

SITE PLAN

1 : 2000

Revision Number	Revision Date	Revision Description
A	24/11/22	DA ISSUE
Revision Schedule		



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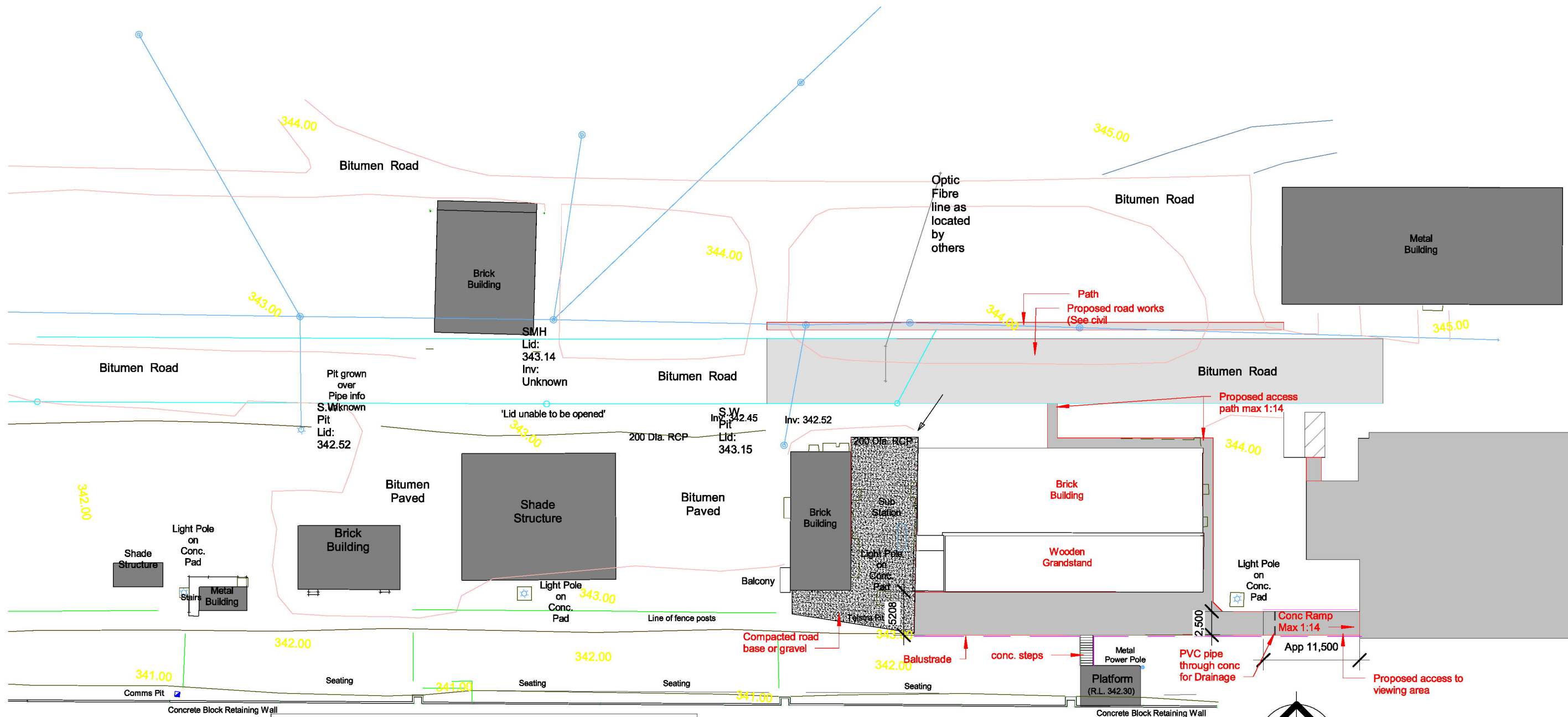
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Scale: 1 : 2000	
Date: 11/23/22	

PARKES SHOWGROUND
 VICTORIA STREET
 PARKES

SITE PLAN

PARKES SHOW COMMITTEE

Project. No.	22.677
DWG. No.	A02
Issue:	A



ALL DIMENSIONS TO BE CONFIRMED ON SITE

Provide erosion and sediment control as per Civil Engineers plans

SITE DETAIL

1 : 500

A	26/08/22	Concept Issue #1 - Client Review
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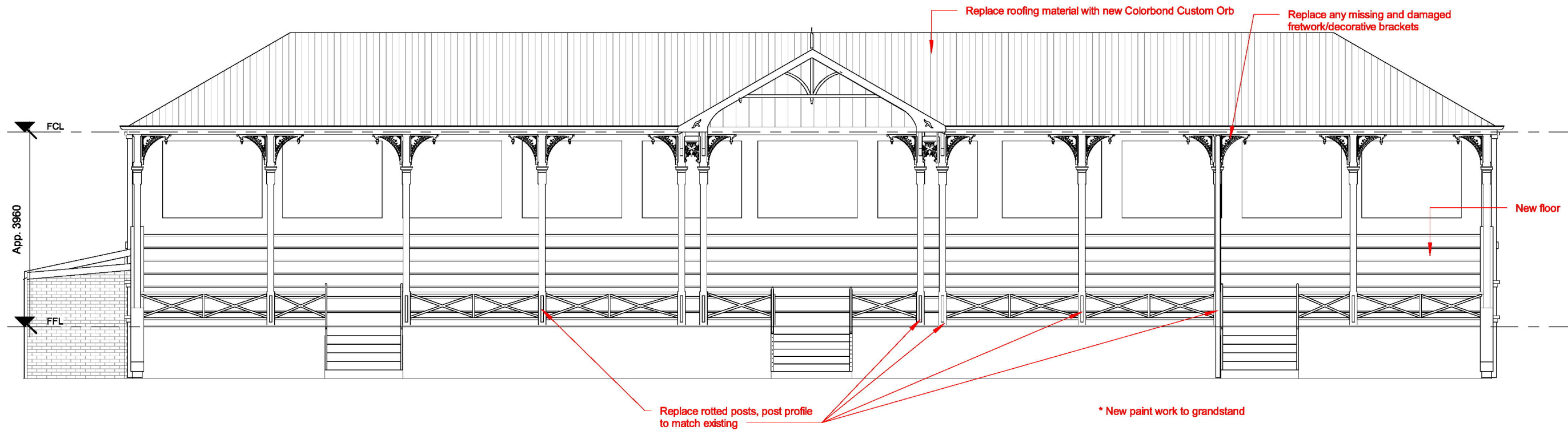
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PARKES SHOWGROUND
 VICTORIA STREET
 PARKES

