

EDINBURGH GARDENS

BRUNSWICK STREET
NORTH FITZROY

MASTER PLAN

2003



Prepared for
City of Yarra

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1.0 INTRODUCTION

1.1 The Study

In October 2002, the Yarra City Council commissioned John Patrick Pty Ltd with Allom Lovell and Associates to prepare a Master Plan and Conservation Management Plan for Edinburgh Gardens, North Fitzroy. The Plans will provide the Council with guidance for future management and development of the Gardens.

This report outlines the *Master Plan* for Edinburgh Garden and forms the second stage of the study.

It follows preparation of the *Conservation Management Plan* which identifies the heritage significance of the Gardens as a whole, and of its component elements. The *Conservation Management Plan* also formulates policies for the conservation and management of significant heritage fabric as a basis for ensuring its continued enjoyment as a cultural resource by the community. In doing so, the *Conservation Management Plan* defines opportunities and constraints that provide a framework for the *Master Plan*. The two documents are complementary and form sequential stages of the *Master Plan* process.

1.2 Background

Edinburgh Gardens is the largest and most significant nineteenth century public garden in the City of Yarra covering an area of approximately 16 hectares.

The Gardens were first set aside as a public reserve in 1862 with the main layout and early planting predominantly carried out in the 1880's and generally completed by the early twentieth century.¹ Since their establishment Edinburgh Gardens have catered to both active and passive recreation in the form of organised sporting venues and pleasure gardens. An unusual aspect of the Gardens' history has been the presence of industrial activity in the heart of the site. A rail line, station and siding were constructed in 1888 almost as soon as the Gardens were developed, dividing them in two. The rail use continued operation until 1981. During the mid twentieth century manufacturing industries were introduced on the railway land and remained until the late 1990's. Their removal finally enabled the two halves of the Gardens to be reunited as a single entity.

More recently, the former Council nursery and works depot that had occupied a site in the north of Edinburgh Gardens was discontinued and dismantled. At a similar time, the former Ladies Bowling Club amalgamated with the newly redeveloped Fitzroy Victoria Bowling and Sports Club and relocated to the western edge of the Gardens, vacating the site it had occupied in the centre of the Gardens. Thus, within a short period of time three major parcels of land became available for alternative use within the Gardens prompting Council to examine its long term goals and management strategies for the future of this important community resource.

In recent decades significant changes have also been occurring to the demographic make up of the community, its recreation tastes and preferences, and the value it places on the recognition and retention of cultural heritage. These factors reinforced the need to review future management and development options for Edinburgh Gardens to ensure they reflect changes in community requirements and are responsive to the community vision for the Garden's future.

¹ Refer to *Edinburgh Gardens Conservation Management Plan* Section 2

Recent State planning directives have also highlighted the need for Council to clarify its strategies for future management of its open space areas. The release of *Melbourne 2030* sets out the directions and policies for sustainable growth of the Metropolitan area reinforcing the requirements for high quality open spaces which protect cultural identity, neighbourhood character and heritage values within a broader municipal strategic framework.

Finally, it is apparent that many features of Edinburgh Gardens are showing signs of heavy wear and poor condition after a number of years of restricted capital investment. This situation reinforces the impetus to undertake a Master Plan to provide a logical basis for a coordinated program of upgrading and improvement.

In embarking on the Conservation Management Plan and the Master Plan, the City of Yarra is committed to developing the Gardens in a manner that respects their cultural significance. It is also committed to meeting community needs for both passive and active recreation within the context of Council's strategic planning for recreation and open space in the municipality as a whole. The culmination of this process is intended to be the restoration of Edinburgh Gardens as a premier open space within the City of Yarra. A space which reflects its heritage significance as an important nineteenth century garden, while catering to the diverse active and passive recreation needs of the existing and future community.

1.3 Location and Urban Context

The Edinburgh Gardens are located in North Fitzroy. They are bounded by Brunswick Street and St Georges Road to the west, and by Alfred Crescent to the north and east. The southern boundary is formed in part by Freeman Street, and in part by an area of former railway land which is being redeveloped for residential purposes by the Office of Housing. *Refer to Plan 1: Location and Urban Context.*

The Gardens form a welcome respite of open space in the midst of dense urban development dating predominantly from the late nineteenth and early twentieth centuries. A busy local shopping centre is located just north of the Gardens in St Georges Road with the larger Clifton Hill commercial centre situated in Queens Parade to the east. The immediate environs of the Gardens is dominated by substantial Victorian residential villas along the sweeping curves of Alfred Crescent. Landmark features include the red brick Edwardian school building of the Fitzroy North Primary School opposite the northern end of the Gardens, and two churches on Alfred Crescent. At the south west corner of St Georges Road and Watkins Street the Hungarian Reformed Church is a handsome bluestone building with an elegant spire, and forms another notable feature which can be seen from many parts of the north west quadrant of the Gardens.

Edinburgh Gardens are linked to a corridor of open space extending north to Park Street along the former inner circle rail line. This is accessed via the bike path which in turn connects with Merri Creek and the Yarra River trail via Rushall Crescent. Other areas of open space in the vicinity include the Darling Gardens and Mayors Park south east of Queens Road; and somewhat further afield, Princes Park, Carlton Gardens and Royal Park in Carlton and Parkville.

2.0 COMMUNITY CONSULTATION

2.1 Introduction

Two major community consultations programs have been conducted in the preparation of the Master Plan. Stage 1 was carried out at the commencement of the study in late 2002 to identify which aspects of the Gardens are valued by the community, its aspirations for the future of the Gardens, and those issues of most concern to its development.

The findings of the Stage 1 consultation were incorporated into the study program as one of the primary considerations in development of the both the *Draft Conservation Management Plan* and the *Draft Master Plan*. These reports were released in August 2003 at the commencement of the Stage 2 community consultation program.

The Stage 2 consultation sought community response to the proposals set out in the *Draft Master Plan*, and identification of outstanding issues. The findings of the consultation program were then considered and revisions made to the Master Plan to address those issues which were of widespread concern, or which had been clarified since the initial draft.

2.2 Stage 1 Consultation Program

Invitations were extended to any interested members of the community to participate in the Conservation Management Plan and the Master Plan processes for Edinburgh Gardens. Opportunities for involvement were made available in a range of venues, times and forms to encourage participation across a broad spectrum of age and interest groups.

The major forums for the Stage 1 consultation program included:

- ◆ *Community Information Day*

A marquee was set up in Edinburgh Gardens on Saturday 16th November 2002 from 8.30am until 5.00pm. Representatives from Council and the consultant team were available to meet and talk to members of the community. A number of information panels were on display outlining aspects of the history and existing conditions of Edinburgh Gardens, and the Conservation Management Plan and Master Plan processes. A questionnaire was also distributed asking people how often they visited the Gardens, why they came, what facilities they used, what they liked or did not like, and the sort of future they would like to see for the Gardens. *Refer to Appendix 1.*

The event was well attended, particularly by those who use the Gardens for informal recreation activities such as walking (either with or without a dog), jogging or cycling. Some 150 questionnaires were filled out at the venue or mailed back during the following weeks.

- ◆ *Reference Group Workshop*

All organisations and groups formally involved in Edinburgh Gardens were invited to join a Reference Group Workshop meeting held on Thursday 5th December 2002 between 6.30–8.30 pm at the Community Meeting Rooms in Edinburgh Gardens.

The meeting was not well attended due to clashes with pre-Christmas events. Nonetheless, representatives of the five groups in attendance contributed to a wide ranging discussion and identification of issues of concern.

◆ *Meetings with Group Representatives*

Specific meetings or discussions were held with representatives of groups unable to attend the Reference Group workshop. These were arranged either in response to requests by the group, or were initiated by the consultants where the group was perceived to be a key stakeholder in the Gardens. The organisations involved include the Aboriginal Advisory Group, Bicycle Victoria, Edinburgh Cricket Club, Edinburgh Gardens Tennis Club, Fitzroy Community School, Fitzroy North Primary School, proposed Fitzroy College, Fitzroy Junior Football Club, Fitzroy Reds Football Club, Fitzroy Victoria Bowling and Sports Club, Brisbane Lions, International House, and the Office of Housing.

◆ *Community Workshop*

A workshop meeting was held for all interested members of the community on Thursday 12th December 2002 between 7.00- 9.30 pm at the Community Meeting Rooms in Edinburgh Gardens. Twenty-three people attended. Discussion focussed on the issues identified at the Community Information Day and the Reference Group Workshop. A number of additional issues were also identified. The workshop examined the major opportunities and constraints for future development of the Gardens and formulated the features of a good outcome for the Conservation Management Plan and the Master Plan.

◆ *Written submissions*

Ten written submissions were received from individuals and groups outlining matters of concern for consideration in the Conservation Management Plan and the Master Plan process.

◆ *City of Yarra In-House Workshop*

A workshop was held for Council staff and officers involved in all aspects of the management of Edinburgh Gardens. Participants were drawn from all major administrative departments with representatives ranging from Community Well Being, Open Space Planning, Town Planning, Recreation, By-Law Enforcement, Assets Management, Transport Planning, Arts and Services, Heritage and, Aboriginal Liaison. The meeting produced fruitful input regarding issues and management of the Gardens over a broad spectrum of administrative responsibilities.

2.3 Stage 1 Consultation Findings

The major findings of the Stage 1 consultation program are set out below. It should be noted that the points noted are those raised by submitters. In some cases the comments do not accurately reflect the true situation but are nonetheless reported here as a record of the community response and perceptions.

2.3.1 Valued Elements

The community identified the following as elements or aspects of Edinburgh Gardens as highly valued:

- ◆ Their role as a community facility and the strong sense of community ownership.
- ◆ The large area of public open space that the Gardens provide within the context of a densely developed urban area. Many residents use the Gardens very frequently (daily).
- ◆ Trees, shade, greenery, grassed areas and the traditional character of the Gardens.
- ◆ The Gardens role as a community focal point and meeting place. A space used by diverse groups and a spectrum of age groups for a wide range of activities.

- ◆ The sense of history evidenced by both tangible heritage fabric (buildings, monuments, and trees) and the association with the social history of the community (especially the Fitzroy Football Club).

2.3.2 Major Issues

The following were identified as major issues to be addressed by the Conservation Plan and Master Plan.

Former Depot and Ladies Bowling Green:

These areas are considered unsightly, ugly, derelict, a waste of space and resources, and the fences are objectionable. The general feeling seems to be to return these areas to parkland and integrate them back into the Gardens.

Some support the reuse or redevelopment of the facilities for other uses such as community gardens, library, indoor sports centre.

Retain Green Open Space

The Gardens need to retain green space, trees and passive recreation.

Unplanned / Intrusions

There are too many intrusions/ buildings that are not necessary, and create clutter in the Gardens, spoiling their character and removing open space. Many buildings are unattractive and disliked including:

- ◆ The former caretaker's house (International House).
- ◆ The two toilet blocks.
- ◆ The shelter in the middle of the park.
- ◆ Infant welfare centre.

There are too many fenced areas restricting public use of the Gardens.

The Gardens should be returned to their traditional character.

Tree Management and Replacement

Need to replace lost trees, generally increase planting, and ensure a strategy is in place to cover future loss of aging trees.

Maintenance

Lack of maintenance is generally seen as responsible for decline of the Gardens.

Repair, maintenance or upgrading is required with respect to:

- ◆ Trees
- ◆ Grassed areas
- ◆ Garden beds
- ◆ Paths
- ◆ Drainage
- ◆ Toilets
- ◆ Monuments / heritage features
- ◆ Litter, rubbish management
- ◆ Graffiti

Dog Management

Dog walking is a major passive recreation activity highly valued by many members of the community. However it is also the source of much irritation and annoyance as a result of:

- ◆ Dog poo not picked up / needs enforcement
- ◆ Dog poo bags not disposed properly / left in park.
- ◆ Dogs off leash in areas that are not appropriate (eg. playgrounds, picnic areas).

- ◆ Dog off leash areas not clearly defined so there is confusion about which areas apply.

A Dog no-go area is desirable (eg fenced area of Fitzroy football oval, picnic area).

Traffic and parking

Cars should not be in the Gardens, they are unsafe, dangerous to pedestrians (especially children), and damage lawns. While this view was widely held, some older members of the community valued car access when attending evening events at International House. Parking is a problem especially in the south in vicinity of the sports ovals when large events are being held.

Interface with Office of Housing Development and creation of a link between Alfred Crescent and Freeman Street

There is widespread concern about the form and quality of the interface between the proposed residential development by the Office of Housing on the southern section of the former National Can site and the abutting area of Edinburgh Gardens. The development should address the Gardens and be respectful of their character without having an adverse or intrusive impact.

The existing informal pedestrian link between Alfred Crescent /Jamieson Street and Freeman Street will be lost when the new Office of Housing development is implemented. Many residents use this route and believe a pedestrian link between the two streets should be retained.

A number of people wish to retain the historic timber footbridge or construct a new bridge. Others suggest construction of a new public path beneath the bridge. (The feature is on land outside the boundaries of the study site, and does not fall within the scope of the Master Plan. Existing use of the route is informal as it does not have legal status as a public access way. A planning permit was recently issued requiring removal and relocation of the bridge).

A few residents support construction of a road link or creation of a no through road along the interface between the Gardens and the proposed residential development, for use as a car park. Others oppose a road in this location.

Bike path alignment is dangerous

The two T-intersections and sharp turns in centre of park are dangerous. The hedge restricts sight lines. Design of the bike path does not comply with standards.

Sports issues

The football and cricket clubs do not have adequate club room facilities where they can display memorabilia. They would like meeting rooms, bar facilities and administration facilities.

Sports clubs are not identified within the Gardens. There is no signage to connect clubs to ovals or to give contact details.

Facilities are male biased: and greater provision needs to be made for women's sports, especially netball.

There are not enough tennis courts. Junior competition cannot be accommodated. Restricted signage limits the capacity of sports clubs to advertise revenue raising events/ projects.

No facilities for croquet.

Skate bowl needs to be bigger.

Additional 'hard surface' sports facilities or facilities requiring fencing or buildings are not appropriate to the Gardens

No process exists for cooperative partnerships between the sports clubs and Council.

Schools' requirements

The play area and practise soccer field opposite primary school needs to be upgraded.

The Primary school is seeking an indoor sports facility.
 The new secondary college is likely to use Alfred Crescent oval for field sports.
 Both the new secondary college and the community school would use the basketball court facilities if they could be upgraded.
Other facility inadequacies
 Not enough seating especially in the south east of the Gardens.
 Not enough bins.
 Not enough barbecues and picnic tables.
 Poor lighting.
 Inadequate fire protection / security for grandstand.
 Missing Queen Victoria statue is ugly and needs replacement (with Queen Victoria or some other suitable alternative).
 Gardens lack a water feature
 No kiosk facilities
 No secure bicycle parking
 Access to some parts and features of the Gardens are not disability friendly eg. Toilet facilities

Other proposals

Establish a Melbourne based administration office for the Brisbane Lions at WT Peterson community oval.
 Rename the WT Peterson community oval in honour of Haydn Bunton, a triple Brownlow medallist who played for Fitzroy during the 1930's and 1940's.
 Run an evening outdoor cinema in the Gardens during the summer months.

No acknowledgment of traditional land owners

2.3.3 Vision for the Gardens

- ◆ Retain the existing character of Edinburgh Gardens as a significant public open space featuring mature trees and avenues.
- ◆ Restore the Gardens as an outstanding example of a traditional 19th century park in Melbourne.
- ◆ Ensure the Gardens are well maintained and cared for.
- ◆ Edinburgh Gardens should be open and accessible, catering to the needs of the whole community.
- ◆ The Gardens should be beautiful and peaceful

2.3.4 Opportunities

The Conservation Management Plan and Master Plan processes are seen to present the following opportunities for the future management and development of Edinburgh Gardens.

Demolish old and ugly buildings

Demolish former depot, ladies bowling green, toilets, 'tram shelter', and infant welfare centre.

Construct a new multi-use facility

Develop a single well-designed multi/use facility to replace the demolished facilities. Integrate the functions of International House into new facility.
 The new facility could accommodate both clubrooms and possibly a kiosk.
 The recent review of possible venues for the North Fitzroy library by JL Management Consulting identified the former nursery and depot site in Edinburgh Gardens as a preferred location.

Recreate the Gardens

Recreate the 'flowing' sense of space and the traditional character of the Gardens by returning the former nursery /depot, and ladies bowling greens to open space.

Extend the path system.

Return the south east segment of the Gardens to an ornamental character.

Screen plant around the remaining 'ugly' buildings.

Extend Alfred Crescent

Complete the 'circuit' around the perimeter of the Gardens with a no-through road or path.

Realign bike path

Create a safe alignment, possibly separate from pedestrian routes, that meets current design standards.

Improve the play area and practise soccer field used by the Primary School

Reinstate a creek or a water feature

Provide additional seating and bins

This action should target the south east of the Gardens where there is a particular shortage.

Provide a barbecue area away from playground

Replace the missing Queen Victoria statue with an appropriate alternative (replica?)

Acknowledge traditional landowners with a sculpture or new building

Provide sports facilities on the former Ladies Bowling Green.

Various suggestions for this space include tennis courts, a croquet lawn, netball courts, or an enlarged skate bowl.

Improve dog controls

Install more advisory signage detailing clean up requirements, and off leash or no-go zones. Provide more bag dispensers, and more bins and enforce controls.

Establish 'Adopt a Garden' scheme

Improve care and maintenance by establishing a team of volunteers to look after sections of the Gardens and assist Council's management programs.

2.3.5 Constraints

The community identified the following constraints for the future management and development of Edinburgh Gardens.

New development must complement the character of the Gardens

Sports facilities must be in appropriate locations

Additional hard surface or fenced sports facilities should not remove parkland from public use.

Inadequate parking capacity

Use and development of the Gardens should take account of this problem and not add pressures on local parking.

The absence of a formal arrangement between Council and sporting groups constrains initiatives.¹

A road link between Alfred Crescent and Freeman Street would reduce security and encourage additional traffic.

2.3.6 Features of a good outcome

Community participants described the following features of a good Conservation and Master Plan process:

'LESS IS MORE'

- ◆ The depot / nursery has gone.
- ◆ The ladies' bowling club has gone.
- ◆ Ugly buildings have gone / consolidated into well-designed new multi-purpose facility. Toilet blocks are aesthetically attractive.
- ◆ The Gardens are maintained at a high standard.
- ◆ There is a complete circular path around the perimeter of the Gardens.
- ◆ There is a balance between active and passive recreation/ use of the gardens.
- ◆ Formal active sports facilities are kept to south east.
- ◆ Kids and cars are separated. Cars are out of the Gardens.
- ◆ There is additional parking around the outside of the Gardens
- ◆ There are facilities for female sports (particularly netball).
- ◆ There is a 'safe' water feature.
- ◆ Traditional land owners are acknowledged.

2.4 Stage 2 Consultation Program

The *Draft Conservation and Management Plan* and the *Draft Master Plan* were released on 1st August 2003 for community consideration and comment. This formed the second stage in the consultation program. Invitations to view the proposals and attend one or a number of consultation forums were circulated in the community in several forms:

- Direct mail and electronic mail out to all people and groups who participated in the first phase of consultation and provided contact addresses, or who requested to be on the mailing list.
- Advertisements or announcements in local newspapers and newsletters including *City of Yarra Newsletter*, *Yarra Leader* and *Melbourne Times*.
- Letter drop to 2000 dwellings and commercial premises immediately surrounding the Gardens.
- Notices in local libraries and council offices.
- Signs in the Gardens.
- Council's Web Page.

¹ Note that this is a view submitted to the consultants. Yarra does in fact have a number of formal arrangements with sporting clubs and community groups to facilitate initiatives on a cooperative basis.

Community response to the release of the draft plans was good with consultation forums generally well attended and a large number of written comments and submissions being received

The major consultation forums included:

- *Reference Group Meeting*

All groups and organisations formally involved in Edinburgh Gardens were invited to attend a meeting held on Wednesday 13th August between 7.00- 8.30 pm at the Community Meeting Rooms in Edinburgh Gardens.

The meeting was not well attended although very productive discussion was held. Comments were recorded at the meeting and Feedback Sheets distributed.

- *Community Information Day*

On Saturday the 16th August, a marque was erected in the Gardens where the draft plans were on display between 9.00am and 5 pm. Representatives from Council and the consultant team were present to discuss the proposals with members of the community. Feedback sheets were distributed with 95 responses either filled in during the day or later forwarded to the consultants.

- *Community Workshop*

A Community Workshop meeting was held on Wednesday 20th August from 7.00 to 9.30 pm at the Community Meeting Rooms in the Gardens. Some 70 –80 people attended with broad ranging discussion of the proposals. Comments from the floor were recorded during the meeting. Feedback sheets were distributed with approximately 50 returned with comments.

- *Written submissions*

A number of written submissions were received by either surface mail or email. Some 33 submissions were from individual, and another 7 from community organisations or sporting groups. A list of submitters is included in Appendix 2.

- *Petition*

The latter objected to the proposal to make the oval a ‘No Go’ zone for dogs and was signed by 91 people, (10% of whom resided in suburbs a considerable distance from the Gardens and outside the City of Yarra).

- *City of Yarra In-House Workshop*

A general workshop was held on 12th September for Council staff and officers involved in the management of Edinburgh Gardens. The meeting was well attended with representatives from most of Council's administrative departments. Separate follow up meetings were held with several of the key department personnel for detailed feedback on proposals.

- *Dog owners Meeting*

A separate meeting was held with dog owners on Wednesday 17th September in the evening at the Community Meeting Rooms in Edinburgh Gardens.

- *International House Representatives Meeting*

A meeting was held on 10th October with three representatives of International House user groups to discuss the current level of use, range of user groups, the needs and adequacy of existing facilities.

- *Web Site*

In the four weeks after the release of the draft plans, the web site plans had received over 500 visits.

- *Reports*

In excess of 50 copies of the reports were distributed for consideration.

2.5 Stage 2 Consultation Findings

2.5.1 Community Feedback

Community comments covered a broad range of issues which are summarised in Table 1 below. By far, the issue of most widespread concern relates to the management of dogs in the Gardens, with much opposition to the restrictive nature of the proposed dog zones, especially the curtailment of the 'Off Leash' area and making WT Peterson oval a 'No Go' zone.

Other issues of general concern relate to the need for more lighting and bins, and the desire to exclude all parking from the Gardens. Significant support was also voiced for the proposed extension to the skate park and the need to include participant input to the design.

Issues of less widespread but nonetheless notable concern include the need for more signage, improved maintenance, support for a fenced dog exercise area, opposition (and support for) a kiosk/ restaurant, opposition to a water feature, a desire for more native planting, and greater attention to sustainability practices.

A large number of other comments were also submitted although they are not widely voiced in the community. A detailed consideration of the issues submitted and the response to each is set out in *Appendix 3*.

Table 1: Summary of Major Issues Raised in Stage 2 Community Feedback

COMMENT	NOS. OF RESPONSES
<p>1. New dog off leash area and dog area too small</p> <ul style="list-style-type: none"> • Restrictions for dogs should only apply on match days and when training • No changes to current dog usage but more poo bag facilities • Dog walkers are all local, Sports players are from near and far – dogs should have priority • Increase facilities for dogs, they are the main users of this park • Dog owners like to socialise with other dog owners • Need more off leash areas • More damage caused by football players than dogs • Edinburgh Gardens renowned for its acceptance of dogs • Makes park safe because always busy • Fence areas so the elderly can relax with their dogs off the lead • People with disabilities disadvantaged • More dog owners than sports players • Consider recyclable drinking fountains with dog bowl catchers 	<p>***** ***** ***** 50 ***** 6 **** 4 **** 4 *** 3 *** 3 ** 2 * 1 * 1 * 1 * 1 * 1 * 1 * 1 * 1</p>
<p>2. Lights on till late at night, more lighting</p> <ul style="list-style-type: none"> • Better lighting on and around sports facilities • Maybe lights could be solar powered 	<p>***** 17 ***** 6 ** 2</p>

3. More bins <ul style="list-style-type: none"> different bins for different uses support recycling 	***** 17 ** 2
4. No parking in Gardens let people use the tram or walk. Don't park on National Can site. <ul style="list-style-type: none"> But make sure there is disabled access Provide angle parking in Alfred Cres 	***** 12 *** 3 * 1
5. Improvements to skate facility great idea <ul style="list-style-type: none"> Bad skate parks turn users away Make sure there is community consultation Electric outlets in park for music Get ideas from skaters in the area Shade over skate park – Sails? Keep fence for safety of users, children and dogs Provide advanced as well as beginner facilities 	***** 12 **** 4 ** 2 ** 2 * 1 * 1 * 1 * 1 * 1
6. New rules for Dogs good (Refers to Draft Master Plan proposal) <ul style="list-style-type: none"> Fences good, support new fenced dog area Dogs are filthy and the areas they use should be restricted. Don't want dogs ruining our lovely gardens Oval must maintain a set standard 6A. Object to revision of Dog Zones (after meeting with dog owners) <ul style="list-style-type: none"> Needs of young children being ignored in preference to dogs 	***** 5 ***** 9 ***** 5 **** 4 ***3 *1
7. More signage (requested) <ul style="list-style-type: none"> Maybe some could explain some of the historical significance and events 	***** 9 * 1
8. Very worried about on going maintenance	***** 9
9. No lease Kiosk or cafe, This is a community park	***** 8
10. No Queen Victoria – someone more inspirational <ul style="list-style-type: none"> Indigenous person? Sporting hero? Animal? 	*****8 **** 4 * 1 * 1
11. Hedges to restrict dogs not ugly metal or concrete fences <ul style="list-style-type: none"> No more fences 	***** 6 ** 2

12. No new water feature At least not so ornamental – not the way of the future	***** 6 * 1
13. Not enough native plants and trees <ul style="list-style-type: none"> • These should be phased in given our current water issues • More viable for the future • Will bring lots of lovely birds – good • Provide year round shade – good for sport 	***** 6 *** 3 ** 2 * 1
14. Sustainability Concerns Greater thought needs to be given to the water issue <ul style="list-style-type: none"> • Grey water removal, treatment, recycling • Best practice techniques should be adopted throughout the site not just regarding water but also solar efficiency etc. • We need to move away from traditional parks here in Victoria • Look at ecological footprint • Look at waste management assessment • Conservation study as well as heritage need to done 	***** 6 * 1 * 1 * 1 * 1 * 1 * 1 * 1
15. Restaurant in Gardens would be lovely – as in the Royal Botanic Gardens	***** 5
16. Keep Maternal and Child Care Centre <ul style="list-style-type: none"> • Attach play ground area 	***** 5
17. Restrict vehicle access to the park <ul style="list-style-type: none"> • Concern that emergency and service access will not be hindered 	**** 4 * 1
18. Demolish unused and ugly buildings as soon as possible	**** 4
19. Bike track too wide and too dominant <ul style="list-style-type: none"> • Keep bikers out of Gardens too dangerous • Too costly and not necessary 	**** 4 *** 3 * 1
20. Do not want library moved to the gardens	*** 3
21. Remove Captain Cook – He never even came to Victoria	*** 3
22. Don't make the skate park any bigger <ul style="list-style-type: none"> • encourages bad sorts 	** 2 *** 3
23. More drinking fountains	*** 3
24. No more sports ovals - One is enough <ul style="list-style-type: none"> • No new sporting facilities • No indoor sporting facilities 	*** 3 *** 3 * 1
25. Sporting heritage should be acknowledged to a larger extent <ul style="list-style-type: none"> • Promote success of sporting teams • Increase community involvement 	*** 3

26. Let Primary School use ovals	*** 3
27. Another basketball court and two netball courts are required for use by schools.	*** 3
28. What is the time line for implementation <ul style="list-style-type: none"> Are there potential fund problems What are councils priorities Time frame seems so long 	*** 3 * 1 * 1 * 1
29. Reinstate Queen Victoria <ul style="list-style-type: none"> Construct with durable metal eg bronze 	** 2 * 1
30. Keep Cook memorial	** 2
31. Increase BBQ's and BBQ area <ul style="list-style-type: none"> Don't create new area, enlarge existing 	** * 1
32. More trees <ul style="list-style-type: none"> More thorough tree plan More consideration to the original planting plan – Oaks and Morton Bay Figs should be replaced, Replace Elms with same cultivars as in Gardens Replace Elms with Elms (do not diversify species) 	** 2 * 1 * 1 * 1 * 1 * 1
33. Object to removal of Elms east of tennis courts <ul style="list-style-type: none"> They are beautiful trees 	** 2
34. Increase open space, reduce ornamental plantings	** 2
35. New Building would be good for club facilities	** 2
36. New bike track great <ul style="list-style-type: none"> Maybe a speed limit for riders Signage to warn pedestrians would be good Route should follow exact alignment of old railway Relocate route 20 metres east of existing and divert some of the traffic to the north south footpath between Falconer Street and Jamieson Street 	** 2 ** 2 * 1 *.1 *.1
37. Do not change the name of the oval, Peterson was a community man, this is a community park	** 2
38. More benches around football ground More seating	** 2 * 1
39. Greater acknowledgement of sporting history and its significance.	** 2
40. Provide shade to playgrounds <ul style="list-style-type: none"> To bocce courts Skate park 	* 1 * 1 * 1
41. Do not restrict use of Oval amenities to just football players	* 1

42. Protect heritage structures <ul style="list-style-type: none"> • Display War Memorial more effectively • Protect war memorial • Protect the grandstand 	* 1 * 1 * 1 * 1
43. Keep path connecting Smith Street and Queens Parade <ul style="list-style-type: none"> • Restore footbridge • Like circuit path 	* 1 * 1 * 1
44. What is happening with gatehouse – restoration and use <ul style="list-style-type: none"> • Needed for sports club equipment storage • Make into toilet facility 	* 1 * 1 * 1
45. New entry disadvantages tennis club	* 1
46. Tennis club disappointed that Ladies Bowling greens to be returned to parkland and not available for more courts	* 1
47. Make sports clubs take co-operative view point	* 1
48. Rename Oval Haydn Bunton	* 1
49. Cricket nets too cramped	* 1
50. No need for another meeting hall	* 1
51. Relocate nursery – closer to other amenities	* 1
52. Leave the mound standing area at the oval as is	* 1
53. Concerned that trees on National Can site will block views	* 1
54. Object to planting street trees in Alfred Cres as not historic	* 1
55. Object to proposed new signage, signage not necessary	* 1
56. Worried about vandalism	* 1
57. Don't remove cobble stones – Edward Street	* 1
58. Support introduction of drip irrigation, need more than is proposed	* 1
59. Need more discussion of restrictions applying to management of contaminated soil on National Can site	* 1
60. Netball – consolidate activity around community centre	* 1

61. Don't ruin views from Bowling club	* 1
• Increase height of picket fence	* 1
• Worried about access to the club	* 1
• Water main and back flow equipment in corner of site where realignment of fence is proposed	* 1
• Concerned about legal requirements of Act for the land	* 1
• Object to replanting Gardens avenue trees as they will shade greens	* 1
62. Redevelop ugly bowling club house – especially view to south	* 1
63. Sewerage Lines very close to trees along Brunswick Street, tree root problems	* 1
SUGGESTIONS	
64. A perimeter running/walking track – Like the Tan	**** 4
• Think about some kind of track for joggers	** 2
65. Start community group or fundraising committee	*** 3
• Friends of the Park	
66. Sculpture Garden – Community input – Public Art	*** 3
67. Dog bowl drinking fountains – like in Faulkner Park	** 2
68. Some kind of law enforcement – people who do not pick up dog poo, other public nuisances	** 3
69. Need Public Telephones	** 2
70. Community Gardens – would like plots to be available	** 2
71. Create a lake and watercourse / fern gully	* 2
• Lakes to trap water to water ovals	*.2
72. Create a native strip on site; creek down middle and lakes – naturalistic	* 2
73. Reconstruct path on east of Peterson oval to historic position (ie aligned with path on west side of former Ladies Bowling Green)	* 1
74. Construct a road link between Jamieson Street and Freeman Street to complete circuit route of Gardens as shown in survey plan.	*1
75. Dog registration to provide money to pay for maintenance	*1
76. Dog Poo recycling facility to be provided, maybe in the form of a worm farm	* 1
77. Plant shrub beds around playgrounds	* 1
78. Bocce courts	* 1
79. Rugby Posts	* 1

80 Adult size swings	* 1
81. Disabled playground equipment	* 1
82 Memorial Garden Seats	* 1
83. Promote the interests of the elderly	* 1
84. Cultural theatre centre at Ladies Bowls Club	* 1
• Open air summer cinema on former ladies Bowls site	* 1

2.5.2 City of Yarra In-House Feedback

Comments from City of Yarra staff and officers tended to focus on matters relating to the implementation of the Master Plan, including issues of timing, priority and funding. There was general agreement that the Plan needs to be situated within the broad strategic and policy initiatives of Council, and should provide clarity of direction for all departments involved in the management of the Gardens. The major issues are summarised as follows:

Table 2: Issues Raised by City of Yarra staff

COMMENT
<p>1. Plan must include a realistic and achievable implementation program.</p> <ul style="list-style-type: none"> Plan should not raise unrealistic expectations within the community Plan must reflect Council's financial capacity to implement.
<p>2. Need clear statement of over riding objectives of the Master Plan eg Vision / goals statement,.</p>
<p>3. Plan must be coordinated with Council's strategic objectives and planning for the municipality, and with relevant departments administering the Gardens.</p> <ul style="list-style-type: none"> Reference to policy context should include broader policy framework and Council's Key Commitment Areas. Consider issues within neighbourhood planning context More detailed discussions desirable with individual departments within Council.
<p>4. The dynamic nature of a Master Plan should be acknowledged.</p>
<p>5. Need to explore potential partnerships with stakeholders in the Gardens, to participate in implementation of projects eg. schools, sporting clubs, other government authorities (Bicycle Victoria), and nearby residential developers.</p>

<p>6. Ensure safety and accessibility addressed as overriding issues.</p> <ul style="list-style-type: none"> • Community safety by Design requirements • A formal and specialist access audit is desirable for all buildings and facilities in the Gardens
<p>7. Guidelines required to assess proposals for public festivals and to manage such events.</p>
<p>8. Grandstand requires protection as high priority.</p>
<p>9. Erroneous assertions by community should be 'corrected' with appropriate footnoted comment in report..</p>
<p>10. Basketball/netball court should be retained as informal, non-competition facility.</p>

3.0 POLICY CONTEXT

3.1 Overview

Edinburgh Gardens is a Public Park and Gardens Reserve under management of the City of Yarra Council.

The land is affected by a number of Acts of Government, various Government Policies and Council controls. Those that directly influence the formulation of the Master Plan are reviewed as follows, together with the Heritage Listings and Classifications outlined in the *Edinburgh Gardens Conservation Master Plan*.¹

3.2 Melbourne 2030 – Planning for Sustainable Growth.

Melbourne 2030 – Planning for Sustainable Growth is a major strategic framework planning document released by the State Government in October 2002. It outlines nine key directions for managing metropolitan growth over the next 30 years including the accommodation of up to 1 million additional people.

The implications of these directions for the City of Yarra have been considered by Council and are detailed in a comprehensive submission to the State Government. (Refer to *City of Yarra's Submission on Melbourne 2030*).²

Several of the *Melbourne 2030* directives will influence the use and planning of Edinburgh Gardens. These include:

- 'Direction 1: A more compact city.
Over the next 30 years an additional 90,000 households are expected to be located within the inner region (comprising the City of Yarra, City of Melbourne, City of Port Phillip and part of the City of Stonnington).'

It is noted that an independent population study questions the projected number of households and believes that in reality the total may be considerably less. This study also suggests that of the 90,000 projected new households only 12,641 need be distributed within the City of Yarra.³

It can be expected that population levels in vicinity of Edinburgh Gardens will increase. This will place additional pressures on existing areas of open space, such as the Gardens, to meet the associated demands for both passive and active recreation. The future planning and management of Edinburgh Gardens will need to ensure that it can respond to this demand, without a decline in the quality of the open space facility.

