



Figure 135 Alfred Crescent oval

3.9.2 *Basketball Court*

An basketball court with green asphalt playing surface is located directly to the north of the Alfred Crescent Pavilion. The court was originally established behind what was then the Centenary Pavilion in the c. 1970s. It has been recently reconstructed.



Figure 136 Basketball Court

3.9.3 *Skate Park*

The skate park is located in the north-west corner of the park near the public toilets and infant welfare centre. The park comprises a series of an excavated concrete bowls partially enclosed by a cyclone wire fence.

The skate park was constructed in 1991, continuing the trend towards the provision of both passive and active recreational facilities in the Gardens.²³⁸ The skate park appears to have undergone some alterations since its construction.



Figure 137 Skate park

3.9.4 *Playgrounds*

History

Approval for the construction of playground in the northern end of the Gardens, opposite the state school, was granted in 1925.²³⁹ Playgrounds were built in many of Melbourne's parks and gardens during this period, largely in response to lobbying by the Guild of Play. Established in Melbourne in 1912, the Guild of Play advocated the need for supervised play as an essential component of a child's development.

Their beliefs stemmed from an international playgrounds movement formed in the United States and England and active in the late nineteenth and early twentieth century. The movement sought to alleviate some of the social problems experienced by families living in crowded inner cities areas.²⁴⁰

The playgrounds in the north and south of the park are of recent origin.

Description

The northern playground is located close to Alfred Crescent, opposite the primary school while the southern playground is located at the southern end of the section of the Gardens adjacent to the sports ground. The northern playground is open with tam bark ground covering surrounding the playground

structures and post supported shade clothes. The southern playground is enclosed by a small, powder-coated cyclone wire fence with tanbark and some soft, rubber ground covering. The southern playground also includes a post supported canopy with open sides to provide shelter. The play equipment is a combination of steel, timber and plastic construction across both playgrounds.



Figure 138 Northern playground



Figure 139 Southern playground

3.9.5 *Open lawn opposite the Primary School*

A rectangular area of open lawn opposite the primary school is used as an informal playing ground for youth soccer. The area formerly had permanent soccer goal posts at either end (early 2000s).

Open ground in this area may originally relate to this being among the last to receive land filling from nightsoil and street sweepings, and to its proximity to both the former railway corridor and the City of Fitzroy's former nursery site.

The 1905 plan shows this area as open parkland with a curved row of trees along Alfred Crescent (then Monterey Pines and Sweet Pittosporum, later replanted with Kurrajong and even later in this area with Ashes) and another linear row to the south, roughly parallel. In 1925 the City of Fitzroy approved the construction of a children's playground opposite the primary school in Alfred Crescent. However, there is no evidence of the feature in the 1945 aerial photograph suggesting it had been removed by this date, although a playground facility appears to be located north of the depot in the 1966 aerial photo.



Figure 140 Practice ground today



Figure 141 Former soccer goal posts (c. 2004), since removed.

3.10 Gardens buildings and elements

3.10.1 *Memorial Rotunda*

The Memorial Rotunda was constructed in 1925 as a memorial to those who served in the First World War.²⁴¹ It was designed by Edward Twentyman, founder of the well-known architectural firm Twentyman and Askew, and long serving office bearer with the Fitzroy Cricket Club.

The rotunda originally had a rusticated bluestone base and was encircled by garden beds enclosed by an iron picket fence (Figure 142). A photograph of the rotunda dated 1927 also shows surrounding garden beds with timber post and rail fences. The appearance of the rotunda has also been altered by the rendering of the quarry-faced bluestone plinth. In its early days, the rotunda was a venue for weekly performances by the Fitzroy Municipal Band and during the 1950s it was used by the Ladies Bowling Club.²⁴² In more recent times it has served as a meeting room for the local branch of the Australian Labour Party and as a clubhouse for the Bocce Club. Local folklore has it the rotunda may have been used as an air-raid shelter during the War, though evidence to support this has not been found.

An interwar Classical Revival rotunda of rendered masonry and concrete construction. Circular in plan, it has a platform raised above a lower storey base and surmounted by a copper clad dome. The dome is finished by a copper lantern and is supported by eight Tuscan order columns with an entablature containing a moulded cornice and a frieze with triglyphs and plain metopes. The platform is accessed via a flight of stairs with a solid balustrade which curves outwards at the ground floor where it is terminated by panelled and capped piers. A non-original steel gate is fitted to the stair entrance. Two copper plaques are affixed to the drum, either side of the stairs. The plaque to the south side reads:

PEACE MEMORIAL ERECTED BY THE FITZROY CITY COUNCIL AND THE PEACE YEAR
(1918-1919) COMMITTEE IN HONOUR OF THE CITIZENS OF FITZROY WHO SERVED
IN THE GREAT WAR 1914-1919 ENLISTED-1453 WOUNDED-521 KILLED-213 – 1925.

The plaque to the north side contains the names of the various committee office bearers responsible for the erection of the rotunda. Adjacent to the south plaque is a small bronze plaque which reads

ERECTED BY THE FITZROY CITY COUNCIL IN HONOUR OF THE CITIZENS OF FITZROY
WHO SERVED IN WORLD WAR II 1939-45.

The base walls contain perforated metal vents and two sets of steel-framed, louvred windows with wirecast glazing and external wire mesh security screens. Access to the interior of the base is through a V-jointed board door located below the stairs. Openings to the under-stair area are enclosed by recent wire mesh security gates. Modern floodlights are fitted to the dome entablature and the whole structure stands on a non-original concrete paved apron, partially encircled by garden.

Internally, the deck is an open space, with a painted concrete floor (Figure 143). The interior space is a circular space with central painted columns and a number of windows, with a concrete floor and reinforced concrete coving between the wall and roof.



Figure 142 Views of the Memorial Rotunda c. 1920s (left) and as existing (right)
Source: Reproduced in North Fitzroy Conservation Study 1978



Figure 143 Interior of the rotunda at ground level

3.10.2 Emely Baker Infant Welfare Centre

The Infant Welfare Centre was erected in 1972, just to the north of a site previously occupied by an elaborate fountain dating from c. 1887. Prior to the construction of the existing building, the Infant Welfare Centre was housed in a 1926 timber structure, located adjacent to the former gardener's residence.²⁴³ Security concerns and the need for ease of supervision appear to have prompted the relocation of the Welfare Centre to a site on the perimeter of the park.²⁴⁴

The infant welfare centre is an undistinguished, single-storey, tan-brick building with aluminium-framed windows and a skillion roof clad in metal tray deck (Figure 144). A brick wall with tile coping extends outwards from the side elevations, enclosing the front of the building. The space between the brick wall and the building is utilised as a play area including a sand pit, hard paving and sunshades. The building is currently unoccupied.

A number of native trees, including eucalypts (Lemon-scented Gum, Brittle Gum, Peppermints) and a Silky Oak, are established around the centre. These trees appear to relate to the infant welfare centre's 1970s introduction to this location.



Figure 144 Emely Baker Infant Welfare Centre viewed from the north-west

3.10.3 *Alfred Crescent Pavilion*

The Alfred Crescent Pavilion was constructed in 2010 to design of Clarke Hopkins Clarke Architects to replace an earlier pavilion constructed in 1977.

The Alfred Crescent Sports Pavilion comprises an elongated butterfly roof form which incorporates a curve at its southern end. The roof is clad in sheet metal with a masonry walls and coloured cladding panels to the ground level. The skillion roofs form a clerestory (Figure 145).

The main entrance is located on the western side through paired glazed doors, with roller shutter doors on the north and east elevations, and timber panel doors on the south and west elevations. The southern end of the pavilion incorporates a curved element with timber panelling and public toilets accessible from the exterior of the building. Internally the building includes change rooms, a social room and kiosk. The pavilion is tenanted by the Fitzroy Junior Football Club and the Edinburgh Cricket Club.



Figure 145 Alfred Crescent Sports Pavilion

3.10.4 Public toilets

Constructed in early 2014, this toilet block replaced the toilet block constructed in 1972 that was in this location.

Located in the north-west corner of the gardens, the toilet block is an undistinguished, utilitarian structure with a sheet metal and clear plastic sheet skillion roof, on steel supports with contemporary corrugated sheet metal cladding to the walls (Figure 146). The exterior has been painted in a decorative design.



Figure 146 Modern toilet facilities located in the north-western section of the gardens

3.10.5 Queen Victoria Plinth and garden

A statue of Queen Victoria (Figure 147) was presented to the citizens of Fitzroy by MLC, George Godfrey, following Queen Victoria's death in 1901, one of many such commemorative memorials erected throughout the British Empire as a tribute to her more than sixty years on the Throne. The statue was erected on a tall plinth amidst a circular garden setting.

The MMBW Plan No. 50, depicting the northern half of the Gardens, does not show the diagonal path layout and circular bed which accommodated the memorial, although both are shown in the 1905 plan of the Gardens, consistent with their construction in the intervening period.

An early photograph of the statue shows a setting of what appears to be Chinese Windmill Palms (*Trachycarpus fortunei*) and round leaf shrubs, camellias or perhaps roses, enclosed by a low iron fence.

The statue, reportedly constructed of timber and plaster, is thought to have disappeared in the 1930s, although the plinth, circular garden beds and surrounding paths were retained. North-east and south-west diagonal paths were removed sometime after 1966, possibly during the 1970s.

The Queen Victoria Plinth comprises a cement rendered pedestal with moulded cornice and a stepped base, located to the centre of the circular garden bed. The south face of the plinth contains a small raised panel, to which a plaque is affixed.

In 1991 Council restored the circular bed to a design by Patrick and Wallace, based on historic photographs of the feature. The design included reinstatement of a sympathetic iron fence and a low clipped Box (*Buxus sempervirens*) hedge. These elements have since been removed, although the bed continues to be maintained as a mass planted display garden.

The addition of new sculptures to the plinth commenced in 2017 in the form of an ongoing series of temporary commissioned installations commissioned by local artists.

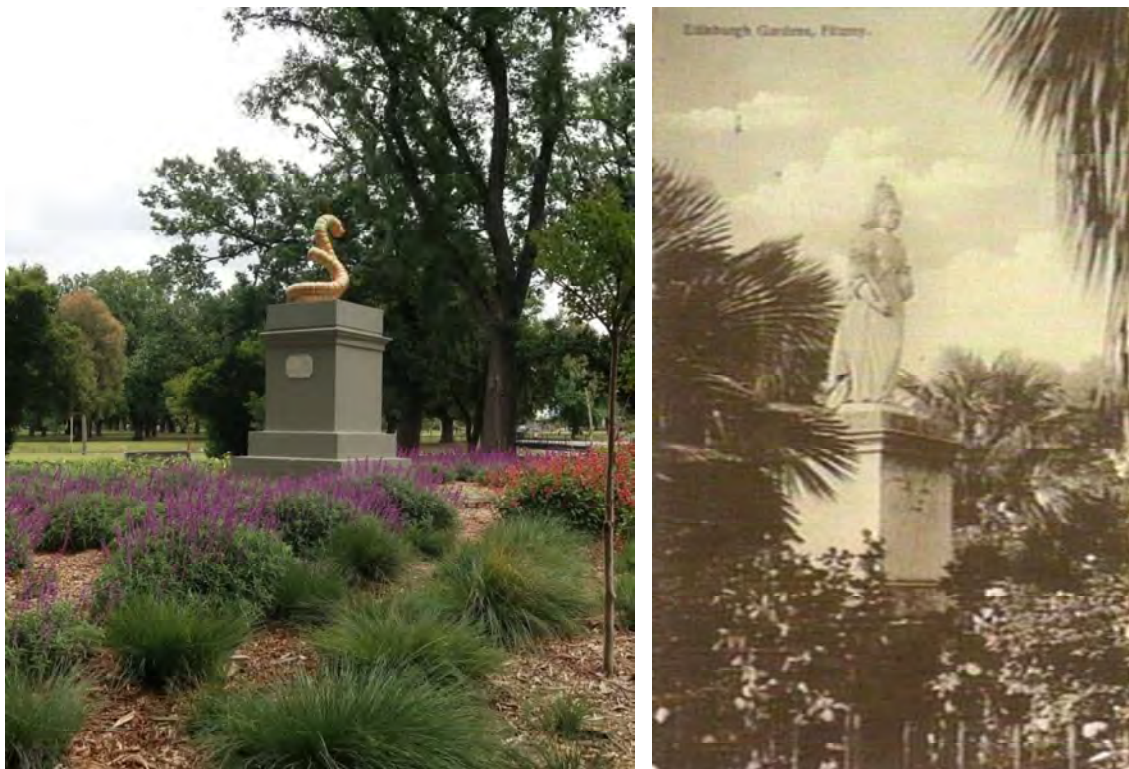


Figure 147 Queen Victoria Plinth with temporary commissioned sculpture (left) and original statue c. 1910 (right)

Source: State Library of Victoria Picture Collection

3.10.6 *Cook Memorial*

The Cook Memorial (Figure 148) was installed in October 1937 at 'the left of the pavilion entrance to the cricket ground';²⁴⁵ this referred to the original location of the entrance pavilion between the two grandstands (Figure 149 and Figure 150), before this was relocated in the 1980s. The monument was subsequently moved to the Rowe Street entrance to the Edinburgh Gardens; the date of this relocation has not been ascertained but may have corresponded with the 1980s redevelopment of the sporting precinct and the relocation of the entrance pavilion.

The monument consists of a bronze relief portrait of the British Captain James Cook and a series of further plaques affixed to a low granite plinth. A second bronze relief, depicting the Endeavour, Cook's ship on the 1770 voyage, was originally affixed below the portrait (Figure 151), but was removed sometime prior to 2003.

The bronze portrait (Figure 152) was produced by Fitzroy resident J.A. Heyman, and was based upon the 1776 Nathaniel Dunce painting of Cook which is in the collection of the Royal Maritime Museum in the U.K. The NGV collection includes a painted copy of the Dunce work, produced by the Australian painter E. Phillips Fox in 1891 and gifted to the gallery in 1906, while an 1837 engraved print made from the original painting is in the collection of the National Portrait Gallery in Canberra. The depiction of the Endeavour was said to have been based upon an engraved print exhibited at the National Gallery of Victoria in the 1930s.²⁴⁶

J.A. Heyman (1855-1939) was a sculptor and art metal manufacturer of Danish descent who settled in Fitzroy in the 1920s. Heyman became a prolific benefactor of local institutions, contributing money to various civic and philanthropic causes in both Melbourne and Fitzroy, as well as gifting various bronze relief sculptures he had manufactured.²⁴⁷

The monument is a late entry in a series of idiosyncratic works undertaken to commemorate Cook at the 1930s centenary of the Victorian colony. Cook's first sighting of the Australian mainland in 1770 was reported to have occurred off Point Hicks in far East Gippsland, although the voyage did not land in Victoria and the explorer did not return to the area prior to his later death at Hawaii in 1779. The location and nature of Cook's initial sighting of the Australian mainland have also been disputed.

In the 1920s, the Australian government had erected a granite obelisk at Point Hicks (then known as Cape Everard) to commemorate the sighting. In 1934, to honour the Victorian centenary, the industrialist Sir Russell Grimwade funded the purchase and relocation of a cottage once occupied by Cook's parents, from Great Ayton, North Yorkshire to a site within the Fitzroy Gardens, Melbourne, and the erection of a copy of the Point Hicks obelisk in place of the cottage at its original location in the UK.

The monument by J.A. Heyman was a late entry to this period of interest, and had been intended to serve as an interpretive element at Cook's Cottage in the Fitzroy Gardens. Although his offer to create the monument was initially accepted by Melbourne City Council, once manufactured the Melbourne council's Parks and Gardens Committee rejected it as 'much too big and unsuitable for erection in Cook's cottage,' and 'much too like a tombstone.'²⁴⁸

Heyman subsequently offered the Cook Memorial to the Fitzroy City Council, which accepted it and elected to have it erected in Edinburgh Gardens.²⁴⁹



Figure 148 Cook Memorial, current location at Rowe Street entrance along the gardens' east boundary

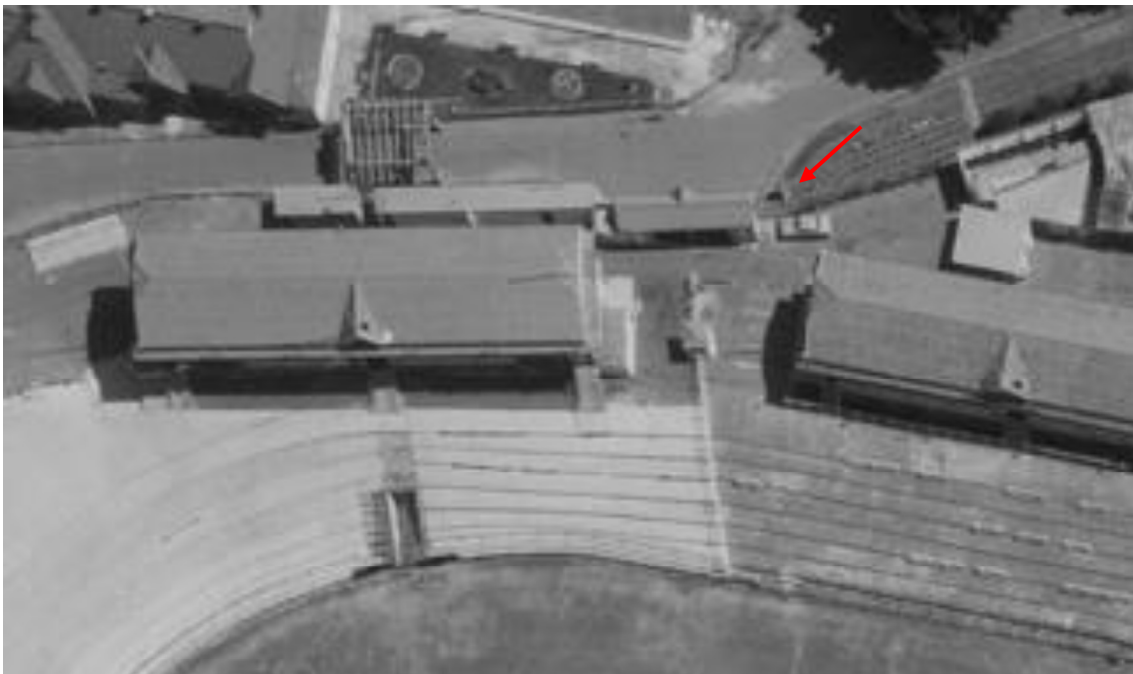


Figure 149 Detail from 1969 aerial photograph; the Cook Memorial can be seen in its original location beside the entrance pavilion to the Brunswick Street Oval (red arrow)
Source: Victorian Land Registry Services



Figure 150 Detail, c. late 1930s-40s oblique aerial photograph, showing the original location of the Cook Memorial (red arrow) to the left of the timber entrance pavilion in its original position

Source: State Library of Victoria

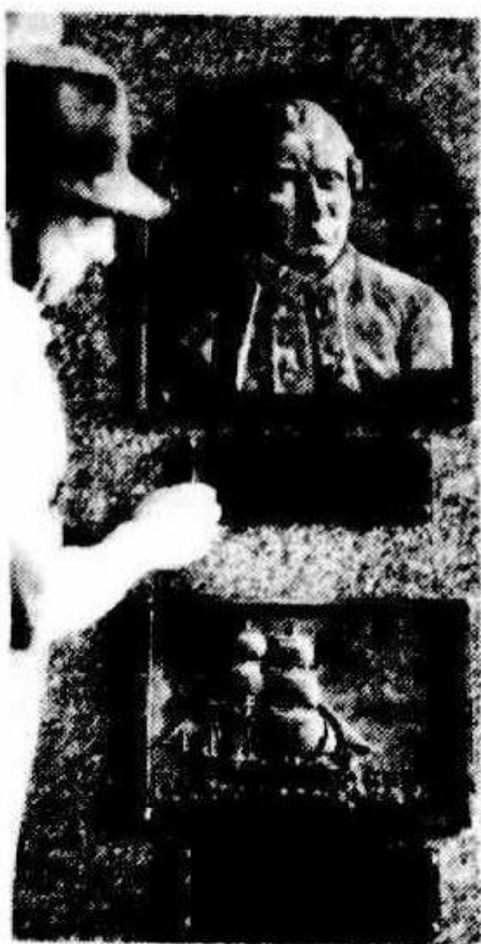


Figure 151 Original format of the Cook Memorial, featuring a second bronze relief plaque depicting *Endeavour*

Source: *Herald*, 25 January 1937, p.3



Figure 152 Detail of bronze relief portrait produced by A.J. Heyman in 1936

3.11 Miscellaneous landscape features

3.11.1 Drainage and water-handling

Bluestone pitcher drains and gutters

An open concrete drain with bluestone pitcher edging runs north-south along the eastern perimeter of the tennis courts and the oval. The open drain, lined with bluestone, is believed to have been constructed in c. 1945 when the path along the side of the tennis courts and cricket oval was relocated further east.

A V-shaped bluestone gutter is also present on the curving path that runs between Alfred Crescent and Freeman Street.



