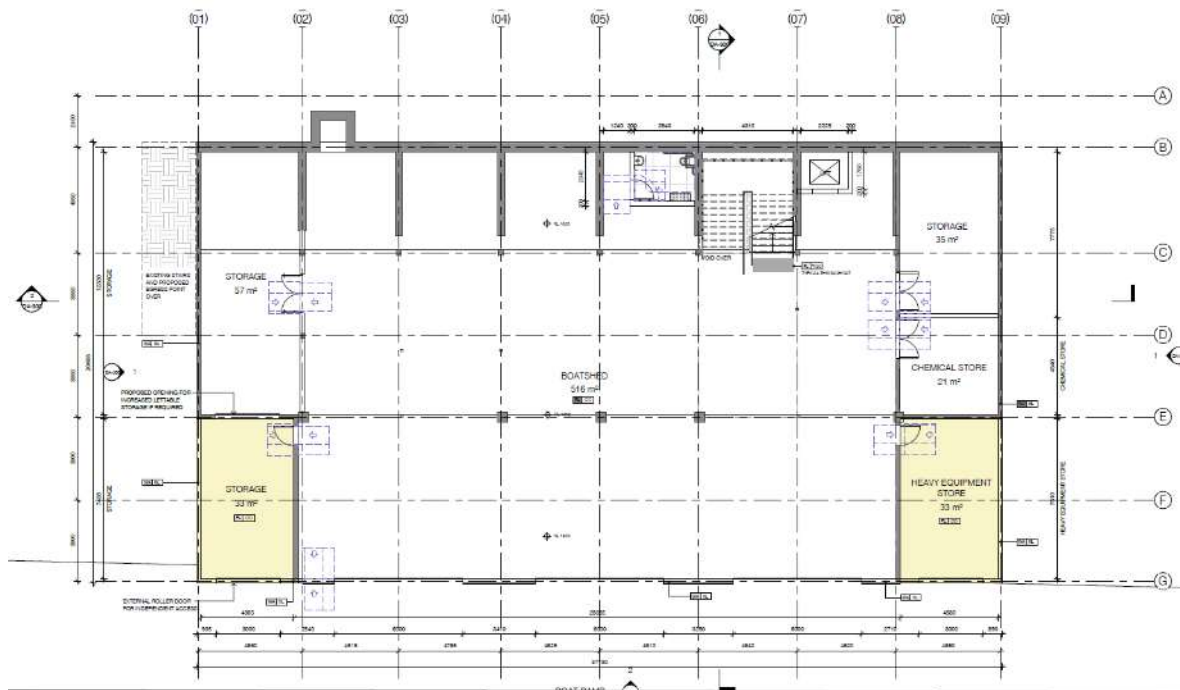


Figure 76. Proposed Grafton Rowing Club Boatshed – Nimbus Architecture and Heritage Drawing No. DA – 120, Proposed – Boatshed Floor Plan; Rev. B – See appendices for further detail.
Source: Nimbus Architecture and Heritage, 31st July 2023.

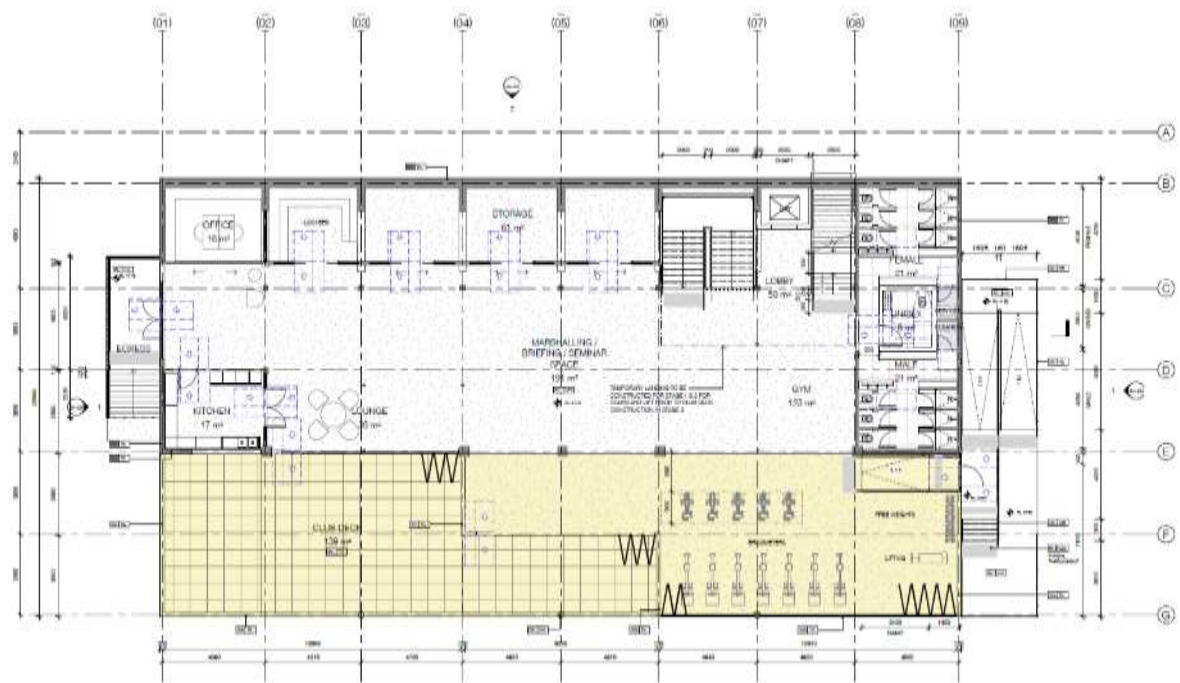


Figure 77. Proposed Grafton Rowing Club Boatshed – Nimbus Architecture and Heritage Drawing No. DA – 121, Proposed – Club Deck Floor Plan; Rev. B – See appendices for further detail.
Source: Nimbus Architecture and Heritage, 31st July 2023.

