

# EDINBURGH GARDENS

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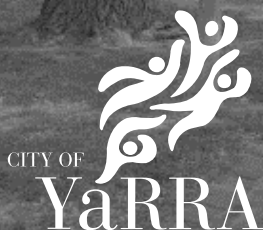
HERITAGE IMPACT STATEMENT

HERITAGE OVERLAY H0213

Fitzroy North 3068 VIC

July 2022

Prepared for



Prepared by

**LOVELL CHEN**

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## Quality Assurance Register

The following quality assurance register documents the development and issue of this report prepared by Lovell Chen Pty Ltd in accordance with our quality management system.

Project no.	Issue no.	Description	Issue date	Approval
7965.00	01	Town Planning HIS	26 July 2022	S. Zahra

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Cover image: Elm avenue in Edinburgh Gardens

Source: Lovell Chen archive

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## 1.0 INTRODUCTION

This Heritage Impact Statement (HIS) has been prepared on behalf of the City of Yarra, to assess the heritage impacts arising from works and development within Edinburgh Gardens (see Figure 1). The Edinburgh Gardens is included in the Schedule to the Heritage Overlay (HO) of the Yarra Planning Scheme as HO213. The project includes the development of a new sports pavilion, a new tennis pavilion and tennis courts and associated landscape works as part of a larger project for the redevelopment of the Brunswick Street Oval.

The proposed works comprise the development of a new freestanding sports pavilion, to the west side of the W.T. Peterson Oval, the development of a new tennis pavilion, tennis courts and facilities along with the relocation of the existing tennis pavilion and landscape works. The works are described in detail at Section 3.2.5 of this HIS.

In preparation of the HIS, reference has been made to the drawings and documentation prepared by Co-Op Studio Pty Ltd, named and numbered as follows:

- Brunswick St Oval Town Planning, comprising TP-000 (rev B), TP-001 (rev C) TP-002 (rev C), TP-003 (rev D), TP-004 (rev D), TP-005 (rev D), TP-008 (rev D), TP-101 (rev E), TP-102 (rev E), TP-103 (rev E), TP-104 (rev C), TP-105 (rev C), TP-106 (rev D), TP-107 (rev D), TP-201 (rev D), TP-202 (rev E), TP-203 (rev D), TP-204 (rev D), TP-205 (rev F), TP-206 (rev E), TP-9956 (rev B)
- Brunswick Street Oval Dept of Environment, Land, Water and Planning Submission, June 2022.

## 1.1 Background

The project will be considered under Clause 52.30 State Projects of the Yarra Planning Scheme. This HIS will inform the consideration of heritage Impacts, having regard to the provisions of Clause 22.02 Development Guidelines for Sites Subject to the Heritage Overlay, and respond to the comments raised by the Heritage Advisor (City of Yarra) in consultation on the project.

As part of pre-application process, the views of the City of Yarra Heritage Advisor were sought. Commentary received addressed the proposed works to the Brunswick Street Oval Grandstand (VHR H0751) and the Edinburgh Gardens (HO213, City of Yarra). The issues raised are considered in this HIS at Section 5.1.1.

The proposed project was the subject of community consultation, with engagement in person and via the City of Yarra website. Further detailed engagement specifically related to heritage was undertaken with members of the community and had regard to a submission prepared by Terence Nott, FAIA, dated 21.4.2022 and discussion with members of the Yarra Heritage Advisory Committee. Relevant considerations are discussed at Section 5.1.2.



Figure 1 Satellite imagery of Edinburgh Gardens; the approximate area of the proposed works is indicated in red

Source: Nearmap (base image, 12 February 2022)

## 2.0 CONTROLS AND HERITAGE LISTINGS

### 2.1 Yarra Planning Scheme

#### 2.1.1 *Heritage controls*

Edinburgh Gardens is individually included in the Schedule to the Heritage Overlay (HO) of the City of Yarra Planning Scheme (HO213), and tree controls are applied.

The Brunswick Street Oval Grandstand is separately identified in the Schedule to the Heritage Overlay (as 'Fitzroy Cricket Ground Grandstand,' HO215), consistent with its inclusion in the Victorian Heritage Register (VHR).

