

Statement of Environmental Effects – Grafton Rowing Club Boatshed 2A PRINCE STREET, GRAFTON

QUALITY ASSURANCE

PROJECT:	SEE – Grafton Rowing Club Boatshed
ADDRESS:	2A Prince Street, Grafton
LOT/DP:	Lot 7001 DP1054597
COUNCIL:	Clarence Valley Council
AUTHOR:	Think Planners Pty. Ltd.

Document Management

Date	Purpose of Issue	Revision	Reviewed	Authorised
13 July 2023	Co-ordination	Draft	BC	JW
4 August 2023	Lodgement Issue	Final	BC	BC

Integrated Development (under S4.46 of the EP&A Act). Does the development require approvals under any of the following legislation?

Coal Mines Subsidence Compensation Act 2017	No
Fisheries Management Act 1994	No
Heritage Act 1977	No
Mining Act 1992	No
National Parks and Wildlife Act 1974	No
Petroleum (Onshore) Act 1991	No
Protection of the Environment Operations Act 1997	No
Roads Act 1993	No
Rural Fires Act 1997	No
Water Management Act 2000	Yes

Concurrence

SEPP (Industry and Employment) 2021	No
SEPP (Resilience and Hazards) 2021	No
SEPP (Transport and Infrastructure) 2021	No
SEPP (Planning Systems) 2021	No
SEPP (Precincts—Central River City) 2021	No
SEPP (Precincts—Eastern Harbour City) 2021	No
SEPP (Precincts—Regional) 2021	No
SEPP (Precincts—Western Parkland City) 2021	No
SEPP (Biodiversity and Conservation) 2021	No

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EXECUTIVE SUMMARY

This Statement of Environmental Effects has been prepared to support a Development Application (DA) for alterations and additions to the existing Boat Shed at No.2A Prince Street, Grafton (subject site). The subject site is within a larger parcel of land, forming Memorial Park. The DA seeks approval for demolition of limited building components and internal features as relevant, and associated alterations to convert the existing ground floor boat shed into an accessible area (including lift) with improved storage areas (including boats), and facilities like showers and change rooms. Likewise the existing roof level will be converted into a club deck with seminar space, storage areas, a rowing focused gym, amenities for male and female facility users, lounge area, kitchen, office space, club deck. New additions to the building will include a publicly accessible deck, judges' box, accessible amenities, rowers' room, and coffee cart area.

The Grafton Rowing Club successfully sought over \$1.8M in funding under the Bushfire Local and Economic Recovery Fund (BLERF) to improve their facility, which is required to provide modern facilities for rowers and ensure the club is accessible for all users. This Development Application seeks to deliver a modern facility that better reflects the broader community's needs within the Grafton community and broader area who seek to take advantage of exceptional rowing facilities.

The subject site is zoned RE1 Public Recreation under *Clarence Valley Local Environmental Plan 2011* (CLEP 2011). A 'boat shed' and 'community facility' are permissible with consent within the zone. The proposal is consistent with the Clarence Valley LEP 2011 requirements and the Clarence Valley Business Development Control Plan.

This Statement of Environmental Effects confirms that there will be no traffic, heritage, environmental or amenity impacts, with the proposed building providing a positive addition to the Grafton community. Accordingly, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of all relevant planning documents.

Regarding the community benefits of the proposal and considering the absence of adverse environmental, social, or economic impacts, the application is submitted to Clarence Valley Council for assessment and granting of development consent.

Think Planners Pty Ltd recommends the approval of the application, subject to necessary, relevant, and appropriate conditions of consent.



SITE DESCRIPTION

SITE ANALYSIS

The subject site is located at 2A Prince Street, Grafton, NSW and is legally described as Lot 7001, DP 1054597. It is located within the Local Government Area (LGA) of Clarence Valley. The subject site is located on the eastern side of Prince Street and is located within a larger conglomeration of lots that together form Memorial Park. The site has frontage to the Clarence River, located on the southern boundary when viewed from within the park.

On its northern boundary, the site has access to Duke Street, and abuts land uses associated with the Grafton town centre. Parking for the Memorial Park is located on both Duke Street and Prince Street, with a shared pathway connecting the two streets through the reserve. The site slopes up from the river, due to the embankment created by the Levy, with the existing rowing club in front of the levy. The park is largely cleared with an open grassland character with scattered stands of mature trees.

Located on the subject site is the Grafton Rowing Club Boatshed, a double storey purpose – built boatshed. The original boatshed was built around 1930 and has undergone redevelopment and renovations from the 1980s, with the most recent works completed around the year 2000.

The subject site is within the Grafton Heritage Conservation area, and the heritage listed Memorial Park, with flood gauges (also heritage listed) nearby. Further outside the sites boundaries are individual heritage listing, reflecting the historical significance of the Grafton township. The broader context surrounding the site is primarily civic and commercial services, typically expected within an E1 Local Centre zone.

Figure 1: Memorial Park with the subject site being lot 7001 as shown in the right image (spatial viewer)

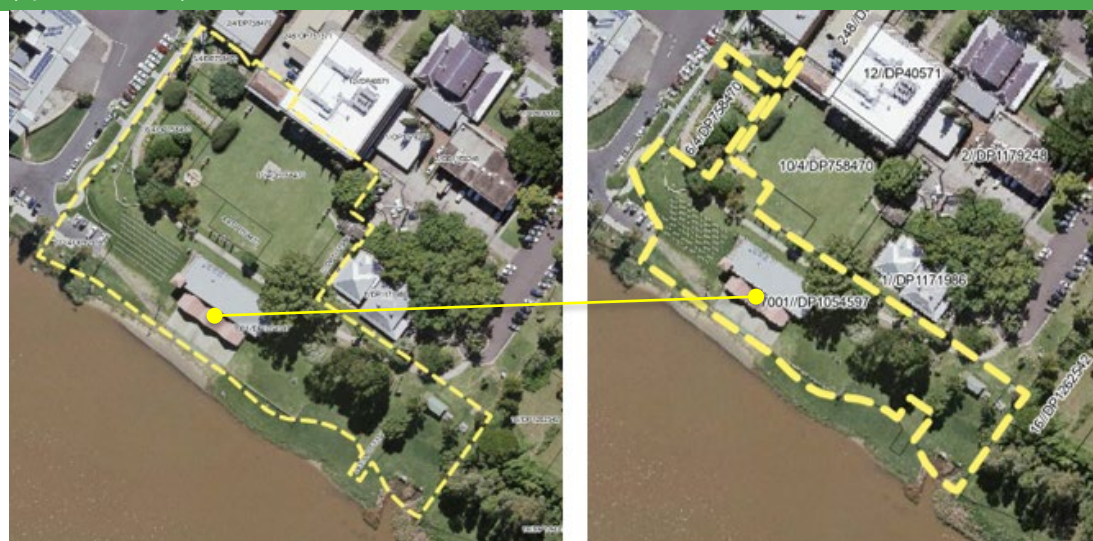


Figure 2: Broader Context of the subject site (Source: Spatial viewer)



Photographs of the site and its surroundings are provided overleaf.

Figure 3: The community hall looking from the South West, from River Road



PROJECT BACKGROUND

The Grafton Rowing Club has received a grant of approximately \$1.8M under the Bushfire Local and Economic Recovery Fund (BLERF) to improve the existing rowing Club, which after a number of years, no longer meets the needs of users, particularly from an accessibility perspective.

Memorial Park is Crown Land, with Clarence Valley Council responsible for its management. The *Grafton Waterfront Precinct Plan of Management* was adopted in February 2021 and confirms that Council is the reserve manager. The Plan of Management acknowledges the Grafton Rowing Club Boatshed as a key component of the reserve, and that a development application is required for any upgrade works.