Figure 153 Open drain lined with concrete and edged with bluestone pitchers



Figure 154 V-shaped bluestone gutter on the path between Alfred Crescent and Freeman Street

Stormwater filtration garden

The stormwater filtration garden (Figure 155) is an engineered landscape consisting of a series of concrete and steel terraces and edge walls, a steel channel and planted wetland filtration beds. It was designed by GHD Ltd and installed in 2012 as a joint project undertaken by the City of Yarra and Melbourne Water.

Also referred to as the Edinburgh Gardens Raingarden, the facility diverts captured stormwater from the North Fitzroy Main Drain to a surface filtration garden, where the water is filtered through plants and filter media and UV treated (by exposure to sunlight) before being stored in a 200 kilolitre (kL) underground tank to the east. Water from the underground tank is recycled into the gardens irrigation system.

The design of the garden is a contemporary piece of landscape infrastructure executed in an abstract style, with a series of jagged, angular forms defined by the structural components of the beds (Figure 156). Although adjacent to several major paths, no furnishings, secondary pathways or other human components were included in the design as constructed. Partly as a consequence of this, and in contrast to both the formal order of the surrounding avenues and the rigour of the stormwater garden's internal physical plan, the installation feels informal, and may be perceived as unfinished or neglected. In contrast to the original plan, vegetation in some bays of the garden is also sparse, a condition stemming either from operational issues (prolonged flood conditions in the lower bays due to mechanical failure) or the prevailing regime of inundation and drought having proven unsuitable to the success of some of the plantings.



Figure 155 Edinburgh Gardens stormwater garden

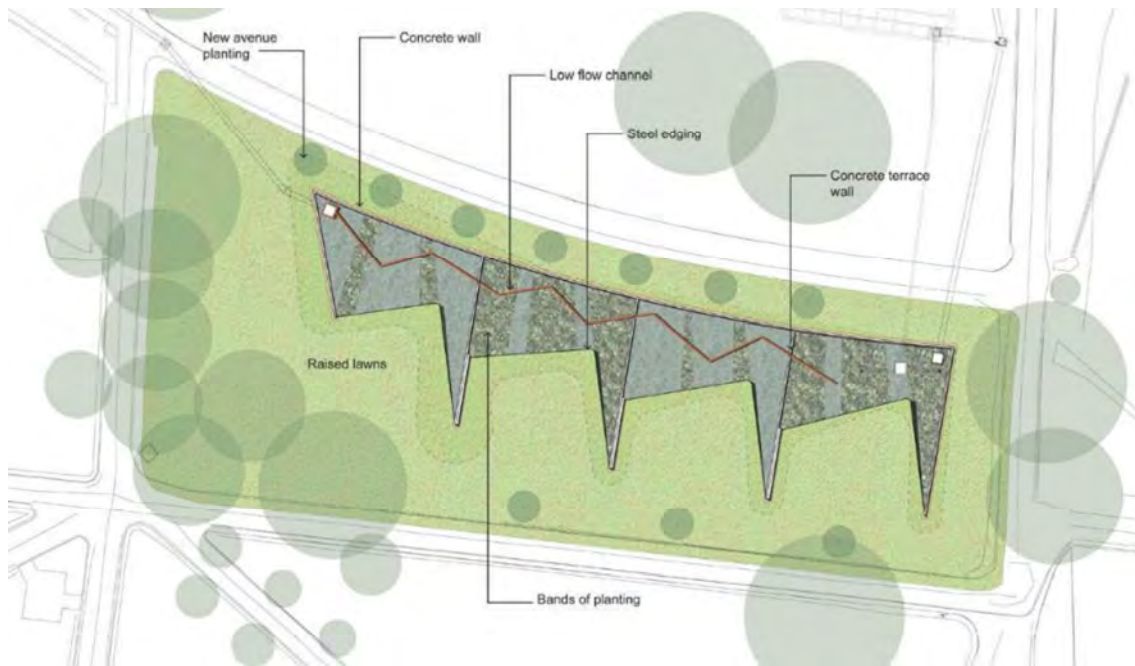


Figure 156 Stormwater garden concept plan by GHD Ltd (c. 2012)
Source: landezine.com

3.11.2 Boundary edges

Like other inner suburban parks, parts of the boundary of Edinburgh Gardens are retained behind walls and kerb edges. These edges are less systematically employed than at some comparable reserves, apparently representing several phases of development in response to changing adjacent conditions and evolving needs for greater formality in the reserve boundaries. At Edinburgh Gardens, substantial volumes of new fill were introduced to many areas through the deposit of night-soil, street sweepings and other refuse and to facilitate the construction of the main drain and railway. Over time, the surrounding roadways would also have been reengineered to modern standards.

Notable boundary edges including the bluestone pitcher retaining wall to the southern part of Alfred Crescent (south of the Alfred Crescent Oval), and the low bluestone pitcher kerb edge to the footpath on parts of St Georges Road and Alfred Crescent in the gardens' north-west. Crenelated bluestone edging is present along one section of Alfred Crescent, to either side of the former railway corridor. In other areas, such as the section of Alfred Crescent from Falconer Street to Grant Street, there is no defined edge (and no footpath) other than the concrete road kerb.



Figure 157 Bluestone retaining wall and gutter along the edge of Alfred Crescent adjacent to the south playground



Figure 158 Crenelated bluestone edge to section of Alfred Crescent adjacent to the former railway corridor



Figure 159 Mortared bluestone pitcher kerb to the west edge of the gardens at St Georges Road

3.11.3 Path lighting and former electrical poles

Most of the major paths through Edinburgh Gardens have been lit with electric night lighting since the 1910s. The initial installation used overhead wiring on timber poles, many of which remain along the garden paths (Figure 163) although underground electrical conduit subsequently replaced the overhead wires.

The need to establish clearances to the former overhead lines would have required a different pruning regime for avenue trees, as well as removal of certain trees – a 1913 letter to the *Herald* decried the removal of a Southern Mahogany Gum (*Eucalyptus botryoides*) to make room for an electric light wire.²⁵⁰

The current complement of lighting is modern in nature, mounted on metal posts and generally post-dating the undergrounding of electrical conduit in the gardens (completed in the c. 2000s). A range of luminaire styles and lighting types are represented (Figures 118-120), with an incoherent selection of several different luminaires often found on the same section of path.

Three arm-mounted electric lamps on repurposed c. nineteenth-century cast iron gas lamp standards were formerly located in vicinity of the Memorial Rotunda. These lamps were erected around the time that the rotunda was constructed in the 1920s, having been laid out to provide night lighting to garden beds and seating areas established around the rotunda. The electric luminaires had been replaced at least once with a different form of cowl and fixture. Electric wiring had been provided by way of basic timber poles strung through to reach the location. The cast iron standards were removed in c. 2014; it is not known if these standards were retained and repurposed by City of Yarra.

Four reproduction aluminium light standards designed to mimic older gas lamps were trialled in the western part of the gardens during the 1980s. The assessment of the 1987 *Edinburgh Gardens Landscape Study* (Landform Pty Ltd) was that these 'introduce[d] a fussy, false-historical detail to the park which is undesirable and unnecessary. It is questionable whether they will prove to be sufficiently robust in the long-term.' While at least one of these standards remained in place in 2004, all have subsequently been removed.

It is noted that no evidence has been identified that gas lighting standards were ever used widely in the Edinburgh Gardens; it is considered that the first extensive lighting of the paths and gardens was likely achieved with electric light.



Figure 160 Modern LED-based saucer luminaire



Figure 161 Conical lantern-style luminaire with green casing; a slightly different model is visible on the nearby post to left rear



Figure 162 Fluorescent tube luminaire



Figure 163 One of the numerous timber poles that are a remnant of the previous system of overhead wiring

3.11.4 Sundry Items (Seating, Signage, Furniture, Bollards)

The sundry furniture and signage throughout the Gardens are predominantly of recent origin.

Bollards

In a number of locations, modern removable bollards (steel and timber) control vehicular access to the gardens' paths from the surrounding roadways.

However, one cast iron decorative bollard is present on the entrance to Avenue B from St George's Road. The bollard is a 'Fitzroy Council Bollard', a heritage-style casting topped with a decorative orb that continues to be produced by Furphy's Foundry in Shepparton. The 'Fitzroy Council Bollard' is included in Yarra's streetscape standards, which specify its use in 'locations where a more traditional appearance is important, in particular in historical gardens.'²⁵¹

The remaining bollard appears to be missing its base skirting segment. A second 'Fitzroy Council Bollard' formerly present at this entrance (Figure 131) was removed between 2010-2016, this too had either been installed with the base buried below the asphalt, or was also missing its lower skirt.

The 2004 CMP records similar bollards in use at one other entrance: the Napier Street entrance to the park (the realigned Avenue A.1, constructed in the 1930s) where white-painted Fitzroy Council Bollards were used in lawn to the side of the path, while removable bollards in a somewhat similar but generic style were used on the path.

The Napier Street entrance was reconstructed c. 2006 in conjunction with development of the adjacent private property and the establishment of a perimeter path linking Alfred Crescent to this entrance, it is

presumed that the heritage-style 'Fitzroy Council Bollards' were removed from this location at that time, as Google Street View imagery from 2009 shows the updated entrance with timber removable bollards.

It appears likely that the bollards at both entrances, including the surviving example, were a 'heritage' style employed in the latter half of the twentieth century, rather than early or original fabric.

Furnishings

Furnishings consistent primarily of one type of timber park bench with steel frame (Figure 164). The design is classic in appearance without reading as faux old-fashioned.

Other types of bench seating are present in the clubs areas and at the oval.

Miscellaneous amenities

Adjoining the northern playground is a recent BBQ and drinking fountain constructed of coursed bluestone.

A small number of early cast-iron bollards remain at entrances to the gardens in addition to later cast iron bollards of a simpler design. Other, intrusive, bollard designs include painted treated pine posts and contemporary removable painted steel bollards. A galvanised steel pipe gate is located at the vehicular entrance point to the depot off Alfred Crescent and across the Brunswick Street vehicular entrance to the Gardens, south of the bowling club.

Rubbish bins are housed within perforated steel enclosures (Figure 165) of a contemporary design or in timber enclosures (Figure 166) with a similar, contemporary profile; however these in many areas are supplemented by additional wheeled bins without enclosures in order to address heavy demand.

Electrical sub-boards throughout the park are also housed within plain, powdercoated steel cupboards.

In addition to the above-mentioned sundry items, are a relatively large number of what would appear to be surplus timber and steel posts, poles, and concrete pad footings which appear redundant.

Signage

The gardens contain a variety of current and former signage, including statutory, instruction and interpretation signage of various eras and materials. In some cases, there are signage frames for interpretation that are missing their signage panels. In general, the visual impact of signage in the gardens is very minor, and in many parts of the gardens little or no signage intrudes on the appreciation of the landscape.

Where present, signage is of a relatively recent origin and typical construction. Statutory signs are generally of standard design and fixed to galvanised steel poles with small steel signage panels. Minor instructional signage (ie. signage instructing visitors to keep out of horticultural garden beds) is delivered in a generic, clean style (black text on white field) and at a scale appropriate to the circumstance.

Signage at the entrances is more variable and in some cases presents as informal or relictual.

A small number of interpretative signs on decorative wrought iron pedestals (Figure 167) were introduced in the late 1990s or early 2000s in the vicinity of significant early structures such as the Brunswick Street Oval Grandstand, Memorial Rotunda, Queen Victoria Plinth and Chandler Drinking Fountain.



Figure 164 Timber park bench used consistently throughout the Edinburgh Gardens



Figure 165 Steel bin enclosures with supplemental unhoused bins; a redundant older metal post is also present in this location



Figure 166 Timber bin enclosure with supplemental unhoused bins



Figure 167 Existing interpretive signage, believed to date to the late 1990s/early 2000s; some signs are missing the information panel.

3.11.5 Log

A large tree trunk (Figure 168) is situated to the south of the English Oak avenue, on the edge of the Alfred Crescent oval. The history of the log has not been established, however it is of longstanding, being present in aerial photography from 1987 and described and photographed in the 2004 version of this CMP (Figure 169).

A number of large trees were removed from the area to the south in the mid-twentieth century when an ornamental pool and other garden features were removed and the oval enlarged and formalised. The tree may also have been a specimen from the English Oak avenue, the arc of Elm trees that remains from the former Elm Circle, or even from the older avenue of Mahogany Gum of which one specimen survives to the west. Alternatively, the trunk may have originated elsewhere and been placed in this vicinity by staff of the then-City of Fitzroy. The physical evidence for the original species of the living tree has not been examined.

As can be expected of a large untreated tree trunk, the wood also continues to decay through weathering and use as a seat and informal nature play, having lost limbs and grown increasingly cracked and furrowed. It has also been relocated within this vicinity, most recently in c. 2012 when it was relocated several metres south, under the arc of elm trees.



Figure 168 The tree trunk north of Alfred Crescent Oval



Figure 169 The tree trunk in c. 2003, when it was somewhat more intact and located north-west of its current position

4.0 ANALYSIS AND ASSESSMENT OF SIGNIFICANCE

4.1 Introduction

This chapter assesses the heritage significance of the Edinburgh Gardens and Brunswick Street Oval according to the historical and aesthetic values associated with the site. The approach adopted in this chapter is based on the methodologies outlined in the Practice Note to the Burra Charter 2013, 'Understanding and assessing cultural significance'.²⁵²

The assessment has been informed by the historical research and physical analysis provided in the preceding chapters. A comparative analysis also informs this assessment; this examines sportsgrounds and grandstands in Victoria that are listed on the VHR and compares municipal public gardens in the inner and middle suburbs of Melbourne that are listed on the Victorian Heritage Register (VHR) and/or have a heritage overlay (HO).

It is noted that neither a social values assessment nor an assessment of the Aboriginal cultural values has been undertaken for the Edinburgh Gardens. It is evident that the Edinburgh Gardens is a valued place within the local community, as a longstanding public open space within Fitzroy and the City of Yarra. However, determination of whether there are social values that should be recognised as being of heritage significance, with accompanying ramifications for management, would require formal assessment that has not been undertaken as part of this study. Recommendations with respect to social value and Aboriginal and shared values are included in Chapter 6.0.

4.2 Previous assessments

Both the Edinburgh Gardens and the Brunswick Street Oval Grandstand (the grandstand) have been assessed for significance on a state and local level in previous assessments.

4.2.1 Heritage Council Victoria

In 1990, the grandstand (VHR H0751) was determined to be of state architectural and cultural significance and included on the then Register of Historic Buildings (now the Victorian Heritage Register). In summary, Heritage Victoria's statement of significance (2000) identifies the grandstand as:

- Historically significant
 - As one of the earliest surviving nineteenth-century examples grandstand in a metropolitan setting
 - For the enduring and continuing association with the development of Australian Rules football and cricket
- Architecturally significant
 - As an example of a 'fine' and intact nineteenth century timber grandstand.²⁵³

4.2.2 City of Yarra

The Edinburgh Gardens has been included in the Schedule to the heritage overlay of the Yarra Planning Scheme as HO213, 'Brunswick Street and Alfred Crescent North Fitzroy Edinburgh Gardens'. No formal statement of significance is known to have been prepared at that time, however past documents and the current HERMES and Victorian Heritage Database listings for the gardens reproduce a 1998 Landscape Citation (John Patrick Pty Ltd). The main points of significance identified in that citation can be summarised as follows:

- Intrinsically linked with local sporting groups and the Fitzroy community generally
- Remnant elements that provide evidence of the site's early land use, including the railway
- Mature tree plantings
- A landscape of 'notable grandeur' within the City of Yarra and a setting for adjacent housing²⁵⁴

4.3 Previous Conservation Management Plan

This assessment of significance draws on an earlier conservation management plan (CMP) completed by Allom Lovell & Associates in association with John Patrick, *Edinburgh Gardens: Brunswick Street North Fitzroy – Conservation Management Plan*, January 2004. The CMP concluded the Edinburgh Gardens was of local historical, social and aesthetic significance:

- Historically significant:
 - Reflects the early municipal council's desire to create a site for public recreation for locals based on the belief that parks provided health benefits for residents and counteracted supposedly unhealthy densely populated inner city living.
 - The park's relationship with its neighbouring streets reflects an approach to town planning that differed to neighbouring suburbs, such as Fitzroy and Collingwood.
 - The park's association with the Deputy Commissioner of the Lands Department, Clement Hodgkinson, who was instrumental in the planning of many of Melbourne's early parks and gardens.
 - The park's circular form is a remnant of early North Fitzroy topography and land use
 - The site's continual use as a public reservation is evident in its planning and physical fabric, including structures for recreational and sporting activities, path networks and plantings.
 - Changes in garden design and plantings demonstrate shifts in aesthetic preferences
- Aesthetically significant:
 - Garden design and plantings, particularly avenues of mature trees
 - A rare example of a formal nineteenth century garden in both Fitzroy and today's City of Yarra
- Socially significant
 - Its enduring use and popularity by local residents for both passive and active recreational activities²⁵⁵

While the 2004 CMP considered the park in its entirety as historically significant it did list some early structures which it deemed significant in their own right. These structures include:

- The 1888 cricket grandstand
 - Historically significant due to its:
 - Intactness
 - Age
 - Enduring association with inner metropolitan cricket and football
 - Its association with AFL, especially when coupled with the oval
- 1902 Queen Victoria Plinth
 - Historically significant for its demonstration of the public's attachment to the monarch
- 1919 Sportsman's Memorial
 - Historically significant as
 - A 'relatively' unusual form of war commemoration
 - Its association with the gardens' sporting clubs
- 1925 Memorial Rotunda
 - Historically significant as a memorial
- Chandler Drinking Fountain
 - Historically significant as a memorial²⁵⁶

An updated statement of significance was prepared as part of the 2004 CMP but does not appear to have been filed in online databases or referred to in the Yarra Planning Scheme. The statement is now considered to be of a form that no longer reflect contemporary heritage practice in Victoria, and references criteria that are no longer in use.

The significance of the place has been substantially reassessed in the current study, and a new statement of significance for the Edinburgh Gardens is provided at section 4.6.

4.4 Comparative Analysis

The historical and aesthetic values of the Edinburgh Gardens relate to design characteristics and their reservation and use for both passive and active recreational activities. The identified architectural and historical values of the grandstand relate to its design characteristics and early date, as well as its sporting associations. The park and grandstand's place within a wider context is discussed below.

4.4.1 Sports grounds and grandstands

From the 1860s, the population influx driven by the gold boom and growing urban and suburban populations drove increased public interest and private expenditure on organised sport. The rise first of local cricket clubs and then of Australian football and of various other sports and games requiring dedicated playing surfaces drove the reservation and improvement of sports ovals and other club grounds throughout Melbourne, its suburbs and regional Victoria.

Public and patron interest drove the construction of dedicated buildings and other structures around many ovals. Grandstands overlooking a town or suburb's primary oval became an essential piece of infrastructure throughout Melbourne and Victoria as cricket and football games attracted large audiences. Some were timber structures with simple details or timber fretwork, with storage facilities or a room or two under the seating. Others were more elaborate and substantial, constructed out of brick, with iron fretwork, decorative roof structures and multiple rooms under the tiered seating, such facilities housed gyms and club meeting rooms. In the case of the Brunswick Street Oval, however, these facilities were housed in auxiliary structures around the grounds.

In Melbourne, Richmond's Punt Road oval dates from 1856 and it is believed the current grandstand is based on the old 'Smoker's Stand' from the MCG (rebuilt 1920s).²⁵⁷ There is little left of the early stands which surrounded the Carlton Oval in Princes Park. The former Lakeside Oval cricket pavilion (1926, Clegg & Morrow), South Melbourne exists, though it now forms part of the Bob Jane Stadium of the South Melbourne Soccer Club. It is presumed that, as larger sporting grounds, that these sites would have also included accommodation for meeting rooms and other facilities.

At some sporting grounds, intensive public spectatorship and club popularity, particularly with the rise of football, also drove further construction of controlled access enclosures (fences, walls and earth embankments) and service structures including ticket booths, entrance gates, toilets and elaborate scoreboards. Early landscape plantings often reflected the prominent public position of the sporting grounds, incorporating exotic trees and garden plantings both in an ornamental role and to provide shelter and climate moderation, particularly from prevailing winds.

Grandstands were more than just raised seating for spectators as they also spoke of the area's prosperity and the community standing of the sporting club. For this reason, some nineteenth century structures were designed by architects demonstrate a level of architectural consideration. For example, Maryborough's Prince's Park cricket grandstand (VHR H1880, Figure 170) was designed c. 1895 by the architectural firm, Thomas Watts and Sons; Stawell's Central Park grandstand (VHR H2284, Figure 171) in 1898 by the Melbourne firm of Kempson and Conolly; and the Camperdown Turf Club grandstand (VHR H2093) by local architect Michael McCabe in 1902-03.²⁵⁸ Often, the grandstand was the most elaborate and substantial building not only on the recreation ground but in the town proper.

Grandstands were frequently modified, relocated or pulled down as needs required, or as the result of the changing nature of spectatorship and participation in organised sports. In the twentieth century, grandstands were extended at Camperdown in 1913 (ten years after it was constructed).²⁵⁹ In some cases, new grandstands replaced earlier structures, like those at St Kilda Cricket Club (VHR H2234) and Collingwood's Victoria Park (VHR H0075).²⁶⁰ Others were moved, such as the Kingston grandstand (VHR H1300) which was built in 1922 but moved to its present location ten years later, or were destroyed by fire, as happened to the Brunswick Oval's 1905 grandstand.²⁶¹

Grandstands were also practical buildings constructed to serve a purpose that frequently expanded over time, whether to seat more people, provide new facilities at ground level or adjust to changing use of the adjoining grounds. In many places, the changing nature of the competition ultimately rendered local grandstands redundant, leading to their decline or removal.