Neither the Schedule to the Heritage Overlay nor the mapped extent of HO215 (Figure 2) have been updated to reflect the amended extent of registration adopted by the Heritage Council of Victoria in 2020, which renamed the heritage place and added an irregularly shaped area of land surrounding the grandstand (Figure 3). The HO mapping shows that part of the extent of registration is presently included within the HO213 for Edinburgh Gardens. Clauses 43.01-2 and 43.01-3 are considered to apply to the registered area mapped within HO213, with works to develop a heritage place included in the VHR subject to the requirements of the *Heritage Act 2017* and not requiring a separate planning permit under the heritage overlay. A separate HIS has been prepared to consider the proposed works within the VHR place and this includes consideration of potential impacts on adjoining heritage places, including Edinburgh Gardens.

HO213 is subject to Clause 22.02 'Development Guidelines for Sites Subject to the Heritage Overlay' and Clause 43.01 'Heritage Overlay'. Planning approval will be required for new buildings and works which affect elements included within the HO.

The Edinburgh Gardens are subject to an Incorporated Plan under the provisions of Clause 43.01 of the Heritage Overlay, Planning Permit Exemptions, 2014. This Incorporated Plan provides for permit exemption to be applied for a number of minor works.

#### 2.1.2 *State projects*

The proposed works are to be considered under the provisions of Clause 52.30 State Projects. In relation to heritage, relevant considerations are as follows:

##### *Clause 52.30-5 Consultation requirements*

Before the use or development commences:

- Public consultation, including consultation with relevant public authorities and the municipal council within which the proposed use or development will be carried out, must be carried out to the satisfaction of the Minister for Planning
- A report that summarises the consultation undertaken and the feedback received, and explains how the feedback has been considered and responded to must be prepared to the satisfaction of the Minister for Planning

##### *Clause 52.30-6 Other pre-commencement requirements*

Before the use or development commences, the following plans, documents and information must be prepared and submitted to the satisfaction of the Minister for Planning:

- A site and context description that accurately describes and analyses the natural, physical, cultural heritage, built heritage, landscape, vegetation, access and

any other notable features, characteristics and significance of the land and surrounding area, including any existing use and development.

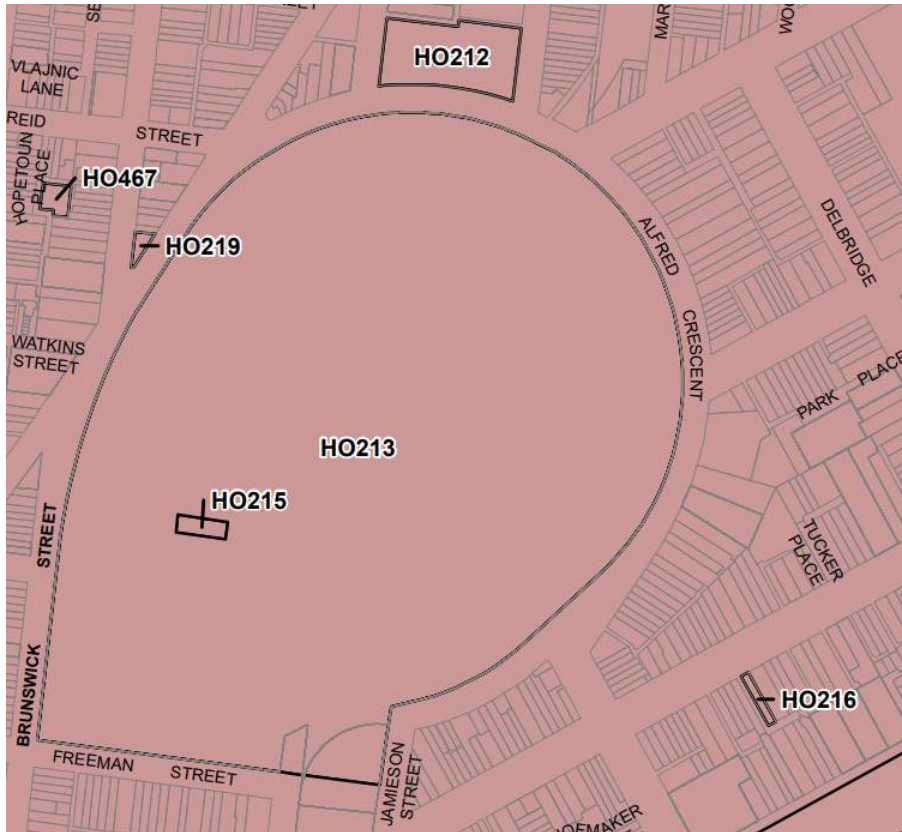


Figure 2 Yarra PS Map 2HO, including Edinburgh Gardens (HO213) and the Brunswick Street Oval Grandstand (HO215)  
Source: Yarra Planning Scheme