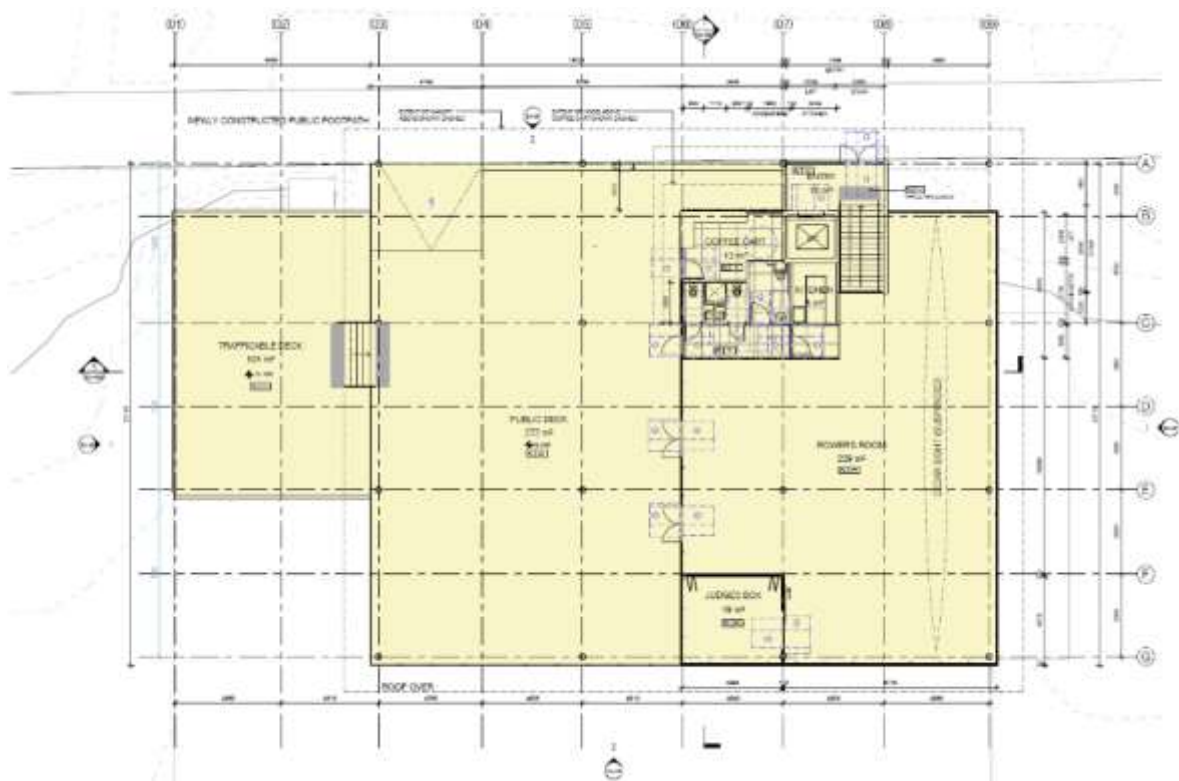


Figure 78. Proposed Grafton Rowing Club Boatshed – Nimbus Architecture and Heritage Drawing No. DA – 122, Proposed – Upper Deck Floor Plan; Rev. B – See appendices for further detail.
Source: Nimbus Architecture and Heritage, 31st July 2023.

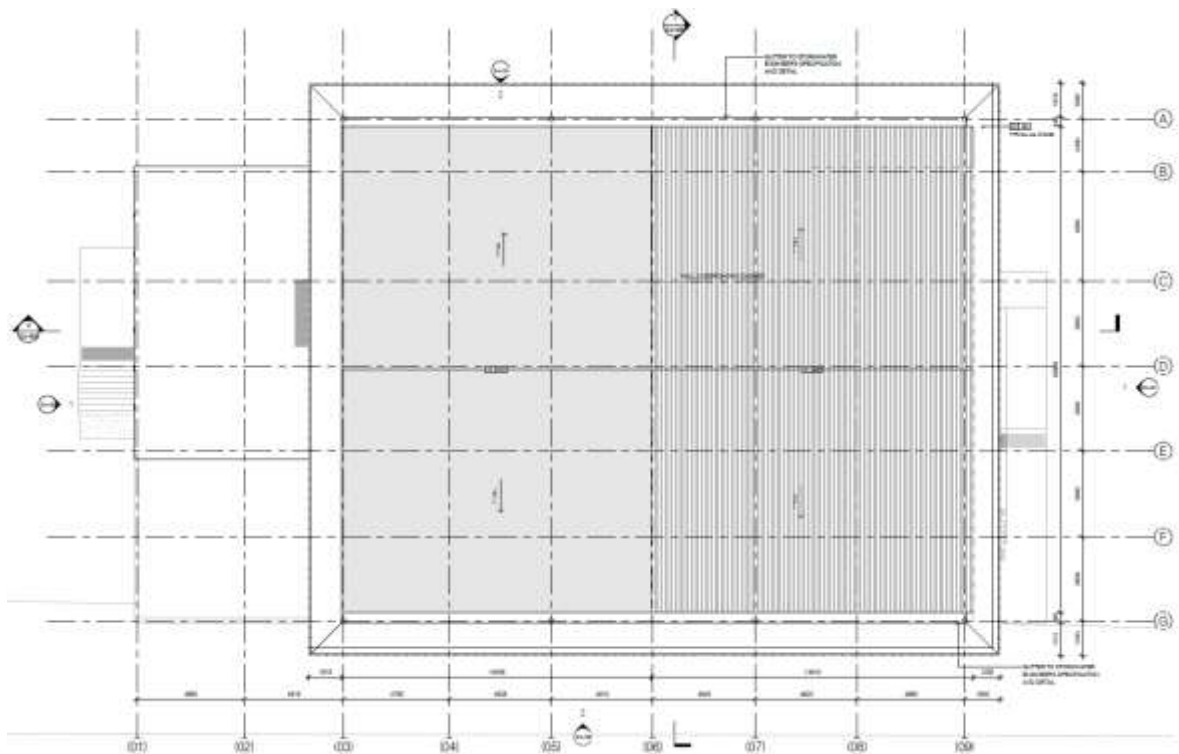
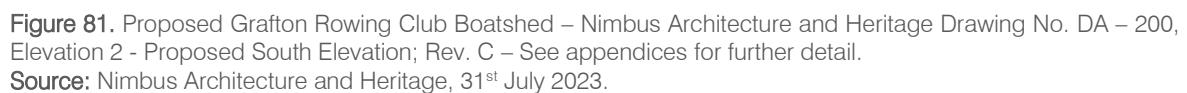
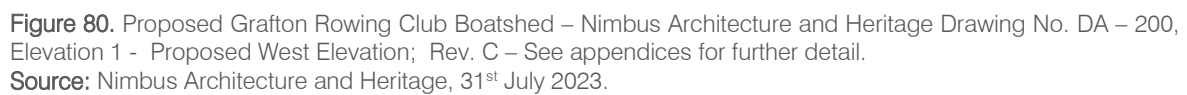