An increase in population will also have the effect of increasing the significance and value of Edinburgh Gardens as an open space and recreation resource. The urban fabric in this locality was developed in the late nineteenth century. The existing open space is consequently, a relatively finite resource with limited opportunities (both spatially and financially) for augmenting the supply. Spaces such as Edinburgh Gardens therefore will become increasingly valuable as community resources. Their significance will be further heightened by the relatively limited provision of private open space associated with projected increases in housing densities which is likely to generate a greater dependence

¹ *Edinburgh Gardens Conservation Management Plan* pp.2-3.

² The submission can be viewed on the City of Yarra web page www.yarracity.vic.gov.au

³ Report by FPD Savills (Vic) Pty Ltd. referred to in the City of Yarra submission.

and demand on public open space to meet the community's passive recreation needs.

- *'Direction 5: A great place to be.
Urban environments are to be improved as more attractive and livable environments. This entails recognition of cultural identity and the sense of place, and protection of heritage values. The quality of local open space is to be improved and protected in the long-term.'*

The Conservation Management Plan and the Master Plan for Edinburgh Gardens directly address these policy objectives. The cultural heritage has been assessed in detail to provide the basis for policies guiding the future management and protection of Garden components identified as being of significance. The Master Plan incorporates these findings within a strategy for the long-term protection, improvement and management of the Gardens that is also responsive to community values and aspirations identified in the community consultation program.

- *'Direction 7: A greener City.
Development and management of the urban environment must be ecologically sustainable. Water use efficiency is to be encouraged through the reduction of water consumption and recycling waste-water. A strategy of solid waste minimisation is to be implemented by reducing consumption and encouraging recycling.'*

The Master Plan for Edinburgh Gardens reflects this direction in its assessment of options for reducing water usage and its review of alternative sources of water supply. These issues are examined within the context of retention of the Gardens as a premier heritage site featuring exotic planting and lawns as major elements of significance. Waste management is also considered in relation to future maintenance and management practices. The issue of dog poo collection and the need to reduce the proliferation of plastic bags and litter accumulation are given particular attention.

3.3 Victorian Heritage Register

The Fitzroy Cricket Ground Grandstand is included on the Victorian Heritage Register as H751. A permit is required from Heritage Victoria for new buildings and works which affect the grandstand.⁴

3.4 Planning Controls

Edinburgh Gardens are included in a Public Park and Recreation Zone under the City of Yarra Planning Scheme, and are affected by the Heritage Overlay and the Special Building Overlay. Refer to Plan2: Planning Controls.

- *Public Park and Recreation Zone (Clause 36.02)*
The purpose of the Public Park and Recreation Zone includes:
 - To recognise areas for public recreation and open space.
 - To protect and conserve areas of significance where appropriate.
 - To provide for commercial uses where appropriate.

A permit is required to construct a building or construct or carry out works. However a large number of works are exempt from this requirement including most of those routinely associated with the maintenance of a public park. This

⁴ Refer to Section 1.5 of the *Edinburgh Gardens Conservation Management Plan*.

exemption relates to pathways, seating, picnic tables, drinking taps, shelters, barbecues, rubbish bins, security lighting, irrigation, drainage, playground equipment, sporting equipment (on less than 10² metres), planting or landscaping and fencing 1 metres or less in height.

Advertising signs are subject to the requirements of Category 4 (Clause 52.05) which applies to sensitive areas where strong amenity controls are required and maximum limitation applies.

- *Heritage Overlay* (Clause 43.01)
The purpose of the Heritage Overlay includes:
 - To conserve and enhance heritage places of natural or cultural significance.
 - To conserve and enhance those elements which contribute to the significance of heritage places.
 - To ensure that development does not adversely affect the significance of heritage places.

Edinburgh Gardens are included in the Heritage Overlay Schedule to the City of Yarra Planning Scheme (HO 213). Several buildings are also individually identified under the Fitzroy Cricket Ground Complex (HO 215). They comprise the grandstand, timber gatehouse, entrance gateway, and brick gatehouse. A permit is required to construct or demolish a building, to externally alter a building, to carry out works including external painting, and construction of a sign. A permit is also required to remove, destroy, prune or lop a tree, to build a fence, carry out road works or install street furniture.⁵

- *Special Building Overlay* (Clause 44.05)
A narrow strip of land within the Gardens is affected by this Overlay. It extends from a point opposite Fergie and Falconer Streets and roughly follows the present bike track southwards to the corner of Alfred Crescent and Jamieson Street. It occupies the general alignment of the former creek.

The purpose of the Special Building Overlay includes:

- To identify land in urban areas liable to inundation by overland flows from the urban drainage system...
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions.....

A permit is required to construct a building or to construct or carry out works, including a fence and road works. A range of installations is exempt including underground sewerage, water and gas mains, underground telephone lines and power lines.

3.5 Internal Municipal Strategic Directions

At the time of preparation of the Master Plan, the City of Yarra was conducting a number of strategic initiatives which will have a bearing on Edinburgh Gardens within the broader context of facility and service provision in the municipality.

Foremost amongst these is the *Draft City of Yarra Recreation Plan 2003-2008* which sets out directions for the future provision of recreation services and facilities within Yarra.

⁵ Refer to Section 1.5 of the *Edinburgh Gardens Conservation Management Plan*.

Other initiatives being examined are siting options for a local library,⁶ and establishment of an indoor sports facility in the area.⁷ (It is noted that members of the community attending the Master Plan workshop did not support the introduction of library services in the Gardens).

At a more general level, the local and neighbourhood planning context of the Gardens forms an important framework for the strategic, co-ordinated and cost effective provision of services and facilities to the area as a whole and to the Gardens in particular.

3.6 City of Yarra (Art and Memorabilia) Collection

A number of items in the Gardens are included as part of the City of Yarra (Art and Memorabilia) Collection. They include:

- The arbour war memorial (MM-6)
- Queen Victoria plinth (MM-18)
- DJ Chandler Drinking fountain (MM-19)
- Captain Cook memorial (MM-30)
- Rotunda (MM-42)

Management of these items is guided by Council's Collection Management Policy.

⁶ JL Management Services Pty Ltd *Yarra City Council, North Fitzroy Library Review*, July 2003.

⁷ Stratcorp Consulting Pty Ltd. *Indoor Sports Centre Feasibility Study*, 2003

5 EXISTING CONDITIONS

4.1 Natural environment

Topography

Edinburgh Gardens appear as flat to gently undulating. They comprise a gently tilted plane sloping from elevated land in the north and falling some 5 to 6 metres to the south. There is a low depression generally corresponding to the alignment of the bike path and former rail line, and roughly approximating the position of a former water course.. Earth embankments have been formed around the perimeter of the WT Peterson Community Oval to accommodate football crowds associated with use of the ground by the former Fitzroy Football Club.

The surface drainage of the gardens is consequently generally directed from north to south. *Refer to Plan 3: Topography*

Soils

Soils are uniform shallow dark grey heavy textured expansive clays over young (Quaternary) basalt, with a thin loamy topsoil.¹

Features of the soil include:

- Very poor drainage, and waterlogging in wet weather.
- Soils are very hard when dry and very sticky when wet, making them difficult to cultivate.
- Slightly alkaline to slightly acidic.
- The range of plants is limited by the clayey soil and low rainfall
- Clay dries quickly in hot weather and can develop deep cracks. There is a large shrink-swell capacity that can cause cracks in walls and pavements.²

Natural vegetation

The indigenous plant community at Edinburgh Gardens has been long lost to disturbance since European settlement. However given the basalt derived soil type, the indigenous plant community is likely to have been part of the basalt plains grasslands possibly supporting riparian scrub in vicinity of drainage lines. (A former drainage line runs along the north south path from the Falconer Street entrance to Jamieson Street although it is now relegated to a barrel drain). Species likely to have been found in this environment are Kangaroo Grass (*Themeda triandra*) and some Wallaby Grass species (*Danthonia* sp.) on the more elevated land, with an open woodland along the drainage line. The latter was typically associated with River Red Gum (*Eucalyptus camaldulensis*), Blackwood (*Acacia melanoxylon*), Late Black Wattle (*A. mearnsii*), and Sweet Bursaria (*Bursaria spinosa*) with aquatic sedges and herbs along the waters edge.³

¹ Grant, K. *Terrain Classification for Engineering Purposes of the Melbourne Area, Victoria*. pp. 160-161, and

Society for Growing Australian Plants Maroondah, *Flora of Melbourne* p.15

² *Flora of Melbourne* Op Cit. P. 15

³ *Ibid* p.6

4.2 Urban Context

Development

Edinburgh Gardens sit within a nineteenth century residential precinct. The surrounding development is remarkably intact with relatively few modern or inharmonious interventions in the historic fabric. Gardens and setting consequently represent complementary elements of a nineteenth century urban environment, the one enhancing the other. Much of the built fabric is of a high standard particularly along Alfred Crescent where there are many fine and substantial villas, both single and double storey. This imparts an important contextual framework for the Gardens which is appropriate to their heritage qualities and makes a significant contribution to the experience of the site.

The elegant curving form of the Alfred Crescent interface along the northern and eastern boundary of the Gardens and the adjoining residential areas is a relatively unusual urban design configuration within the Melbourne context. It has parallels with St Vincents Place, South Melbourne although it is larger in scale than the latter, and is probably modelled on antecedent forms in eighteenth century Britain (eg Bath). The crescent imparts a gracious quality to the relationship between the Gardens and the abutting residential development.

Views and vistas

The surrounding urban fabric also provides an attractive background for views from within the Gardens across the visually permeable boundary row planting. Several of the more outstanding buildings form local landmark features which act as the focal point for some of the more notable vistas from the Gardens. Included amongst these are:

- The Hungarian Reformed Church at the corner of St. Georges Road and Watkins Street.
This is a large and handsome bluestone church with a spire. It can be seen from the north western sections of Edinburgh Gardens although views from a wider area have been curtailed by the Bowling Club House development.
- The North Fitzroy Primary School No. 1490 in Alfred Crescent.
A substantial red brick building from the early twentieth century. It forms a feature of views at the northern end of the Gardens. It is listed in the Heritage Overlay of the Yarra Planning Scheme.
- The Seventh Day Adventist Church in Alfred Crescent.
A substantial red brick church from the early twentieth century which can be seen from the north western quadrant of the Gardens.
- Two storey Victorian villa with tower. The building is highly distinctive and forms a feature from the north west segment of the Gardens.
- Large two storey Victorian villas. Two fine Victorian residences form high quality examples of the suburban residential architecture of the period and are highly visible from the Rowe Street path and entrance.
- St. John the Baptist Catholic Church in Queens Parade, Clifton Hill.
Although the church is not located in immediate proximity to Edinburgh Gardens it can be seen as a prominent and distinctive feature of the skyline from the south west sections of the Gardens, particularly from the Alfred Crescent Oval (School's Oval). The building is a large bluestone church with a prominent spire.

Other important vistas from the Gardens relate to the City skyline which can be seen from elevated sections of the former National Can Company site, and the northern side of the W.J Peterson Community Oval (including views from the grandstand).
Refer to Plan 1: Location and Urban Context.

Rear boundary frontages

The southern end of Alfred Crescent between Grant and Jamieson Streets opposite Edinburgh Gardens, has a number of rear boundaries with garage access to residential sites fronting McKean Street. The aesthetic quality of this section of the urban fabric is mixed, with the visual amenity to the Gardens being relieved by the presence of several small but well maintained Victorian houses and a number of large Dutch Elms (*Ulmus x hollandica*) as street trees. Redevelopment of the garage frontages with well designed structures that respect the scale and forms of the surrounding heritage fabric would contribute to an upgrading of this section of the urban context of the Gardens.

Office of Housing Development

At the southern end of the former National Can Company site a new two storey residential development by the Office of Housing has been recently approved. The development was the subject of much community discussion and the final form of the proposal and the conditions of the permit reflect these inputs. (Refer to Section 5.6.6 for detailed discussion). The pedestrian bridge located across the centre of this site where it formerly spanned the now dismantled railway, is to be relocated to an historic rail spur line at Sandy Point.

Street Trees

There is a general absence of street tree planting on the streets abutting Edinburgh Gardens. The exceptions are a short row of mature Dutch Elms (*Ulmus x hollandica*) on the south side of Alfred Crescent between Grant and Jamieson Streets; some traffic island planting of Elms at the end of Grant Street; and a row of London Planes (*Platanus x acerifolia*) along each side of Jamieson Street. There are also some recently planted semi-advanced deciduous trees along the west side of Brunswick Street. Opportunities for street planting opposite the Gardens are generally restricted by one or a combination of the following factors: narrow footpath widths, overhead power lines, overhead tram wires, and short set back distances to abutting development.

In Brunswick Street and St Georges Road the scale of development relative to street width is generally well proportioned so that the limited presence of street trees does not detract from the urban form abutting the Gardens. In Alfred Crescent however, the carriageway is comparatively wide, and a more pleasing scale and proportions could be achieved by planting canopy street trees along the side of Alfred Crescent opposite the Gardens. This initiative would enable the potentially gracious qualities of the crescent street form to be more fully realised, and would improve the visual relationship between the Gardens and the residential development opposite. Unfortunately the narrow footpaths and the presence of overhead power lines along this alignment constrain this undertaking. An alternative approach would be the creation of tree planting bays at spaced intervals along the carriageway shoulder which is designated for parallel car parking. Tree planting bays in this location would leave the footpaths unobstructed, provide clearer definition of the carriageway lanes, and protect the parking strip from incursions by through traffic. While this will entail the loss of some parking spaces, this would be minimal.

Public Transport

Edinburgh Gardens is located approximately 4 kilometres north of the central activity area of Melbourne and is well serviced by public transport. Tram route 11 provides access to the Gardens from Brunswick Road and St Georges Road with a stop located at the southern end of the Bowling Club site. Nearby, Tram route 86 follows Smith Street north to Queens Parade from which it is only a short walk to the Gardens via

Grant Street. Another Tram route (96) runs along Nicholson Street providing access from the west via Freeman, Church, Watkins or Reid Streets.

Policy Directions:

- The nineteenth century urban character of the setting for Edinburgh Gardens is an important component of the Gardens context relating to the time when the Gardens were developed and providing a high level of amenity as well as an attractive backdrop to views from within the Gardens. Development along this interface should be of a scale and form that is consistent with retention of this character and which will contribute to the amenity and setting of Edinburgh Gardens. Residential redevelopment of the rear boundary garage accesses along the southern end of Alfred Crescent in an appropriate scale and form should be encouraged to improve the longer term amenity of this frontage to the Gardens.
- Vistas to landmark features in the adjoining urban area and to more distant sites such as the City skyline represent important elements which contribute to the enjoyment and beauty of the Gardens. Both the landmark features and the view lines to them should be protected.
- Alfred Crescent has a relatively wide carriageway where the street proportions and urban scale would be improved by street tree planting along the side opposite the Gardens. The feasibility of establishing a row of canopy trees in planting bays located in the parallel parking strip on the carriageway should be explored.

4.3 Major Facilities

A wide variety of facilities have been developed in Edinburgh Gardens during the 140 years since their establishment. Those that remain on the site today represent the cumulative result of initiatives carried out over a range of historical periods. They reflect changes in community recreation preferences and to the cultural make-up of the community. They also reflect various Council budgets and management styles that have occurred through the history of the Gardens. Both the condition of existing facilities and their heritage significance are variable. (*Refer to Conservation Management Plan, Sections 3 and 4*).

The major facilities fall into three basic categories (excluding soft landscape works) which are indicated on *Plan 4: Major Facilities*

Built Structures

This generally consists of the legacy of buildings and includes a number of fine historic structures that contribute considerable interest and character to the Gardens such as the grandstand, the gatehouse, the timber entrance pavilion and the rotunda. These are generally in good order. However, the war memorial arbour, which is of social and historic significance has suffered severe degradation as a result of the loss of its surrounding context, and of some of its decorative elements.

Other structures are more utilitarian in character. While they generally cater to functional needs they are often poor quality structures or poorly designed, and detract from the quality and character of the Gardens. These include the public toilets, Centenary pavilion, the shelter, the sub station, the former ladies bowling club house, International House and a range of structures comprising the former nursery and depot. The Emily Baker Infant Welfare Centre can be included in this category, as it does not address the Gardens but is orientated in the opposite direction presenting only a blank and austere back wall for view within the Gardens. The activities in the centre moreover are not dependent on the Gardens location. In a similar manner, the

Fitzroy Victoria Bowling Club house although recently renovated, is of undistinguished design and presents an austere rear wall to the Brunswick Street entrance to the Gardens.

A number of structures have reached the end of their functional and economic utility in the Gardens presenting opportunities in the short term for removal and restoration of the land to more appropriate use and form. These structures include the former ladies bowling club house and the cluster of structures that made up the former nursery and depot.

Sports Facilities

Since their inception the Gardens have catered to formal active sports, most particularly cricket, with football, lawn bowls and tennis facilities also established early in the Gardens' history.

Major active sporting facilities include the W T Peterson Community Oval which was formerly the home ground of the Fitzroy Football Club, the Fitzroy Victoria Bowling Club and the tennis courts. In the late 1940's community demands for more active sports venues led to the construction of the Alfred Crescent or Schools' oval, and the establishment of the ladies bowling green in the centre of the Gardens. The bowling green has since been closed and the club has amalgamated with the newly formed Fitzroy Victoria Bowling Club. The latter has recently completed a major upgrade of its facilities and club house. The former ladies bowling club greens are currently unused.

Two bocce courts were constructed in recent decades reflecting the recreational preferences of community members from a Mediterranean cultural background. At the northern end of the Gardens a small soccer practise field caters to use by the primary school on the opposite side of Alfred Crescent, and in the early 1990's a skate bowl was built in response to the emerging popularity of skate boarding amongst adolescents. A small basketball practice area is located north of Centenary pavilion with two shooting nets. It is currently in poor condition with an uneven bitumen surface.

Other Facilities

Playground facilities appear to have been provided in Edinburgh Gardens since the 1920's. Two playgrounds are currently established, one at the northern end of the Gardens and the other in the south. Both have been recently upgraded with rubberised surfacing and tubular steel enclosure fences. The range of play equipment at both is fairly similar although the northern facility has tubular steel equipment in contrast to the older treated pine installations in the south.

A small car parking area is provided at the northern end of the Gardens adjacent to the former nursery and depot. It was intended for use by service vehicles associated with the depot and for Garden maintenance vehicles. However, the gate at the nearby entrance to the Gardens has not been consistently locked for several years so that the parking area is now regularly used by the public. Another service vehicle area is provided on the northern side of the grandstand. It is considerably smaller than its northern counterpart, however, a similar situation prevails with members of the public accessing the area for the purposes of parking.

Other facilities or features relate to garden ornamentation, and comprise shrub and garden beds along the St Georges Road frontage, in the north west quadrant near Rowe Street and at the plinth that was once graced by a statue of Queen Victoria. The Chandler drinking fountain is a charming feature situated near the timber

entrance pavilion which lends interest to the Gardens and forms part of the cultural heritage. The fountain is also part of the City of Yarra (Art and Memorabilia) Collection.

4.4 Activity Zones

The underlying structure of Edinburgh Gardens' is closely correlated with the distribution and character of recreation activities.

In broad terms, the activity patterns roughly divide the Gardens in half. The northern sector is predominantly used for passive recreation within a garden / parkland setting, while the southern half accommodates active recreation and in the form of designated playing fields. A central zone in the southern half of the Gardens comprises a large open area that is currently functioning as a multi-purpose recreational venue, used for both passive pursuits and informal active recreation. It is a popular dog run and dog-owner congregation area.

The structuring of the Gardens into two generally distinct zones minimises the potential for conflicts between passive and active recreational activities optimising the enjoyment of both. As such it is an effective broad structure which would be advantageous to retain within any future redevelopment strategies.

Superimposed onto the broad active and passive recreation zones, are two major activity nodes and two minor activity nodes with a range of functions concentrated in each. One of the major activity nodes is located in the central western sector of the Gardens in vicinity of the grandstand. Within this area is clustered the tennis courts and club house, the community meeting rooms, the bocce rinks, the grandstand, the bowling greens and the bowling club house. The concentration of activities functions as a communal meeting point and an area of relatively high intensity use and development within the Gardens.

Another major activity node is situated at the northern end of the Gardens where the skate bowl, International House, a playground, barbecue facilities and the practice soccer field and a small car park are located. This forms another area which functions as a major meeting venue within the Gardens and where there is a high intensity of use and development.

Two minor activity nodes have also been identified in the south east. One centres on Centennial pavilion and the adjacent basketball practice shooting nets, and the other around the southern playground.

The activity nodes form important venues generating and supporting high levels of social interaction which is a valued use of the Gardens and which makes a significant contribution to the ongoing vitality of community life. Because these nodes are associated with high levels of visitation, and a range of built structures and facilities they have a strong presence within the Gardens. For this reason care needs to be taken when considering any augmentation of these nodes or when locating new activity facilities within the Gardens. Usually it is better to keep such facilities clustered so that they do not intrude into or detract from other sections of open space or parkland. In all cases a balance needs to be retained between high intensity facility provision on the one hand and areas for passive and active recreation space on the other.

Festivals and special events are activities that occur in the Gardens on a short term and more ephemeral basis. Their location will vary from event to event depending on the nature and size of the function, and the capacity of the Gardens to accommodate it without damage to site fabric. However, most events require access to services such as water, and electricity, both of which could be provided at strategic locations around the Gardens to provide opportunities for a range of function locations. Again, the provision of such facilities is best clustered with an existing activity node or feature of interest (such as the rotunda, Centennial pavilion, the grandstand or International House) to minimize physical and visual disturbance to the Garden fabric and to optimise security.

The activity zones in Edinburgh Gardens also include two areas of disused space at the former nursery and depot, and at the former ladies bowling club. These areas offer significant potential to be reintegrated into the recreation activity of the Gardens. In determining the future of these areas, the underlying pattern of nearby activity zones, the potential to impact upon these, and the relative balance between the different forms of activity in the Gardens as a whole need to be considered. Refer to *Plan 5: Activity Zones*

- Retain the broad activity zoning of the Gardens where passive recreation is concentrated in the northern half of the site and active recreation in the south.
- Retain the two major activity nodes as important venues for social interaction and community life.
- As a general principle intensive facility provision should be clustered within an established activity node.

Retain a balance between high intensity facility provision, and areas for passive recreation and areas for active recreation.

4.5 Spatial Structure

Edinburgh Gardens are structured as a number of relatively discrete spaces by the enclosure formed by tree planting rows, earth embankments and buildings. The major characteristics of this structure are shown in *Plan 6: Spatial Structure* and are outlined as follows:

Enclosed Treed Parkland

The north eastern and north western sectors of the Gardens are made up of relatively small intimate spaces defined by the enclosure of tree rows with scattered specimen tree planting on the internal lawn area. There are permeable views at ground level through the tree trunks to other nearby spaces. But at upper levels the canopy restricts view lines and provides a strong edge to the space. The main avenue plantings within the Gardens have generally formed into a dense and continuous canopy layer. However, this characteristic is often weakly defined along the periphery of the Gardens where tree canopies are not as large, or where row plantings are still relatively young and have yet to reach their mature size.

Open Parkland

The central and southern sections of the Gardens are open parkland spaces. These are defined tree row plantings, but the internal spaces are generally free of specimen trees imparting extended views and a sense of spaciousness. The areas are generally larger than the enclosed treed parkland and do not have their sense of intimacy. Where the peripheral planting is of semi-mature trees the enclosure effect tends to be weak. There is generally visual permeability between these spaces at ground level, with the

exception of the WT Peterson Community Oval where the earth embankments restrict views into and out of the space.

Built Enclosures

The major building nodes often enclose non-parkland space either by their structural mass or by fencing. They form significant visual barriers with little transparency into or out of the space so that they are largely separated from the Gardens. They also form strong spatial divisions within the Gardens separating one section from another. For example, the combined effect of the grandstand, the Fitzroy Victoria Bowling Club house and the tennis courts is a strong east-west visual barrier restricting both visual and physical connections between northern and southern sectors of the Gardens. There is little or no relationship between the internal spaces of these facilities and the surrounding Gardens setting.

Changing character of spatial structure

It seems likely that the Gardens today have a more open structure than that which characterised the original design and layout shown in the 1905 plan of Edinburgh Gardens.⁴ The removal of trees for the former Ladies Bowling Club greens and club house, and the removal of the ornamental pond and mound in the mid twentieth century opened up spaces in the central and south east sections of the Gardens that would have previously been more enclosed and intimate. The space occupied by the former Ladies Bowling Club greens and adjacent land to the east in particular, has driven a north south wedge of open parkland through the centre of the northern half of the Gardens where historically enclosed treed parkland had been the prevailing form. The result is the separation of the enclosed treed parklands spaces into two distinct nodes without a contiguous connecting link.

Policy Directions

- The two dominant forms of spatial structure in the Gardens, the enclosed treed parkland and open parkland should both be retained as significant components of the character of Edinburgh Gardens. In general the enclosed treed parkland should continue to characterise the northern half of the Gardens with the open parkland predominantly located in the southern sectors.
- Consideration should be given to reinstating an enclosed treed parkland structure across the centre of the Gardens. This initiative would link the two separated nodes in the north east and north west to create a contiguous and more integrated Garden structure. It would also re establish the general integrity of the character and form of the early design in this area.
- Care needs to be taken when inserting any new buildings to ensure that they are not overtly divisive of Garden spaces, and do not adversely affect the relationships and connections between spaces within the Gardens.

4.6 Restricted Public Access

A significant proportion of Edinburgh Gardens has restricted public access. Much of this comprises designated sports facilities associated with a club, where the facility is fenced and access generally limited to club members and their guests. This situation prevails in relation to the tennis club, the Fitzroy Victoria bowling club, the bocce club, and until recently, the Ladies bowling club.

In other instances restrictions to access are intermittent as occurs at the WT Peterson Community Oval when football or cricket matches are in play. At other times the

⁴ Refer to Figure 8 in the *Edinburgh Gardens Conservation Management Plan* p.15

community is able to use the facility. A slightly different situation prevails at the skate bowl facility where access is open to all. However, the facility is of such a specialised construction that it is not very adaptable to other recreational needs or groups when not in use for skate board riding.

The setting aside of areas for designated facilities catering to active sports has a long history going back to the origins of Edinburgh Gardens and forms part of the accepted and established use of the reserve. However, there is a body of community concern over the number and extent of fenced off areas, and any proposals to set aside additional areas for specific interest groups at the expense of removing more parkland from general public access is likely to be met with considerable resistance.

The large enclosure in the north of the Gardens formerly occupied by the nursery and depot has been another area long subject to restricted public access. With the impending demolition of this facility there is an excellent opportunity to return at least some of this land to direct use and accessibility by the community. A similar opportunity applies to the land vacated by the former ladies bowling club.

Another site that removes land from general recreation use is the Emily Baker Infant Welfare Centre on the northern periphery of the Gardens. Refer to *Plan 7: Areas of Restricted Public Access*.

Policy Directions

- The cumulative area of land set aside from general public use for the purposes of providing facilities for active sports or for Garden infrastructure should not be increased. At the same time it is recognised that Edinburgh Gardens have always been used for some active sports facilities and it is reasonable that it should continue to do so with sufficient flexibility to meet changing community needs.

4.7 Service Infrastructure

Water

Melbourne Water advises that a water main pipeline is located within the Gardens and runs under the path extending from Falconer Street to Jamieson Street.

Two other water distribution mains are situated in St. Georges Road, with other along Alfred Crescent between Rowe and Grant Streets.

The precise location of other distribution mains on site is only partially identified due to a lack of available records. Refer to *Plan 8: Water Mains and Irrigation Areas*.

Irrigation

The Gardens are provided with reticulated irrigation, although much of it is old and outdated or operating below full efficiency. There are essentially three systems currently operating. Refer to *Plan 8: Water Mains and Irrigation Areas*.

In the southern half of the Gardens, the WR Peterson Community Oval, is supplied from a metre along Brunswick Street, while the former National Can Company site, and the Alfred Crescent or School's oval are on a separate system supplied from an Alfred Crescent meter. Both systems were installed recently to maintain the relayed grass surface on the community oval, and to ensure the National Can Company site was maintained as a stabilised grass surface.

The northern half of the Gardens is served by an older system. It is an outdated hydraulic design with galvanised mainlines that are now in advanced stages of corrosion.

Drainage

A major stormwater drain runs north-south through the Gardens and roughly follows the alignment of an earlier water course. Refer to *Plan 9: Drainage and Gas*. It appears to have been constructed between the mid 1880's and the mid 1890's. Old MMBW plans are notated 'Underground brick culvert' with dimensions of 6'6" x 5'0". Enquires do not indicate whether the drain has ever been upgraded or replaced since it was constructed.

There is little evidence of local sub-surface drainage in the Gardens and any that does exist is likely to be very old. A recent trace carried out for the City of Yarra indicates that most of the identified drains are now essentially non-functional.

East of WT Peterson oval there is an open drain lined with bluestone pitchers. It is likely that the drain was constructed in the late 1930's when the oval was enlarged. The open channel is quite deep, especially toward the northern end.

Gas

Origin Energy advises that a gas distribution main extends from Brunswick Street to the rear of the grandstand and tennis club house. Refer to *Plan 9: Drainage and Gas*.

Sewer

Information from Melbourne Water indicates that the nearest sewer main pipeline runs along the southern side of Queens Parade some distance from the Gardens. Local reticulation is provided in Alfred Crescent and at the intersection of Brunswick Street and St Georges Road. Details of sewer routes in the Gardens were not located but reticulation connections will exist to the toilet facilities at the Bowling Club House, the grandstand, International House, the Emily Baker Infant Welfare Centre and Centennial pavilion respectively.

Electricity

Overhead cabling from adjoining streets provides most of the electric power supply to venues in Edinburgh Gardens. Over head distribution lines are clearly evident in the Gardens with lines predominantly following the alignment of overhead lighting fixtures. Two major exceptions to this form of supply were identified:

- Supplies to the Bowling Club and the grandstand complex from the substation
- An underground cable running from Rowe Street along the southern side of the Rowe Street- Brunswick Street footpath to the first path intersection. (It is noted that the plan of this cabling provided by *Citipower* dates from 1946).

Refer to *Plan 10: Electricity and Lighting*

Substation

A concrete substation is constructed adjacent to the west end of the war memorial arbour. It was constructed in 1981 and provides power to the grandstand complex and to the bowling club. The structure is owned by the City of Yarra and under lease to Citipower.

Lighting

Lighting fixtures in Edinburgh Gardens are inconsistent and inadequate to ensure appropriate levels of illumination and safety. There is also a multiplicity of light styles and positioning which has resulted in visual disorder and is generally

unsympathetic to the history and traditional character of the Gardens. Many of the fixtures are old, of a poor quality and in poor condition.

Telcommunications and Fibre Optic Cables

Telstra advise that they have no major cables or installations within the Gardens. This are however several distribution cables:

- From Brunswick Street to the Bowling club, grandstand and tennis club
- From Freeman Street to the Gate House, and into the former railway lands.
- From Alfred Crescent to the Emily Baker Infant Welfare Centre, and from a point opposite Fergie Street to the former nursery and depot, and International House.

Uecomm advise there are no fibre optic cables in the Gardens

4.8 Structural Planting Character

Avenues

The dominant structural elements of the planting of Edinburgh Gardens are the avenues of mature Dutch Elm (*Ulmus x hollandica*), which form the 'bones' of the planting scheme and delineate the major spaces within the Gardens. Refer to *Plan 11: Major Avenue Planting*.

It has been noted⁵ that the Gardens are distinctive for their virtual reliance on a single taxon for their avenues, and for their restrained planting palette overall which uses a relatively small number of taxa for a park of this size.

Several sections of the avenue plantings have been lost. These include:

- The segment along the western side of the former ladies bowling green.
- The diagonal path in the north west where an incomplete avenue of aging Purple Leafed Plum (*Prunus x blieriana*) is presently located
- The central link of the Rowe Street to Brunswick Street path
- The southern half of the Freeman Street to Alfred Street path. A short section of what appear to be self-seeded Elm is established along the northern end but they are poor examples of the species and have inherently weak structural form.

The replanting of these sections is recommended as a first step in a comprehensive tree management and replacement program for the Gardens as a whole.⁶

Perimeter Planting

The other major structural feature of the planting is a perimeter row planting. This currently features Kurrajong (*Brachychiton populneus*) in the north west and north east, and mixed Kurrajong and Illawarra Flame Tree (*B. acerifolius*) along the south east interface with Alfred Crescent. The Illawarra Flame Trees are a recent planting about a decade old, and are still immature in size. However, they have established well and in time will form a good edge definition to the Gardens as well as providing spectacular seasonal floral display as they come into maturity. Both species are Australian natives and their use in Edinburgh Gardens represents a rare known use as boundary features in Victoria.

⁵ *Edinburgh Gardens Conservation Management Plan* p. 109

⁶ *Ibid.* p. 136

Several sections of the perimeter planting are either missing or have species that are inconsistent with the dominant scheme. In particular, the row of Desert Ash (*Fraxinus angustifolia*) represents an odd interruption in the row planting of Kurrajong.

The south western corner of the Gardens has semi mature perimeter planting of London Plane (*Platanus x acerifolia*) along the WT Peterson Community oval interface to the adjoining street frontages of Brunswick Street and Freeman Street. Refer to Plan 12: Major Tree Species

Elm Circles and Arc

Edinburgh Gardens feature two unusual circle plantings of Dutch Elm (*Ulmus x hollandica*) in the north east and north west quadrants respectively, and an arc of Dutch Elm (being the remnant of a third circle that formerly existed around an ornamental pond in the south east). These form distinctive elements of the planting structure of the Gardens.

Specimen Trees

Historically the range of species used as specimen feature trees has been limited. Apart from the use of Dutch Elm as scattered specimens through lawn areas, the other major species used in the early planting of the Gardens is a group of Holm Oak (*Quercus ilex*) - also known as Holly Oak. They are located in vicinity of the rotunda bandstand.

Other specimen trees include a small group of conifers in the north east quadrant comprising Canary Island Pines (*Pinus canariensis*) and a Deodar (*Cedrus deodara*) which were well established by the mid twentieth century. The Gardens have also featured a small number of Eucalypts as specimen trees including the two large River Red Gums (*Eucalyptus camaldulensis*) at the northern end and seven Southern Mahogany Gums (*Eucalyptus botryoides*) in scattered locations. The River Red Gums are likely to be indigenous species although they are not thought to be remnant vegetation.

In recent years a small group of Jacaranda (*Jacaranda mimosifolia*) has been established near the north east corner of the former nursery and depot. When these reach full maturity they will contribute notable seasonal colour and floral display. Other recent plantings of specimen trees include a group of native species to form an 'Australian theme' in the triangular shaped lawn adjacent to the Rowe Street entrance to the Gardens. These include a Silky Oak (*Grevillea robusta*), a Lemon Scented Gum (*Corymbia citriodora*) and two Brush Box (*Lophostemon confertus*). Unfortunately they have not thrived and range from poor to fair condition.

Distinguishing characteristics

The established tree planting in Edinburgh Gardens is one of its outstanding features, especially the avenues of Dutch Elm (*Ulmus x hollandica*) which impart much of its nineteenth century character as well as defining the structural form of the Gardens. Dominant aspects of the planting character are the deciduous canopy trees, the use of exotic species and a limited species palette. The last is a feature which distinguishes Edinburgh Gardens from most other nineteenth century public gardens in Melbourne, providing a unifying theme across most of the Gardens as well as imparting an elegant and refined simplicity to the design based on the harmonious use of colour and foliage (as distinct from contrast).

Edinburgh Gardens are also distinguished by their limited use of shrub beds which has maintained a flowing open character to the spaces within the Gardens with a parkland quality.