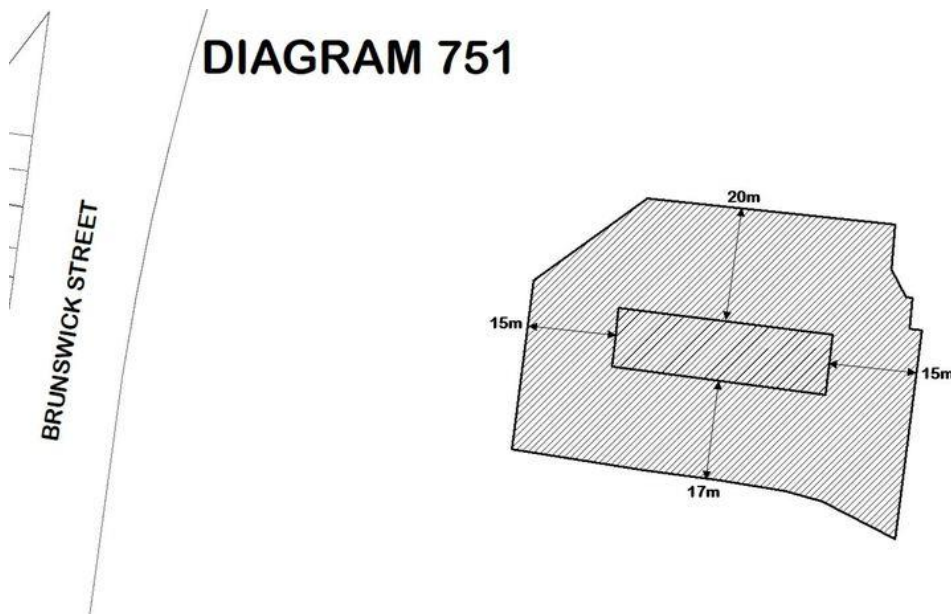


Figure 3 Extent of registration diagram for Brunswick Street Oval Grandstand, VHR H0751, as amended in 2020

Source: Victorian Heritage Database

## 2.2 Heritage studies and gradings

Edinburgh Gardens is identified and graded in the *City of Yarra Heritage Review – Landscape Citations, Volume 4, July 1998* (Allom Lovell & Associates and John Patrick Pty Ltd). The statement of significance for Edinburgh Gardens, landscape & structures as included in this study is reproduced:

Edinburgh Gardens are locally significant as a major and early recreational facility within the Fitzroy area. The site is intrinsically linked to a number of local sporting groups and the Fitzroy community generally. It contains elements that illustrate the early use of the site, particularly the railway, and contributes significantly to the heritage character and general amenity of the local neighbourhood, particularly as a setting for adjacent significant housing which culminates in a landscape of notable grandeur within the City of Yarra. The site is also significant for the notable numbers of mature trees, one of which is recorded by the National Trust of Australia (Victoria).<sup>1</sup>

A Conservation Management Plan (CMP) – *Edinburgh Gardens including Brunswick Street Oval Grandstand, Conservation Management Plan*, was prepared by Lovell Chen for City of Yarra, April 2021. Based on the detailed historical and physical analysis and assessment of significance, the CMP recommended a revised statement of significance for HO213. This is as follows:

*What is Significant?*

<sup>1</sup> Victorian Heritage Database, Edinburgh Gardens, landscape & structures, accessed on 28 January 2022, available at: <https://vhd.heritagecouncil.vic.gov.au/places/103220>

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

#### *Historical summary*

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

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

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

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

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

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

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

#### *Summary description*

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

alignments), other specimen trees dating to the nineteenth or early twentieth century, and an unusual perimeter planting of Kurrajong trees established in the early twentieth century.

