

BRUNSWICK STREET OVAL GRANDSTAND

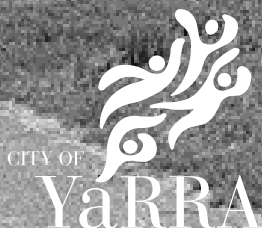
HERITAGE IMPACT STATEMENT

VHR H0751

Fitzroy North 3068 VIC

January 2023

Prepared for



Prepared by

LOVELL CHEN

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Cover image: Brunswick Street Oval Grandstand

Source: Lovell Chen

TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	Background	1
1.1.1	Conservation Management Plan	2
1.1.2	Project consultation	3
2.0	STATUTORY HERITAGE CONTROLS	4
2.1	Heritage Act 2017	4
2.2	Planning and Environment Act (Yarra Planning Scheme)	6
2.2.1	Zoning and overlays	6
2.2.2	Heritage overlay	6
3.0	OVERVIEW HISTORY	8
3.1	General history	8
3.2	Grandstand history	8
4.0	SIGNIFICANCE OF BRUNSWICK STREET OVAL GRANDSTAND	12
4.1	Statements of significance	12
4.2	Significant elements identified in the CMP	15
5.0	DESCRIPTION OF THE PROJECT AREA	17
5.1	Grandstand	17
5.2	Community Hall	18
5.3	Grandstand service areas	18
6.0	PROPOSED WORKS	23
6.1	Demolition works and tree removal	23
6.2	Works to the Grandstand	23
6.2.1	Internal works	24
6.2.2	External works	24
6.3	Landscaping	26
7.0	ASSESSMENT OF HERITAGE IMPACTS	27
7.1	Heritage Act considerations	27
7.2	Impact on the cultural heritage significance of the registered place (s. 101(2)(a))	27
7.2.1	Impacts to significant features and fabric	27
7.2.2	Changes to setting	30
7.2.3	Alternatives considered	31

7.2.4	Mitigation measures	32
7.2.5	Summary of heritage impacts	33
7.3	Reasonable use considerations	34
7.3.1	What is reasonable use?	34
7.3.2	Reasonable use - Section 101 (2)(b)	34
7.4	Potential impacts on adjacent or neighbouring heritage places – section 101(3)(a)	35
8.0	CONCLUSION	35

Attachment 1	Drawings prepared by Co-Op Studio Pty Ltd, undated and unnumbered, 9 pages detailing the screens to the Grandstand.
Attachment 2	Edinburgh Gardens including Brunswick Street Oval Grandstand, Conservation Management Plan, April 2021, prepared by Lovell Chen for City of Yarra (CMP)
Attachment 3	Commentary prepared by City of Yarra (Senior Project Manager Buildings)
Attachment 4	Arborist report
Attachment 5	Balustrade Options

List of Figures

Figure 1	Aerial of Edinburgh Gardens; indicated are the extent of proposed works (red), VHR registration (blue), and boundaries of the CMP-identified sporting precinct (green)	3
Figure 2	Extent of registration diagram for Brunswick Street Oval Grandstand, VHR H0751	4
Figure 3	Yarra PS Map 2HO, with HO213, HO215 and HO327 indicated	7
Figure 4	Detail, oblique aerial image of the Grandstand c. 1925 illustrating the structures to its north side and the early arrangement of the north facade	10
Figure 5	The 1888 Grandstand and structures, including the gymnasium, to the north in the c. 1901 MMBW plan No. 1258	10
Figure 6	[Part] Image titled Councillors Cricket Match, c. 1900-20; arrangement of stairs and ground level of 1888 Grandstand prior to the introduction of mounding and terracing to the front of the building	11
Figure 7	[Part] Aerial view of Edinburgh Gardens, 1966, showing berms with terraced seating, gates and outbuildings to all sides of the ground	11
Figure 8	[part] Plan showing elements of primary (pink) and contributory (gold) significance; approximate extent of VHR registration indicated (blue)	16
Figure 9	Southern elevation of Grandstand with 1980s landscaping to foreground, Community Hall to right of image	19
Figure 10	Oblique view of the Grandstand with modern landscaping and Community Hall to the left of image	19
Figure 11	View of internal areas within ground floor of the Grandstand	20
Figure 12	Internal areas within ground floor of Grandstand	20
Figure 13	North elevation of Community Hall	21
Figure 14	Internal view of Community Hall looking west to (formerly external) wall of Grandstand	21
Figure 15	Area to north of Grandstand, with Bocce court in foreground, Grandstand, Community Hall and rainwater tank towards right side in background	22
Figure 16	Perspective of Grandstand from south-east	25

1.0 INTRODUCTION

This Heritage Impact Statement (HIS) has been prepared on behalf of the City of Yarra to accompany a permit application to Heritage Victoria for works to the Brunswick Street Oval Grandstand (VHR H0715) and within the associated Victorian Heritage Register (VHR) extent of registration.

This HIS addresses proposed works to the c. 1888 Grandstand and surrounding landscape as part of an upgrade of the sporting precinct (part of the Edinburgh Gardens historically utilised for sporting activities) within Edinburgh Gardens.

The proposed works are detailed in the following documentation *Brunswick St Oval – Grandstand*, prepared by Co-Op Studio Pty Ltd, numbered as follows:

- TP-000 Rev A, TP-006 Rev B to TP-008 Rev B (inclusive), TP-101 Rev B, TP-201 Rev B, TP-301 Rev C, TP-401 Rev B, TP-501 Rev B, TP-531 Rev B, TP-631-Rev, TP-996 Rev B

The following background and supporting documentation are also referenced in the HIS:

Attachment	Reason for inclusion
Attachment 1 - Drawings prepared by Co-Op Studio Pty Ltd	Details of options investigated for proposed screens to front/sides of Grandstand to manage security issues, access and risks to the building associated with rough sleepers
Attachment 2 - Edinburgh Gardens including Brunswick Street Oval Grandstand, Conservation Management Plan, April 2021, prepared by Lovell Chen for City of Yarra (CMP)	Provide additional information on the history and descriptions of the Gardens.
Attachment 3 – Commentary prepared by City of Yarra (Senior Project Manager Buildings)	To inform considerations related to S 101 (2)(b) of the Heritage Act 2017
Attachment 4 – Arborist report	Additional information regarding the trees within the VHR extent of registration
Attachment 5 – Balustrade options	Options considered for proposed balustrade to staircase

Pre-application meetings were held with Heritage Victoria as well as a pre-application meeting with the City of Yarra and written comments were provided. The HIS has been prepared having regard for these comments and the relevant Heritage Victoria guidelines and policies.

1.1 Background

The City of Yarra are upgrading the sporting facilities in the Edinburgh Gardens and adjacent to the Brunswick Street Oval, Fitzroy North (areas within as well as outside of the VHR extent of registration) to meet the needs of the local sporting clubs and the community. The works include a new sporting pavilion (including club rooms and amenities), a new tennis pavilion (new community rooms and facilities, new tennis courts), new landscaping and Bocce Court, improved safety and access as well as modifications to the Brunswick Street Oval Grandstand. The project broadly is intended to provide

modern and contemporary standard sporting facilities to support the many clubs and community that utilise the oval and adjacent facilities.

The proposed works within the VHR extent of registration form part of an overall redevelopment of the sporting precinct. Edinburgh Gardens is included in the Schedule to the Heritage Overlay of the Yarra Planning Scheme, and accordingly the works outside of the VHR extent of registration will be assessed against the planning policy in a separate HIS submitted as part of a planning permit application. The overall extent of works is indicated in red at Figure 1.

As related to the Grandstand, the works are two-fold in intent. Firstly, the works are intended to provide facilities to support the operation and maintenance of the oval and associated facilities through providing storage and public amenities. It is noted that the Grandstand will no longer be occupied for sporting clubrooms, with this function relocating to the new purpose-built pavilion to the west side of the W.T. Peterson Community oval. While the modern (and not significant) Community Hall is to be demolished, this function will be relocated to the new tennis pavilion, to the north of the Grandstand. The second outcome of the works is the provision of a secure and safe public facility to be used on match days. Prior to the introduction of temporary hoarding (at the stairs and within the seating area), the Grandstand was frequently occupied by rough sleepers. Access to the upper tiered seating area is typically gained via the low roof on the west side of the building or via the stairs. Unauthorised access remains a constant risk to the rough sleepers, the community and the safety of the building. Occupation by rough sleepers puts the building at risk, through fire arising from illegal connection to the power supply, and heating provision, and the effects of frequent and intensive cleaning to remove waste and debris. The City of Yarra requires the Grandstand to be able to be secured so it is safe for public use when required. It is noted that the physical interventions considered in this HIS are part of a wider approach to supporting rough sleepers by the City of Yarra.

1.1.1 Conservation Management Plan

The *Edinburgh Gardens, including Brunswick Street Oval Grandstand Conservation Management Plan* (CMP) was commissioned by the City of Yarra and prepared by Lovell Chen, April 2021, based on a CMP prepared by Allom Lovell & Associates with John Patrick Pty Ltd in 2004. The CMP considers the entire Edinburgh Gardens and the evolution of the park and sporting precinct to the southern part of the gardens. It includes an updated assessment of the cultural heritage significance of both the Grandstand and the Edinburgh Gardens and includes conservation and management policies to manage heritage values.