Planting in recent years has introduced a more diverse range of species and a more varied character to the Gardens planting. The expanded palette includes London Planes (*Platanus x acerifolia*) and two oak species (*Quercus palustris* and *Q. rubra*) around the WT Peterson Community Oval; the Australian native specimens in the triangular lawn near the Rowe Street entrance; the Jacarandas (*Jacaranda mimosifolia*) north east of the former nursery and depot; and the perimeter planting of Illawarra Flame Tree (*Brachychiton acerifolius*) in the south east. The Jacaranda and the Illawarra Flame Trees will bring an element of vibrant seasonal floral colour to the Gardens when both plantings come into maturity.
(Refer to *Edinburgh Gardens Conservation Management Plan*)

5.0 ISSUES

5.1 Management Issues

5.1.1 Sustainable Water Management

The recently released draft planning strategy for the metropolitan area titled *Melbourne 2030* requires that water resources be managed in a sustainable way. (Direction 7, Policy 7.1) The importance of this directive is reinforced by the very dry seasonal conditions that Melbourne is currently experiencing and the relatively low and declining levels in the city's water supply reservoirs. As a society it is clear that we need to focus attention on more efficient use of water resources including consideration of measures to reduce usage and to increase the use of recycling practices.

Parks, gardens, and playing fields consume appreciable volumes of reticulated water for irrigation, at considerable expense to both storage reservoirs and to the municipal purse. Edinburgh Gardens is no exception. In the peak summer months from December 2002 to February 2003, the Gardens consumed a total of 28,324 kilolitres (more than 12.5 Olympic size swimming pools). Between one third and a quarter of this amount (8,336 kl.) was accounted for by the WT Peterson community oval alone, which consumes an inordinately high quantity of water due to the high permeability of the sand based growing medium.

Any reduction in the consumption of reticulated water would have considerable financial benefits as well as being in compliance with water sustainability objectives.

A number of measures to reduce consumption of mains potable water have been examined. These include reduction of existing demand levels as well as the potential to supplement supplies by tapping alternative resources.

Considerable savings can be readily achieved in the short term by reducing existing water demand through a combination of improved soil structure, greater use of low water demand plant species, and more efficient irrigation techniques.

Soil Structure

Soils which are predominantly sand based such as the turfed area on WT Peterson community oval require very high water inputs compared to soils with higher clay and humus content. Improving the water retention capacity of the soils on WT Peterson community oval with a growing medium containing a higher proportion of clay and organic matter would enable significant savings to be readily achieved. Improved soil structure in other sections of the Gardens would also result in water savings.

Low Water Requirement Species

The irrigation of grass, particularly on sports fields is the primary consumer of water. There is a good case for reviewing lawn and sports field grass species to develop a seed mix that has relatively low water requirements while meeting acceptable performance and appearance criteria. This should be carried out in conjunction with soil structure improvement as noted above..

Most tree species in Edinburgh Gardens have average drought tolerance capacity. As the trees are a major feature of significant cultural heritage in the Gardens the character of the existing planting palette should generally be retained. However, within this overriding proviso when new species are being considered, drought tolerance should form one of the criteria for selection, (with others relating to compatibility with existing planting character, disease resistance and reliability of performance).

There is a widely held perception promoted in the media, that exotic species have high water requirements and that natives have low water requirements. This is a misleading oversimplification as some exotics such as the Holm Oak or Holly Oak (*Quercus ilex*) originate from relatively dry areas and have relatively low water requirements and good drought tolerance. On the other hand, many native species have high water demands. For example, Lilly Pilly (*Syzygium sp.*) is a wet gully plant which likes well watered conditions, and the Illawarra Flame Tree (*Brachychiton acerifolius*) is endemic to high rainfall sub-tropical forest along the Eastern coast of Australia. Plant selection (including grass species) therefore needs to be based on the specific performance characteristics of each species rather than adopting a rigid exotic versus native stance.

Irrigation Methods

A well designed and maintained irrigation system with appropriate watering regimes will provide operational efficiency and reduced water consumption. Conversely, a system that is in poor condition, which leaks, has broken sprays, delivers water unevenly or in excess of plant requirements, or which operates at times of maximum evaporative loss will consume more water than necessary and incur higher running costs. (Refer to Section 5.4.2 for review of existing irrigation system). Regular inspection and prompt repair of established irrigation systems are crucial to good maintenance procedures and efficient water use.

Spray systems have traditionally been the most effective for broad areas of lawn which typify most of Edinburgh Gardens. They are also less vulnerable to vandalism than other methods. However, there is a higher evaporative loss than with drip systems that are being increasingly used, particularly in domestic applications. While drip systems offer potential water savings, they also incur a number of other risks. Installation in established Garden areas would involve considerable risk of root disturbance to existing trees as the lines need to be closely spaced (300 mm) and buried between 150 -300 mm below the surface. For this reason they would be best installed when avenues are being replanted so that new root systems will not be at risk. The application of this technology to sports fields in Melbourne, is relatively untested as to performance effectiveness (the lines are below most grass root zones), and for long term reliability and ease of maintenance. These aspects need further examination before this system can be reliably adopted for the playing field areas in the Gardens. A more suitable application of drip irrigation in the Gardens is to the shrub bed. Within fenced areas where the beds are relatively protected from vandalism or theft (for example within the bowling club or tennis grounds) the lines can be placed under the mulch. In public areas of the Gardens the lines would need to be buried.

In the longer term there are several emerging technologies / strategies that may offer future potential to augment water supplies to the Gardens including sewer mining, and stormwater reuse. As yet, they are either not feasible, not cost effective, or require high energy consumption (with associated impacts of green house gas production) to achieve water savings. A watching brief should be maintained on the viability of these options for the future. These are reviewed as follows:

Sewer Mining

A pilot project was carried out in April and May 2002 in King's Domain where raw sewage was treated on site to produce high quality water suitable for recycling as parkland irrigation. The trial involved the tapping of a nearby sewer and processing with a membrane bioreactor system. This entailed a three stage treatment involving biological processes, filtration with a membrane system, and reverse osmosis to meet

EPA Class A recycled water requirements. The treatment plant was housed in a converted shipping container, and ran with operator attendance for a limited period each day. The trial was regarded as highly successful and is hoped to be further developed as a recycling option for parkland and sports field irrigation.¹ Limitations include achievement of appropriate nutrient levels, relatively high establishment and operational costs, and untested reliability. Proximity to a large sewer main is also a pre-requisite. As the nearest sewer main is in Queens Parade, the distance may make this option impracticable for the Gardens, even when other outstanding issues are resolved.

Sewer mining is still in the trialling stage of development. It appears to be impractical for use in Edinburgh Gardens at present although its future potential is unknown.

Stormwater Reuse

The practical application of storm water harvesting and storage for reuse on site also presents a number of issues which as yet are not satisfactorily resolved. The major difficulty is the large volume of water required for irrigation in the Gardens, sourcing such a volume, then storing and treating it.

Existing water consumption for the three summer months from December to February is 28,324 kl. Hard surface areas in the Gardens comprise approximately 20,000 m² which would yield a total annual runoff of approximately 14 kl. While this amount could supplement water on a garden bed or two it would not make an appreciable difference to the overall water balance for the Gardens as a whole.

A larger volume of potential stormwater capture is available from the 1.8 metre diameter brick drain running through the centre of the Gardens, which carries stormwater runoff from the surrounding urban area.² However, a large storage tank(s) would need to be installed and the captured water treated before it could be recycled for use in the Gardens. Preliminary estimates suggest that the storage would need to be extremely large. To store half the water requirements for a three month summer period (14,162 kl) would require the equivalent of more than 6 Olympic swimming pools or a space 50 x 25 x 11 metres. Whether in the form of a lake or below grade storage tank a structure of this order would be exceedingly difficult to locate without impacting on existing tree root zones and threatening significant heritage fabric. Even on the relatively treeless area of the former National Can Company site it would be very difficult and highly expensive to install a storage structure of this magnitude, and excavation would be complicated by EPA requirements set out in the Contaminated Soil Management Plan. Storage in a lake one metre deep would remove an area the size of 12.5 Olympic swimming pools from the Gardens public open space, and as the water levels fell during summer the area would become an unsightly and smelly mud-hole. Neither of these outcomes is acceptable.

In principle stormwater reuse is highly appealing, but until suitable storage and treatment facilities can be found it remains impracticable for the time being.

¹ Mallia, Henry. *Membrane Technology for Water Recycling – Melbourne Demonstration Plant Results*. Paper presented at Ozwater Convention and Exhibition, Perth, WA. April 2003 'Innovations in Water' Proceedings..

² A recent case study carried out for Geelong where reasonably comparable climatic conditions prevail, indicates that collection at a neighbourhood or sub catchment scale with subsequent storage and treatment could potentially meet public open space water demands. Ghafouri, M et al *Scale Effects on Reuse of Stormwater in Semi-Arid Zones of Australia*, Paper presented at Ozwater Convention and Exhibition, Perth, WA, April 2003. 'Innovations in Water' Proceedings.

Domain Tunnel Water

It is understood that feasibility investigations are currently being undertaken to establish the potential to reuse desalinated waters that are excess to the soil recharge requirements for the tunnel. This may provide another potential source of future water for irrigation purposes. However, the difficulty of storage remains (see above discussion). Care would also need to be taken to ensure pH levels etc. are appropriate to the Gardens and in particular to maintenance of the existing tree population.

General

While sustainability imperatives make water efficiency a high priority, the issue must be considered within the broader context, and balanced against protection of heritage values, cost effectiveness, impact on other environmental parameters such as increased energy consumption and green house gas emissions (to treat water), management requirements for contaminated soils, and loss of highly valuable public open space.

5.1.2 Maintenance

Maintenance, or more specifically the community perception of inadequate maintenance was identified as a major issue in Edinburgh Gardens. This finding is consistent with the findings of the *Draft City of Yarra Recreation Plan 2003-2008* which identifies cleanliness and maintenance of facilities and open space as issues requiring attention by Council.

Within Edinburgh Gardens, poor maintenance was perceived to have occurred over a prolonged period of a decade or more and to have effected most aspects of the Gardens upkeep. It is the overriding factor attributed for a marked decline in the quality of the Gardens and its general appearance of neglect and shabbiness.

Since the start of the Master Plan process, there has been a discernible improvement in the level of upkeep with greater attention to lawn mowing, removal of deadwood from trees, weeding of garden beds and more frequent cleaning of toilets, emptying of bins and removal of litter.

The implementation of the Master Plan should redress many of the longer-term aspects of this issue with recommended upgrading of garden fixtures, furniture and facilities and landscaping. However, a sustained commitment to regular maintenance is required to bring the Gardens back to a high standard and then to retain them at this quality. An appropriate maintenance strategy should entail a regular program of upkeep for buildings, soft landscape, hard landscape elements as well as a mechanism to enable incidents of breakage or vandalism to be addressed promptly. The formulation and implementation of best practice guidelines is a desirable step toward achieving this objective with regular reviews of progress.

The *Draft Recreation Plan* noted that the anticipated increase in new residents in the City is likely to be associated with higher expectations of the range and quality of leisure facilities, including the standards of public open spaces for passive recreation. This emphasises the need to ensure that Edinburgh Gardens can deliver maximum recreation benefit to the community by having an effective and sustained maintenance program in place.

5.1.3 Dog Controls

Walking the dog is one of the most popular passive recreation activities within Edinburgh Gardens. However, it is also the source of considerable nuisance particularly in relation to the pick up and disposal of dog droppings, and the control (or more pertinently, lack of control) of dogs by their owners. Conflicts of use can also arise where dogs are allowed access to playground or picnic areas.

Dog dropping disposal

Plastic bag dispensers are installed at the major entrances to the Gardens. The community consultation process indicated that many people consider the number of dispensers is inadequate, that the plastic bag supply is not restocked frequently enough, and that there are insufficient bins catering to the disposal of used bags. It was noted that the dispensers were typically empty.

On the other hand, the existing rate of bag replenishment is currently costing in the order of \$25,000 per annum, a not insubstantial ongoing financial outlay, particularly when the problem is not being adequately addressed by this investment. Added to this, is the problem of vandalism of the dispensers and theft of the bag supplies.

The policy of providing plastic bags is also questionable in light of *Melbourne 2030* where Direction 7 encourages the reduction of waste, and the protection of the bay and waterways (where plastic bags as well as dog excrement, are a major source of pollution.)

In October 2002, Yarra introduced local law 17.2 which requires people with a dog to carry a 'litter device'. Failure to do so is punishable by a fine of \$200. There does not seem to be widespread awareness of this law in the community, suggesting that a publicity program is desirable.

A similar strategy has been adopted in the City of Port Phillip where the policy was given wide publicity when it was introduced. After 4 months operation it has not resulted in any increase in the levels of dog droppings in public areas, nor in complaints from the public.

However, uncollected droppings still occur as a significant nuisance and the issue remains unresolved. It is likely that a combination of additional enforcement is required together with ongoing publicity to raise community awareness of dog owner responsibility. In view of the requirement to carry a litter device it is recommended that the unsightly dog bag dispensers be removed. As compensation, consideration could be given to providing a supply of 'dog' bags to their owners at the time of registration.

An effective litter removal policy also requires the provision of an adequate number of bins at convenient locations in the Gardens. The use of the large plastic wheelie bin is preferred to smaller open steel bins as they do not need to be handled, are generally more hygienic, and offer better occupational health and safety for the collectors.

Dog zones

Although there are signs indicating dog zones at some of the entrances to the Gardens, they are outdated and inappropriate to the prevailing conditions, and have resulted in much confusion about leash only and off-leash areas.

Since the signs were installed, the National Can Company site has been returned to the Gardens as a large grassed open space which now functions as a popular dog off-leash run and meeting area for dog owners. This location is considered appropriate as it is removed from children's playground and picnic facilities, and does not conflict with the operation of organised field sports.

In response to the initial proposals to introduce 'Dog' Zones that restricted 'Off Leash' areas to the former National Can site, dog owners (who comprise a large section of the community) voiced strong objection on the grounds that this area was too small and was unfenced. Following further consultation, an alternative proposal was put forward to extend the 'Off Leash' areas to generally cover most of the eastern half of the Gardens with a fenced area on the National Can site. Under this proposal WT Peterson oval would become a 'No Go' Zone.

This proposal in turn elicited opposition (although not widely publicised in the community). A subsequent review of the conflicting community viewpoints, and current Council requirements carried out by the Master Plan Steering Committee recommends the following compromise Dog zone strategy (*Refer Plan 13: Proposed Dog Control Zones*) whereby:

- A 'No Go' dog zone applies to WT Peterson community oval and other sports fields (Alfred Crescent oval and the informal soccer practice field), the playgrounds, the barbecue/ picnic areas, and an area within 5 metres of the bicycle path.
- The 'Off Leash' dog zone applies to the Gardens generally 5 metres west of the bike path and south of the path between Rowe Street and St Georges Road (south of the Skate Bowl facility).
- The balance of the Gardens is 'On Leash'.

A fenced 'Off Leash' dog exercise oval is proposed on the National Can site to replace the WT Peterson oval which is used by elderly or frail dog owners to exercise their dogs off leash without risk of the dogs running onto adjacent roads. The location of the proposed fenced dog exercise oval is consistent with current patterns of dog activity, is removed from nearby road traffic, and would not impact on significant heritage fabric.

The successful implementation of Dog Control Zones will require that the community be clearly informed. New Dog Zone Signs should be installed at the entrances to the Gardens indicating the zoned areas and their restrictions and outlining requirements for the clean up and disposal of dog droppings. This should be coordinated with an introductory publicity campaign to ensure community awareness of the issue, and regular enforcement by Local law officers.

5.1.4 Vehicle Access and On Site Parking

Vehicular access is provided to Edinburgh Gardens at four points:

- Brunswick Street south of the Bowling Club
- Alfred Crescent near the northern playground
- Alfred Crescent opposite Jamieson Street
- At the intersection of Freeman and Napier Streets.

The access is intended for service vehicles associated with maintenance, garbage collection and deliveries, and for any emergency vehicle. A lockable steel boom gate is installed at each of these locations to restrict general access. However, closure of the gates has not been diligent in recent years with the consequent result of increasing frequency of public use of the vehicle access. This has resulted in a dangerous conflict of use between pedestrian and vehicular use of pathways. It is particularly hazardous in vicinity of the northern playground where there are young children, and south of the bowling club where view lines are restricted in an area where youth attend the nearby sporting venues.

There are also reports of cars accessing the path network to ferry picnic provisions, or after-hours access onto lawn areas. Both of these activities contribute to increased hazard for pedestrians and risk of damage to the fabric of the Gardens.

The localities in the Gardens where this issue is most pronounced are associated with two small on-site parking areas originally constructed for service and maintenance vehicles but now perceived and used as public facilities due to the long term failure to lock the entry boom gates. The larger of the two parking areas is situated west of the former nursery and depot site that it originally served, and in close proximity to both the north children's playground and International House. The smaller parking area is located on the northern side of the grandstand where it is designed to cater for delivery vehicles and garbage truck turning bay.

In view of the danger posed to pedestrians by the presence of vehicles in the Gardens, vehicle entry should remain restricted to only essential access required by service, maintenance, delivery or emergency vehicles: and to delivery of incapacitated people who could not otherwise reach Garden venues. Deliveries for authorised events set up and removal would be permitted subject to a weight limit on trunks to avoid damage to paths or lawns. This approach would also be consistent with widespread community concern that cars be kept out of the Gardens as a general principle.

Restricted vehicular access could be achieved by installation of a keyed or swipe card boom gates on the two major vehicle access points so that the gate would automatically close after use, and access would be restricted to authorised entries. The key or card should be compatible with ambulance and emergency vehicle access. Vehicle access at all other entrances to the Gardens can be controlled by bollards, with provision of a removable bollard which can be lowered when vehicle access is required while remaining locked at all other times.

The size of the northern parking area should also be reduced as it is no longer required by the nursery and depot which have been closed and are scheduled for demolition. A reduced size would also discourage general public use while allowing for required pick up and delivery to International House.

Policy Directions

Vehicle entry to the Gardens should be restricted to essential access by service, maintenance, delivery or emergency vehicles, or authorised pick-up and drop-off of incapacitated persons.

Install locked automatic boom gates at the northern Alfred Crescent entrance and at the Brunswick Street entrance. The installation to be operated by a key or swipe card compatible with emergency vehicle access.

Reduce the size of the northern car park to three car spaces to accommodate pick up and delivery, and maintenance requirements.

All other path entrances to adjoining roads to be blocked to vehicle access by bollards, with provision for a removable bollard to allow access for service, maintenance and emergency purposes.

5.1.5 Visitor Parking

Visitor parking is accommodated around the periphery of the Gardens. This appears to generally meet demand although the situation on Saturday mornings during the football season is at capacity with junior drop-off and pick-up parking in vicinity of WT Peterson community oval.

This situation should be monitored. If required, additional car parking can be provided for Gardens' visitors by making the all day parking in Freeman Street, short-

term. Additional provision is also possible along the Alfred Crescent frontage where there is potential to introduce future angle parking to replace the existing parallel arrangement thereby augmenting the total capacity. This measure would remove the existing bike route in this location, although an alternative route would remain on the other side of Alfred Crescent, and of course there is a bike route through the Gardens themselves.

Parking for large events such as the Brisbane Lions family day remains an issue. There are several strategies which could be adopted to address these infrequent but high demand situations. A bus shuttle arrangement could be established to move people from other parking venues (eg Royal Park or other suitable locations) to the Gardens, and return them to these venues for the duration of the event.

A simpler approach is to advertise the event as having no on-site parking, so that patrons can make appropriate alternative arrangements or allow sufficient time to park at a distance and either walk or take public transport. At the very least this approach will counteract the 'expectation' of being able to park at the venue on arrival.

5.1.6. Accessibility

While gradients within the Gardens are gentle and generally well within the recommended range for access by people with disabilities, there are a number of issues restricting general access and the ease with which people with disabilities can use the Gardens.³

Access into the Gardens from surrounding streets

- Designated 'disabled' parking spaces are not provided close to all entrances on the adjacent streets.
- There is a lack of accessible pathways leading into the Gardens from the east along Alfred Crescent. The one entry point opposite Grant Street is steep and ends in grass after only a few metres.
- In Freeman Street a deep gutter and kerb restricts access between parking bays and the adjacent footpath. Need to provide unobstructed route between 'disabled' parking spaces and park entrances.
- The Freeman Street entrance has a wide strip of uneven bluestone pavers which is difficult to negotiate particularly for people with movement difficulties. The proximity of the proposed residential development for older persons makes this treatment particularly inappropriate.
- Some entrances are too narrow to comfortably accommodate access by wheelchairs, prams and walking aids and traffic in both directions.
- Bollard placement in the centre of some entries obstructs access by people with disabilities or wheelchairs.

Paths

- Many paths have uneven or broken surfaces that are difficult to negotiate.
- Some paths are too narrow and do not allow for two-way traffic.
- Several intersections have awkward changes in grade or are inappropriately crossed by rough gutters.

³ Extensive input to this issue was provided by staff of the City of Yarra on the basis of a detailed site inspection.

- The bluestone edging is often too high and inconsistent. It does not allow wheeled access onto lawn areas.
- Overgrown plants along the path running west of the tennis courts restrict use by wheelchairs, prams and other movement aids.
- Overhanging trees around WT Peterson Community Oval present an obstacle to visually impaired people.

Toilets

- There are no 'disabled' toilet facilities at either of the toilet blocks.
- Access to both toilet blocks requires steps to be negotiated.
- Centenary Pavilion is surrounded by brick paving which is uneven and hazardous.

Other

- Drink fountains and picnic tables are not designed for accessibility by people with disabilities.
- The bluestone drain along the west side of the path running north from Napier Street is deep and dangerous if pedestrians or cyclists accidentally stray into it.
- A number of unoccupied tree planting spaces are cut into the paving outside the community meeting rooms which are hazardous and unattractive.
- Play equipment in the children's playgrounds is not easily accessed by those with disabilities.

Minor works should be undertaken to redress the above issues and to ensure that the Gardens are generally accessible to people of all abilities. New works and facilities should accord with BCA D3 (Access for People with Disabilities). However, there will be instances where it is impractical and unrealistic to alter areas or facilities which may contain steep gradients, (such as the mound north-east of the WJ Peterson community oval) without significant impact on the fabric of the Gardens or disturbance to significant heritage features.

5.1.7 Safety and Security

Edinburgh Gardens are not perceived as being safe at night. The main reasons cited as contributing factors are:

- Inadequate lighting
- Evidence of vandalism, particularly smashed or damaged lighting.
- Frequency of discarded syringes
- Occupancy of grandstand by itinerant / homeless persons.
- Use of northern toilet block for soliciting and consorting,

The areas most frequently pinpointed as feeling 'unsafe' were the entrance from Brunswick Street into the community rooms, grandstand and tennis courts, and the northern toilet block. Night access to International House was also treated with caution.

The sense of personal vulnerability along the access route from the Brunswick Street entrance is exacerbated by the short view lines in this area which are restricted by indirect path alignments, dense tree planting, and repeatedly damaged light fixtures. Two bollard lights in this locality are especially susceptible to repeated vandalism.

There is also widespread concern that inappropriate behaviour by homeless people in the grandstand substantially increases the risk of the old timber building being destroyed by fire, in the same way the brick grandstand was lost in 1977.

Measures to help increase the safety and security of the Gardens include:

- Improved lighting along paths and of buildings.
- Establish clear sight lines along paths and adjacent areas of the Gardens so pedestrians can maintain surveillance of the route ahead. This includes redesign and replanting of the Brunswick Street entrance and access path.
- Provision of appropriate sharps disposal units at toilet blocks and at the grandstand.
- Prompt attention to repair of vandalised and damaged fixtures, and removal of graffiti and discarded syringes so that the Gardens do not 'invite' repeat offences by evidence of past incidents.
- Improve security of the grandstand structure. This should include consideration of a sprinkler system as well as regular security checks at night. The success of playing classical music as a crime deterrent both overseas and locally warrants consideration of this strategy. The plight of the homeless and itinerant that underlies this issue must also be addressed as part of a broader strategy of social care and responsibility.
- Encourage increased use of the Gardens in the evening as the presence of groups of people on a regular basis will provide greater informal surveillance of the area and discourage anti-social behaviour.

At a more general level, safety and security principles should be an integral component of any design initiatives for the Gardens. *Community Safety by Design* is supported by the City of Yarra and should be applied to address issues such as:

- Good lighting
- Clear sight lines
- Clear 'ownership' of space
- Safe routes and 'escape' routes
- Elimination of entrapment spots
- Clear signage.

5.1.8 Litter and Graffiti Management

Litter in the Gardens has been an issue particularly after summer weekends when bins are often overflowing, and after 'events'. There is also a broad perception within the community that there are insufficient bins.

In February 2003, Council introduced a new maintenance regime that increased the frequency of bin clearance from three times a week to daily, largely overcoming the worst of the litter issue.

However the distribution and number of bins remains an issue. (Refer to *Plan 14: Park Furniture*). One of the major problems in encouraging dog owners to take responsibility for the disposal of dog droppings is the absence of bin facilities at convenient locations at the entrances and exits to the Gardens. There is also a lack of bin facilities at several of the activity nodes.

New bin facilities should be provided at the major entrances to the Gardens:

- Opposite Falconer Street
- Opposite Rowe Street , and
- At the end of Freeman and Napier Streets.

New bins are also required at:

- The enlarged skate park, and
- The new picnic and barbecue facility adjacent to the southern playground. This should be positioned along the path to also cater to pedestrians entering or leaving the Gardens via this route.

(See *Plan 19: New Park Furniture*)

New bins should be plastic wheelie models housed within the standard contemporary City of Yarra perforated steel enclosures to match those already installed in the Gardens.

Like most public spaces, Edinburgh Gardens is subject to periodic graffiti. This should be removed as quickly as possible (preferably within 24 hours) after each incident to discourage repeated offences and prevent an appearance of neglect and abuse being established in the Gardens.

A complementary approach which has been successfully implemented at the WT Peterson oval cricket nets is a mural painting on the concrete wall to form an 'art piece'.

5.1.9 Tree Replacement Strategy

The *Conservation Management Plan* identified the need for a long-term tree replacement strategy to ensure the progressive regeneration and replacement of the major structural planting in Edinburgh Gardens on a managed basis.⁴ This is deemed especially important in Edinburgh Gardens where the aesthetic and structural character is highly dependent on a single species which is of uniform age. This situation renders the Gardens particularly vulnerable to the impacts of broad scale senescence or attack by species specific disease such as Dutch Elm Disease. It is desirable that this vulnerability be reduced by planning for the progressive replacement of the avenues to ensure a broader spread of tree age groups and time of expected senescence, and by providing a greater diversity of species to lessen the potential devastation of a species specific disease.

Most of the Elm population is now over 100 years old with an expected healthy lifespan of up to 150 years provided they are well managed. In general the Elms are in good condition although the combined effects of Elm Leaf Beetle, possum grazing, and the recent dry summer proved to be a difficult season with some resultant signs of stress. Despite this situation, and with appropriate steps to deter possum foraging and treatment of Elm Leaf Beetle at an early stage in the annual breeding cycle, none of the major Elm avenues requires replacement at this point in time. Given that there is no prior experience of Elm longevity in this country, the 150 year estimate is an informed projection only, and the true life expectancy may be shorter or longer in practice. The situation therefore requires monitoring at regular intervals to identify early signs of senescence and to avoid broad scale premature removal.

⁴ *Edinburgh Gardens Conservation Management Plan* pp.136-137

It is noted that there are several Dutch Elm cultivars. Where Elms are to be replaced it should be in the identical taxa.

Community response to the initially proposed tree strategy indicated that many people would like to see a stronger palette of Australian species. A significant component of the Gardens planting does consist of Australian species, although it is not always readily recognised as such, as much of it does not have a typical 'gum tree' form (in particular the Illawarra Flame Trees (*Brachychiton acerifolia*) and the Kurrajongs (*Brachychiton populneus*). However, there is an opportunity to introduce a feature planting of eucalypt-form trees on the former National Can site where it will not be in conflict with existing heritage fabric. Arcs of Bloodwood species such as Angophora (*Angophora costata*) and Lemon Scented Gum (*Corymbia citriodora*) would create an Australian feature planting with stunning trunk form and colour.

To achieve the managed replacement of existing trees, without the disadvantages of premature removal, the following staging is proposed:

Short Term Replacement Strategy:

The first stage of tree replacement is to plant missing sections of the avenues, and sections that have been identified as failing, structurally unsound, or planted with an inappropriate species. This should be implemented as soon as any planned service works such as path upgrading or drainage are completed. The short term replacement strategy is generally indicated on *Plan 15: Short Term Tree Replacement Strategy*. Major initiatives of the strategy are to:

- Replace the missing central link of the Rowe Street to Brunswick Street path with an avenue of Holm Oak also known as Holly Oak (*Quercus ilex*). This will provide an evergreen backdrop for other deciduous planting in the Gardens, will continue the Oak thematic character established at the Rowe Street end of this path, and will reinforce the presence of Holm Oak in the Gardens.
- Replace the aging avenue of Red leafed plum (*Prunus x blieriana*) as a species that is inappropriate in scale and leaf colour to the character of the Gardens. Replant with Chinese Elm (*Ulmus parvifolia* 'Todd'). This species has a graceful weeping habit, is a semi-evergreen which has resistance to Dutch Elm Disease and is an Elm species.
- Remove the poor specimens of self seeded Elm east of the tennis courts and replant with a row of Zelkova (*Zelkova serrata* 'Green Vase') extending from the Rowe Street path to the Freeman Street entrance. This species is very similar in appearance to the Elms in the Gardens but has greater resistance to Dutch Elm Disease.
- Plant a row of Zelkova (*Zelkova serrata* 'Green Vase') along the frontage to the new Office of Housing development to mark the southern end of the Gardens. It will also extend the Zelkova character established along the western boundary to this space, and provide a missing link in the continuous row of trees to the perimeter of the Gardens.
- Replace the avenue planting removed from the western side of the former Ladies bowling club site, with Zelkova (*Zelkova serrata* 'Green Vase'). The extension of this species from the path row planting to the south, will replicate the intent of the original scheme for the north-south path which was a consistent planting of a single species (Elm).
- Define the informal active recreation area and the dog 'Off Leash' enclosure on the former National Can Company site with north and south arcs of mixed

plantings of Angophora (*Angophora costata*) and Lemon Scented Gums (*Corymbia citriodora*). These species will create a feature planting of Australian eucalypt forms with outstanding trunk formation and bark colour.

- Plant an arc of Holm (Holly) Oak (*Quercus ilex*) around the southern end of the Alfred Crescent (or School's) oval to give the space structural definition and to separate it from the children's play area.
- Plant specimen River Red Gums (*Eucalyptus camaldulensis*) in locations indicated, namely along the former rail line where they will eventually replace the Southern Mahogany Gums (*Eucalyptus botryoides*), and in the 'Australian Lawn' where existing native specimens generally have not done well.
- Introduce specimen Magnolias (*Magnolia grandiflora*) to add floral interest to the Gardens with a tree form and leaf texture that blends well with the nineteenth century heritage character of Edinburgh Gardens.
- Introduce feature groups of Snow Pear (*Pyrus nivalis*) to provide spring floral interest and autumn colour in the newer landscaped areas of the former National Can Company site, and near the southern playground.
- Augment the existing planting of Jacaranda (*Jacaranda mimosifolia*) in vicinity of the former nursery and depot to provide shade and spatial definition for the passive recreation area returned to the Gardens following demolition of the former depot.

Long Term Replacement Strategy

Once the short term replacement strategy has been implemented a period of 10 –15 years should be allowed for establishment to early maturity. At that time the older avenues should be closely reviewed to reassess the advance of senescence (if any). Where signs of senescence are detected in one third of specimens along any path segment, or where more than 30 percent of specimens in any link of the avenues are diseased, severely damaged or missing, preparations should be made for replacement. This will include an extensive public notification and advisory program to ensure the community is fully aware of the impending action and the reasons for it.

If decline is localised, a staged program can be scheduled to reflect the sequencing of decline, preferably with gaps of 10 –15 years between major planting campaigns to allow establishment of preceding stages and thereby reduce the visual impact of tree removal.

Should no signs of decline be detected, the situation should be reviewed at 5 yearly intervals. Ideally, complete replacement will occur over a three to four stage sequence.

Species for a long-term replacement strategy are suggested in *Plan 16: Long Term Replacement Strategy*. This provides for replanting of the major avenues of Elm with the same species and cultivar, and for replacement of secondary avenues with species that will diversify the Gardens planting palette and reduce the vulnerability to catastrophic broad scale loss in the event of Dutch Elm disease. The long term strategy provides for:

- Replacement Dutch Elm (*Ulmus x hollandica*) planting along the Jamieson Street to Falconer Street path, the Rowe Street to St. Georges Road path, the diagonal path from the timber gate house to the International House corner, and the Elm circles and Elm arc. Replacement specimens are to be of the same cultivar as the original plantings.

- Planting of Chinese Elm (*Ulmus parvifolia* 'Todd') along the secondary diagonal paths in the north east of the Gardens.
- Planting of Zelkova (*Zeldova serrata* 'Green Vase') along the northern end of the main north south path from Freeman Street to complete the avenue of Zelkova.
- Planting Pin Oak (*Quercus palustris*) along the western end of the Rowe Street path to complete an east west Oak avenue. An early defoliant hybrid is preferred.
- Replace the inconsistent link of Desert Ash (*Fraxinus* sp.) along the northern perimeter with Kurrajong (*Brachychiton populneus*) to complete the boundary row planting of this species.
- Replacement Kurrajong (*Brachychiton populneus*) planting along the northern and northern western boundary.
- Replacement Illawarra Flame tree (*Brachychiton acerifolia*) planting along the eastern boundary of the Gardens. Not likely to be required for many years as the current planting is still only semi-mature.
- Specimen planting of River Red Gum (*Eucalyptus camaldulensis*) to replace existing Southern Mahogany Gums (*Eucalyptus botryoides*).

5.1.10 EPA Requirements

With the closure of the National Can operations and resumption of the site into the Gardens in the late 1990's, the City of Yarra commissioned a comprehensive assessment of soil contamination in the Gardens.

The assessment showed significant contamination of near-surface soils with polycyclic aromatic hydrocarbons and lead. The health based risk assessment concluded that the concentrations did not present an unacceptable health risk to users. There was no evidence of impact on ground water or the condition of vegetation.

As a result of the assessment a Management Plan ⁵ was prepared for the Gardens in May 2000 which affects management of the site. Key features of the Plan are:

- Installation of a protective barrier in the children's playgrounds in the form of an impermeable plastic coating.
- Replacement of the top 300 mm soil on WT Peterson and Alfred Crescent ovals with clean soil.
- Requirement for a work permit for works involving major soil disturbance.
- Stabilisation of bare soil and dust suppression for works on site.
- Burial of excavated contaminated soil.
- Regular maintenance of the grounds.

5.1.11 Master Plan Reviews

Management of the Gardens is by nature a dynamic process. This also applies to the Master Plan which with time will require adjustment to respond to changes in fabric, finances, technology, issues, community demand and changes in cultural context. For this reason minor reviews should be carried out at 5 yearly intervals with a more comprehensive review in 15-20 years, - sooner if the need is apparent.

⁵ GHD *Environmental Audit Report, and Appendices*. Dec. 2000

5.2 Active Recreation Issues

5.2.1 Strategic Approach

The provision of active recreation facilities is usually associated with significant financial outlay. Consequently, in reviewing facilities in Edinburgh Gardens and requests by the community for additional provision, the Master Plan has adopted a strategic approach whereby both need and facility provision are considered in the context of the broader local and municipal situation.

The *Draft City of Yarra Recreation Plan 2003-2008* details much of the broader recreation context in the City including the identification of recreation needs and planning strategies to meet them. This study has drawn on the *Draft Recreation Plan* and consulted with Council's recreation planning staff in determining the relevant priorities for facility provision in Edinburgh Gardens.