On 22 November 2022, Council considered a report seeking in principle support for upgrading the Grafton Rowing Club. Plans were included in the report, consistent with those submitted in this development application. At this meeting Council resolved the following:

COUNCIL RESOLUTION - 07.22.265

Pickering/Novak

That Council as Crown Land Manager of RE85477:

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

Voting recorded as follows

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

Against: Nil

CARRIED

DESCRIPTION OF PROPOSAL

This Statement of Environmental Effects has been prepared to support a Development Application (DA) for the alterations and additions to an existing boat shed at 2A Princes Road including the following:

a) Demolition works:

- Internal partition brick walls;
- Internal staircase and landings;
- Upper and lower mezzanine floors;
- Existing columns;
- Redundant services i.e. hot water units;
- Roof cladding;
- Rowing/Judges Tower; and
- External staircase at East elevation which currently does not connect to the new pathway and is non-compliant with relevant standards.

b) Alterations:

- Converting existing ground floor boatshed into purpose – built Boatshed, which will include:
 - Ranging storage areas including separate chemical storage spaces;
 - Widened staircases for improved mobility;
 - Unisex accessible amenities and showers; Accessibility lift (accessible via all levels);
 - Existing openings and doorways will be widened for improved accessibility; and
 - Existing timber trusses will be retained and repurposed throughout proposed scope of works.
- Converting existing roof level into a purpose – build Club Deck, which will include:
 - Marshalling/Seminar space;
 - Ranging storage areas and lockers;
 - Rowing focused gym;
 - Female, Male and Unisex amenities and showers;
 - Lounge area;
 - Fully equipped kitchen;

- Office space;
- Club deck; and
- New external stairwell at West elevation.

c) Additions:

- A new public level accessible via ramp to Memorial Park, which will include:
 - Public Deck;
 - Judges Box;
 - Accessibility amenities;
 - Rower's Room; and
 - Coffee Cart area.

Boat shed

The proposed boat shed has the appearance of a single storey structure when viewed from the Memorial Reserve, and partially a three storey structure when viewed from the Clarence River. The proposed roof line of the addition is 1.64 m higher than the existing building on site as shown in the attached plans and overleaf. The existing building outline and footprint are shown via the dashed green line.

A lightweight roof covers part of the existing slab, providing a safe multi-function space and viewing deck that is associated with the coffee cart area, kitchen, accessible lift, rowers room and judge's box. This along with the use of floor to ceiling glass windows, vertical timber battens and horizontal datum features, provides a light weight structure where the roof form appears to gently float above the building, when viewed from the park. These features, along with the containment of the rooms to a small section of the proposed boat shed, successfully reduce its visual bulk and scale.

The rowing shed retains most of its footprint within the existing built area with minor protrusions to the tenure boundary, primarily for improved accessibility and more efficient building layout and attractive form.

When viewed from the Clarence River, the proposal provides an attractive façade with strong horizontal datum lines and some building elements setback behind the roofline providing visual articulation and lightness to the design. A small and modest glass wall separated by the horizontal floor and ceiling levels ensures that the overall mass of the building is reduced through the use of lightweight materials. This along with the interpretation of the existing repeating gable provides an acknowledgement of the site's previous form, creating visual interest and an attractive façade.

Overall, the design of the proposed boat shed provides an attractive addition to Grafton and in particular Memorial Park. It represents an improvement over the tired structure that currently exists, that whilst functional, it is unattractive and does not meet

the needs of all community members, particularly as a place accessible for all. In this regard, along with its positive and attractive built form, the proposal alterations and additions represent a positive addition for rowers and the general community.

Figure 4: East elevation with the existing building outline in dashed green line

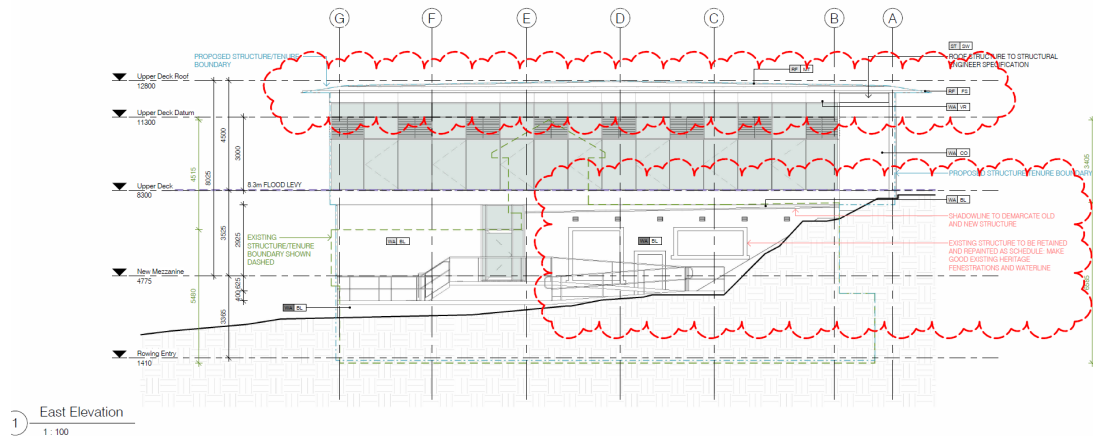


Figure 5: North elevation with the existing building outline in dashed green line

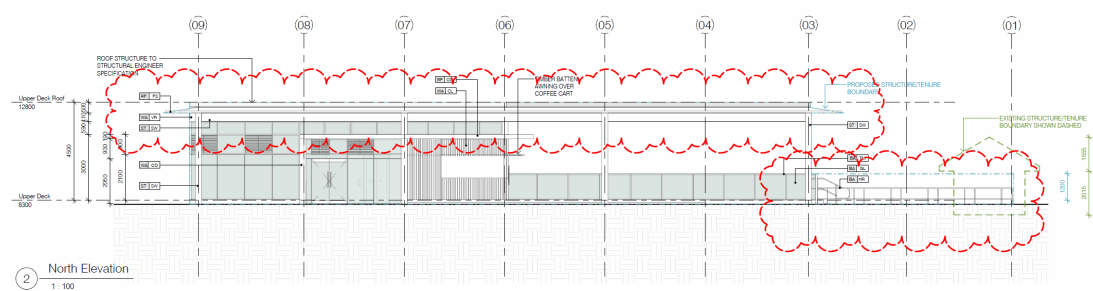


Figure 6: West elevation with the existing building outline in dashed green line

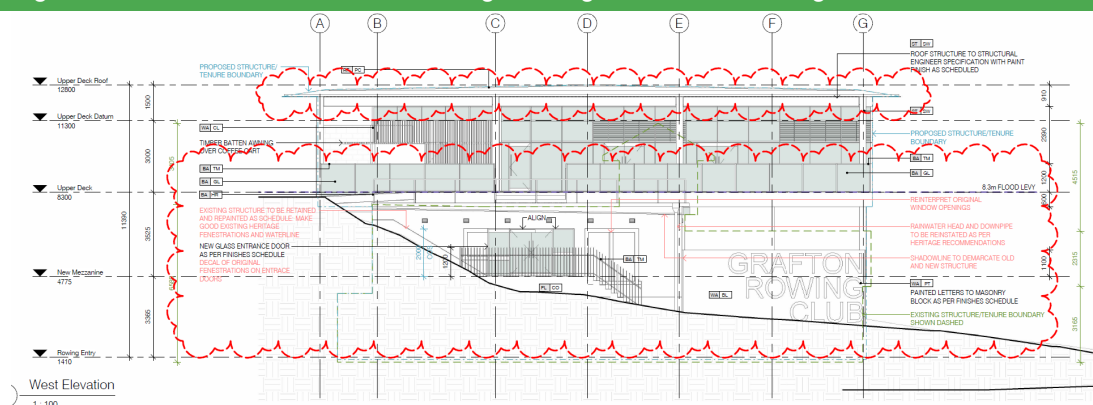


Figure 7: South elevation with the existing building outline in dashed green line

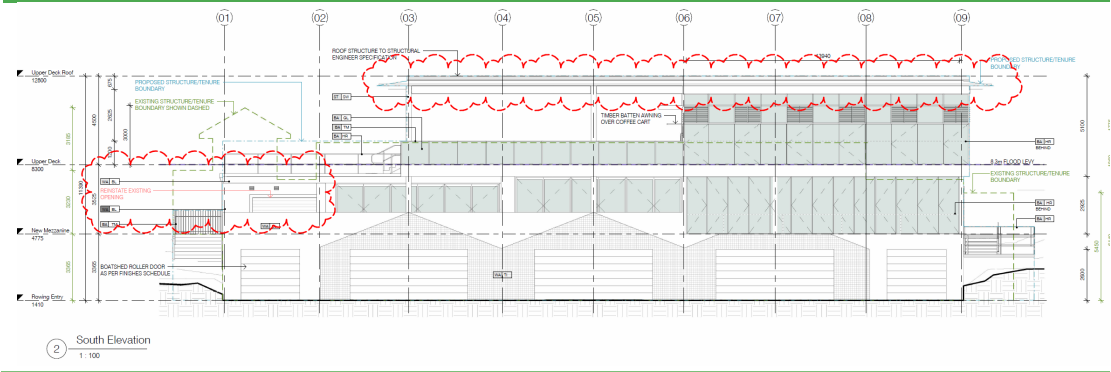


Figure 8: Site plan extract that shows the outline of the existing and proposed works