The CMP identifies a sporting precinct based on the historical patterns of development and continuing contemporary use and values within the Gardens. Securing a large allotment to accommodate local cricket clubs was a motivating factor in the City of Fitzroy's push in 1862 to secure the recreational reserve that would become the Edinburgh Gardens, and the development of two club ovals in the south-west portion of the reserve were among the first works to take place on the site, soon followed by other associated club uses. The identified precinct includes the W.T. Peterson Community Oval (Brunswick Street Oval), the Brunswick Street Oval Grandstand, the Freeman Street Entrance Gatehouse, the Bowling Club and Tennis Club facilities, and their immediate surroundings.



Figure 1 Aerial of Edinburgh Gardens; indicated are the extent of proposed works (red), VHR registration (blue), and boundaries of the CMP-identified sporting precinct (green)
Source: Nearmap, December 2021

1.1.2 Project consultation

The process of design development has been informed by several pre-application meetings and presentations to Heritage Victoria, and to the City of Yarra.

In the course of this consultation, major changes to the proposal were adopted to address authority feedback. This resulted in a reduced and altered scope of proposed works within the Grandstand and the VHR registered area, and the proposed development of two new club and community room pavilions within the sporting precinct at Edinburgh Gardens. Further detail on these changes and other alternatives considered in the course of design development is provided at Section 7.2.3.

2.0 STATUTORY HERITAGE CONTROLS

2.1 Heritage Act 2017

The Brunswick Street Oval Grandstand, located at 578-694 Brunswick Street, Fitzroy North, is included in the Victorian Heritage Register (VHR) as place number H0751. The extent of registration for the place is shown at Figure 2 and is described as follows:

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

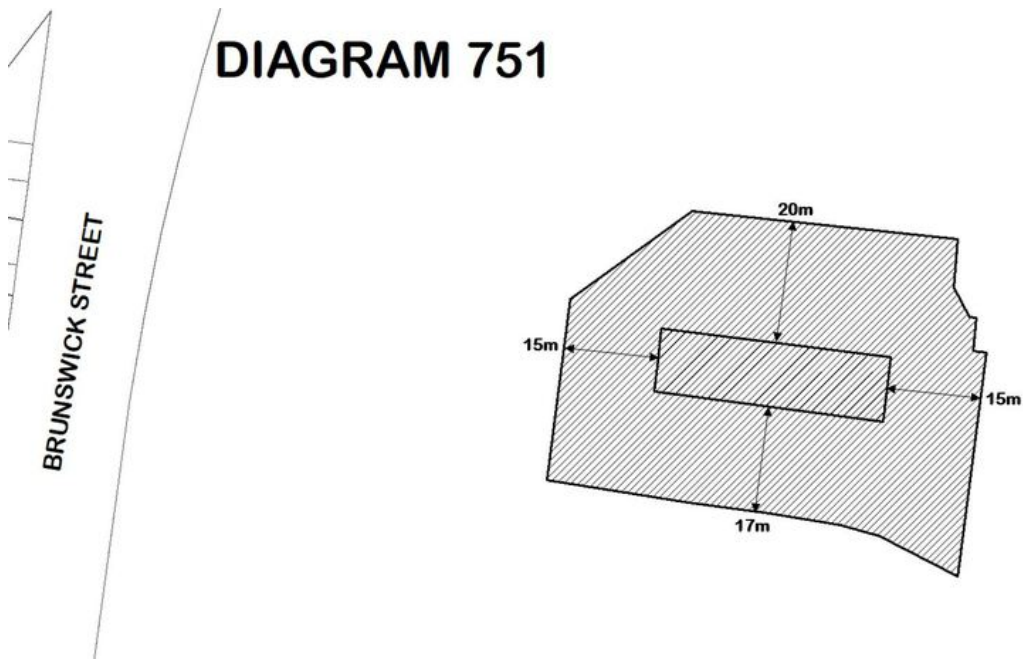


Figure 2 Extent of registration diagram for Brunswick Street Oval Grandstand, VHR H0751
Source: Victorian Heritage Database

The extent of registration includes specific permit exemptions relating to the Grandstand, community room and the landscape / outdoor areas, these are as follows:

Grandstand

Exterior

- Minor repairs and maintenance which replaces like with like. Repairs and maintenance must maximise protection and retention of significant fabric and include the conservation of existing details or elements. Any repairs and maintenance must not exacerbate the decay of fabric due to chemical incompatibility of new materials, obscure fabric or limit access to such fabric for future maintenance.
- Repair to or removal of items such as air conditioners, pipe work, ducting, wiring, antennae and aerials.
- Works or activities, including emergency stabilisation, necessary to secure safety in an emergency where a structure or part of a structure has been

irreparably damaged or destabilised and poses a safety risk to its users or the public. Note: The Executive Director, Heritage Victoria, must be notified within seven days of the commencement of these works or activities.

- Painting of previously painted surfaces in the same colour, finish and product type provided that preparation or painting does not remove earlier paint finishes or schemes. Note: This exemption does not apply to decorative finishes or unpainted, oiled or varnished surfaces.
- Cleaning including the removal of surface deposits or graffiti by the use of low-pressure water (less than 300 psi at the surface being cleaned) and neutral detergents and mild brushing and scrubbing with plastic not wire brushes.
- Repair and maintenance to existing signage and replacement of signage where it is to the same scale and in the same location.
- Repair to and removal of existing exterior lighting and public address systems.

Interior

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

1980s Community Rooms

- All the works and activities specified for the Grandstand, plus:
- All works to the interior of the Community Room.

Landscape/ outdoor areas

- The processes of gardening including mowing, pruning, mulching, bedding displays, removal of dead shrubs, planting and replanting of garden beds, disease and weed control and maintenance to care for existing plants.

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

An approval is required under the Heritage Act for all works not specifically identified as permit exempt.

2.2 Planning and Environment Act (Yarra Planning Scheme)

2.2.1 Zoning and overlays

Edinburgh Gardens and the Grandstand are located in the Public Park and Recreation Zone (PPRZ) in the Yarra Planning Scheme with the surrounding land zoned predominately as Neighbourhood Residential.

The Gardens are located within Area 2 (Fitzroy North) of the Development Contributions Plan – Schedule 1 (DCPO1).

A section of the Gardens, including the area to the north and east of the tennis courts is included in the Special Building Overlay (SBO) of the Planning Scheme (flood management).

The requirements of the zoning and two overlays will be addressed by the Town Planner as part of the planning permit application.

2.2.2 Heritage overlay

Fitzroy Cricket Ground Grandstand is included in the Schedule to the Heritage Overlay (HO) where it is identified as HO215. In the HO schedule, HO215 is identified as being included on the VHR as place no.

H0751. The extent of HO215 as indicated at Figure 3 is incorrect and has yet to be updated following the amendment of the VHR extent of registration in 2020. For places included in the VHR no planning permit requirement is applicable under the HO, except in the case of subdivision.

Edinburgh Gardens (HO213) is listed separately as an individual heritage place in the schedule to the HO. As part of the project, works are proposed outside the extent of the registration for the Grandstand; these works will be subject to planning approval under the State Projects provisions.

The North Fitzroy Precinct (HO327) is applied to the area surrounding the Gardens, refer Figure 3.

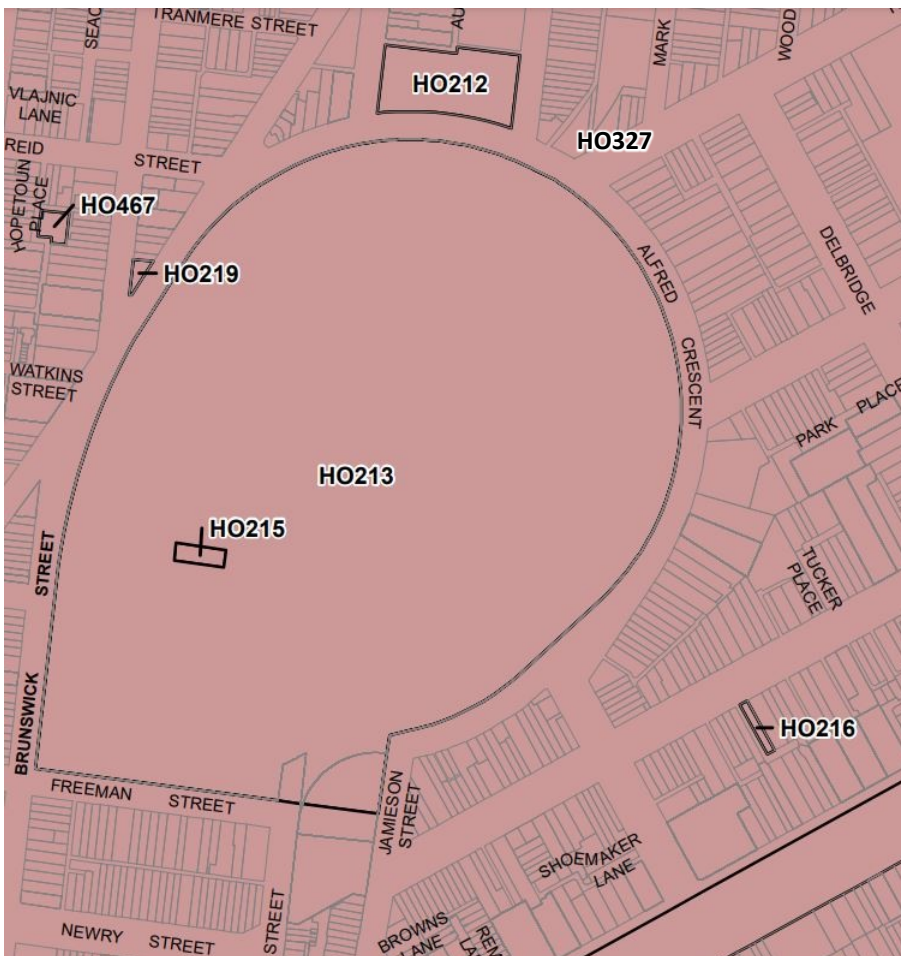


Figure 3 Yarra PS Map 2HO, with HO213, HO215 and HO327 indicated
Source: Yarra Planning Scheme