Major findings of the *Draft Recreation Plan* that have implications for recreation planning in the municipality as a whole and in Edinburgh Gardens specifically are:

- More people of all ages are participating in passive recreation opportunities such as walking, jogging and bike riding.
- The number of people participating in formal sport through club memberships and structured competition is declining.
- The City of Yarra has an increasingly aging population that can be expected to generate increased demand for passive recreation activities.

5.2.2 Playing Fields

There are two formal sports fields in Edinburgh Gardens: the WT Peterson community oval and the Alfred Crescent or School's oval. There are also two informal open playing spaces; one on the former National Can Company site, and the other being the practise soccer area opposite the Primary School.

WT Peterson Community Oval

The oval was the home of the Fitzroy Football Club and has cultural and social heritage significance.⁶ Major renovation works were carried out to the oval and surrounds in the 1980's and the playing surface was recently upgraded to a sand based turf. The oval is in excellent condition and forms somewhat of a showpiece with the adjoining historic grandstand structure completing the picture. It is the home of several local sporting clubs including the Fitzroy Reds Football Club, The Edinburgh Cricket Club and the Fitzroy Junior Football Club.

A management issue is the use of the oval by dogs and their associated droppings and digging on the oval surface creating unhygienic and uneven playing conditions. The area is proposed as a "No Go" Dog Zone to overcome this problem.

Alfred Crescent Oval

A playing field was first constructed in this location in the late 1940's with a major redevelopment in the late 1980's. The ground is used by the Edinburgh Gardens Cricket Club and by the North Melbourne Institute of TAFE. The new Fitzroy College due to open in 2004 is also planning to utilise the facility.

The ground is generally in good condition although there is a maintenance issue with low water pressure reducing the effectiveness of irrigation. (*Refer to Section 5.4.2*)

⁶ Refer to *Edinburgh Gardens Conservation Management Plan* p.93

The oval is proposed as a 'No Go' Dog Zone to maintain hygienic playing conditions for formal sports.

National Can Company Site

The National Can Company site is a broad grassed area in the south of Edinburgh Gardens with an undesignated purpose. It has become a popular dog exercise and informal ball sports area. It forms a suitable venue for these activities and should continue to accommodate this demand.

There have been a number of requests for the area to have more trees and seats and these should be provided while retaining a broad open area for informal recreation.

Any works on the National Can Company site will need to comply with environmental guidelines to ensure the soil barrier established as part of the management requirements for redevelopment of this area, is not breached. Where excavation works will disturb soil at depths between 0.5 and 1.0 below the finished surface, appropriate procedures will need to be followed.⁷ (Also refer to *Section 5.1.10*).

Soccer Practise Field

The soccer practise field is used by the Primary School at lunch times for informal play, and for organised sport during class time. It is heavily used and is showing signs of wear with extensive patches of bare ground in the turf. Given the high levels of usage a high priority should be given to upgrading and maintaining a good playing surface.

To increase the utility of this facility consideration could be given to installation of a cricket pitch to cater to practice needs of summer sport. This proposal should be subject to further consultation with the Primary School. To this end, consideration would need to be given to making the soccer goal posts removable between seasons.

5.2.3 Skate Boarding

The Skate Bowl was constructed in 1991 and is very popular with local youth. It is one of the most frequently used facilities in the Gardens. The fixture is designed around two concrete bowls, but does not currently offer 'street' skating facilities (ie. at-grade skating in open areas with occasional steps or ledges).

It is understood that the existing facility is often crowded with demand exceeding the capacity of the existing design. The *Draft City of Yarra Recreation Plan 2003-2008* identified a need to provide more skate facilities to cater for both younger age groups (8-13 year olds) and adolescents (14 years plus). Council is planning to construct a local street-skating facility for beginners and intermediate level skaters in Quarry Park to serve demand in that vicinity. However, it will not cater for the demand at Edinburgh Gardens where there is strong and very enthusiastic support from young skaters (as well as a few mature age skaters) to upgrade the existing facility.

While the skate park cannot be considered as part of the traditional historic character of Edinburgh Gardens it is of high social value as a venue which caters specifically for the needs of adolescents not involved in formally organised team sports - a group that is frequently neglected in many public parks. Although often perceived as noisy and on occasion unruly, the needs of this community group are as valid as other groups in the Gardens, and should be addressed as a matter of social equity.

With the impending demolition of the adjacent nursery and depot site there is an opportunity to extend the existing skate facility northwards without encroaching on existing parkland areas. The facility could be readily doubled in size to accommodate

⁷ GHD *Edinburgh Gardens, North Fitzroy, Environmental Audit Report*.

a 'street' skating area by incorporating part of the southern area of the former nursery and depot site. A street skating extension will also entail less site disturbance relative to the excavation of additional bowl construction.

This location is part of an existing activity node where a range of activities is clustered and has the advantage that an extended skate facility will not intrude into existing areas of passive open space. The proximity of other activities (such as the playground and International House) will increase the general presence of people from a range of backgrounds and age groups which in turn is conducive to improved safety, security and behaviour.

Provision of an enlarged facility was strongly supported by local skaters, who requested that a perimeter fence be retained as a safety measure to prevent conflicts between skating activities and young children or dogs. A power outlet was also requested to play music. (At present, they use an outlet from International House). Provided music volumes do not cause disturbance to other Gardens users and nearby residents, there is no objection to meeting this request.

Design of an extended skate facility should be developed with the participation of young people and should include:

- Integration with the existing bowl fixture.
- Adequate run off areas with the circuit layout and seating fixtures arranged to optimise safety.
- Provision of a perimeter fence to adjoining paths and parkland.
- Bike parking facilities.
- Drinking tap
- Bin
- Shade
- Electrical outlet for music (subject to agreement on regulation of volumes and hours of use).
- Buffer treatment to adjoining activities (low fence or planting).

5.2.4 Children's Playgrounds

There are two children's playground areas in Edinburgh Gardens. Both are relatively small, although appropriate to catering to local demand. Neither playground has shade trees or other shade devices on the northern or eastern sides, so there is no protection from the sun during the morning and mid-day period. It is appropriate to provide shade sails to both facilities.

The northern playground opposite the Primary School is equipped with fairly new off-the-shelf steel framed equipment while the southern playground has treated pin log construction. Both have rubberised soft fall surfacing and recent tubular steel fencing. Unfortunately, the range of play activities offered is similar in both facilities and generally caters for the younger age groups.

There is an opportunity to provide a greater diversity of play opportunities and to extend the range of age groups and capabilities catered for. When the southern playground is due for upgrading it should be designed with equipment and activities that form a clear contrast to the facility in the north. A site specific design that includes provision for children with disabilities, offers more challenging play

opportunities for a wider range of age groups, and which has a distinctive appearance would greatly enhance the quality and value of this resource within the Gardens.

5.2.5 Basketball/ Netball

The existing basketball rings, backboards and posts were installed in the practise area adjacent to Centennial Pavilion in 1993. The facility is used informally rather than for organised games, but it is in poor condition. The court surface in particular is cracked and uneven.

The community consultation process indicated a desire for improved basketball facilities as well as provision for netball and informal ball games. This demand is examined in the *Draft City of Yarra Recreation Plan 2003-2008* which recommended further investigation of options for increasing supply within the municipality, including shared use of school facilities by the community, and the feasibility of an indoor multi court stadium. It also recommended the provision of informal netball facilities in parks where master plans are being prepared.

The existing practise court should be upgraded and enlarged to function as a multi-purpose court with line markings for basketball, netball and volleyball, and with new rings and backboards for use as an informal non-competition facility. The court surface should preferably be a green finish to reduce visual impact of hard surfacing in the Gardens setting.

The upgrading should include drinking tap provision, a bin and bicycle parking rack.

There is space for future provision of a second court to the west should demand and use of the facility increase. The decision to provide another court should be made having regard to alternative provision that may have been made in the locality in the meantime (such as a multi court stadium).

5.2.6 Bicycle Path and Parking Provision

Bicycle Path

The bicycle path was constructed in the mid 1990's and forms part of a broader regional network that brings considerable numbers of cyclists through Edinburgh Gardens. Cycle traffic is both recreational with a commuter component mainly during the working week.

The northern half of the of the bicycle path follows the alignment of the former rail line through the Gardens, while the southern half follows a path along the western side of the old rail reserve. The two are joined in the centre of the Gardens via two sharp right angled turns with restricted sightlines. Refer to *Plan 17: Bike Path*. The path is a shared facility with pedestrians.

There are a number of issues associated with the existing bicycle path.

- The path is narrow with a width of 2 metres or less in part. This contributes to conflicts between cyclists and pedestrians on a shared facility.
- The sharp corners in the centre of the Gardens require cyclists to stop and start.
- Sight lines are restricted in the centre of the Gardens creating potentially dangerous conflicts with pedestrians at the blind corners.
- The hedging creates a hazard for cyclists by contributing to limited sight lines, and by restricting the ability to run off the path should there be a conflict with pedestrians or other cyclists.

- There is no centre line marking to help separate cyclists from pedestrians and to define the bike route (so that cyclists do not accidentally take a wrong turn onto a pedestrian path).
- The surface of the path is poor with broken asphalt and tree roots forming an uneven and hazardous pavement.
- The Napier Street entrance to the bicycle path is very rough with a broad band of uneven bluestone pitchers that is difficult to navigate.
- There are bollards at both the Napier Street entrance and the Alfred Crescent entrance which form a hazard to cyclists who can easily miss seeing them while checking for traffic and pedestrians.

These problems can be overcome by the following treatments:

- Increasing the width of the path to 3 metres.
- Redesign the connection between the northern and southern sections of the path to create a continuous smooth curve, eliminating the sharp turns and blind corners.
- Remove the remnants of the privet hedge.
- Provide centre line marking
- Resurface the path with a smooth asphalt finish.
- Install holding rails at the Alfred Crescent crossing
- Rationalise the bollards to provide openings of 1.5 metres either side of the centre line.
- Provide painted coloured surface section (1 metre wide) to alert riders as they approach pedestrian path crossovers or roads crossovers.
- Cut the top of the bluestone pitcher paving at the end of Napier Street to provide a smooth crossover for cyclists and for pedestrians.
- Provide signs at entry to Gardens indicating shared nature of the path. Sign to be in standard form.

The remnant rail lines at path crossings should be retained as a reminder of the former existence and location of the railway. However, the lines will need to be embedded within the asphalt surface to prevent bike wheels from being inadvertently caught.

Concerns that the speed of bikes may present a safety issue can be ameliorated by:

- Ensuring sight lines are kept clear.
- Reinforcing the warning indicators of approaching path crossings by painting 'SLOW DOWN' on the bicycle track and 'GIVE WAY' on the pedestrian path approaches to intersections.

Bicycle parking racks

In addition to recreational cyclists, many young people ride their bikes to sports events or practise sessions. There is no formal provision for bike parking at present leading to impromptu storage of bicycles against trees, poles and other features, where they may obstruct pedestrian traffic, or be at risk of damage or theft.

There is a need to provide bicycle storage racks around the Gardens, but most particularly in locations where sporting activities are focussed. These include:

- Skate bowl.
- Basketball practise court.

- WT Peterson oval
- Cricket practise nets
- Tennis courts
- Barbecue facilities (2 nos.)

5.2.7 Lawn Bowls

The lawn bowls facility has a long tradition in Edinburgh Gardens and has been located on the site of the existing facility since the 1870's. The Fitzroy Club was recently amalgamated with the Victoria Bowling Club to form the Fitzroy Victoria Bowling and Sports Club which has subsequently been joined by the former Ladies Bowling Club. These changes corresponded to a major upgrading of the bowling greens and the club house that were carried out in 2002 following approval of a new 21 year lease in late 2001. The improvements include construction of a new artificial green (closest to the club house), returfing of the northern green, enlargement of the club house, new storage sheds, and a chain mesh security fence around three sides of the perimeter boundary.

Although the need for a high fence to deter vandalism of the greens is understandable, the styling of the cyclone chain mesh is at odds with the historic character of the Gardens⁸, while the remaining steel deck fence forms an unattractive and non-unified appearance. The presentation of the bowling club to the community, and its relationship to the adjoining sections of the Gardens would be greatly improved by installation of a more sympathetic fence style, such as a contemporary steel palisade design, of suitable height (eg 1.5 metres).

The alignment of the northern boundary of the perimeter fence corresponds with the edge of the entrance path into the Gardens. The presence of a high fence on the edge of the path results in an uncomfortably cramped and unattractive entry into this section of Edinburgh Gardens. The adjoining section of the bowling club site is occupied by a wide garden buffer. By relocating the boundary fence some 3 metres to the south, a more spacious and attractive entrance to the Gardens could be created without disturbance to the adjacent bowling green activities. It is understood that a water meter in the north west corner of the site would need to be relocated to enable the fence relocation.

The landscaping treatment around the perimeter of the bowling greens has not been reinstated since the major upgrade works. There is an opportunity to design a landscaped treatment in consultation with Council initiatives in the Gardens that would integrate the site with the adjoining sections of the Gardens and improve the appearance of the boundary interface. The landscaping should incorporate a significant degree of visual permeability to allow views between the club site and the Gardens.

5.2.8 Bocce

Bocce is a popular activity particularly amongst many senior community members. The Italian Elderly Citizens Club has a membership of 160 people and has been meeting in the Gardens on a weekly basis since 1982. They play on the two existing bocce courts located north of the grandstand in association with use of the adjacent community meeting hall to accommodate social meetings by other members of the club.

⁸ *Edinburgh Gardens Conservation Management Plan* p.129

The club would like all weather protection for the courts. It also requested more seating, and a drink fountain. The courts are relatively cramped with limited space for additional seating to view games in progress. The boundary fence is constructed along the alignment of the adjacent footpath with no space for a landscaped buffer. This presents a harsh and rather utilitarian appearance to the Gardens which is accentuated by the industrial character of the fence. The construction of roofing over the courts would accentuate the strong concentration of buildings in this locality, with the building line encroaching upon the edge of the adjacent path to create a cramped and undesired sense of enclosure.

The courts would be better accommodated on a more spacious site within the Gardens, provided there is access to a nearby meeting venue to cater for the social functions of the Club. Both of these requirements can be fulfilled by relocating the bocce courts to the northern sections of the Gardens adjacent to the existing International House, and the proposed location for a possible future multi-purpose community facility where enlarged kitchen and meeting areas could be provided.

5.2.9 Croquet

The community consultation process indicated a small but enthusiastic demand for an area to play croquet. The site of the former Ladies Bowling Club provides a ready-made area of open level ground that would be suitable for this purpose. If a club is formed it could potentially operate from the suggested multi-purpose community meeting rooms which are being considered.

The existing fence should be demolished so that the space is returned to the Gardens and available for general use by the community as well as catering for informal games of croquet.

5.2.10 Tennis

There are six *en-tout-cas* tennis courts in Edinburgh Gardens that are used by the Fitzroy Tennis Club. The Club would like additional courts to accommodate demand from its 400 members, and suggest the former Ladies Bowling Club site as a suitable venue.

The *Draft City of Yarra Recreation Plan 2003-2008* identifies tennis as the most popular formal sporting activity in the municipality and the facility at Edinburgh Gardens as one of the largest. There are also tennis courts at the nearby Mayors Park. While additional courts are desired, the need in Edinburgh Gardens must be balanced against the competing needs for passive recreation and informal activities for youth and adolescents. The latter activities have much higher rates of participation than tennis with the demands for passive recreation projected to grow. Catering to these needs is therefore considered more pressing and has a more compelling priority. Consequently, the *Master Plan* does not support the extension of tennis facilities in Edinburgh Gardens at this time. However, the *Draft Recreation Plan* suggests that Council review the current provision for tennis in the municipality. The outcome of such a review should form the basis of any augmentation of tennis facilities in the local area.

The Tennis Club also identified poor lighting along the access path from St Georges Road and discarded syringes as safety and security issues in this sector of the Gardens. Maintenance and regular clearance of rubbish bins at the rear of the Community meeting hall is also an issue. (*Refer to Sections 5.1.2, 5.1.8, and 5.4..6.*)

5.3 Passive Recreation Issues

Passive recreation activities such as walking, and enjoying parks and gardens has the highest level of participation of all recreation activities within Yarra.⁹ Moreover this participation rate has been increasing and is expected to continue to increase as the population ages. Provision of opportunities for passive recreation is therefore of high priority in meeting both existing and future needs.

5.3.1 Circulation

The path layout at Edinburgh Gardens reflects pedestrian desire lines largely based on east-west and north-south routes with some connecting diagonals. The layout has altered very little since the Gardens were established in the late nineteenth century, except for removal of a large section of the peripheral path from the eastern side of the Gardens in the 1930's.

While the existing path system makes reasonable provision for pedestrian circulation through the Gardens, significant links are missing. In particular, the absence of a peripheral path around the eastern side of the Gardens precludes the possibility of making a circuit walk around the Gardens. Visitors arriving at the Gardens along this frontage are not able to easily access the path system except at one of the three entrance points (at Falconer Street, Rowe Street or Jamieson Street). And, walking across the lawns may not be a feasible alternative especially for those who are frail or who rely on wheeled mobility. Historically, a path was located along this frontage. Reinstatement of a path along the interface to Alfred Crescent would greatly increase the capacity of the Gardens to accommodate walking (or jogging) circuits, and would improve accessibility from the east.

Another important link that needs to be provided is a connection between Jamieson Street and Freeman Street. This in combination with the Alfred Crescent boundary path would complete the circular route around the periphery of the Gardens. It would also provide an alternative route to replace the informal crossing area under the old rail bridge south of the Gardens.

Several smaller alterations to the path layout are desirable to improve safety and the quality of landscaping. These include:

- Closure of the service vehicle access from the end of Napier Street to the WT Peterson Community oval. This route crosses the run up to the cricket practise nets. It has become a *de facto* pedestrian link that results in a conflict of use and a potentially dangerous situation when the cricket nets are in operation. An alternative path could be readily created on the eastern side of the nets where pedestrians would be protected from cricket balls and out of the bowler's run up route. Service vehicle access can be redirected to a northern entry opposite an enlarged paved path south of the war memorial arbour. New gates will need to be installed in the perimeter fence on the northern side of the oval.
- Redesign of the Brunswick Street entrance to the Gardens. This entrance to the Gardens is very unattractive and confusing. In practice there are two access points side by side, although the northern one is a dead-end service access to the sub station and back of the bowling club. However, when the Gardens are first approached this is not immediately apparent. The potential for confusion is compounded by the lack of clear visual cues associated with the main access point to the south. The axial view along this route is short and together with the

⁹ Draft City of Yarra Recreation Plan 2003 –2004 p.17

informally planted trees does not facilitate pedestrian orientation or overcome directional uncertainty. At night, the lack of visual clarity and poor lighting contribute to poor surveillance capability and a diminished sense of personal safety in this vicinity. This entrance is a major through route from Brunswick Street to residential areas east of the Gardens. A clearer and more open path system would improve this entrance and the quality of visitor experience. The redesign of this area should be integrated with upgrading the setting and dignity of the nearby historic war memorial arbour. (Refer to Section 5.5.9)

- Construct a path and steps to the look out vista south of the tennis courts. This is the highest point of the embankments enclosing the WT Peterson community oval. It has become a popular vantage point for views over the sports ground and to the city skyline beyond as evidenced by the extent of the wear tracks leading up to the knoll, and the bare earth on top of the mound. The worn turf is not attractive, is difficult to maintain, will be prone to erosion, and where it is steeply sloping is difficult if not hazardous for pedestrians to negotiate. It would be appropriate to formalise what is already an established practice with a properly constructed path, steps and viewing area, and address the current short-comings in the process.

Other modifications to the circulation system were suggested in the *Edinburgh Gardens Conservation Management Plan*. They proposed the reinstatement of sections of the historic path layout that have been lost. These include:

- The missing diagonal paths to the Queen Victoria memorial plinth, and
- The former path layout to the fountain feature that was located in the north west of the Gardens, should the Infant Welfare Centre be relocated in the future.

Changes to the alignment of the bicycle path south of the former Ladies Bowling Green are desirable to overcome the existing safety issues associated with the poor sight lines and sharp right angled turns in this vicinity. (Refer to Section 5.2.6).

5.3.2 Paths

While some sections of the asphalted path system have been recently resealed and are in good condition, many of the existing paths in the Gardens remain in moderate or poor condition with broken, cracked and uneven surfacing. (Refer to *Plan 18: Path Condition*). This situation may present a hazard to pedestrians, particularly if they are frail or have impaired vision, and in places would be difficult for those with wheeled mobility. It also detracts from the visual presentation of the Gardens imparting an appearance of neglect and shabbiness.

Ponding has been observed in some locations following rain, indicating a lack of adequate drainage. Much of the bluestone edging has either subsided or been replaced with concrete kerbs that are out of character with the historic treatment of the site.¹⁰ The mix of styles and the poor condition of much of the edge treatment detract from the appearance of the Gardens, making it difficult to achieve a coherent Garden style. The raised nature of the existing edge treatments also makes access difficult for people who are disabled or wheelchair reliant.

Policy Direction

Paths in poor to moderate condition to be reconstructed with appropriate drainage, and resurfaced with an asphalt finish to achieve a consistent high standard throughout the Gardens. Priority should be given to paths which are in poor condition, and to those that form the major avenue network (as distinct from secondary diagonals).

¹⁰ *Edinburgh Gardens Conservation Management Plan* p.134

The early basalt rock edging to be retained and raised where it has subsided. In all other locations a consistent edge treatment to be installed comprising a shallow bluestone pitcher drain finishing flush with the adjacent lawn in the style of the recently refurbished north south path, but with a neater and more restrained use of mortar.

Paths to be maintained in good condition.

5.3.3. Barbecue and Picnic Facilities

Existing Provision

A single barbecue facility is provided at the north end of the Gardens adjacent to the children's playground with picnic table facilities located close by. Another picnic table is provided in the south of the Gardens adjacent to the southern children's playground.

The community consultation identified picnicking in the Gardens as a popular activity, and noted a shortage of barbecue facilities. It was submitted that an alternative facility is needed.

There is adequate space in Edinburgh Gardens to accommodate an additional facility while maintaining the heritage character and quality of the Gardens. Location requirements include ease of access from the surrounding roadside parking so that picnic provisions do not have to be carried too far, proximity to toilet facilities, provision of shade, and preferably proximity to children's play areas. A location in vicinity to the south children's playground would be appropriate.

The number and scale of facilities should remain limited and low key so that the activity does not escalate into an intrusive function with extensive areas of hard paving, rubbish bins and litter generation that would compromise the qualities of the Gardens. A single barbecue installation with a double plate, and two additional picnic tables would be appropriate.

Existing picnic tables are not designed to accommodate people in wheelchairs. New tables should be designed to allow inclusive access with overhanging table ends to cater for wheelchairs. The existing barbecue will require updating in the future, while the nearby tables are also starting look tired and should be replaced as part of a new and consistent suite of park furniture in the Gardens.

Policy directions

Establish a new barbecue and picnic tables in the area in vicinity of the south children's playground. The facility should be of a similar scale to that which presently exists at the northern end of the Gardens.

New picnic tables should be designed to be accessible by people in wheelchairs.

Each picnic area to also have bin and drink fountain facilities.

5.3.4 Seats

Distribution

The community consultation program identified a shortage of seats as an issue, particularly in the south eastern sectors of the Gardens. The distribution of seats is shown on *Plan 14: Park Furniture*. It is evident that seating is concentrated in a few locations, namely on the Rotunda Lawn, along the St Georges Road frontage, along the north east curve of the Alfred Crescent frontage and in vicinity of the two children's playgrounds.

A broader and more even distribution of seating through the Gardens is required to cater to the needs of pedestrians particularly along paths in the central and southern sections of the Gardens, and also in vicinity of sporting venues so that spectators can sit and watch the matches. Provision of sufficient seats is also going to become increasingly important with the anticipated aging of the population profile and use of the Gardens by greater numbers of older people in the future.

Additional seats should be installed in the Gardens in the locations indicated on *Plan 19: New Park Furniture*.

Condition

As noted in the *Edinburgh Gardens Conservation Management Plan* the existing seating includes various reproduction and contemporary styles with at least six different models identified. Much of the existing provision has been in place for many years and is now in average to poor condition and exhibits a shabby appearance.¹¹ The presentation of the Gardens would benefit substantially by installing new seating that is of a design sympathetic to the heritage qualities of the site, and applied as a consistent style throughout the Gardens. Several recent seat installations of contemporary design with wooden slats and flat iron steel arm rests are an appropriate style for new garden seats.

An ongoing maintenance program is required to ensure that the seats are maintained to a high standard. The introduction of a consistent style in the Gardens will have the benefit of enabling a supply of standard replacement fixtures to be kept on hand for quick repairs to damaged fixtures.

5.3.5 Drink fountains

The Chandler drinking fountain situated near the timber entrance pavilion is an early element of the Gardens which is of local heritage significance.¹² Another drinking fountain is located adjacent to the northern barbecue and picnic area. Other nodes of activity in the Gardens, appear to be without water fountain facilities. As a fundamental principal of public health and well being, drinking water should be accessible from all the major and minor nodes of activity in the Gardens, most particularly where active sports are located.

In addition to the existing drinking fountains, these facilities should be available at the skate park (and bocce courts), the basketball practice court, the southern playground (picnic and barbecue area) and the cricket ground. *Refer to Plan 19: New Park Furniture*.

The design of the existing drinking fountains precludes use and access by people in wheel chairs or with physical disability. New drinking fountain provision should be of a design that is wheelchair accessible.

5.3.6 Café, Kiosk Facility

The community consultation process indicated considerable interest in a café or kiosk facility in Edinburgh Gardens where coffee and tea or full meals could be enjoyed within the park setting. (Opposition to this proposal was also voiced).

The provision of a café or kiosk is now a common feature of many of Melbourne's major public parks and gardens enhancing the range of recreation experiences and encouraging visits to the Gardens. The Royal Botanic Gardens and the Fitzroy

¹¹ P. 68 and 135

¹² Refer to *Edinburgh Gardens Conservation Management Plan* p.45

Gardens have facilities of long standing, with newer facilities provided at many locations along the Port Phillip foreshore, as well as the Yarra River frontage.

Given the size of Edinburgh Gardens a café or kiosk facility is not an unreasonable expectation. It would increase the attraction of the Gardens and enhance the pleasure of visiting them for many members of the community. It could also encourage the regular presence of people in the Gardens potentially contributing to an increased sense of safety and security. Provided the function is integrated as part of the passive recreation experience of the Gardens, it would have a number of desirable benefits. Care should be taken however, to ensure any proposals are not of such a large or overtly commercial scale that they effectively excise a section of the Gardens from general use – an outcome that is highly undesirable.

There are two potential opportunities for a café or kiosk facility evident. One is to integrate the function as part of a new multi-purpose community facility to replace the existing community meeting hall and International House. The other is to adapt the historic gate house at the corner of Brunswick Street and Freeman Street to accommodate such a facility. (*Refer to Sections 5.5.3 – 5.5.4.*)

5.3.7 Festivals and Special Events

Festivals and 'events' represent an important if infrequent component of the passive recreational use of the Gardens, and the cultural life of the community. The holding of special events is subject to approval by the City of Yarra to ensure they are consistent with protection of the Gardens' fabric, public safety and amenity. Only events which do not pose an unacceptable risk to significant fabric should be permitted.

The conduct of these events usually requires access to power and water. Designated locations within the Gardens need to be provided with appropriate support provision in the form of water and power outlets. (*Refer to Section 5.4.7*)

In view of the proposed policy of prohibiting general vehicle access to the Gardens, access for festivals and special events should be restricted to service, maintenance and emergency purposes. This could include delivery and removal of equipment for festivals, provided vehicles are sufficiently light weight to avoid damage to paths and other garden fabric.

To overcome parking problems which can be generated by large events, event advertising should advise intending patrons that parking is not generally available and that alternative arrangements such as the use of public transport or walking should be considered. (*Refer to Section 5.1.5*)

Large public events should be monitored to ensure that the sensitive fabric of the Gardens is not affected.

5.4 Infrastructure Issues

5.4.1 Drainage

The heavy textured clay soils in the Gardens are associated with poor drainage and waterlogging in wet weather. This is clearly evident after rain when localised sections of the path network are subject to ponding and wet patches occur in low lying sections of lawn. The north east quadrant of the Gardens adjacent to the bike path is one locality where lawns are subject to waterlogging.

There appears to be little sub surface drainage in the Gardens. A recent trace carried out for the City of Yarra appears to indicate that most of the identified drains are now essentially non-functional.

It is clear that drainage in the Gardens generally needs upgrading. Areas of lawn subject to inundation require the installation of sub surface drainage and a program of soil structure improvement, while hard surface areas such as the path system require drainage to eliminate ponding problems and to reduce cracking and general deterioration of the asphalt surfacing. Drainage along the paths should be installed as an integral component of the design of any new path construction carried out in the Gardens. Consideration should be given in any such design to the potential to divert the run off into a storage area for possible recycling.

The major stormwater drain running north-south through the Gardens is thought to be the original barrel drain constructed between the mid 1880's and the mid 1890's. It is therefore quite old, although there appear to be no plans at present for its upgrading or replacement. Nonetheless, such works if undertaken will have a substantial disruptive impact on the Gardens, particularly near any mature trees. Fortunately the alignment of the drain along the former rail line and present bike path is generally open.

However, where tree planting is planned in close vicinity to the drain, such as at the southern end of the National Can Company site, it would be advisable to recheck with the drainage authorities as to anticipated works prior to planting.

The open drain lined with bluestone pitchers east of WT Peterson oval, represents a potential safety hazard for both pedestrians and cyclists on the adjacent path. The level of hazard is increased where pedestrians informally cross the drain to walk up the embankment. The appearance of the open drain also detracts from the attractive qualities of the Gardens. It would be appropriate to replace the drain with a below-grade pipe.

5.4.2 Irrigation

Maintenance of the soft landscaping elements of the Gardens, and the historic avenues of Dutch Elms in particular, is dependent on the availability of an effective irrigation system. This was clearly demonstrated during the recent prolonged drought conditions.

However, much of the existing reticulated system is old and outdated or operating below full efficiency.

In the northern half of the Gardens the outdated hydraulic system has galvanised mainlines that are now in advanced stages of corrosion. Unlike the newer electronic systems, it is difficult to locate breakages and leaks in the older hydraulic design so that maintenance inputs and operational inefficiencies are inordinately high.

Moreover, the corroded mains contribute to reduced pressure. Over spray is common along many of the paths to the annoyance of pedestrians, and possibly contributes to increased rates of deterioration of the path surfacing. The system is due for

replacement and updating with a more effective and efficient electronic irrigation system.¹³ In any staged replacement process, priority should be given to the north east sector of the Gardens where there is the greatest number of mature trees, with the north west sector following.

Although relatively new, the Alfred Crescent oval system in the southern half of the Gardens, suffers from inadequate water pressure necessitating longer running periods to achieve water delivery. This has been problematic during recent restrictions when irrigation was limited to prescribed hours. Inadequate pressure also results in problems of uneven water delivery with resultant dry patches appearing between watered green areas. The system requires improvement to address the current pressure problems. The installation of a new metered tapping point at the southern end of the former National Can site would help improve main line pressure.

With the recent water restrictions and the possibility of more stringent restrictions being imposed in the short and longer terms, a review of existing irrigation practices and the formulation of an irrigation strategy for the future is both desirable and timely. As much of the existing system is in need of replacement the opportunity should be taken to carry out a detailed irrigation review for Edinburgh Gardens.

The review should include an examination of design options to create separate irrigation zones for tree rows and grassed areas. This would facilitate a more flexible response to water restrictions, enabling irrigation to be closed down in grassed areas (which are capable of recovering quickly once water is reinstated), without jeopardising supplies to the more vulnerable tree rows.

An irrigation review should also encompass consideration of sustainable water use options outlined in *Section 5.1.1* covering:

- Efficient operational and maintenance regimes.
- Use of drip irrigation systems where practicable.
- Recycling of stormwater and grey water from the surrounding urban area
- Recycling surface run off from the Gardens
- Sewer mining

The installation of a below grade drip irrigation system to existing trees is likely to be an impracticable option due to the risk of root disturbance that the density of drip line coverage would require and the high cost of extensive hand digging. However, drip irrigation may be able to be progressively introduced to the Gardens in conjunction with the tree management and replacement program. As sections of avenues are replanted the new trees could be provided with a drip system to achieve more efficient water use.

5.4.3 Electric Power

Overhead cabling provides most of the electric power supply to Edinburgh Gardens. The cabling and the assortment of poles that support it constitute an element of visual clutter that detracts from the appearance of the Gardens. This situation would be greatly improved by undergrounding the service.

¹³ Information on the existing irrigation was kindly provided by Barry Dunstone, Spotlight Services.

5.4.4 Lighting

Lighting fixtures for paths in Edinburgh Gardens are inconsistent and inadequate to ensure appropriate levels of illumination and safety. The multiplicity of light styles and positioning has also resulted in visual disorder and is generally unsympathetic to the history and traditional character of the Gardens. An examination of the lighting situation¹⁴ identified the following shortcomings:

- Some of the major pedestrian routes are not adequately illuminated.
- Some of the main entrances are not adequately illuminated
- The spacing of lamps varies creating discontinuous illumination
- The height of many of the lamps is inappropriate to adjacent planting with the light source often obscured by foliage
- There is a multiplicity of lighting forms resulting in a confusion of styles and visual disharmony. Many of the fixtures are old, of a poor quality and in poor condition.
- The positioning of light fixtures is inconsistent with some within path alignments, and some beside paths at varying distances creating a disorderly appearance.

The safety and security of the Gardens, and their appearance would be greatly improved by the installation of new lighting along the major pedestrian routes, namely:

- The two north-south paths traversing the full length of the Gardens, and
- The two east west paths from the Rowe Street entrance to Brunswick Street and St Georges Road respectively.
- Other routes could be lit in the future if desired.

Light fixtures should be of a consistent style and positioning arrangement, and with an underground power supply. The few heritage fixtures could be retained with all other lamps in a style that is sympathetic with the heritage character of the Gardens. The use of solar panels is not practicable in the Gardens due to the density of the canopy cover. The panels would also be of inconsistent appearance with the heritage character of the Gardens.

Lamp fittings using Metal Halide luminaries are recommended as the preferred choice to achieve security objectives while optimising energy efficiency.

The recent vandalism of the bollard lights near WT Peterson community oval indicate that this form of lighting fixture is not appropriate.

Lighting of the active sporting venues, and in particular at WT Peterson community oval should be effective to meet club competition and practise needs. The situation at the WT Peterson oval should be reviewed.

5.4.5 Sub Station

The concrete substation constructed adjacent to the west end of the war memorial arbour has resulted in the re-routing of the path that formerly passed under the arbour and has severely impaired the arbour setting. At the time of its construction in 1981 it was met with protests from the community and the Returned Soldiers League (RSL).

¹⁴ John Patrick Pty Ltd *Edinburgh Gardens Lighting Plan*, 1997

The war memorial is of primary heritage significance and commemorates members of the sporting clubs who fell in World War I¹⁵. Its conservation is recommended in the *Conservation Management Plan* together with recommendations to restore its setting and dignity.

Inquiries to Citipower indicate that the facility needs to be retained to supply the grandstand complex and the bowling club. However it is feasible to relocate the substation within the general vicinity. A minimum footprint area with the dimensions of 3 by 2 metres is required to accommodate a standard metal kiosk substation that is about 1.5 metres in height. This is to be located within an enclosure fenced with non-metal material and measuring 8 by 4 metres. A cable easement 1.5 metres wide is also required to run a conduit 600mm under ground from the street frontage to the substation. The easement must be a straight alignment. Where established trees are positioned over the easement the conduit can be installed by boring under the root ball to reduce the root damage that might result from open trenching techniques.