Figure 79. Proposed Grafton Rowing Club Boatshed – Nimbus Architecture and Heritage Drawing No. DA – 130, Proposed – Roof Plan; Rev. B – See appendices for further detail.
Source: Nimbus Architecture and Heritage, 31st July 2023.



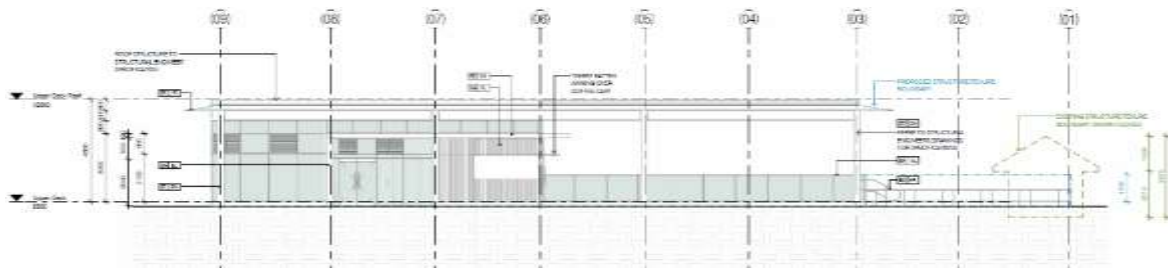


Figure 83. Proposed Grafton Rowing Club Boatshed – Nimbus Architecture and Heritage Drawing No. DA – 201, Elevation 2 – Proposed East Elevation; Rev. C – See appendices for further detail.
Source: Nimbus Architecture and Heritage, 31st July 2023.

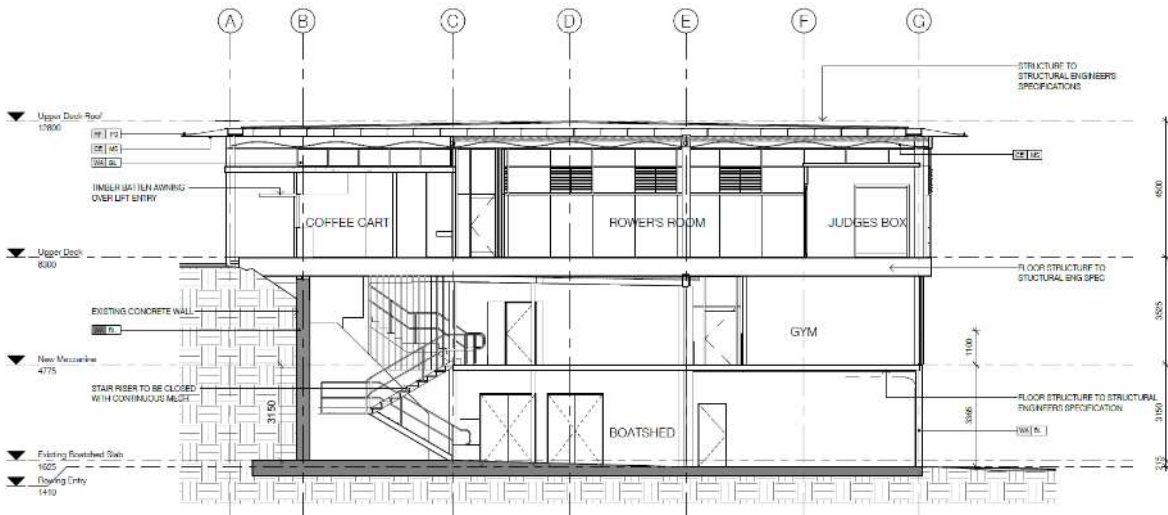


Figure 84: Proposed Grafton Rowing Club Boatshed – Nimbus Architecture and Heritage Drawing No. DA – 300, Cross Sections; Rev. B – See appendices for further detail.
Source: Nimbus Architecture and Heritage, 31st July 2023.