3.0 OVERVIEW HISTORY

The following provides a high-level summary of key historical developments in the Edinburgh Gardens. A detailed history of the site is included in the CMP (refer to Attachment 2, Chapter 2 History). This includes an overview of the history of the site and overall development of not only the Grandstand and its surroundings but also the Edinburgh Gardens.

3.1 General history

Edinburgh Gardens was temporary reserved in March 1862, with the permanent status as a site for a public park and garden occurring in October 1881. The name 'Edinburgh Gardens' was adopted by the Fitzroy City Council in 1868; the name honoured the royal visit of the British Prince Alfred, the Duke of Edinburgh, to Australia in 1867-1868.

From the outset, a sporting precinct was established in the south-west part of the recreation reserve that would become Edinburgh Gardens. This precinct established around two cricket clubs which received allotments in 1862 and 1863, later amalgamating as the Fitzroy Cricket Club in 1872. The Fitzroy Cricket Club continued to manage the land and facilities in the precinct until the mid-twentieth century. A lawn bowls club was established in 1877, the Fitzroy Football Club in 1883, and tennis courts added to the precinct in the mid-1880s which later moved to their present location after construction of the 1888 Grandstand.

The sporting precinct itself, and the presence of the oval and a bowls club, pre-dated the initial layout of the public gardens in the 1880s. Early records note that the Cricket Club obtained an assortment of trees from Baron Ferdinand von Mueller, Director of the Royal Botanic Gardens and that a 'ladies reserve' north-west of the oval was 'fenced and planted with trees, [and] flowers'. The grounds administered by the Club during the late 1860s and 1870s were extensive, and ornamental planting may have been undertaken over a broad area before being required to accommodate the addition of bowling lawns and tennis courts, and new facilities at the oval (including the 1888 and 1905 Grandstands, terracing and other buildings and features).

While use of the original Commercial Cricket Club oval to the north of the surviving oval ceased following merger of the clubs, the remainder of the precinct continued to be typified by intensive development and use for the sports grounds and club facilities until the 1960s, when the tenure of the Fitzroy Lions and management of the oval by the Fitzroy Cricket Club unravelled. In addition to the various sporting grounds, the Grandstand and the oval's two gatehouses, members of the sports clubs led development of a number of the public ornamental elements of the precinct, including the Sportsman's Memorial and the Chandler Drinking Fountain.

3.2 Grandstand history

The Grandstand was constructed in 1888 to the design of the prominent architect and Fitzroy Cricket Club member Nathaniel Billing; the builder was a Mr Purser. The Grandstand was part of an expanding group of buildings constructed for the many clubs occupying the sporting precinct to the southern part of the Edinburgh Gardens.

Prior to the construction of the current Grandstand, the sporting precinct included a timber grandstand on the north-west side of the oval, with this then relocated to the eastern side of the oval, and subsequently demolished. An early cricket pavilion was also relocated to the eastern side, below the tennis club. With increasing patronage, and the need for additional facilities, a second Grandstand was erected by the football club in 1905, to the west of the 1888 Grandstand. This included a 'refreshment

booth and sewerage convenience'. A timber gymnasium was constructed at the rear (north side) of the 1888 Grandstand, as was a caretaker's house. Maps and oblique images indicate many structures to the rear and sides of the two principal Grandstands including closets (toilets), turnstiles and the like. The various structures to the north of the Grandstand in c. 1925 are seen in the oblique aerial photograph at Figure 4 and plan at Figure 5.

The current presentation of the c. 1888 Grandstand to the south is like that of its original iteration, with the building's ground level exposed and stairs providing access to the elevated tiered seating (Figure 6). Subsequently, the increasing importance of football on the site led to the construction of berms with terraced seating to all sides of the oval, including the area in front of the two grandstands (Figure 7). Various other improvements were made to provide facilities for spectators and officials, including several pavilions and structures along the east side of the oval.

In 1966, the Fitzroy Football Club vacated the ground. By the 1970s the ground had fallen into a derelict state with the c. 1905 Grandstand destroyed by fire in 1977.

In the early 1980s, the c. 1888 Grandstand was restored by the then City of Fitzroy as part of the redevelopment of the oval and facilities for community use. While the extent of works to the Grandstand is not known, the project included works to remove the terraced seating to the Grandstand foreground, reconstruct the freestanding stairs to the front of the Grandstand, and landscaping works extending around the oval. The modification of the exposed the ground level façade of the building again. A community room was constructed on the east side of the Grandstand, reputedly to a design by architect Peter Elliott.

By c. 1987 structures to the north of the Grandstand had been removed and the landscape altered. The timber entrance pavilion, originally located between the c. 1888 and c. 1905 grandstands, was relocated to the north-west. The pavilion was later damaged by fire and reconstructed.

Further restoration works were undertaken in 1991-2 in the Grandstand and included the reinstatement of the timber bench seating (noting that nearly 70% of seating was replaced due to damage) and repainting of the Grandstand in a heritage colour scheme. The colour scheme for the 1991-1992 repainting works was prepared by Terence Nott Architect and established a colour scheme of Haymes Paint 'Deep Indian Red' to metal work (posts, rainwater goods and the like), 'Cumberland Stone' to seat backs, some joinery and cast lacework to the balustrade, 'Light Beige' to the balance of timber work, 'Rustic Tan' to brickwork and a 'Jarrah' decking stain to the timber floor.

A redevelopment of the changeroom and internal spaces was undertaken in 2008. In 2016-2017 works were undertaken to reduce anti-social behaviour, including installation of improved lighting and security locking systems. Bird proofing was also introduced to the underside of the roof at that time.



Figure 4 Detail, oblique aerial image of the Grandstand c. 1925 illustrating the structures to its north side and the early arrangement of the north facade
Source: State Library of Victoria

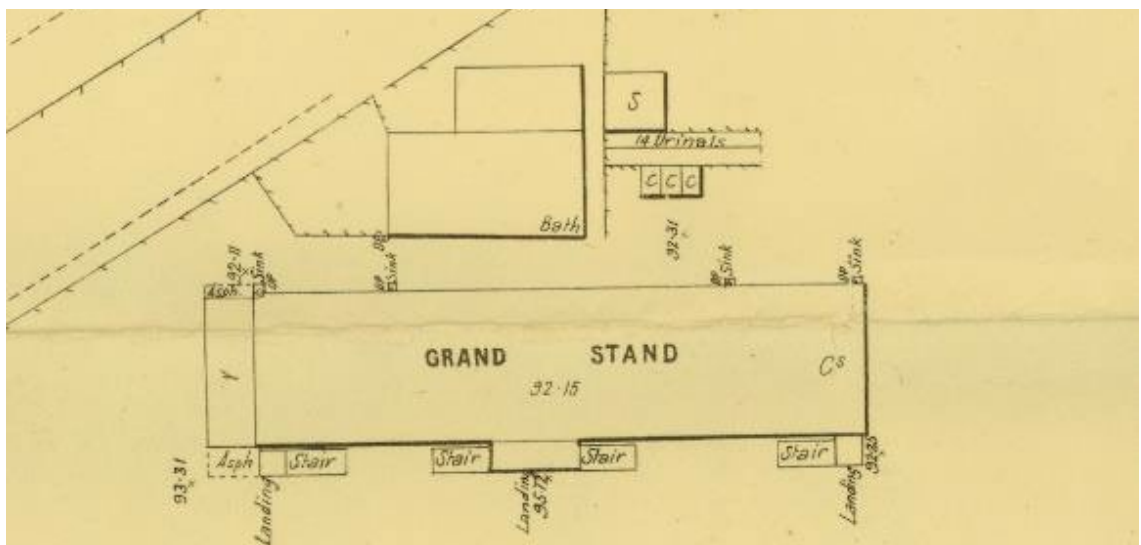


Figure 5 The 1888 Grandstand and structures, including the gymnasium, to the north in the c. 1901 MMBW plan No. 1258
Source: State Library of Victoria



Figure 6 [Part] Image titled Councillors Cricket Match, c. 1900-20; arrangement of stairs and ground level of 1888 Grandstand prior to the introduction of mounding and terracing to the front of the building
Source: City of Yarra Library, image CL PIC 18



Figure 7 [Part] Aerial view of Edinburgh Gardens, 1966, showing berms with terraced seating, gates and outbuildings to all sides of the ground
Source: Reserve File RS360, Department of Sustainability and Environment

4.0 SIGNIFICANCE OF BRUNSWICK STREET OVAL GRANDSTAND

4.1 Statements of significance

The VHR statement of significance for Brunswick Street Oval Grandstand is as follows:

What is significant?