SITE DETAIL

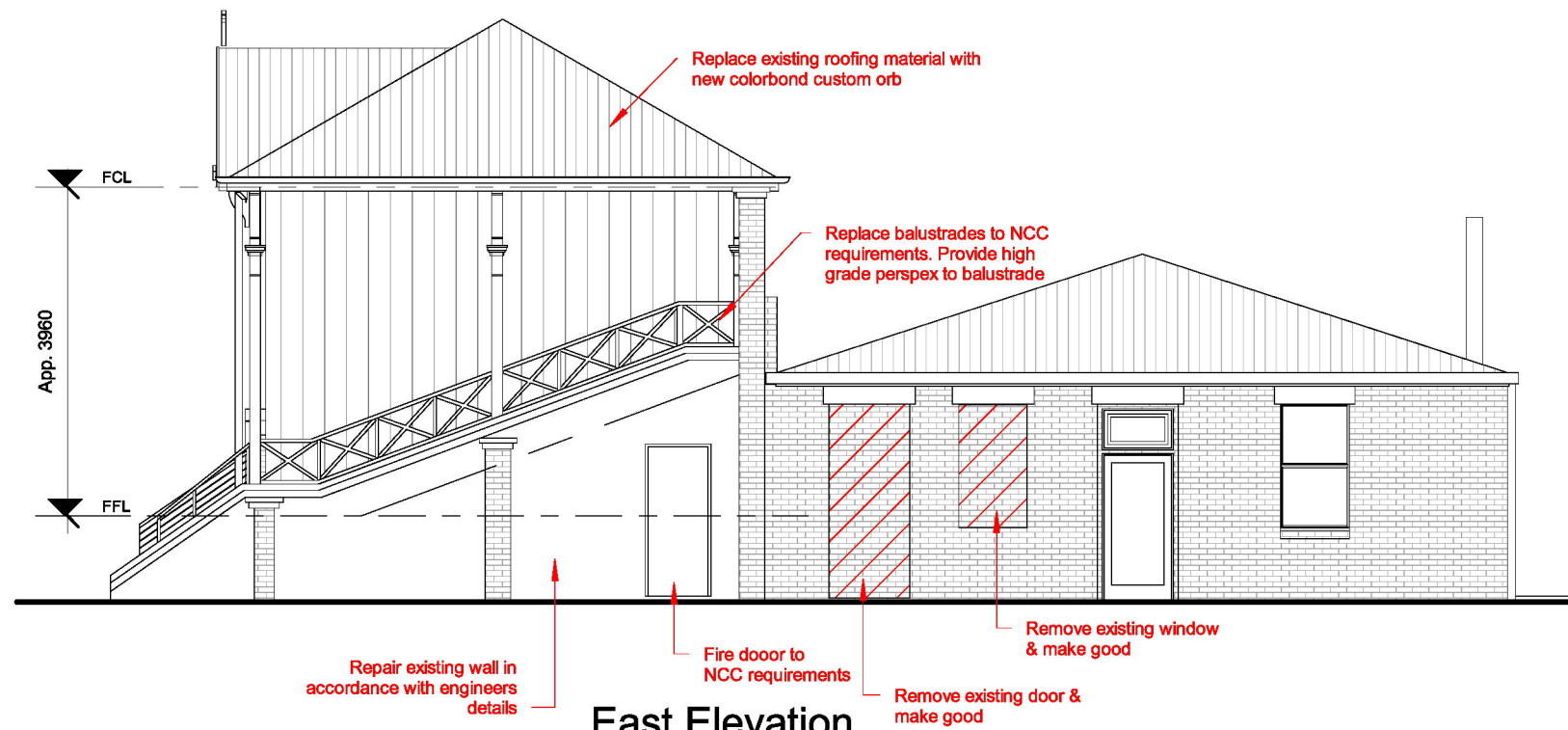
PARKES SHOW COMMITTEE

Project. No.	22.677
DWG. No.	A03
Issue:	B



South Elevation

1 : 100



East Elevation

1 : 100

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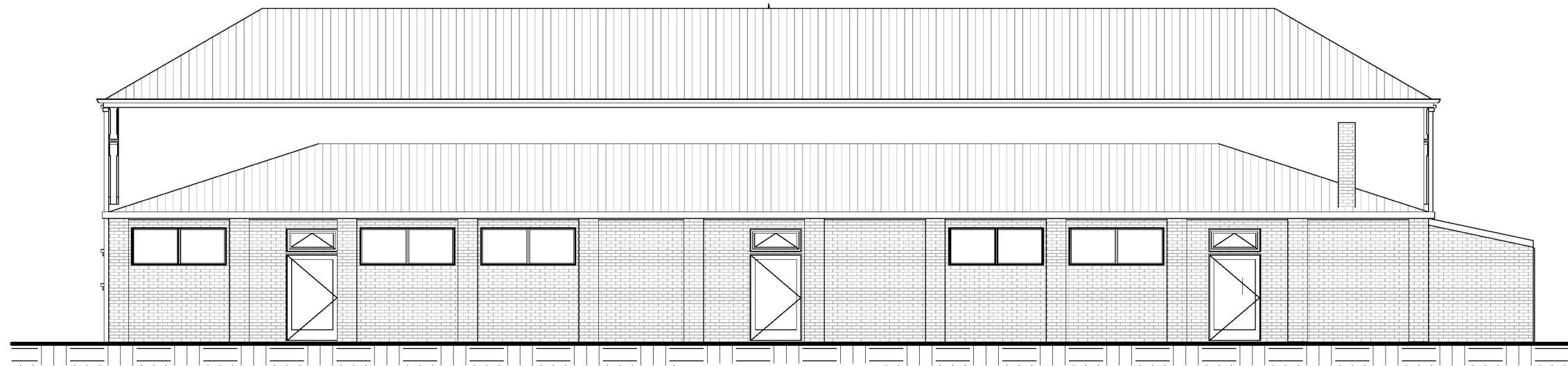
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PARKES SHOWGROUND
VICTORIA STREET
PARKES