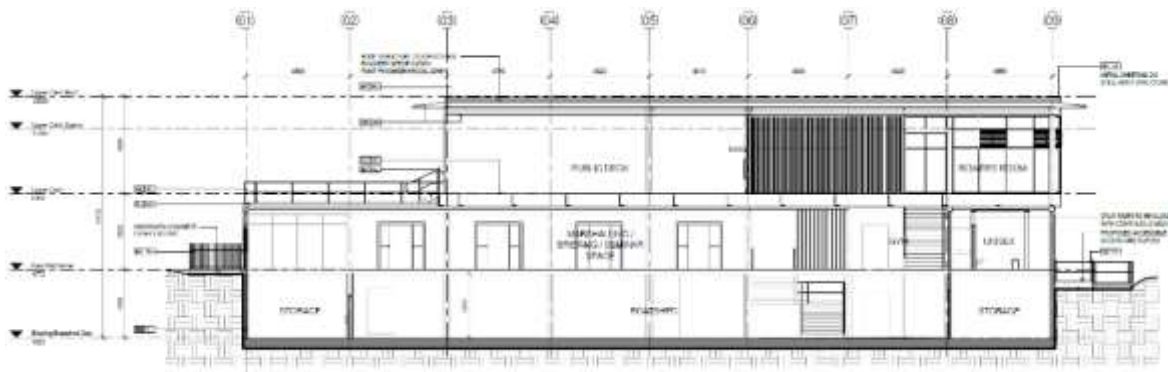


Figure 85: Proposed Grafton Rowing Club Boatshed – Nimbus Architecture and Heritage Drawing No. DA – 300, Cross Sections; Rev. B – See appendices for further detail.
Source: Nimbus Architecture and Heritage, 31st July 2023.



Figure 86. Proposed Grafton Rowing Club Boatshed – Nimbus Architecture and Heritage Drawing No. DA – 600, Perspective – Prince Street; Rev. B – See appendices for further detail. Evident in the image is the decal to the proposed western door openings, to illustrate previous openings.

Source: Nimbus Architecture and Heritage, 31st July 2023.



Figure 87. Proposed Grafton Rowing Club Boatshed – Nimbus Architecture and Heritage Drawing No. DA – 601, Perspective – Clarence River; Rev. B – See appendices for further detail.

Source: Nimbus Architecture and Heritage, 31st July 2023



Figure 88. Proposed Grafton Rowing Club Boatshed – Nimbus Architecture and Heritage Drawing No. DA – 602, Perspective – Clarence River; Rev. B – See appendices for further detail.

Source: Nimbus Architecture and Heritage, 31st July 2023.

7.0 Heritage Impact Assessment

7.1 Introduction

The following assessment takes into consideration the documentary evidence described in the previous sections of this report. This assessment measures the potential impacts both physical and visual that may occur as a result of the proposed works. The application is based on the guidelines set out the NSW Heritage Office (now Heritage Branch of the Department of Environment and Heritage) publication '*Statement of Heritage Impact*' 2002.

The following assessment has been formatted to suit the situation of this proposal and has been assessed against the following impact assessment criteria:

- Clarence Valley *Local Environmental Plan 2011* (LEP 2011)
- Clarence Valley *Development Control Plan 2011* (DCP 2011).
- The New South Wales Department of Planning and Environment, *Guidelines for Assessing Heritage Significance* (2023)

The accepted practice in assessing the levels of impact on items, places or fabric of heritage significance is to adopt the following grading³⁷:

Impact Grading	Built Heritage or Historic Urban Landscape attributes
No Change	<i>No change to Fabric or setting.</i>
Negligible	<i>Slight changes to historic building elements or setting that hardly affect it and have no impact upon significance.</i>
Minor	<i>Change to key historic building elements, such that the asset is slightly altered.</i>
Moderate	<i>Changes to many key historic building elements, such that the resource is moderately altered.</i>
Major	<i>Change to key historic building elements that contribute to the listing such that the resource is totally altered. Comprehensive changes to setting.</i>

³⁷ ICOMOS – Guidance on Heritage Impact Assessment for Cultural World Heritage Properties, A publication of the International Council on Monuments and Sites, January 2011, downloaded 23/2/2015.

7.2 Clarence Valley LEP 2011 – Heritage Provisions Evaluation

The following relevant Heritage Provisions outlined in Part 5 Heritage Provisions that are assessed against the proposed scope of works as follows:

Clarence Valley LEP 2011 requirement	Comment
Section 5 Miscellaneous provisions	
5.10 Heritage Conservation	
1) <i>Objectives The objectives of this clause are as follows—</i> a. <i>to conserve the environmental heritage of Clarence Valley,</i> b. <i>to conserve the environmental heritage of Clarence Valley,</i>	<p>Response to 1) a: The environmental heritage to the Clarence Valley, will be protected and enhanced by the proposed alterations and additions to the Grafton Rowing Club boatshed which sits below the turf embankment within the Memorial Park. This is achieved by retaining the fabric which relates to the c.1930 phase of construction, and by reinstating a portion of the roof covering to allow the re-interpretation of the former c.1930 roof for social activities. Additionally, as illustrated in the architectural drawings, an outline of the more recent c.1996 form of the building is proposed to be re-interpreted on the façade facing the water (southern elevation). Additionally, it is recommended, to provide an interpretation device to illustrate the c.1996 phase of construction located on the upper deck. There will be no further physical impacts to the wider Memorial Park as the works proposed are within the footprint of the c.1930 building. Visual impacts to views and vistas to and from the Memorial Park have been mitigated by ensuring the covering to the new extension reads as a lightweight structure and does not block the district views to the Clarence River. There will be a minor visual impact from the proposed extension of the club room above the high-water mark (top of the turf embankment), but is mitigated by ensuring the fabric that encloses the space is semi-transparent, utilising a non-reflective glazed cladding system.</p> <p>The physical impact is minor in nature, with a limited amount of fabric being removed to allow for an upgraded equitable egress point on the western side of the building (refer to figure 80 and 86). The change is to highly significant fabric, that best describes the c.1930 phase of construction, however, is mitigated by enlarging the opening in the southern direction (towards the river's edge), maintaining the rendered border to the left-hand side of the opening and above the door head.</p> <p>It is intended to mitigate the impact further by taking an archival photographic recording, detailing the fabric before the change, and also providing a decal to the door set, to illustrate the original opening to the door (refer to architectural drawing Figures 80 and 86). There will be a minor visual and physical impact, however, is acceptable as the increase in door width and additional glazing will provide an increased in amenities; of light within the internal space and increase in equitable access where not previously provided.</p>