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

How is it significant?

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

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

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

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

Why is it significant?

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

The Brunswick Street Oval Grandstand is architecturally significant as a fine and intact example of a nineteenth-century timber grandstand. It was designed by noted architect Nathaniel Billing and exhibits high quality design characteristics in its symmetrical composition and restrained decorative details. Many grandstands constructed in this era have been demolished or substantially altered and it remains a comparatively intact surviving example (Criterion D).¹

Based on the detailed historical and physical analysis and assessment of significance, the CMP recommended a revised statement of significance for the Edinburgh Gardens (HO213) including reference to the Grandstand. This is as follows (sections not relevant to the VHR extent of registration are provided as faint text):

What is Significant?

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

¹ Victorian Heritage Database, Brunswick Street Oval, accessed on 2 February 2022, available at: <https://vhd.heritagecouncil.vic.gov.au/places/447>.

Historical summary

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

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

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

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

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

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

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

Summary description

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

The evolved sporting precinct, including oval, Grandstand, bowling club, tennis club and other club facilities, demonstrates the continuity of organised recreational use of the place from the late 1860s and includes important early structures, most prominent among them an 1888 Grandstand which has been included in the Victorian Heritage Register. The Grandstand remains as a survivor of the establishment of the sporting facilities in the broader Edinburgh Gardens, and reflects, through its scale, timber materiality and design, the key aspects of large-scale spectator engagement with sports such as cricket and football in the late nineteenth century. A number of commemorative and memorial structures and elements also remain and illustrate the important civic position of the gardens as well as the role and investments made by sporting clubs at the site.

How is it Significant?

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

Why is it Significant?

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

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

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

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

The Edinburgh Gardens are of historical and aesthetic significance for their avenues of mature Elm and Oak trees, some dating to the plantings carried out by Bickford in 1884-1885, and for other remnant specimen and structural tree plantings that

illustrate the extensive ornamental plantings established in the gardens from the 1880s to the 1920s. Within the City of Yarra, the Edinburgh Gardens is the largest of a small number of public gardens developed by the former local councils which retain major components of their Victorian and Edwardian organisation and planting schemes.

The Edinburgh Gardens are of historical significance for their collection of civic commemorative and memorial structures, including the Sportsman's Memorial (1919), Memorial Rotunda (1925) and Chandler Drinking Fountain (1926), as well as the surviving plinth of a memorial statue to Queen Victoria (1902).²

4.2 Significant elements identified in the CMP

While acknowledging the changes to the building, the VHR statement of significance identifies the whole of the building as being significant. The CMP identifies significant structures and landscape elements within the VHR extent of registration, these are indicated on a plan in the CMP at Figure 8 and described as follows:

Elements of Primary Significance

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

- Brunswick Street Oval Grandstand (Fitzroy Cricket Ground Grandstand, 1888)

Elements of Contributory Significance

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

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

- Perimeter path and earth embankments to the oval surroundings in their general form only, acknowledging these were substantially altered and reduced in scale in the 1980s

Elements of Little or No Significance

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

- Community Hall

² *Edinburgh Gardens including Brunswick Street Oval Grandstand*, Conservation Management Plan, April 2021, Lovell Chen, pp. 183-184.

- Modern path and service drives around the oval and Grandstand, and modern plantings including Oak, Elm, Fig and Jacaranda, established in the c. 1980s
- Bocce courts
- Sundry elements including non-original lighting, bollards, seating, bins, signage, power poles and electrical sub-board enclosures, and log located on northern edge of the Alfred Crescent oval
- Underground and surface drainage, including stormwater filtration garden

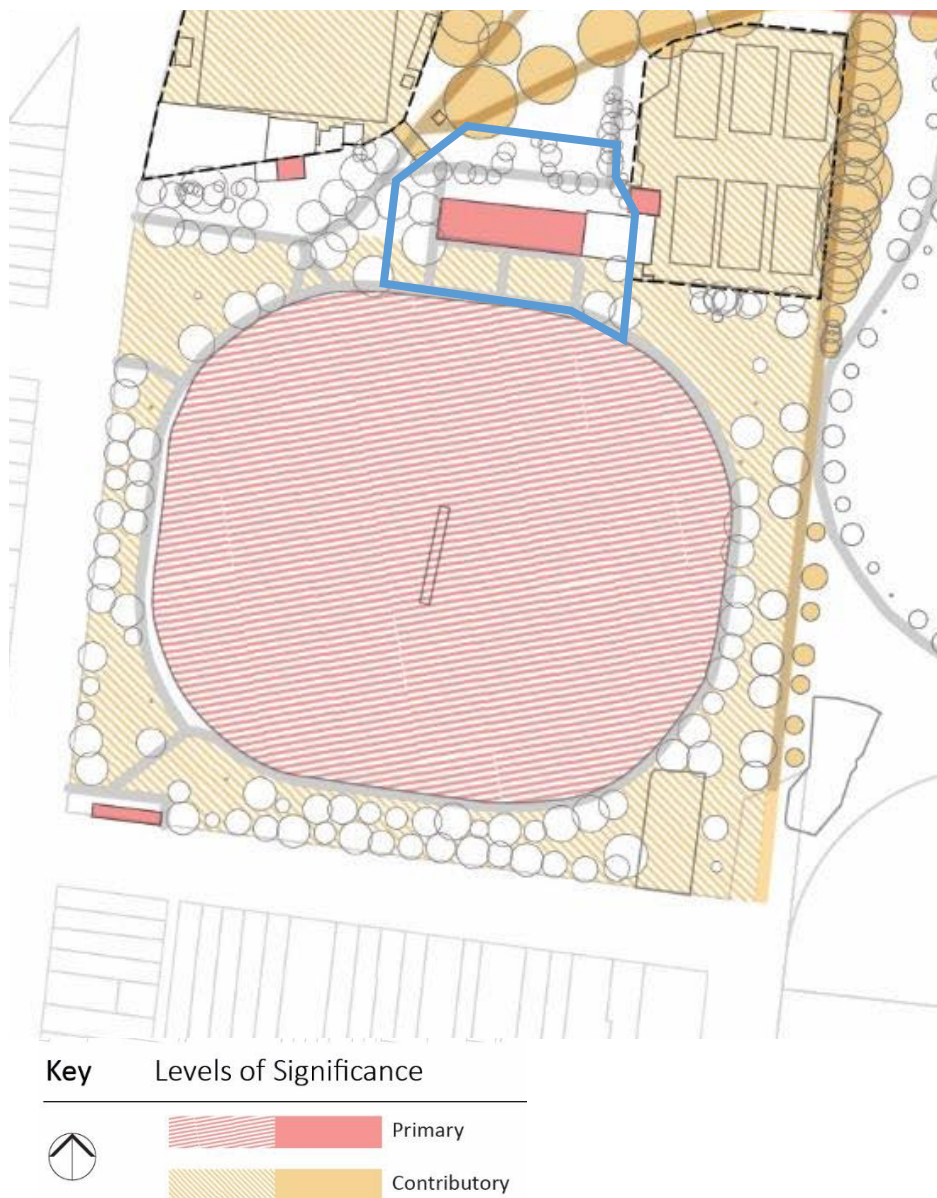


Figure 8 [part] Plan showing elements of primary (pink) and contributory (gold) significance; approximate extent of VHR registration indicated (blue)
Source: Edinburgh Gardens including Brunswick Street Oval Grandstand, Conservation Management Plan, April 2021, p. 187

5.0 DESCRIPTION OF THE PROJECT AREA

The project proposes works across the sporting precinct, from Brunswick Street to the tennis club. The VHR extent of registration only addresses a small portion of this precinct; accordingly, only the elements within the VHR extent of registration (Figure 8) are detailed below. The description below is based on the CMP.

5.1 Grandstand

The Grandstand is located on the north side of the community oval. It is of typical Victorian design with a tiered, timber-framed seating area above a ground level brick storey containing club rooms and change rooms.

At ground level, the face brickwork is painted and punctuated by modern windows, doors and openings fitted with roller shutters. The central opening, formerly the club room entrance from the race, is infilled with modern timber and glass doors and sidelights. Modern timber stairs, located to the centre and each end of the south elevation, provide access to the tiered seating area (Figure 9).