BUILDING ELEVATIONS

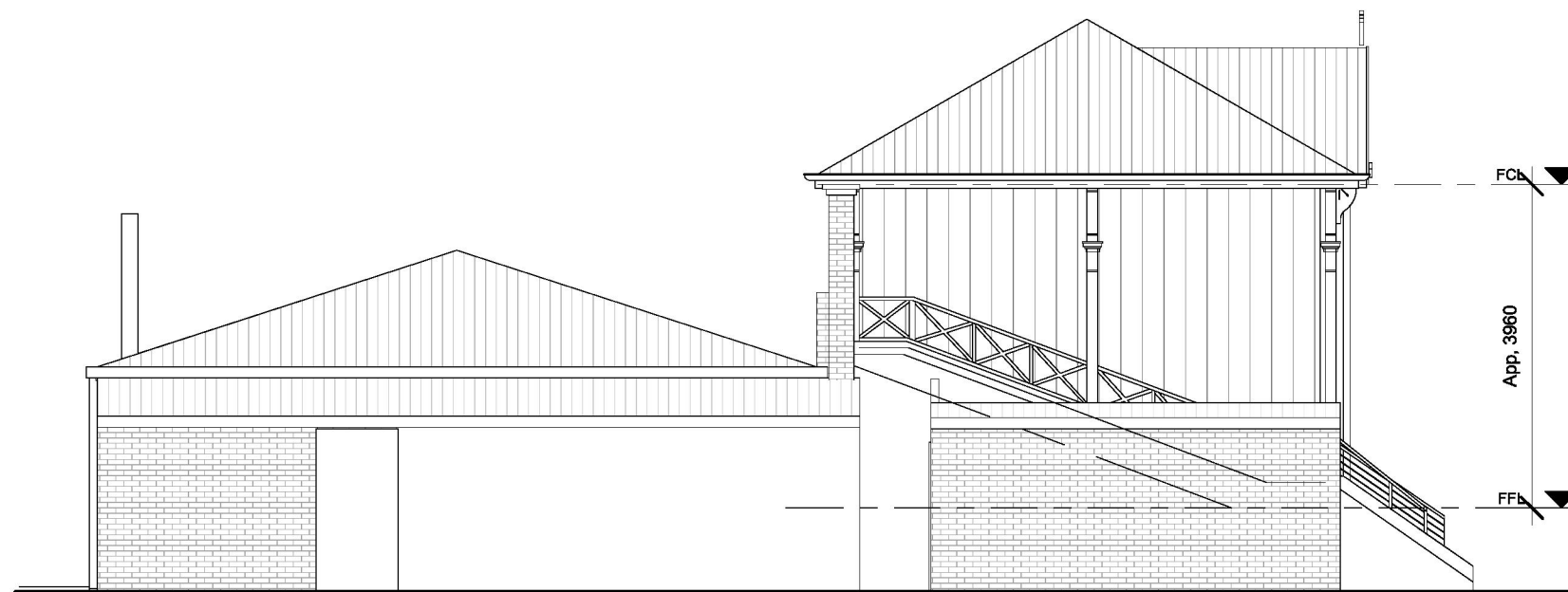
PARKES SHOW COMMITTEE

Project. No.	22.677
DWG. No.	A05
Issue:	B



North Elevation

1 : 125



West Elevation

1 : 100

Revision Number	Revision Date	Revision Description
A	26/08/22	Concept Issue #1 - Client Review
B	24/11/22	DA ISSUE

Revision Schedule



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PARKES SHOWGROUND
VICTORIA STREET
PARKES

BUILDING ELEVATIONS

PARKES SHOW COMMITTEE

Project. No.	22.677
DWG. No.	A06
Issue:	B

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPERTY DETAILS

Lot/ No/s: 296/563 Section: n/a DP No/s 750152

Property No: 52 Street/Road Name: Victoria Street

Property Name: n/a Town/Locality: Parkes

APPLICANT DETAILS

Parkes Showground Committee

DESCRIPTION OF DEVELOPMENT

Alterations to existing showground grandstand in respect to public safety, heritage aspects, accessibility and stormwater issues.

USE OF DEVELOPMENT

Public Grandstand

DEVELOPMENT STANDARDS

What is the zoning of the land ? RE1 – Public Recreation

Is the proposal allowed within this zone ? Yes

Is the proposal consistent with the zone objectives ? Yes

Relevant Development Control Plans that apply to the development:

Parkes Development control plan 2020

Parkes Local Environmental Plan 2012

PROPOSED ALTERATIONS

Surrounding Ground Works

Stormwater management in compliance with Civil Engineering Plans by Calare Civil

Proposed Paths in compliance with Civil Engineering Plans by Calare Civil

Road works to existing road in compliance with Civil Engineering Plans by Calare Civil (section of road located at the grandstand and noted on plans)

Accessible paths

Concrete area to front of grandstand including balustrades

Internal Alterations

Changes of use – Existing luncheon converted to Display Hall

Enclose all openings between new display room and existing kitchen/store area, ensure compliance of wall to FRL 90/90/90. Note existing kitchen/store area will become an unused void. See A04

Enclose access from existing kitchen 2 to existing kitchen 1. Ensure Kitchen1/Kitchen 2 wall and Kitchen 2 Display Hall wall have an FRL 90/90/90 – See A04