Clarence Valley LEP 2011 requirement	Comment
Section 5 Miscellaneous provisions	
5.10 Heritage Conservation	
<p>1) Objectives <i>The objectives of this clause are as follows—</i></p> <p>b. <i>to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</i></p>	<p>Response to 1) b:</p> <p>The heritage values that best describes the overall setting to the park will not be diminished by the proposed changes to the boatshed. Although the boatshed sits within the boundary to the Memorial Park, the majority of the boatshed fabric sits below the embankment to the Park (high water mark). Only a small portion of the proposed changes to the boatshed will be visible when viewed from within the park, and from the heritage items in the vicinity. The minor visual impact was mitigated by reducing the overall thickness of the roof covering, allowing the roof covering to float above the proposed extended club room. Handrails have been changed to glazed non-reflective balustrades to allow views to the Clarence River and further on to the district (South Grafton).</p>
<p>2) Requirement for consent <i>Development consent is required for any of the following—</i></p> <p>a. <i>demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—</i></p> <p>iii. <i>a building, work, relic or tree within a heritage conservation area,</i></p>	<p>The proposed architectural drawings by Nimbus Architecture and Heritage and this report allows Clarence Valley Council to determine if the proposal is acceptable for the growth of the local community of Grafton and the LGA and if the proposed impacts are acceptable from a heritage perspective.</p>

7.3 Clarence Valley DCP 2011 – Heritage Provisions Evaluation

The following relevant Heritage Provisions outlined in Section E: Heritage Provisions that are assessed against the proposed scope of works as follows:

Clarence Valley DCP 2011	Comment
Part E. Heritage Conservation	
E2 Objectives	
<i>The general objective of the heritage policies are:</i>	The Grafton Rowing Club boatshed forms part of the Memorial Park in Grafton. The redevelopment of the boatshed is proposed to enhance the amenities for the club members and the local community that frequent the Memorial Gardens and the Clarence River edge.
<i>1. To conserve and enhance the heritage significance and qualities of Conservation Areas and Heritage Items</i>	The Memorial Garden overall will be enhanced by the conservation and proposed alterations and additions to the locally listed Memorial Park, which contains the Grafton Rowing Club boatshed. The proposed alterations and additions designed by Nimbus Architecture and Heritage proposes to retain the c.1930 original fabric (with exception of a portion of the western wall for a wider door set), and where possible conserve fabric that best describes this phase of development. The roof form (flat pitch roof form) and materials (use of steel, glass and masonry) of the proposed alterations and additions respect the form and scale of the c.1930 building, while allowing a transparency when viewed against the original fabric. The proposed changes are within the original footprint of the building, with no impact upon adjacent landscape features. The architectural treatment of the proposed works is of materials that are robust and durable, and in keeping with the c.1930 building. The use of glazing and timber elements are proposed against the c.1930 building to understand that the extension is of a new phase and doesn't detract from the significance to c.1930 building or the Memorial Park located in Grafton or adjacent heritage items.
<i>2. To ensure that alterations, additions and new infill developments are sympathetic, well designed, and appropriate to the values of the heritage item or streetscape context of the setting in terms of scale, mass, height, roof form and pitch, materials, setbacks, landscaping, and architectural treatment.</i>	
<i>3. To preserve and maintain trees and vegetation which contribute to the significance of heritage conservation areas and heritage items,</i>	There will be no significant trees or vegetation impacted by the proposed works. It is suggested that the documentation sets out areas that can be used for storage of materials during the building process, so that the significant vegetation is not impacted upon.
<i>4. To ensure a thorough process of assessment is applied for any proposed demolition or removal of a heritage item or a building located within a heritage conservation area, and the archival recording of these buildings in circumstances of demolition.</i>	This report allows the authorities to make an assessment against the proposed demolition works, alterations and additions to the boatshed, by defining both the physical and visual impacts that may result from the proposed conservation work and proposed alteration and additions to the boatshed that may occur to the Memorial Park and adjacent heritage listed items. It should be noted that an archival recording should be completed within the immediate area to the boatshed where works are proposed. It is not intended to demolish the c.1930 building, only the later additions relating to the c.1996 phase of construction and other additions, that are considered intrusive, which includes the Judges tower and recent intrusive roof decking covering the c.1930 building.