The budget estimate for such works and associated electrical design is in the order of \$120,000. A location at the back of the grandstand offers a potential alternative for locating the substation within reasonable (and cost effective) accessibility of the supply destinations and where a limited cluster of service functions in the form of garbage storage and pick up and deliveries is already established. Final siting should be in consultation with the Fitzroy Tennis Club to ensure the Club's operation is not adversely affected.

5.4.6 Bin Storage Areas

Rubbish bins serving the community rooms are presently stored in the open air at the rear of the grandstand and form an untidy and ugly feature along the entrance approach to the adjoining facilities. A small metal shed was installed as an attempt to provide a screened storage area. However, it is an awkward arrangement that does not work in practice. An alternative storage area with an attractive screen fence or hedge needs to be constructed in this locality and the metal shed removed.

As a general principle, all bin storage areas in the Gardens should be screened from general public view by an attractive enclosure.

The facility could also be organised to encourage the recycling of hard waste by allocating specific bins for designated recycling purposes.

5.4.7 Services for Festivals and Special Events

Special events are held from time to time and require access to water and power. For this purpose, water outlets and three phase power outlets need to be provided at designated locations on the site. Suitable venues would include the Rotunda, the grandstand, International House (or any future replacement) and Centennial Pavilion.

¹⁵ *Edinburgh Gardens Conservation Management Plan* pp.42-44

5.5 Built Fabric Issues

5.5.1 Club Room Facilities

There is a shortage of club room facilities to accommodate sporting groups, particularly those based at WT Peterson community oval. The Edinburgh Cricket Club, the Fitzroy Reds Football Club and the Fitzroy Junior Football Clubs lack a designated venue for meetings, club events, an administration office, and display of club memorabilia and trophies. While the Edinburgh Gardens community rooms can partially meet this need, they are heavily booked, and club memorabilia is unable to be accommodated.

The clubs are community based sporting organisations with a combined player group of 700 and a focus on youth involvement. They also form the basis for the continued active use of the historic WT Peterson oval as a cricket and football venue. The adequate provision of club room facilities is a reasonable and even important aspect of the successful operation of these groups.

The area under the grandstand has been suggested as having potential to be reorganised to create additional space for club room facilities that would include a bar. However, there would still be a shortage of storage space and an administrative office would still be required. The empty Gate House at the corner of Brunswick Street and Freeman Street may be able to accommodate some of the storage needs but has the disadvantage of being separated from the centre of the Clubs' other activities at the grandstand.

An alternative approach is to allocate the adjoining community meeting room facilities for club use, in conjunction with the provision of new upgraded community meeting rooms elsewhere in the Gardens. *Refer to Sections 5.5.2 and 5.5.3.* This would provide a suitable venue for club requirements including their fund raising activities for the clubs and for community charities. The feasibility of remodelling the area below the grandstand should be examined to establish the viability of utilising this space, both in the long-term, and in the short-term pending provision of alternative community meeting room facilities.

5.5.2 Community Meeting Hall

The Community Meeting Hall was constructed east of the grandstand in the early 1980's and is now the most heavily used community meeting facility managed by the Council in the City of Yarra.

The hall is heavily booked for weeks and months in advance, suggesting that additional capacity is probably needed to meet local demand. Use of the Gardens in this manner, particularly in the evening is highly desirable as the regular presence of groups of people tends to increase the sense of security and reduce the risk of vandalism.

Given the demand for a community meeting/function venue, there may be an opportunity to provide upgraded facilities as a new integrated and multipurpose community facility to replace International House. *(Refer to Section 5.5.3)* If the provision of such a facility is found to be viable, the existing community rooms would then be available to meet the club room requirements of the sporting groups based on the WT Peterson oval. When not in use by the Clubs, the hall could still be available for general community use, providing a source of income for the clubs, and augmenting the supply and choice of meeting venues available to the community.

5.5.3 International House

International House is a multi cultural centre used by twelve different ethnic/cultural community groups across a broad span of age groups. It has been in operation for more than a decade and is in use every day of the week.

The building is the former gardener's house/ infant welfare centre constructed about 1964. The main internal space is cramped and not well organised with a number of small rooms being used for storage, and with limited kitchen facilities. User groups also identified a need for upgraded women's toilet facilities and provision of a baby change area.

The activities of the groups are diverse and include language classes as well as a range of cultural and social pursuits. In general, the activities are not dependent on the Gardens location but representatives indicate that they enjoy the setting as part of their outing, a consideration that is particularly important to participants who live in nearby high rise accommodation. The regular presence of such groups in the Gardens is highly desirable as they contribute to an increased sense of security and surveillance in this sector and enrich the cultural life of the community. However, the standard of accommodation could be better adapted to the needs and activities of these groups.

The community consultation process also indicated widespread antipathy to the appearance of the building which was seen as ugly, and unsympathetic to the heritage character of the Gardens.

There is a potential opportunity to redevelop the structure as a larger, attractive and well designed building to serve as a multipurpose community facility providing more spacious and flexible accommodation for the multi-cultural groups, as well as providing new community meeting rooms. The design could incorporate sufficient space to allow for a small future café, or coffee shop facility should community demand for this facility become stronger. (*Refer to Section 5.3.6*)

The viability of the suggestion requires a feasibility review that includes assessment of the service provision and existing asset availability context of local area as a whole.

5.5.4 Gate House

The Gate House forms a notable feature and local landmark at the corner of Brunswick Street and Freeman Street, as well as being of historic significance for its association with the former Fitzroy Cricket and Football oval. The structure is currently vacant. However, it is desirable to find a beneficial use for the building that is compatible with conservation of its heritage fabric. This would provide an economic basis for ongoing maintenance, and its occupancy would reduce the risk of vandalism or arson.

It has been suggested that the building could be used for storage of equipment associated with the sporting clubs based in WT Peterson community oval. While this may provide a useful function, it does not generate an income, and the building remains essentially without human occupation or presence, rendering it more vulnerable to vandalism.

The site may have potential as a small coffee shop operated on a leased basis and which can service visitors to the community oval as well as passing trade on Brunswick Street. The existing hard surface paving around the Gate House lends itself well to a north facing outdoor dining setting. Another suggested alternative is use of the gate house as a small community office. Both of the latter would require significant adaptation of the historic structure. A feasibility study would need to be

undertaken to determine whether the building could be potentially adapted for such a use without adversely impacting on the heritage fabric, and the financial viability of such measures.

5.5.5 Toilet Block

The northern toilet block was built in 1972 and is of undistinguished and utilitarian design. The community considers it an ugly structure with its visual offence exacerbated by its prominent position at one of the entrances to the Gardens. It is also regarded as a security risk and is known locally as a pick up beat. Other problems associated with the facility are the lack of a 'handicapped' toilet and the presence of a step which will restrict access by wheelchairs and the frail or visually impaired.

However, there is a need for a toilet facility in this sector of the Gardens to cater to the activity focussed around International House, the skate bowl, the barbecue and picnic facilities and the children's playground.

The existing facility should be demolished and replaced with a new attractively designed structure which is sympathetic to the character of the Gardens and includes toilet facilities which meet standards for handicapped provision. The new facility could take the form an automatic unisex facility which has security and safety advantages over the conventional forms. It should be relocated to a position that is off set from the entrance but where it is still clearly visible to both visitors and passing traffic.

Good examples of recent toilet facility upgrades that are sympathetic to heritage contexts include the reproduction cast iron facilities in the City of Melbourne (eg Alexandra Avenue), and the traditional brick structures in Central Park Hawthorn, and Caulfield Park, Caulfield (Balaclava Road).



Reproduction City of Melbourne 'heritage' toilet blocks, (Alexandra Avenue)



Brick Toilet block facility in traditional gardens (Central Gardens, Hawthorn)

5.5.6 Centennial Pavilion

Centennial Pavilion was constructed in 1977 and provides change rooms for the sporting clubs using the Alfred Crescent oval, and toilet facilities for Gardens' visitors. However, it is a very unattractive and poorly designed building which is highly visible within the Gardens. At the time of construction, the western facade of the pavilion backed onto the National Can industrial complex where it could not be seen. Since the cessation of industrial operations and removal of the industrial buildings this 'back' view of Centennial Pavilion highly visible.

The toilet facility does not include a 'handicapped' toilet, and a brick step makes access difficult for wheelchairs and the frail.

There is a need to retain change facilities and public toilets in this general sector of Edinburgh Gardens to cater to nearby activities that include the sports oval, the basketball court, and the children's playground. This is likely to increase if additional barbecue facilities are introduced near the playground.

The existing poor quality facility should be demolished and replaced with an attractively designed pavilion which is sympathetic to the character of the Gardens and which caters to handicapped persons.

5.5.7 Shelter

The small shelter opposite International House is a nondescript brick structure widely regarded as very unattractive by the community.

It appears to be used, if infrequently. However, the quality of the Gardens would be enhanced by demolition of the existing structure and its replacement with an attractively designed shelter that is more in keeping with the character of Gardens. Reconstruction of the original timber gazebo is a preferred option, using photographic evidence to replicate the earlier design.¹⁶

5.5.8 Rotunda

The Rotunda bandstand is one of the Gardens most notable historic features. It contributes to the heritage character of the site and forms a distinctive local landmark in its own right. The structure is of primary heritage value, and the *Conservation Management Plan* recommends removal of the unsympathetic alterations to the base of the rotunda and reinstatement of the early quarry-face stone finish. It also suggests removal of the wrought iron gates and possible replacement of the woven wire gate in the side dwarf wall with a more sympathetic iron gate.

Reinstatement of the early landscape treatment is also proposed, entailing establishment of a surrounding garden bed with a low cast iron palisade fence.¹⁷

5.5.9 War Memorial Arbour

The War Memorial arbour was erected in 1919 by sporting clubs based in Edinburgh Gardens to commemorate former members who lost their lives during World War 1. The structure is of primary heritage significance to the social and cultural history of the Gardens and Fitzroy. It is also significant as a rare example of a memorial arbour in the late Edwardian classical style. Originally, the arbour stood over the main path entrance to the Gardens from Brunswick Street.

Unfortunately the structure has suffered from various modifications and the loss of some of its ornamentation over the years. Its setting has also been severely degraded by the re-routing of the main path away from the arbour, the siting of the adjacent bowling clubhouse and the construction of the substation.

The *Edinburgh Gardens Conservation Management Plan* recommends the conservation of the arbour and reinstatement of the original decorative elements, - or reconstruction if they cannot be found. The dignity of the memorial should be restored by upgrading the landscape setting, including removal of the adjacent sub station to a less visually intrusive location at the rear of the grandstand, reinstatement of the path entrance under the structure, and replanting.¹⁸ (Refer to Sections 5.4.5 and 5.6.1)

5.5.10 Former Nursery/ Depot and Ladies Bowling Club House

The former nursery/ depot site and the former Ladies bowling club house are widely regarded by the community as undesirable eyesores within the Gardens.

¹⁶ Refer to *Edinburgh Gardens Conservation Management Plan* p.133

¹⁷ Refer to *Edinburgh Gardens Conservation Management Plan* p.130

¹⁸ *Ibid.* p.129

At the time of writing the former nursery/ depot is in the process of being demolished. The site has traditionally been an activity node within the Gardens and could be redevelopment in part as a new multi-purpose community building, relocated bocce courts, and an extension to the skate park without removing any existing parkland. The balance of the site could be redeveloped as gardens to achieve a net gain in open space available to the community.

The former nursery/depot has been suggested as a possible location for the North Fitzroy library. However, there are reservations about introducing additional built facilities for new uses, when many of the existing activities in the Gardens are not at present adequately provided for. The initiative also seems to be contrary to the widespread community support identified in this study for returning a net gain of parkland to the Gardens as passive open space, upon demolition of the former nursery/depot site and ladies bowling club. It is suggested that a more appropriate alternative location for a new library facility might be found in the local commercial area which forms a nearby focus of community activity.

The former Ladies bowling club house is undistinguished and in poor condition as well as being located in a visually conspicuous area, and should be removed. The site should be returned to open space and remain free of buildings and other structures to create a visual connection and integration between the four major sectors of the Gardens.

5.5.11 Emily Baker Infant Welfare Centre

The Emily Baker Infant Welfare Centre was constructed in 1972 and replaced a fountain feature which had historically been located in this vicinity. The loss of the fountain, and of the open space setting greatly diminished the traditional ornamental quality of the north east corner of the Gardens. The building also forms a physical and visual barrier between the Gardens and the adjacent urban interface that is not consistent with the historic layout, and which detracts from the presentation and charm of the Gardens both when viewed externally (by blocking views into the Gardens) and internally, where an austere rear wall forms the interface. The building is regarded as ugly by many in the community, and certainly is not sympathetic in style with the heritage character of the Gardens setting. In principle, the historic integrity and dignity of the Gardens would be greatly enhanced if this section of the Gardens frontage could be reinstated.

In the short term, this would be difficult as the Centre currently provides a valuable community service. Moreover, consideration is being given to augmenting the Centre with a local library facility. *Refer to Section 5.7.6.* However, in the longer term relocation of this service should be considered when the building reaches the end of its useful economic life, at which point the building should be demolished and the site returned to the Gardens.

5.6 Landscaping Issues

5.6.1 Brunswick Street Entrance

Although the Brunswick Street entrance is one of the main thoroughfares in Edinburgh Gardens, it lacks appropriate identification cues. When approached from Brunswick Street, it is obscured by the Bowling club house from the north, and by tree planting and the tram shelter from the south making it difficult to find.

Once at the entrance the way ahead is unclear due to densely planted and overhanging trees, and a meandering pathway. The result is uncertainty, particularly to a first time visitor. It also presents a confused and unstructured landscape impression that is at odds with the stately dignity of the heritage open spaces and avenues of the Gardens. The landscape treatment of the area also tends to engender a sense of personal vulnerability. The short view lines and dense tree planting restrict the ability to survey the area ahead while the poor lighting and repeatedly damaged light fixtures further contribute to a sense of unease in this landscape.

In addition, the degraded state of the War Memorial Arbour, the austerity of the rear wall of the Bowling club house, and the intrusiveness of the adjacent substation all contribute to a poor standard of presentation to this important entry to the Gardens.

A major upgrading of the layout and landscaping of this area is required. One that not only addresses the entry treatment but also resolves the issues associated with conservation of the historically significant War Memorial Arbour and relocation of the visually intrusive sub station. A revised layout which addresses all of these aspects is indicated in *Plan 20: Layout for Brunswick Street Entrance and War Memorial Arbour*. It entails:

- Relocation of the sub station to a location behind the grandstand and east of the tennis courts.
- Conservation and reinstatement of the War Memorial Arbour
- Reinstatement of the entrance path running through the arbour.
- Construction of a wide paved axial forecourt from the arbour to WT Peterson community oval to provide direct visual links between the two.
- New avenue tree planting to replace the existing unstructured scattering of trees.
- New garden beds along the Bowling club house rear wall to soften the visual austerity of its presentation to the Gardens.
- Relocation of the tram shelter some 10 metres to the south to open the entrance to clear view.
- Improved lighting and upgraded seating.

5.6.2 Former Queen Victoria Plinth

There is some community support for a replacement statue for the empty plinth. However, there are mixed views as to whether the replacement should be a statue of the missing Queen or another identity.

The *Conservation Management Plan* identified the memorial as being of intrinsic historical significance in the Gardens; first because of its connection with the original naming of the Gardens after Victoria's son Prince Alfred, the Duke of Edinburgh; and secondly as being demonstrative of one of the many commemorations which occurred throughout the Empire in 1901 following the death of the monarch.

An alternative view of the plinth that was submitted to the consultants is that the absence of the missing statue is also of significance, although this was not endorsed in the *Conservation Management Plan*.

Given the strong thematic links with the naming of the Gardens and the historic significance of the memorial, the statue of Queen Victoria should be recreated using photographic evidence as a model for the replacement. Although the original statue was reported as being of timber, a more durable masonry construction is preferred. A metal such as bronze, is also acceptable although it would be substantially more expensive.

5.6.3 Captain Cook Memorial

The Captain Cook memorial is of questionable relevance to the Gardens. It is not popular within the local community and has been subjected to vandalism on a number of occasions.

It is understood that the Captain Cook Memorial was placed in Edinburgh Gardens in recent times when it was rejected from its intended site adjacent to the 'Polly Woodside' due to proposals to relocate the ship. The memorial has no cultural or historical significance for the Gardens and has only arrived there by 'happenstance'. Given the ambivalence of community support, it is appropriate to find an alternative and more suitable location for the memorial off-site.

The second stage of the community consultation indicated general support for the proposed relocation.

5.6.4 Water features

There is considerable support for a water feature in the Gardens although there are many varied suggestions as to an appropriate form.

The early Gardens featured a small ornamental pond in the east. An opportunity exists to construct a new ornamental pond that evokes the memory of the earlier feature but which is presented as a fresh and contemporary interpretation of the historic design. The water feature should reflect the circular form of the historic feature, reinforcing a design shape used elsewhere in the Gardens as a distinctive element of Edinburgh Gardens. It could also be designed to demonstrate efficient use of water in an ornamental capacity – drawing on techniques which are well established in Middle Eastern and Arabic cultures. A sculptural form that is attractive when water is not available should be included as a preferred design criterion.

The historic ornamental pond was located in the area now occupied by the Alfred Crescent oval (School's oval). While it is not possible to reconstruct a water feature in this location without removing the oval from use, it is desirable to locate a future water feature in the general vicinity of its historic precedent. A nearby location on the northern side of the Rowe Street entrance is appropriate alternative and would form a suitable replacement for the circular conifer bed.

Historically, the Gardens also featured a fountain in the north west which remained until at least 1965. It is likely to have been demolished in conjunction with construction of the nearby Emily Baker Infant Welfare Centre in 1972 when the path network at the rear of the new building was modified. However, the traditional ornamental quality of the Gardens was diminished by the loss of this feature. Reinstatement of a fountain feature in this location would do much to restore the ornamental character of this section of the Gardens. This could be undertaken in conjunction with reinstatement of the historic path layout, which in turn is contingent

on the demolition of the Emily Baker Infant Welfare Centre once the facility reaches the end of its useful economic life.¹⁹

Suggestions were received for construction of a large lake and a water course/ fern gully feature. However, a lake has no historic precedence in the Gardens and would be inconsistent with identified heritage form. It would also displace a large area of valuable open space from use.

While a drainage line existed historically, in the late nineteenth century it was little more than a polluted drain carrying the overflow from cesspits in the nearby urban areas. The situation was aggravated by the Council which at that time allowed the disposal of garbage (including dead horses) along the watercourse²⁰. In 1887 the Central Board of Health served notice on the Council, which was soon after followed by construction of a brick drain barrel drain to 'underground' the offending flow. The water course consequently did not constitute a feature of the fully established Gardens layout as shown in the 1905 plan, and assertions that it would have been a fern gully are little more than unsubstantiated speculation. Construction of a water course at this point in time, would entail disturbance of existing heritage fabric, and would 'divide' the Gardens in two. It would also be a high water consumption element which would be difficult to justify. The construction of either a lake or water course is not supported.

5.6.5 Acknowledgment of Traditional Owners

During the community consultation process a number of people suggested that the traditional owners should be acknowledged in some form. The heritage study did not identify any sites or features of archaeological significance, and the Yarra Aboriginal Advisory Committee has not advised of any features or places in the Gardens of special significance to the indigenous community.

The Wurundjeri people traditionally occupied the surrounding area as the indigenous traditional owners and custodians, and in the 20th century, a significant indigenous Australian community have lived, worked and contributed to the life and cultural history of Fitzroy. The community has included a number of outstanding individuals who have played significant roles both in the local indigenous population and the broader Fitzroy community.

Subject to the advice and guidance of the Yarra Aboriginal Advisory Committee it is considered appropriate to acknowledge the traditional occupants and the significant contribution of the indigenous community to the cultural life of Fitzroy.

5.6.6 Interface with abutting Office of Housing Residential Development

The southern end of the Gardens between Jamieson Street and Napier Street is the only section of the boundary perimeter that is not defined by an adjoining road reserve.

The land is part of the former Rail Reserve and is to be developed by the Office of Housing for one and two story units as part of a residential complex for older members of the community. A planning permit was recently granted for 32 units with vehicular access from Napier Street. The approved development is a significantly scaled down version of earlier proposals that showed a 5 story development. The modified plans will result in single story units fronting the Gardens with two story

¹⁹ Refer *Edinburgh Gardens Conservation Management Plan* p.131

²⁰ *Sanitary Commission: Progress Report*, p.ix, *Gresswell Sanitary Condition* p. 19, cited in Dingle and Rasmussen, *Vital Connections, Melbourne and its Board of Works 1891-1991*, p.36

units to be constructed along Jamieson Street frontage and near the corner of Napier and Freeman Streets. The approved units will therefore be of consistent massing and height with existing residential development surrounding the Gardens.

A path is to be constructed along the interface between the Gardens and the new residential development that will provide a clear edge between public and private spaces. It is preferable that the path be set back a metre or two from the boundary line in order to provide a comfortable social distance from the private spaces for people walking in the public spaces of the Gardens. With a path setback of 2 metres, there would be an opportunity to establish display beds as a buffer and as a demonstration of low water demand planting schemes. These could form a feature of the southern part of the Gardens and provide inspiration for responsible water usage in domestic gardens.

Although there has been some support for a road in this location, it would pose an undesirable safety issue especially with the proximity of older and possibly frailer members of the community accessing the Gardens across the interface. As a matter of principle it is also considered undesirable to encourage car access into the Gardens particularly where there is a risk of pedestrian/ vehicular conflict.

However, there is a case for reinforcing the landscape edge between the Gardens and the abutting development. It is proposed that this be achieved by a row planting of canopy trees to complete the perimeter row planting on the site and clearly mark the boundary edges of the Gardens. (Refer to 5.1.9 Tree Replacement Strategy)

5.6.7 Native/ Low Water Demand ornamental display planting

There is an opportunity to introduce an ornamental quality to the southern entrance to the Gardens where the former National Can Company site interfaces with the proposed Office of Housing residential development. In view of recent government policy directives encouraging sustainable water use practices it would be an opportune time to establish demonstration native and low water demand ornamental planting display beds in this location. The initiative would hopefully inspire greater use of low water demand planting in domestic gardens as well as enhancing the interest and appearance of this relatively 'new' or 'returned' section of the Gardens. Given the heritage character of the surrounding urban area, a planting scheme that is compatible with the historic urban fabric would be both useful to residents, and appropriate to the character of the Gardens.

5.6.8 Shrub Beds

Display beds in the northern sections of the Gardens historically contributed floral colour and ornamental interest. These have been generally lost due to protracted budget restrictions and reduced maintenance inputs in recent decades, although much diminished descendants of the earlier beds remain on the Rotunda Lawn.

The ornamental qualities of the early elements should be reintroduced in the form of enlarged shrub beds parallel to the St. Georges Road frontage to commemorate the historic scalloped beds in this vicinity. These should be planted with species that reflect the character of a Victorian shrubbery display and create a colourful floral feature of note within the Gardens. The horticultural conditions of the earlier beds have changed markedly because of the now extensive shade associated with the row of Kurrajong (*Brachychiton populneus*) and the nearby mature Dutch Elms (*Ulmus x hollandica*) so that the new planting scheme will need to be based on relatively shade tolerant plant palette.

5.6.9 Privet Hedge

The remnants of a former privet (*Ligustrum ovalifolium*) hedge line the bicycle path between the southern edge of the former Ladies Bowling Club site and the area near the skate park. The hedge was established sometime between 1945 and 1966, with the section north of the skate park removed in the mid 1990's. The hedge is not of heritage significance (*refer to Conservation management Plan Section 4.2.15*). It is in poor condition with sections missing and extensive Elm sucker invasion. It also obscures sight lines between cyclists and pedestrians, forms a movement barrier in the Gardens, and limits surveillance. The hedge should be removed and the area returned to open lawn.

5.7 Other Issues

5.7.1 Signage

Existing signage in the Gardens is a disparate collection of sizes, styles and forms of varying condition. Although most signs are of comparatively recent origin and were installed during the last couple of decades, the displayed information is frequently out dated and no longer appropriate.

The presentation of the Gardens would be substantially improved by the introduction of a new set of consistently styled contemporary signage designed specifically for the Gardens. This should include signs for the following purposes:

- Name signs (ie *Edinburgh Gardens*) to be positioned around the periphery of the Gardens in vicinity of major entrances.
- Orientation plans. Map showing the layout of the Gardens and the location of major features, relative to the position of the viewer. To be located near major entrances and two other major intersections within the Gardens.
- Interpretative signs. Additional interpretive signs would greatly enhance the enjoyment and understanding of the history of the Gardens. Signs covering the establishment of the Gardens, the former rail way and industrial activities, the war memorial arbour, and the elms would be highly appropriate. A sign identifying the significance of the area to the indigenous community would also be appropriate. The existing interpretive signs are attractive and form an appropriate size and style format for additional interpretive signs.
- Directional signs. Finger board signage at major path intersections to give direction to major facilities.
- Regulatory signage. In particular, requirements relating to Dog Management covering the removal and disposal of dog droppings, and the designation of Dog Zone areas within the Gardens. Other regulatory signage would apply to the use of the skate park, tennis club and the children's playground enclosures, and would be installed at the relevant venues.
- Club signage. Club names should be displayed at the relevant club rooms or venues. These signs need not be of a standard style as clubs often wish to have their club colours or logo included, to which there is no objection. However, the size of the sign should be sufficiently large to be clear, but not to be an intrusive or dominant element in the landscape. Non-standard signs should be subject to Council approval.
- Promotional signage. This tends to be of a temporary nature with advertising for forthcoming events, fund raising activities and the like and can be assessed on an as needs basis under Council's normal approval procedures.
- Sponsor signage. Sponsor acknowledgment is often associated with sporting club activities. While some small acknowledgment could be made in association with club signage, separate signage is not supported. There are many clubs in the Gardens and the potential for a proliferation of what is essentially advertising signage is not considered consistent with maintenance of the heritage character Gardens or their visual amenity.

The above notwithstanding, the existing Gardens name sign at the northern end opposite the primary school, appears to be considerably older than other signage. Although the precise history of this sign is not known, its restoration and retention would contribute to the character of the Gardens and form a visible link to earlier signage styles.



Bollard style regulatory/advisory sign



Existing interpretative sign

5.7.2 Commemorative Installations

Memorials and commemorative naming or renaming should generally be associated with a significant contribution to the local community or the Gardens, or an outstanding role in the broader society with some association with the Gardens. It is desirable that any commemorative installation or naming be of local relevance and form part of the social history of the Gardens. It should only be inaugurated where there is general community support.

Suggestions to commemorate the Fitzroy footballer of the 1930's- 1940's, Haydn Bunton will need to be reviewed under the above guidelines and subject to any required approvals. Suitable avenues for commemorating the footballer can be explored in consultation with the Fitzroy Reds Football Club. The WT Peterson community oval was named to honour many years of service to the Fitzroy community including 20 as a councillor. Respect for Peterson's contribution and the honour bestowed on him by the community is supported.

Individuals who simply have an affection for the Gardens and wish to commemorate a loved one could do so by a financial contribution to park furniture with rights to place a discrete acknowledgment plaque (of a standard form) on a seat, drinking fountain etc. Tree planting plaques are not favoured as they can result in visual intrusion, create the appearance of burial memorials which many people dislike, and they make maintenance of lawn areas difficult. Again, there should be a requirement that there be a local relevance or association to the commemoration. A Council policy on this issue is desirable to provide a consistent approach.

5.7.3 Garden Cinema

Use of the Gardens for open air cinema screening during summer evenings would have the advantages of bringing people into the Gardens and enhance to the diversity of activities that the community enjoy. However, such events would be subject to Council approval, and liaison with the Open Space and Arts and Cultural Services departments. It would need to be conducted so that the Gardens remained accessible for general use at times when screenings were not in progress.

5.7.4 Obsolete remnants

There are a number of pit coverings, surplus steel posts, poles and concrete pad footings which appear to be redundant and which should be removed.

5.7.5 Friend's Group

Friends of volunteer groups can make a significant contribution to the upkeep and presentation of the Gardens, as well as providing a valuable and enjoyable recreation outlet for participants. Provided organisational structures can be put into place effectively and the program run without overloading Council management resources, the proposal has great merit. Precedents exist at other gardens (eg Central Park, Malvern) which could provide a good starting point for developing an appropriate organisational model for such a group.

5.7.6 Local Library

Yarra has recently carried out a review of potential sites for a local library facility in North Fitzroy²¹. One of the sites recommended for consideration is Edinburgh Gardens. While the former nursery site was mentioned, preference was expressed for a street frontage location. The area adjacent to the existing Maternal Health and Child Care Centre is suggested as a suitable site, or alternatively redevelopment of the Centre itself as a co-located facility.

²¹ JL Management Services Pty Ltd *Yarra City Council; North Fitzroy Library Review*, July 2003.

The Master Plan has not supported retention of the Emily Baker centre once it has reached the end of its economic life. *Refer to Section 5.5.11.* It forms a barrier to entry and views of the Gardens from the surrounding urban interface, as well as presenting an unattractive and austere brick wall to the Gardens. Establishment of a library facility in this location would simply compound the 'barrier' effect, walling the Gardens off from their urban context and detracting from the Gardens historic character. The action also has disadvantages for security in the Gardens by blocking views into the Gardens and reducing informal surveillance by passing traffic on adjacent roads. It is considered more appropriate to locate the library facility within established urban fabric nearby rather than detract from the long term integrity of the Gardens for the short term expediency of securing a 'readily available' site.

6.0 MASTER PLAN VISION, OBJECTIVES AND ACTIONS

The Master Plan incorporates the recommendations of the *Conservation Management Plan* and the analyses of existing conditions and issues arising from the community consultation process. The major features of the plan are shown on *Plan 20: Summary Revised Master Plan*.

The Master Plan vision, statement of objectives and actions are detailed on the following pages. For a discussion of the background to each of the recommendations refer to the relevant sections of preceding sections in this report or to the *Conservation Management Plan*.

6.1 Vision

Edinburgh Gardens are to be conserved and managed primarily as culturally significant heritage Gardens for the use and enjoyment of the community, and as Gardens which:

- Comprise one of the premier public open space resources in the City of Yarra;
- Retain their character as the pre-eminent nineteenth century public gardens in the City of Yarra, featuring avenue plantings of exotic trees, extensive lawns, historically significant structures and active sports facilities;
- Continue to function as a focus of community life and reflect the ongoing evolution of the local community ;
- Provide a diversity of passive and active recreation opportunities catering to the needs of a broad spectrum of the community, without detracting from the Gardens' heritage significance and character.

6.2 Objectives

6.2.1 Policy and Management

- To protect and conserve components of the Gardens' fabric identified as being culturally significant in the *Conservation Management Plan*.
- To protect and retain the nineteenth century character of the surrounding urban area as a setting for the Gardens having regard to the scale and form of the built fabric, the curving alignment of Alfred Crescent, vistas and landmark features.
- To manage and develop the Gardens on the basis of sustainability principles to the extent that they are consistent with protection of heritage significance, environmental constraints, financial resources, social equity, and community development.
- To maintain the Gardens to as high a standard as possible using best practice principles.
- To ensure that Gardens are safe and generally accessible to people of all abilities.
- To encourage responsible community and stakeholder involvement in collaborative management initiatives with the City of Yarra.
- To recognise the dynamic nature of the Master Plan with regular reviews and adjustments to meet changing needs and circumstances.

6.2.2 Activities and Recreation

- To cater for a diversity of active and passive recreation needs of the community which are consistent with retention of the heritage values and character of the Gardens.
- To retain a balance between active and passive recreation, which reflects the Gardens' traditional character as a primarily passive recreation venue with provision for some active sporting activities.
- To encourage community use of the Gardens by providing recreation activities for diverse age, cultural, gender, ability and interest groups and through a range of time periods and seasons.
- To provide for active and passive recreation activities in the Gardens having regard to the broader strategic context for the City of Yarra as set out in the Recreation Plan 2003-2008 and its subsequent updates.
- To generally discourage activities that restrict public access (other than on a short-term temporary basis for approved 'events') or which are not consistent with the primary purpose of the Gardens for recreation.
- To discontinue or prohibit activities that may damage, diminish, or otherwise threaten culturally significant heritage fabric, including the soft landscape elements and significant tree plantings.
- To ensure recreation use of the Gardens is generally consistent with retention of the residential amenity of the surrounding area.

6.2.3 Infrastructure and Built Fabric

- To conserve, protect and reinstate culturally significant buildings and structures in accordance with the *Conservation Management Plan*.
- To ensure the provision of buildings and structures (temporary and permanent) is consistent with community use of the Gardens for passive and active recreation.
- To ensure the design, construction and location of buildings and structures enhances the aesthetic character of the Gardens, and is consistent with protection of its heritage values.
- To rationalise the provision and use of existing buildings and structures to meet identified recreation needs.
- To discourage the proliferation of small buildings scattered through the Gardens.
- To encourage the provision of a limited number of integrated facilities and the shared use facilities.
- To maintain buildings and structures to a high standard within the broader context of asset management by the City of Yarra.
- To remove inappropriate buildings and structures from the Gardens.
- To provide appropriate infrastructure to enable a high standard of maintenance of the Gardens fabric, and to optimise community use and enjoyment of passive and active recreation facilities.
- To ensure the provision of infrastructure is consistent with the conservation and protection of the Gardens' heritage character and values.

6.2.4 Landscape

- To conserve, protect and reinstate the culturally significant heritage landscape character of the Gardens as a whole and its significant elements (in particular the avenues of exotic trees) in accordance with the *Conservation Management Plan*.
- To restore the integrity of the Gardens as a unified heritage landscape.
- To provide for the long-term replacement of the avenues of mature trees and other significant plantings as major features of the Gardens.
- To maintain and manage landscape fabric to a high standard of presentation for the enjoyment of the community and consistent with its heritage character.
- To reinstate and recreate some of the historic ornamental features of the Gardens where practicable, using photographic or other documentary evidence of the original.
- To adopt water efficient management practices.
- To ensure responsible environmental management within the Gardens.

6.2.5 Other

- To acknowledge traditional indigenous custodians of the land and the involvement of the indigenous community in the cultural life Fitzroy and the Edinburgh Gardens.

6.3 Policy and Management Actions

6.3.1 Heritage

Refer to the *Conservation Management Plan* Section 6.

6.3.2 Urban Context

Protect the nineteenth century urban character of the setting for Edinburgh Gardens as an important component of the Gardens context. Development along this interface should be of a scale and form that is consistent with retention of this character. Encourage residential redevelopment of the rear boundary garage accesses along the southern end of Alfred Crescent in an appropriate scale and form to improve the longer term amenity of this frontage to the Gardens.

Protect vistas to landmark features in the adjoining urban area and to more distant sites such as the City skyline as important elements which contribute to the enjoyment and beauty of the Gardens. These are shown on *Plan 1: Location and Urban Context*, and include:

- The Hungarian Reformed Church at the corner of St. Georges Road and Watkins Street.
- The North Fitzroy Primary School No. 1490 in Alfred Crescent.
- The Seventh Day Adventist Church in Alfred Crescent.
- Two storey Victorian villa with tower in Alfred Crescent. (Refer Plan 1)
- Two large two storey Victorian villas in Alfred Crescent. (Refer Plan 1)
- Views to St. John the Baptist Catholic Church in Queens Parade, Clifton Hill.

- Views to City skyline from northern side of WT Peterson community oval and from the former National Can Company area.

Improve the proportions of the wide carriageway of Alfred Crescent relative to the adjoining scale of residential development, and upgrade the visual amenity of the street by establishing street tree planting along the opposite side to the Gardens. To this end, explore the feasibility of establishing a row of canopy trees in planting bays located in the parallel parking strip on the carriageway shoulder.