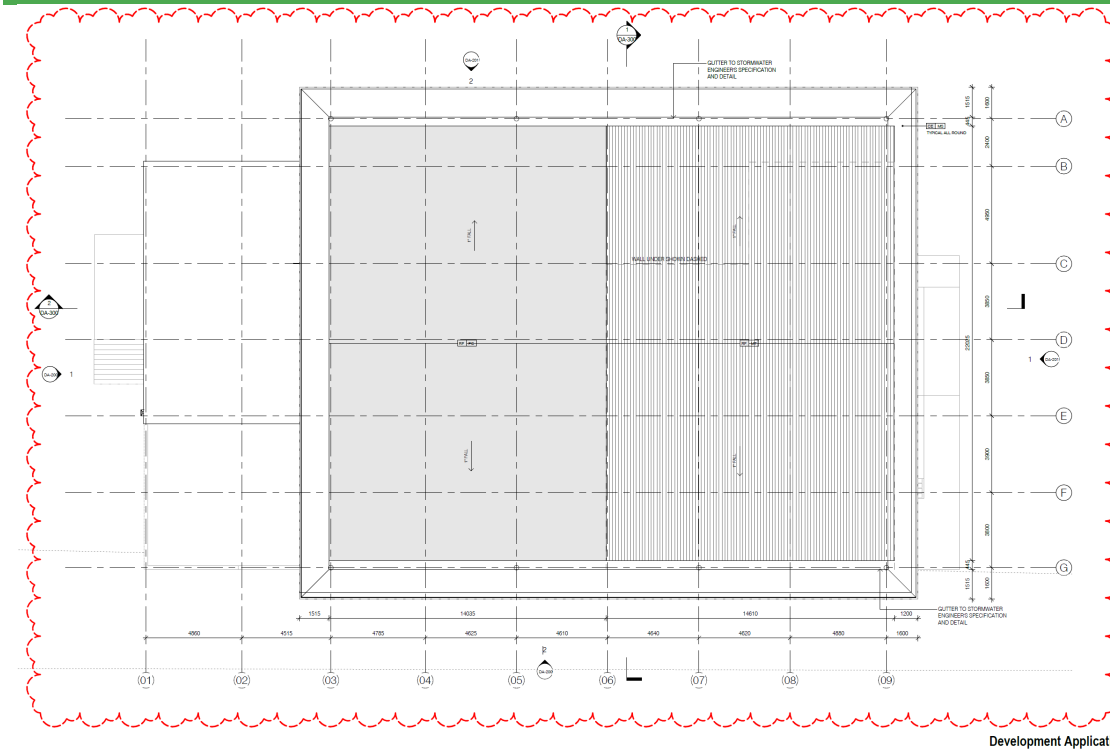


Figure 9: View to the proposal from the direction of Prince Street



Figure 11: View to the proposal from the direction of Duke Street





Figure 10: View from within Memorial Park



Figure 11: View to the proposal from Clarence River



ARCHITECTURAL DESIGN STATEMENT

Nimbus Heritage and Architecture Pty Limited have prepared an Architectural Design Statement for the proposed development. This is included within the Development Application and reproduced below for reference:

Introduction

This proposal is for the alterations and additions to the existing Grafton Rowing Club which is located within Memorial Park and adjacent to and facing the Clarence River. The subject site is within the larger Memorial Park precinct and serves as the informal beginning of the River Walk, the recently upgraded waterfront precinct between Prince Street and Clarence Street (terminus at the Sailing Club on Fitzroy Street). These alterations and additions seek to upgrade the existing place for the Grafton Rowing Club as well as generously provide amenity to the public. This is achieved through a new covered viewing deck which is served by a new coffee cart and the rowers rooms – spaces anticipated to be hireable venues.

The design process has sought to address the place specific to this site, the people that make up the tapestry of the Grafton community as well as considerations specific to the design brief, the client, and the existing building. To this end a broad consultant team was engaged, namely:

- Access consultant*
- BCA consultant*

- *Flood engineer*
- *Heritage consultant*
- *Quantity surveyor*
- *Stormwater engineer*
- *Services engineers*
- *Structural engineer*

We also sought to engage with the Grafton Rowing Club, the Clarence Valley Council as well as Crown Lands who are all stakeholders on this project.

Environmentally Sustainable Design

Conscious ESD principles were implemented as part of the design of the alterations and additions to the existing Rowing Club to maximise thermal comfort, reduce operational and maintenance costs and reduce the labour required post-flood. Such include increasing the amount of natural sunlight and ventilation into the existing rowing club through controllable openings and facades. Durable material selections have also been selected that would be able to withstand the elements, such as marine-grade carpets and masonry. The thermal mass of the masonry structure will also aid in the passive heating and cooling of the rowing club.

The structural columns will also serve as downpipes connected to the concealed gutters above, collecting, and redirecting rainfall for potential reuse and recycle purposes.

Access

Access to the lower levels is provided by an elevator located adjacent to the Coffee Cart (with a separate entry lobby). Access to the Upper Deck is provided by the walkway and steps that run the width of the deck, which also forms the access for the Rowers Room and Judges Box.

Accessible amenities are provided throughout.

Bulk and Scale

The proposed boat shed has the appearance of a single storey structure when viewed from Memorial Park and a larger three storey structure when viewed from the Clarence River. The design of the upper deck, providing additional amenity for the community, was significant in the iterative design process. The intention

in providing the upper deck is to allow the community to engage with the river in a more profound way, having a more intimate experience of the expanse of water as it stretches across the frame.

The siting of the Upper Deck, the Coffee Cart and the Rowers Room is located so that it is located off-axis from the Memorial. The roof sits above and to the side whilst also providing shelter for this experience. The height above the eye plane allows extensive views through to the other riverbank (see render from Memorial Park). The elevation of the roof and the minimisation of the bulk of the roof plane itself further reduces the disruption of the wide river views from Memorial Park whilst at the same time providing additional amenity for the people of Grafton.

The bulk and scale of the existing building from the Clarence River is not substantially increased as the external additions are largely limited to the upper deck. The low additions to the river side of the building are removed and replaced with building fabric that is fit-for-purpose as it is below the levee and subject to ongoing damage from flooding.

Materials and Finishes

Materials and finishes for the new alterations and additions have been selected as contemporary insertions in a heritage context whilst simultaneously being conscious of the emplacement by the Clarence River and the ongoing use by the rowing club and the broader community. A simple colour palette has been selected using warmer tonal blends alongside natural materials such as timber. Structural elements are articulated by a warm grey which offsets the off-form concrete and hardwood cladding of the coffee cart and amenities. This is an opportunity to harvest and reuse the timber from the existing timber trusses in the demolished non-heritage addition (to be confirmed on site). A perforated steel soffit undulates across the depth of the canopy, representing the gentle swell of the river as it laps at the shore, which in turn filters sunlight through the translucent roof sheeting over the Upper Deck. Glass windows and louvres separate the Rowers Room from the elements, which provides thermal comfort whilst also allows for views through the space. Glass is also utilised for balustrades to the Upper Deck which allow for uninterrupted views of the river. A new concrete slab is reestablished over a portion of the existing boathouse interpreting the original accessible concrete slab roof (accessed from the upper deck). A galvanised tube balustrade is used to interpret the original balustrade for this lower deck with glass or acrylic panels to achieve compliance (see Prince Street render).

The design of the levels below the levee level (upper deck) required greater emphasis on durability and maintenance for clean-up following a flood event. Thus, masonry was favoured, especially where it could be used to divert debris

away from the building, and the glass / acrylic sheets designed in such a way that they could be opened and stacked away for protection. The proposed additions are demarcated by a shadow line from the existing heritage structure and a subtle colour contrast, with the existing building to be repainted an off-white, Whisper White and the new addition a slightly darker tone of Sandy Day. The existing openings are articulated by gloss paint in Whisper White, whilst the form of the former later addition is interpreted in glazed yellow tiles to match the yellow of the Grafton Rowing Club logo / emblem (facing the river, shown on the south elevation). This same yellow is also used for the new signage, Grafton Rowing Club, as shown on the west elevation.