Clarence Valley DCP 2011	Comment
Part E. Heritage Conservation	
<p>5. <i>To promote public awareness and education on heritage conservation.</i></p>	<p>The retention of the c.1930 building, will provide public awareness in the conservation of the building after the completion of the works, while also illustrating how a heritage significant building can be maintained, enhanced, and interpreted by the proposed changes, illustrating the continued use of the site for recreational activities for the last 141 years.</p>
E8 Development in the Vicinity of a Heritage Item or within a Heritage Conservation Area	
<p>8.1 Objectives</p> <p>a. <i>Manage and minimise impacts upon heritage items or heritage conservation areas caused by development in the vicinity of such items and areas.</i></p>	<p>Response to 8.1 a, 8.2 1 & 2, a, b, c): The purpose of the proposed changes to the Memorial Park by the updating of the boatshed is to allow a greater connection with the Park to the water's edge, by providing a large, covered area for relaxation and re-interpreting the former covering (roof deck) to the c.1930 building.</p> <p>The visual and physical impacts are minor in nature and will not have a detrimental effect (including over shadowing) on adjacent heritage items in the vicinity to the boatshed, as the distance to the near adjacent heritage item, 194 – former Police Inspection residence is great than 80+mtrs and is screened by a recent building, Aruma Disability offices. It should also be noted that the locally listed Crown Hotel 1976, is greater than 150+mtrs away. The proposed changes to the boatshed will not have a detrimental effect on the heritage Conservation Area – C3 and can be understood as a new layer of development when viewed within the context of the Memorial Park and its setting. This was achieved by retaining the c.1930 fabric, reinstating part of the roof deck for visitor enjoyment to the boatshed and ensuring that the proposed roof covering to the extend clubhouse is reduced in thickness and elevated to a height, that allows views of the Clarence River and onto South Grafton district, refer to Figure 73.</p>
<p>8.2 Controls</p> <p>1) <i>Development on land adjacent to, or within the vicinity of a heritage item or a heritage conservation area should not detract from the identified significance or setting of the heritage building or the heritage conservation area.</i></p>	<p>Response to d): The proposed colours to the boatshed extension roof covering is darker in colour to make the covering recessive when viewed against the Clarence River and further onto South Grafton.</p> <p>The underside of the roof covering has been lightened up (blending in with the sky), to allow the roof covering to appear as floating and less heavy when viewed against the Clarence River and onto South Grafton district.</p> <p>The partial covering to the club house is of timber, which gives a warm natural glow to the club house and blending in with the water to the Clarence River and the landscape in the background.</p> <p>The use of non-reflective glass balustrades and encloser to the club house is proposed to allow views to the Clarence River and onto the South Grafton District, further reducing the visual impacts that may result from the proposed alterations and additions and use of solid materials.</p>
<p>2) <i>Where development is proposed adjacent to or within the vicinity of a heritage site or heritage conservation area, the following matters must be taken into consideration: -</i></p> <ul style="list-style-type: none"> a. <i>The character, siting, bulk, scale, height and external appearance of the development;</i> b. <i>The visual relationship between the proposed development and the heritage item or heritage conservation area;</i> c. <i>The potential for overshadowing of the adjoining heritage item or any building within a heritage conservation area;</i> d. <i>The colours and textures of materials proposed to be used in the development;</i> e. <i>The landscaping and fencing of the proposed development;</i> 	<p>Response to e): Landscaping elements will not be physically impacted as a result of the proposed changes, as all works are scheduled within the footprint of the original c.1930 building.</p>

Clarence Valley DCP 2011	Comment
E8 Development in the Vicinity of a Heritage Item or within a Heritage Conservation Area	
<p>g. The impact of any proposed advertising signs or structures;</p> <p>i. The impact the proposed use would have on the amenity of the heritage site; and</p> <p>j. The effect the construction phase will have on the wellbeing of a heritage building.</p>	<p>Response to g): It is not intended in this proposal to add additional signage to the boatshed, other than integrated signage for wayfinding, and naming of the building, which does not detract from the significance to the place, its setting, Memorial Park, Grafton Conservation Area – C3 or adjacent heritage items.</p> <p>Response to i): There is no proposed change of use, continuing to function for sporting activities, rowing.</p> <p>Response to j): The wellbeing of Memorial Park and the boatshed as a result of the construction phase will not have a detrimental effect on the heritage significance to the place.</p> <p>The architectural drawings should identify areas where the staging of works, including the placement of soil/spoils, demolished materials, and placement of new materials are to be stockpiled. This will ensure that the Clarence River and the Memorial Park are protected, including the heritage values and significance that they contain.</p>
<p>3) Development in the vicinity of a heritage item should give strong regard to any significant views to and from the heritage item or heritage conservation area and any public domain area.</p>	<p>Response to 3): The redevelopment of the boatshed has considered the visual impacts that may have resulted to the setting to the Memorial Garden and further onto heritage items in the vicinity of the boatshed. The visual impacts have been reduced by changing the structural elements to the roof covering, tapering the roof edge by reducing the visual appearance to the covering from 800mm to 100mm at the roofs edge. Additionally, transparency in materials has also aided in reducing the visual impact by changing the materials to the balustrades and clubhouse enclosure to be a transparent non-reflective glazing with structural glazing supports. The design has also considered the height of the roof canopy during the original design, to ensure the Clarence River is visible between the roof deck and the roof awning covering, as illustrated in Figure 73.</p> <p>The proposed material palette will also ensure the proposed changes to the boatshed reads as secondary when viewed against the c.1930 fabric and has considered the wider context of the Memorial Park setting.</p>
E9 General Principal for Heritage Conservation	
E9.1 Planning Stage	
<p>a. Survey and document the existing condition of the building. Photographs are acceptable.</p> <p>b. Research old photos and documents about the building.</p> <p>c. Assess its significance (prepare a Conservation Management Plan or Statement of Heritage Impact if appropriate.)</p> <p>d. Obtain approvals</p> <p>e. Schedule works/staging.</p>	<p>Response to a): Architectural drawings and a photographic log in this report will be provided by Nimbus Architecture and Heritage, additionally a full survey is provided in the documentation.</p> <p>Response to b): Old photographs have been included in this report are from secondary sources, and have aided in the redevelopment of the site, to understand the heritage significance to the place.</p> <p>Response to c): This Statement of Heritage Impact (SoHI) assessment fulfills this requirement.</p> <p>Response to d): This application seek approval from the authorities.</p> <p>Response to e): N/A</p>