6.3.3 Activity Zones

Retain the general existing pattern of activity zones in the Gardens where passive recreation is concentrated in the northern half of the site, and active recreation in the south. (Refer to *Plan 5: Activity Zones*)

Retain the two major activity nodes located in vicinity of the grandstand and International House respectively.

Cluster major facility provision around established activity nodes.

Retain a balance between nodes of high intensity facility provision, areas for passive recreation and areas for active recreation.

6.3.4 Spatial Structure

Retain the enclosed treed parkland character in the northern half of the Gardens with open parkland located predominantly in the southern sectors. (Refer to *Plan 6: Spatial Structure*).

Reinstate the historic treed parkland link between the north east and north west sectors of the Gardens.

Locate new buildings where they are not divisive of Garden spaces, and do not adversely effect the spatial relationships and views within the Gardens.

6.3.5 Restricted Public Access

The total land area set aside from general public access for active sports facilities and other Gardens infrastructure should not be increased.

6.3.6 Sustainable Water Management

Implement environmental and financially effective water usage efficiency measures to reduce consumption levels including:

- More efficient irrigation methods.
- Greater use of low water-demand planting (including grass species)
- Improved soil structure.

Maintain a watching brief on the development of emerging technologies and the feasibility of implementing potential options for sustainable water management practices to the Gardens including:

- Sewer mining.
- Collection of urban stormwater and on-site storage and treatment.

6.3.7 Maintenance

Implement a sustained commitment to appropriate levels of maintenance to retain high quality open space, and to deliver maximum recreation benefit.

Adopt a comprehensive program of regular upkeep for buildings, soft landscape and hard landscape elements. Incorporate flexibility to promptly address sporadic incidents of breakage of vandalism.

6.3.8 Dog Controls

Modify existing dog management controls as follows:

- Retain recently introduced control requiring dog owners to carry a disposal device. Carry out a municipal-wide publicity program to raise community awareness of the change to policy. Consider providing bags to owners at time of registration.
- Place more bins at convenient locations, particularly Garden entrances and exits to encourage disposal of bagged dog droppings. Receptacles to be wheelie bin type.
- Remove the existing dog bag dispensers.
- Introduce dog zones as shown in *Plan 13: Proposed Dog Control Zones* and where:
 - 'No Go' Dog Zones to apply to sports fields (WT Peterson community oval, the Soccer practise field opposite the Primary School, and the Alfred Crescent Oval), and to children's playgrounds and barbecue and picnic areas.
 - 'Off Leash' Dog Zone to apply to areas generally 5 metres west of the bike path and south of the path between Rowe Street and St. Georges Road (but not including any 'No Go' area specified above).
 - 'On Leash' Dog Zone to apply to the balance of the Gardens.
- A new fenced area to be provided on the former National Can site to cater for off-leash dog exercise.
- Dog drink bowls to be installed in 'Off Leash' area.
- Regular enforcement of policies.

6.3.9 Vehicular Access and On-site Parking

Restrict vehicle entry to the Gardens to essential access by service, maintenance, delivery or emergency vehicles, authorised pick-up and drop-off of incapacitated persons, and delivery of authorised events set up and removal equipment (subject to vehicle weight limit to avoid damage to paths and lawns).

Install locked automatic boom gates at the northern Alfred Crescent entrance and at the Brunswick Street entrance. Operate the installation by a key or swipe card compatible with emergency vehicle access.

Reduce the size of the northern car park to three car spaces to accommodate pick up and delivery, and maintenance requirements.

Install bollards at all other path entrances to adjoining roads with provision for a removable bollard to allow access for service, maintenance and emergency purposes.

6.3.10 Visitor Parking

If required, provide additional car parking for Gardens' visitors by:

- Altering the all day parking on the northern side of Freeman Street, to short-term.
- Introducing angle parking along the Alfred Crescent frontage.

When large events are to be held at the Gardens:

- Promotion material should advise participants that parking is not available on site and that appropriate arrangements should be made.

- Alternatively, consideration should be given to providing a bus shuttle from other parking venues (eg Royal Park or other suitable locations) to the Gardens, and back.

6.3.11 Accessibility

New works and facilities to be in accord with BCA D3 (Access for People with Disabilities) except where impracticable or unrealistic (eg steep gradient to the mound north east of WT Peterson oval).

Consider carrying out a formal access audit for the Gardens and its facilities.

Provide designated 'disabled' parking spaces close to major entrances to Gardens.

Upgrade access to Gardens from the east with a new perimeter path and regrade entry opposite Grant Street to negotiable gradients.

Smooth the surface of the bluestone pitcher paving at the Freeman / Napier Street entrance.

Ensure bollard spacing at entrances allows access for wheelchairs, prams and walking aids.

Resurface uneven and broken paths, and eliminate guttering through intersections.

Adopt minimum width of 3 metres for major paths in the Gardens.

Introduce at grade bluestone edging flush with adjoining lawn areas. Where raised heritage edging is retained, provide at least one at-grade crossover point to the lawn.

Ensure trees which overhang paths are trimmed to above pedestrian height.

Provide 'disabled' toilet facilities at new toilet blocks, and ensure access is wheelchair negotiable.

Provide wheelchair accessible drink fountains and picnic tables.

Underground the open bluestone drain along the east side of the WT Peterson community oval.

6.3.12 Safety and Security

Ensure that new works and facilities have regard to the principles of "Community safety by Design" guidelines.

Improve the safety and security of the Gardens:

- Improve lighting along paths and around buildings.
- Establish clear sight lines along paths and especially the Brunswick Street entrance.
- Provide appropriate sharps disposal units at toilet blocks and at the grandstand.
- Prompt repair of vandalised and damaged fixtures, and removal of graffiti and discarded syringes.
- Improve security of the grandstand structure by installation of a sprinkler system as well as regular security checks at night.
- Encourage increased use of the Gardens in the evening to improve informal surveillance and discourage anti-social behaviour.

6.3.13 Litter and Graffiti Management

Provide new bin facilities at major entrances to the Gardens and at sports venues:

- Opposite Falconer Street
- Opposite Rowe Street , and
- At the end of Freeman and Napier Streets.
- The enlarged skate park, and
- The new picnic and barbecue facility adjacent to the southern playground. (See *Plan 19: New Park Furniture*)

New bins to be plastic wheelie models housed in standard contemporary City of Yarra perforated steel enclosures to match those already installed in the Gardens.

Remove graffiti as quickly as possible to discourage repeated offences and avoid an appearance of neglect. (Preferably within 24 hours)

6.3.14 Tree Replacement Strategy

Short Term Replacement Strategy:

Plant missing sections of the avenues, and sections identified as failing, structurally unsound, or planted with an inappropriate species. Also introduce a feature planting of Australian 'eucalypt' forms on the former National Can site. (Refer to *Plan 15:Short Term Tree Replacement Strategy*). Implement as soon as service works are completed. Major components of the strategy are to:

- Replace the missing central link of the Rowe Street to Brunswick Street path with an avenue of Holm Oak also known as Holly Oak (*Quercus ilex*).
- Replace the aging avenue of Red leafed plum (*Prunus x blairiana*) with Chinese Elm (*Ulmus parvifolia* 'Todd').
- Remove poor specimens of self seeded Elm east of the tennis courts and replant with a row of Zelkova (*Zelkova serrata* 'Green Vase') from the Rowe Street path to the Freeman Street entrance.
- Plant a row of Zelkova (*Zelkova serrata* 'Green Vase') along the frontage to the new Office of Housing development to mark the southern end of the Gardens.
- Replace the avenue planting removed from the western side of the former Ladies bowling club site with Zelkova (*Zelkova serrata* 'Green Vase').
- Define the dog exercise oval /informal active recreation area on the former National Can Company site with north and south arcs of Bloodwood specimens in mixed species plantings of Angophora (*Angophora costata*) and Lemon Scented Gums (*Corymbia citriodora*).
- Plant an arc of Holm (Holly) Oak (*Quercus ilex*) around the southern end of the Alfred Crescent (or School's) oval .
- Plant specimen River Red Gums (*Eucalyptus camaldulensis*) along the former rail line and in the 'Australian Lawn'.
- Introduce specimen Magnolias (*Magnolia grandiflora*) to add floral interest
- Introduce feature groups of Snow Pear (*Pyrus nivalis*) to provide spring floral interest and autumn colour to the former National Can Company site, and the southern playground.

- Augment the Jacaranda (*Jacaranda mimosifolia*) planting near the former nursery and depot

Long Term Replacement Strategy

Allow a period of 10–15 years for establishment of the short term strategy planting. Following establishment, review older avenues to assess senescence. Replace trees where signs of senescence are detected in one third of specimens along any path segment, or where more than 30 percent of specimens in any link of the avenues are diseased, severely damaged or missing.

Precede tree replacement with an extensive public notification program advising the community of the impending action and the reasons for it.

If decline is localised, commence a staged replacement program in areas of decline. Allow 10 to 15 years between major planting campaigns for establishment of preceding stages and to reduce the visual impact of tree removal. Ideally, complete replacement will occur over a three to four stage sequence.

If there is no significant decline in tree health, review situation at 5 yearly intervals.

Species for a long-term replacement strategy are indicated in *Plan 16: Long Term Tree Replacement Strategy*. This includes replanting the major avenues of Elm with the same taxa. It is noted that several cultivars of Dutch Elm are present in the Gardens and should be replaced with the identical taxa. Secondary avenues are proposed to be replaced with species that will diversify the Gardens planting palette and reduce vulnerability to catastrophic loss in the event of Dutch Elm disease. Features of the long term strategy are to:

- Replant with the appropriate cultivar, Dutch Elm (*Ulmus x hollandica*) along the Jamieson Street to Falconer Street path, the Rowe Street to St. Georges Road path, the diagonal path from the timber gate house to the International House corner, and the Elm circles and Elm arc. Consult with the Bowling Club prior to any replacement of missing Elms along the northern boundary of the Bowling Club site.
- Plant Chinese Elm (*Ulmus parvifolia* 'Todd') along the secondary diagonal paths in the north east of the Gardens.
- Plant Zelkova (*Zeldova serrata* 'Green Vase') along the northern end of the main north south path from Freeman Street to complete the avenue of Zelkova.
- Plant Pin Oak (*Quercus palustris*) along the western end of the Rowe Street path to complete an east west Oak avenue.
- Replace the Desert Ash (*Fraxinus* sp.) section along the northern perimeter with Kurrajong (*Brachychiton populneus*) to form a consistent boundary row planting.
- Replace Kurrajong (*Brachychiton populneus*) planting along the northern and northern western boundary.
- Replace Illawarra Flame tree (*Brachychiton acerifolia*) planting along the eastern boundary of the Gardens. Not likely to be required for many years.
- Plant specimen of River Red Gum (*Eucalyptus camaldulensis*) to replace existing Southern Mahogany Gums (*Eucalyptus botryoides*).

6.3.15 Master Plan Reviews

Undertake minor reviews of the Master Plan at 5 year intervals to identify and respond to changes issues.

Carry out a comprehensive review of the Master Plan in 15 to 20 years (sooner if the need is apparent).

6.3.16 Co-ordinate Strategic Planning

The provision of community services and facilities within the Garden should be co-ordinated with strategic planning and policy initiatives for the local area, as administered by relevant departments of the City of Yarra, and where applicable, by regional and State authorities and government.

6.4 Activity and Recreation Actions

6.4.1 Playing Fields

WT Peterson Community Oval

Introduce a 'No Go' Dog Zone within the fenced oval

Remove a young tree at the end of the cricket net run-up to improve safety

Construct a new service vehicle access gate on the northern side of the oval.

Alfred Crescent Oval

Introduce a 'No Go' Dog Zone on the oval area.

Improve pressure of irrigation system

National Can Company Site

Retain as an informal active sports area and as an 'Off Leash' Dog exercise area.

Construct a fenced dog exercise oval on the southern sections of the site.

Define and enhance the space with tree planting.

Any works involving disturbance of sub-soils to meet relevant environmental soil management guidelines.

Soccer Practise Field

Introduce a 'No Go' Dog Zone on the Soccer Practise Field.

Upgrade to provide good grassed playing surface.

Consider installation of cricket pitch for summer use by primary school children.

Make soccer goal structure removable for off season periods.

6.4.2 Skate Park

Extend skate park north on part of former nursery and depot site.

Construct a new 'street' skate facility designed in consultation with local skaters.

Upgrade site to include:

- Adequate run off areas with a circuit layout
- Seating located in a safe position
- Perimeter fence
- Bike parking facilities
- Bin
- Shade
- Drink fountain
- Electric power outlet

6.4.3 Children's Playgrounds

Northern Playground

Retain in present form as a facility for very young children.

Provide shade sails.

Southern Playground

Provide shade sails in the short term.

In the longer term, redevelop to cater for a broader range of age groups and capabilities than provided at the northern facility. Redeveloped playground to be specifically designed for the Gardens offering challenging play opportunities and provision for children with disabilities.

6.4.4 Basketball/ Netball Court

Construct a new court to replace the existing facility.

Court to be multi-functional with line markings for basketball, netball and volleyball, and new rings and backboards. Court surface to be finished in green to harmonise with Garden setting. Facility to remain unfenced, and used primarily for informal play (as distinct from competition).

Provide ancillary facilities including:

- Seating
- Drink fountain
- Bicycle storage
- Bin

6.4.5 Bicycle Path and Parking

Bicycle Path

Realign southern half of bike path route to eliminate sharp bends.

Increase width of entire path to 3 metres.

Resurface with asphalt and provide centre line marking

Install holding rails at Alfred Crescent crossing

Rationalise bollard to 1.5metres spacings around the centre line

Provide painted coloured surface 1 metre wide either side of pedestrian path or road crossovers.

Paint 'SLOW DOWN' on bicycle path pavement approach to intersections, and 'GIVE WAY' on pedestrian path pavement approach to intersections

Smooth top of bluestone pitcher paving at the end of Napier Street

Remove remnant privet hedge to improve sight lines and safety

Provide standard signs at Garden entrances to bicycle path, to indicate the facility is shared with pedestrians.

Bike parking

Provide bike parking facilities at:

- Skate park
- Basketball practise court
- WT Peterson oval
- Tennis courts
- Barbecue facilities

Hoop style fixtures recommended as sturdy, less prone the damage of bicycles, and a 'clean' and simple design that aesthetically will sit well in the Gardens.

6.4.6 Bowling Club

Replace cyclone wire boundary fence with a high steel palisade fence (nominally 1.5 metres.)

Realign northern boundary to be setback approximately 3 metres from entrance path.

Landscape perimeter of bowling green to a design that integrates the site with the adjacent Gardens. To be prepared in consultation with Council.

Explore options of upgrading the appearance of the southern façade of the Bowling club house along the Brunswick Street entrance to the Gardens.

6.4.7 Bocce Courts

Construct new bocce courts on part of the former nursery/ depot site. This move should be coordinated with availability of nearby club room facilities whether as a shared use of existing infrastructure or, in the future as part of a possible new enlarged multi-use community centre to replace International House.

New bocce courts to have shade, seats, and access to drink fountain facility.

Return existing bocce courts to parkland.

6.4.8 Croquet

Accommodate informal games of croquet on the former ladies bowling green area. Provide equipment storage and access to club room facilities as required, either as a

shared use of existing infrastructure or, in the future as part of a possible new enlarged multi-use community centre to replace International House.

6.4.9 Tennis Courts

Retain existing tennis facilities.

Consult with Fitzroy Tennis Club to develop upgrading proposals for entrance to tennis courts in conjunction with landscape layout for bin enclosure and relocated sub-station nearby.

6.4.10 Paths

Layout

Provide a circuit walk around the Gardens by construction of a path around the eastern boundary running from the Falconer Street entrance to Jamieson Street.

Construct a path along the southern perimeter of the Gardens to link Jamieson Street and Freeman Street.

Construct a new access from Freeman Street to the WT Peterson oval along the western side of the cricket nets.

Close the service access located on the eastern side of the cricket nets.

Redesign the Brunswick Street entrance to create a walkway under the war memorial arbour, and better visibility along the existing vehicle access.

Construct steps and path leading to the eroded 'lookout' on the embankment north east of WT Peterson oval.

Reinstate the missing historic diagonal paths to the Queen Victoria memorial plinth.

Reinstate the former path layout (and fountain) in the north west of the Gardens should the Emily Baker centre be relocated in the future.

Condition

Upgrade paths and maintain to a high standard. Schedule paths that are in poor condition and which are part of the major path network as high priority. (Refer to *Plan 18: Path Condition*).

- Construct sub-surface drainage.
- Retain early basalt rock (boulder) edging and reset where it has subsided. Ensure wheelchair access to lawn areas is available from at least one location along each major path segment (between intersections).
- Provide new bluestone gutter edge strip to all other paths. Edge strip to finish flush with adjacent lawn areas. Edge strip to be similar in style to the north-south path from Falconer Street to Jamieson Street but with neater and more restrained use of mortar.
- Eliminate spoon drains crossing paths or path intersections.
- Pave with smooth asphalt finish.

6.4.11 Barbecue and Picnic Facilities

Construct a new barbecue and picnic area adjacent to the southern children's playground.

Facility to be of similar scale to the northern picnic area.

Barbecue to be a double plate, and picnic tables to be wheelchair accessible.

Upgrade barbecue and picnic furniture at northern picnic area in due course.

6.4.12 Seats

Provide seats along all major paths throughout the Gardens and adjacent to major ornamental and recreation facilities.

Redress the existing shortage of seats especially in the southern sections of the Gardens as shown in *Plan 19: New Park Furniture*.

Provide a new suite of seats in a consistent style throughout the Gardens.

New seat style to be timber slat with flat steel arm rests to match recently installed models along the Rowe Street to Brunswick Street path.

Maintain seats to a high standard with prompt repair or replacement of damaged fixtures.

6.4.13 Drink Fountains

Install drink fountain facilities at:

- Skate park (and bocce courts)
- Basketball practice court
- Southern playground (picnic and barbecue area)
- WT Peterson community oval. (Refer to *Plan 19: New Park Furniture*)

Drink fountain design to be wheelchair accessible.

6.4.14 Café, Coffee Shop, Kiosk

Provide future potential to accommodate a café/ coffee shop/ kiosk facility within the Gardens by:

- Incorporating sufficient flexibility in the design of any new multi-use community centre that may be considered for the Gardens, so as to provide for this function if desired in the future.
- Examining the feasibility of adapting the historic gate house at the corner of Brunswick Street and Freeman Street for this purpose.

6.4.15 Festivals and Special Events

Festivals and special events should form part of the recreational use of the Gardens, subject to approval by the City of Yarra on a case by case basis, to ensure they are consistent with protection of the Gardens' fabric, public safety and amenity. Only

events which do not pose an unacceptable risk to significant fabric should be permitted.

Water and power outlets to be provided at designated locations to cater for special events. Suggested venues include the rotunda, grandstand, Centennial pavilion and International House. *(Refer to Sections 6.5.3. and 6.5. 4 below).*

General vehicle access for festivals and special events is not supported. Vehicle access should be restricted to service, maintenance and emergency purposes. This could include delivery and removal of equipment for festivals, provided vehicle weight sufficiently light to avoid damage to paths and other garden fabric.

To overcome parking problems which can be generated by large events, event advertising should advise intending patrons that parking is not generally available and that alternative arrangements such as the use of public transport or walking should be considered. *(Refer to Section 5.1.5)*

Large public events should be monitored to ensure that the sensitive fabric of the Gardens is not affected.

6.5 Infrastructure and Built Fabric Actions

6.5.1 Drainage

Install and upgrade sub surface drainage to rectify waterlogging of lawn areas.

Carry out a program of soil structure improvement in areas of poor drainage.

Install appropriate drainage works to all hard surface areas including paths.

Investigate the potential to capture run-off from both hard and soft surfaces in the Gardens for possible reuse either as supplement to irrigation, utility services (eg toilet flushing), or water feature.

Prior to carrying out any major works or replanting on the former National Can Company site, consult with relevant drainage authority as to any planned upgrade works to the major north-south stormwater drain running through the site.

Replace the open drain lined with bluestone pitchers east of WT Peterson oval, with a below-grade culvert.

6.5.2 Irrigation

Replace the old hydraulic system in the northern half of the Gardens with a new electronic system. Priority should be given to the north east sector with the north west sector following

Install a new metered tapping point at the southern end of the former National Can site to improve main line pressure.

Formulate an irrigation strategy to maximise water use efficiency. The strategy to consider:

- Creation of separate irrigation zones for tree rows and grassed areas.
- Installation of drip irrigation for replacement tree rows and garden beds which are not generally accessible to the public (eg bowling green enclosure).
- Consider use of drip irrigation in selected lawn areas.
- Efficient operational and maintenance regimes.

- Options for alternative water sources (Refer to Sustainable Water Practices recommendations)

6.5.3 Water

Provide water outlets for connection for special events and festivals. Preferably to be coordinated with provision of power outlets and located at activity nodes or other focal points (eg rotunda, grandstand, Centennial pavilion, International House).

6.5.4 Electric power

All electric cabling to be provided underground.

Provide three phase power outlets at designated location for special events and festivals. Coordinate locations with provision of water outlets (Refer to 6.5.3 above).

6.5.5 Lighting

Provide safe night illumination by installing new overhead lighting along major paths as follows:

- North-south routes
 - Alfred Crescent to Freeman Street
 - Falconer Street to Jamieson Street
- East-west routes
 - Rowe Street to Brunswick Street (past tennis courts and war memorial arbour).
 - Rowe Street to St Georges Road (north of rotunda)

Install a consistent lamp style throughout the Gardens. Lamps to be of a contemporary design that complements the heritage character of the Gardens. They should be metal halide to promote security and optimise energy efficiency.

Locate lamps in a consistent position relative to the path.

Floodlight major heritage features (rotunda, war memorial arbour, grandstand).

Retain (and repair as appropriate), existing heritage lamp fixtures (near rotunda lawn and at Brunswick Street entrance).

Review the efficiency of lighting at active sports venues, in particular WT Peterson community oval.

6.5.6 Substation

Relocate substation to a site at the rear of the grandstand.

Landscape to retain visual amenity to the Gardens and to the entrance to the adjacent tennis courts

Final siting to be decided in consultation with the Fitzroy Tennis Club to ensure the Club's activities are not adversely affected.

6.5.7 Bin Storage Enclosure

Construct a storage enclosure at the rear of the grandstand to screen rubbish bins used by the community rooms, and nearby sporting clubs.

Provide multiple bins designated for recycling purposes.

Landscaping as required to protect the visual amenity of the Gardens.

6.5.8 New Shared Community Centre / International House / Meeting Rooms

Explore the potential and feasibility of constructing a new multi-use community centre near the former nursery and depot which would:

- Replace and upgrade the facilities of International House. More spacious and flexible accommodation is required for the multi-cultural community groups currently based here. In particular an upgraded kitchen facility, storage, baby change area and female toilets.
- Provide additional community meeting venues to meet demand for community meeting rooms and club room facilities in the Gardens.
- The design should also provide future potential to accommodate a café, or coffee shop function in the future.

Any such new facility must be a well-designed and attractive building that complements the character of the Gardens

6.5.9 International House

In the short term, explore with International House management, potential options for meeting accommodation and storage needs through shared use arrangements with other venues in the Gardens.

In the longer term examine potential to replace the existing structure with a new enlarged and shared community centre to provide improved accommodation and facilities for the groups currently using International House. (Refer to action 6.5.8)

6.5.10 Grandstand

Install sprinkler system to protect this significant heritage feature.

Maintain as one of the outstanding heritage buildings in the Gardens.

Examine the feasibility of creating additional accommodation for sports club use under the grandstand, having regard to requirements to protect heritage fabric, and the feasibility of meeting club needs by alternative strategies (eg. Providing storage at the Gatehouse, or by allocating the Community Meeting Hall if alternative community meeting facilities are created).

6.5.11 Community Meeting Hall

In the short term, retain the community meeting hall in its present role.

Explore options of providing additional or alternative meeting room facilities, either through shared use of other venues in the Gardens or in the longer term, by construction of a new shared community centre. (Refer to 6.5.8 above). This would enable the existing community hall to be adapted to meet the club room requirements

of the sporting groups based on WT Peterson oval. When not in use by the Clubs, the hall could still be available for general community use.

6.5.12 Gate House

Make the Gate House available to meet the immediate storage needs of the sporting clubs based on WT Peterson oval.

In the longer term, examine the feasibility of the heritage building for use as a small coffee shop on a leased basis, or as a small community office.

6.5.13 Toilet Block

Demolish the northern toilet block and replace with a new attractively designed structure which is sympathetic to the character of the Gardens.

Facilities to include provision for people with disabilities and to be wheelchair accessible.

An automatic unisex dual unit facility is recommended as the preferred option for promoting safety and security.

Locate new facility in a position that is off-set from the entrance to the Gardens but where it is clearly visible and well lit.

6.5.14 Centennial Pavilion

Demolish the existing poor quality facility and replace with an attractively designed pavilion sympathetic to the character of the Gardens.

New pavilion to include facilities for people with disabilities and to be wheelchair accessible.

6.5.15 Shelter

Demolish the existing structure and reconstruct the historic timber gazebo, using photographic evidence to replicate the earlier design.¹

6.5.16 Rotunda

Remove unsympathetic alterations to the base of the rotunda and reinstate the early quarry-face stone.

Remove the wrought iron gates and replace the woven wire gate in the side dwarf wall with a more sympathetic iron gate.

Reinstate the early landscape treatment around the base of the rotunda with a garden bed and low cast iron palisade fence.²

¹ Refer to *Edinburgh Gardens Conservation Management Plan* p.133

² Refer to *Edinburgh Gardens Conservation Management Plan* p.130

6.5.17 War Memorial Arbour

Conserve the arbour and recreate the original decorative elements.

Relocate the adjacent sub station to the rear of the grandstand.

Reinstate the path running under the structure. (Refer to *Plan 20: Layout for Brunswick Street Entrance and War Memorial Arbour*).

Upgrade the landscape setting, and open structure to view.

Floodlight.

6.5.18 Former Nursery/ Depot and Ladies Bowling Club House

Demolish former nursery and depot and the ladies bowling club house.

Redevelop the former nursery and depot variously for:

- Relocated bocce courts.
- Extension to the skate park.
- Open space/ passive recreation.
- A new multi-purpose shared community centre (in the longer term and subject to favourable feasibility assessments)

Return the former Ladies bowling club site to open space.

6.5.19 Emily Baker Infant Welfare Centre

Retain the centre for community uses for the balance of its economic life as a building.

When the building reaches the end of its useful economic life (ie when either a major refurbishment or rebuilding is required), demolish the structure and return the land to the Gardens to restore the integrity of the Garden layout and design along this interface with the adjoining urban area.

Relocate activities accommodated in the building to a suitable alternative.

6.6 Landscape Actions

6.6.1 Brunswick Street Entrance

Upgrade the layout and landscaping of this area as indicated in *Plan 20: Layout for Brunswick Street entrance and War Memorial Arbour* and to include:

- Relocation of the sub station behind the grandstand.
- Conservation and reinstatement of the war memorial arbour
- Reinstatement of the entrance path running through the arbour.
- Construction of a wide paved axial forecourt from the arbour to WT Peterson community oval to provide direct visual links between the two.
- New avenue tree planting to replace the existing unstructured scattering of trees.
- New garden beds along the bowling club house rear wall to soften the visual austerity of its presentation to the Gardens.

- Examination of other strategies to ameliorate the visual impact of the Bowling Club house façade to the entrance area.
- Relocation of the tram shelter some 10 metres to the south to open the entrance to clear view.
- Improved lighting and upgraded seating.

6.6.2 Former Queen Victoria Plinth

Reinstate the statue of Queen Victoria using photographic evidence and durable masonry construction. (Metal construction such as bronze would also be acceptable but would incur a considerably higher cost).

6.6.3 Captain Cook Memorial

Relocate the memorial to an alternative location off-site.

6.6.4 Water features

Construct a new ornamental pond in the north east of the Gardens near the Rowe Street entrance.

Design the feature to evoke the memory of the original pond but interpreted in a fresh and contemporary style. The water feature should reflect the circular form of its historic precedent, but adapted to demonstrate efficient use of water in an ornamental capacity – drawing on techniques which are well established in Middle Eastern and Arabic cultures. A sculptural form that is attractive when water is not available should be included as a preferred design criterion.

When the Emily Baker Infant Welfare centre reaches the end of its useful economic life, or relocates off-site, reinstate a fountain in this location together with reconstruction of the historic path layout.

6.6.5 Acknowledge Traditional Owners

Work with the Yarra Aboriginal Advisory Group to explore and develop opportunities to recognise the Wurundjeri people as traditional owners and custodians of the area, and the indigenous Australian community who have lived, worked and contributed to Fitzroy's development throughout the twentieth century.

6.6.6 Interface with abutting Office of Housing Residential Development

Reinforce the landscape edge between the Gardens and the approved development on the abutting land by planting a row of canopy trees (Zelkova).

Construct a path aligned with the frontage of the new development to connect Jamieson Street and Freeman Street.

Consider construction of a landscaped setback from the residential frontages where an ornamental low water demand planting scheme could be featured. (Refer to Section 6.6.7).

6.6.7 Native/ Low Water Demand ornamental display planting

Establish an ornamental display bed at the southern entrance to the Gardens where the former National Can Company site interfaces with the proposed Office of Housing residential development.

The planting scheme should be compatible with the historic character of the Gardens and surrounding urban area while demonstrating the use of low water demand plants.

6.6.8 St Georges Road Shrub Beds

Recreate the ornamental qualities of the north west sector of the Gardens and the historic scalloped floral beds along the St Georges Road frontage, by remodelling and enlarging the shrub beds in this vicinity.

Plant the remodelled beds with species that reflect the character of a Victorian shrubbery display and reintroduce a floral feature into this section of the Gardens.

6.6.9 Signage

Introduce a new set of consistently styled contemporary signage designed specifically for the Gardens. This should include signs for the following purposes:

- Name signs (ie *Edinburgh Gardens*) to be positioned around the periphery of the Gardens in vicinity of major entrances.
- Orientation plans. Map showing the layout of the Gardens and the location of major features, relative to the position of the viewer. To be located near major entrances and two other major intersections within the Gardens.
- Interpretative signs. Install additional interpretive signs covering the establishment of the Gardens, the former rail way and industrial activities, the war memorial arbour, the elms, and the significance of the area to the traditional indigenous community. Adopt the same format and style as the existing interpretive signs.
- Directional signs. Finger board signage at major path intersections to give direction to major facilities.
- Regulatory signage. In particular, requirements relating to Dog Management covering the removal and disposal of dog droppings, and the designation of Dog Zone areas within the Gardens, to be situated at entrances to the Gardens. Other regulatory signage would apply to the use of the skate park, tennis club and the children's playground enclosures, and would be installed at the relevant venues.
- Club signage. Club presence to be acknowledged at the relevant club rooms or sports venues. These signs need not be of a standard style as clubs often wish to have their club colours or logo included. However, the size of the sign should be sufficiently large to be clear, but not to be an intrusive or dominant element in the landscape.
- Promotional signage. Temporary signage to be assessed on a case by case basis under Council's normal approval procedures.
- Sponsor signage. Sponsor acknowledgment to be restricted to small signage associated with club signage. Separate signage is not supported.

Restore the existing 'Edinburgh Gardens' name sign at the northern end of the Gardens.

6.6.10 Commemorative Installations

Memorials and commemorative naming or renaming should generally be associated with a significant contribution to the local community or the Gardens, or an outstanding role in the broader society with some association with the Gardens. Any commemorative installation or naming should be of local relevance and form part of the social history of the Gardens. It should only be inaugurated where there is general community support.

Commemorative recognition of individuals who simply have an affection for the Gardens could be catered for by a financial contribution to park furniture with rights to place a discrete acknowledgment plaque (of a standard form) on a seat, or drink fountain.

6.7 Other Actions

6.7.1 Garden Cinema and other garden based events

Garden cinema and other Gardens based events are subject to Council approval on a case by case basis.

In principle, activities and events in the Gardens should not result in any prolonged removal of public open space from community use and access, and should not have an adverse impact on the fabric of the Gardens.

6.7.2 Obsolete remnants

Remove old pit coverings, surplus steel posts, poles and concrete pad footings which are redundant.

6.7.3 Friends Groups

Convene a workshop meeting for interested members of the community to examine the extent of interest and feasibility of establishing a 'Friends' group to assist with gardening tasks.

Examine existing organisational models operating at other venues (eg. Central Park, East Malvern).

6.7.4 Local Library

Explore alternative locations for the North Fitzroy local library in established urban areas nearby. In principle, removal of additional open space from the Gardens is not supported, and return of the existing Infant Welfare Centre site to the Gardens is advocated as a desirable long term objective.

7.0 IMPLEMENTATION

7.1 Identification of Action Priorities

The large number and often broad scale of the Master Plan actions identified in Section 6 will require a progressive sequence of implementation over several years to facilitate pre-planning requirements and to enable a capital investment to be absorbed across a number of Council budgets.

To establish a logical priority order for implementation of the Master Plan, actions were evaluated against a set of criteria to identify the relative urgency of various works against constraints such as the level of capital investment, pre-planning requirements and need for further investigation. The criteria comprise:

- Urgency
- Level of risk to heritage fabric by delaying action
- Level of risk to safety or health by delaying action
- Level of community demand or identified need
- Level of existing conflict
- Degree of restriction to accessibility
- Level of community support for action
- Ease of implementation
- Level of capital investment
- Requirement for preliminary planning
- Requirement for completion of preceding stage(s)

The applicability of the criteria to each of the Master Plan actions was evaluated on a rating scale that ranged from very high, high, medium to low (or a simple yes/no for the last two criteria).

On the basis of this rating an implementation priority was assigned whereby each action was nominated to one of five implementation stages:

- Immediate (within 1 year of Master Plan approval)
- Short Term (between 1-2 years)
- Medium Term (between 3-5 years)
- Long Term (between 6-10 years)
- Future 9more than 10 years)

A summary of this process and the outcomes is included as *Appendix 4: Action Priorities*.

7.2 Implementation Program and Opinion of Probable Cost

An implementation program and opinion of probable cost was prepared to assist Councils preparation of annual budget commitments with respect to Edinburgh Gardens which is shown on the following pages.