HERITAGE

Nimbus Heritage and Architecture Pty Limited have prepared a Statement of Heritage Impact for the proposed alterations and additions of the Grafton boat house. The building is not itself a listed heritage item however it is located within the heritage conservation area Grafton and within the vicinity of local heritage items. A thorough Statement of Heritage Impact is included with this Development Application, with the conclusions and recommendations reproduced below:

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.*

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.*

The recommendations from the Heritage Specialist have been adopted in the proposed alterations and additions to the existing boatshed. This has ensured that appropriate measures to be put in place to minimise adverse heritage impacts, retain fabric that best contributes to the place, reinstatement missing interior elements, and remove intrusive elements that detract from its significance. An assessment against the LEP and DCP provisions is included further on in this SEE which confirms the suitability of the proposal for the subject site, and importantly, the heritage conservation area.

ACCESSIBILITY REPORT

An accessibility report was prepared by Purely Access to ensure that the design adequately responded to the access requirements for people with a disability. The report concludes that the proposed community facility is capable of meeting the requirements of the Clarence Valley Council Development Control Plan 2011 and the Performance Requirements set out in the National Construction Code Building Code of Australia Volume One 2019 Amendment 1 (BCA) and referenced Australian Standards with respect to access for people with a disability. Further design information focusing on the detailed elements will be developed as the scheme progresses through to the construction phase to ensure compliance is achieved.

BCA REPORT

Atelier Consultancy have provided a BCA Report which forms part of this Development Application. As the Disability (Access to Premises- Building) Standards aligns with the NCC BCA for new building work, the Atelier Consultancy BCA Report also considers the requirements under the Access Code.

The BCA Report concludes that the proposed boat shed is capable of compliance with the National Construction Code.

FLOODING

BMT Commercial Australia Pty Ltd have completed the flood assessment for the proposed alterations and additions at the boatshed within Memorial Park, Grafton. The report concludes:

The proposed redevelopment of the Grafton Boatshed is not expected to cause significant impact to flood behaviour in the surrounding areas.

The Site is impacted during frequent flood events, with the boatshed and mezzanine levels being impacted from the 1 in 5 AEP design event, and the

proposed Upper Deck from the 1 in 100 AEP design event. Due to the fact that the Site is in front of the flood levee, the Site becomes fully inundated before the SES evacuation triggers. Therefore, it is recommended that the Site has their own Flood Action Plan, encompassing elements discussed in this document, and in line with Section D.3.1.f of the Clarence Valley DCP (2011). The Flood Action Plan should be discussed with the Local NSW SES and Council to ensure its suitability.

Relevant LEP and DCP controls that address flooding are specifically discussed within this SEE, with flood assessment attached.

Plans and technical reports

The following plans and technical reports are submitted to Council to assist with its assessment of the Development Application.

Document	Prepared by
Statement of Environmental Effects	Think Planners
Architectural Design Statement	Nimbus Architecture and Heritage
Architectural Plans	Nimbus Architecture and Heritage
Heritage Impact Assessment	Nimbus Architecture and Heritage
BCA Report	Atelier Consultancy
Flood Assessment	BMT Commercial Australia Pty Ltd
QS Report	Berco Consulting
Stormwater Plans	JN Responsive Engineering

PLANNING CONTROLS

STATUTORY CONTROLS

The relevant Statutory Planning Controls include:

- Native Title Act 1993
- SEPP (Industry and Employment) 2021
- SEPP (Resilience and Hazards) 2021
- SEPP (Transport and Infrastructure) 2021
- SEPP (Planning Systems) 2021
- SEPP (Precincts—Regional) 2021
- SEPP (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- Clarence Valley Local Environmental Plan 2011

POLICY CONTROLS

The applicable policy control document is:

- Clarence Valley Council DCP - Development in Environmental Protection, Recreation and Special Use Zones

CONSIDERATION OF PLANNING CONTROLS

NATIVE TITLE ACT 1993

The Grafton Waterfront Precinct Plan of Management notes that the subject site is within the traditional lands of the Gumbaynggir people, and that Native Title exists in all Crown land unless determined otherwise. Whilst there does not appear to be a claim of Native Title under the Commonwealth *Native Title Act 1993*, the Plan of Management notes that the Grafton-Ngerrie LALC represents the rights of the Gumbaynggir people.

Accordingly, in accordance with S.24JB of the *Native Title Act 1993*, on 9 December 2022, Clarence Valley Council provided notification to the LALC of the proposed works within the Grafton Memorial Park.

No comments were received by Council as a result of the notification.

STATE ENVIRONMENTAL PLANNING POLICY (PLANNING SYSTEMS) 2021

The Planning Systems SEPP commenced operation of 1 March 2022 where it consolidated and repealed the following three SEPPs:

- SEPP (State and Regional Development) 2011 (State and Regional Development SEPP)
- SEPP (Aboriginal Land) 2019 (Aboriginal Land SEPP)
- SEPP (Concurrences and Consents) 2018 (Concurrence SEPP).

The Department of Planning advise that the SEPP in:

- *‘Chapter 2 – State and regional development’ contains planning provisions from the State and Regional Development SEPP and identifies state or regionally significant development, state-significant infrastructure, and critical state-significant infrastructure.*
- *‘Chapter 3 – Aboriginal land’ contains planning provisions from the Aboriginal Land SEPP, which provides for consideration of development delivery plans by local Aboriginal land councils in planning assessment.*
- *‘Chapter 4 – Concurrences and consents’ contains provisions from the Concurrence SEPP, which allows the Planning Secretary to elect to be the concurrence authority for certain development that requires concurrence under nominated state environmental planning policies.*

The SEPP does not apply in this instance.

STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

This SEPP came into effect on 1 March 2022 and incorporated the provisions of three now repealed SEPP's being:

- State Environmental Planning Policy (Coastal Management) 2018;
- State Environmental Planning Policy No 33—Hazardous and Offensive Development; and
- State Environmental Planning Policy No 55—Remediation of Land.

Chapter 2 of the SEPP contains controls for the Coastal Environment and Coastal Use areas. These are addressed below:

Clause	Comment
2.10 Development on land within the coastal environment area	
1) Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following—	
(a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,	a) The proposal is alterations and additions to an existing boatshed that has existed on the site since at least the 1930s, with the last building works completed in the 2000s. The works are largely contained within the existing footprint, with two minor areas of new works covering a cumulative area of approximately 66m ² . Accordingly, there is no impact on the biophysical, hydrological, and ecological environment.
(b) coastal environmental values and natural coastal processes,	b) There are no impact on either coastal environmental values or processes.
(c) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,	c) There is no impact on water quality as a result of the proposal. The modernisation of the boatshed will lead to an improvement in the management of stormwater.
(d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,	d) No impact given the nature of the proposed works and location.
(e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for	e) Accessibility will be improved for persons with a disability, representing an improvement on the current situation at the boatshed. Existing access will continue.

members of the public, including persons with a disability,	
(f) Aboriginal cultural heritage, practices and places,	f) No impact.
(g) the use of the surf zone.	g) Not relevant.
(2) Development consent must not be granted to development on land to which this section applies unless the consent authority is satisfied that—	The development application has been designed to be consistent with subsection (1). Accordingly, the Council is able to grant development consent.
(a) the development is designed, sited and will be managed to avoid an adverse impact referred to in subsection (1), or	
(b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or	
(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.	
(3) This section does not apply to land within the Foreshores and Waterways Area within the meaning of <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>, Chapter 6.	Not applicable
2.11 Development on land within the coastal use area	
(1) Development consent must not be granted to development on land that is within the coastal use area unless the consent authority—	
(a) has considered whether the proposed development is likely to cause an adverse impact on the following—	
(i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,	<p>The proposal provides for increased access through specifically addressing accessibility standards.</p> <p>Existing views are retained, noting the proximity of the proposal to the levy bank and its relationship with views to the Clarence River. There will be no wind impacts resultant from the proposal.</p>

<ul style="list-style-type: none"> (ii) overshadowing, wind funnelling and the loss of views from public places to foreshores, (iii) the visual amenity and scenic qualities of the coast, including coastal headlands, 	<p>The proposal is an attractive structure, lightweight in design and appearance, representing an improvement on the current building. Visual and scenic qualities are therefore improved.</p> <p>No impacts.</p>
<ul style="list-style-type: none"> (iv) Aboriginal cultural heritage, practices and places, (v) cultural and built environment heritage, and 	<p>A Statement of Heritage Impact provided with this Development Application confirms the suitability of the proposal and its ability to respect and interpret Grafton's cultural and built environment heritage.</p>
<p>(b) is satisfied that—</p> <ul style="list-style-type: none"> (i) the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or (ii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or (iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and <p>(c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.</p>	<p>The consent authority can be satisfied that the proposal is designed to avoid any adverse impact mentioned in S.2.11 (1) (a).</p>
<p>(2) This section does not apply to land within the Foreshores and Waterways Area within the meaning of <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>, Chapter 6.</p>	<p>Not applicable</p>

In light of the above, the proposal will not have any impact on a coastal environment or coastal use area, and Council is accordingly able to grant development consent.