Figure 170 Maryborough Prince's Park Cricket Grandstand (1895)
Source: Heritage Victoria HERMES database



Figure 171 Grandstand (1898) at Central Park, Stawell
Source: Heritage Victoria HERMES database

4.4.2 Grandstand significance

Nineteen places with grandstands have been included in the VHR with three of these, the Melbourne Cricket Ground (VHR H1928), Royal Agricultural Showgrounds (VHR H1329) and Flemington Racecourse (H2220), are not considered here as comparable to the Brunswick Street Oval Grandstand because they involve numerous stands and address multiple state and in some cases national values. A fourth, the Olympic Swimming Stadium (VHR H1997) is a closed envelope building containing to its interior two facing terraced stands and central swimming pools, and this presents as a modern and dissimilar architectural typology and era. More relevant comparisons include the municipal and regional grandstands, and these are discussed below.

Waverley Park, Mulgrave (VHR H1883) was a dedicated VFL/AFL oval and grandstand opened in 1970, which was a major milestone in the development of the sport into a commercial and eventually national competition. The oval and grandstand were constructed together, and the oval has been specifically cited for its architectural and engineering significance. The registration followed the cessation of the site's use in professional competition. Waverley Park is of historical, social and architectural significance at a state level.

Central Park, Stawell (VHR H2284) is a town reserve established in the 1860s as a cricket ground, but whose prominence increased after the Stawell Gift short distance running race was moved to the site in 1898. The grandstand and oval are set within ornamental gardens containing race-related monuments as well as two brick ticket offices. The entirety of the reserve has been identified as being of historical and social significance, with the 1898 grandstand recognised for its architectural significance.

Victoria Park, Collingwood (VHR H0075) was purchased by the City of Collingwood c. 1878 for use as a recreational reserve. The Collingwood Football Club was formed in 1892 and used the site continuously in the evolving state and national competition until 1999, with the extant grandstands and other buildings on the site date to the 1920s through the 1990s. The reserve was registered for its historical and social significance, stemming from its associations with the Collingwood Football Club. The collection of grandstands was also identified as being of architectural significance at the state level as representative examples of the scale, extent and visual effect of the facilities developed at a suburban major football league ground during the twentieth century.

St Kilda Cricket Ground, St Kilda (VHR H2234), also known as the Junction Oval, was established in 1856 and became the home ground of the St Kilda Football Club in 1873. In addition to hosting the highest league football play until 1965 (and then again from 1970-84), the oval was one of Melbourne's prestige cricket ovals, playing host to important matches when the MCG was unavailable. It has two extant grandstands, constructed in 1926 and 1934. The ground also includes a manually operated timber scoreboard dating to 1957, extensive concrete terracing and grass embankments, and extensive collections of memorabilia relating to its historical and ongoing use for club cricket and football. St Kilda Cricket Ground is of historical, architectural and social significance at a state level.

Prince's Park, Maryborough (VHR H1880) is an extensive ornamental and recreation reserve established around a cricket club oval. The oval was reserved in 1857 and a grandstand relocated to the site in the 1860s; the extant grandstand was constructed in 1895. An extensive ornamental reserve was developed by the town around that core sporting precinct from the 1860s, including the 1880s excavation of an ornamental lake, with a variety of works undertaken with the advice or assistance of Clement Hodgkinson (1860s), William Guilfoyle (1880s) and Hugh Linaker (c. 1939). The reserve includes a collection of original buildings and structures, including the 1885 fence and gates (later modified as a WW1 memorial), stone drains (1881-1886), a band rotunda (1905), ticket office (1908), bridge (1909), toilet and swimming pool (1940, separately registered), along with an extensive collection of ornamental tree plantations and rare specimen trees. The nineteenth century municipal recreation reserve is of historical, architectural, aesthetic, scientific (botanical) and social significance at a state level.

Comment

The Brunswick Street Oval Grandstand is a particularly early example of the type in Melbourne and Victoria and is of heritage significance to Victoria primarily on that basis. As tested here and below, that significance rests largely in the grandstand structure itself. There is little in the surrounding sporting precinct that relates directly to the identified significance of the grandstand as a rare and somewhat intact 1888 grandstand structure.

The subject grandstand, constructed in 1888, remains one of the oldest extant grandstands in Victoria, and retains elements consistent with its original design and construction. With reference to the small number of comparative registrations with a pre-1900 construction date, the Brunswick Street Oval Grandstand is atypical for its metropolitan context and association with the highest levels of club football; other nineteenth century grandstands are generally located in country Victoria and were either constructed for horseracing or were generally associated with local cricket and football rather than higher level competition. If evaluated against contemporary criteria, it is considered that the structure, remains a place of architectural and historical significance as a nineteenth century timber grandstand and one of the earliest such grandstands remaining in the metropolitan area.

Other historical associations are identified in the Heritage Victoria statement of significance; the structure is said to have an enduring association with inner metropolitan football and cricket and stands 'as an important reminder of the contribution made by Fitzroy to the history of Australian football in Victoria.' These statements remain true in the local context, as associations that contribute to the

structure's local heritage significance within the City of Yarra. However, it is considered that these associations would be unlikely to meet the modern test for heritage significance at the state level, in the sense that the association with the development of club football is not one that would be understood better at the Brunswick Street Oval Grandstand than most other places in Victoria with the same associations. The other nineteenth century VHR-registered VFL/AFL ovals (Victoria Park and St Kilda) would be evaluated as exhibiting this association much more strongly on the basis of the extent of their retained (albeit evolved) fabric and their strong and continuing association with high-level play.

Indeed, the fact that the 1888 (and 1905) grandstands at the Fitzroy Cricket Club oval were not ultimately replaced with more modern structures by the mid-twentieth century serves to illustrate the limitations of the physical ground and the organisations that managed it. Ultimately, these limitations meant that the association of high-level football with this place was unable to be maintained as the competition evolved into a larger enterprise in the 1950s and 1960s.

Further to this, fabric which would otherwise have made legible the Brunswick Street Oval Grandstand's association with the evolution of Australian football in the first half of the twentieth century was also largely removed in the 1980s redevelopment of the oval for community oval. In contrast, at several of the other professional ovals such fabric—including twentieth century grandstands, auxiliary buildings, terracing and embankments, and infrastructure such as races/tunnels—remains extant, as at Victoria Park and St Kilda, as well as at Glenferrie Oval Grandstand, Hawthorn (VHR H0890 - not all of which is included in the VHR), and at the Princes Park Oval, Carlton North (HO control) and at the Whitten (Western) Oval in Footscray (no statutory heritage control).

While the grandstand is assessed as retaining its significance at the state level, that state-level significance is concentrated in the building and does not extend to other elements of the extant place.

4.4.3 *Municipal sporting precincts*

While the Brunswick Street Oval Grandstand has been registered on the VHR for its association with the evolution of club football, the cricket club itself played a major role in the development of the south-west precinct of the Edinburgh Gardens and in the concentration of a variety of recreational clubs and facilities in this location.

As identified in the additional historical research carried out for this CMP, local interest in identifying a site for a cricket oval drove the initial 1862 creation of Edinburgh Gardens as a recreation reserve, and development of sporting ovals and other club facilities predated the formal development of the public gardens by more than 15 years. Available space, financial and managerial resources and shared membership led to the concentration of other sporting clubs in this precinct from the 1870s through the 1890s, including not only the lawn bowls and tennis clubs that still occupy the site but also at times quoits and baseball.

Until the 1960s, most of the south-west quadrant of the Edinburgh Gardens remained under the management of the Fitzroy Cricket Club or by delegation the bowls and tennis clubs. Not simply concerned with playing facilities, in the early years these clubs carried out various works to garden and beautify the grounds of the sporting precinct, including installing plants supplied by the botanical gardens curator Ferdinand von Mueller. The social presence and aspirations of the club associations, individually and in aggregate, was also expressed in the development by club members of various structures within the precinct, including the Sportsman's Memorial, Memorial Rotunda, and the Chandler Drinking Fountain.

Participation in the development of local sporting clubs was not restricted to Fitzroy; this historical theme played out across Melbourne's suburbs (and in regional Victoria). Not every suburb developed a concentrated cluster of club facilities: the availability of public reserve land, the financial and political

resources of club members, and individual development histories all appear to have influenced whether sports facilities clustered together or occupied individual sites across the community. In many cases, early club facilities, whether located individually or in clusters, also did not survive changes in participation rates and public and private aspirations for the use of the land they occupied, so that the distribution of these places is different now than it was in the early twentieth century.

The significance of the sporting precinct at Edinburgh Gardens has been recognised through the larger reserve's inclusion in the heritage overlay of the Yarra Planning Scheme; the revised history and assessment of the site included in this CMP updates and reinforces recognition of the precinct's heritage values, with implications for the management of Edinburgh Gardens as a local heritage place.

Throughout Melbourne, a number of similar reserves have also been recognised as places of local heritage significance under the heritage overlay. In these reserves, various public and/or club sports facilities developed together, often in an ornamental context:

- Brunswick Park (Moreland HO184)
- Caulfield Park (Glen Eira HO4 – ornamental gardens only)
- Coburg Oval (Moreland HO31)
- Maribyrnong Park (Moonee Valley HO4)
- Oldis Gardens and Northcote Cricket Ground (Darebin HO197)

Other reserves, such as Elsternwick Park in Elwood, have a similar history but have not received a heritage listing.

Among these places, the sporting precinct at Edinburgh Gardens stands out as a comparatively early example, with club development having taken place from the 1860s and reached its zenith in the 1890s.

At the state level, the following comparable places have been included in the VHR.

- Benalla Botanical Gardens and Art Gallery (VHR H2260)
- Stawell's Central Park (VHR H2284)
- Fawkner Park (VHR H2361)
- HV Mackay Memorial Gardens (VHR H1953)
- Wattle Park (VHR H0904)

Benalla Botanical Gardens and Art Gallery are a nineteenth century town reserve which combines ornamental plantings and recreational facilities in a 5-hectare site. The reserve includes a central oval, tennis courts (c. 1880s) and clubhouse, a 1960s grandstand, a band rotunda, and a variety of memorials and other elements, as well as an ornamental garden layout by Alfred Sangwell and a variety of rare tree plantings. A bowls club was once also present, but relocated. The reserve has been identified as being of historical significance as an important example of a regional botanical garden, and as a rare and intact example of the work of Alfred Sangwell in Victoria; the unusual nature of the reserve, which 'successfully combines a recreation oval with a nineteenth century ornamental garden' is noted.

Central Park, Stawell has been discussed above. The recognised historical and social values of the reserve and its constituent elements relate to its association with the Stawell Gift, Australia's oldest, richest and most prestigious running race, which has been held at the site since 1898.

Fawkner Park, South Yarra was a nineteenth century 'outer ring' park established by Charles La Trobe and formally developed from 1875 by MCC curator Nicholas Bickford. It includes a large number of ovals and other playing fields, tennis courts and various caretaker and amenity buildings, however none of the sports grounds at Fawkner appear to have had a specific association with sporting clubs or were otherwise improved with member or spectator facilities. The relevance of Fawkner Park's state

registration for historical and aesthetic significance is discussed in greater detail with respect to the Edinburgh Gardens as a whole at 4.4.4.

HV Mackay Memorial Gardens, Sunshine was a workers amenity developed as part of the Sunshine Harvester Works, an industrial suburb designed on garden city principles. It included extensive ornamental planting as well as bandstand (no longer extant), tennis courts (no longer extant) and bowling green. It was recognised at the state level for its historical significance as an integral part of an industrial complex of national importance, for its association with HV Mackay, as an early, rare and intact privately funded garden, and as an early and rare example of the application of garden city planning principles. The site was also identified as being of social significance for its community role as a reminder of the industrial activity that was formerly at the centre of community life, and of aesthetic significance in the landscape, although it is noted that tests for these criteria have evolved considerably since its registration in 2001 and whether this site would still be considered to meet the threshold for recognition on social and aesthetic grounds is not known.

Prince's Park, Maryborough is also described above. It has been described as the finest example of a nineteenth century municipal reserve in Victoria.

Wattle Park, Burwood was a recreational parkland developed by the Hawthorn Tramways Trust, combining an ornamental pleasure garden and chalet with recreational facilities including sporting oval, tennis courts and golf course. The site has a long history of associations with sporting clubs and social organisations, as well as a tradition of memorial and commemorative tree planting, including the earliest documented 'Lone Pine' planting in Victoria.

Comment

The concentration of public and club sporting facilities in early suburban reserves was a relatively common phenomenon during Melbourne's expansion, often for practical reasons but also sometimes as a result of social factors. In general, this form of local sports development has not been ascribed state-level heritage significance. Comparative sites that have been included in the VHR are generally distinguished by being associated with particularly rare patterns of development (industrial estates, company-owned pleasure gardens) or as particularly fine examples of municipals reserves combining ornamental features and recreational facilities; other grounds are viewed as unlikely to satisfy historical criteria at the state level, as these were relatively common and rarely of individual note in the state's history.

Although unrecognised at the state level, the question of whether a municipal recreational reserve might merit registration on the basis of its representational value (as demonstrating the principal characteristics of a class of place) bears some consideration. In that case, the place would need to meet the criteria and threshold guidelines established by the Heritage Council of Victoria:

- A class of places with a clear association with an event, phase, period, process, function, movement, important person, custom or way of life in Victoria's history
- The event, phase etc being of historical importance, having made a strong or influential contribution to Victoria
- The principal characteristics of the class are evident in the physical fabric of the place
- The place being a notable example of the class in Victoria – that is a fine example, a highly intact example, an influential example or a pivotal example.

The sporting precinct at the Edinburgh Gardens is a comparatively early example of the clustering of recreational facilities that would become much more common in suburban parks developed in the early twentieth century. However, most of the original fabric of club pavilions, gymnasias and other supporting structures, and the precinct's original and early landscaping, were removed or replaced with

more modern facilities over the course of the twentieth century, limiting the precinct's ability to stand as a fine or intact example of the type.

Little evidence has been seen that the Fitzroy precinct was recognised as an important or precedential site outside of the City of Fitzroy, or that the particular pattern of club consolidation that occurred at the sporting precinct in Edinburgh Gardens was notable in the state context. On this second point, the precinct appears to have been shaped and ultimately limited by the nature and constraints imposed by the 'grandfathered' clubs allotment that had been established in the south-west part of Edinburgh Gardens by permissive occupancy in the 1860s, a quirk of the local development and planning context without wider application or effect.

As listed above, there are a number of other suburban recreation reserves, dating from the 1900s-1920s, which have been recognised in local heritage overlays and contain a similar (and sometimes broader) collection of sporting grounds and club facilities. The Edinburgh Gardens sporting precinct no longer includes early or original bowling club pavilions, or most of the buildings and infrastructure (gymnasias, etc.) associated with the cricket and football clubs, and the tennis club grounds have been the subject of recurring reorganisation.

In this context, a number of the suburban reserves listed above, although developed later, may be considered to demonstrate a level of integrity and coherence that surpasses the Edinburgh Gardens sports precinct, and would be more likely to be recognised as representative examples at the state level.

That the precinct does not appear to have heritage significance at the state level should not take away from its substantial local significance. Sporting club organisations and the facilities they built were a notable influence on the development of the Edinburgh Gardens and the communities of Fitzroy and Fitzroy North that they served. These values are appropriately recognised at the local level through the heritage overlay.

4.4.4 *Public parks and gardens*

Parks for public use began appearing in England in the nineteenth century and were designed to provide 'breathing spaces and recreation grounds for the people' in increasingly urbanised towns and cities.²⁶² It was generally believed that there was a strong need for green spaces, particularly in industrial towns. Initially, however, these were funded through patronage rather than by the government. In 1843, Birkenhead Park was established outside Liverpool in the hope that 'the congestion and drudgery of factories and docks would in some measure be offset by an open place reflecting country-type scenery'.²⁶³ The parks movement caught on and a year later the first government-funded London park was laid out. Industrialists' concerns for the health and happiness of their workers was shown in the development of the 'Garden Villages' (1879) of Bourneville by the Cadbury Brothers, and also of Port Sunlight (1887), near Liverpool by the Lever Brothers. This principle was developed further by Ebenezer Howard in his 'Garden Cities' proposal of 1898, whereby it was concluded that public parks should be developed within towns which included ample recreation grounds within easy access of all the people.²⁶⁴

The idea of public gardens was embraced by the founders of Melbourne who frequently made provision for public reserves when laying out patterns of subdivision and urban development.²⁶⁵ The most obvious manifestation of this in the metropolitan area is the ring of gardens which encircle the City of Melbourne. These gardens, the Domain and the Alexandra, Carlton, Fitzroy, Treasury and Flagstaff Gardens, were laid out on an ornamental basis by leading surveyors, engineers, landscape gardeners and nurserymen.²⁶⁶ To varying degrees the gardens have retained the qualities of their original designs, which for the most part are characterised by strong avenue plantings.²⁶⁷ The planning of gardens is largely credited to Charles Joseph La Trobe, superintendent of the Port Phillip District and Victoria's first

lieutenant-governor, who was 'instrumental' in reserving 'large tracts of land' from sale for public benefit.²⁶⁸

The drive to construct public gardens in the urban environment continued into the late nineteenth and early twentieth centuries as the development of the public health movement in Victoria brought renewed concerns for 'fresh air' and improved methods of sanitation. Public recreational space was increased in Melbourne's inner suburbs where unhealthy industrial practices and overcrowded streets were feared by public health professionals and government policy makers.²⁶⁹ Parks were seen as the 'lungs' of the inner suburbs and were therefore an essential component of the town layout. Consequently, parks and open recreational spaces proliferated throughout the inner ring of Melbourne suburbs during this period.

In many instances, Crown land was reserved for recreational purposes at the time of survey or early development. Northcote's Oldis Gardens, East Melbourne's Yarra Park and South Yarra's Fawcner Park were reserved in the 1860s. In the ensuing decades, some parks were established on former clay or quarry sites, such as Methven Park in Brunswick, Burnley Gardens in Burnley and Yarra Bend Park in Fairfield. As Melbourne suburban edge expanded, parks were established in the next band of development from the late nineteenth century and into the twentieth century, including in St Kilda East (Alma Park), St Kilda (Catani Gardens), Albert Park (St Vincent Gardens), Caulfield (Caulfield Park), Elwood (Elsternwick Park), Footscray (Footscray Park), Hawthorn (St James Park and Central Gardens), and Malvern (Central Park, Malvern Public Gardens). In many cases, these reserves combined ornamental paths and gardens with the increasing provision of sports ground and other recreational facilities.

Nineteenth century 'pleasure gardens' developed as another style of park but were less common. One example of a 'pleasure garden' is the former Cremorne Gardens (now demolished) in Richmond which was founded by James Ellis. The gardens comprised:

four hectares of ornamental planting among which were set out attractions that included a theatre, menageries, artificial lake, maze, pavilion for dancing, fountains, grottoes and bowling alleys.²⁷⁰

In 1863, the site became part of a private mental asylum. The gardens closed in 1963 to make way for a new road network.²⁷¹ Burwood's Wattle Park is an early twentieth century example of the evolution of the privately developed pleasure garden, with an increased emphasis on sporting facilities and civic monuments.

From the inception of the urban park in nineteenth century Australia, public spaces accommodated both passive and active recreational activities, a movement which was being paralleled throughout the western world. One of the earliest English examples, the 'People's Park' in Birkenhead, included 'an open field of clean, bright, green-sward, closely mowed' for the playing of cricket, as well as an archery ground.²⁷² These attractions were immediately popular and were adopted enthusiastically, with the exception of botanical gardens which remained the preserve of the genteel, despite often being set aside as a 'botanic garden and recreation reserve'.²⁷³

By 1900, the expanding suburbs of Australian cities saw much park building and it became standard practice to outfit parks with recreational facilities of some type.²⁷⁴ Amenities for passive leisure pursuits included rotundas and pavilions for open air concerts, kiosks for food and beverage consumption, drinking fountains, seating, commemorative monuments and ponds or lakes. Path networks, avenues of trees, landscaped gardens and lawned areas further facilitated such activities.

Facilities for active recreational activities proliferated in many parks. For example, the straightening of the Yarra River near Princes Bridge and the creation of the Alexandra Gardens and parklands enabled

the establishment of paths for walking, cycling and horse riding, as well as facilities for rowing. As a consequence of the newfound zeal for amateur sport, municipal ovals and sporting facilities were established in parks. Many combined facilities for cricket and football with lawn bowls, croquet, tennis, and golf. Elwood's Elsternwick Park evolved from a swampy marsh containing a horseracing track to a grassed park in 1905 with tennis courts, bowling green, golf course, athletics track and cricket oval complete with grandstand.