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

*How is it Significant?*

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

*Why is it Significant?*

The Edinburgh Gardens are historically significant as a major nineteenth century public open space, ornamental gardens and sporting precinct who 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).<sup>2</sup>

The CMP provides a listing of buildings and landscape elements which contribute to the significance of the Edinburgh Gardens. These are indicated on a plan within the CMP (Figure 4) and elements relevant to the consideration of this proposal are listed below, while the complete list of significant and contributory elements is included as part of the summary of heritage impacts at Section 5.7.<sup>3</sup>

#### ***Elements of Primary Significance***

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

Elements of primary significance as related to the proposed area of works or otherwise relevant to the features, values and impacts assessed include:

- Brunswick Street Oval Grandstand (Fitzroy Cricket Ground Grandstand, 1888)
- W.T. Peterson Community Oval (former Fitzroy Cricket Ground), to the extent of its general form and layout
- Tennis Club Pavilion
- Various tree plantings of primary significance.

#### ***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.

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<sup>2</sup> Edinburgh Gardens including Brunswick Street Oval Grandstand, Conservation Management Plan, April 2021, prepared by Lovell Chen for City of Yarra, pp. 183-184

<sup>3</sup> Edinburgh Gardens including Brunswick Street Oval Grandstand, Conservation Management Plan, April 2021, prepared by Lovell Chen for City of Yarra, pp. 185-186

Elements of contributory significance as related to the proposed area of works or otherwise relevant to the features, values and impacts assessed include:

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

***Elements of Little or No Significance***

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

Elements of little or no heritage significance within the proposed works area include:

- W.T. Peterson Oval fabric, including drain, fencing and pathway
- Community Hall
- Modern path and service drives around the oval and grandstand, and modern plantings including Oak, Elm, Fig and Jacaranda, established in the c. 1980s
- Tennis court fabric and later additions to club house
- Bocce courts
- Sundry elements including non-original lighting, bollards, seating, bins, signage, power poles and electrical sub-board enclosures
- Underground and surface drainage
- The contents of modern perimeter and foundation garden and floral displays beds to the tennis and bowling clubs, the Brunswick Street... frontages... and in conjunction with all modern features...