The jerkinhead roof is clad in corrugated galvanised steel and contains a central gable with weatherboard infill and a circular louvered timber vent (the latter replacing a clock). Flagpoles are mounted on the roof at the centre and at each end. To the underside of the roof, the timber roof trusses are supported on cast-iron columns with Corinthian capitals. Extending along the front and sides of the main roof is an awning supported on timber brackets. The balustrade to the seating area is comprised of cast iron panels with a timber handrail above, infilling the space between the cast columns; the balustrade extends to the east, south and west building elevations.

The north elevation is comprised of three distinct levels; the overpainted brickwork of the ground level, horizontal weatherboard clad mezzanine and upper section (relating to the upper level of the tiered seating) which includes a band of vertical boarding, separated by a timber bead from the sliding panels above (Figure 10). Timber brackets are located beneath the roof and the eave is infilled with timber board lining.

Within the seating area, the rear wall is comprised of sliding timber framed panels and a timber lined wall with both vertical timber boards and flat panels. The stepped timber flooring to the seating area is tongue and groove boarding with the seating being a timber seat and back with steel supports.

Internally, the Grandstand is divided over three levels: the ground level change rooms and amenities area, the partial mezzanine, and the upper seating area. The ground level of the Grandstand includes utilitarian spaces associated with sporting uses, such as change rooms and toilets. The ground level is largely modern in its presentation, having been modified over the years to accommodate related sporting club needs (Figure 11 and Figure 12). Early brick internal dividing walls have been altered to create larger spaces and new openings between the spaces. The floor is lined with rubber matting and the internal walls are either overpainted brick or lightweight plasterboard walls. The eastern end of the building is divided into four compartments, and these spaces are subsequently divided to provide for toilets and other amenities. The eastern bay is divided into kitchen and toilet spaces with a canteen and associated spaces, with the corridor extending directly into the adjacent Community Hall. Some areas, such as the entry way, retain sections of beaded timber lining boards to the ceiling, whereas other sections retain ceiling lined with flat panel with strapping over the joints.

To the north side of the Grandstand interior is a mezzanine level. The floor is enclosed by a lightweight metal balustrade surround; this level is accessed by a modern ladder. The mezzanine is partially open to

the ground level. This area is largely used for storage and for services such as hot water units and air conditioning equipment, with ducting extending throughout this space. The key early feature in this area are the early timber trusses, noting some of these have been modified, and remnant timber lining to sections of ceiling and walls, mostly to the eastern end of the space. Cast metal vents are retained in several locations on the north wall, as is a single ceiling vent in the most easterly space. Brick dividing walls have been modified to create access to all spaces in the mezzanine.

While retaining early fabric, such as the timber trusses and wall linings which provide evidence of original detailing, this area is in poor condition and reflects numerous ad hoc alterations undertaken over the life of the building.

5.2 Community Hall

Located to the east side of the Grandstand, the Community Hall is a steel and timber-framed building with a gabled roof clad in corrugated galvanised steel (Figure 13). The east elevation comprises a brick wall with a stepped parapet, arched at the apex. Extending across the north of the building is a verandah with timber lattice screens, the north and south elevations both contain large, timber-framed glazed sliding doors. At the eastern end, the wall is a face red brick wall which directly abuts the rear of the tennis club buildings.

Internally, the Community Hall is a lightweight addition, with sliding glazed walls to the north and south elevations (Figure 14). The roof has a low pitch with beaded lining boards and exposed metal trusses to the ceiling internally. Suspended strip lighting extends along each side of the hall. The floor is clad in timber-look vinyl over a concrete slab. On the west side, a lower linking element houses kitchen facilities and a corridor connection to the ground-level interior of the Grandstand.

5.3 Grandstand service areas

The areas to the west and north of the Grandstand were redeveloped in the 1980s (Figure 15). The 1980s works created an asphalt-paved roadway from Brunswick Street to service the Grandstand, tennis club and the new Community Hall, providing service vehicle access as well as informal car parking. The roadway is kerbed between Brunswick Street and the Grandstand, but is otherwise treated as a shared use path, with kerb-free connections to other pedestrian paths to the oval. New areas of lawn and plantings of Dutch Elm (*Ulmus xhollandica*) were established along the vehicle path.

Behind the Grandstand, the 1980s car park/hardstand area to the north was hedged and planted with a bordering row of Jacaranda (*Jacaranda mimosifolia*). The hedging was removed c. 2010, but the Jacaranda trees remain. A pair of Bocce Courts were constructed on the northern edge of this area, below the diagonal gardens path c. 1990. Originally fenced, these were subsequently replaced with a single, unfenced court. A large above-ground rainwater storage tank was installed in the 2000s.



Figure 9 Southern elevation of Grandstand with 1980s landscaping to foreground, Community Hall to right of image



Figure 10 Oblique view of the Grandstand with modern landscaping and Community Hall to the left of image



Figure 11 View of internal areas within ground floor of the Grandstand



Figure 12 Internal areas within ground floor of Grandstand



Figure 13 North elevation of Community Hall



Figure 14 Internal view of Community Hall looking west to (formerly external) wall of Grandstand



Figure 15 Area to north of Grandstand, with Bocce court in foreground, Grandstand, Community Hall and rainwater tank towards right side in background

6.0 PROPOSED WORKS

The proposed works within the VHR extent of registration form part of an overall redevelopment of the sporting precinct.

6.1 Demolition works and tree removal

External demolition works to the Grandstand are proposed, these include:

- Three (1980s) non-compliant stair structures to be removed on the south side, including the recently installed temporary security enclosures
- Removal of brickwork to form a new opening to the east end of the south elevation
- Demolition of the main distribution board and enclosure to the west end of the building
- Removal of brickwork to form a new opening on the north elevation to create a new opening / doorway and removal of an existing door.

Internally works are proposed to the ground floor level of the Grandstand. These include:

- Demolition of all internal (non-load bearing) partitions to the east side of the internal space, including internal walls, doors, fixtures and finishes constructed as part of the existing linking element connecting the Grandstand to the Community Hall; and
- Demolition of some internal partition walls and roller doors to the west (maintaining the majority of internal walls within this area).

The full extent of the Community Hall is to be demolished.

The surrounding landscaping will be altered as part of landscape improvements addressing the broader sporting precinct. A number of existing landscape elements within and on the edges of the registered area will be removed, including the existing car park and service area, bocce court and water tank, as well as existing pathways. All of these are modern features dating to the 1980s.

The grassed areas to the north and south of the Grandstand would be removed, the ground relevelled and replaced with new landscaping, described below. Existing tennis court fencing which forms part of the current extent of VHR registration (redrawn in 2020) would be removed, and the old club pavilion (which has a history of relocation and is outside of the VHR extent) would be relocated to a new position at the north end of the precinct.

As part of these works, thirteen small Jacaranda (*Jacaranda mimosifolia*) trees to the north of the Grandstand (planted in c. 1980s) would be removed and replaced with new tree plantings. Modest screening and amenity vegetation of modern origin along both sides of the existing western fence to the tennis court area would also be removed. Within the registered area this is a mixed planting which includes various small specimens of Weeping Lilly Pilly (*Waterhousea floribunda*), variegated Pittosporum and Kohuhu (*Pittosporum eugenoides* and *P. tenuifolium*), Jacaranda and ornamental Almond (*Prunus dulcis*).

6.2 Works to the Grandstand

The internal layout of the Grandstand is proposed to be reconfigured through the introduction of new walls and structure to facilitate its use as a sporting club, including storage areas, merchandise facilities and public amenities. New compliant external stairs replacing the existing are to be constructed to the south side, and security measures are proposed to manage access to the upper-level seating area.

6.2.1 *Internal works*

Internally it is proposed to construct new partition walls and wire mesh enclosures at ground level. The existing mezzanine level is to remain unaltered.

Overall, the ground floor interior will be partitioned, variously by concrete block walls, lightweight walls and chain link mesh fenced enclosures, to provide storage areas and public toilet facilities. The existing walls to the north-west will be retained and incorporated into the rearranged ground floor plan. The public amenities to the north-east corner of the ground floor and storage areas to the south-east corner are to be accessed via external doorways as are the merchandise and storage areas to the south-west.

The new public amenities will be fitted out with new fittings and fixtures, wall and floor coverings and ceiling linings. While in a new location in the ground level, the proposed amenities will largely replace the existing facilities (to be demolished). Existing services penetrating the ground slab will be capped.

New ceiling linings are to be introduced above the merchandise and back of house area.

Minor structural works are required, and these include the introduction of two new steel beams fixed to new blockwork walls and to the inner face of the interior face of the external brick walls. These will be tied with new anchors to the external walls – a minor intervention.

6.2.2 *External works*

Ground level alterations

Minor changes are proposed to the external fabric of the north and south elevations to access the new amenities at ground level. These include the installation of a door within the new opening on the east side of the north elevation (access a new Changing Places room), and the infilling of the existing opening (where the door was removed) to the west of this new opening. A new opening is to be formed and infilled with a new door, and a new door is also proposed within an existing door opening at the east side of the south elevation, both providing access to the storage areas behind.

Proposed works on the east elevation include the construction of new brick infill panels to reformat the single large opening to four smaller openings. Four new doors would be installed to provide access to the new public amenities and a storeroom.