Clarence Valley DCP 2011	Comment
<i>E.10.1 General Context</i>	
<i>(a) Keep it simple – do not use a mixture of features from different eras</i>	<p>The existing c.1930 building and its later addition c.1996, are made up of mostly masonry structures, with little or no embellishments. The proposed alterations and additions can be understood as a new layer of development that does not detract from the simplistic style or elements that best explain its significance. The proposed demolition of the c.1996 extension take place in an area where fabric is considered of less importance and grading of significance. This was completed to ensure that the best part of the boatshed site, the c.1930 building is retained and interpreted for future generations.</p> <p>The extension is proposed of simple masonry, glazing, timber, and metal sheet coverings to complement the original c.1930 building of a robust, simplistic structure. Mitigation of the visual impacts was reduced by utilising modern materials that are robust in nature, in keeping with the original fabric (masonry elements) and use of modern materials glazing and decorative timber elements that add to the richness of the setting to the Memorial Park and the Clarence River.</p>
<i>(b) Use design elements that exist in the streetscape or area to guide the design of the new structure</i>	<p>The colour palate and materials have been selected to match in with the wider context to the Memorial Park and the Clarence Valley council building that are in the vicinity. This was achieved by using a darker recessive colour palette, and the use of warmer timber elements for cladding features.</p> <p>The structure is proposed of steel and glazing to additionally fit in with the modern recent updated to the council building, that forms the boundary to the north.</p>
<i>(c) Ensure that the size and scale is compatible with neighbours and the general streetscape.</i>	<p>The size and scale of the proposed clubhouse to the upper deck allows for the Grafton Rowing club to expand while allowing spaces for function and gathering to suit the expanding needs of the community. The expansion allows rowing as a sport to be enjoyed by the local community, ensuring the continuing activity of rowing for the past 141 years.</p> <p>The boatshed sits along the water's edge and is well away from neighbouring properties and the proposed works are within the existing embankment to the park. What is visible above the flood mark, is proposed to ensure the protection of assets to the clubhouse above the high-water mark. This is proposed to protect the moveable heritage elements, that are proposed to be relocated back to the boatshed after the works are completed. Additionally, this will allow for further interpretation devices on site that are currently in storage. These moveable heritage items can be best described as relics, that illustrates the sporting activity of rowing over the past 141 years.</p>

Clarence Valley DCP 2011	Comment
E.10.2 Roof Pitch and Forms	

Roofs of new buildings need not be exact copies of historic building stock but should be of similar pitch, proportion, orientation and materials to traditional roofs to ensure compatibility. Uncoloured galvanized steel or zincalume is recommended where it raises no conflicts with reflectivity otherwise, grey coloured colour-bond is recommended. Concrete tiled roofs are not compatible within the Conservation Areas and should be avoided.

The use of correct gutters for maintenance and new work is also an important part of maintaining historic character. Ogee, half-round and quad gutters are the most appropriate profiles and should be used in preference to perforated box gutters on historical buildings.

Part of the roof covering over the c.1930 building is proposed to be reinstated to allow further interpretation of the social connection that has been lost for the past 50 or so years, by the removal of the concrete roof covering.

The proposed new mono-pitched roof aids in allowing the visual connection from Memorial Park to the Clarence River and onto district views to South Grafton.

Internal gutters are proposed reducing the visual impact. It is not envisaged at this stage to install a gutter to the reinstated roof deck to the c.1930 building. It is intended to slope the concrete deck towards the water's edge to collect stormwater run-off in a channel and emptying into a rainwater head. The historical photographs available does not indicated the location of previous gutters to collect rainwater.

E.10.4 Windows and Doors	
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Window and door proportions have a major impact on the individual character of a building and its relationship with neighbouring buildings and are also very important in the design of a new extension or infill development. Many heritage buildings have double-hung timber framed windows which provides a strong vertical element to the window proportions.

Strong vertical proportions are recommended to maintain the historic character within Conservation Areas. Timber windows should be used in restoration of historic buildings.

Aluminium windows with a suitable frame size and proportions can be considered for new development but have a different aesthetic character and limit the ability

A proposed door set is to be added to the western elevation to the c.1930 building, to provide safe access to the outside from within. The existing door set is to be widened to allow limited equitable access to the proposed exterior landing and stairs that lead to the park and on to the Clarence River foreshore. Where possible the fabric will be retained and a new opening cut within the masonry structure. There will be a minor physical and visual impact as a result of the removal of the fabric, however, is acceptable to provide equitable access, where previously non-compliant. The physical impact can be further mitigated by ensuring the rendered border above the door is retaining where possible in the proposed works and the new decal added to the door set to illustrate the previous opening to the c.1930 building. Generally, there are no glazed proportions to the c.1930 building and is generally interpreted as a solid masonry element. The proposed new extension with suitable glazing sizing and proportions are proposed to read as secondary to the original fabric and does not detract from the strong robust nature of the c.1930 structure or material, further reducing visual impacts that may occur.

E.10.5 Building Materials

To maintain the local vernacular character, the use of traditional building materials such as timber weatherboards and metal roofing is strongly encouraged for new development. Commercial development will need to comply with fire rating and may require masonry walls.

In a mixed street frontage of timber and masonry, the use of masonry would be acceptable. However, in a frontage dominated by timber buildings, it would be recommended that the infill development use a similar material. Other materials such as compressed sheeting/hard-i-plank cladding in weatherboard style, vertical cladding, rendered brick or masonry may be considered.

Where brick or masonry construction is proposed, the brickwork should be painted and/or rendered, or it should be of a plain colour and texture to blend with existing construction and finish.