Chapter 3 of the SEPP contains controls for Hazardous and Offensive Development. This development is not for Hazardous and Offensive development and accordingly this chapter is not applicable to this development.

Chapter 4 of the SEPP contains a state-wide planning framework for the remediation of contaminated land and to minimise the risk of harm.

The following table considers the risk of the site being contaminated:

Matter for consideration	Yes	No
Does the application involve redevelopment of the site or a change of land use?		X The site remains a boatshed
Is the development going to be used for a sensitive land use (e.g. residential, educational, recreational, childcare or hospital)?		X
Does information available to you indicate that an activity listed below has ever been approved, or occurred at the site? acid/alkali plant and formulation, agricultural/horticultural activities, airports, asbestos production and disposal, chemicals manufacture and formulation, defence works, drum re-conditioning works, dry cleaning establishments, electrical manufacturing (transformers), electroplating and heat treatment premises, engine works, explosive industry, gas works, iron and steel works, landfill sites, metal treatment, mining and extractive industries, oil production and storage, paint formulation and manufacture, pesticide manufacture and formulation, power stations, railway yards, scrap yards, service stations, sheep and cattle dips, smelting and refining, tanning and associated trades, waste storage and treatment, wood preservation		X
Is the site listed on Council's Contaminated land database?		X
Is the site subject to EPA clean-up order or other EPA restrictions?		X
Has the site been the subject of known pollution incidents or illegal dumping?		X
Does the site adjoin any contaminated land/previously contaminated land?		X
Has the appropriate level of investigation been carried out in respect of contamination matters for Council to be satisfied that the site is suitable to accommodate the proposed development or can be made suitable to accommodate the proposed development?		NA.

Based on the available information there is nothing to warrant further investigation concerning contamination at this stage.

STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

This SEPP came into effect on 1 March 2022 and incorporated the provisions of eleven now repealed SEPP's being:

- SEPP (Vegetation in Non-Rural Areas) 2017 (Vegetation SEPP)
- SEPP (Koala Habitat Protection) 2020 (Koala SEPP 2020)
- SEPP (Koala Habitat Protection) 2021 (Koala SEPP 2021)
- Murray Regional Environmental Plan No 2—Riverine Land (Murray REP)
- SEPP No 19—Bushland in Urban Areas (SEPP 19)
- SEPP No 50—Canal Estate Development (SEPP 50)
- SEPP (Sydney Drinking Water Catchment) 2011 (Sydney Drinking Water SEPP)
- Sydney Regional Environmental Plan No 20 – Hawkesbury – Nepean River (No 2 – 1997) (Hawkesbury–Nepean River SREP)
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Sydney Harbour Catchment SREP)
- Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment (Georges River REP)
- Willandra Lakes Regional Environmental Plan No 1 – World Heritage Property (Willandra Lakes REP).

Chapter 2 of the SEPP contains planning rules and controls from the former Vegetation SEPP relating to clearing native vegetation in NSW on land zoned for urban and environmental purposes that is not linked to a development application. This chapter seeks to protect the biodiversity values of trees and other vegetation in non-rural areas of the state, and to preserve the amenity of non-rural areas of the State through the appropriate preservation of trees and other vegetation. The application does not seek approval to remove any protected trees that are impacted by the proposal.

Chapter 3 – Koala habitat protection contains provisions from the Koala SEPP 2020 and, as an interim measure, applies in the NSW core rural zones of RU1, RU2 and RU3, except within the Greater Sydney and Central Coast areas. Given the site location and zoning, this chapter does not apply to the development.

Chapter 4 – contains the land-use planning and assessment framework from the former Koala SEPP 2021 for koala habitat within Metropolitan Sydney and the Central Coast and applies to all zones except RU1, RU2 and RU3 in the short term. The site is not identified as containing koala habitat; accordingly, this chapter does not apply to this development.

Chapter 5 – contains the provisions from the former Murray REP, which establishes a consistent and co-ordinated approach to environmental planning and assessment along the River Murray. Given the sites location, this chapter is not applicable to this development.

Chapter 6 – Bushland in urban areas contains the provisions from the former SEPP 19, which seeks to protect and preserve bushland within public open space zones and reservations. The site is not zoned Public Open Space and is not identified as being within a reservation and accordingly this chapter is not applicable to this development.

Chapter 7 – contains the provisions from the former SEPP 50, which aims to prohibit canal estate development. The development does not propose a canal development and accordingly this chapter is not applicable to this development.

Chapter 8 – contains the provisions from the former Sydney Drinking Water Catchment SEPP to support the water quality objectives for this catchment. The site is not identified as being within the Sydney Drinking Water catchment and accordingly this chapter is not applicable to this development.

Chapter 9– contains the provisions from the former Hawkesbury– Nepean River REP to protect the environment of this river system. The site is not identified as being within the Hawkesbury Nepean River catchment and accordingly this chapter is not applicable to this development.

Chapter 10 – contains the provisions from the former Sydney Harbour Catchment SREP to manage and improve environmental outcomes for Sydney Harbour and its tributaries. The site is not identified as being with the Sydney Harbour Catchment and its tributaries and accordingly, this chapter is not applicable.

The proposed development does not detract from the above listed principles given the nature of the development and the environmental safeguards proposed, including the detailed drainage concept and erosion and sediment controls that will be in place throughout the construction phase of the development.

Chapter 11 – contains the provisions from the former Georges River REP to manage and promote integrated catchment management policies along the Georges River and its tributaries. The site is not identified as being within the Georges River catchment and accordingly this chapter is not applicable to this development.

Chapter 12 – contains the provisions from the former Willandra Lakes REP, which seeks to protect, conserve and manage this World Heritage property. The site is not identified as being within the Willandra Lakes Precinct and accordingly this chapter is not applicable to this development.

STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

This SEPP came into effect on 1 March 2022 and incorporated the provisions of four now repealed SEPP's being:

- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017;
- State Environmental Planning Policy (Major Infrastructure Corridors) 2020; and
- State Environmental Planning Policy (Three Ports) 2013.

Chapter 2 – contains planning rules and controls from the former Infrastructure SEPP for infrastructure in NSW, such as for hospitals, roads, railways, emergency services, water supply and electricity delivery.

In accordance with this chapter, the application is not required to be referred to NSW Trains as the proposal is not in the vicinity of rail infrastructure.

The development site is located within close proximity of a classified road.

This chapter identifies a number of types of development that require concurrence from Roads and Maritime Services where development is identified as 'traffic generating development'. The current proposal is not identified as traffic generating development as the site does not trigger the threshold requirements. Therefore, concurrence from the RMS is not required.

Council may be required to refer the development application to the Essential Energy under Cl.2.48 of the SEPP.

Chapter 3 – contains planning provisions from the former Education and Childcare SEPP for child-care centres, schools, TAFEs and Universities. Given the proposed use of the development, this chapter is not applicable.

Chapter 4 – contains provisions from the former Corridor SEPP, including planning controls and reserves land for the protection of 3 corridors (North South Rail Line, South West Rail Link extension and Western Sydney Freight Line). The site is not identified as being within any of these corridors and accordingly this chapter is not applicable to this development.

Chapter 5 – Contains the land-use planning and assessment framework from the former Three Ports SEPP for appropriate development at Port Kembla, Port Botany

and Port of Newcastle. The site is not identified as being within any of these port precincts and accordingly this chapter is not applicable to this development.

STATE ENVIRONMENTAL PLANNING POLICY (INDUSTRY AND EMPLOYMENT) 2021

This SEPP came into effect on 1 March 2022 and incorporated the provisions of two now repealed SEPP's being:

- State Environmental Planning Policy (Western Sydney Employment Area) 2009; and
- State Environmental Planning Policy No 64—Advertising and Signage.

Chapter 2 – contains planning rules and controls for the employment land within the former Western Sydney Employment SEPP. The site is not identified as being within the Western Sydney Employment Area and accordingly this chapter is not applicable to this development.

Chapter 3 – Advertising and signage' contains planning provisions from within the former SEPP 64 for advertising and signage in NSW.