Remove centre internal wall to Committee Room – See A04

Note: Existing kitchen is no longer required due to new kitchen in proposed Pavillion

External Building works

Remove window and door from Eastern side of Committee Room, brick fill openings and ensure FRL requirements – See A05

Remove existing side door to Grandstand on Eastern Elevation, brick fill opening – See A05

Repair Eastern wall of grandstand due to large cracks and movement

Proposed landing and ramps to entry to new Display Hall to comply with AS1428.1

Replace existing roof sheeting to Grandstand with new Colorbond Custom Orb sheeting “Manor Red”

All balustrades to Grandstand are lower than 900mm as required by the National Construction Code, all balustrades to be increased to 900mm high, design of balustrade is to match exact to current design, infill to the balustrades to be a commercial grade clear Perspex

Replace 5 x rotted posts, post profile to match existing – See A05

Refurbish existing stairs to Grandstand and ensure compliance with National Construction code requirements

Subfloor ventilation

Strengthening of existing trusses & roofing

All new flooring to Grandstand

All new paint to Grandstand, colours to match existing

Accessibility

Objective: To ensure access to an accessible viewing area

Due to the height of the Grandstand from finished ground level accessible access is unavailable to the grandstand without major alterations which not only would become unaffordable to the committee but also be apathetic to the existing structure.

As an alternative option a proposed accessible access to the viewing area of the new multi-million dollar pavilion will be provided from the Grandstand area as part of the external works (See A03). This would give people, whom may not easily be able to access the Grandstand via steps the option of comfortably viewing events from a modern weather protected area.

5.10 Heritage conservation

Note— Refer to Parkes Local Environmental Plan 2012

Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the Heritage Map as well as being described in Schedule 5.

(1) Objectives The objectives of this clause are as follows—

(a) to conserve the environmental heritage of Parkes,

(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,

(c) to conserve archaeological sites,

(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(2) Requirement for consent Development consent is required for any of the following—

(a) 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) a heritage item,

(ii) an Aboriginal object,

(iii) a building, work, relic or tree within a heritage conservation area,

(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,

(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,

(d) disturbing or excavating an Aboriginal place of heritage significance,

(e) erecting a building on land—

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,

(f) subdividing land—

- (i) on which a heritage item is located or that is within a heritage conservation area, or
- (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.
- (3) When consent not required However, development consent under this clause is not required if—
- (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development—
- (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and
- (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or
- (b) the development is in a cemetery or burial ground and the proposed development—
- (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and
- (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or
- (c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or
- (d) the development is exempt development.
- (4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).
- (5) Heritage assessment The consent authority may, before granting consent to any development—
- (a) on land on which a heritage item is located, or
- (b) on land that is within a heritage conservation area, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),
- require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.
- (6) Heritage conservation management plans The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.
- (7) Archaeological sites The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies)—
- (a) notify the Heritage Council of its intention to grant consent, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.
- (8) Aboriginal places of heritage significance The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance—
- (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and
- (b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.
- (9) Demolition of nominated State heritage items The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item—
- (a) notify the Heritage Council about the application, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.
- (10) Conservation incentives The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that—
- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and
- (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and

(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and
 (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and
 (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

SITE SUITABILITY

Is the development in an area that would be prone to natural hazards such as bushfires or floods? No

CURRENT AND PREVIOUS USES

What is the current use of the site? Shows, events, Harness racing and camping

What is the present use(s) of the adjoining land? Residential

Is it possible that the site could be contaminated from current or previous usage? No

ACCESS, TRAFFIC & UTILITIES

Will the development increase local traffic movements and volumes? No

Has onsite parking been addressed in the design? Yes

Is there vehicle access to a public road? Yes

Are the following utilities readily available to the site?

Water	Yes	Telecommunications	Yes
Electricity	Yes	Sewer	Yes

Availability of public transport: N/A

SOCIAL AND ECONOMIC IMPACTS

Will the proposal have any social or economic consequence for the area? No

CONTEXT AND SETTING

Will the development:-

- be visually prominent in the surrounding area? Yes
- be inconsistent with the existing streetscape No
- be out of character with the surrounding area? No

Is there any impact on neighbouring properties relating to:

Visual Privacy No

Acoustic Privacy No

Views NO

Overshadowing NO

ENVIRONMENTAL IMPACTS

Air and Noise

- Will any form of air pollution be created from the development? No
- Will the development create any noise impacts? No

Soil and Water

- Does the development have the potential to result in any form of water pollution? No
- Will the development require any significant excavation or filling? No
- During & after construction could the development cause erosion or sediment run-off? No

ENVIRONMENTAL IMPACTS (cont'd)

Heritage

- Is the development a heritage item as listed in Council's LEP or DCP? Yes
- Is the development located in a heritage conservation area? Yes
- Will the development be adjoining a heritage item? No
- Will the development have an impact on any heritage item or item of cultural significance? No
- Will the development disturb any known Aboriginal artefacts? No

Flora and Fauna

Will the development:

- Result in any removal of vegetation on the site? No
- Be likely to have an impact on threatened species or a native habitat? No
- Be subject to any landscaping treatments? No
- Is the development in a koala habitat? No

ENVIRONMENTAL IMPACTS (cont'd)

Waste

- Will the development provide adequate waste facilities and controls? Yes

Comments:

Regular waste services. Skip bin on site during construction

Energy

- Is the development considered to be environmentally sustainable? N/A

STATEMENT OF HERITAGE IMPACT



**Statement of heritage impact for:
PARKES SHOWGROUND GRANDSTAND REFURBISHMENT AND
REPAIR
Parkes. NSW 2795**

This statement forms part of the development application for:
Refurbishment and repair of the Parkes Showground Grandstand

Date:
25 November 2022

Address and property description:
No.52 Victoria Street
Parkes. NSW 2870
Lot 296 DP 750152

Job reference number:
2022.677

For:
Parkes Show Committee

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1. INTRODUCTION

This report was commissioned by the Parkes Show Committee as the manager of the property as part of the development application for refurbishment and repair of the grandstand at the Parkes Showground.