Stairs to south elevation

The proposed new stairs are to be located in the positions of the existing modern stairs and replicate the configuration of these. An L-shaped staircase will be constructed at the east and west ends of the Grandstand with a T-shaped staircase (comprising a mid-height landing and flanking stairs) located centrally on the south facade. The new stairs will occupy a slightly larger footprint than the existing, with length and width of the staircases and landings increased to address current requirements for compliant access. As part of these works, security measures will be incorporated into the stairs and place on the west façade to provide effective access control to the upper seating level.

As the staircases intersect the Grandstand at the original locations there will be no changes to the existing Grandstand balustrades. It is noted that where the existing stair post at the landing area is removed, the section of timber flooring is to be infilled, to match the existing.

Each staircase is to be supported by two RHS beams either side of the stairs fixed to a 250 PFC stringer which is bolted to the existing beam in the wall below the stairs. At the point of connection to the Grandstand, the fabric will be slightly modified to accommodate the steel frame penetrations. This includes the removal of a non-original section of timber weatherboard between the stringers of the

existing stairs and removal of a section of the existing timber (within the wall) to accommodate the steel posts. At the edge of the Grandstand new 90SHS posts are to replace the balustrade posts of the removed stair with fixings located below the floorboards. These are to be bolted to the existing framing (floor of Grandstand).

The handrail to the new stairs will be stainless steel and the balustrading will be vertical aluminium palings, powder coated to match the deep red colour on the Grandstand.

At the top landing and upper section of stairs (on all three staircases), the posts will extend beyond the top of the balustrade forming the structure on which the new security gates and screens are to connect. These are to surround the upper section of the stairs to secure the Grandstand. The screens will project above the height of the Grandstand balustrade. The gates and screens are to be constructed of a lightweight steel frame, painted to match the timber work on the Grandstand and filled with visually permeable security mesh. See Figure 16 for a rendered view of the Grandstand with proposed new stairs and screens.

The stairs will be fitted with tactile indicators and other fixtures required for code compliance.



Figure 16 Perspective of Grandstand from south-east
Source: Co-Op Studio 4 May 2022

Upper-level mesh screens

To the west elevation it is proposed to install the same permeable security mesh screens within the side openings to the Grandstand. These screens will be constructed as infill panels, similar to the approach to the staircases, with a lightweight steel frame infilled with expandable stainless-steel mesh. The trapezoidal frames are to be welded 65 x 65 mm SHS steel sections with the mesh affixed to the frame via proprietary fixings. The mesh panels will be positioned to avoid intersecting with the capitals and top of the balustrade, though maintaining the integrity of the security measure.

To ensure that the installation of the frames does not adversely impact on the significant fabric, the frames are proposed to be fixed to the cast iron columns via purpose made clamps. These will be

designed to fit the column circumference and secured via bolts through the flange sections of the clamps. No permanent fixings are required to the columns and the clamps are entirely reversible.

It is also proposed to install a new handrail to the inner side of the balustrade to the west end of the Grandstand. In its preliminary design, this is proposed to adopt a similar approach to that of the mesh infill screen, being a clamped fixing to the balustrade panels.

6.3 Landscaping

The proposal includes new landscaping to the area surrounding the Grandstand to support public and club use of the precinct.

To the south, the forecourt between the Grandstand and the Oval is proposed to be regraded to provide a simple gesture to spectator seating, in the form of a concrete seat wall and small areas of lawn crossed by two diagonal paths. The balance of this forecourt area will be asphalt-paved, consistent with existing surface treatments around the Grandstand and Oval.

To the north, new areas of paving, landscaping, furnishings and a realigned bocce court are proposed. Service and maintenance access would be maintained along the north wall of the building, with bollards closing off an area at the east end for bicycle parking and access to the new public amenities.

Beyond the access lane, a rainwater garden would be established along with three DDA parking spaces situated above new underground rainwater storage tanks. Beyond this garden area a small community gathering and seating area would be constructed, along with a new bocce court arranged parallel to the Grandstand. New and replacement tree plantings would be installed in this area, including a row of six Lemon-scented gums (*Corymbia citriodora*) in the raingarden and a bosque of five Jacarandas to the east.

A new planting bed would also be constructed on the south-east end of the reconstructed timber gatehouse, at the western end of the registered area. Existing English and Dutch Elm trees west of the Grandstand within the extent of registration would be protected during the works.

As part of the broader project proposal, the tennis club area would be upgraded, including construction of a new club pavilion and expansion of the court area to accommodate eight courts to competition standards. Most of this work would take place outside of the extent of registration; however, within the registered extent the following works are proposed:

- Construction of a new fenced outdoor area associated with the tennis club facilities, straddling the northern boundary of the registered area; this area would be concrete paved over a new underground water storage tank, and would be fenced with 1.8 metre height timber battens;
- Construction of a new fenced tennis court to the east of the Grandstand, straddling the eastern boundary of the registered area, with 3.6 metre height court fencing;
- Construction of a new asphalt-paved public walkway on the east side of the Grandstand;
- Regrading of the earth berm to the south-east of the Grandstand.

7.0 ASSESSMENT OF HERITAGE IMPACTS

7.1 Heritage Act considerations

As relevant to the proposal, the primary considerations of the Executive Director in determining a permit under Division 2, Section 101 (2) are

- a) the extent to which the application, if approved, would affect the cultural heritage significance of the registered place or registered object;
- b) the extent to which the application, if refused, would affect the reasonable or economic use of the registered place or registered object, or cause undue financial hardship to the owner in relation to that place or object;
- d) if the applicant is a public authority, the extent to which the application, if refused, would unreasonably detrimentally affect the ability of the public authority to perform a statutory duty specified in the application; and
- f) any matters relating to the protection and conservation of the registered place or registered object that the Executive Director considers relevant.

Additionally, under Division 2, Section 101 (3) consideration may be given to

- a) the extent to which the application, if approved, would affect the cultural heritage significance of any adjacent or neighbouring property that is—
 - i. included in the Heritage Register; or
 - ii. subject to a heritage requirement or control in the relevant planning scheme; or
- b) any other relevant matter.

The following assessment addresses each of the above considerations.

7.2 Impact on the cultural heritage significance of the registered place (s. 101(2)(a))

7.2.1 *Impacts to significant features and fabric*

External alterations

As described, the project proposed a limited scope of interventions into the external fabric and presentation of the Grandstand. This includes:

- Removal of the attached 1980s Community Hall and make-good of the eastern wall of the Grandstand at ground level with various new door openings
- Replacement of the existing modern external stairs on the south side of the Grandstand
- Provision of physical barrier security to the new stairs and to the west elevation of the Grandstand
- Alteration of the existing, non-original brick infills at ground-level (north and south elevations) with modified door openings to serve adjustments to the internal programme.

Community Hall

The demolition of the Community Hall will not have an adverse impact on the historical values of the Grandstand. While minor works are required to infill the eastern ground level external wall, these

proposed changes will not adversely affect the presentation of the place. More importantly, following the proposed works, the Grandstand would be returned as a freestanding structure. This is a positive heritage outcome of the project, and an ambition that is recognised and supported in engagement with statutory authorities.

Replacement of external stairs

The current external stairs, constructed during the 1980s, are not code compliant and are in a poor state of repair. The configuration of the stairs, balusters and handrails are no longer compliant. Further, the structural integrity of the stairs is diminished, having required structural strengthening subsequent to construction. Refurbishment is not considered viable, both physically and from a code compliance perspective. Further, retention of the current stairs will not assist in the management of the security and safety issues identified in this report.

Noting that the new stairs will be designed to comply with contemporary standards and materiality, the arrangement of the replacement stairs will be consistent with early versions and modern replicas, except for the screening and extended posts. Accepting that the stairs will present differently to the current with the introduction of mesh screens, the potential for adverse visual impact has been considered and addressed through the implementation of the proposed expandable stainless-steel mesh and a visually light weight framing system. This material would not impede the visibility of the Grandstand (see Security measures below).

The new compliant stairs are designed in steel and timber and the connection between the two elements has been carefully detailed to minimise physical intervention to the Grandstand. The fixing points will be integrated into the structure of the Grandstand and have no visual impact on the appearance of the south façade. While constructed in steel, the balusters are simple vertical palings, finished in a deep red colour, which will present as a modern intervention within the immediate context of the building, while being traditional in appearance.

While new, the stairs will largely present as per the current and consistent with the original arrangement of the stairs (prior to terracing works) and the historical arrangement. That's said, the proposed stairs are designed to respond to current security, safety and management issues that require access to the tiered seating area to be restricted. The new stairs (including mesh screens) will not adversely affect the architectural value attributed to the Grandstand and nor will there be an adverse impact on the presentation of the Grandstand.

Security measures

As detailed at Attachment 3, the Grandstand presents significant management, safety and security issues for the City of Yarra arising from anti-social behaviours. Occupation by rough sleepers (temporarily managed by hoarding off access to the building) requires constant and intensive cleaning and management. This is a result of refuse and graffiti which requires additional cleaning of the fabric by either high pressure water or repeated repainting or a combination of both.

Council has engaged paid security to patrol the site to assist with the issues, however, this has not been effective. It is felt that without assisted protection the Grandstand seating area will continue to be a site for rough sleepers and anti-social behaviour.