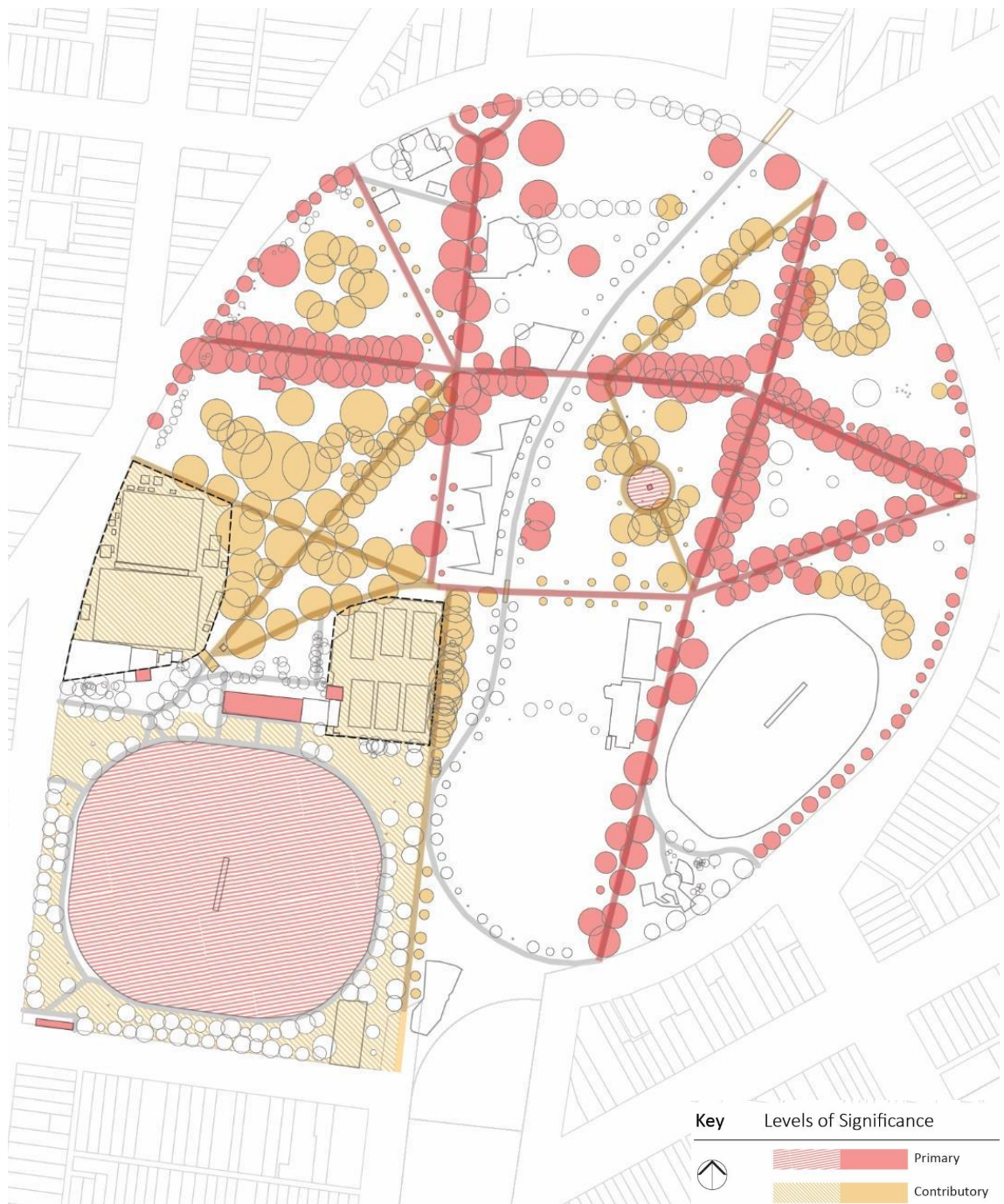


Figure 4 Plan showing elements of primary and contributory significance  
Source: *Edinburgh Gardens Conservation Management Plan*, April 2021, p. 187

### 3.0 HISTORY AND DESCRIPTION

The following history and description are summarised from the *Edinburgh Gardens including Brunswick Street Oval Grandstand, Conservation Management Plan*, Lovell Chen, April 2021.

The proposed works are to the area surrounding the Brunswick Street Oval Grandstand and incorporating the tennis courts and the area along Brunswick Street to the west, see Figure 5, and largely in the area described as the sporting precinct in the CMP.

While works will occur around the timber entrance pavilion, Chandler Drinking Fountain and the Sportsman's Memorial within the broad project area, no specific works are proposed to these elements. Accordingly, these elements are not described below.