Within the present City of Yarra, Edinburgh Gardens is one of a few mid to late nineteenth century planned garden spaces. These include Clifton Hill's Darling Gardens (c. 1862), North Carlton's small Curtain Square (1868), and Richmond's Barkly Gardens; within the municipality, Edinburgh Gardens is the largest of these nineteenth century reserves, but was less intensively planned and planted. Other parks were established in Yarra in the early twentieth century, including Fairfield Park (1912) and Citizens Park in Richmond.

Comment

Edinburgh Gardens was the chief recreational and ornamental open space of the City of Fitzroy, reserved in 1862 and formalised in the 1880s with plantings initiated first by the city and then from 1883 by Nicholas Bickford for the joint committee of management subsequently established between the city council and the lands department. In scale and form it is similar to other so-called 'outer ring' parks established in Melbourne in the 1850s-1860s and in other suburban municipalities between this time and the 1920s. It is important at a local level in demonstrating the history of parkland and infrastructural development and the civic aspirations, commemorative activities and growing interest in organised sport that found a home at Edinburgh Gardens in the nineteenth and early twentieth century.

Although Edinburgh Gardens reflects to a degree the same historical themes that drove development of these two reserves, and contains some of the same landscape and recreational elements, it would not be considered likely to meet the test for registration at the state level.

Historically, the development of suburban park and recreational reserves at the metropolitan and state level is better understood in the form, scale and relative integrity of Fawkner Park. Edinburgh Gardens was the product of local aspirations, lobbying and development efforts within the City of Fitzroy, and extensively shaped by those efforts, including sporting club development, civic cultural activities and times of mourning and commemorative, and other municipal aspirations, including the city's intensive effort to secure a railway line and depot in the 1880s. Edinburgh Gardens has an important role to play in illustrating and interpreting this history, albeit at the local level.

From a historical and aesthetic perspective as related to landscape values, at the Edinburgh Gardens many of the late Victorian and Edwardian garden elements were later removed or are present now only in a remnant form (the Elm circles for instance, reflecting early ornamental gardens). While this CMP has identified the greater scope and detail of the plantings carried out by Nicholas Bickford and others in the Edinburgh Gardens, with implications for the ongoing management of the place, today these aspects are identifiable in at best a remnant form (and in some cases from archival information only). They are not considered to illustrate the character of this type of ornamental parkland or garden layout as well or better than registered sites like Fawkner Park and Footscray Park.

4.5 Assessment of significance

What follows is an assessment of the cultural heritage values of the Edinburgh Gardens, Brunswick Street Oval Grandstand and sporting precinct, according to the assessment criteria endorsed by the Heritage Council of Victoria in 2008. Reference has also been made to the Heritage Council of Victoria's *The Victorian Heritage Register Criteria and Threshold Guidelines*, updated 2019.

Criterion A Importance to the course, or pattern, of Victoria's cultural history

The Edinburgh Gardens is a largely intact example of a nineteenth century, inner suburban municipal recreational reserve established for local residents for passive and active recreational activities. It is one of a small group of Victorian-era formal garden reserves in the City of Yarra established and run under municipal control for public recreation. It demonstrates the nineteenth century movement to provide open space in urban areas.

The Edinburgh Gardens includes a sporting precinct established and initially developed by private sporting clubs which played an important role in the creation and evolution of the Fitzroy community, not only on the field but in cultural, philanthropic and commemorative efforts that had a civic dimension and association beyond the club walls.

The Edinburgh Gardens was also shaped by important but separate events in the history of the City of Fitzroy, chief among them the nineteenth century desire for and construction of a connection to the metropolitan railway system, although the twentieth century rehabilitation of the former railway corridor as parkland has removed most evidence of this association within the gardens site.

The Edinburgh Gardens was also an important ceremonial site used to facilitate the City of Fitzroy's participation in larger events, particularly in mourning and commemoration. This association began with its naming in 1868 following the visit of Prince Alfred, the Duke of Edinburgh (and his survival of an assassination attempt in Queensland). A remnant plinth from a memorial statue to Queen Victoria (1902), the Sportsman's Memorial (1919) established by the sporting clubs to commemorate members lost in World War I, and the Memorial Rotunda (1925) built by the City of Fitzroy and also memorialising the sacrifices of the war all illustrate the gardens sustained importance as a primary civic and commemorative space in early Fitzroy.

This significance is at a local level.

The Brunswick Street Oval Grandstand (1888) illustrates the early evolution of cricket and football as spectator sports, and, with the oval itself, is the principal surviving reminder of the original Fitzroy Football Club, one of the founding members of the Victorian Football Association and later VFL/AFL. This significance is at a local level.

Criterion B Possession of uncommon, rare or endangered aspects of Victoria's cultural history

The 1888 grandstand is historically significant as a rare example of a timber and brick sporting grandstand in Victoria, and is likely the oldest grandstand of this type within metropolitan Melbourne. Although the ground level has been subject to recurring internal and external renovation, and replacement and modification of aspects of the superstructure is also believed to have occurred, the grandstand retains its rarity and value as an unusually early and superficially intact example of the type. This significance is at a state level.

Criterion C Potential to yield information that will contribute to an understanding of Victoria's cultural history

Not applicable.

Criterion D Importance in demonstrating the principal characteristics of a class of cultural places or objects

The Edinburgh Gardens is an example of nineteenth century suburban development of ornamental gardens and recreation reserves, initially reserved in 1862, and laid out by the City of Fitzroy from 1881 and by a Committee of Management with the involvement of metropolitan gardens curator Nicholas Bickford from 1883. Its 1883-85 linear avenues of English Elm and English Oak, and a perimeter circle of

Brachychiton trees (a twentieth century replacement of an earlier boundary of Monterey Pine, Blue Gum and Sweet Pittosporum) demonstrate the original form of the public gardens, as do other remnant specimen trees throughout the gardens. Later expansions of the path system from the late 1880s, and remnant tree features like circles of Elm trees and rows of Holm Oak, contribute to an understanding of how the form and use of the gardens evolved from the 1880s to the 1940s.

Edinburgh Gardens was also an early instance in which sports club grounds and other active pursuits were accommodated within public reserves, although these uses pre-dated the formalised layout of the public gardens and were kept largely separate and distinct from them.

It is significant for these characteristics at a local level.

The grandstand is a fine and relatively intact example of a nineteenth century grandstand in Victoria. The grandstand incorporates tiered seating in an elevated position, symmetrical composition and simple decorative detailing. Although the ground level has been subject to recurring internal and external renovation, and replacement and modification of aspects of the superstructure is also believed to have occurred, the grandstand retains its value in exhibiting the qualities of a finely constructed early grandstand. The grandstand is significant on a state level.

Criterion E Importance in exhibiting particular aesthetic characteristics

The Edinburgh Gardens is of aesthetic significance for its network of paths planted with avenues of Elm and Oak trees. Other elements of aesthetic interest or significance are other remnants of Victorian and Edwardian ornamental plantings, including evidence of early use of native tree species as well as the structural plantings of Elm and Holm Oak which remain from early horticultural garden features, and the unusual perimeter row planting of *Brachychiton* species dating to the early twentieth century.

Several other factors contribute to the local aesthetic appeal of the gardens, including a small number of other notable specimen trees, its status as a large 'oasis' of green parkland in the built up inner city location, the presence of the oval with grandstand as a major landscape feature, and features such as the Brunswick Street Oval Grandstand, Memorial Rotunda, and the remnant plinth of the Queen Victoria memorial in its surrounding garden circle. Other features, including the Sportsman's Memorial and the Chandler Drinking Fountain, are of aesthetic interest but are not well presented in their current context.

These values are significant at a local level.

Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Not applicable.

Criterion G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

Not applicable.

Criterion H Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

Not applicable.

4.6 Statement of Significance

What is Significant?

The public reserve known as the Edinburgh Gardens, including the public ornamental gardens and the sporting precinct and the Brunswick Street Oval Grandstand.

Historical summary

The area later known as the Edinburgh Gardens was set aside as a temporary public reserve in 1862 at the impetus of the City of Fitzroy. In short order, two sporting organisations were given permissive occupancy: the Collingwood Commercial Cricket Club and the Fitzroy Cricket Club. This established a sporting precinct in the south-west quadrant of the gardens which would quickly evolve to include other club sports, and established a tradition of organised sport within the gardens which continues today.

In 1868 the reserve acquired its name, commemorating Prince Alfred, the Duke of Edinburgh. The balance of the park was not immediately laid out or cultivated, and use of the land for other purposes continued through the 1880s. At the same time that plantings did begin in the 1880s, the Edinburgh Gardens was implicated in the Fitzroy Council's pursuit of a railway connection.

In 1882 the site was permanently reserved, and a joint committee of management established between the Lands Department and Fitzroy City Council.

Although plantings took place in 1880-1881 under the direction of the Fitzroy City Council, the extant character of the formalised paths and avenue plantings dates to 1883, when these were established by Nicholas Bickford, the Lands Department bailiff and Metropolitan Parks and Gardens curator, on behalf of the joint Committee of Management.

Construction of the Fitzroy spur line of the Inner Circle Railway was approved in 1885, requiring civil works and construction of railway lines, sidings and depot facilities through the centre of the Edinburgh Gardens. Passenger service was short-lived, but the line remained in use until 1981.

Further development of the path system followed completion of the railway. Various ornamental and civic elements were also added to the public gardens from the late 1880s-1920s, including notable memorial structures and extensive horticultural displays. During this period, the Fitzroy Cricket Club Oval rose to prominence as the home ground of the Fitzroy Football Club, triggering a variety of improvements to the ground from the 1880s-1930s.

The Fitzroy Football Club ceased play at the ground by 1966, with most of the elements of the site's heyday as a professional oval subsequently removed save for the 1888 grandstand and two c. 1905 entrance pavilions. The post-war and early twenty-first century period saw development of new public recreational facilities throughout the Edinburgh Gardens and upgrade and redevelopment of facilities throughout much of the sporting precinct.

Summary description

The Edinburgh Gardens is an approximately 16-hectare public reserve gazetted in the nineteenth century, and includes both a sporting precinct established in the late 1860s and ornamental paths and gardens installed from the beginning of the 1880s. The gardens retains most of its c. 1880s path system, as well as avenues of mature elms and oak trees (original and replacement plantings on original alignments), other specimen trees dating to the nineteenth or early twentieth century, and an unusual perimeter planting of Kurrajong trees established in the early twentieth century.

The evolved sporting precinct, including oval, grandstand, bowling club, tennis club and other club facilities, demonstrates the continuity of organised recreational use of the place from the late 1860s and

includes important early structures, most prominent among them an 1888 grandstand which has been included in the Victorian Heritage Register. The grandstand remains as a survivor of the establishment of the sporting facilities in the broader Edinburgh Gardens, and reflects, through its scale, timber materiality and design, the key aspects of large-scale spectator engagement with sports such as cricket and football in the late nineteenth century. A number of commemorative and memorial structures and elements also remain and illustrate the important civic position of the gardens as well as the role and investments made by sporting clubs at the site.

How is it Significant?

The Edinburgh Gardens are of historical and aesthetic significance to the City of Yarra. The Brunswick Street Oval Grandstand is of historical significance to the state of Victoria.

Why is it Significant?

The Edinburgh Gardens are historically significant as a major nineteenth century public open space, ornamental gardens and sporting precinct whose history and form reflected the interests and aspirations of the citizens and council of the City of Fitzroy, and other influences, including the involvement of Lands Department curator Nicholas Bickford, investments by early sports clubs, and the rise and evolution of the Australian football code as a professional sport. The Edinburgh Gardens were also dramatically shaped by the Fitzroy City Council's aspiration for a connection to the metropolitan railway network, and its agreement to use of a corridor through the gardens for this purpose, leading to a century-long occupation of the centre of the gardens for this purpose.

The continuous 140-year history of Edinburgh Gardens as a public reserve is displayed in its planning and physical fabric, as well as in the continuity of uses, especially sporting use. While the formal path network was not laid out until the early 1880s, the long and continuous use of the south-western section of the gardens for active recreation is demonstrated in the facilities of this sporting precinct, which have been updated and improved but retain their general arrangement.

The sporting oval and facilities associated with the Fitzroy Cricket Club and Fitzroy Football Club are historically significant at a local level as remnants of the local and suburban genesis of the Australian Football League, and of the site's original prominence as a venue for cricket. The remaining structures and spaces associated with its early use as a cricket and football oval, including the large grandstand and entrance structures, reflect the site's historical use in ticketed professional sport.

The Brunswick Street Oval Grandstand constructed in 1888, is of historical significance to the state of Victoria as a fine and rare example of a nineteenth century grandstand. Although the subject of later internal and external renovations, the grandstand remains relatively intact.

The Edinburgh Gardens are of historical and aesthetic significance for their avenues of mature Elm and Oak trees, some dating to the plantings carried out by Bickford in 1884-1885, and for other remnant specimen and structural tree plantings that illustrate the extensive ornamental plantings established in the gardens from the 1880s to the 1920s. Within the City of Yarra, the Edinburgh Gardens is the largest of a small number of public gardens developed by the former local councils which retain major components of their Victorian and Edwardian organisation and planting schemes.

The Edinburgh Gardens are of historical significance for their collection of civic commemorative and memorial structures, including the Sportsman's Memorial (1919), Memorial Rotunda (1925) and Chandler Drinking Fountain (1926), as well as the surviving plinth of a memorial statue to Queen Victoria (1902).

4.7 Levels of Significance

Consideration has been given to the levels of significance of the different elements within the Gardens. Levels of significance have been assigned to the heritage components of the site: primary and contributory. Establishing such a hierarchy indicates where there is greater or lesser scope for adaptation and alteration of any given element without diminishing the overall significance of the place.

Other elements are of little or no significance as pertains to the heritage values of the place, although they may contribute to the maintenance of the Edinburgh Gardens and its sporting precinct as a valued public open space and recreational facility within the City of Yarra.

Elements of primary and contributory significance are shown generally in plan on Figure 172.

4.7.1 Elements of Primary Significance

Elements of primary significance are those which contribute in a fundamental way to an understanding of the cultural significance of the place as it exists. They may be predominantly intact in form and fabric, and/or are particularly demonstrative of the original design or functional concept with regard to form or fabric. As such, they should be retained and, if altered, then it should be done with minimal impact on significant fabric.

Elements of primary significance include:

- Brunswick Street Oval Grandstand (Fitzroy Cricket Ground Grandstand, 1888)
- Entrance Gatehouse (on Freeman Street, 1905)
- W.T. Peterson Community Oval (former Fitzroy Cricket Ground), to the extent of its general form and layout
- Timber Entrance Pavilion (1996 reconstruction)
- Tennis Club Pavilion
- Sportsman's Memorial
- Memorial Rotunda
- Chandler Drinking Fountain
- Queen Victoria Plinth
- Principal elements of the nineteenth century path layout, including the avenues labelled in this report A, B, C, D and E
- Primary English Elm (*Ulmus procera*) and Dutch Elm (*Ulmus x hollandica*) avenue plantings
- English Oak (*Quercus robur*) avenue opposite Rowe Street (Avenue C)
- Kurrajong (*Brachychiton populneus*) row plantings – St Georges Road vicinity
- Kurrajong (*Brachychiton populneus*) row planting with Illawarra Flame Tree (*B. acerifolius*) infills – Alfred Crescent
- Southern Mahogany Gum (*Eucalyptus botryoides*) specimens throughout the gardens
- River Red Gums (*Eucalyptus camaldulensis*), three specimens in north-west quadrant

4.7.2 Elements of Contributory Significance

Elements of contributory significance are those which are of a supportive nature in the understanding of the cultural significance of the Edinburgh Gardens as it exists. While they contribute to the overall significance of the complex, they are not of individual distinction with regard to original plan form, fabric or function.

Elements of contributory significance should generally be retained although there may be considerable scope for alteration, adaptation and renewal.

Elements of contributory significance include:

- Asphalt pathway paving, and remnant and renewed basalt kerbs, gutters and retaining walls to the paths and boundaries, as characteristics of the early path system and boundary treatments of the Edinburgh Gardens
- Secondary extensions of the path system, added from the late 1880s to the early 1900s, and accompanying avenue plantings where present
- Remnant sections of rail from the former railway line
- Perimeter path and earth embankments to the oval surroundings in their general form only, acknowledging these were substantially altered and reduced in scale in the 1980s
- Sporting precinct facilities, including the modern bowling club and tennis club courts, in their ongoing recreational use only
- Cook Memorial
- Remnants of former structural plantings and ornamental displays, including the complete and partial circles of English and Dutch Elm and the Holm Oak (*Quercus ilex*) rows located between the Memorial Rotunda and the sporting precinct
- Queen Victoria garden bed, in its form and layout, and remnant Elm trees and other associated specimen trees in the vicinity
- Other mature specimen trees where these are reflective of Victorian and Edwardian planting schemes, including specimens of Cypress, Canary Island Pine and Sweet Pittosporum
- Recent replacement avenue plantings on original path alignments
- English Elm row east of tennis courts, only to the extent of its continuity with an original path and avenue planting originally located to the west (former segment of Avenue A)

4.7.3 *Elements of Little or No Significance*

Elements of little or no significance include those which were originally minor in nature or contribute little to the cultural significance of the place, areas which have been so altered that they have lost any significance they might have otherwise had in a heritage context, or are of recent origins. Generally, they can be altered, adapted or removed as required.

Elements of little or no heritage significance include:

- Fencing
- W.T. Peterson Oval fabric, including drain, fencing and pathway
- Community Hall
- Modern path and service drives around the oval and grandstand, and modern plantings including Oak, Elm, Fig and Jacaranda, established in the c. 1980s
- Cricket practice nets
- Tennis court fabric and later additions to club house
- Bocce courts
- Bowling Club building, infrastructure and memorial gates
- Substation
- Emely Baker Infant Welfare Centre
- Public toilets
- Skate park
- North and south playgrounds
- Basketball court
- Sundry elements including non-original lighting, bollards, seating, bins, signage, power poles and electrical sub-board enclosures, and log located on northern edge of the Alfred Crescent oval
- Underground and surface drainage, including stormwater filtration garden
- Circular concrete beds at Rowe Street, circular bluestone bed in gardens north-east quadrant
- The contents of modern perimeter and foundation garden and floral displays beds to the tennis and bowling clubs, the Brunswick Street and St George's Road frontages, the Memorial Rotunda, and in conjunction with all modern features including the playgrounds and Emely Baker Centre
- Alfred Crescent sports oval

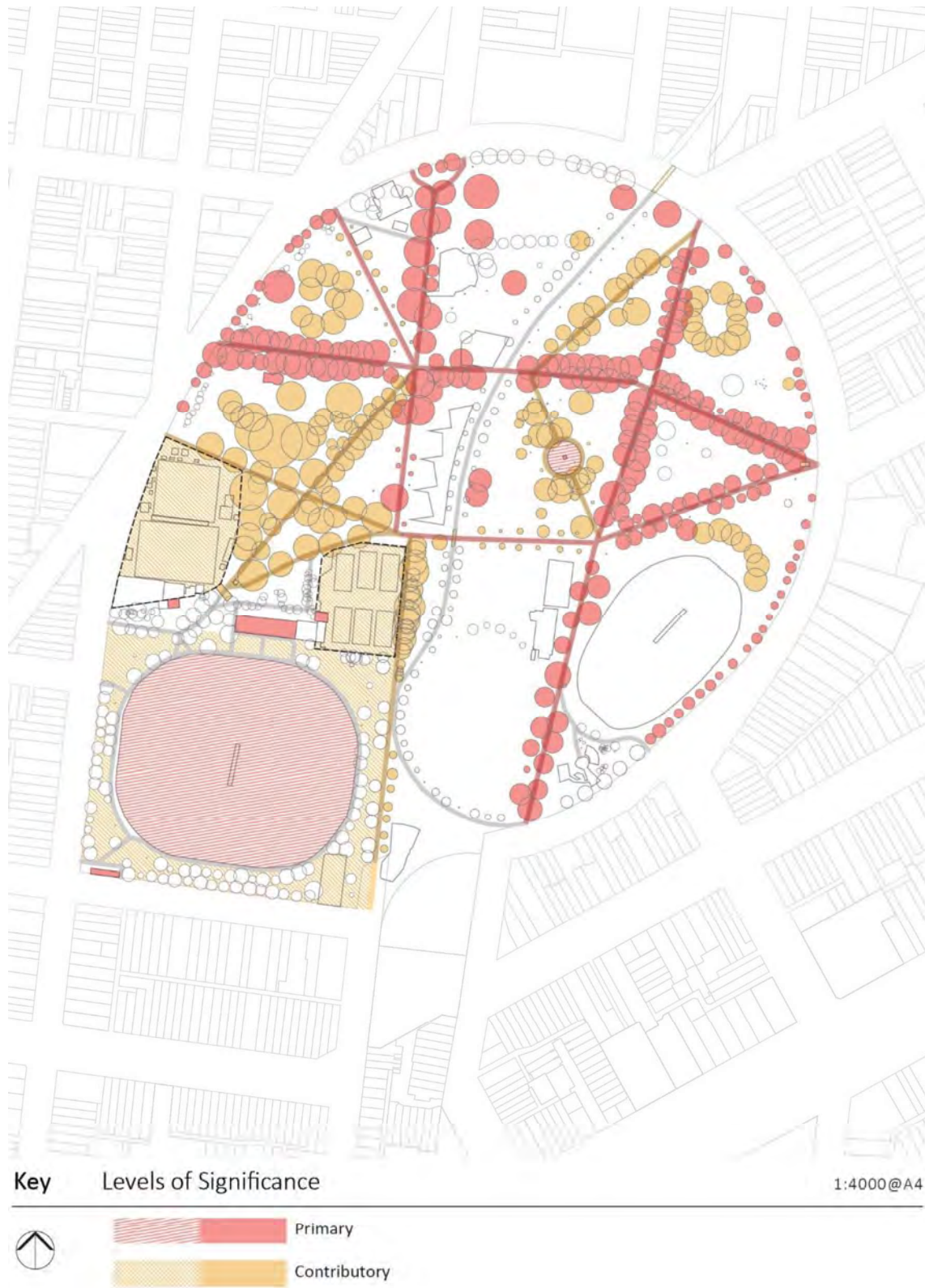


Figure 172 Plans showing elements of primary and contributory significance

5.0 OPPORTUNITIES AND CONSTRAINTS

5.1 Introduction

This chapter identified a series of key constraints and opportunities that are relevant to and could have a bearing on the future management of the Edinburgh Gardens. These issues relate to the understood significance of the place, statutory requirements and the aspirations of the City of Yarra as owner/manager of the place. The intent in setting out identified opportunities and constraints is to provide a context for the conservation, management and development of the Edinburgh Gardens and the buildings and facilities within it. This recognises that the gardens and associated clubs and facilities operate in a real-world framework and that there are particular issues that will have a bearing on the ongoing management and use of the buildings.