As indicated at Attachment 1, various options for implementing new security measures were investigated to secure the Grandstand seating area. Renders were produced for each option to determine the potential for adverse impact. The five options considered were as follows:

- full mesh screens above all existing balustrades surrounding the Grandstand seating
- full gated sections at the top of the stairs / entrance to the seating areas
- trellis screen gates over each entrance
- enclosed screen 'cages' at ground level around each stair
- stair landing enclosure (preferred option)

The proposed security gates and screens at the top of the three staircase landings was the preferred option as these could be integrated into the new stair structure and avoiding any physical and visual impact on the existing Grandstand fabric. Of the option considered, this approach presented as the least visually intrusive.

The proposed expandable mesh has been selected for its visual permeable characteristics, strength and for being a durable, long-lasting product. The visually light weight mesh will ensure that the structure of the stair below and Grandstand will remain the visually prominent element in views to the building. There is an opportunity to select a coloured version of the mesh to improve the visually recessive quality of the material. Details of the proposed product can be found at the following link:

https://www.jakob.com/files/6_downloads/catalogues/Jakob-Rope-Systems-Catalogue-Webnet-n2-english.pdf

The new screens are placed on modern fabric, have been carefully designed to minimise visual impact or intrusion both from and to the Grandstand. They will be clearly read as modern interventions and will ensure that the stairs are safe and secure. The works will have no impact on the architectural significance of the Grandstand.

Western upper-level mesh screens

Following the installation of temporary security hoarding (in 2020) it was found that rough sleepers were able to gain access to the upper tiered area by climbing onto the low height roof at the west end of the building. Accordingly, the proposal includes the installation of screen to infill the openings above the balustrades at the western end of the Grandstand to prohibit access from this point when the building is not in use.

The proposed tensile mesh screen infill panels are designed to be installed with a reversible connection to the existing Grandstand fabric to ensure that there is no harm to the significant cast iron columns supporting the roof. This is by way of a specially designed steel clamp, comprising of two semi-circular sections matching the circumference of the columns, with flanges to each piece. When installed, the clamps can be secured through the frame supporting the mesh infill. The panels will be formed to largely infill the opening either side of the central column. While the stainless-steel mesh is proposed, there is an opportunity to consider an alternative colour to assist in minimising the visibility of this material.

The security screen and frame will result in the introduction of modern fabric within the Grandstand itself. However, it has been carefully detailed to limit any physical or visual impacts and will not affect the original architectural and historical significance of the place. The presentation of the Grandstand, and the appreciation of this, will not be adversely affected as a result of this intervention.

Ground level alterations

The infill of an existing doorway and the modification of two other door openings in the existing (non-original) brick masonry infill panels at ground level is consistent with the history of management of the Grandstand's lower level to accommodate various requirements of its club and public programmes. The

proposed works are minor alterations which would pose no change to the integrity and presentation of the building, and therefore its significance.

Internal alterations

As described, the project proposes a series of interventions to accommodate a revised programme within the Grandstand's ground level space. The ground level is largely modern in its internal presentation and arrangement, having been modified over the years to accommodate evolving sporting club needs (Figure 11 and Figure 12) as well as having a direct connection and shared services supporting the adjoining 1980s Community Hall. The proposed works are modest in their level of change to the interior space, spaces of which are of no heritage value *per se* and are of no consequence in terms of the significance of the Grandstand.

7.2.2 *Changes to setting*

Landscaping and access provisions

The proposed landscape works have been carefully considered and modulated to address this Gardens interface while providing an appropriate setting to the Grandstand. As reviewed in Section 3.2, the areas both north and south of the Grandstand saw extensive change in the early twentieth century to support increased spectator attendance and use of the place for professional football, before a late twentieth century renewal to reposition the Grandstand, oval and precinct facilities for community use.

The proposal includes upgraded landscaping and other alterations to the setting of the Grandstand. The works are required to achieve compliant access to the sporting precinct, as well as functional access to internal storage rooms within the Grandstand, to address flood risk and other environmental considerations, and to improve public amenity within an area which today functions both as a match-day gathering place and as an important interface and prominent public entry to the Edinburgh Gardens.

New tree plantings, furnishings and infrastructure to the north would be established at a suitable distance from the Grandstand, and will present as two formal groups of trees which, while separated from the building, support the perception of the Grandstand and its setting as a formally organised space. The new landscaping to the south represents a minor change to improve the amenity of the Grandstand forecourt for existing match day uses, and would remain generally consistent with the existing (1980s) material character and layout of this area.

The proposed changes to the landscaped setting would not pose a detrimental impact to the Grandstand's presentation. The building will continue to be perceived as the dominant structure within a beautified sports precinct, consistent with both its nineteenth century origins and the previous landscape renewal undertaken in the 1980s. The improved access and amenity landscaping will support safe public use and occupancy within the Grandstand's surroundings, and in this way benefit the long-term retention and appreciation of its heritage significance.

Tennis court expansion and outdoor amenity area

As part of the larger project, an expansion of the tennis court facility is proposed, taking the facility to eight courts from the current six, and the court facilities would be fully reconstructed to comply with competition specifications including required overrun areas. A portion of the new south-western court would be constructed within the Grandstand's extent of registration, including clay court surface, underground drains, and a new 3.6 metre perimeter fence.

Outside of the Grandstand's extent of registration to the north, a new tennis club pavilion with upper-level community room is proposed to be developed. Beyond the south end of this new building, an underground water storage tank and a fenced outdoor amenity area would be constructed, extending into the Grandstand's extent of registration. A 1.8 metre timber batten fence would be erected around this amenity area, and external landscaping provided on the Gardens side consisting of a brick masonry seat wall and plantings, with climbing plants trained to grow over the pavilion building to the north.

The expansion of the tennis court area and associated fencing and other elements is consistent with the longstanding use of areas to the north and east of the Grandstand for complementary sporting club uses. As reviewed at Section 3.2, various club buildings and fenced enclosures were constructed in these areas during the twentieth century, including a gymnasium, caretakers residence, previous tennis club enclosures and associated fenced storage and back-of-house areas. The proposal would retain public access and visibility to all four sides of the Grandstand, and remove the 1980s Community Hall addition on the east side of the structure. There would be no detrimental impact to the presentation of the Grandstand, which would continue to read as a dominant, freestanding structure at the top of the oval in all existing public views.

Tree removals

The proposed tree removals are limited to small-to-medium sized amenity tree plantings established in the northern part of the extent of registration from the 1980s; principally a group of Jacaranda trees along with a mixed edge planting to the existing tennis club boundary.

The removals are required to achieve the proposed access and public amenity improvements, including regrading and construction of upgraded furnishings, paths and amenities to improve this area for public use and occupancy. The removals within the registered area affect only modern vegetation which has not been assessed to have heritage significance either to the Grandstand or in the context of the adjoining Edinburgh Gardens; there will be no impact to the heritage significance of the Grandstand from the proposed tree removals.

7.2.3 Alternatives considered

As indicated in the introduction, the proposed works were detailed following consultation with Heritage Victoria and City of Yarra. The original scheme for an expanded and altered Grandstand was amended to the proposal detailed in this HIS.

Further as detailed at section 7.2.1, when considering the security measures to the Grandstand stairs five options were prepared and considered. Option five was identified as the preferred option as it not only had the least visual impact on the overall appearance of the structure but, at the stairs, it was also one of only two options (see option four at Attachment 1) which will have no impact on the original balustrade and existing fabric.

As related to the western infill screens, the proposed approach is one which provides a simple and least visually and physically intrusive method to secure the western end of the tiered seating area. Removal of the low-level structure to the west or adjacent large trees, from which access to the upper area is gained, was not considered feasible as a response to managing the unauthorised access to the Grandstand. Several options were considered to ensure that the introduction of the screens would occur in a sensitive manner and with the least intervention required. An option for a frame structure (offset and inbound from the western balustrade) to support screens was explored, though the structure would have required significant intervention to existing fabric. This included fixing three 90SHS steel posts through the floor and connection to a new steel beam within the mezzanine space, new steel

beam parallel and fixed to the roofing beam, bolt and plate fixing of three 90SHS 'stub' beams to the existing timber roofing beam – these items to form a frame to secure the mesh infills, steel plate and timber infill to steps to conceal column bases, steel mesh secured by eyelets fixed to the timber infill and mesh extending to floor level. Due to the extensive intervention and physical impact on existing fabric in concert with the imposition and visual intrusion, this option was determined to be more impactful on the significance and presentation of the Grandstand and duly set aside. The preferred option proposes a more considered and less 'engineered' option.

Various options were considered when determining the selection of balustrading (see Attachment 5). The proposed option was considered the least visually impactful while complying with DDA requirements. It is noted that consideration was made to use the same material as the security screens (option 3 – Attachment 5), however this is not considered appropriate for balustrade application in a public environment at low level due to potential nature of mesh being climbable. Other options investigated a modern perforated panel; however, this was considered to be too modern and introduced another pattern and material. Various thickness of paling was also considered, the thinner option (option 4 and option 6) was felt to be more subtle and allow more permeability. Further, finishing the balusters in a deep red colour, rather than cream allows these to blend into the ground floor and stair structure, further limiting their visual impact on the place.