This statement addresses the impact of the proposed work on environmental heritage as identified in the Parkes LEP and the impact on the heritage values of Parkes, the locality, and the adjacent properties.

The report accompanies the following drawings prepared by Calare Civil Pty Ltd and is to be read in conjunction with the Structural Assessment prepared by Calare Civil Pty Ltd.

Drawing Schedule:-

- A01 Cover Sheet
- A02 Site Plan
- A03 Site Detail
- A04 Building Layout
- A05 Building Elevations
- A06 Building Elevations

2. HERITAGE FRAMEWORK AND OBJECTIVES

Objectives:

- assess the heritage impact of the proposed grandstand repair and refurbishment work on the significance of the building using the Heritage Criteria
- assess the impact of the repair and refurbishment work on the building with regard to the heritage values of the Showground, its curtilage and the city of Parkes

The subject site is an allotment located within the Parkes Shire Council city of Parkes located at No.52 Victoria Street. The grandstand on that allotment is not located within any Conservation Area and it is not nominated on Schedule 5 of the Parkes Local Environmental Plan 2012. The potential heritage status of the grandstand needs to be taken into consideration. Before

granting consent in respect of a heritage item or an item near a heritage item, consideration is to be given to the effect of the proposed development on the heritage significance of the item, items in the vicinity, and the area concerned.

There is a locally acknowledged heritage item in the vicinity of the subject property, and it is located withing a group of buildings which are significant.

Items of local significance:

1. Item I7 Showground Pavilion Corner of Victoria and Ward Streets (this building has since been subject to demolition and a new pavilion is under construction). Note that an Investigation of Significance (Barbara Hickson Heritage Advisor – May 2015) recommends that the Grandstand Pavilion listing should be corrected to read Showground Grandstand Pavilion.

3. LOCATION & DESCRIPTION

Parkes is located approximately 290km west of Sydney in the City of Parkes is in the Parkes Shire Council local government area. The subject site is the Parkes showground which is located across allotment 563 DP750152 and allotment 296 DP750152. The site extends from Victoria Street on the south to Mitchell Street on the north boundary. Ward Street adjoins on the east with more pavilions on adjoining allotments to the west.

The grandstand is a Victorian era predominantly timber building 32m long by 3.3 wide with a brick understorey. It is open on three sides with tiered seating accessed by three sets of concrete steps at the front facing the central show ring. There are twelve decorative timber posts supporting the hipped roof, with double posts supporting a gabled central section which has simple decorative fretwork and a finial. The posts have cast iron decorative brackets and are decorated with stopped chamfers and moulded capitols. The barge boards have decorative cutouts. The balustrade at the front is crossed diagonal timbers. The roof is corrugated iron painted red. At the rear of the grandstand is a ground floor area used as a display hall, committee room and kitchen. This part is a 1920s addition.

The building is described in the Investigation of Significance as being in poor condition and needing urgent painting and repair to timber work details.

4. BRIEF HISTORICAL BACKGROUND

First Occupation

Prior to European contact the Parkes area was of importance to the traditional owners who are Wiraduri Country custodians. The landscape provided cultural sites as well as material support for habitation. Aboriginal occupation of NSW spans at least 40,000 years and the Parkes area has not been investigated sufficiently to establish timelines. The Wiraduri tribe was the largest in New South Wales, ranging from Albury in the south, Bathurst to the east, Coonabarabran in the north and Ivanhoe west. It covered approximately one fifth of NSW. It was defined as the land of the three rivers, the Lachlan (Kalari) River, the Murrumbidgee (Murrumbidjeri) River and the Wambool Macquarie River.

There are many significant indigenous sites and evidence of occupation throughout the Parkes Shire Council area including carved trees and cultural landscapes. Studies have concluded that the most common evidence shows as artefact scatters, carved and scarred trees. These sites are distributed throughout the entirety of the Parkes Shire Council LGA.



Aerial photograph- source *Landchecker*

1815 to 1860

The European invasion of Australia commenced in 1788 with the establishment of a penal colony at Farm Cove, Sydney. Exploration westwards was government instigated in order to expand farming. In 1814 the British government commissioned a road to be built across the Blue Mountains, which was completed in early 1815 and settlement and farming expanded west to Bathurst and beyond after the government grant and land sale system was extended west of the Wambool Macquarie River. Land leases and purchases in Parkes occurred in the mid to late 1800s. Firstly farming land and mining areas were squatted on and later sold or leased out by the government. The ancestral homelands of the local Wiradjuri people began to be subsumed by the European settlers in the mid-1800s.

1860-1900

In 1862 the discovery of gold led to the establishment of temporary camps and many temporary buildings were erected. The area was known as known as "Currajong". Thousands of people worked the gold fields and established businesses to support the large workforce. Further gold discoveries in 1871 at the nearby Bushman's Gold Mine saw the district become one of the richest gold producing areas in the colony. In June 1873, Thomas Fletcher, Secretary of the of Currajong Progress Committee, sent a petition to Sydney requesting that a town be surveyed so that the inhabitants could own land. They also requested a telegraph office, police station, hospital, school, courthouse, registry office and mail delivery direct from Orange to Currajong instead of via Forbes.