In summary, the probable cost associated with each of the major implementation stages is:

Immediate	\$189,255
Short Term	\$1,381,875
Medium Term	\$3,259,190
Long Term	\$1,365,703
Future	\$1,168,431
Overall Total	\$7,364,456

The above assessments of probable cost are accounted for by action categories as follows:

Policy and Management Actions	\$330,200
Active recreation	\$462,700
Passive recreation	\$1,150,310
Infrastructure	\$1,805,500
Built fabric	\$2,205,500
Landscaping	\$627,000
Other	\$70,000
Contingency (10%)	\$669,960
Overall Total	\$7,364,456

Table 3: ACTION PRIORITIES AND OPINION OF PROBABLE COST

Nos.	Item	Quantity	Rate	Sub Item Cost					Total Item Cost
				Immediate (w/in 1 yr)	Short term (1-2 yrs)	Medium term 3-5yrs)	Long term (5-10 yrs)	Future (10+ yrs)	
1.0	POLICY AND MANAGEMENT ACTIONS								
1.1	Sustainable water management								
1.1.2	Prepare strategy								
1.1.3	Implement strategy								Unknown
1.2	Maintenance								
1.2.1	Implement best practice standards								Unknown
1.3	Dog management								
1.3.2	Fence off-leash run on National Can site	320 m	\$70 /lm		\$22,400				
1.3.3	Install dog area bollard advisory signs	10	\$500		\$5,000				
1.3.4	Remove dog bag dispensers	5	\$200	\$1,000					
1.3.5	Install dog drink bowls and taps	2	\$1200		\$2,400				
1.3.6	Regular enforcement visits								\$30,800
1.4	Vehicle access								
1.4.2	Install 'No Vehicle Access' advisory signs	2	\$150	\$300					
1.4.3	Install automat. boom gates	2	\$12,500			\$25,000			
1.4.4	Replace bollards	21	\$850			\$17,850			
1.4.5	Remodel north car park	Item				\$15,500			\$58,650
1.5	Safety and security								
1.5.1	Upgrade lighting at Brunswick Street entrance	Allowance		\$10,000					
1.5.2	Install grandstand sprinkler system	720 m2 Allowance	\$35/m2 \$15,000	\$25,200 \$15,000.					
1.5.3	Install sharps disposal units	4	\$250	\$1000					\$51,200
1.6	Tree replacement								
1.6.1	Stage 1 short term replacement program	78	\$400/ tree		\$31,200				
1.6.2	Stage 2 short term replacement program	53	\$400/ tree			\$21,200			
	Long term tree replacement	Allowance						\$100,000	\$152,400
1.7	Litter								
1.7.1	Install new bins (first stage)	4	\$1200	\$4,800					
1.7.2	Construct screened bin storage	Item			\$20,000				
1.7.2	Replace old bins and balance of new bins	10	\$1250			\$12,500			\$37,300
	<i>Policy and Management Sub Totals</i>			(\$57,300)	(\$81,000)	(\$92,050)		(\$100,000)	(\$330,200)

Nos.	Item	Quantity	Rate	Sub Item Cost					Total Item Cost
				Immediate (w/in 1 yr)	Short term (1-2 yrs)	Medium term 3-5yrs)	Long term (6-10 yrs)	Future (10+ yrs)	
2.0	ACTIVE RECREATION ACTIONS								
2.1	Playing fields								
2.1.1	Upgrade practise soccer field	3000m2	\$6 /m2		\$18,000				
2.1.1	Remove tree from cricket net run up	Item		\$250					\$18,250
2.2	Skate boarding								
2.2.2	Prepare documentation				\$12,000				
2.2.3	Construct extension to skate park, incl. (drink fountain, seat, fence, bin, shade)	Item				\$55,000			\$67,000
2.3	Playgrounds								
2.3.1	Install shade structures	2	\$36,000	\$72,000					
2.3.2	Prepare documentation for south playground	Item					\$25,000		
2.3.3	Construct south playground	Allowance					\$100,000		\$197,000
2.4	Bicycles								
2.4.1	Prepare bike path construction documents	Item			\$8,000				
2.4.3	Install bicycle parking hoops	21	\$250		\$5,250				
4.4.5	Construct realigned bicycle path (inc. dem. drainage, timber edges, line marking) Smooth bluestone crossovers	1570 m2 Allowance	\$60 /m2			\$94,200 \$8,000			\$115,450
2.6	Basketball / Netball								
2.6.1	Construct basketball court	Item				\$18,000			\$18,000
2.7	Bocce								
2.7.1	Construct new bocce rinks	2				\$35,000			
2.7.2	Demolish old bocce rinks, reinstate lawn					\$12,000			\$47,000
	<i>Active Recreation Sub Totals</i>			(\$72,250)	(\$43,250)	(\$222,200)	(\$125,000)		(\$462,700)
3.0	PASSIVE RECREATION ACTIONS								
3.1	Circulation								
3.1.1	Construct path west of cricket nets	100 m2	\$65 /m2	\$6,500					
3.1.2	Provide new service gates to oval, demolish existing access, return lawn	Item 100m2	\$26, m2		\$2,000 \$2,600				
3.1.3	Construct mound steps (conc. 1.5m w) and paved lookout	40 steps 150 m2	\$65 /m2			\$12,000 \$9,750			
3.1.4	Construct eastern peripheral path	1560 m2	\$85 / m2			\$132,600			

Nos.	Item	Quantity	Rate	Sub item cost					Total item cost
				Immediate (w/in 1 yr)	Short term (1-2 yrs)	Medium term 3-5yrs)	Long term (6-10 yrs)	Future (10+ yrs)	
3.1.5	Reconstruct existing paths (poor-mod.condit: demol.; asphalt cons. bluestone gutters)	9000 m2	\$85 / m2			\$289,000	\$510,000		
3.1.6	Reinstate diagonal path to Queen Victoria	330 m2	\$85 /m2				\$28,050		
3.1.7	Reinstate historic paths in north west	426 m2	\$85 /m2					\$36,210	\$1,028,710
3.2	Seats								
3.2.1	Install new seats	24	\$1200		\$28,800				
3.2.3	Install balance of new seats	24	\$1200			\$28,800			
	Replace current seats	40	\$1200				\$48,000		\$105,600
3.3	Barbecue and Picnic Facilities								
3.3.1	Construct south barbecue and picnic facilities (1 double bbq, 2 tables, drink ftn)					\$16,000			\$16,000
	<i>Passive Recreation Sub Totals</i>			(\$6,500)	(\$33,400)	(\$488,150)	(\$586,050)	(\$36,210)	(\$1,150,310)
4.0	INFRASTRUCTURE ACTIONS								
4.1	Drainage								
4.2.1	Prepare construction documents for general drainage and stormwater upgrade				\$8,000				
4.2.3	Construct drainage upgrade (staged)	Allowance				\$75,000	\$45,000		
4.2.4	Conc. barrel drain west of oval	240 lm	\$125 lm			\$30,000			\$158,000
4.3	Irrigation								
4.3.1	Prepare documents and replace northern system	75,000m2	\$5.5 /m2			\$412,500			
4.3.2	Install drip irrigation to new row planting	Allowance	\$5./m2		\$12,000	\$7,500			
4.3.3	Upgrade balance of irrigation system (excl Peterson oval)	Allowance				\$20,000			\$452,000,
4.4	Electric power								
4.4.3	Relocate sub station	Allowance				\$120,000			
4.4.4	Prepare construction documents for path lighting				\$8,000				
4.4.5	Underground power supply (include outlets for events)	1800 m				\$1,000,000			
4.4.6	Install lighting (1 lamp /40 lm)	45 units	\$1500			\$67,500			\$1,195,500
	<i>Infrastructure Sub Totals</i>				(\$28,000)	(\$1,732,500)	(\$45,000)		(\$1,805,500)

Nos.	Item	Quantity	Rate	Sub unit cost					Total unit cost
				Immediate (w/in 1 yr)	Short term ((1-2 yrs)	Medium term 3- yrs)	Long term (6-10 yrs)	Future (10+ yrs)	
5.0	BUILT FABRIC ACTIONS								
5.1	Club Rooms								
5.1.1	Architectural assessment of grandstand potential for club rooms	Allowance		\$15,000					
5.1.3	Construct undercroft club room facilities	350m2	\$2,000m2		\$700,000.				\$715,000
5.2	International / Community House								
5.2.2	Design International House replacement						\$58,500		
5.2.3	Construct new International House	260 m2	\$2,500m2					\$650,000	\$708,500
5.3	Gate House								
5.3.1	Feasibility assessment for storage.			\$5,000					
5.4	Toilet Block								
5.4.1	Documents for automated unisex facility.				\$10,000				
5.4.2	Construct new toilet (double)	item			\$150,000				\$160,000
5.5	War Memorial Arbour								
5.5.1	Prepare detailed conservation documents			\$20,000					
5.5.2	Implement conservation works				\$130,000				\$150,000
5.6	Ladies bowling Club House								
5.6.1	Demolish and return to open space	200 m2	\$40/m2		\$10,000				
5.7	Former Depot/ Nursery								
5.7.1	Demolish and return to open space			completed					
5.8	Centennial Pavilion								
5.8.1	Prepare construction documents	Allowance					\$27,000		
5.8.2	Construct	100 m2	\$3,000				\$300,000		\$327,000
5.9	Gazebo								
5.9.1	Prepare construction documents						\$5,000		
5.9.2	Construct						\$20,000		\$25,000
5.10	Rotunda								
5.10.1	Reinstate bluestone base	Allowance					\$45,000		\$45,000
5.11	Bluestone Retaining Wall								
5.11.1	Reconstruct	100 lm	\$400 lm					\$40,000	\$40,000
5.12	Infant Welfare Centre								
5.12.1	Demolish and return to lawns	356 m2	\$56 /m2					\$20,000	\$20,000
	<i>Built Fabric Sub Totals</i>			(\$40,000)	\$1,000,000		(\$455,500)	(\$710,000)	(\$2,205,500)

Nos.	Item	Quantity	Rate	Sub unit cost					Total unit cost
				Immediate (w/in 1 yr)	Short term ((1-2yrs)	Medium term 3-5yr)	Long term (6-10 yrs)	Future (10+ yrs)	
6.0	LANDSCAPING ACTIONS								
6.1	Queen Victoria Garden								
6.1.1	Reinstate garden bed and fence (85m)	1200m2 80 lm	\$60 /m2 \$120 lm		\$82,000				
6.1.2	Reinstate Queen Victoria statue						\$30,000		\$112,000
6.2	Captain Cook Memorial								
6.2.1	Relocate off-site	Item		\$3,500					\$3,500
6.3	Rowe Street Entrance Beds								
6.3.1	Demolish and return to lawn	Item			\$2,000				\$2,000
6.4	Bike path hedge								
6.4.1	Demolish and return to lawn	250 m	\$30 / lm	\$7,500					\$7,500
6.5	Acknowledgement of Traditional Owners								
6.5.2	Install agreed acknowledgement	Allowance							Unknown
6.6	Brunswick Street Entrance								
6.6.1	Prepare construction documents				\$10,000				
6.6.2	Construct					\$150,000			\$160,000
6.7	Entrance north of Bowling Club								
6.7.1	Shift fence line (60m)and landscape	Item				\$25,000			\$25,000
6.8	Rotunda Shrub Bed								
6.8.1	Reinstate garden bed and fence (40m)					\$10,000			\$10,000
6.9	Conifer Bed								
6.9.1	Demolish and return to lawn					\$3,000			\$3,000
6.10	Low Water Demand Garden Bed								
6.10.1	Design and plant	200 m2	\$60			\$12,000			\$12,000
6.11	St Georges Road shrub beds								
6.11.1	Design, reconfigure and plant	2,200 m2	\$60			\$132,000			\$132,000
6.12	Water Feature								
6.12.1	Design and construct	Allowance						\$100,000	\$100,000
6.13	Fountain								
6.13.1	Reinstate fountain	Allowance						\$60,000	\$60,000
	<i>Landscaping Sub Totals</i>			<i>(\$11,000)</i>	<i>(\$94,000)</i>	<i>(\$332,000)</i>	<i>(\$30,000)</i>	<i>(\$160,000)</i>	<i>(\$627,000)</i>

Nos.	Item	Quantity	Rate	Sub unit cost					Total unit cost
				Immediate (w/in 1 yr)	Short term (1-2 yrs)	Medium term 3-5yrs)	Long term (6-10 yrs)	Future (10+ yrs)	
7.0	OTHER ACTIONS								
7.1	Signage								
7.1.1	Design and install new signs	Allowance				\$30,000			
	Design and install new interpretive signs	6				\$30,000			\$60,000
7.2	Obsolete remnants								
7.2.1	Remove	Allowance			\$10,000				\$10,000
	<i>Other Actions Sub Totals</i>				<i>(\$10,000)</i>	<i>(\$60,000)</i>			<i>(\$70,000)</i>
	OVERALL SUB TOTALS			\$172,050	\$1,256,250	\$2,962,900	\$1,241,550	\$1,062,210	\$6,694,960
8.0	CONTINGENCY ALLOWANCE		10%	\$17,205	\$125,625	\$296,290	\$124,155	\$106,221	\$669,496
	OVERALL TOTALS			\$189,255	\$1,381,875	\$3,259,190	\$1,365,705	\$1,168,431	\$7,364,456

PROJECT TEAM AND ACKNOWLEDGEMENTS

The Master Plan has been prepared with assistance and contributions from numerous people and organisations, not least being the many members of the local community who talked to the project team, attended meetings and filled in questionnaires at the Community Information Day. To all we extend our thanks.

Project Team

Lorraine Nadebaum	<i>John Patrick Pty Ltd</i>
John Patrick	<i>John Patrick Pty Ltd</i>
Shree Shah	<i>John Patrick Pty Ltd</i>
Jacqueline Heng	<i>John Patrick Pty Ltd</i>
Bruce Turner	<i>Phoenix Facilitation Pty Ltd</i>

Steering Committee

Greg Barber	<i>Mayor, City of Yarra</i>
Jackie Fristacky	<i>Councillor, City of Yarra</i>
Rod Cullen	<i>Community Representative</i>
Geoff Ovens	<i>Manager, Environmental Services, City of Yarra</i>
Mark Dornau	<i>Co-ordinator, Open Space Planning, City of Yarra</i>
Robyn Riddett	<i>Allom Lovell & Associates</i>
Lorraine Nadebaum	<i>John Patrick Pty Ltd</i>

City of Yarra Staff

John Blake	<i>Senior Planning and Policy Officer, Open Space Planning</i>
Rachel Golonka	<i>Co-ordinator, Recreation Planning and Development</i>
Sue McGill	<i>Acting Co-ordinator, Recreation Planning and Development</i>
Kate McCaughey	<i>Co-ordinator, Arts and Cultural Development</i>
Andy Miller	<i>Arts and Cultural Development, Officer</i>
Sarah Campbell	<i>Access for All Abilities, Officer</i>
Nick Matteo	<i>Co-ordinator, Community Partnerships</i>
Susan Hunt	<i>Heritage Advisor</i>
Mary Osman	<i>Co-ordinator, Statutory Planning</i>
Ilan Abrahams	<i>Statutory Planning</i>
Daimon Jenkins	<i>Capital Works Engineer</i>
Michael Rogers	<i>Arborist</i>
Collection Management Advisory Group	
All those who participated in the in-house seminar and on-site assessments	

Members of the Reference Group

Other

Mary McParland	<i>Bicycle Victoria</i>
Susan Farrugia	<i>Office of Housing</i>
Barry Dunstone	<i>Spotless Services</i>
Tony Sheffield	<i>CitiPower</i>
Steve Dober	<i>City West Water</i>
Jenny Henry	<i>Bicycle Advisory Committee</i>
Yarra Aboriginal Advisory Group	

APPENDIX 1: STAGE 1 COMMUNITY CONSULTATION QUESTIONNAIRE

EDINBURGH GARDENS CONSERVATION AND MASTER PLAN QUESTIONNAIRE

1. How often do you visit/use Edinburgh Gardens or its facilities? <i>Please mark X</i>						
I do not use it		Daily		Twice weekly		Weekly
						Monthly
2. Who uses the Gardens and how many? Please enter the number of people in the boxes.						
Self/ Partner		Children		Grandchildren		Visitors
						Sports team
Others (please list)						
3. Why do you visit/use the Gardens? <i>Please mark X</i>						
Walk with dog		Walk		Watch sport		Bike ride
						Community/ meeting facilities
Children's playground		Jog		Picnic/BBQ		Sit/ relax
						Meet/Talk to friends
Active sport <i>Please describe (eg Tennis, skateboarding etc)</i>						
Other <i>Please describe.</i>						
4. What features of the Gardens do you like? <i>Please give details</i>						
5. What is it about the Edinburgh Gardens which is of cultural heritage significance?						
6. What features do you not like? <i>Please describe.</i>						
7. What changes would you like to see?						
Please turn to back of sheet						

<p>8. How do you want the Edinburgh Gardens to be two years from now? <i>Please describe.</i></p>							
<p>9. How do you want the Edinburgh Gardens to be twenty years from now? <i>Please describe</i></p>							
<p>10. Do you know of any history or important events associated with the Gardens, which you would be prepared to share with the study team? Yes <input type="checkbox"/> No <input type="checkbox"/> <i>If yes, please give contact details at Question 12.</i></p>							
<p>11 Do you have any of the following documents about the Gardens' past that you would be prepared to show or lend to the study team <i>If yes, please mark with X and give contact details at Question 12</i></p>							
Old reports		Old photos		Old plans		Newspaper items	Other
<p>12. If you answered Yes to Questions 10 or 11 or, if you would like to be on the study mailing list please provide contact details:</p> <p style="margin-left: 40px;">Name:.....</p> <p style="margin-left: 40px;">Address:.....</p> <p style="margin-left: 40px;">Phone:.....E-mail:.....</p>							
<p>13. To help identify user age groups could you please mark your age group with X.</p>							
Under 10 yrs.		10 – 20 yrs		20 –40 yrs		40 –60 yrs	Over 60 yrs

If you have any other particular issues or comments please list.

Thank you for participating in the future planning for Edinburgh Gardens. :

Please return to: *Mr. John Blake*
City of Yarra, PO Box 168, Richmond 3121

APPENDIX 2: STAGE 2
COMMUNITY CONSULTATION
LIST OF WRITTEN SUBMISSIONS

- *Individuals*

Melita Alford
Graeme Butler
Dr. Danny Csutoros
K. Dalton
F. Dilallo
Simon Ford and Adrian Fennel
Ms. D.M. Ghent
Jodie Heap
Sara Holton
Molly Hunter
Willys Keeble
Barrie Kennedy
Richard Kennedy
Barry Kenny
James Kilby
Wolter Kuiper
Rohan Lancaster
Benjy Lee
Henrieta Morgan
Andrew Murphy
Andrew Neilson
Peter Norbury
Herbert Orenstein
Kelly Peterson
June Senyard
Naomi Stevenson
Heather Stock
Cathy Stone
Marisa and Nic Tashkoff
Philip Tribe
Jacqueline White

- *Organisations / Groups*

Carlton Gardens Primary School
Carlton District Primary Schools
Sports Association
Fitzroy Community School
Fitzroy Tennis Club
Fitzroy Victoria Bowling and
Sports Club Inc (R.Tisher)
St. John's School, Clifton Hill
3068 Group Inc.

- *City of Yarra – Internal*

Jennifer Henry - Bicycle Advisory
Committee
Community Development Division
Daimon Jenkins
Nick Matteo – Disability Advisory
Committee
Kate McCaughey, Arts and Cultural
Services
Sue McGill, Recreation Planning
and Development Unit
Michael Rogers (Arborist)

APPENDIX 3: STAGE 2 COMMUNITY CONSULTATION

REVIEW OF ISSUES RAISED IN SUBMISSIONS

1 Introduction

Issues raised in the Stage 2 community consultation are reviewed in detail below. They are considered in order of degree of concern. Issues of most concern to residents are considered first. Recommended outcomes are also presented.

2 Dogs

Initial Feedback:

- Proposed dog 'Off Leash' area too small.
- Restrict dogs from sports ovals only during match play and training sessions.
- Don't change dog usage.
- Provide more dog poo bags.
- Dog walking is a highly popular recreation activity and important social venue within the community.
- Elderly and people with disabilities require fenced dog exercise area to relax with dogs off leash.
- Support for fenced dog off leash area. Some people preferred a hedged enclosure rather than fences.
- Support for proposed dog controls to protect Gardens and oval. (Limited relative to opposition).
- Provide Dog drinking bowls.

Comment:

- Dog walking is a major recreation activity and needs to be appropriately accommodated.
- Issues of dog supervision, removal of dog droppings and damage to the oval by digging need to be addressed to maintain a high quality of recreation experience for all Garden users and the full range of activities.
- A separate consultation workshop was held on 17th September 2003, with dog owners to explore alternative strategies to meet both of the above needs. An alternative zoning was proposed that enlarged the off leash zone to the eastern half of the Gardens.
- The alternative proposed dog zoning has not been considered by the broader community. However, several written objections to the proposed alternative were received indicating that there is considerable divergence of view within the community, which also needs to be balanced against the dog owners needs.

Recommendation:

- That the proposed dog management controls be amended as follows:
 - * WT Peterson oval, sports fields, playgrounds and picnic areas to be 'No Go' Zone.
 - * Land within 5 metres of the bike path to be 'On Leash' area.
 - * Land generally east of the bike path, and south of the path between Rowe Street and St Georges Road to be 'Off Leash' Zone.
 - * An area on the former National Can site to be fenced with a chain mesh fence (similar to that around WT Peterson Community Oval) for 'Off Leash' dog exercise.
 - * Dog drink bowls to be provided on the National Can site area.
 - * Balance of the Gardens, being the area generally west of the bike path and north of the path between Rowe Street and St Georges Road to be an 'On Leash' area.
 - * Dog bag dispensers to be removed, and alternative provision made to dog owners when dogs are registered.
 - * Regular enforcement of dropping clean up, and of zone requirements to be provided.
 - * More bins to be provided at convenient locations for bag disposal.

3 Lighting

Feedback:

- More lighting is needed especially at the Brunswick Street entrance.
- Extend hours of operation for lights.
- Consider solar powered lighting.
- More efficient lighting for active recreation areas (specifically WT Peterson oval).

Comment:

- New lighting is proposed for all major paths, and security lighting for buildings.
- The Gardens are presently lit all night. Extended hours for sports ground lighting is another issue, and restricted times are appropriate to retain residential amenity in the surrounding neighbourhood.
- While solar powered lighting is consistent with sustainability objectives, it is inefficient in a treed environment such as Edinburgh Gardens, and illumination levels tend to be lower than desired for security. In addition, the prominent solar panels are not sympathetic with the heritage character of the Gardens. It would be more appropriate to install conventionally styled park lamps using Metal Halide luminaires to achieve acceptable security while optimising energy savings.
- Effective lighting is required at the major active sports venues. The situation at WT Peterson oval should be reviewed.

Recommendation:

- Retain proposed lighting of major paths and entrances.
- Retain existing hours of lighting.
- Light fittings to be of a style that is sympathetic with heritage character.
- Use Metal Halide lamp fittings to promote security.
- Review efficiency of lighting on WT Peterson oval.

4 Bins

Feedback:

- More needed
- Provide different bins for recycling

Comment:

- Perceived need for more bins likely to be related to disposal of bagged dog droppings. Additional bins are proposed.
- Recycling bins likely to be most successful where refuse can be reliably sorted, such as at the Community Rooms, the Bowling Club and Tennis Club where there are a relatively consistent maintenance procedures.

Recommendation:

- Retain proposed provision of new bin facilities.
- Provide multiple bins for recycling purposes at the rear of the Grandstand as part of the proposed new enclosure.

5 Vehicle Access and On site Parking

Feedback:

- General support for restricting vehicle access to Gardens.
- Opposition to proposed 'event' overflowing parking being accommodated on the National Can site, or elsewhere in the Gardens.
- Concern that access be provided for disabled people.
- Angle parking suggested for Alfred Crescent.

- Need for guidelines about vehicle access for festivals and events.

Comment:

- The proposed 'event' overflow parking entails a risk of soil compaction and damage to the Gardens fabric. The site is well serviced by public transport, with considerable capacity in the broader urban area for additional parking. If 'events' are promoted with advice that parking is not available on site, those attending will be forewarned to make appropriate arrangements.
- Proposed restrictions provide exemption for handicapped people, as well as service, delivery and emergency vehicles. A swipe card or key to the boom gate could be issued on application.
- The draft Master Plan proposes angle parking in Alfred Crescent as an option to increase existing capacity if and when there is a demonstrable need.
- Vehicle access for authorised events should generally be restricted to deliveries for set up or pack up of the events, provided the vehicle weight is limited to a level appropriate to safeguard Garden paths and landscape fabric.

Recommendation:

Retain proposed restrictions to vehicle access entailing introduction of boom gates with automatic closing mechanism at the northern end of the Gardens and at the Brunswick Street entrance.

- 'Event' overflow parking to be prohibited within the Gardens.
- Encourage 'event' promotions to advise patrons that on site parking is not available.
- When there is a need to increase the day to day parking capacity at the Gardens, introduce angle parking in Alfred Crescent.
- Access for authorised event deliveries or removal to be permitted subject to vehicle weight limit to protect paths and garden landscape fabric.

6 Skate park

Feedback:

- Enthusiastic and widespread support for street skate extension to skate park. (Also some opposition).
- User groups keen to participate in detailed design.
- Requests for community consultation.
- Provide electric outlet for music and shade.
- Retain perimeter fence to avoid conflict between skaters, children and dogs.

Comment:

- Desirable to involve user groups in design. Will need to be coordinated with Recreation officers in Council.
- Development is subject to the grant of a Town Planning Permit when there will be an opportunity for community review and consultation on the detailed design.
- Skaters currently use the electrical outlets available in the adjacent International House to play music. In principle there is no objection to this practice provided volumes are at levels that do not cause nuisance or conflict with other user groups in the Gardens. Provided volume levels and times of play are appropriately regulated an electric outlet would be acceptable. The matter should be given further consideration during detailed design of the proposed skate park extension.
- Provision of shade is necessary. Plant shade trees on the northern side of the facility, and/or provide shade sails.

Recommendation:

- Retain proposed street skate extension to skate park and recommendation that user groups be involved in detailed design.
- Provide shade to the facility in the form of shade trees and/or shade sails.
- Retain perimeter fence to skate complex.
- Consider provision of an electric outlet as part of the detailed planning for the skate park extension together with appropriate regulations for use.

7 Signage

Feedback

- Need more signage and historic interpretive signs.

Comment

- A comprehensive suite of new signs is proposed including interpretive signs. (Refer Section 6.53 Master Plan).

Recommendation:

- Retain proposed signage strategy.

8 Maintenance

Feedback:

- Concern about ongoing maintenance.

Comment:

- Improved maintenance is a crucial component of the proposed Master Plan.

Recommendation:

- Retain proposals for improved maintenance.

9 Kiosk / Restaurant

Feedback:

- Object to kiosk/ restaurant as a commercial intrusion in a public/ community space.
- Support a kiosk/ restaurant in the Gardens.

Comment:

- Community support for a kiosk/ restaurant facility in the Gardens is sufficiently divided that it is inappropriate to introduce it at this time. However, this situation could easily change and the future potential to provide a kiosk / restaurant should not be foreclosed, particularly as it would have significant security and safety benefits.

Recommendation:

- Retain sufficient capacity and flexibility in the spatial layout of any new Community Centre considered for the Gardens, to allow future potential for a small café/ restaurant.

10 Queen Victoria

Feedback:

- Oppose reinstatement of Queen Victoria statue. (Also some support for reinstatement.)
- Absence of the statue is more representative of social heritage than its presence.
- An assortment of other people, indigenous commemoration, animals, objects preferred.
- Statue should be of durable metal such as bronze to prevent future vandalism.

Comment:

- The statue was an integral element of the early Gardens and a highly significant symbol of the cultural origins and ties of the early Fitzroy (and Victorian) community to Britain, and the social and political complexion of the day that inspired the creation and form of the Gardens. There is a direct connection to the name of the Gardens which are named after her son Prince Alfred as the Duke of Edinburgh.
- The statue construction could be either masonry or metal, provided it is durable. Bronze is acceptable, but would be significantly more expensive.

Recommendation:

- Reinstall the statue of Queen Victoria as proposed.

11 Water Feature

Feedback:

- Object to proposed ornamental water feature. Not an appropriate especially during water restrictions.

Comment:

- The ornamental use of water is an historic component of the Gardens and its reintroduction is consistent with the heritage character of the site. While recreation of the circular shape of the original water feature is recommended, a new water feature could be of a contemporary design that demonstrates techniques for the efficient ornamental use of water.

Recommendation:

- Reinstate a circular ornamental water feature in the Gardens.
- Ensure the design reflects water efficient techniques, minimal water volumes and use of sculptural form that is still attractive when water is not available.

12 Lake(s) and watercourse / fern gully

Feedback:

- Suggest a large lake or series of lakes be constructed in the north central section of the Gardens, generally as suggested by Rex Swanston in the 1984 Plan.
- Proposed that a water course be re-established roughly along the alignment of the storm water main (which in turn roughly corresponds to the bike track). Would like fern gullies to be created.

Comment:

- A lake has no historic precedent within the Gardens and there is no evidence of one being considered as part of the early form and layout of the Gardens. Construction of a large lake would not be consistent with the identified heritage character and has no historic precedence on the site. It would also displace a large area of open space at considerable financial cost. If used as a water storage for irrigation, the down draw in the summer months would create a muddy and smelly feature that would form a negative element in the Gardens.
- While a creek historically existed on the site until at least 1883, available evidence suggests it was much degraded and possibly used as part of a rubbish tip. It was replaced by a large barrel storm water drain by the mid 1890's. Construction of a water course would entail major alterations to the existing Gardens fabric with significant implications for the major storm water drain that serves much of the surrounding urban area. The creation of fern gullies has no identified precedence as part of the heritage character of the Gardens, would require removal of established trees, and would create a north- south barrier to movement across the park. It would also entail a large financial cost.
- *Recommendation:*
- Construction of a major feature lake and a water course/ fern gully in Edinburgh Gardens is not supported.

13 Native Trees

Feedback:

- Desire for greater use of natives in Gardens.

Comment:

- Much of the Gardens heritage character is associated with exotic plantings, dominated by Elms. Heritage conservation entails retention of this character.
- More native planting could be introduced in the 'newer' largely unlandscaped sections of the Gardens (the National Can site) where heritage planting is not such an issue.
- The greater part of the perimeter of the Gardens is planted with Australian natives (Kurrajong and Illawarra Flame Tree) although these species are often not readily recognised as native.

Recommendation:

- Create a feature planting of native trees on the National Can site with arcs of mixed Bloodwood species to include Lemon Scented Gums (*Corymbia citriodora*), and Angophora (*Angophora costata*) around the proposed dog exercise area.
- Retain the main paths and perimeter with species that are consistent with heritage conservation.

14 Sustainability Concerns

Feedback:

- Greater thought needs to be given to the water issue including grey water removal, treatment, and recycling.
- Best practice techniques should be adopted for water and solar efficiency etc.
- We need to move away from traditional parks here in Victoria
- Look at ecological footprint
- Look at waste management assessment
- Conservation study as well as heritage needs to done

Comments:

- Options for reducing water consumption and greater efficiency of water usage are being examined, together with the feasibility of introducing alternative sources of water supply.
- Preliminary feedback from a more detailed review of this issue suggests a number of potential difficulties in implementing a radical restructure of water management including:
 - *Required size for effective on-site storage (50% of summer's requirements) is exceedingly large and would be difficult to accommodate and very expensive.
 - * Recycling would require treatment that would displace parkland, consume more power (contributing to increases in greenhouse gas emissions), and emit noise.
 - * Hard surface runoff catchments in the Gardens are relatively limited and would fall far short of required volumes.
 - * Tapping the storm water brick barrel drain requires large storage areas and treatment for oil and dog faeces loads.
 - * Significant savings in water use could be achieved by improved management techniques including more drought tolerant grass species on the Gardens playing fields and lawns. Peterson Oval in particular is a very high consumer of water due to its sand base construction. Any achievable reduction in consumption to this area would result in a marked reduction in overall water savings.
- Management and maintenance practices in the Gardens are to be reviewed to ensure optimal sustainability while meeting overriding heritage conservation and management objectives.

Recommendations:

- Explore options for improving water use efficiency and management as proposed.
- Review management and maintenance to ensure optimum sustainability practices in the Gardens.
- Maintain and conserve the significant heritage values of the Gardens as a priority and ensure sports field playing surfaces are maintained to an acceptable and safe standard.

15 International House

Feedback:

- Community support for proposed redevelopment. Costs queried. Impact on user groups queried.
- Meeting with user groups indicated the following:
 - * Twelve groups use the facility weekly, including both senior and young age groups.
 - * The space is cramped and there is a major problem with storage – prompting a desire for the construction of sheds. Better kitchen, and ladies toilet facilities are also needed, and a baby change area to cater to younger families.
 - * While better facilities and more space are desired, the homely environment and the park setting are seen as major assets particularly as many users are from high rise buildings.

Comment:

- International House provides a highly effective and largely self managing community venue for a wide diversity of cultural groups. As such it functions as a valuable cultural and social resource which merits support and encouragement.
- There is a need to upgrade the facilities for these groups. The feasibility of upgrading the venue, versus alternative accommodation (bearing in mind the preference expressed for the Gardens location) should be further investigated with ongoing consultation with International House representatives.
- These investigations should form part of the feasibility assessment for replacement of the present building with a larger facility that could potentially accommodate community meeting rooms and be used on a shared basis. As such an initiative would entail a relatively high capital investment, the project, if it proceeds, would be implemented in the long term

Recommendation:

- That options for upgrading the facilities and accommodation of International House be further explored in consultation with International House representatives.
- That these investigations form part of the feasibility assessment of redeveloping the structure to include a shared community meeting room facility

16 Maternal and Child Care Centre

Feedback:

- Keep the existing centre.

Comment:

- The Centre will be retained until the building reaches the end of its economic life - which is likely to be some considerable time into the future. At that point a substantial capital outlay will be required to renew the premises and consideration should be given to an alternative location outside the Gardens which will enable the land to be returned to Garden open space. The existing building appropriated open space from the Gardens in comparatively recent times (about 30 years ago). It creates a visual and physical barrier along the north west edge of the Gardens, and presents an austere wall to the interior of the Gardens. The building is considered to be intrusive to the heritage significance of the Gardens and detracts from the use of the Gardens for passive recreation.

Recommendation:

- Retain the Maternal and Child Care building until it requires replacement or major upgrading. At such time consider relocation to an alternative site and return of the land to public open space.

17 Demolish unused and ugly buildings

Feedback

- Support for replacement of unused and ugly buildings.
- New building would be good for club facilities
- The new Bowling Club House was also mentioned in this regard because of the austere presentation of the back of the building to a major entrance to the Gardens.

Comment:

- The former depot and nursery buildings are due for immediate demolition, and the former Ladies Bowling Club house in the near future. This will remove some of the most prominent and intrusive buildings from the Gardens.
- A number of other buildings have a detrimental impact on the Gardens and their removal or replacement is desirable. This should be pursued with more detailed assessment of the feasibility of their progressive removal or replacement over the longer term including the Maternal and Child Care centre (see above), the toilet, Centennial pavilion and International House. Upgrading the visual impact of the rear of the Bowling Club House is also desirable.

Recommendation:

- Carry out detailed feasibility studies for removal or replacement of inappropriate building structures from the Gardens.

- Measures to ameliorate the austere visual impact of the Bowling Club House as seen from the Brunswick Street entrance to be considered as part of the proposed landscape upgrade of this area.

18 Bicycle Path

Feedback:

- General support for new alignment
- Concern about speed of bikes, speed limits suggested and warning signage for pedestrians.
- Object to proposed 3 metre width
- Object to cost and question need

Comment:

- Speeding is potentially dangerous where there is mixed bicycle and pedestrian use. Warning indicators are proposed on the approaches to path intersections, in the form of 1 metre wide painted strips. This could be reinforced by painting 'SLOW DOWN' on the bicycle track and 'GIVE WAY' on the pedestrian path on the approaches to intersections.
- The minimum recommended width for a shared pedestrian and cycle path is 2.5 metres with 3 metres preferred. The 500mm difference would significantly improve user comfort and safety while scarcely being visually perceptible given the scale of the Gardens.
- The existing bike path alignment and surface are sub-standard, and the restricted sight lines present a hazard. The path should be brought up to standard.
- Outside funding sources such as Bicycle Victoria and other government bodies should be approached.

Recommendation:

- Paint the words 'SLOW DOWN' on the bicycle path prior to the 1 metre wide warning strip prior to intersections, and 'GIVE WAY' on the pedestrian path approach.
- Upgrade the bicycle path to a 3 metre width.

19 Captain Cook Memorial

Feedback:

- Support removal/ relocation off site.
- Keep memorial

Comment:

- Issue not of widespread concern but seems to have general acceptance.

Recommendation;

- Remove/ relocate Captain Cook memorial off-site.

20 Tree Planting Strategy

Feedback:

- More trees.
- Replace with original species (Oaks, Morton Bay figs and Elm species/ cultivars.)
- There are several different Elm species in the Gardens which should be retained in the replanting program.
- Object to removal of Elms east of tennis courts.
- Object to replanting avenue trees north of Bowling Club as they will shade greens.
- The original alignment of the north-south avenue of trees east of the tennis courts should be reinstated.