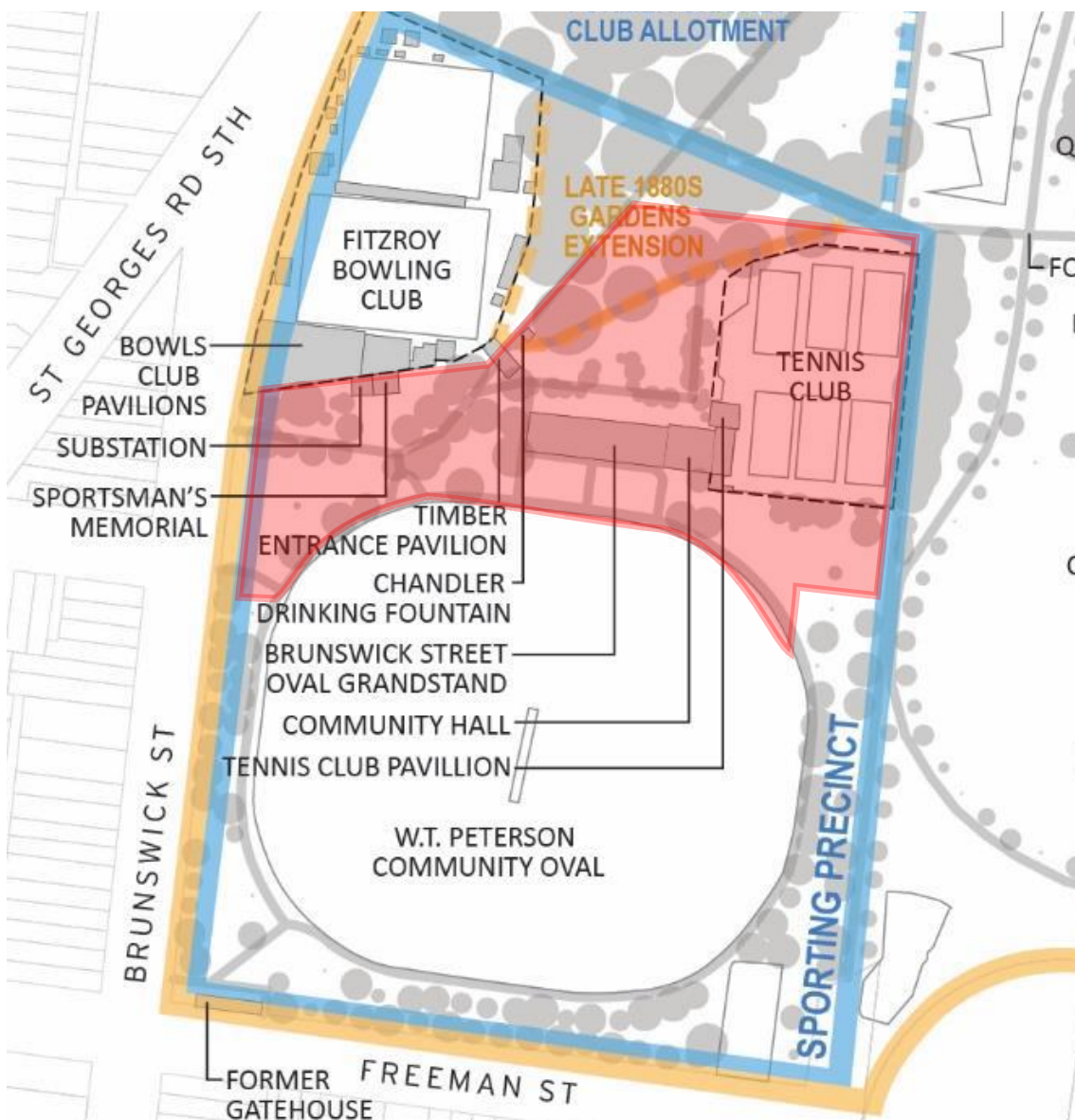


Figure 5 Overview of the Edinburgh Gardens sporting precinct and major features, approximate area of the whole project area indicated in red

Source: *Edinburgh Gardens Conservation Management Plan*, April 2021, p. 48

### 3.1 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, around the time of its layout with formal paths and plantings. The name 'Edinburgh Gardens' was adopted by the Fitzroy City Council in 1868; the name honouring 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. This precinct formed around the two cricket clubs which had received allotments within the temporary reserve in 1862 and 1863; each club established a cricket oval along the western frontage of the reserve and undertook other improvements, before amalgamating as the Fitzroy Cricket Club in 1872.

Use of the northern oval ceased before the end of the century, with sections redeveloped as the Fitzroy Bowls Club and the remainder integrated into the new public gardens through construction of new crossing paths and avenue plantings. The Fitzroy Cricket Club would maintain the southern (Brunswick Street) oval, establish a variety of other facilities, and continue to manage the land and facilities in the precinct until the mid-twentieth century. The lawn bowls club was established in 1877; the Fitzroy Football Club in 1883; and tennis courts added to the precinct in the mid-1880s and moved to their present location after construction of the 1888 grandstand.

Facilities on the oval were initially concentrated at the north-west corner of the oval perimeter, adjoining Brunswick Street, where by the 1870s the club had constructed a pavilion and other facilities (Figure 6); 1880s plans also identify a 'stand' or 'seats' extending south along the curve of the oval (Figure 7). Early records note that the Cricket Club had also 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'. No evidence of these plantings survive.

The 1888 grandstand was constructed to the east of the initial pavilion and member reserve areas, along the north side of the oval. A second grandstand was erected by the football club in 1905 between Brunswick Street and the 1888 grandstand; this was destroyed by fire in 1977.

By the early twentieth century, variety of facilities had been constructed to the north and north-east of the 1888 grandstand, including a gymnasium, caretaker's residence, service areas and tennis courts. Further development of the oval as a modern spectator facility followed, including the construction of earth berms, tiered seating areas, toilets, gatehouses and ticket gates, and retaining walls to sections of Brunswick and Freeman streets (Figure 8 and Figure 9). In addition to the sporting facilities, club members led development of a number of the public ornamental elements within the precinct and adjoining gardens, including the Sportsman's Memorial.