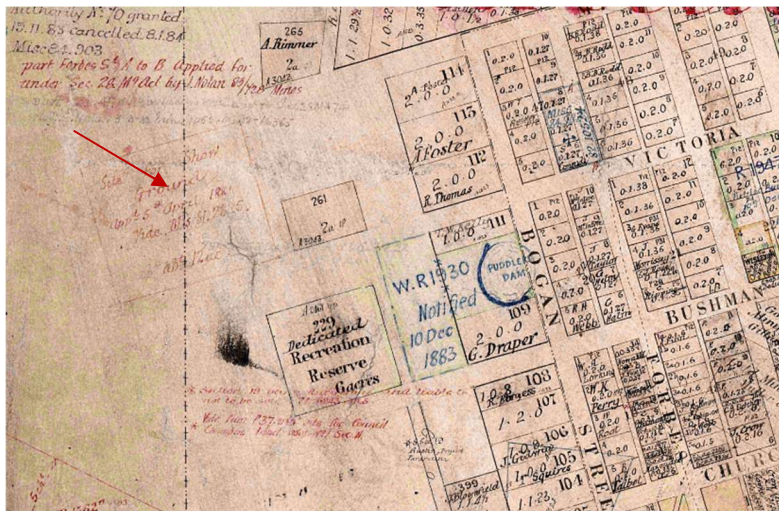


Dayspring Mine Parkes 1863

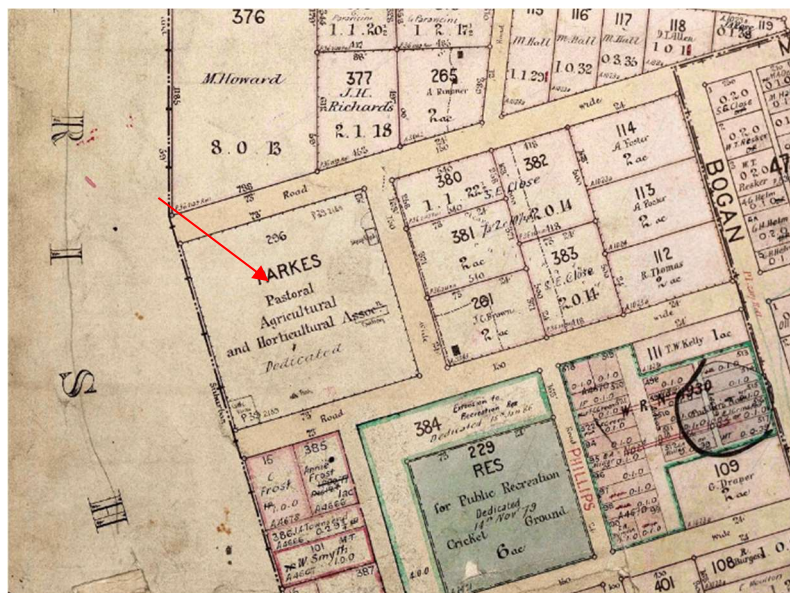


Bushmans Mine
Source: Parkes Library

In 1873 the then Premier of New South Wales, Sir Henry Parkes, on invitation of the residents, visited the area of Currajong and the Bushmans area. In June 1874 a 404-acre site for the Town of Parkes was gazetted. Areas for public recreation nominated.



Parkes Town Map 1874 showing the land to be dedicated to Pastoral, Agricultural and Horticultural Association
Source: Historical Land Records Viewer (HLRV)



Parkes Town Map 1882 showing the land dedicated to Pastoral, Agricultural and Horticultural Association
Source: Historical Land Records Viewer (HLRV)

The tradition of Australian show societies originated in 1822 when acknowledgement of the challenges of agriculture in New South Wales led to the formation of the Agricultural Society of New South Wales. The realisation that the problems could not be solved by individuals alone led to an "An Annual Shew of Stock, and Exhibition of Samples of Wool, Seeds, Implements, or any other Articles tending to the Improvement of Agriculture, shall be held at Parramatta, on the first Wednesday in October, to be open to the Public, for Premiums to be given as a Reward for Improvement or Superiority, in such manner as the Society may, from time to time, offer and direct" by the Society.

Pastoral, Agricultural and Horticultural Associations and later Show Associations formed to share knowledge about improving breeding stock and pasture grasses, improve livestock husbandry through cooperative effort, to share knowledge through education and scientific methods, foster agricultural improvement through encouragement and competition and the instigated rewards for excellence. The holding of annual exhibitions of stock and produce, where people could compete for prizes and exchange information spread across Australia. The first NSW Show was held on 3 October 1823 at Parramatta. The stability of the agricultural shows has since endured, with their longstanding commitment to a set of core values including pride in traditional rural industries, competition, collaboration, progress and the interdependence of town and country.

Early shows provided people with an opportunity to learn from each other and they were regarded as the largest social occasion on the calendar in many towns. Consequently, they also attracted merchants and entertainers. Grandstands served

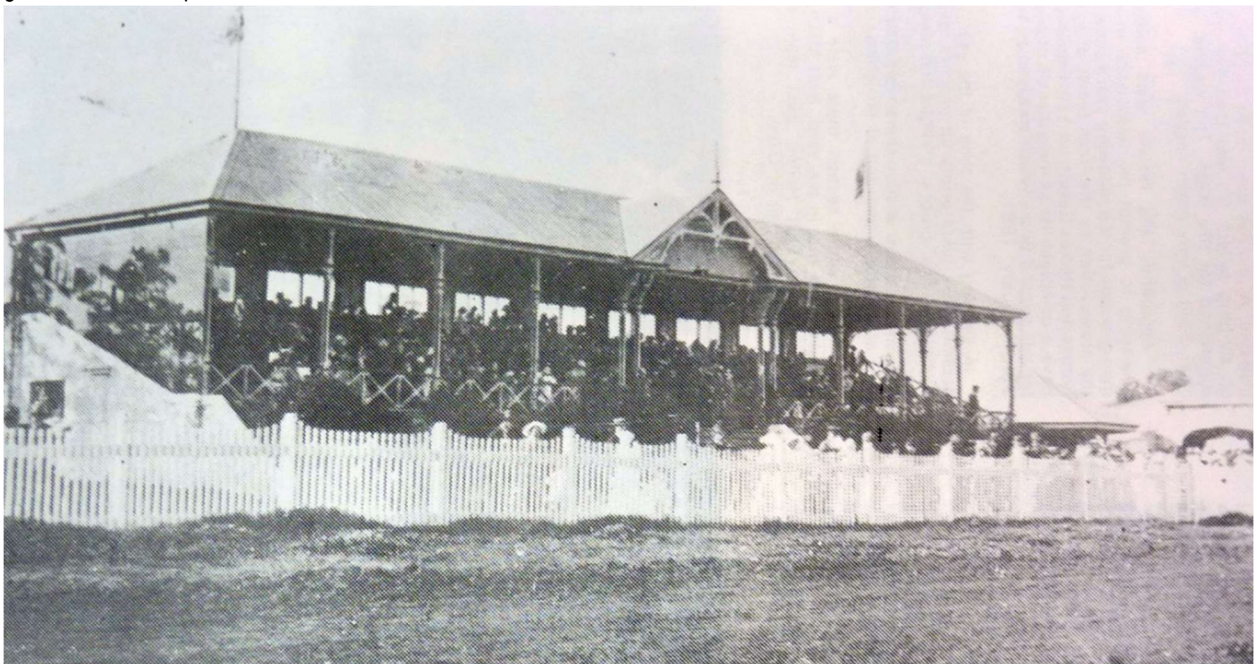
to provide an elevated view of entertainment and ring events and the grand parade with its display of livestock champions was regarded as the heart of the agricultural show. Many local communities worked to establish their own showgrounds.