Comment:

- The Tree Planting Strategy (Short Term and Long Term) provides for replacement of trees that have been lost in the Gardens, substantially increasing the overall number of trees.
- The Strategy includes replacement of most of the original species. However there is a reduction in the proportion of Dutch Elms to reduce the risk of catastrophic tree loss in the event of Dutch Elm Disease infecting the Gardens. These are to be supplemented by other Elm species resistant to the disease.
- Where avenues are to be replanted with Elms they should be of the same taxa to continue the presence of existing range of taxa. There are several types of Elm in the Gardens. The Tree Survey¹ denotes them as Dutch Elm although there appears to be at least two cultivars, if not more. Accurate identification is required to ensure the correct taxa are replanted in the Long Term Tree Replacement Strategy.
- The avenue of English Oak has always performed poorly and when senescent is to be replaced with Pin Oak which are more suited to the conditions.
- There are no Morton Bay Figs in the Gardens. There are some recent plantings of Jacksons Bay Fig around the oval which are still relatively small. There are also Holm (Holly) Oaks which are sometimes be mistaken for Figs. These will be retained and their presence reinforced with additional plantings.
- The Elms east of the tennis courts are self sown, with poor structural form resulting from the fusing of leaders. They should be replaced. This action should be coordinated with the planting of a new row of trees along the east side of the path extending to Freeman Street entrance so that the entire row is of even growth.
- The alignment of the north-south path east of the tennis courts was altered in the late 1930's when the Fitzroy Football Ground was enlarged. This resulted in the present dog-leg that occurs mid way in the path from the north. However, reinstatement of the original path would entail extensive and expensive earthworks around the eastern end of the WT Peterson Community Oval, and would remove two of the existing tennis courts from use.

Recommendations:

- Identify the different Elm cultivars in the Gardens. Incorporate specific reference to use of these cultivars in the Tree Replacement Strategy.
- Remove the self seeded Elms east of the tennis court and replant as part of a new row planting extending from the former Ladies Bowling Club site to Freeman Street.
- Delay replanting of missing Elms north of the Bowling Club pending further discussions with the Club or installation of artificial grass to the northern green.
- Retain the present alignment of the north-south path east of the tennis courts. To recognise the dynamic nature of the Master Plan with regular reviews and adjustments to meet changing needs and circumstances.

21 Do not want:

Feedback:

Do not want:

- The library in the Gardens
- Any new sporting facilities, including an Indoor Sports centre in Gardens.
- Any more ovals

Comment:

- No substantial increase in formal sports facilities is proposed for the Gardens. With the return of the former Ladies Bowling Club site there will be a net gain of open space for passive recreation.

Recommendation:

- Note above comments. No action required.

¹ Tree Logic Pty Ltd. *City of Yarra Park Tree Surveys*, December 1999

22 Additional facilities needed:

Feedback:

- More drink fountains
- More barbecues.
- More seats/ benches around the oval
- More open space
- More public art/ community art
- Shade sails for playgrounds, skate bowl.
- Plant shrub beds around playgrounds.

Comment:

- Additional drink fountains, barbecues and seats are proposed for the Gardens.
- The plan provides for a net increase in open space for passive recreation.
- The Gardens have lost some of their historic ornamental quality over the years and the introduction of some sculpture pieces would be consistent with returning this aspect of its heritage character. However, the Gardens were never highly ornamental and care would need to be exercised to ensure that the number and quality of pieces are consistent with retention of the heritage character of the site. The risk of damage by vandalism also poses a deterrent to the introduction of much public art.
- The existing playgrounds lack shade trees on their northern sides so that they are in the sun for the early part of the day until early -mid afternoon. Trees are recommended adjacent to the southern playground, however sails would augment the provision of shade and be effective immediately.
- Shrub beds around playgrounds may screen these areas from informal surveillance increasing the security risk. Generally not supported.

Recommendation:

- Provide additional drink fountains, barbecues and seats in the Gardens.
- Consider proposals for public art on their merits having regard to the heritage character of the Gardens and the vulnerability of pieces to damage by vandalism.
- Construct shade sails for the two playground areas.
- Leave surrounds of playground areas generally open.

23 Oval name

Feedback:

- Keep existing oval name to honour the community work of WT Peterson.
- Change name of oval to commemorate the achievements of Haydn Bunton.

Comment:

- The oval was named relatively recently in 1990, to honour many years of community service in Fitzroy including 20 as a councillor. A name change would cause deep hurt and offence to members of the Peterson family.
- Haydn Bunton was an outstanding sportsman and recognition of his association with the former Fitzroy Football Club is appropriate. A suitable means of commemoration needs to be established in consultation with the Fitzroy Reds Football Club.

Recommendation:

- Retain the existing name of the WT Peterson community oval.
- Consult with the Fitzroy Reds Football Club to establish a suitable means of commemorating the achievements of Haydn Bunton.

24 Tennis Club Disadvantaged

Feedback:

- The proposed new entry disadvantages the Club.
- The Club has an expectation of using the former Ladies Bowling Club site for additional courts.

Comment:

- The proposed upgrading of the Brunswick Street entrance will benefit the Tennis Club by making this entrance to the Gardens (and club facilities) much safer and more open. It entails relocation of the sub-station to a site in vicinity of the tennis club. The area required is very small (much smaller than the existing sub station). It could be sited to ensure access for both players and service vehicles to the clubs site is not prejudiced and would be screened with hedging plants. In any event the Club would be consulted when detailed planning is undertaken – which is likely to still be some considerable time in the future.
- The Tennis Club has a relatively large area of Edinburgh Gardens designated for its use. Although the Club is facing increased demand, options for meeting this need in the community without precluding the loss of additional potential open space from the Gardens should be fully explored in conjunction with Council's recreation planners.
- There is a large projected demand for passive recreation opportunities in the community, with limited opportunities to be met within a fully developed urban area such as Fitzroy. The Gardens represent a relatively rare resource which can effectively cater for this need in the area.

Recommendation:

- Establish the feasibility of upgrading the Brunswick Street entrance and relocation of the sub station in consultation with the Tennis Club.
- Explore alternative opportunities for provision of additional tennis court facilities in the area.
- Return the former Ladies Bowling Club site to open space for passive recreation.

25 Establish a Perimeter Running Track

Comment:

- Jogging tracks should ideally be surfaced in a soft impact material such as gravel (eg. Tan Track around the Botanic Gardens). Most of the perimeter of Edinburgh Gardens is surfaced in asphalt and would need to be replaced with a soft impact surface entailing higher maintenance, and creating a difficult surface for people with disabilities to negotiate. As the route also forms part of the main pedestrian thoroughfare along Brunswick Street and St Georges Road it is not considered appropriate to convert these routes to a gravel surface for jogging.

Recommendation:

- Complete the circuit route around the Gardens with an asphalt surface that is consistent with existing sections along the periphery path and which is easily accessed by people with disabilities.

26 Protect Grandstand

Feedback:

- Protect grandstand as a matter of priority.
- Protective measures to include fire sprinkler system, bird deterrents, security lighting, and regular maintenance.

Comment:

- The grandstand is an important element of the heritage of the Gardens, and as a timber structure is vulnerable particularly to fire.

Recommendation:

- Install a sprinkler system, security lighting and bird deterrents in the grandstand as a high priority action.

27 Start a Friends Group

Comment:

- Friends or volunteers groups can make a significant contribution to the upkeep and presentation of the Gardens, as well as providing a valuable and enjoyable recreation outlet for interested participants.
- Precedents exist at other gardens in Melbourne (eg. Central Park East Malvern) which could provide an organisational model for the establishment and operation of such a group.

Recommendation:

- Convene a workshop meeting for interested members of the community to examine the extent of interest and feasibility of establishing a Friends or volunteers group.

28 Implementation Program

Feedback:

- Need a realistic and achievable implementation program.
- Plan should not raise unrealistic expectations within the community.

Comment:

- Preparation of an implementation program is the next step of the Master Plan process, and has been prepared as part of the revised Plan. The program defines the priority sequence for implementation together with an opinion of likely cost.
- Preparation of an implementation program will provide a time frame context for community expectations.

Recommendation:

- Circulate the proposed implementation program to inform community expectations as to the timing and nature of planned future initiatives in the Gardens.

29 Inadequate acknowledgement of sporting social history

Feedback

- Inadequate documentation of sporting social history and significance. (Detailed submission provided)

Comment

- Submission is very detailed and the information submitted should be incorporated into the *Conservation Management Plan Report*.
- Interpretive signage should include an acknowledgement of this aspect.
- Commemorative naming of buildings etc should take this history into consideration.

Recommendation:

- Amend *Conservation Management Plan* to reflect and acknowledge sporting history and significance.
- Include acknowledgement of sporting history of the site in Master Plan, particularly with respect to topics to be featured in interpretive signage and to any commemorative naming of features or buildings in the Gardens.

30 Suggested Amendments to the Master Plan Report (In house City of Yarra)

Feedback:

- Need clear statement of overriding objectives.
- Need to acknowledge the dynamic character of a Master Plan
- Ensure safety and accessibility is addressed.
- Provide guidelines to assess proposals for events etc.
- Correct erroneous community statements.

Comment:

- A vision statement together with a detailed list of the objectives underpinning the Master plan would assist Council administration of the diverse portfolios affecting the Gardens. It would also provide a basis for assessing proposals for events and other activities or developments for the Gardens.
- Safety and accessibility to be included as an overriding objective of the Master Plan.
- A Master Plan must be dynamic and subject to periodic review in order that it continues to address changes in the Gardens and community views.
- There are a number of community statements reported in the Master Plan which do not accurately reflect Council actions or policy. Left unaddressed they could potentially be misinterpreted.

Recommendation:

- A clear vision statement and objectives is included in the revised Master Plan report.
- Provision of appropriate safety and accessibility standards are included as an objective of the Plan as is specific reference to the dynamic aspects of a Master Plan in the report.
- Correct erroneous community statements by use of footnotes in the report.

31 City of Yarra In-house Consultation

Feedback:

- Master Plan must be coordinated with strategic objectives of Council departments.
- More detailed discussion needed with individual departments.
- Explore potential partnerships with stakeholders.
- The choice of the form of acknowledgement of the traditional land owners should be determined by the Aboriginal Advisory Group. The Master Plan should state that it will work with the Advisory Group to explore and develop opportunities for recognition.

Comment:

- In-house consultations have been convened to ensure the Master Plan reflects broader Council strategic objectives. Further meetings were held with representatives of individual departments at request convened to provide input.
- Partnerships with stakeholders offer a valuable avenue for facilitating the Master Plan and ensuring effective ongoing management of the Gardens. All opportunities for productive partnerships are to be encouraged.
- The Master Plan intends that the choice of acknowledgement be developed by the Yarra Aboriginal Advisory Group in consultation with Council.
- There needs to be a more in depth discussion of EPA requirements regarding management of contaminated soil on the former National Can Site.

Recommendation:

- The detail of the Master Plan is directed at management of the landscape and built fabric of the Gardens. As much as possible it should not preclude the proper conduct of the programs and responsibilities of other City of Yarra departments.
- The Master Plan recommendations to include reference to Council support of opportunities to recognise the traditional indigenous owners.
- The discussion of EPA requirements can be expanded in the Master Plan although referencing to the Environmental Audit Report is included in the Master Plan for those wanting details.

32 Construction of southern road link

Feedback:

- Construct road link between Jamieson Street and Freeman Street around southern edge of Gardens as intended in Crown survey plan and as part of heritage significance.

Comment:

- A small strip of land north of the Office of Housing development is legally a government road vested in the Public Transport Corporation. This is likely to be an oversight in the legal procedures which provided the basis for return of land used for railway purposes to the Gardens in the 1990's. Although the road reserve has legally existed for a long time, the road link was never constructed and has never existed as part of the Gardens historic form or setting. It is not considered to be of heritage significance to the Gardens.
- Construction of a road link would create a circuit route for vehicular traffic which is undesirable. Alternatively, if used as for car park as suggested, would introduce cars into the Gardens in a location where elderly pedestrians will be concentrated. In either case the proposal would remove land from public open space (which would be unpopular with the community), and would not benefit the Gardens or its recreation functions.

Recommendation:

- That a road link across the southern edge of the Gardens not be constructed.

33 Reconstruction of path east of tennis courts

Feedback:

The original alignment of the north-south path should be reconstructed to reinstate the historic layout.

Comment:

- The historic alignment of this path was moved eastwards following Lands Department approval in 1934. The relocation occurred to facilitate the expansion of the cricket ground.
- Reinstatement of the early alignment would result in the removal of two of the six tennis courts in the Gardens and would necessitate extensive earthworks where the embankments are now constructed. Demand for tennis facilities already exceeds supply so that the loss of existing facilities in the Gardens is not desirable.

Recommendation

- Retain the existing path alignment.

34 EPA Contaminated Soil Management Plan

Feedback:

Need greater acknowledgement of EPA management requirements with respect to soil contamination on the site.

Comment:

The issue is noted in the Master Plan with reference to the Environmental Audit Report carried out for the City of Yarra by GHD in December 2000. However, it would not be difficult to incorporate greater detail within the Master Plan report.

Recommendation:

- To include more details on the requirements of the Contaminated Soil Management Plan.

APPENDIX 4: ACTION PRIORITIES

Nos.	Action	Criteria											Implementation Stage
		Urgency	Risk to heritage fabric	Safety / health risk	Demand / need	Existing conflict	Accessibility	Community support	Ease of implementation	Capital investment	Preliminary planning	Requires preceding stage	
1.0	POLICY AND MANAGEMENT ACTIONS												
1.1	Sustainable water management	H	M	L	M	L		H	M		Y	N	ST
1.1.1	Feasibility assessment of options	H											IM
1.1.2	Prepare water management strategy	H											IM
1.1.3	Implement water management strategy	H											S – MT
1.2.	Maintenance	H	H-M	L-M	H	L	L	H	H	M	N	N	IM
1.2.1	Prepare and implement best practice standards	H											IM
1.2.2	Prompt repair after vandalism events	H			H								IM
1.3.	Dog management	VH	L	M	H	H	L	M	H	M	N	N	IM – ST
1.3.1	Finalise dog zones	H											IM
1.3.2	Fence new off-leash run on National Can site	H											ST
1.3.3	Install new dog policy signs	H											ST
1.3.4	Remove dog bag dispensers	M											IM
1.3.5	Install dog drink bowls on National Can site	L											ST
1.3.6	Regular enforcement	H				H							IM
1.4	Vehicle access	VH	M	H	M	H		H	H	L	N	N	
1.4.1	Lock existing gates	VH	L	L	M	L		H	H	L	N	N	IM
1.4.2	Install 'No Vehicle Access' advisory signs	H							H	L	N	N	IM
1.4.3	Install automatic boom gates (nos.2)	M								H			MT
1.4.4	Replace bollards	M							H	M	N	N	MT
1.4.5	Remodel northern car park	L	L	L	M			M	M	M	Y	N	MT
1.5	Safety and security												
1.5.1	Upgrade lighting at Brunswick Street entrance	VH		H	H	H		H		L-M	Y	N	IM
1.5.2	Install sprinkler system in Grandstand	VH	H	H	H	H		H	M	M	Y	N	M
1.5.3	Install sharps disposal units in all toilet blocks and grandstand area	H		H						L			IM
1.5.4	Review strategies to address homelessness on a strategic municipal basis	H											ST
1.6	Tree replacement	H	H		H			H	M	M	Y	N	
1.6.1	Commence short term replacement program (Stage 1). Refer section	H											ST
VH- Very High H- High M- Medium L- Low Y- Yes N- No IM- Immediate (within 1yr) ST- Short Term (1-2yrs MT- Medium Term (3-5yrs) LT- Long Term (6-10yrs) F- Future (more than 10yrs)													

Nos.	Action	Criteria											Implementation Stage
		Urgency	Risk to heritage fabric	Safety / health risk	Demand / need	Existing conflict	Accessibility	Community support	Ease of implementation	Capital investment	Preliminary planning	Requires preceding stage	
1.6.2	Plant balance of short term replacement program (Stage 2)	H											MT
1.6.3	Long term tree replacement												F
1.7	Litter												
1.7.1	Install new bins (first stage– dog areas and entrances)	H	L	H	H	H		H	H	L	N	N	IM
1.7.2	Construct screened bin storage behind grandstand	M	L	L	M				H	L	Y	N	ST
1.7.3	Replace old bins and balance of new bins	M											MT
2.0	ACTIVE RECREATION ACTIONS												
2.1	Playing fields												
2.1.1	Upgrade surface of practise soccer field	H	M	L-M	H			H	H	L	N	N	IM
2.1.2	Remove tree from cricket net run up	H	L	H	M	H			H	L	N	N	IM
2.2	Skate boarding	M	L	L	H			H		H	Y	N	MT
2.2.1	Consult with users to develop design brief												ST
2.2.2	Prepare design and construction documents												ST
2.2.3	Construct extension to skate park, including ancillary facilities (drink fountain, seat fence, bin, shade)												MT
2.3	Playgrounds												
2.3.1	Construct shade structures over playgrounds	H	L	M	M				M		N	N	IM
2.3.2	Prepare design and construction documents for new playground in south	L								M	N	N	LT
2.3.3	Construct new playground	L		L	M			M		H	Y	N	LT
2.4	Bicycles												
2.4.1	Prepare construction documents of bike path upgrade	H		M	H	H		H-M	M	M-H	N	N	ST
2.4.2	Explore stakeholder sources of financial involvement	H											IM
2.4.3	Install bicycle parking facilities	H											ST
2.4.5	Construct realigned bicycle path	H								H	Y	N	MT
2.5	Lawn Bowls												
2.5.1	Consult with club regarding landscaping and fencing	H	M	L	M	L		M	M	M	N	N	IM
2.5.2	Prepare landscaping plan	H	L	L	M	M		M	M	L	N	N	IM
2.5.3	Implement fencing	M	L	L	M	M		M	M	M	N	N	S - MT
2.6	Basketball / Netball												
2.6.1	Replace basketball court, including ancillary facilities	M	L	M	M	L		H	M	L	Y	N	MT
VH- Very High H- High M- Medium L- Low Y- Ye N- No IM- Immediate (within 1yr) ST- Short Term (1-2yrs) MT- Medium Term (3-5yrs) LT- Long Term (6-10yrs) F- Future (more than 10yrs)													

Nos.	Action	Criteria											Implementation Stage
		Urgency	Risk to heritage fabric	Safety / health risk	Demand / need	Existing conflict	Accessibility	Community support	Ease of implementation	Capital investment	Preliminary planning	Requires preceding stage	
2.7	Bocce												
2.7.1	Consult with bocce group about relocation	M	L	L	L-M	M			M		N	N	IM
2.7.2	Construct new bocce rinks, including ancillary Facilities Demolish old bocce rinks, reinstate lawn	L									Y	Y	MT
3.0	PASSIVE RECREATION ACTIONS												
3.1.1	Construct alternative path west of cricket nets	H	L	H	H	H	H		M	L	Y	N	IM
3.1.2	Provide new gate on north side of oval, and close service access east of cricket nets	M	L	H	H	H			H	L	N	Y	ST
3.1.3	Construct stepped access and view lookout n/e of oval	M	L	M-H	M	M	L	M	M	M	Y	N	MT
3.1.4	Construct eastern peripheral path	M	L	L	M	L	L	H	M	M	Y	N	MT
3.1.5	Reconstruct existing paths (staged with drainage scheme)	M	L	L-M	M	L	H-M	H	M	H	Y	Y	M – LT
3.1.6	Reinstate historic diagonal path to Queen Victoria plinth	L	L	L	L	L	H	M	M	L	Y	N	LT
3.1.7	Reinstate historic path layout in north west corner	L	L	L	L	L	H	M	L	L-M	Y	Y	F
3.2	Seats												
3.2.1	Install new seats (staged)	H	L	L	H	L	H	H	H	M	N	N	S – MT
3.2.2	Replace existing seats	L	L	L	L-M	L	H	M	H	M	N	N	LT
3.2.3	Establish procedure and standardised plaque for commemorative seats	L	L	L	M	L		M	H	L	Y	N	ST
3.3	Barbecue and Picnic Facilities												
3.3.1	Construct new barbecue and picnic facilities in south	M	L	L	M	L	M	M	M	M	Y	N	MT
3.3.2	Upgrade northern bbq	L	L	L	L	L	M		H	M	Y	N	LT
4.0	INFRASTRUCTURE ACTIONS												
4.1	Drainage	H	M	L-M	H	M	M	H	L	H	Y	Y	S – MT - LT
4.1.1	Consult with Melbourne Water to clarify future of major stormwater drain	H							H	L	N	N	IM
4.1.2	Prepare design construction documents for drainage and stormwater collection system	H							H	L	N	N	IM – ST
4.1.3	Construct drainage upgrade (staged)	H	M		H			H	L	H			M – LT
4.1.4	Demolish open bluestone drain	H	L	H	H	H	L	H	M	M	Y	N	MT
4.2	Irrigation												
4.2.1	Prepare design and construction documents and replace of old galvanised system in north sectors	H	L-M	L	H			M	L	H	Y	N	S - MT

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Nos.	Action	Criteria											Implementation Stage
		Urgency	Risk to heritage fabric	Safety / health risk	Demand / need	Existing conflict	Accessibility	Community support	Ease of implementation	Capital investment	Preliminary planning	Requires preceding stage	
4.2.2	Construct (include taps for 'events')												
4.2.3	Install drip irrigation as part of all new tree row or avenue planting	H	M		H				L	H	Y	Y	S – MT
4.2.4	Upgrade balance of irrigation system	M	L		M				H-M	M	Y	N	MT
4.3	Electric power												
4.3.1	Confirm site for sub station relocation – consult with clubs and Citi Power	H	H		H			H	H	L	Y	N	IM
4.3.2	Prepare construction documents	H							H	L	Y	Y	ST
4.3.3	Relocate sub station	H	H		H			H	L	H	Y	Y	MT
4.3.4	Prepare design and construction drawings for new path lighting system	H	L	L	H		H	H	H	L	N	N	ST
4.3.5	Underground power supply (include outlets for 'events')	H	L-M		H			H	L	H	Y	N	MT
4.4.6	Install lighting on staged basis with new paths	H	L	M-H	H		H	H	L	H	Y	N	MT
5.0	BUILT FABIRC ACTIONS												
5.1	Club Rooms												
5.1.1	Architectural feasibility assessment of grandstand under croft and concept design of club rooms	H			H			H		L	N	N	IM
5.1.2	If 5.1.1 positive - prepare construction documents										Y	Y	ST
5.1.3	Construct under croft club room facilities										Y	Y	ST
5.2	International House / Community Meeting Rooms	H	L		H			H	L	H	Y	Y	ST
5.2.1	Feasibility assessment of demand requirements	H							H	L	N	N	IM – ST
5.2.2	On basis of 5.2.2 prepare construction documents	M								L	Y	Y	MT
5.2.3	Construct	M							L	VH	Y	Y	LT
5.3	Gate House												
5.3.1	Feasibility assessment of structure for storage.	H	L		H			H		L	N	N	IM
5.3.2	If 5.3.1 positive - make available to sporting clubs	H	L		H			H-M	H-M		Y	Y	IM – ST
5.4	Toilet Block												
5.4.1	Prepare design and construction documents for automated unisex facility.	H	L	L	M			H	H	L	N	N	IM
5.4.2	Construct new toilet	M	L		M		H	H	M	H	Y	N	ST
5.5	War Memorial Arbour												
5.5.1	Prepare detailed conservation documents	M	L	L	H			H	H	L	N	N	ST
5.5.2	Implement conservation measures	M	H	L	H		H	H	L	H	Y	Y	MT

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	Action	Criteria											Implementation Stage
		Urgency	Risk to heritage fabric	Safety / health risk	Demand / need	Existing conflict	Accessibility	Community support	Ease of implementation	Capital investment	Preliminary planning	Requires preceding stage	
5.6	Ladies bowling Club House												
5.6.1	Demolish and return to open space	M	L	M	H		H	H	H	L-M	Y	Y	IM – ST
5.7	Former Depot/ Nursery												
5.7.1	Demolish and return to open space	H	L	L	H		H	H	H	L-M	Y	Y	IM
5.8	Centennial Pavilion												
5.8.1	Prepare replacement design and construction documents	M	L	L	H			H	H	L	N	N	LT
5.8.2	Construct	M	L	L	H		H	H	M	H	Y	Y	LT
5.9	Gazebo												
5.9.1	Prepare replacement design and construction documents	L	L	L	H			H	H	L	N	N	LT
5.9.2	Construct	L	L	L	H			H	M	M	Y	Y	LT
5.10	Rotunda												
5.10.1	Reinstate bluestone base	L		L	L				M	M	Y	N	LT
5.11	Bluestone Retaining Wall												
5.11.1	Reconstruct	L	L	L	L				L	H	Y	N	F
5.12	Infant Welfare Centre												
5.12.1	Demolish and return to lawn	L	L	L	M			H	L	L	Y	N	F
6.0	LANDSCAPING ACTIONS												
6.1	Queen Victoria Garden												
6.1.1	Reinstate garden bed and fence	M	L	L	H			H	H	L	Y	N	ST
6.1.2	Reinstate Queen Victoria statue	M	L	L	M			M	M	H	Y	N	LT
6.2	Captain Cook Memorial												
6.2.1	Relocate off-site	H	L	L	M	H		H	H	L	Y	N	IM
6.3	Rowe Street Entrance Beds												
6.3.1	Demolish and return to lawn	M	L	L	M			M	H	L	N	N	ST
6.4	Bike Path Hedge												
6.4.1	Demolish and return to lawn	H	L	H	H	H	L	H	H	L	N	N	IM – ST
6.5	Acknowledgement of Traditional Owners												
6.5.1	Continue consultation with Aboriginal Advisory Group as to form	M	L	L	M	L		H	H	L	N	N	IM
6.5.2	Install agreed acknowledgement	M											
6.6	Brunswick Street Entrance												
6.6.1	Prepare design and construction documents	H	L	L	H	H	L	H	H	L	N	N	ST
6.6.2	Construct entrance landscaping upgrade	H	L-M	L	H			H	L	H	Y	Y	MT

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Nos.	Actions	Criteria											Implementation Stage
		Urgency	Risk to heritage fabric	Safety / health risk	Demand / need	Existing conflict	Accessibility	Community support	Ease of implementation	Capital investment	Preliminary planning	Requires preceding stage	
6.7	Entrance North of Bowling Club												
6.7.1	Landscape shrub bed abutting Bowling Club	H	L	L	M			M	H	L-M	Y	Y	MT
6.8	Rotunda Shrub Bed												
6.8.1	Reinstate garden bed and fence	L	L	L	M	L		M	H	L	Y	N	MT
6.9	Conifer Bed												
6.9.1	Demolish conifer bed and return to lawn	M	L	L	M			M	H	L	N	N	MT
6.10	Low Water Demand Garden Bed												
6.10.1	Design and plant display beds	L	L	L	M	L		M	H	L-M	Y	N	MT
6.11	St Georges Road Shrub Beds												
6.11.1	Reconfigure and plant	M	L	L	M	L		M	H	L	Y	N	MT
6.12	Water Feature												
6.12.1	Design and construct	L	L	L	L-M			M	L	H	Y	N	LT – F
6.13	Fountain												
6.13.1	Reinstate fountain in north west corner	L	L	L	L			M	L	H	Y	Y	F
7.0	OTHER ACTIONS												
7.1	Signage												
7.1.1	Design and install new signage	H	L	L	H			M-H	H	M-H	Y	N	MT
7.2	Obsolete Remnants												
7.2.1	Remove	H	L	L-M	H	M		M	M-H	L	N	N	MT
8.0	MASTER PLAN REVIEWS												
8.1	Minor plan review after 5 years to identify any new issues	H	L	L	H				H				LT
8.2	Minor plan review after 10 years to identify any new issues	H											F
8.3	Review of older avenues of trees after 10 years to assess timing of long term Tree Replacement Strategy	H											F
8.4	General update of Master Plan	H											F

Ratings:

VH Very High
H High
M Medium

Priority

IM Immediate within 1 year
ST Short Term 1-2 years
MT Medium Term 3-5 years

L	Low	LT	Long Term	6-10 years
Y	Yes	F	Future	More than 10 years
N	No			

EXECUTIVE SUMMARY

A Master Plan has been prepared for Edinburgh Gardens to guide their future management and development as the premier open space resource in the City of Yarra, catering for both passive and active recreation, and forming a major component of the City's cultural heritage.

The Master Plan incorporates the findings of the *Edinburgh Gardens Conservation Management Plan* which identifies the cultural heritage significance of the Gardens and its component elements. Both documents should be considered as sequential and complementary parts of a single and comprehensive review of the Gardens.

The Master Plan process included an extensive program of community consultation that was carried out in two stages. The first stage was conducted at the outset of the study and involved an 'Information Day' in the Gardens, evening workshop meetings, submissions, individual interviews and discussions, and a questionnaire (to which 150 people responded). The community inputs identified major management issues in the Gardens and established the values and aspirations the community places on this much loved and highly utilised resource.

These inputs were incorporated into the development of the *Draft Master Plan* which in turn was released on 1st August 2003 for community consideration. This comprised the second stage of the consultation program. . Another 'Information Day' was held in the Gardens, together with evening workshop meetings, submissions (from 39 individuals and groups), workshop feed back sheets (150 received), and direct consultation with specific groups including International House representatives and dog owners. Extensive in-house consultation was also undertaken with City of Yarra administrative officers.

The *Draft Master Plan* was revised in light of the second stage of community consultation.

The main emphasis of the Master Plan is on preserving the character of the Gardens and its traditional features while meeting community needs for both passive and active recreation. The recommendations are summarised in graphic form on *Plan 21: Revised Master Plan*. They include:

- Tree replacement strategies for both the short term and the long term. The short term strategy involves replanting missing links of the avenues, and replacement of sections that are either failing, structurally unsound or of inappropriate species. The long term strategy entails replacement of the major avenues of Dutch Elm with new Dutch Elm plantings when signs of senescence become evident. Other part of the Gardens are recommended to be planted in a more diversified species palette to protect the Gardens from catastrophic tree loss should Dutch Elm disease strike in the future. Suggested species for diversifying other row plantings are Chinese Elm, Zelkova, Pin Oak and Holm Oak. Some additional floral interest is also suggested with the introduction of specimen plantings of Magnolia, Snow Pear and Jacaranda, and a feature planting of Australian Bloodwood species (Angophora and Lemon Scented Gum). Additional River Red Gum plantings are also proposed to augment the existing specimens and retain a reminder of the original indigenous vegetation.
- Conservation of significant features of the Gardens heritage. This includes reinstatement of the long neglected war memorial arbour; reinstatement of the Queen Victoria statue and the diagonal path layout; restoration of the base of the rotunda and re-establishment of the surrounding garden bed; protection of the grandstand by installation of sprinklers; and long-term reinstatement of the fountain and historic path layout in the north west of the Gardens.

- Ugly and inappropriate buildings are proposed to be progressively removed or rebuilt. It is recommended that International House be subject to a feasibility assessment for redevelopment as an enlarged and attractively designed multi-purpose community centre. This could potentially free space in the grandstand area for use by local sporting clubs which presently have little storage and no club room facilities. Centennial pavilion and the toilet block are proposed to be replaced with well designed facilities that complement the heritage character of the Gardens. The shelter is to be replaced with a reconstruction of the historic gazebo. The former ladies bowling club house will be demolished and returned to open space. In the longer term it is desirable to return the Infant Welfare Centre site to the Gardens once it has reached the end of its useful economic life.
- Disused land at the former ladies bowling green and the former Council nursery and depot is to be returned to general public use. Fences and derelict structures are to be demolished. Part of the former nursery/depot site is to be redeveloped to accommodate an extension to the skate park and new bocce courts. The balance of the land will be returned to parkland with a net gain of passive open space.
- Informal sporting facilities to be upgraded. This includes the proposed construction of a 'street skate' extension to the existing bowl facility, a new multi-use court to replace the basketball practise area, the upgrading of the informal soccer practise ground opposite the primary school, the recommended provision of shade sails to the two playgrounds and in the longer term – upgrading the south playground to provide a more challenging range of activities that cater to a broader range of age groups and abilities. The bike path will be realigned to provide safer travel and sightlines, with a widened and upgraded surface.
- Revised dog management zones are proposed to cater for the needs of the large number of dog owners as well as those who do not own dogs. The WT Peterson community oval, picnic areas and playgrounds and active sports fields are to be 'No Go' areas. On the other hand the area east of the bike path and generally south of the path between Rowe Street and St Georges Road (south of the skate bowl) will be an enlarged 'Off Leash' area. A cyclone wire fenced dog exercise enclosure is proposed to be constructed on the National Can site in lieu of the WT Peterson oval becoming a 'No Go' zone. The dog bag dispensers are to be removed and consideration given to providing a supply of bags to dog owners upon registration. Regular enforcement is recommended.
- Vehicle access to the Gardens is to be restricted to maintenance, service (including delivery and 'events' set up) and emergency vehicles, with automatic boom gates at the northern entrance and at the Brunswick Street entrance.
- The historic ornamental character of the Gardens will be reinforced by establishment of new shrub beds along the St Georges Road frontage, replanting the garden beds around the Queen Victoria plinth, and creation of new ornamental beds at the southern entrances to feature low water requirement planting schemes. A new water feature designed on low water consumption principles, is also proposed in the north east sector of the Gardens.
- Other improvements include greater water use efficiency, the creation of a circuit walk around the perimeter by construction of a new path along the eastern boundary as well as new seating, new lighting, drainage, additional bins, new signage, and path resurfacing.
- Recognition of the indigenous community is supported, both the Wurrundjeri as traditional owners and the local indigenous Australians since the nineteenth century.
- A staged implementation program is outlined together with an opinion of probable costs which entails expenditure in the order of \$7.5 million spread over more than ten years.

As outlined above, this report revises the *Draft Master Plan* to reflect community inputs arising from the Stage 2 consultation program. The major changes are summarised as follows:

- The inclusion of a Vision Statement and Objectives.
- Preparation of a proposed staged implementation program based on a prioritisation of actions and an opinion of probable cost.
- Amended dog management controls including an expanded 'Off Leash' dog exercise area and provision of a fenced enclosure on the National Can site.
- Removal of the proposed overflow car parking from the National Can site.
- Introduction of eucalyptus form planting feature on the National Can site, to comprise two arcs of Australian Bloodwood species (Angphora and Lemon Scented Gums).
- The proposed redevelopment of International House, is to be subject to further feasibility investigation to resolve outstanding issues.
- Water use efficiency measures to initially focus on readily achievable savings through improved management of grass species, soil improvement, more efficient irrigation and water reduction to sports fields (especially on the sand based WT Peterson Oval). A watching brief to be maintained on other options to assess their future viability.
- Shade sails to be installed to existing children's playgrounds.
- Specific reference is made to the replacement of Elms with specimens of the same cultivar to reflect the existing range of cultivars in the Gardens.

Other major issues raised in Stage 2 of the Community Consultation program but not incorporated into the revised *Master Plan* include:

- A southern road link will not be created to complete a circuit road enclosure. Although a survey road legally exists on paper, it was never constructed, is not consistent with the established heritage character, and is not appropriate to the adjacent Office of Housing development where vehicle access will conflict with elderly pedestrians.
- A large lake and water course/ fern gully will not be created. A large lake has never existed in the Gardens and would not be consistent with identified heritage character. It would result in extensive disturbance of existing fabric, remove existing open space from direct use, and entail high cost. Although a creek once existed, flows were highly polluted and it was little more than a drain. Reconstruction would cause extensive disturbance and loss of existing Gardens fabric, would impact on the storm water system (treatment/ disturbance), divide the Gardens in two, entail high cost and increase water consumption. There is no historic evidence of a fern gully and its creation as an 'historic' feature would be speculative at best.
- The north-south path east of tennis courts not to be reconstructed to original alignment. While it would replicate the historic form of this section of the Gardens, construction would entail demolition of the mound earthworks east of the oval and remove two tennis courts. Both impacts are unlikely to find widespread support.

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