The tenure of the Fitzroy Lions football club at the site ended in the 1960s, and management of the oval by the Fitzroy Cricket Club soon unravelled. The club reserve reverted to public management; a redevelopment of the oval as a community park facility was undertaken by Fitzroy City Council in the 1980s, including construction of a community room, conservation works to the 1888 grandstand, and extensive relandscaping of the oval perimeter and former spectator and service areas.

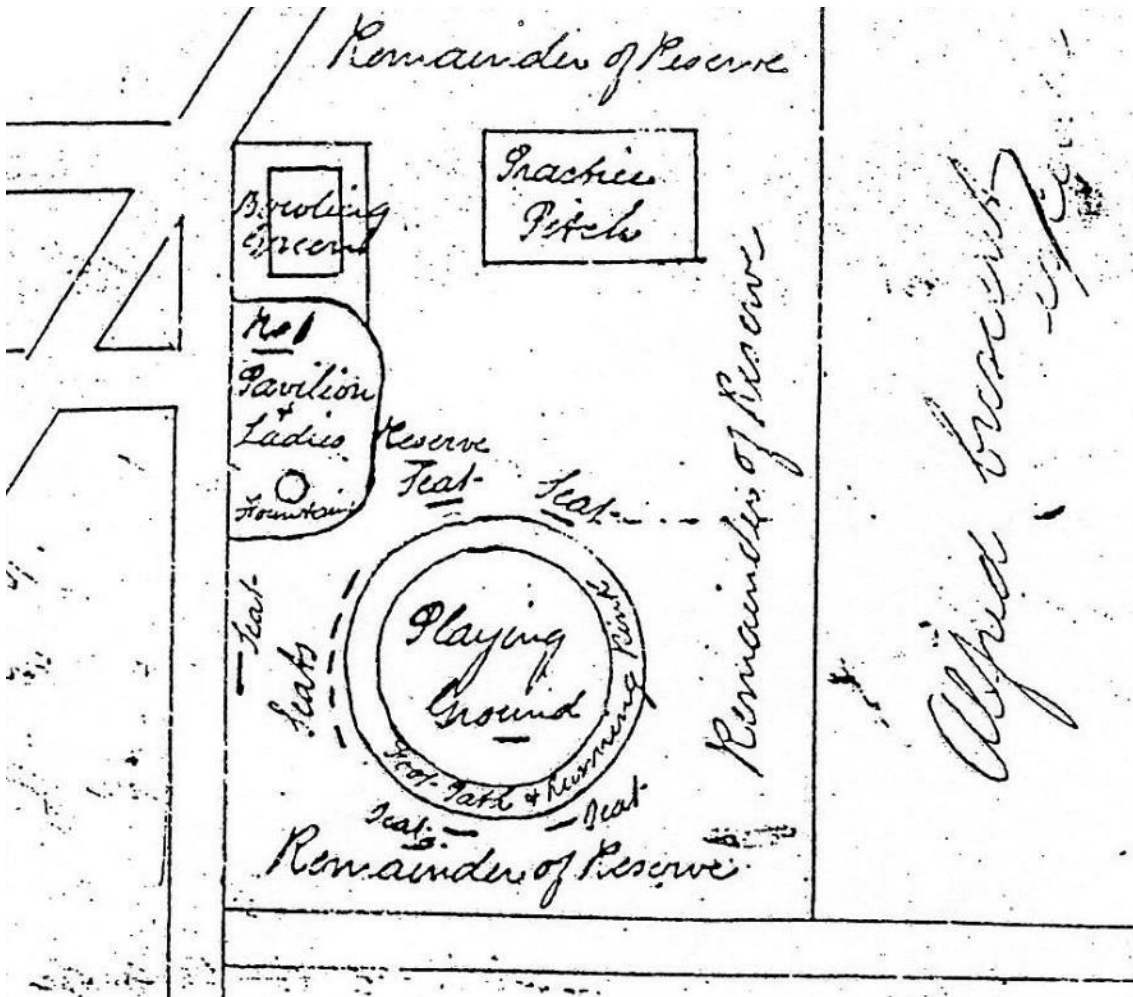


Figure 6 Sketch map of the portion of the reserve occupied by the cricket club, October 1877  
Source: Reserve File RS360, Department of Sustainability and Environment