7.2.4 Mitigation measures

The proposed works pose limited impacts to the Grandstand's physical fabric and presentation. The works have been designed to maintain use of the structure while current internal programme is relocated to new purpose-built facilities elsewhere in the precinct (outside of the VHR extent of registration). The works have also been designed to address pressing issues of building security, to provide upgraded landscaped amenities consistent with the facility's central position within the Edinburgh Gardens and consistency with new landscaping to be delivered elsewhere within the sporting precinct as part of the proposal.

The works present as consistent with the 135-year history of the precinct and with past and current management of the Grandstand and its setting and will not harm the heritage significance of the place. Given the above, no specific mitigation works are proposed or considered to be required to offset any localised changes in the building's presentation. Especially as the presentation was more reflective of the original 1888s layout and landscaping.

Considerations with respect to the physical conservation of the Grandstand were discussed with the statutory authorities at earlier design stages. The proposed programmatic adaptation of the Grandstand is limited, exchanging existing club changerooms for a public toilet facility and an expanded equipment storage facility at ground-level, while maintaining the upper seating tiers for use on match days. This proposal is greatly reduced from a more extensive adaptive reuse of the Grandstand which was discussed with the statutory authorities at an earlier stage. It is understood that a condition may be placed on the permit for conservation works. Given the limits of the current proposal, the scope could include make-good works to ground-level external masonry, around the stair structure and the upper-level balustrade. Generally, it is noted that the Grandstand is in a fair condition and additional works would be limited to minor/maintenance repairs and possible repainting. The proposed use and investment in the current structure is one that will support its ongoing maintenance but does not include or require more extensive conservation works at this time.

It is noted that the CMP identifies policies with respect to building maintenance and repair.³ This includes cyclical inspections and maintenance programs and notes that where possible, repair and replacement works should be on a like for like basis. It is understood that the City of Yarra will be maintaining the Grandstand in accordance with these policies going forward.

Further it is noted that one of the policies within the CMP identifies the need for an interpretation program that reflects the history and cultural heritage values of the Edinburgh Gardens, including the Grandstand.⁴ A condition could be placed on the permit that allows for some interpretation to be included within the site. However, this should not be restricted to the works to the Grandstand, but rather tied to the entire works within Edinburgh Gardens to ensure that a uniform approach to interpretation is undertaken across the Gardens as whole (VHR and HO).

7.2.5 Summary of heritage impacts

The proposal has been developed in a manner that responds to the heritage significance of the place and seeks to minimise impacts on significance.

While the proposal represents a physical change at the registered place, it is the conclusion of this assessment that the works represent an acceptable heritage outcome and one that is appropriately responsive to the heritage place's historical and architectural values and intactness as well as its setting and significant views and vistas to and from the Grandstand.

The design of the various elements and detailing of the interventions have been carefully considered, forming an outcome that was assisted by discussion and advice from Heritage Victoria and the heritage advisor at the City of Yarra

The removal of the Community Hall is by far a substantive and positive heritage outcome, one that returns the Grandstand to a freestanding structure. This action, in and of itself, reinforces and enhances the architectural significance of the Grandstand, and balances the limited impacts arising from the minor interventions proposed. The architectural and historical significance of the Grandstand will not be adversely affected by the proposed works.

The screens, to both the new stairs and the western end of the tiered seating area, have been designed to be as visually unobtrusive as feasible, while affording an appropriate level of security required by the City of Yarra. The outcome is one where the change is evident, the security measures will have a distinct contemporary aesthetic, but will not detract from the prominence of the Grandstand and overall perception of the place in the broader context of the sporting precinct. While the change will be evident, the overall impact on the architectural significance is limited.

Improvements to public landscaping within the extent of registration are also proposed, alongside changes to the facilities and boundaries of the adjoining tennis club areas. None of these works present a detrimental impact to the presentation and heritage significance of the Grandstand; the public landscape improvements will support ongoing public use and occupancy of the Grandstand's surrounding precinct. The proposed works and improvements present as consistent with historical and

³ Edinburgh Gardens including Brunswick Street Oval Grandstand, Conservation Management Plan, April 2021, Lovell Chen, pp. 208-209.

⁴ Edinburgh Gardens including Brunswick Street Oval Grandstand, Conservation Management Plan, April 2021, Lovell Chen, pp. 206-207.

contemporary uses and treatment of the areas surrounding the Grandstand, while maintaining the primacy of the 1888 structure within its setting.

7.3 Reasonable use considerations

7.3.1 *What is reasonable use?*

In considering 'reasonable use' the Heritage Victoria policy notes that the Executive Director may consider the historic, recent and current uses of the registered place or object, other compatible uses, the context and setting within which the place or object is located or other relevant matters.

In this case, the most relevant consideration is the continued ability to use and occupy the Grandstand, and the surrounding area, for the purposes of sporting and community activity. The Grandstand was originally constructed for the purposes of observing and supporting participation in cricket and football. This use has expanded, with the community demand increasing to accommodate women's and men's competitions and clubs, and use of the Grandstand and W. T. Peterson Oval for community activities. These contemporary uses are consistent with the historic use of the Grandstand and the sporting precinct. The proposed works will address issues that affect the ability to use for the historic purpose.

Accordingly, for the purposes of this statement, the reasonable use is considered to be the ongoing use of the Grandstand, as part of the sporting precinct, for the purpose of community sporting activity.

On this basis, the City of Yarra has prepared commentary outlining the impact of rough sleepers and usage of the Grandstand by the community. It is noted that the commentary was prepared based on activity occurring at the site prior to the introduction of temporary hoarding to the flat area in the upper seating area and securing access via the stairs. See Attachment 3.

In summary, the commentary provides details of the following:

- Rough Sleepers using the Grandstand and the safety issues
- Drug use and drug paraphernalia at the Grandstand
- Graffiti and tagging issues
- Users of the site

As detailed in Attachment 3, the Grandstand and oval precinct is heavily used by the community and the Grandstand was unsafe due to the actions of rough sleepers. As a place manager, the City of Yarra is responsible for the provision of safe and accessible public facilities and the provision of community sporting facilities.

7.3.2 *Reasonable use - Section 101 (2)(b)*

While minor changes to the Grandstand are proposed, this continued use of the place for the purposes intended and consistent with the historic use. The proposed interventions will see some change to the heritage place, including the removal of a non-original and intrusive addition, and return of the Grandstand as a freestanding structure. This is a positive heritage outcome. The other interventions proposed would, to a limited extent, affect the appearance of the Grandstand, though would provide a level of security and implement safety measures to ensure that the Grandstand remains accessible for the community for sporting related activities.

The proposed changes, including the introduction of mesh screens to manage access and improve security, are in response to contemporary social issues and are proposed as a subtle measure to assist in the management of these. (It is noted that the City of Yarra has implemented other measures to support rough sleepers.) The proposed works will assist the City of Yarra in managing the impacts arising from

the occupation of rough sleepers and providing a sporting venue that is highly valued by the community, when the Grandstand is returned to public use as part of a renewed sporting precinct.

Section 101(2)(b) of the Heritage Act requires the Executive Director of Heritage Victoria to consider:

- The extent to which the refusal of the application would affect the reasonable or economic use of the registered place or object.

Refusal of the application, particularly in relation to the proposed security measures, would prevent the provision of a community venue, being the Grandstand, that is secure and safe for community use and in a manner which is consistent with the historic and ongoing community sporting use.

7.4 Potential impacts on adjacent or neighbouring heritage places - section 101(3)(a)

As detailed the Brunswick Street Oval Grandstand is located within the Edinburgh Gardens which is included as HO213 in the Schedule to Heritage Overlay of the Yarra Planning Scheme. The proposed works to the Grandstand are a component part of the broader scheme to be implemented in the sporting precinct in the southern part of the gardens.

The redevelopment of the sporting precinct has been developed as a whole and with consideration of the state and local level heritage values. Accordingly, there is a consistent approach to the landscape design and ground plane treatments with the landscape works being contiguous with the works proposed in the HO extent surrounding the VHR place.

The proposed alterations to the Grandstand are to provide facilities to support the ongoing use of the building and the sporting precinct for sporting uses, consistent with the historic use of the place. There would not be an adverse impact on the local level heritage values of the Edinburgh Gardens arising from the proposed works.

8.0 CONCLUSION

The proposed works will not present significant adverse impacts on significant fabric. The works have been designed to minimise visual intrusion and avoid dominance and have had careful regard for significant views, in particular those to the Grandstand from the oval. Updated landscaping and amenity improvements within the setting of the Grandstand will also support ongoing safe community and public use in the vicinity of this significant building. While a component of the works will result in a visual change to the Grandstand, to the extent there would be a change to its appearance, the overall positive impact is one where the Grandstand will be returned as a freestanding structure. This will reinforce the architectural significance of the Grandstand and its visual connection to the W.T. Peterson Oval.

The conclusion of this heritage impact assessment is that the works proposed in this application represent an acceptable heritage outcome, one that will not adversely impact on the identified state-level historical and architectural values of Brunswick Street Oval Grandstand.