5.2 Implications arising from significance

Chapter 4 provides a revised assessment of the significance of the Edinburgh Gardens and the Brunswick Street Oval Grandstand. Arising from this re-assessment, it is considered that the Edinburgh Gardens and the grandstand are significant for the following reasons:

- The Brunswick Street Oval Grandstand is historically significant at a State level as a rare example of a timber and brick sporting grandstand in Victoria
- The Brunswick Street Oval Grandstand is architecturally significant at a State level for its value in exhibiting the qualities of a finely constructed early grandstand
- The Edinburgh Gardens are historically significant at a local level as a largely intact nineteenth century, inner suburban municipal recreational reserve established for local residents for passive and active recreational activities
- The Brunswick Street Oval Grandstand is historically significant at a local level for its ability to illustrate the early evolution of cricket and football as spectator sports, and, with the oval itself, is the principal surviving reminder of the original Fitzroy Football Club
- The Edinburgh Gardens are significant at a local level for its ability to demonstrate nineteenth century suburban development of ornamental gardens and recreation reserves
- The Edinburgh Gardens are historically significant at a local level as an important ceremonial site used to convey the City of Fitzroy's participation in larger events, particularly in mourning and commemoration
- The Edinburgh Gardens are aesthetically significant at a local level for its network of paths planted with avenues and evidence of the early use of native plantings; and for features such as the Brunswick Street Oval Grandstand, Freeman Street Gatehouse, Sportsman's Memorial, Memorial Rotunda, Queen Victoria Plinth, and Chandler Drinking Fountain, and their presentation within a landscaped setting in the gardens and sporting precinct.

The implications arising from this assessment is that there are key features, characteristics and attributes that should be conserved as follows:

- The Brunswick Street Oval Grandstand
- Individual buildings and built elements within the gardens and sporting precinct, such as the Freeman Street Gatehouse, Sportsman's Memorial, Memorial Rotunda, Queen Victoria Plinth and Chandler Drinking Fountain
- Landscape elements including paths and plantings as illustrated at Figure 83 and Figure 84.

A number of buildings, structures and landscape elements, such as the Alfred Crescent Pavilion, water filtration garden, bins, lighting, toilet facilities, are not significant, primarily due to their recent origin and utilitarian nature. These elements require no management from a heritage perspective, although the replacement or relocation would normally be managed by policy in the following chapter.

5.3 Management

Edinburgh Gardens and the Brunswick Street Oval Grandstand are managed by the City of Yarra with the Yarra City Council being the Committee of Management for the Crown Land, known as Edinburgh Gardens.

It is noted that the management and day-to-day operations of various spaces within the gardens including the Bowls Club, Tennis Club and Community Hall is through local organisations.

The City of Yarra has a number of policies and protocols which are relevant to the management of the gardens and buildings, these include the:

- Heritage Strategy 2019-2030
- Access and Inclusion Strategy 2018-2024
- Urban Forest Strategy 2017
- Public Toilet Strategy 2017-2027
- Nature Strategy 2020-2024 (under development)
- Green Infrastructure Toolkit
- Asset management Strategy 2012 to 2022
- Council Plan 2017-2021

The CMP is consistent with the recommendations of the Heritage Strategy as it implements a key action, being the preparation of a CMP. The CMP establishes the significance of the heritage place and sets out methods for the protection of heritage values and fabric in accordance with the Heritage Strategy.

5.4 Statutory requirements

The managers of the Edinburgh Gardens are subject to the provisions of the following:

- *Heritage Act, 2017*
- *Planning and Environment Act, 1987* (Yarra Planning Scheme)
- National Construction Code (Building Code of Australia)
- *Disability Discrimination Act, 1992*
- *Aboriginal Heritage Act, 2006*

Table 3 Applicable legislation

Legislation	Summary
<i>Heritage Act, 2017</i>	<p>Provides for the protection, management and conservation of places and objects included in the Victorian Heritage Register.</p> <p>Permits or another form of approval are required from Heritage Victoria for all buildings and works within the site (with the exception of subdivision), other than where these are specified as permit-exempt.</p> <p>The provisions of the Heritage Act excludes control over the use of a place, though the physical impact of a proposed use on the place's significant values can be considered.</p> <p>Provides for the protection of archaeological relics including all unidentified relics 75 or more years old.</p>

Legislation	Summary
<i>Planning and Environment Act, 1987</i>	<p>Provides a framework for the planning, use, development and protection of land in Victoria.</p> <p>The relevant planning scheme under this Act is the Yarra Planning Scheme. This scheme identifies the zoning for the site and any applicable overlays.</p> <p>Under the provisions of the HO no permit is required to develop a heritage place included on the VHR (with the exception of applications for subdivision). This would apply only to the Fitzroy Cricket Club Grandstand (Brunswick Street Oval Grandstand).</p>
National Construction Code (Building Code of Australia)	<p>The intent of the NCC is to achieve national standards in the areas of safety, health and amenity. Compliance with the NCC is required when any major refurbishment works are undertaken to an existing building.</p>
<i>Disability Discrimination Act, 1992</i>	<p>The intent of this Act is to eliminate discrimination against persons on the grounds of disability, ensure that the rights of persons with disabilities are equitable before the law with the rest of the community and promote recognition and acceptance of equal rights of those with disabilities.</p> <p>Discrimination under this Act can arise in relation to the provision of access to a place (Section 23). At the Edinburgh Gardens this would apply to access to the buildings and structures such as the Brunswick Street Oval Grandstand.</p> <p>Premises Standards</p> <p>On 1 May 2011, the Disability (Access to Premises – Buildings) Standards (Premises Standards) took effect under the Disability Discrimination Act 1992. These standards align with changes to the 2011 edition of the BCA. The alignment of the provisions of the DDA and BCA with regard to access has been brought about by a number of factors including:</p> <ul style="list-style-type: none"> the DDA contains intent and objectives, but not the technical details of how to provide access for people with a disability the current technical requirements of the BCA are not considered to meet the intent and objectives of the DDA the existence of two legislative requirements in relation to access for people with a disability to buildings, being the BCA and DDA, gives rise to potential inconsistencies <p>New buildings, and works to existing buildings are required to comply with the Premises Standards. However, there exists potential to balance access requirements with the heritage values of existing non-compliant elements of buildings and places of heritage significance.</p>
<i>Aboriginal Heritage Act 2006 and its Regulations, 2017</i>	<p>Provides for the protection of Aboriginal cultural heritage in Victoria. Establishes a register of Aboriginal sites and includes approval requirements for particular activities.</p>

5.4.1 Heritage Act

The Grandstand, known as the Brunswick Street Oval Grandstand is subject to the statutory requirements of the *Victorian Heritage Act 2017*, through being included on the Victorian Heritage Register (VHR H0751). The extent of registration is described as follows:

As Executive Director for the purpose of the Heritage Act 2017, I give notice under section 53 that the Victorian Heritage Register is amended by modifying a place in the Heritage Register:

Number: H0751

Category: Registered Place

Place: Brunswick Street Oval Grandstand

Location: Brunswick Street, Fitzroy North

Municipality: Yarra City Council

All of the place shown hatched on Diagram 751 encompassing part of Allotment 6 Section 34 at North Fitzroy, Parish of Jika Jika.

The mapped extent of registration for the Brunswick Street Oval Grandstand is illustrated at Figure 173.

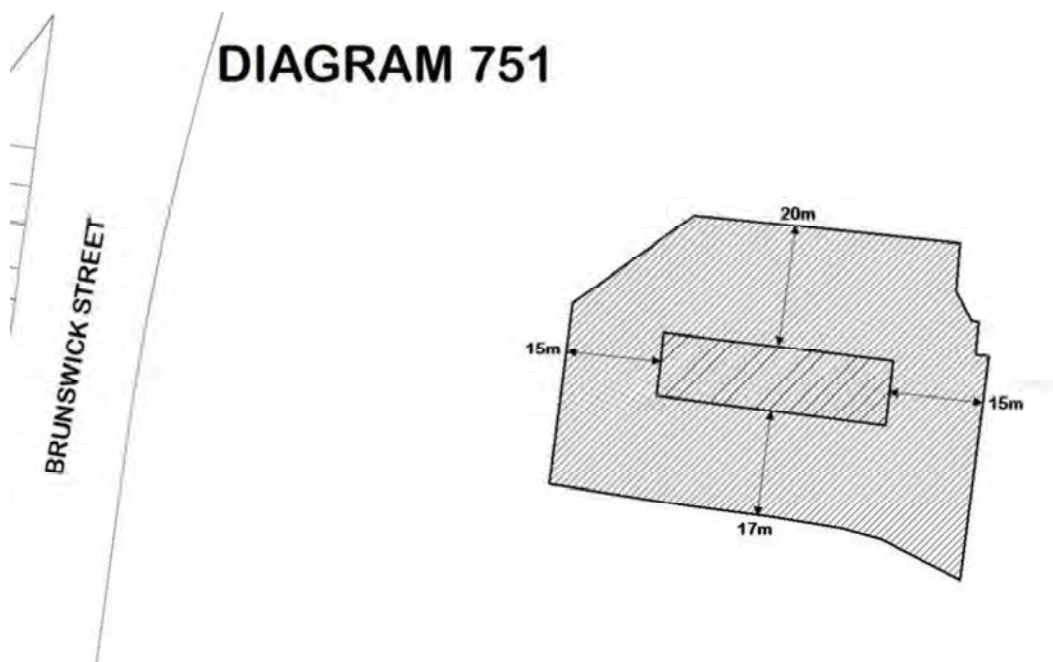


Figure 173 Extent of registration plan for the Brunswick Street Oval Grandstand VHR H0751
Source: Victorian Heritage Database

Works to the Grandstand and within the extent of registration will require approval from Heritage Victoria by way of Heritage Permit or permit exemption where works are not exempted as noted in the registration by way of s 92 (3) of the Heritage Act.

Notwithstanding, the registration for the Brunswick Street Oval Grandstand includes the following preamble and permit exemptions:

Preamble

The purpose of this information is to assist owners and other interested parties when considering or making decisions regarding works to a registered place. It is recommended that any proposed works be discussed with an officer of Heritage Victoria prior to making a permit application. Discussing proposed works will assist in answering questions the owner may have and aid any decisions regarding works to the place.

The extent of registration of the Brunswick Street Oval Grandstand (sic) in the Victorian Heritage Register affects the whole place shown on Diagram 751 including the land, buildings (exteriors and interiors), roads, trees, landscape elements and other features. Under the Heritage Act 2017 a person must not remove or demolish, damage or despoil, develop or alter or excavate, relocate or disturb the position of any part of a registered place or object without approval. It is acknowledged, however, that alterations and other works may be required to keep places and objects in good repair and adapt them for use into the future.

If a person wishes to undertake works or activities in relation to a registered place or registered object, they must apply to the Executive Director, Heritage Victoria for a permit. The purpose of a permit is to enable appropriate change to a place and to effectively manage adverse impacts on the cultural heritage significance of a place as a consequence of change. If an owner is uncertain whether a heritage permit is required, it is recommended that Heritage Victoria be contacted.

Permits are required for anything which alters the place or object, unless a permit exemption is granted. Permit exemptions usually cover routine maintenance and upkeep issues faced by owners as well as minor works or works to the elements of the place or object that are not significant. They may include appropriate works that are specified in a conservation management plan. Permit exemptions can be granted at the time of registration (under s.38 of the Heritage Act) or after registration (under s.92 of the Heritage Act). It should be noted that the addition of new buildings to the registered place, as well as alterations to the interior and exterior of existing buildings requires a permit, unless a specific permit exemption is granted.

Disrepair of registered place or registered object

Under s.152 of the Act, the owner of a registered place or registered object must not allow that place or object to fall into disrepair.

Failure to maintain registered place or registered object

Under s.153 of the Act, the owner of a registered place or registered object must not fail to maintain that place or object to the extent that its conservation is threatened.

Conservation management plans

It is recommended that a Conservation Management Plan is developed to manage the place in a manner which respects its cultural heritage significance.

Aboriginal cultural heritage

If works are proposed which have the potential to disturb or have an impact on Aboriginal cultural heritage it is necessary to contact Aboriginal Victoria to ascertain any requirements under the Aboriginal Heritage Act 2006. If any Aboriginal cultural heritage is discovered or exposed at any time it is necessary to immediately contact Aboriginal Victoria to ascertain requirements under the Aboriginal Heritage Act 2006.

Other approvals

Please be aware that approval from other authorities (such as local government) may be required to undertake works.

Archaeology

There is no identified archaeology of state level significance at the place.

Cultural heritage significance*Overview of significance*

The cultural heritage significance of the Brunswick Street Oval Grandstand lies in the grandstand building, attached features and fixtures and its relationship to the oval and broader context. The 1980s community room to the east of the grandstand is not significant. Other recreational facilities introduced in the late twentieth century such as the bocce court are not significant.

CATEGORIES OF WORKS OR ACTIVITIES (PERMIT EXEMPTIONS) RECOMMENDED UNDER S.38

The following works do not require a permit provided that they are carried out in a manner which does not harm the cultural heritage significance of the Brunswick Street Oval Grandstand.

General Conditions

All exempted alterations are to be planned and carried out in a manner which prevents damage to the significant fabric of the Brunswick Street Oval Grandstand.

Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the Brunswick Street Oval Grandstand are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and Heritage Victoria shall be notified as soon as possible.

All works should ideally be informed by a Conservation Management Plan prepared for the place.

The Executive Director is not bound by any Conservation Management Plan, and permits still must be obtained for works suggested in any Conservation Management Plan.

Nothing in this determination prevents the Heritage Council from amending or rescinding all or any of the permit exemptions. Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the relevant responsible authority, where applicable.

Specific Permit Exemptions

GRANDSTAND

Exterior

- Minor repairs and maintenance which replaces like with like. Repairs and maintenance must maximise protection and retention of significant fabric and include the conservation of existing details or elements. Any repairs and maintenance must not exacerbate the decay of fabric due to chemical incompatibility of new materials, obscure fabric or limit access to such fabric for future maintenance.
- Repair to or removal of items such as air conditioners, pipe work, ducting, wiring, antennae and aerials.
- Works or activities, including emergency stabilisation, necessary to secure safety in an emergency where a structure or part of a structure has been irreparably damaged or destabilised and poses a safety risk to its users or the public. Note: The Executive Director, Heritage Victoria, must be notified within seven days of the commencement of these works or activities.
- Painting of previously painted surfaces in the same colour, finish and product type provided that preparation or painting does not remove earlier paint finishes or schemes. Note: This exemption does not apply to decorative finishes or unpainted, oiled or varnished surfaces.
- Cleaning including the removal of surface deposits or graffiti by the use of low-pressure water (less than 300 psi at the surface being cleaned) and neutral detergents and mild brushing and scrubbing with plastic not wire brushes.
- Repair and maintenance to existing signage and replacement of signage where it is to the same scale and in the same location.
- Repair to and removal of existing exterior lighting and public address systems.

Interior

- Painting of previously painted surfaces in the same colour, finish and product type provided that preparation or painting does not remove earlier paint finishes or schemes. Note: This exemption does not apply to decorative finishes or unpainted, oiled or varnished surfaces.
- Removal or replacement of devices for the hanging of wall mounted artworks, noticeboards and signage in existing locations.
- Installation, removal or replacement of carpets and/or flexible floor coverings and window furnishings such as curtains and blinds.
- Removal or replacement of smoke and fire detectors, alarms and the like, of the same size and in existing locations.
- Repair, removal or replacement of existing ducted, hydronic or concealed radiant type heating provided that the central plant is concealed, and that the work is done in a manner which does not alter building fabric.
- Installation of plant within the roof space, providing that it does not impact on the external appearance of the building or involve structural changes.

1980S COMMUNITY ROOMS

All the works and activities specified for the Grandstand, plus:

- All works to the interior of the Community Room.

Events

The installation and/or erection of temporary elements associated with authorised short-term events provided they are not attached to the grandstand building and are in situ for a maximum period of 30 days after which time they must be removed. This includes:

- o Temporary structures such as marquees.
- o Temporary security fencing, scaffolding, hoardings or surveillance systems.
- o Temporary infrastructure, including lighting, portable toilets, public address systems and the like

to support events and performances.

- o Temporary micro tenancies such as food trucks and the like, with ground protection.
- o Temporary operational equipment such as freestanding wayfinding/directional signage.

LANDSCAPE/ OUTDOOR AREAS

- The processes of gardening including mowing, pruning, mulching, bedding displays, removal of dead shrubs, planting and replanting of garden beds, disease and weed control and maintenance to care for existing plants.
- Management and maintenance of trees including formative and remedial pruning, removal of deadwood and pest and disease control.
- The removal or pruning of dead or dangerous trees to maintain safety.
- Establishment of new garden beds and low-level plantings except where this involves major excavation.
- Installation of new pathways where they do not involve major excavation or interface with the fabric of the grandstand.
- Subsurface works involving the installation, removal or replacement of existing watering and drainage systems or other services provided there are no visible above ground elements. Existing lawns, gardens and hard landscaping, including paving, footpaths and roadways are to be reinstated on the completion of works.
- Repair and maintenance of existing hard landscaping including paving, footpaths and roadways where fabric, design, scale, form and method of fixing is repaired or replaced like for like.
- Repair, maintenance or removal of bocce court.
- Removal or replacement of external directional or informational signage provided the size, location and material remains the same.
- Maintenance, repair and replacement of existing services such as plumbing, electrical cabling, surveillance systems, external lighting, pipes or fire services

which does not involve changes in location or scale of above ground elements, or major excavation.

- Maintenance, repair and removal of the existing water tank, bins, bin cages, benches, bollards and fencing and replacement of these items provided they are of the same scale and in the same location.

5.4.2 Yarra Planning Scheme

Edinburgh Gardens is individually identified as HO213, with the Fitzroy Cricket Club Grandstand (Brunswick Street Oval Grandstand) individually identified as HO215 in the Schedule to the Heritage Overlay of the Yarra Planning Scheme. In accordance with Clause 43.01 of the Yarra Planning Scheme, no permit is required from the City of Yarra, 'To develop a heritage place which is included on the Victorian Heritage Register, other than an application to subdivide a heritage place of which all or part is included in the Victoria Heritage Register' (43.01-2). Planning permits may be required for proposals as a result of non-heritage related planning controls, depending upon their nature. It is noted that this requirement relates specifically to the Grandstand, due to its inclusion on the VHR but not to other buildings or the gardens.

Edinburgh Gardens is surrounded by the North Fitzroy Precinct (HO327).