The relevant provisions are addressed below.

The aims of Chapter 3 of the SEPP are:

- (a) to ensure that signage (including advertising:*
 - (i) is compatible with the desired amenity and visual character of an area, and*
 - (ii) provides effective communication in suitable locations, and*
 - (iii) is of high quality design and finish, and*
- (b) to regulate signage (but not context) under Part 4 of the Act, and*
- (c) to provide time-limited consents for the display of certain advertisement, and*
- (d) to regulate the display of advertisements in transport corridors, and*
- (e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.*

The current application is seeking consent for the inclusion of a building identification sign, noting that the Grafton Plan of Management permits signage with Memorial Park.

Given the proposal is not for advertising, identification signage only, Part 3 of the SEPP is not relevant.

Clause 8(b) of the SEPP states that”:

A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:

(a) that the signage is consistent with the objectives of this Policy as set out in clause 3 (1)(a), and

(b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 1.

as shown on the plan is consistent with the objectives of the policy in that the signage:

The proposed signage is consistent with the aims and objectives of the policy in that the signage:

- (i) is compatible with the desired amenity and visual character of an area, and
- (ii) provides effective communication in a suitable location, and
- (iii) is of high quality design and finish.

As required by Clause 8(b), and Clause 3.15, an assessment against the criteria contained in Schedule 5 is provided below:

Clause	Comment
1. Character of the area	
<i>Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?</i>	The proposal is for a discreet building identification sign, consistent with the Grafton Waterfront Precinct Plan of Management which includes a management action for the design and installation of interpretive signage of the area, including the Grafton Rowing Club.
<i>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</i>	The proposal is not advertising and is essentially a building identification sign that reflects the sites historical use as a boat club.
2. Special areas	
<i>Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?</i>	<p>The proposed signage does not detract from the amenity or visual quality of any of the mentioned aspects.</p> <p>The proposed signage is designed to complement and be consistent with the theme, colour and scheme of the development proposed and is also appropriately sized and located.</p>
3. Views and vistas	
<i>Does the proposal obscure or compromise important views?</i>	The signage is restricted to block lettering on the boatshed wall and will not obscure or compromise any views.

<i>Does the proposal dominate the skyline and reduce the quality of vistas?</i>	The proposed signage is a wall sign.
4. Streetscape, setting or landscape	
<i>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</i>	The scale, proportion and form of the signage is appropriate for the setting.
<i>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</i>	The proposal contributes to visual interest and is designed to be complementary and integrated with the high quality landscape treatment proposed.
<i>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</i>	Not applicable
<i>Does the proposal screen unsightliness?</i>	Not applicable.
<i>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</i>	Signage does not protrude above structures or tree canopies.
<i>Does the proposal require ongoing vegetation management?</i>	No.
5. Site and building	
<i>Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</i>	The signage is compatible with the scale and proportion of the redevelopment of the boatshed. The proposal complements and is consistent with the landscape and architectural design elements of the site's redevelopment.
<i>Does the proposal respect important features of the site or building, or both?</i>	Yes.
<i>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</i>	The signage is designed to complement the building and broader landscape of Memorial Park
6. Associated devices and logos with advertisements and advertising structures	
<i>Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?</i>	The sign is painted on a wall.
7. Illumination	
<i>Would illumination result in unacceptable glare?</i>	No illumination is proposed.

<i>Would illumination affect safety for pedestrians, vehicles or aircraft?</i>	N/A
<i>Would illumination detract from the amenity of any residence or other form of accommodation?</i>	N/A
<i>Can the intensity of the illumination be adjusted, if necessary?</i>	N/A
<i>Is the illumination subject to a curfew?</i>	N?A
8. Safety	
<i>Would the proposal reduce the safety for any public road?</i>	No – the proposal is a wall sign for building identification and will not have any impact on the safety of a public road.
<i>Would the proposal reduce the safety for pedestrians or bicyclists?</i>	No. As above.
<i>Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</i>	No. As above.

Given the above, it is considered that the proposed signage satisfies the requirements of SEPP Industry and Employment 2021.

Requirement for Concurrence

It is noted that the provisions of Clause 3.16 states:

3.16 Advertisements greater than 20 square metres and within 250 metres of, and visible from, a classified road

(1) *This section applies to the display of an advertisement to which section 3.15 applies, that is within 250 metres of a classified road any part of which is visible from the classified road.*

(2) *The consent authority must not grant development consent to the display of an advertisement to which this section applies without the concurrence of TfNSW.*

(3) *In deciding whether or not concurrence should be granted, TfNSW must take into consideration—*

- (a) *the impact of the display of the advertisement on traffic safety, and*
- (b) *the Guidelines.*

(4) If TfNSW has not informed the consent authority within 21 days after the copy of the application is given to it under section 3.15(2)(b) that it has granted, or has declined to grant, its concurrence, TfNSW is taken to have granted its concurrence.

(5) Nothing in this section affects section 3.14.

(6) This section does not apply when the Minister for Planning is the consent authority.

Not applicable.



CLARENCE VALLEY LEP 2011

The site is zoned RE1 under Clarence Valley LEP 2011. Figure 25 shows the zoning of the site.

Figure 13: Zoning Map Extract. (NSW Planning portal)



A 'community facility' is permitted with consent within the existing RE1 zone, with the proposal consistent with the definition contained within the LEP and outlined below:

community facility means a building or place—

- a) owned or controlled by a public authority or non-profit community organisation, and

b) used for the physical, social, cultural or intellectual development or welfare of the community,

but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

Likewise a boat shed is also permissible within the zone and is described as:

***boat shed** means a building or other structure used for the storage and routine maintenance of a boat or boats and that is associated with a private dwelling or non-profit organisation, and includes any skid used in connection with the building or other structure.*

Advertising structures are also permitted with consent within the zone, which area described in the EP+A Act 1979 as:

***advertising structure** means a structure used or to be used principally for the display of an advertisement.*

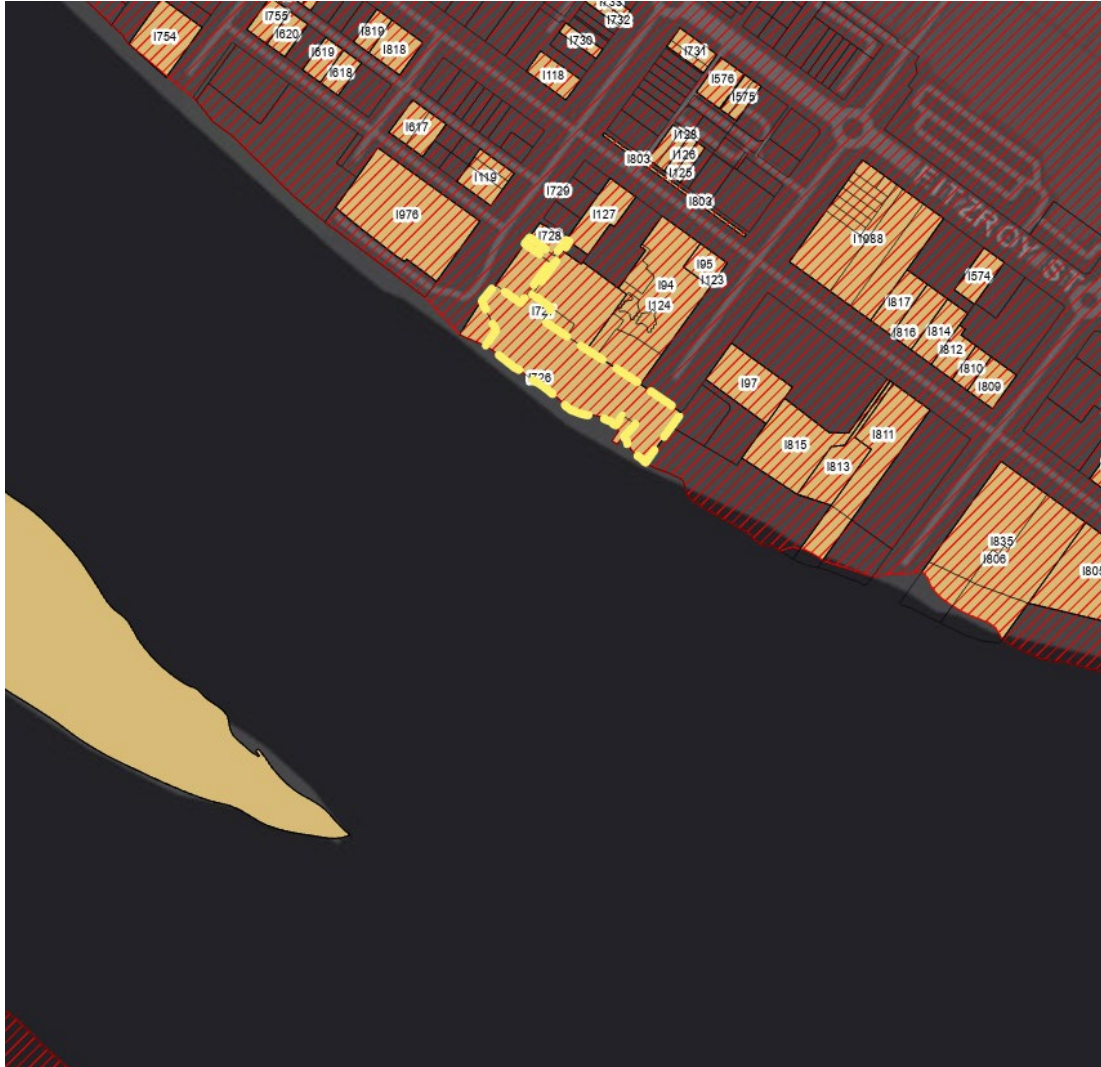
The development proposal is also consistent with the prescribed zone objectives which are stipulated as:

- | | |
|-----------------------------------|---|
| <i>RE1 Public Recreation Zone</i> | – <i>To enable land to be used for public open space or recreational purposes.</i> |
| <i>Clarence Valley LEP 2011</i> | – <i>To provide a range of recreational settings and activities and compatible land uses.</i>

– <i>To protect and enhance the natural environment for recreational purposes.</i> |

The proposed alternations and additions to the existing community facility/boat shed represent a positive contribution to the Grafton community, providing an enhanced rowing club, that may attract people into the community, offering broader economic benefits, in addition to recreational.

Figure 14: Heritage Map Extract. (NSW Planning portal)



A heritage impact assessment is submitted with this Development Application, noting the site is within a Heritage Conservation area, and has items of local heritage significant, both on the site and nearby.

The table below provides details on the development standards relevant to the current proposal as well as other relevant LEP provisions.

Clarence Valley LEP 2011			
Clause	Controls	Comment	Complies
Land Use Table	RE1 Public Recreation	<ul style="list-style-type: none"> Community Facilities are permitted with consent Boat shed is permitted with consent 	Yes
Part 2 Permitted or Prohibited Development			
2.3	Zone Objectives and Land Use Table	The proposal is consistent with the zone objectives	Yes
2.6	Subdivision requires consent	No subdivision is proposed.	N/A
2.7	Demolition requires consent	The development proposal makes alterations and additions to an existing building, noting that parts of the building will be demolished. A demolition plan is included with the package of Architectural Plans	Yes
Part 4 Principal Development Standards			
4.3	Height of Buildings: 14m	The proposal complies with the height limit, being less than 14m	N/A
4.4	Floor Space Ratio: 0	No FSR applies to the site.	N/A
4.6	Exceptions to development standards		
Part 5 Miscellaneous Provisions			
5.1	Land reserved for acquisition	Not applicable to this application	N/A
5.7	Development below mean high water mark	The development is not below the mean high water mark.	N/A
5.10	Heritage Conservation	<p>Objective A</p> <p>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-</p>	Yes

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.

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 in the attached Heritage Impact Assessment). 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.

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.

Objective B

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)

Requirement for consent

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.

5.12	Infrastructure development and use of existing buildings of the Crown	N/A	N/A
5.21	Flood Planning	<p>The proposed redevelopment of the Grafton Boatshed is not expected to cause significant impact to flood behaviour in the surrounding areas.</p> <p>The Site is impacted during frequent flood events, with the boatshed and mezzanine levels being impacted from the 1 in 5 AEP design event, and the proposed Upper Deck from the 1 in 100 AEP design event.</p>	Yes
Part 7 Additional Local provisions			
7.1	Acid Sulfate Soil	The subject site is within acid sulfate soil classes 1 and 4. As the proposal is an alteration and additions proposal, there is unlikely to be any significant on acid sulfate soils.	Yes


7.2	Earthworks	Earthworks will have minimal adverse environmental or amenity impact.	Yes
7.4	Floodplain risk management	Supporting the development proposal is a flood assessment report that contains a Flood Action Plan. The plan appropriately manages flood risk.	Yes
7.5	Coastal risk planning	The site is not coastal land.	N/A
7.6	Development on land subject to riverbank erosion	The site is not subject to riverbank erosion.	NA

CLARENCE VALLEY DEVELOPMENT CONTROL PLAN IN ENVIRONMENTAL PROTECTION, RECREATION AND SPECIAL USE ZONES 2011

The following table addresses relevant controls from the DCP.

Clarence Valley DCP in Environmental Protection, Recreation and Special Uses Zones			
Clause	Controls	Comment	Complies
Part C – General development controls			
C4	Development to address the street		
C4.1	Presentation to the street	Not applicable as the proposal is alterations and additions to an existing boatshed facility, located within a public reserve and no street frontage	N/A
C4.2	Setbacks	The proposed alterations and additions facilitate sufficient area for landscaping and retention of vegetation within the public reserve.	Yes
C4.3	Heritage	<p>The proposal includes a Heritage Impact Assessment, noting its location within an HCA and proximity to heritage items. Overall, the proposed building represents a significant improvement through architectural design excellence that softens the building within its setting. Furthermore, the proposal is located well away from any heritage item, ensuring that an appropriate curtilage is retained.</p> <p>Heritage is discussed in detail within the response to Part E of the DCP</p>	Yes
C4.4	Building height	The proposed building complies with the LEP height standard, being less than 14m.	Yes
C4.5	Buildings on corner blocks	N/A	N/A
C4.6	Roofing	The proposal is within an existing public reserve with mature tree plantings providing screening, in addition to its separation from residential areas. The roof form of the proposed upper level to the boatshed is provided with a simplistic mono - pitched roof complementing the historic character to buildings found in the adjacent vicinity. The roof form, gutters, and down pipes relate to the commercial nature of the boatshed which does not detract from the simplistic nature of adjacent heritage items. Further addressed in Part E.	Yes

4.7	Fences and walls	N/A	N/A
C4.8	Landscaping	<p>The proposal sits to the south of the pedestrian pathway and to the north of the Clarence River. Whilst slightly larger in footprint to the boatshed building, the proposal largely fits within this area.</p> <p>Existing landscaping on site is retained, with site landscape features considered and respected in the design of the proposed alterations and additions</p>	Yes
C5	Building design requirements		
	Building design requirements		
C5.1	Siting	The proposal is alterations and additions to an existing structure, and takes advantage of its views over the Clarence River, along with design features to manage climate including wind, sun and rain	Yes
C5.2	Cut and Fill	All cut and fill is incorporated into the design of the building. It is noted however that the proposal represents alterations and additions to the existing building, with site works essentially required to blend the new work into the existing.	Yes
C5.3	Energy Efficiency	The building complies with relevant energy efficiency standards	Yes
C5.4	Materials and Colours	<p>A Schedule of finishes is included in the architectural plans that provide the palette of materials to be used. Finishes have been selected based on the recommendations from the Heritage Impact Assessment and are considered appropriate for the context of the site.</p> <p>Colour details of the roof structure are included on the Schedule of Finishes.</p>	Yes
C5.5	Carports and garages	N/A	N/A
C5.6	Enclosure of subfloor area	N/A	N/A
C5.7	Privacy	N/A	N/A
C5.8	Design quality principles for residential flat buildings	N/A	N/A
C6	Consideration of the NSW Coastal Policy and NSW Coastal Design Guidelines		
C6.1-6.3	Consideration of the NSW Coastal Policy and NSW Coastal Design Guidelines	N/A	N/A

C7	Requirements where there is a potential to impact on coastal views	N/A	N/A
C17	Setbacks		
C17.4	Front setback 10 m Side setback 3 m	Setbacks exceed minimum requirements	Yes
C17.7	Setbacks from Services	The proposal is not built over a registered easement, sewer or water main.	Yes
C17.8	Setback 3.5 m from levy wall toe	The existing boat shed is in front of the levy wall. 	N/A
C18	Development on flood liable land		
C18.1	Comply with Part D of DCP	A flood study is provided with this development application.	Yes
C19	Building height		
C19.1	Maximum building height SP3 Zone	N/A	N/A
C19.2	Maximum top plate height of buildings	N/A	N/A
C20	Building height controls on internal lots	The subject site is within the Grafton Memorial Park	N/A
C24	Sites subject landslip/geotechnical hazard	The site is not identified as being subject to geotechnical risk. In addition, the proposal is alterations and additions to an existing boatshed, rather than a new building and site.	Yes
C25	Waste Management	Liquid waste matters can be addressed via a condition of development consent Solid Waste can be disposed of in accordance with Council requirements	Yes Yes
C26	Provision of essential services		
	Provision of essential services		