White, light, multi-coloured and double height bricks are inappropriate for use in a conservation area or in the vicinity of heritage items.

The c.1930 building was constructed in masonry, in the functionalist style. The alterations and additions are proposed to be constructed in the same robust materials (masonry), below the high-level water line. However, above this line, glazing panels are proposed to enclose the club house space to allow transparency to significant views and vistas from Memorial Park.

The masonry is proposed to be painted in a similar colour to the original building.

The proposed materials are robust in nature in keeping with the c.1930 building, and are appropriate within the conservation area and vicinity of heritage items, however the proposed changes are visually unseen from heritage items within the vicinity as the proposed masonry elements are below the top of the turfed embankment and are a considerable distance from the locally listed Crown Hotel.

8.0 Conclusion and Recommendations

8.1 Conclusions

The Grafton Rowing Club Boatshed was redeveloped around the 1930s, however, this phase of construction has undergone several major renovations and extensions reducing the overall heritage significance to the place, but is still considered of high significance with fabric that best describes this phase of construction as containing a moderate degree of integrity.

Socially the Grafton Rowing Club Boatshed sits within the Memorial Park setting, adjacent to the Clarence River edge and has continued as a sporting facility for rowing and leisure for the past 141 years, since 1882. The boatshed was constructed c.1930, in the Functionalist style, with little or no embellishments. Although the boatshed is simplistic in style, the building contributes to the Grafton Conservation Area – C3, and is valued by the local community as a place to gather for rest and relaxation.

The Grafton Rowing Boatshed building forms part of the local heritage item, Memorial Park. The boatshed is also within the vicinity of multiple heritage items, see listing above. It should be noted that the Flood Gauges (I726), is no longer contained onsite. The subject site is also located within the Grafton Conservation Area (C3). This report considers the Grafton Rowing Club Boatshed as a contributory element to both the Memorial Garden and the Grafton Conservation Area – C3. The subject site has been assessed against the heritage guidelines of the Clarence Valley LEP 2011 and DCP 2011.

Following an on – site investigation and working with the architectural team and consultants, Nimbus Architecture and Heritage concludes that:

- The proposed scope of works will have a cumulative minor physical and visual impact on the Memorial Park. The impacts are considered acceptable as the proposed changes to the boatshed, allows the club to expand and provide once again a connection to the water's edge from the rooftop that has been lost. The ongoing use of the boatshed for the sport of rowing, will continue to flourish well past the 141 years the club has operated. The minor physical impact was mitigated by ensuring changes occur to areas of lesser significance, mainly the removal of the c.1996 extension that is consider containing little/low significance. What is significant about this later phase of

construction, 1996 extension, is the social connection of the extension with the 2000's Olympic for training of teams from other countries.

- The proposed scope of works will have a cumulative negligible visual impact to heritage items in the vicinity and the Grafton Conservation Area – C3. This was achieved by ensuring the bulk and scale of the proposal does not dominate the overall setting to the place, which is achieved using glazing to enclose club room spaces to allow a transparency. The visual impact was further mitigated by placing the mono-pitched roof above the horizon, allowing viewers within the park or on the deck to connect visually to the Clarence River and on to the district of South Grafton on the southern side of the river. It should be noted that there will be no physical impacts to adjacent heritage items or to the Heritage Conservation Area – C3.
- The continuous use of the subject site for leisure and rowing is enhanced by the proposed scope of development works and will ensure a continuation for the sport of rowing for the last 141 years.
- The proposed scope of works is considered acceptable from a heritage perspective.

8.2 Recommendations

- As noted in the proposed scope of works, the development will make use of sympathetic materials and colour schemes.
 - As part of the approval process, a full external colour scheme and colour board should be provided to the heritage consultant for review and approval.
 - When decided, internal colour schemes and material boards should be provided for review by heritage consultant.
 - A sample of the non – reflective glazing should be submitted and reviewed by the heritage consultants.
- Where possible, interpretation devices such as plaques or historical photographs should be installed and displayed for public understanding of local histories near the public viewing deck, interpreting the c.1996 phase of construction.
- The architectural drawings shall set out area where soil/spoil, demolition materials, new materials are to be placed to ensure that the Memorial Park, and Clarence River is not affected by the works.
- An archival recording to NSW Government standards should be completed around the subject building, from with the park, along the water's edge and from western and eastern side of the Grafton Rowing Boatshed building.

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Appendices

Architectural drawings prepared by Nimbus Architecture and Heritage Pty Ltd:

- DA – 000, Rev. B – Cover Sheet;
- DA – 001, Rev. B – Project Notes;
- DA – 110, Rev. C – Site Plan;
- DA – 111, Rev. B – Demolition – Boatshed Plan;
- DA – 112, Rev. B – Demolition – Roof Plan;
- DA – 120, Rev. B – Boatshed Floor Plan;
- DA – 121, Rev. B – Club Deck Floor Plan;
- DA – 122, Rev. B – Upper Deck Floor Plan;
- DA – 130, Rev. B – Roof Plan;
- DA – 200, Rev. C – Elevations;
- DA – 201, Rev. C – Elevations;
- DA – 300, Rev. B – Cross Section;
- DA – 500, Rev. B – Staging Plans;
- DA – 600, Rev. B – Perspective – Prince Street;
- DA – 601, Rev. B – Perspective – Clarence River;
- DA – 602, Rev. B – Perspective – Memorial Park;
- DA – 603, Rev. A. – Perspective – Memorial Park;
- DA – 700, Rev. B – Finishes;
- H - 100, Rev. A – Existing Ground Floor Plan
- H – 101, Rev. A – Existing Roof Plan;
- H – 200, Rev. A – Existing Elevations; and
- H – 201. Rev. A – Existing Elevations.