In addition to the statutory heritage controls, Edinburgh Gardens are also subject to a number of other clauses within the City of Yarra Planning Scheme including:

- Public Park and Recreation Zone (PPRZ)
- Special Building Overlay (SBO)

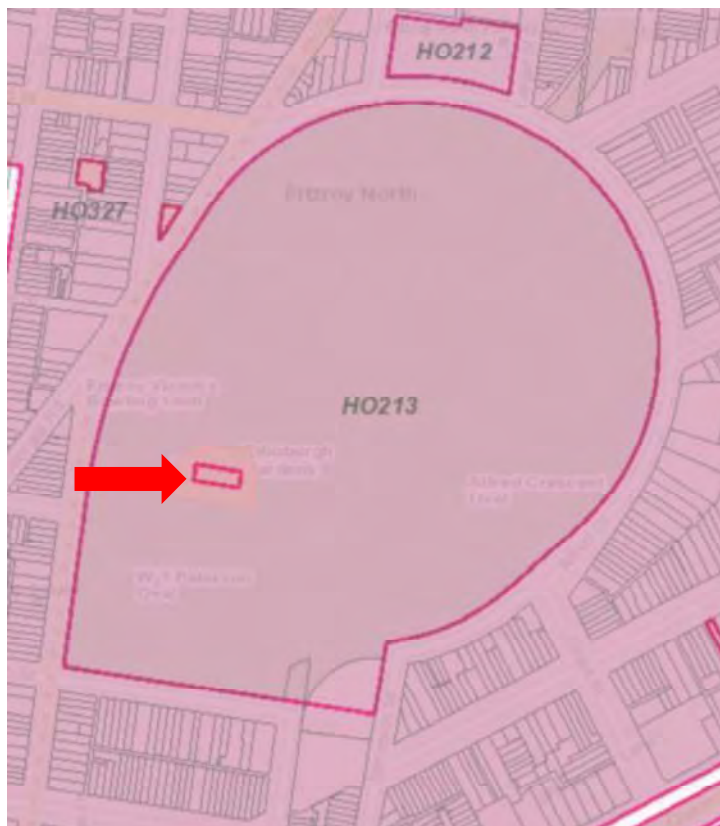


Figure 174 Detail of HO map with location of the Edinburgh Gardens (HO213); HO215 is the Fitzroy Cricket Club Grandstand (Brunswick Street Oval Grandstand) indicated by the arrow
Source: Vicplan

5.4.3 *Building Code of Australia/NCC*

The National Construction Code addresses all building compliance requirements as related to specified classes of buildings. In Victoria the NCC operates in conjunction with the *Victorian Building Regulations 2018* and under the provisions of the *Building Act, 1993*. In its formulation and reference to relevant construction standards the NCC has necessarily been developed for new construction. In this regard the application, wholesale to the refurbishment or redevelopment of a heritage building has the potential to have significant impacts, particularly if a 'full compliance' with the code is triggered.

Addressing this issue, the *Victorian Building Regulations, 2018*, provide for some flexibility where alterations are proposed to existing buildings, under Part 16, Regulation 233.

This regulation states as follows:

233 Alteration to existing building

- (1) Building work to alter an existing building must comply with these Regulations.
- (2) Subject to regulations 234 and 236, if the proposed alterations to an existing building, together with any other alterations completed or permitted within the previous 3 years, relate to more than half the original volume of the building, the entire building must be brought into conformity with these Regulations.
- (3) Despite subregulations (1) and (2) and subject to subregulation (6), the relevant building surveyor may consent to partial compliance of building work or an existing building with subregulation (1) or (2).
- (4) In determining whether to consent to partial compliance with subregulation (1) or (2) in respect of any alteration to a building, the relevant building surveyor must take into account—
 - (a) the structural adequacy of the building; and
 - (b) the requirements necessary to make reasonable provision for—
 - (i) the amenity of the building and the safety and health of people using the building; and
 - (ii) avoiding the spread of fire to or from any adjoining building.
- (5) Any consent to partial compliance under subregulation (3) must be in the form of Form 18.
- (6) If any part of the alteration is an extension to an existing building, the relevant building surveyor may only consent to partial compliance in respect of the extension if the floor area of the extension is not greater than the lesser of—
 - (a) 25% of the floor area of the existing building; and
 - (b) 1 000 m².

In addition, the *Building Act*, 1993 provides for further consideration of dispensation to compliance requirements in the case of buildings included on the Victorian Heritage Register. The relevant section states:

28 Historic buildings and special buildings

- (1) Despite section 24, the relevant building surveyor may issue a building permit for the carrying out of building work that does not comply with the building regulations if the work is to be carried out on, or in connection with—
 - (a) a building included on the Heritage Register established under the Heritage Act 2017.
- (2) The building permit may be issued to enable the carrying out of work appropriate to the style, manner of construction and materials of the building.
- (3) In deciding an application for a building permit in respect of a building to which subsection (1) applies, the relevant building surveyor must take into account—
 - (a) the structural adequacy of the building; and
 - (b) the requirements necessary to make reasonable provision for the amenity of the building and the safety and health of people using the building.
- (4) The consent and report of the Executive Director under the Heritage Act 2017 must be obtained to an application to demolish or alter a building which is on a register established under that Act.

In formulating a response to building regulatory requirements a third factor to consider is that of the opportunity to develop 'Performance Solutions' to the NCC 'Performance Requirement' as opposed to applying 'Deemed-to-Satisfy' solutions. In adopting such an approach there may be scope to demonstrate that traditional construction practice as supported by relevant expert advice can meet the performance requirements of the NCC, albeit not compliant with current new construction standards.

Having regards to the above considerations in developing a design response to conservation and new works careful consideration needs to be given to the actions which might trigger full code compliance obligations and if this is the case, the nature of dispensations which might be sought. Activities and compliance requirements which have the potential to have the greatest impact on the fabric include:

Issue	Potential Impact
Hazardous materials removal	Loss of evidence of original and early decorative finishes. Destruction of significant fabric.
Seismic compliance	Introduction of new structure requiring significant intervention into original fabric.
Energy performance (NCC Section J) compliance	Replacement of original materials (glass and window joinery) and introduction of insulating material— loss of and/or impact on original fabric.
Fire protection and separation	Introduction of fire services and new fabric to provide fire separation.

5.4.4 *Disability Discrimination Act 1992*

Access for people with a disability as relevant to future works to the buildings at Edinburgh Gardens are addressed under the Disability Discrimination Act (DDA), 1992, and also under the NCC and the Australian Human Rights Commission 'Premises Standards'. While the DDA sets out compliance requirements it is a document which also provisions for complaints where these requirements are not met. In the case of the NCC, the requirements under Part D3 are express requirements which must be met under the Deemed to Satisfy provisions or by way of a Performance Solution. Additionally, the Premises Standards provide guidance on both new works and works to existing buildings to meet access requirements.

Having regard to these documents bringing heritage buildings into compliance typically requires a carefully resolved design response which frequently requires a balancing of access and heritage outcomes. Given the absolute need to provide equitable access design solutions to upgrading and reuse need to be developed in a manner which optimises access points and paths of travel to avoid multiple interventions.

The 'access to buildings component' of the DDA is applied only to buildings that are available for the general public to enter and use, as employees, patrons, customers or the general public. This clearly has relevance to the Edinburgh buildings and structures, which have a high level of public access to parts of the building.

Accordingly, the property manager is required to meet these objectives as far as is possible. Again, where this has implications for significant fabric and elements of the Edinburgh Gardens buildings and structures, the advice and input of a heritage practitioner should be sought.

5.5 **Owner requirements and aspirations**

5.5.1 *Current uses*

The Edinburgh Gardens, including the Brunswick Street Oval Grandstand, continues to be used for recreational purposes. The gardens support a number of active and passive recreational activities, through its collection of playgrounds and equipment, skate park, basketball court, ovals and Alfred Crescent Pavilion and grounds. The gardens are also the home of the Fitzroy Football Club, Fitzroy Bowling and Sports Club, the Edinburgh Cricket Club and the Fitzroy Tennis Club, all of which have been located in the gardens since the late nineteenth century. The gardens retain avenue plantings, pathways and informal landscaped areas. The gardens are a heavily utilised and appreciated place within the City of Yarra and often accommodates large public events (several areas within the gardens are able to be booked for private events) as well as access to buildings for hire.

5.6 **Operational issues**

The discussion below has been informed by consultation with City of Yarra staff.

There are a number of issues which have been identified in the operation and management of the Edinburgh Gardens and the buildings and facilities in the gardens. These include issues which are common to a number of the buildings, as well as constraints which are associated with the divergent and sometimes conflicting uses of the individual buildings and areas within the gardens. Common building issues relate primarily to the provision of access, effective security, building performance and maintenance.

The continued use of the grandstand for its sporting function is positive and reflects the place's historical value. A continued use for sporting purposes is consistent with the heritage values associated with the building and intended purposes. However, the structure is used for accommodation by rough-sleepers and this raises a number of particular management issues such a maintenance of building

fabric, cleaning issues (frequency, potential to affect building fabric) in addition to an increased fire and safety risk for occupants, staff and the public. At the time of writing, a temporary hoarding has been installed to limit access to the tiered area though this is not considered to be a suitable long-term measure. It is recognised that addressing the use of the grandstand for rough sleeping is not simple and requires the involvement of multiple groups across Council. From a heritage perspective, the implication of this type of occupation is related to impact on fabric, through damage or loss, and through the need to implement interventions to limit access which could result in damage to the building fabric.

Management of the grandstand building fabric requires high-level access, for roof mounted solar panels and rainwater goods, introducing OH & S issues for council staff. There is no compliant or equitable access to the tiered seating area, though the ground level is relatively flat and access to the community room and interior of the grandstand is available. It is noted that access and safety issues are also relevant to other heritage structures in the gardens in relation to maintenance access.

The provision of facilities to support the public usage of the gardens is an ongoing issue, with an ever-increasing expectation to provide public conveniences in easily accessible and safe and secure locations throughout the gardens, additional play areas, both sporting and children's, and expansion of existing elements such as the skate park. There is an ever-present tension in the provision of sufficient passive and active open space for users of the gardens. Introduction of new structures throughout the gardens has the potential to interrupt and diminish landscape presentation and impact on significant landscape and buildings if these are not designed and planned with a view to the overall cultural values associated with the place.

Landscape and management issues include the maintenance of suitable water supply, provision of tanks/storage, lighting and other amenities. Associated with this is the issue of soil contamination and the management/retention of spoil on site from any excavation. Landscape areas and planting adjacent to buildings and structures introduce building maintenance issues, such as the trees adjacent to the Memorial Rotunda. Vehicle access to some buildings and areas within the gardens is not formalised and introduces additional management and safety issues.

It is noted that the gardens and structures and elements within it are managed by multiple groups/stakeholders across council. From an internal management perspective, there are opportunities to formalise internal communication within the organisation to ensure that all works (e.g. maintenance, capital works) are considered by stakeholders and any relevant information is available to inform shared decision making.

5.7 Future use and development opportunities

Noting the preceding discussion, there are a number of opportunities for the development within the gardens. These include the reuse or redevelopment of existing buildings and structures that are of little to no significance, reinstating early pathways and landscape arrangements to reinforce the significance of the place and reconsideration of current planting regimes to reflect sustainable practices. A key issue with development in the gardens is the engagement between the buildings and broader landscape in a way which maintains the identified heritage values. This goes to the master planning for the gardens and the design and location of individual elements.

The following structures and landscape areas provide opportunities for re/development:

- Emely Baker Infant welfare centre
- Bowling club pavilion
- Substation
- Community Hall

- Tennis club: Noting the retention of the pavilion within the tennis court complex
- Landscape area to the south-east of the gardens.

5.8 Further investigations

As related to further research and investigation and understanding the place it is recommended that a social and shared values assessment be undertaken to determine whether these values are extant (refer to the policy at 6.3.5). The findings of this assessment could contribute to the development of an interpretive programme for the place (refer to the policy at 6.3.5).

6.0 CONSERVATION POLICY AND MANAGEMENT PLAN

6.1 Introduction

This conservation policy is based on the preceding assessment of the cultural significance of the Edinburgh Gardens and the Brunswick Street Oval Grandstand. It has been developed with an understanding of:

- The heritage values, both state and local, ascribed to the Edinburgh Gardens and the Brunswick Oval Grandstand
- The relative significance and contribution to the heritage significance of the place through individual elements, areas and physical fabric
- Constraints and opportunities arising from the identified cultural significance of the place, manager aspirations and statutory requirements as set out in Chapter 5.

The principal objectives of the conservation policies are to provide guidance and direction on the conservation and management of the Edinburgh Gardens and specific elements within this, including the state significant grandstand. These are to inform the consideration of future works, development and change in use.

This includes general policies that apply to the whole of the place and specific policies that relate to individual elements and features, including landscape elements. Further specific policies have been developed for individually significant elements and landscape elements.

The policies also address matters relating to the management of the place, including the statutory heritage frameworks and compliance with other statutory requirements, and other matters with the potential to impact on heritage significance and values.

6.2 Basis of Approach

Having regard to the significance of the Edinburgh Gardens and associated elements and the Brunswick Street Oval Grandstand, the conservation policies are framed to address the following overarching objectives:

Use: The primary association of the place is with recreational uses, both passive and active, and the continued use of the gardens and individual elements within it for these purposes is an important aspect of its identified significance.

Fabric: Conservation and management of significant built fabric and landscape elements and planning layout.

Change management: Management of the heritage values associated with the built and landscape fabric through the continuing change and evolution of the place.

6.3 General policies

6.3.1 Significance

Policy: Significance should form the basis for future planning and works.
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Retention and conservation of the attributes, associations and physical fabric identified as significant in this CMP should be a key objective in the management of the place and planning future works.

Specific conservation objectives include:

- The retention and conservation of significant elements and fabric and landscapes in accordance with the policies and recommendations of this CMP

- A sensitive and respectful approach to adaptation, new works, future development where significant areas, spaces or fabric may be affected.

If alterations or changes are proposed which support an appropriate and viable use for a space, element or area of the place, works should be undertaken in a manner which has minimal impact on fabric and the form and presentation of the space, element or area where these are identified as significant (either primary or contributory – see 6.4.1).

Appropriate and viable uses are those which are consistent with the identified heritage values of the Edinburgh Gardens and Brunswick Street Oval Grandstand and those that maintain the current use of the gardens as a place for recreational purposes.

6.3.2 *Use of the CMP*

Policy: The findings of the CMP should be understood and incorporated in the frameworks established to manage assets owned by the City of Yarra.

Policy: The CMP should be used to inform assessments of heritage impact for works projects and inform the preparation of heritage impact statements (HIS) where these are required.

Policy: The findings of this CMP should be made available to all staff and Council stakeholders responsible for the shared management of the Edinburgh Gardens and Brunswick Street Oval Grandstand.

The CMP should form the basis of decision making with regard to the use and management of the place, in addition to guiding any physical works.

The CMP should inform the development of works programmes, including maintenance and capital works, with regard to the management and conservation of identified heritage values, elements and fabric.

The CMP should inform the planning of works (capital or otherwise) to understand and assess the impact of those works/actions/activities and guide mitigation/minimisation of impact/s on heritage values and fabric. It should also inform the preparation of heritage impact statements (HIS) to support permit applications for works to Heritage Victoria (for the Brunswick Street Oval Grandstand) and the City of Yarra (for the Edinburgh Gardens).

The CMP should be made available to all departments, staff and Council stakeholders to guide the shared management of the Edinburgh Gardens and its landscape and built elements as well as the VHR registered Brunswick Street Oval Grandstand. To ensure the policies in this CMP inform future works, and the recommendations are followed as appropriate, all City of Yarra staff should be made aware of the policies most relevant to their work and project planning.

Policy: The CMP should be updated every five years or when significant change has occurred or is proposed.

Triggers requiring the review of CMPs could include where major works are proposed or have occurred; where management protocols/regimes change with the potential to impact on cultural heritage significance; and where significant new information has come to light.

As related to landscape, this includes the revision of maintenance and management policies and master planning for the Edinburgh Gardens.

The CMP should be updated to reflect the findings of additional research and studies, such as those that arise from a social and shared values study (see 6.3.5). Accordingly, revise the statement of significance to reflect additional identified values and information.

6.3.3 *Burra Charter*

Policy: All future conservation and other works which affect elements and attributes of significance should be carried out having regard for the principles of the *Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, 2013.

When assessing the suitability of proposed works to the significant elements and fabric at the Edinburgh Gardens and the Brunswick Oval Grandstand the principles of the Burra Charter and its practice notes should be referenced. These principles provide guidance on the conservation and adaptation of places and elements identified as being of cultural heritage significance.

Aboriginal cultural heritage

Policy: All future works should be undertaken with regard to the Burra Charter Practice Note *The Burra Charter and Indigenous Cultural Heritage Management* (Australia ICOMOS 2013).

Key precepts of the practice note are that:

Understanding a place and assessing its cultural significance are the first two steps in the Burra Charter Process. The Burra Charter Process should be followed for both Indigenous and non-Indigenous places. The assessment and management of Indigenous heritage places may require the practitioner to adopt modified methodologies, placing greater emphasis on some aspects than others. For example, comparative analysis may not always be appropriate for beliefs that are fundamental to Indigenous tradition.

Of key importance is the fact that the practitioner may not necessarily be equipped with the knowledge to make an assessment of significance about a place where that knowledge resides in Indigenous parties. This calls for a particularly inclusive, holistic and consultative approach from practitioners working within this field.

6.3.4 *Legislation*

Policy: Managers of the Edinburgh Gardens and the Brunswick Street Oval Grandstand should comply with all applicable legislation.

It is important that all those involved in the day-to-day management of gardens and associated buildings, structures and features, as well as those who are involved in the long-term planning and management of the place are aware of the statutory heritage controls that apply and their obligations under those controls. Processes should be developed and followed when proposing maintenance and repair work, or other activities which potentially involved changes to significant spaces or fabric. These processes should clearly identify the need to seek approvals under the Heritage Act and to consult with Heritage Victoria officers in relation to works to the Brunswick Street Oval Grandstand and within the extent of registration.

There is likely also to be a need to obtain approvals under the Yarra Planning Scheme for some works under the Planning and Environment Act. Seek advice from the statutory planning department on matters of approvals for works to the Edinburgh Gardens including built and landscape elements.

Applicable legislation extends beyond that related to heritage, refer to Chapter 5.

6.3.5 Understanding and Engagement

Social significance and shared values

Policy: Undertake a social and shared values assessment to inform the understanding of significance of the place and connections to community, including to the Aboriginal community.

While the longstanding association of the Edinburgh Gardens and the Brunswick Street Oval Grandstand with the community is self-evident, there are other associations and connections which are less obvious. An assessment of social significance necessarily involves community engagement and consultation to understand the nature and breadth of community associations to the place.

While outside of the scope of this CMP, there is an opportunity for the City of Yarra to explore the potential for Aboriginal values and shared values, as related to Aboriginal and non-Aboriginal engagement, with the Edinburgh Gardens, the grandstand and sporting and recreational facilities. Further engagement and consultation with the community (including the Aboriginal community) should be undertaken to confirm the potential social, shared or Aboriginal cultural values attached to the place.

The Heritage Council Victoria (HCV) and Victorian Aboriginal Heritage Council (VAHC) have established a framework for assessing and understanding the shared values of heritage places, so where there are state-level values these can be recognised in the Victorian Heritage Register. This project seeks to recognise the shared, or concurrent, values that some registered places may hold as significance thresholds are not applicable to the Victorian Aboriginal Heritage Register (VAHR).

Social and shared values may be identified at state and local level. Guidance for understanding and assessing social significance and shared values is found in the following documents:

- Heritage Council of Victoria, *Recognition of Shared Values*, <https://heritagecouncil.vic.gov.au/research-projects/recognition-of-shared-values/>
- *The Victorian Heritage Register Criteria and Threshold Guidelines*, The Heritage Council of Victoria, Reviewed and Updated 4 April 2019, with specific reference to Criterion G
- *Guidance on identifying places and objects of state-level social value in Victoria*, The Heritage Council of Victoria, Version 1.0, 4 April 2019.

Statement of significance for the Edinburgh Gardens and Brunswick Street Oval Grandstand

Policy: Adopt the revised statement of significance for the Edinburgh Gardens and the Brunswick Street Oval Grandstand.

The 2020 statement of significance should be adopted and promulgated to appropriate databases. In accordance with the current Victorian Planning Policy, the new statement of significance should also ultimately be referenced in the local planning scheme.

It is noted that the statement of significance in this CMP references the gardens and the Brunswick Street Oval Grandstand. The VHR citation only reflects the Brunswick Street Oval Grandstand.

Interpretation

Policy: Implement an interpretation programme that comprehensively reflects the history and cultural heritage values of the Edinburgh Gardens, including the Brunswick Street Oval Grandstand.

Interpretation is an effective means of public education and expressing the heritage significance of the gardens, its history of development and development of the clubs and community users of the

gardens and its facilities. The messages included in any interpretation programme should not be static and regular review of the content, associated objects and materials should be undertaken. Accepting that the social and shared values of the place have not been established yet, the connection to the community or specific communities would also be a valuable component of an interpretation programme.

There are a small number of interpretive signs and displays located in the gardens, and these typically are in poor condition and require review for content and legibility. It is recommended that the existing interpretive material be renewed and updated to include additional historical information, as established in this CMP, and reflect the local and state heritage values associated with the gardens and the individual buildings within it.

Interpretation of the Edinburgh Gardens and Brunswick Street Oval Grandstand should be undertaken by appropriately qualified practitioners.

Interpretation could include a variety of media and materials to enable broad access to the community of this information. Interpretation materials should be reviewed on a five-yearly basis to ensure that the messaging and presentation remains fresh and accessible. Where digital resources, such as QR codes and websites are linked to an interpretation programme, ensure that live links are maintained.

6.4 Management policies

6.4.1 Levels of significance

Emphasis in the following policies is placed on the retention and conservation of the fabric and elements identified as being of primary significance. While there is a preference for retaining fabric and elements of contributory significance, there may be more scope for change. There is greater flexibility in the case of fabric and elements of little or no significance. Refer to Chapter 4.

Primary significance

Policy: Retain and conserve elements and landscape of primary significance.

Wherever possible, change (either through alteration or adaptation) should avoid permanent intervention into areas and elements of primary significance and all changes in these areas should be reversible, i.e., not requiring significant reconstruction of the heritage fabric when the interventions are no longer required. Change should be carefully planned, and designed on the basis of a detailed understanding of the values ascribed to the fabric and presentation of the element.