In September of 1879 a public meeting was held at the Commercial Hotel in Parkes, a committee was elected for the Parkes Pastoral, Agricultural and Horticultural Association and rules were drawn up. The first show was held in 1880 at Cheney Park, South Parkes with an attendance of between 500 and 600 people. Parkes township was re-gazetted with changes in 1881. In July 1884 the Parkes Agricultural Ground was gazetted (allotments 385,386 & 387) and it was dedicated in January of 1886. The first show on the new showground was held 23rd February 1884. By 1885 two shows a year were being held.

The grandstand was built in 1890. It was described in 1894 as “the grand pavilion”, being built of brick “and the whole of the grounds can be viewed from it” with “a basement consisting of a ladies’ retiring room, lavatory, committee’s room, secretary’s room, press room and storeroom”. The grandstand served as the viewing area not just for the agricultural show events but also for gymkhanas, trotting and horse racing, show jumping, and dog trials.

1900 to Present

A brick extension was added in 1924-1926 on the northern rear for a luncheon and supper room. In 1928 the roof of the grandstand was replaced.



Parkes grandstand circa 1930
Source: *Century of Parkes Show* (pg..11)

Other pavilions and exhibit areas were constructed over the first half of the 20th century, with some being replaced after storm damage. Other improvements followed. The grandstand was subject to ongoing changes and improvements until it was deemed structurally unsound and closed to the public.

5. THE PROPOSED DEVELOPMENT

The development application is for:-

- Stormwater management measures, lowering of soil level above the floor level and roadworks at the rear of the grandstand for re-direction and collection of overland flows so that the damaging effects on the grandstand are minimised
- Repairs to the existing box gutter and upgrading connections to a new stormwater system as required so that the damaging effects on the grandstand are minimised
- Installation of subfloor ventilation
- Installation of paths, landings, ramps and concrete areas for upgrading of accessibility
- Upgrading of fire separation to improve occupant safety
- Repair of cracking in eastern wall of grandstand due to movement
- Removal and replacement of roofing of the grandstand
- Increasing the height of balustrades to National Construction Code compliant height to improve occupant safety. Remove and replace approximately 20m of deteriorated balustrading.

- Replacement of five rotted awning posts with similar ones to the existing posts
- Removing existing damaged grandstand flooring and replacement with similar flooring
- Painting of grandstand to match existing

6. HERITAGE STATUS & SIGNIFICANCE

Description

The Parkes Grandstand is not directly listed as a heritage item on the NSW Heritage Register or in the Parkes LEP but documents commissioned by Parkes Shire Council have recommended amending the listing pertaining to the showground to include the grandstand. When this is completed, the Council has a duty to ensure:

- a) the structural integrity and social history of the building be considered in determining a Development Application
- b) the heritage significance and heritage contribution of a building is to be considered

Local government is required to conserve environmental heritage under LEP Clause 5.10 and conserve buildings, areas or other places which are of scientific, aesthetic, architectural or historic interest, or otherwise of special cultural value. The heritage significance of heritage items including the associated fabric, settings and views are to be conserved.

Statement of Heritage Significance

The Parkes Grandstand is associated with the earliest developments of the site having been built in 1890, only 11 years after the Parkes Pastoral, Agricultural and Horticultural Society was formed. It is a rare example of the work of country architect Mr. Sheppard of Wagga Wagga.

The building is of great social and cultural significance being the venue for many spectator events, racing, war recruitments and leisure activities. Aesthetically significant, this building has delicate cast iron decoration and is an exceptionally long and narrow Victorian era grandstand, a building type now rare on country showgrounds and sporting facilities.

It forms part of a visually strong streetscape of pavilions around the central fenced oval ring.

(This Statement of Significance was prepared by Barbara Hickson Architect and Heritage Advisor, 2015)

The primary implications arising from the assessed significance of the buildings are as follows:

1. **Criterion (a) Historical Significance** - The principal significance of the place relates to the historical value of the site. The building is associated with the earliest development of the Parkes showground on the site having been built 11 years after the inauguration of the Parkes Pastoral, Agricultural and Horticultural Society. A prominent Victorian era architect designed the Grandstand and it is a rare example of his work.
2. **Criterion (b) Social Significance** - The building is of great social significance being the venue for many Parkes events. Many families have connections to the Grandstand, and it is held in high regard as highly memorable and perpetual part of people's lives.
3. **Criterion (c) Aesthetic Significance** - The Grandstand has aesthetic significance as a Victorian era building with delicate cast iron decoration, decorative timber features and it is an exceptionally long and narrow building type with a red hipped roof contributing to the ring-side pattern of showground buildings.
4. **Criterion (d) Cultural Significance** - The venue has been a part of many of Parkes community events including the annual show, social, competition, sporting, entertainment, and charity use as well as wartime recruitment and training.
5. **Criterion (f) Rarity** - The style and exceptional length of this Architect designed Victorian grandstand is now a rare sports facility.
6. **Criterion (g) Typical or Representative** - The building is representative of the Victorian era grandstand pavilions of country towns in NSW.