C26.2	Supply of water	Not applicable as the site benefits from an existing water supply	N/A
C26.3	Disposal and management of sewage	Not applicable as the site benefits from an existing sewage connection	N/A
C26.4	Supply of electricity	The site benefits from an existing electricity supply	N/A
C26.6	Stormwater management	A stormwater management plan is provided and complies with DCP requirements	Yes
C26.7	Provision of other services and infrastructure	All required services and infrastructure are provided.	Yes
Part D Floodplain management controls			
D4	D4.1 – Schedule D4	<p>BMT has completed the flood assessment for the subject development proposal. This assessment reviewed all relevant documentation including:</p> <ul style="list-style-type: none"> - Clarence Valley Local Environmental Plan (LEP) 2011 Clarence Valley Development Control Plan (DCP) 2011 - Clarence Valley Flood Study Update 2013 - Clarence Valley Flood Risk Management Study and Plan 2007 - Grafton and Maclean Flood Levee Overtopping Hydraulic Assessments 2010 - Clarence Valley Local Flood Plan 2017 <p>The proposed redevelopment of the Grafton Boatshed is not expected to cause significant impact to flood behaviour in the surrounding areas. The Site is impacted during frequent flood events, with the boatshed and mezzanine levels being impacted from the 1 in 5 AEP design event, and the proposed Upper Deck from the 1 in 100 AEP design event. Due to the fact that the Site is in front of the flood levee, the Site becomes fully inundated before the SES evacuation triggers. Accordingly, BTM made recommendations for a Flood Action Plan, which complies with DCP requirements. The Flood Assessment is attached to this development application</p>	Yes
Part E Heritage Conservation			
E4	Development Application Information Requirements	The proposal addresses the objectives of the heritage chapter as follows:	Yes

and Matters
Consideration

for

1. 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.
2. 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 not detract from the significance to c.1930 building or the Memorial Park located in Grafton or adjacent heritage items.

3. 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.

4. This SEE and the attached Statement of Heritage Impact 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.
5. 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.

E5	Statements of Heritage Impact and Conservation Management Plans	A Statement of Heritage Impact has been prepared by Nimbus Architecture and Heritage and is included with this development application. Heritage controls within the DCP are addressed as relevant within this SEE.	Yes
E6	Demolition Controls	A Statement of Heritage Impact has been prepared by Nimbus Architecture and Heritage and is included with this development application. Detailed building	Yes

		plans are provided with this Development Application.	
E7	Subdivision	N/A	N/A
E8	Development in the vicinity of a Heritage Item or within a Heritage Conservation Area	<p>Relevant controls are addressed below.</p> <p>8.1 a, 8.2 1 & 2, a, b, c):</p> <p>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 reinterpreting the former covering (roof deck) to the c.1930 building. 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.</p> <p>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 in the attached Heritage Report.</p> <p>Response to d):</p> <p>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</p>	Yes

and less heavy when viewed against the Clarence River and onto South Grafton district.

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.

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.

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.

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.

Response to i):

There is no proposed change of use, continuing to function for sporting activities, rowing.

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. 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.

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 in the Heritage Report.

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.

E9 General Principles for Heritage Conservation Relevant controls are addressed below:

Response to a):

Architectural drawings and a

photographic log in the Heritage Report will be provided by Nimbus Architecture and Heritage, additionally a full survey is provided in the documentation.

Response to b):

Old photographs have been included in the Heritage Report are from secondary sources, and have aided in the redevelopment of the

site, to understand the heritage significance to the place.

Response to c):

The attached Heritage Report fulfills this requirement.

Response to d):

This application seek approval for the proposed works.

E10	Policies for new development alterations and additions		
E10.1	General context	<p>Response to a):</p> <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.</p> <p>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> <p>Response to b):</p> <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</p>	Yes

colour palette, and the use of warmer timber elements for cladding features.

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.

Response to c):

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.

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.

E10.2	Roof Pitch and Form	<p>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.</p> <p>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.</p> <p>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</p>	Yes
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		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.	
E10.3	Verandahs	N/A	N/A
E10.4	Windows and doors	<p>A proposed door set is to be added to the western</p> <p>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.</p>	Yes
E10.5	Building materials	<p>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.</p> <p>The masonry is proposed to be painted in a similar colour to the original building.</p>	Yes

		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.	
E10.6	Setbacks	N/A	N/A
E10.7	Garages and carports	N/A	N/A
E10.8	Colour schemes	A material selection palette is provided with the Architectural Plans, noting that the existing boat shed building is not a heritage item	N/A
E10.9	Advertising	No advertising is proposed, however an assessment against the IE SEPP has occurred for the proposed building identification sign.	N/A
Part F Parking and vehicular access controls			
F2	Number of Car Parking Spaces	The boat shed is located within Grafton Memorial Park and along the bank of the Clarence River. There is no parking associated with the proposed alterations and additions to the boat shed, with existing parking areas associated with the park continuing to be used.	N/A
Part G Sustainable water controls			
G3	What sustainable water controls apply?	<p>The proposed development can comply with 3 star rated fixtures as specified in the DCP.</p> <p>A stormwater management plan is provided with the Development Application. The Plan has been prepared by Jones Nicholson Pty Ltd and provide the necessary details to ensure that stormwater is managed appropriately.</p>	Yes
G4	Requirements for 3 star rated fixtures and dual flush toilets	The proposal can comply	Yes
Part H Erosion and sediment control			

H4	Erosion and Sediment Control Plan Requirements	An erosion and sedimentation control plan is submitted with this Development Application, consistent with DCP requirements	Yes
Part J Advertisements and advertising structures			
J3	Assessment of Development Applications for Advertising and Signage Structures	An assessment against the provisions of Chapter 3 – Advertising and signage' of the Industry and Employment SEPP 2021 is included in this SEE. The assessment confirms the proposed signage is appropriate and therefore suitable for its context.	Yes
J5	Advertisements and Advertising Structures in Heritage Precincts	The proposed signages identify the site as the Boat Shed and are essentially for building identification which is consistent with the directions within the Plan of Management for the park. The proposed signage does not detract from the significance to the place, its setting, Memorial Park, Grafton Conservation Area – C3 or adjacent heritage items.	Yes
Part Q Development within the waterway zones			
Q1 – Q4		Not relevant as the proposal is not within a Waterway zone	N/A
Part S Controls for biodiversity			
S10	Environmental Buffers	The proposal is for alterations and additions to an existing boat shed structure, located within the RE1 Public Recreation Zone, adjacent to the bank of the Clarence River. There is no significant habitat within the vicinity of the proposal, with a stormwater management plan providing an appropriate response to water quality management.	Yes
S11.2	Stormwater runoff, drainage, waterways and wetlands	<p>A stormwater management plan has been prepared and is submitted with this Development Application. The proposal will not impact aquatic habitat, either through pollution, removal or blockages to fish habitat. Given the location of the subject site, its existing use, and the nature of the proposal being alterations and additions, a riparian zone assessment is not required. However it is noted:</p> <ul style="list-style-type: none"> – The proposal will have no impact on the ecological values of the 	Yes

		<p>riparian area, being an alteration and addition to the existing structure. This modernisation will result in improved stormwater management, enhancing the health of the Clarence River</p> <ul style="list-style-type: none"> - The proposal is within land zoned RE1 Public Recreation and is completely clear of the waterway area and is an alteration/ addition to an existing building. No areas of habitat are therefore impacted. 	
S11.3	Soil and earthworks	<p>The proposal complies with DCP requirements for earthworks.</p> <p>The subject site is within acid sulfate soil classes 1 and 4. The proposal represents an alterations and additions to the existing boat shed and will not result in a change to the water table and acid sulfate soil impacts.</p>	Yes

CONCLUSION

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents.

Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts.

Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social or economic impacts, the application is submitted to Council for assessment and granting of development consent. Think Planners Pty Ltd recommends the approval of the application, subject to necessary, relevant, and appropriate conditions of consent.