Contributory significance

Policy: Elements and landscape of contributory significance should preferably be retained and conserved, though there is some potential for considered alteration and adaptation.

There is greater scope for adaptation and alteration of elements and landscape of contributory significance. Elements of contributory significance provide further opportunities for change where this is consistent with the ongoing use of the places for recreation purposes. Consistent with this, there is an increased tolerance for change to elements of contributory significance, and there is considered to be less impact on the heritage place as a whole when changes are focussed on these. Alterations to fabric of contributory significance should avoid adverse effects on related external fabric where this is of primary significance and to adjacent elements of primary significance.

Little or no significance

Policy: Fabric and elements of little or no significance can be altered, adapted or demolished as required.

Elements and fabric of little or no significance can be altered as required, however any changes to external fabric of little or no significance should avoid impacts on the surrounding fabric of primary or contributory significance.

6.4.2 Maintenance and repair

Policy: Buildings and landscape elements of primary significance should be subject to a cyclical inspection and maintenance program, including regular inspection and timely preventative maintenance and repair.

Policy: Specialist heritage and conservation advice should be sought before any action is proposed or undertaken that will, or is likely to have an impact on the heritage values and significant fabric of the place

Policy: Wherever possible, repair and replacement works to all significant fabric should be undertaken on the basis of like for like

As advised by City of Yarra staff, many of the buildings are subject to a reactive maintenance and repair regime. In preference, buildings and landscape elements of primary significance should be managed with maintenance plans that identify key issues and inspection programs. These should reflect current pressures and be responsive to levels and types of usage.

Broadly the approach to maintenance should firstly be to maintain and ensure that the significant original fabric does not deteriorate further and secondly to maintain all existing fabric. Ad hoc repairs or patch-ups should be avoided.

Where existing fabric needs to be renewed, the replacement generally should match the original in design, materials and construction unless there are strong overriding functional reasons for altering the original design or materials. New material needs to be marked on the back with the date (year/month) of installation.

Regular inspections of significant building fabric should occur, with an emphasis on susceptible areas, which typically include guttering and downpipes, door and window openings and general drainage around and under buildings. Generally, day-to-day maintenance work can be carried out in accord with the conservation policies and without particular reference to a conservation specialist. However, major maintenance works should be undertaken under the direction of an appropriately qualified conservation practitioner.

The essential aim of repair work should be to retain as much as possible of the historic material. In specific cases, such as the treatment of original and significant interior decoration and fabric, early advice should be sought from a heritage practitioner, as the works may alter or diminish the significance of the place.

Maintenance

Maintenance addresses all existing components of the place, including built fabric, objects and the setting. Introducing new elements (such as new structures) or changing and adapting existing buildings is not maintenance and should be subject to the relevant policies and recommendations included elsewhere in this CMP.

Maintenance works include:

- Cleaning out gutters, drainage systems and other water storage and drainage areas.
- Securing loose or dislodged fabric (may require specialist input).
- Servicing existing equipment and services.
- Maintaining existing power or pipelines or other services where this involves no alteration to the fabric of the place.
- Replacing or upgrading services (may require specialist input for substantial works).

Regular monitoring of the condition of significant fabric is also an important aspect of 'maintenance'.

Engage suitably qualified practitioners (e.g. heritage consultant) to advise on maintenance works where these are likely to affect significant fabric to ensure the approach does not impact on the values and presentation of the building or element. Where required, engage skilled practitioners to undertake maintenance works where these require specialist skills.

Repairs

It is generally recommended that, from a heritage perspective, repairs of significant buildings and structures should involve replacing 'like with like': i.e. the replacement of material (missing, deteriorated, broken etc) with fabric to match the existing. Accepting this principle, it is also important to determine if the material proposed for replacement was appropriate in the first place (i.e. it may not be original); the advice of a qualified heritage practitioner should be sought on this. Wherever possible, only actual decayed fabric of a heritage structure should be replaced, instead of the whole host element.

Repairs to significant structures should be carried out by appropriately skilled practitioners, preferably individuals with demonstrated expertise in vernacular building technologies and materials (as relevant). In some cases, prior to works being carried out, there may be a requirement for analysis of the composition of the fabric to be repaired/replaced (e.g. mortars, renders, surface treatments, etc). Specialist input may also be required for the identification and eradication of any damage caused by pest infestations; rectification may involve repair to, or replacement of, damaged fabric.

Adaptation and change

6.4.3 Adaptation of existing structures

Policy: Adaptation of and changes to the Edinburgh Gardens and buildings within it, including the Brunswick Street Oval Grandstand, to support ongoing operational and functional requirements should be responsive to the significance of the place as a whole and contribution of the affected elements and fabric to this.

There is a continued expectation that the gardens will evolve in response to contemporary user expectations, manager aspirations and management requirements. This is consistent with the historical evolution of the place and reflects the dynamic nature of the gardens as a public recreation reserve. That said, the process of adaptation of buildings and structures within the gardens and landscapes for alternative purposes should be responsive to the level of significance of individual elements and their contribution to the place as a whole.

The potential for buildings such as the Memorial Rotunda to sustain substantial change is limited, being designed to serve a singular purpose. In contrast, the Emely Baker Infant Welfare Centre

provides ample opportunities for change to fabric to support new and alternative uses, with the potential to impact on the values of the gardens being limited if contained within the existing building footprint.

6.4.4 *Development and setting*

Policy: Any new development, including new structures and landscape changes, should be sited to be visually unobtrusive and avoid impacts on significant buildings, elements and landscape features.

Accepting that there is an expectation for the provision of modern and renewal of existing facilities within the gardens, there is a need for a cautious and considered approach to the introduction of new elements. The key issues relate to location, impact on key presentational aspects and scale of new structures, particularly where proximate to significant elements. New structures should, in preference, be visually unobtrusive and appropriately deferential to the significant element. This also goes to the materiality and form of new elements.

With regards to location, it is recommended that new elements are co-located with existing facilities of a like nature and purpose. The Alfred Crescent Pavilion, for example, contains public amenities and is co-located with the basketball court, the south playground and the Alfred Crescent oval. Introducing new pathways, freestanding amenities (toilets, bbqs and the like) in this area is preferred. Smaller freestanding elements, such as the Memorial Rotunda and the Queen Victoria Plinth, are less able to tolerate the introduction of new structures in their immediate vicinity and development should preferably be avoided adjacent to this type of element.

A further planning and design consideration is the placement of new buildings and elements relative to the gardens' boundary. Except for the buildings in the sporting precinct and the Emely Baker Infant Welfare Centre, the Edinburgh Gardens perimeter largely free of built structures. In preference, future development should be located sufficiently away from the garden perimeter to maintain a deep, landscaped presentation.

If the opportunity arises to remove the Emely Baker Infant Welfare Centre, it is recommended that this area of the gardens is returned to a landscape consistent with the early layout of this area.

Landscape

6.4.5 *Conservation of landscape*

Policy: The heritage landscape of the Edinburgh Gardens should be conserved. Conservation of living landscapes is an ongoing process of renewal. This process requires that the maintenance of valued elements be combined with the considered replacement and adaptation of elements in order to maintain the values of the whole.

While Edinburgh Gardens contains and has come to be associated with key nineteenth century avenue plantings of English and Dutch Elm and English Oak, these are the principal survivors of a more diverse and extensive planting which included:

- Boundary plantings to the major street edges;
- Formal flanking and foundation plantings to the main avenues;
- Detailed ornamental feature plantings that included not only the formal shapes of Elm and Holm Oak that survive today but also associated shrub, groundcover and specimen tree plantings;
- Extensive use of native Eucalypts, often in formal rows providing a backdrop to the avenue plantings;

- Use of other native evergreen trees, including Kurrajong and Sweet Pittosporum, again in predominantly formal arrangements;
- Use of exotic conifers as boundary and avenue trees, as well as specimens in ornamental beds;
- Extensive use of evergreen shrubs.

An approach to heritage management that is limited to addressing only the replacement of existing avenue trees would be unnecessarily narrow, and unlikely to achieve the conservation of the breadth of the place's historical and aesthetic values for the future. It also cannot address the broader scope of expectations and requirements that apply today to a major public open space like the Edinburgh Gardens.

Conservation of the heritage landscape of Edinburgh Gardens must address not only the retention and successional replacement of the primary extant avenues, but also the renewal of the broader landscape, including restoration of a broader planting palette and attention not only to avenue canopy trees but also to other planted features. As detailed in the policy, renewal requires commitment to both replacement and adaptation of the landscape.

Adaptation, as compared with like-for-like replacement, allows managers to address not only decline and senescence of individual specimens but also changing environmental and social conditions that may undermine the success, suitability and values of the whole planting. Guided by historical information and heritage analysis, adaptation may accommodate considerable change and evolution in individual plant selections while maintaining the structure, character and experiential value of the landscape as a whole.

With specific reference to the history and values of the Edinburgh Gardens, attention to opportunities for adaptation and innovation in the gardens' plant palette can assist in recovering the contribution made by known early features which are now present only in a remnant form, including the mass formal planting of native Eucalypts and evergreen native and exotic trees, as well as the use of trees and shrubs in combination in ornamental and feature beds.

In the case of the latter, while the original form, extent or plant selections may be impractical or unappealing today, the amenity and display functions of these plantings may be reinterpreted to address contemporary tastes and aspirations, as well as to provide an improved support and foundation for avenue and feature replacement plantings (refer to 6.4.6).

6.4.6 *Tree Replacement Strategy*

Policy: Major tree replacements and new plantings should be undertaken in accordance with a Tree Replacement Strategy. The Tree Replacement Strategy for Edinburgh Gardens should address replacement and/or succession planting for significant avenues, feature groups and valued specimen trees.

A Tree Replacement Strategy should be developed for Edinburgh Gardens to inform management and planning decisions with respect to the gardens' tree canopy and significant historical feature plantings. This document should be updated periodically.

Replacement, succession planting and adaptive strategies are required to maintain the character and value of key plantings in the Edinburgh Gardens, including avenue trees, feature groupings and valued individual specimens. Avenue plantings in particular can be undermined by the progressive loss of individual specimens, requiring a more wholesale replacement to be undertaken when the decline of the constituent trees reaches a threshold where the value and effect of the group planting has been undermined.

In many cases, replacement of trees in heritage landscapes will employ like-for-like species and cultivars in order to maintain valued form and qualities of the original plantings. In rare cases genetic clones from existing trees may also be cultivated to conserve the character of the original (particularly where replacements are not otherwise available from production nurseries); however such considerations are not applicable to the common trees used in historical plantings at the Edinburgh Gardens.

An existing Avenue Replacement Plan (John Patrick Pty Ltd, 2015) provides general recommendations with respect to the replacement of the major nineteenth century avenue tree plantings in the Edinburgh Gardens. A new Tree Replacement Strategy, updating and expanding upon that document, was in preparation in mid-2020, and comments on a draft document were provided by the CMP project team.

Broadly, the discussion and general recommendations provided in the 2015 plan remain valid, although it is noted that the plan is not definitive with respect to questions such as species selection, approaches to avenue replacement, and anticipated schedule of replacements. Aspects of tree replacement planning should be flexible in order to accommodate changes in resourcing, species availability, best practice and the uncertain nature of tree decline and risk management. However, the discussion of considerations and options in the existing report is very broad, without providing sufficient guidance and conclusions to support a consistent approach to management decision-making and planning determinations.

The current CMP study carried out in 2019-2020 has identified new historical information on the form of early tree and shrub planting in the Edinburgh Gardens which is relevant to decision-making not only with respect to avenue replacement but also to the removal and replacement of other trees and the design of new plantings in the gardens. In particular, it is now understood that native trees were widely used in the early gardens plantings, around the perimeter of the site and as a background to several of the major avenue plantings. This historical and physical analysis has also improved the available understanding of the intent, form and chronology of the early path and avenue layout, and of accompanying ornamental plantings and planted features located elsewhere within the gardens. That information is now reflected in an updated levels of significance plan.

The 2020 Tree Replacement Strategy should consider and incorporate the findings of the 2020 CMP, including the need to address the replacement and/or adaptation of secondary feature and specimen planting and 'background' plantings to the major avenues.

Given the presence of a variety of remnant features and specimens, and improved knowledge of the character of Victorian and Edwardian plantings throughout the gardens, an updated Tree Replacement Strategy can now address all tree replacements and new planting requirements in Edinburgh Gardens. In particular, it should address with greater detail and clear guidance the objectives, form and species selection for:

- avenue plantings;
- boundary and open space plantings within the lawns; and
- ornamental and amenity selections.

In doing this, the updated Tree Replacement Strategy can and should address both the conservation of the heritage significance of the place and the incorporation of other key objectives of council management.

Climate adaptation, the use of native and indigenous species, and the provision of new amenities to the gardens are all considerations that require specialised responses that conserve and enhance the

heritage and amenity values of Edinburgh Gardens, and that are guided by known characteristics of the gardens' heritage.

The updated Tree Replacement Strategy should provide key and instructive advice on where the like-for-like replacement of extant heritage plantings is preferred or required, and where a broader palette of planting selections may be available that support the conservation or rehabilitation of the place's heritage character while addressing twenty-first century requirements and aspirations.

6.4.7 *Path layout and materials*

Policy: The layout, characteristics and material palette of the Edinburgh Gardens path network should be conserved. Upgrade paths as required to meet contemporary access and operational requirements, provided that the historical material palette and overall character of the path system are retained.

Layout

The layout of the primary extant paths and their accompanying avenue plantings within Edinburgh Gardens should be conserved, consisting of Avenues A-D (c. 1883-84) and E (c. 1888) as identified on Figure 59 in Chapter 3.

The layout of some more minor pathways, such as Path J at the Queen Victoria Plinth, and the forked northern entrance to Avenue A, which were in some cases associated with later garden works and other developments, should also generally be conserved.

A need to consider a somewhat greater scope for change has been recognised within the Sporting Precinct, into which the Edinburgh Gardens path network was extended from the late 1880s (Avenues F, G and H). Policies with respect to the Sporting Precinct are provided at section 6.5 below, although management of paths within the precinct should continue to have regard for this general policy.

The layout of Avenue L, a modern pathway constructed after the removal of the railway, has no identified significance and can generally be updated or removed as required. Modern secondary pathways associated with playgrounds and other facilities can also generally be updated or removed to reflect evolving requirements.

Material characteristics and dimensions

As reviewed in the physical analysis at section 3.4.1, the fabric of the path network within the gardens has been subject to ongoing iterative change to allow for upgrades to path surfaces and drainage systems and to accommodate evolving operational requirements. Bluestone fabric in particular is varied in its form, construction details and purpose, reflecting ongoing iterative improvements carried out in the twentieth century.

Path cross-sections, widths and arrangements of edging and channels have also evolved to meet requirements. While a level of consistency is desirable, functional variations in surface width can for instance be accommodated within the existing arrangements, in order for instance to accommodate a widening of certain paths for sharing with bicycles and other mobility users.

The principal limitation on such works is the spacing of the mature avenue plantings and the surface grades and root zones in their immediate vicinity; where required, path widening would ideally be carried out in concert with avenue tree replacement in order to manage impacts within the root zones of existing trees. As part of any future path widening works, a small expansion of the typical 9.0 metre width between rows could also be considered to achieve functional improvements to

major pathways, provided that the effect on the overall presentation of the avenue and adjacent spaces is reviewed and understood to be negligible.

Pathway fabric, including bluestone channels, edging and other details, appears to be predominantly of a mid-twentieth century origin. The principal exception consists of limited areas of raised, irregular bluestone rubble edging that appear to date to the early twentieth century and which were often associated with shrubberies and other planting beds at path intersections, entrances and crossings of the former railway corridor. Where practical, these raised rubble edges should be retained and conserved, particularly where associated with planting beds whose use can be renewed.

In contrast, most other bluestone path edging within the gardens reflects a variety of functional types associated with path upgrades carried out from the c. 1940s through the 1970s. Further upgrades to these edges and drainage channels, including replacement of existing bluestone fabric with material that has been honed and installed to modern standards, is appropriate, noting that where practical existing stones should be recycled.

6.4.8 *Lighting, furnishings and infrastructure*

Policy: Light standards, furnishings and service infrastructure such as bin enclosures should be consistent, functional, and display a standard of material design appropriate to the Edinburgh Gardens as a major public setting. While the adoption of traditional design details may in some cases be appropriate, the consistent use of contemporary fixtures and details which support the public profile of the gardens and contemporary requirements is supported.

Supporting infrastructure for the public use of the Edinburgh Gardens, including light standards, furnishings, bin enclosures and other sundry elements, should be functional and of a suitably high material quality appropriate to its public setting. Furnishing systems, including lighting, should be deployed consistently across the whole of the place, with a proliferation of unique or bespoke solutions generally discouraged.

Traditional design details, in the form of traditional park benches and the like, may be employed where these remain consistent with contemporary requirements. However, the use of reproduction standards and furnishings, or other ‘faux historic’ styles and details is not otherwise encouraged where evidence does not exist to support the use of these styles.

6.4.9 *Civic monuments and memorabilia*

Policy: Historical monuments and memorabilia within the Edinburgh Gardens should be conserved and managed in accordance with their assessed individual and collective values, physical form and physical and cultural context. The provision of new monuments to the place could also be contemplated provided these uphold the identified values and character of the Edinburgh Gardens.

Beginning with the erection of the Queen Victoria statue in 1902 (and arguably preceding it in the naming of the Edinburgh Gardens after the Duke of Edinburgh in conjunction with his 1867-68 visit to Australia), the gardens were treated as an important civic landscape for the City of Fitzroy.

Between the turn of the century and WW2, members of the sports clubs and the broader community led the construction and installation of a variety of monuments and memorials. Some reflected broadly held community expressions of value and mourning, including the Sportsman’s War Memorial and the Memorial Rotunda, while others like the Chandler Drinking Fountain and the Cook Memorial were more narrowly derived memorabilia.

This tradition is an important element of the historical use and development of the Edinburgh Gardens as the City of Fitzroy's largest public reserve; the monuments have heritage value both individually in some cases and in the aggregate as contributors to this tradition. It is also recognised that in some cases the values and histories of such monuments may be subject to contestation.

Most of the monuments are included in the YCC's Arts and Culture collections and are presently managed on that basis by conservators.

Management of the individual monuments should attend to the overall values of the Edinburgh Gardens, while also being tailored to the elements' individual qualities, histories and conservation requirements. To that end, a more detailed discussion is provided of the principles which should be applied to the management of these monuments and the planning of potential change:

Conservation

Several of the monuments have specialised material conservation requirements, such as the maintenance of decorative pressed render or ceramic elements and original bronze plaques, which are appropriately addressed through the ongoing work of the Yarra Arts and Culture team. Where physical conservation issues may overlap with building science and skilled building trades in the context of the Memorial Rotunda and the Sportsman's Memorial, appropriate expertise in architectural conservation should be consulted.

Relocation and reconfiguration

Certain monuments survive in altered context or have been previously relocated. It is recognised that further changes may be required to support an appreciation of the significance of monuments or to address the negative effects of past change. Monuments in preference will be retained in original locations, but relocation can be considered case by case where monuments have been moved previously or where this may otherwise support an improved conservation outcome.

The Chandler Drinking Fountain stands at its original location at the threshold between the grandstand entrance to the Brunswick Street Oval and the Edinburgh Gardens; while the fountain should be maintained in this area of the site, its exact location could be adjusted if this came to be desired from a functional perspective. Similarly, the relocation of the Sportsman's Memorial within the Sporting Precinct could be contemplated to restore it to a freestanding configuration and position of prominence appropriate to its original intent.

The Cook Memorial has previously been relocated from the Sporting Precinct to its present location in the north-east; further moves could reasonably be contemplated where required.

In contrast, and particularly in the absence of the original Queen Victoria statue, the relocation of the Queen Victoria Plinth would be likely to result in the loss of most of the remaining values and associations of this element and would not be supported. The value of the plinth as a remnant artefact pertains directly to its former function and to its placement within a purpose-built section of garden which remains legible within the broader place.

Relocation off-site

In most cases, relocation of a monument out of the Edinburgh Gardens would substantially diminish its heritage values by severing its original context and association with the site's historical civic and sporting communities. Such moves would not generally be supported for monuments to which a level of significance has been assigned in the Edinburgh Gardens.

However, off-site relocation could reasonably be contemplated as a future management action for the Cook Memorial. This monument, a granite plinth bearing bronze plaques including a relief

portrait of Captain James Cook by a local sculptor, was not originally produced for the Edinburgh Gardens and has a history of previous relocations. Although the memorial pertains to the civic and memorial traditions of the place, it does not have the same level of association to those traditions as that reflected in the Sportsman's Memorial, the Memorial Rotunda, and even the Chandler Drinking Fountain, which were all situated more intentionally within the gardens as local civic expressions. To the extent that the Cook Memorial has a heritage value to the City of Yarra as a historical artefact and a work of the artist J.A. Heyman (late of Fitzroy), it is as a moveable cultural object, and it would be expected to retain that value and association if relocated to another site within the municipality.