7. ASSESSMENT OF IMPACT

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- The principal significance of the place relates to the historical, social, aesthetic, and cultural values of the site and its use as a grandstand at a country showground since 1890. The significance will be preserved because the work

will stabilise the building and prevent further deterioration by repairing damage and carrying ground works to minimised stormwater damage. Accessibility and fire safety upgrades will ensure continued use which will perpetuate public use and cultural appreciation of the building. Repairs and painting will contribute to the maintaining the aesthetic aspect of the heritage significance.

- The Structural Engineer's assessment has identified significant and urgent repairs required to ensure retention of the building rather than demolition through being unsafe. The work will achieve retention and enhancement.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- The removal of a window and door in the west wall of the committee room and the infilling of openings under the grandstand floor may have a detrimental effect. Some of these may possibly be original openings in both the grandstand and the 1926 parts of the building. The Report of 2015 recommends removal of this former Luncheon room in its entirety so the significance of this part of the building is deemed to minimal. The infilling of the openings with brickwork is a requirement under the National Construction Code to help fire separate the grandstand from the rear building so that compartmentation mitigates spread of fire and loss of life. Symmetry of the building is still achieved with the retention of doors in the end walls.
- The roof is to be replaced with colorbond finished steel in 'Manor Red' colour. The roof will be a similar red colour to the current roof and the relationship of the grandstand to other buildings on the site remains intact with the colour and shape remaining the same. This is not the original roof but one which was replaced in the 1920s. The aesthetic value will be only a minor affect in that the sheets are longer in length but when viewed as a group it will relate well to the adjacent new pavilion building under construction.
- The replacement of severely compromised and deteriorated timber columns is essential for structural stability. Re-using the original columns or only replacing the bases was discounted due to the dilapidation. The impact is reduced by reproducing columns to match the existing with the profile and all decorative features the same.
- The replacement of structural timber members, the repair of the structure and the addition of strengthening struts and tiedown is recommended by the Engineer to be carried out after initial stabilisation works.
- The replacement and raising of the balustrades is essential for occupant safety. The use of simple balustrading to match the existing has been adopted with clear Perpex infill to visually maintain the open look of the non-compliant balustrade.
- The installation of subfloor vents introduces new fabric but is essential for introduction of airflow ventilation to preserve the timber structure.
- Repair of brickwork will involve repointing and introduction of new mortar. Matching the original fabric will reduce the impact. Renewal of the eastern wall will require significant work but the existing bricks will be re-used and efflorescence removed.
- The floor of the grandstand is to be removed and replaced. The loss of dilapidated original fabric which has been irretrievably damaged is balanced by the need for structurally compliant flooring for occupant safety. The new flooring will be visually similar to the original fabric.
- Regarding heritage items in the vicinity: -
 - i. The new development does not reduce the public views of the heritage items and their settings. The visual and sensory settings are not unreasonably affected.
 - ii. The new building set does not visually dominate any heritage building.
 - iii. Spiritual and other cultural relationships that may contribute to the cultural significance of the place are not affected.
- After the repair and building work the grandstand will maintain its relationship to the character and form of the other buildings on the sit and improve the longevity of the grandstand. The identified heritage significance will be unchanged.

The following sympathetic solutions have been considered and discounted for the following reasons:

- Re-use of the existing fabric was discounted because of the structural damage and advanced dilapidation. Refer to Barnsons Structural Engineer's Report.
- Retention of windows and doors was discounted because of occupant fire safety requirements and that the luncheon room has been deemed to have little significance by the Heritage Advisor.

8. CONCLUSIONS

After assessing the proposed development in terms of the foregoing criteria, the Parkes Regional Council (LEP) 2012, and associated documents, along with the requirements of the "NSW Heritage Act 1977" and "The Burra Charter", it is concluded that:

- The remedial work is essential for the retention of the grandstand and its significance.
- The grandstand will continue to contribute to the assessed historic and social significance. The building's association with the earliest development of the Parkes showground is unchanged. The involvement of a prominent Victorian era architect in the original design is unchanged.
- The grandstand is currently closed due to being a dangerous structure. The remedial work will reinstate the more recent social significance and ensure continued use.
- The building plans are a record of the existing structure, and this will help contribute to the understanding of the ongoing history of the building.
- The remedial work retains the original shapes and forms. The appreciation of European buildings, culture and recreation is aesthetically preserved.
- There is little potential for aboriginal archeological significance due to previous site disturbance.
- The works will have no great impact on the significance of the site or the broader showground heritage precinct. The identified heritage pavilion building has been demolished.
- The majority of the built elements of grandstand will be retained. The lack of occupant safety and the structural instability of the grandstand have forced a strategy of replacement of fabric and infilling of openings. Proposed strategies for minimising damage to the heritage significance are to re-use any element that can be retrieved during demolition and record the progression of the demolition and construction work.

9. RECOMMENDATIONS

After assessing the proposed building repair and refurbishment in terms of the foregoing criteria, the Parkes Regional Council (LEP) 2012, and associated documents, along with the requirements of the "NSW Heritage Act 1977" and "The Burra Charter", it is concluded that:

The proposed development will have only minor impact on the significance of the site and the broader heritage precinct of Parkes Showground. The grandstand will continue to contribute to the identified heritage significance. There is little potential for archeological significance due to previous site disturbance.

Recommendations:

- 1. Any relics or evidence of prior occupation found during works be noted and photographed.**
- 2. Prior to demolition of the buildings a photographic archival recording would be advisable.**
- 3. A record of the progression of the demolition and construction would be advisable.**
- 4. It is recommended that materials and elements of the building capable of recovery should be re-cycled and re-used and that this should be considered as part of the process of demolition**

5. PHOTOGRAPH



Grandstand building south side

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