Interpretation

Typically, the monuments within Edinburgh Gardens include original commemorative plaques, although these are of varying condition and do not always provide sufficient information to understand the element in its modern context. In most cases, supplemental interpretive panels should be provided to describe the historical and thematic context of each monument; these can also include an acknowledgement of contested values where relevant. Interpretative signage should typically be freestanding or otherwise separated from the original monument, and should be designed and situated so as to not intrude on the original presentation of the element being interpreted.

New monuments

Recognising the value of the civic tradition of Edinburgh Gardens, from a heritage perspective it would be reasonable to contemplate the future erection of further monuments and memorials within the place, particularly within the context of the Sporting Precinct and the extended zone along the gardens' west boundary that has a heightened civic profile. Such future memorabilia should be consistent in character, form and subject matter to the existing monuments: i.e. any new monuments should consist of discrete built form of high aesthetic quality, sympathetic to the gardens' evolved nineteenth century setting, and be associated with a broadly held civic memory, and proposed new monuments should be sited and designed to avoid negative physical or presentation impacts to other significant elements of the place.

For these reasons, memorial elements of a more private or personal nature, such as tree or bench dedications, are not appropriate to the civic context of the Edinburgh Gardens and would not be supported from a heritage perspective.

6.4.10 Evidence of railway

Policy: The principal surviving evidence of the former Fitzroy railway spur at Edinburgh Gardens, being two sections of rails, one within the gardens' path network and a second running across the Alfred Crescent roadway, should be conserved. The original alignment of the railway corridor should also continue to be acknowledged in the gardens' landscape and interpretive systems.

Two sections of rails have been retained within and adjacent to Edinburgh Gardens: one at the intersection of Avenue D and Avenue L south-west of the Queen Victoria garden, and one just outside of the heritage place (i.e. not subject to the heritage overlay) where the railway formerly crossed Alfred Crescent.

For the purposes of this policy, it is assumed that both locations contain original rails and buried ties associated with the later twentieth century operations of the spur line and the Fitzroy depot; this has not been confirmed. However, even if their fabric has been altered, these sections of rail have a degree of interpretive value.

Although artefactual in nature, the retained sections of rail interpret the former spur line, whose construction was a major event in the municipal history of Fitzroy, and which as constructed became a major historical feature and influence on the gardens' development and prevailing character for much of the site's history. A desire to restore a contiguous landscape to the parkland following the line's closure in the 1980s led to removal of most other evidence of the railway corridor's former layout and characteristics.

The retained sections of rail should be conserved on the railway's original alignment, and maintained as a visible surface feature, taking appropriate measures as required to maintain safe access over and around the rails. Interpretation of these features should be provided in accordance with the Interpretation policy at Section 6.3.5.

If in the course of future works, other sections of railway line are found buried within the gardens, options for recording and/or retaining additional sections of line in situ should be considered.

6.5 Sporting Precinct

6.5.1 Use of the place

Policy: Continue to use the Brunswick Street Oval Grandstand and buildings and structures within the sporting precinct for their intended recreational purpose as a means of conserving the values identified for the place as a whole.

The continued use of the Brunswick Street Oval Grandstand and the sporting precinct for its original sporting and recreational related purpose is key to the retention of the significance of this area and the building. This includes maintaining the Bowls and Tennis clubs as active and longstanding components of the sporting precinct, the oval and providing a context for the Freeman Street Entrance Gatehouse.

Further, new elements that support the continued function of the sporting precinct, such as scoreboards and the like around the oval and seating, can be introduced. That said, care should be taken in locating new infrastructure to ensure that key views to the grandstand and the connection between the grandstand and the oval are not interrupted.

6.5.2 Paths and landscape

Policy: Manage and upgrade paths and landscape elements within the sporting precinct as required to support the identified heritage values of the precinct and the Edinburgh Gardens as a whole.

The sporting precinct is significant for its history of clubs usage as reflected in the place's continuity of use in organised cricket, football, bowling and tennis, and in select physical fabric of historical significance at variously the local and state level. The landscape of the precinct should be managed (and where feasible, improved) in a way that supports these values, by supporting the precinct's ongoing use in organised club sport, and by supporting the conservation and retention of the significant built fabric elements. In addition to certain precinct-specific considerations, management of historical landscape features within the Sporting Precinct should have general regard to the policies provided at sections 6.4.5-6.4.7 and should seek to conserve significant elements and characteristics of the Edinburgh Gardens landscape.

With the exception of a small number of Holm Oak trees whose original planted purpose is not known, the extant landscape features of heritage significance are path alignments and Elm tree avenues that post-date the original c. 1883-85 Edinburgh Gardens paths, and stem from the extension of that path system into the area of the original club allotments from the late 1880s.

Other landscape features within the precinct are predominantly of modern origin; most relate to the redevelopment of the oval as a community facility in the 1980s.

The precinct and its integration with the gardens has been constrained by tightly fenced boundaries, awkward thresholds and a preponderance of informal and service spaces on public frontages. This historically has also left some early landscape elements in an eroded condition. For instance, the original Avenue A segment to the east of the oval was removed in its 1930s expansion, and on the replacement path (Avenue A.1) a row of Elm trees grew informally on a fence line in lieu of a properly situated formal planting.

One side of the Elm planting on Avenue G was also removed in the c. 1940s, with the fenced tennis club enclosure expanded in a way that left the path and fragmentary avenue in a less formal condition. This path has also constrained the improvement of the tennis club courts to meet modern standards and capacity requirements, leaving both elements in a compromised form.

Issues of informality manifest throughout in the precinct in other ways. The small lawn areas to the front of the grandstand are inappropriate to current levels of use; as a result they become trampled, muddy, and require frequent replacement. The fenced tennis club and bowling club enclosures produce informal areas between their fences and the nearest park paths which are generally not formally programmed (by way of furnishings or plantings) and are also not comfortable spaces for public occupancy; several sections of the precinct also have issues with visual access for public surveillance.

Future development within the sporting precinct (ie. facilities replacements and upgrades and/or construction of new facilities) would ideally seek to address the informal nature of the precinct's existing public areas and should avoid creating new areas of informality or poor structural support to public and club uses.

Although there is an expressed preference that heritage landscape elements within and adjacent to the precinct are supported and renewed where and when required, it is recognised that rationalising land use within the precinct and improving the quality and performance of public spaces and infrastructure (as well as club infrastructure) may require the removal or modification of existing elements, including trees and path alignments.

Where impacts to heritage landscape elements are required, preference is expressed that these address elements that are of lower integrity and have been subject to previous change. Paths and avenues within the sporting precinct were post-1885 additions which were constrained from the beginning by the existing layout of surrounding club compounds; as noted the paths and avenue plantings on Avenue A.1 and G have been subject to previous change that has also affected their physical integrity.

6.5.3 *Grandstand*

Policy: Any development of the Brunswick Street Oval Grandstand and the surrounding area should be responsive to and consistent with its identified heritage values.

Policy: New development in the vicinity of the grandstand should be located in a way to maintain the visual connection between the viewing areas and the oval.

Development of the grandstand should be based on the continued use and occupation of the building for its original sports-related function.

The purpose of the grandstand is for the viewing of sporting activities on the oval to the south. This was reinforced when the area to the immediate south was modified to introduce a terraced

arrangement to provide additional elevated viewsheds to the oval; an arrangement introduced in the early twentieth century and maintained into the 1980s. The historic record, in addition to early plans and photographs of the grandstand, confirms that the area to the north of the building was occupied by buildings and related structures to support the functions of the Fitzroy Cricket and Football clubs. From an architectural perspective, the principal elevation of the grandstand is the south, with the east and west elevations being secondary (oblique views from the south-east and south-west in addition to those from the south being the primary valued viewsheds to the grandstand). The north elevation, particularly at ground and mezzanine levels, is of a more utilitarian nature. Accordingly, there is a lessened sensitivity to views of this elevation.

In preference, any future development or additions to the grandstand should be located to the north side so as to maintain the viewing relationship between the upper tiers, former terraced area and oval. Removal of the modern Community Hall, to the east of the grandstand, would also reinforce the freestanding reading of the grandstand in views from the south and south-east.

Any development of the grandstand should address DDA compliance issues, such as provision of equitable access to the upper tiered area, and OH & S issues relating to safe access to enable the maintenance of roof level infrastructure. The latter should be carefully designed so as to not diminish the presentation of principal elevations and interrupt key views of the building.

Redevelopment of the exterior ground level walls should seek to introduce a more cohesive presentation of these elements, accepting that these have been significantly altered over time.

Development of the interior ground level presents no heritage issues.

6.5.4 *Freeman Street Entrance Gatehouse*

Policy: Introduce, where possible, elements that reflect the early presentation of the Freeman Street Gatehouse as part of the former boundary arrangement to the sports precinct.

The Freeman Street Entrance Gatehouse is currently appreciated and understood as a freestanding element. The analysis at Chapter 3 has confirmed that the c. 1905 building was presented as part of the broader boundary treatment of the sports precinct, with fencing and gates adjoining its east and west ends and mounding to its north side. If the opportunity arises, it would be beneficial to install fencing and the like to reinforce the historical boundary arrangement and provide an appropriate contextual presentation and interpretation of this building.

Demolition of the addition to the north-west and relocation of the electrical services cupboard is preferred.

6.5.5 *Sportsman's Memorial*

Policy: Reinstate the original freestanding presentation of the Sportsman's Memorial.

Accepting that recent works have improved the general presentation of the Sportsman's Memorial through the introduction of formal paving, hedges and a large photographic panel and related conservation works, the current presentation of the structure is diminished through its attachment to the substation to the west and Bowling Club building to the north.

If a suitable opportunity is identified, it is recommended that the memorial be disengaged from these later structures to reinstate it in a freestanding setting and contextual presentation within the Sporting Precinct, reflecting the original intent of the structure and the values expressed in the memorial.

If the Sportsman's Memorial remains in its present location, the future removal of the substation would be strongly encouraged. In the event that the Bowling Club building is redeveloped in future, a preference would be expressed that the area immediately abutting the memorial within the club compound be reinstated as landscape.

6.5.6 *Bowling Club*

Policy: Future development of the Bowling Club Building should preferably include the reinstatement of an appropriate context and presentation for the Sportsman's Memorial.

The current Bowling Club building replaced the c. 1913 freestanding structure between 1969-70. This multi-level structure was constructed to match the alignment of the diagonal path to the south. The unfortunate outcome of this was the engagement of the Sportsman's Memorial within this adjacent built form and the loss of its freestanding presentation.

The Bowling Club Building is of little or no significance in its own right, and demolition of this structure would be acceptable. However, any replacement building should be designed in such a way to provide sufficient separation from and an appropriate landscaped presentation and landscaped context for the Sportsman's Memorial to its northerly aspect. In preference, any replacement building should be constructed away from the current diagonal boundary of the Bowling Club and should support the removal of the substation, in order to enable the reinstatement of a path through the Sportsman's Memorial and the reading of the harbour as a freestanding structure within a landscape context.

Any future redevelopment of the Bowling Club should seek to manage the visual impacts of a modern building within the context of the gardens. To this end, visual impact can be managed through the articulation of scale and elements and limiting the building height to no more than two-levels. As noted above, disengaging the bowling club structure from its current southern boundary would enable the re-establishment of the garden character at the western entry pathway.

6.5.7 *Tennis Club Pavilion*

Policy: Relocation of the tennis club pavilion within the tennis club is acceptable.

The tennis club pavilion is a structure that has been relocated numerous times within its history, though always within the context of the tennis club compound. Relocation of the tennis club is an acceptable action from a heritage perspective as long as an appropriate context and presentation is retained. The arrangement, materiality and presentation of the tennis courts is not a heritage concern.

6.5.8 *Timber Entrance Pavilion*

Policy: Relocate the Timber Entrance Pavilion to a more appropriate location if the opportunity arises.

Accepting that the Timber Entrance Pavilion is a reconstruction of the c. 1905 structure, it is an element which contributes to the interpretation and understanding of the early boundary treatment of the sports precinct. If the opportunity arises, relocate the reconstructed structure to a location that better reflects and approximates its original position between the two grandstands.

6.5.9 *Risk management*

Risk management is an important means of protecting and conserving the heritage values of all heritage places. As such a Risk Management Strategy should be integrated into the broader

management and administration of the Edinburgh Gardens, including the significant structures in the broader gardens, and the Brunswick Street Oval Grandstand.

While a detailed assessment of risk is outside the scope of this report, the following risk preparedness analysis outlines potential threats and hazards posed to the physical fabric and landscape of the place by environmental and social factors:

Table 4 Risk analysis

Threat	Probability	Preparation / Response
Fire	Always present	Maintain and upgrade as necessary fire prevention measures to individual buildings, specifically the grandstand, timber entrance pavilion and Freeman Street Entrance Gatehouse. The grandstand, due to its use for rough sleeping is at particular risk. In addition to technological measures, such as sprinkler systems, include other surveillance measures to monitor for fire risk.
Vandalism and theft	Always present	Being a public garden with publicly accessible facilities there is an always present risk of vandalism to the buildings and landscape elements. Maintain intensive monitoring and response systems to address vandalism as it occurs. Engage the input of a suitably qualified heritage consultant to advise if significant buildings and landscape elements are damaged as a result of vandalism.
Storm Damage	Moderate	<p>Maintain roof areas in good order; inspect fixings; inspect and maintain windows and doors in good order; regularly inspect and clean the gutters and downpipes to all structures.</p> <p>Trees may be vulnerable to storm damage. This heightens the importance of ensuring that vulnerable trees are monitored and receive appropriate arboricultural maintenance consistent with Australian Standards, including use of cabling and/or exclusion zones where appropriate. Where necessary, replace trees in accordance with a staged and managed replacement plan (refer to policy 6.4.6).</p> <p>Inspect drainage systems on a regular basis to detect blockages from eroded soil, recreation surfaces, organic matter or tree root damage,</p>

Threat	Probability	Preparation / Response
		and ensure these systems perform to design in storm conditions.
Water ingress	Moderate	Maintain and keep clear all rainwater goods (gutters, downpipes and sumps). Regularly inspect and maintain the roof and windows to the ensure watertightness of the buildings.
Earthquakes	Possible	Have appropriate response and recovery strategies in the event of structural and other damage.

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APPENDIX A HERITAGE CITATIONS

Victorian Heritage Register

VICTORIAN HERITAGE REGISTER NUMBER	H0751
NAME	BRUNSWICK STREET OVAL GRANDSTAND
LOCATION	BRUNSWICK STREET FITZROY NORTH, YARRA CITY
LOCAL GOVERNMENT AREA	YARRA CITY
CATEGORY	Registered place
GAZETTAL DATES	GAZETTAL TYPE
27/06/1990	Addition
18/06/2020	Amendment



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EXTENT: As Executive Director for the purpose of the Heritage Act 2017, I give notice under section 53 that the Victorian Heritage Register is amended by modifying a place in the Heritage Register:

Number: H0751

Category: Registered Place

Place: Brunswick Street Oval Grandstand

Location: Brunswick Street, Fitzroy North

Municipality: Yarra City Council

All of the place shown hatched on Diagram 751 encompassing part of Allotment 6 Section 34 at North Fitzroy, Parish of Jika Jika.

STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE:

WHAT IS SIGNIFICANT?

The Brunswick Street Oval Grandstand building including its fixtures and fittings. The 1980s Community Room to the east of the grandstand is not significant.

HOW IS IT SIGNIFICANT?

The Brunswick Street Oval Grandstand is of architectural and historical significance to the State of Victoria.

The place satisfies the following criteria for inclusion in the Victorian Heritage Register:

Criterion A: Importance to the course, or pattern, of Victoria's cultural history

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural places/objects.

WHY IS IT SIGNIFICANT?

The Brunswick Street Oval Grandstand is historically significant as one of the earliest surviving nineteenth-century grandstands in the metropolitan area. Constructed in 1888, the grandstand has an enduring association with the development of Australian rules football and cricket and their growth as popular recreational pastimes from the late nineteenth century onwards. The ground was the home of the Fitzroy Football Club from 1884 until 1966 and the Grandstand remains as an important reminder of the contribution made by Fitzroy to the history of Australian rules football in Victoria (Criterion A).

The Brunswick Street Oval Grandstand is architecturally significant as a fine and intact example of a nineteenth-century timber grandstand. It was designed by noted architect Nathaniel Billing and exhibits high quality design characteristics in its symmetrical composition and restrained decorative details. Many grandstands constructed in this era have been demolished or substantially altered and it remains a comparatively intact surviving example (Criterion D).

PERMIT EXEMPTIONS:

INTRODUCTION TO PERMIT EXEMPTIONS

Preamble

The purpose of this information is to assist owners and other interested parties when considering or making decisions regarding works to a registered place. It is recommended that any proposed works be discussed with an officer of Heritage Victoria prior to making a permit application. Discussing proposed works will assist in answering questions the owner may have and aid any decisions regarding works to the place.

The extent of registration of the Brunswick Street Oval Grandstand in the Victorian Heritage Register affects the whole place shown on Diagram 751 including the land, buildings (exteriors and interiors), roads, trees, landscape elements and other features. Under the Heritage Act 2017 a person must not remove or demolish, damage or despoil, develop or alter or excavate, relocate or disturb the position of any part of a registered place or object without approval. It is acknowledged, however, that alterations and other works may be required to keep places and objects in good repair and adapt them for use into the future.

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If a person wishes to undertake works or activities in relation to a registered place or registered object, they must apply to the Executive Director, Heritage Victoria for a permit. The purpose of a permit is to enable appropriate change to a place and to effectively manage adverse impacts on the cultural heritage significance of a place as a consequence of change. If an owner is uncertain whether a heritage permit is required, it is recommended that Heritage Victoria be contacted.

Permits are required for anything which alters the place or object, unless a permit exemption is granted. Permit exemptions usually cover routine maintenance and upkeep issues faced by owners as well as minor works or works to the elements of the place or object that are not significant. They may include appropriate works that are specified in a conservation management plan. Permit exemptions can be granted at the time of registration (under s.38 of the Heritage Act) or after registration (under s.92 of the Heritage Act). It should be noted that the addition of new buildings to the registered place, as well as alterations to the interior and exterior of existing buildings requires a permit, unless a specific permit exemption is granted.

Disrepair of registered place or registered object

Under s.152 of the Act, the owner of a registered place or registered object must not allow that place or object to fall into disrepair.

Failure to maintain registered place or registered object

Under s.153 of the Act, the owner of a registered place or registered object must not fail to maintain that place or object to the extent that its conservation is threatened.

Conservation management plans

It is recommended that a Conservation Management Plan is developed to manage the place in a manner which respects its cultural heritage significance.

Aboriginal cultural heritage

If works are proposed which have the potential to disturb or have an impact on Aboriginal cultural heritage it is necessary to contact Aboriginal Victoria to ascertain any requirements under the Aboriginal Heritage Act 2006. If any Aboriginal cultural heritage is discovered or exposed at any time it is necessary to immediately contact Aboriginal Victoria to ascertain requirements under the Aboriginal Heritage Act 2006.

Other approvals

Please be aware that approval from other authorities (such as local government) may be required to undertake works.

Archaeology

There is no identified archaeology of state level significance at the place.

Cultural heritage significance

Overview of significance

The cultural heritage significance of the Brunswick Street Oval Grandstand lies in the grandstand building, attached features and fixtures and its relationship to the oval and broader context. The 1980s community room to the east of the grandstand is not significant. Other recreational facilities introduced in the late twentieth century such as the bocce court

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are not significant.

CATEGORIES OF WORKS OR ACTIVITIES (PERMIT EXEMPTIONS) RECOMMENDED UNDER S.38

The following works do not require a permit provided that they are carried out in a manner which does not harm the cultural heritage significance of the Brunswick Street Oval Grandstand.

General Conditions

All exempted alterations are to be planned and carried out in a manner which prevents damage to the significant fabric of the Brunswick Street Oval Grandstand.

Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the Brunswick Street Oval Grandstand are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and Heritage Victoria shall be notified as soon as possible.

All works should ideally be informed by a Conservation Management Plan prepared for the place.

The Executive Director is not bound by any Conservation Management Plan, and permits still must be obtained for works suggested in any Conservation Management Plan.

Nothing in this determination prevents the Heritage Council from amending or rescinding all or any of the permit exemptions. Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the relevant responsible authority, where applicable.

Specific Permit Exemptions

Grandstand

Exterior

- Minor repairs and maintenance which replaces like with like. Repairs and maintenance must maximise protection and retention of significant fabric and include the conservation of existing details or elements. Any repairs and maintenance must not exacerbate the decay of fabric due to chemical incompatibility of new materials, obscure fabric or limit access to such fabric for future maintenance.
- Repair to or removal of items such as air conditioners, pipe work, ducting, wiring, antennae and aerials.
- Works or activities, including emergency stabilisation, necessary to secure safety in an emergency where a structure or part of a structure has been irreparably damaged or destabilised and poses a safety risk to its users or the public. Note: The Executive Director, Heritage Victoria, must be notified within seven days of the commencement of these works or activities.
- Painting of previously painted surfaces in the same colour, finish and product type provided that preparation or painting does not remove earlier paint finishes or schemes. Note: This exemption does not apply to decorative finishes or unpainted, oiled or varnished surfaces.
- Cleaning including the removal of surface deposits or graffiti by the use of low-pressure water (less than 300 psi at the surface being cleaned) and neutral detergents and mild brushing and scrubbing with plastic not wire brushes.