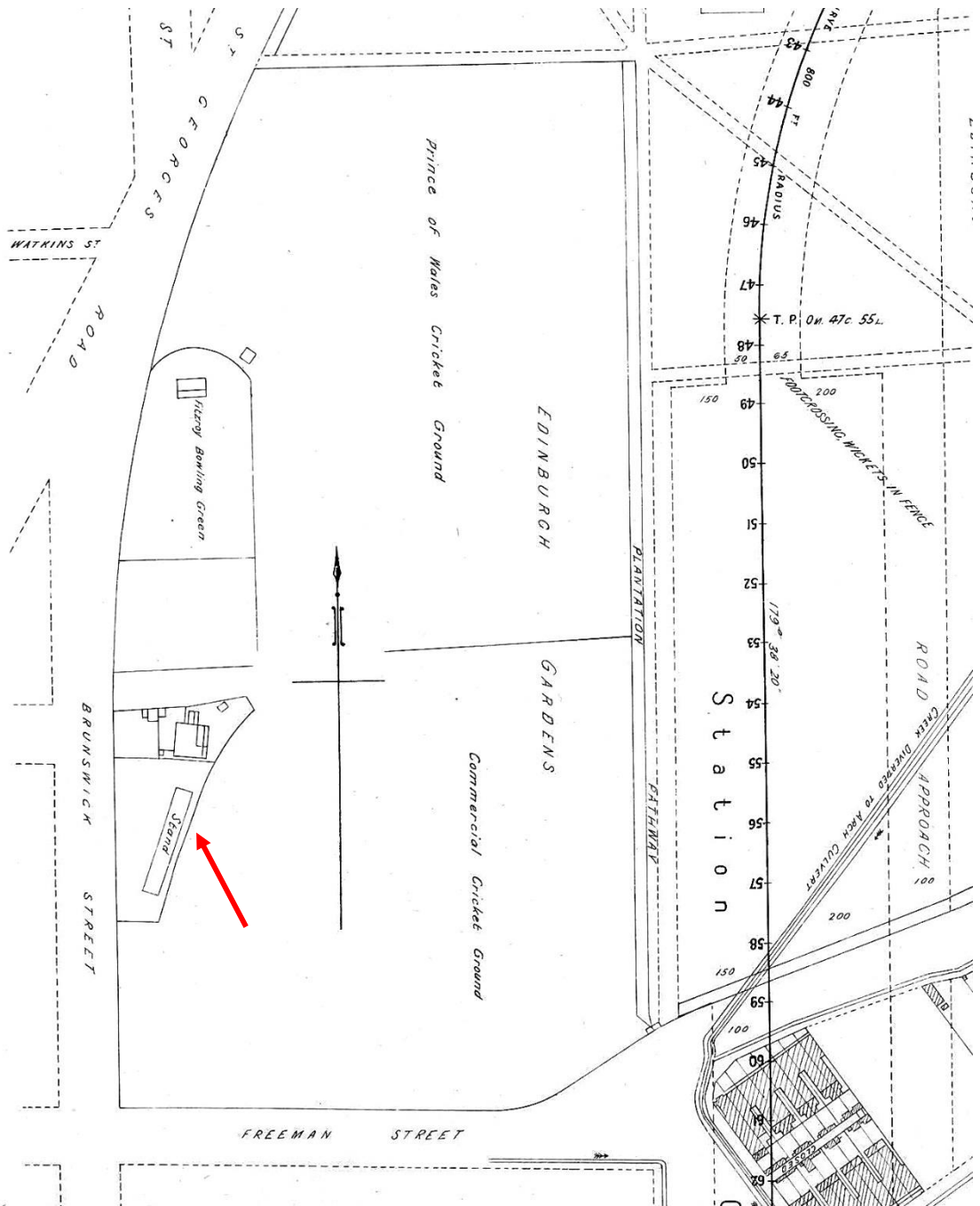


Figure 7 1885 Railway Department plan showing pavilion, fenced members reserve areas and a stand at the north-west corner of the oval (red arrow), adjoining Brunswick Street  
Source: Public Records Office Victoria

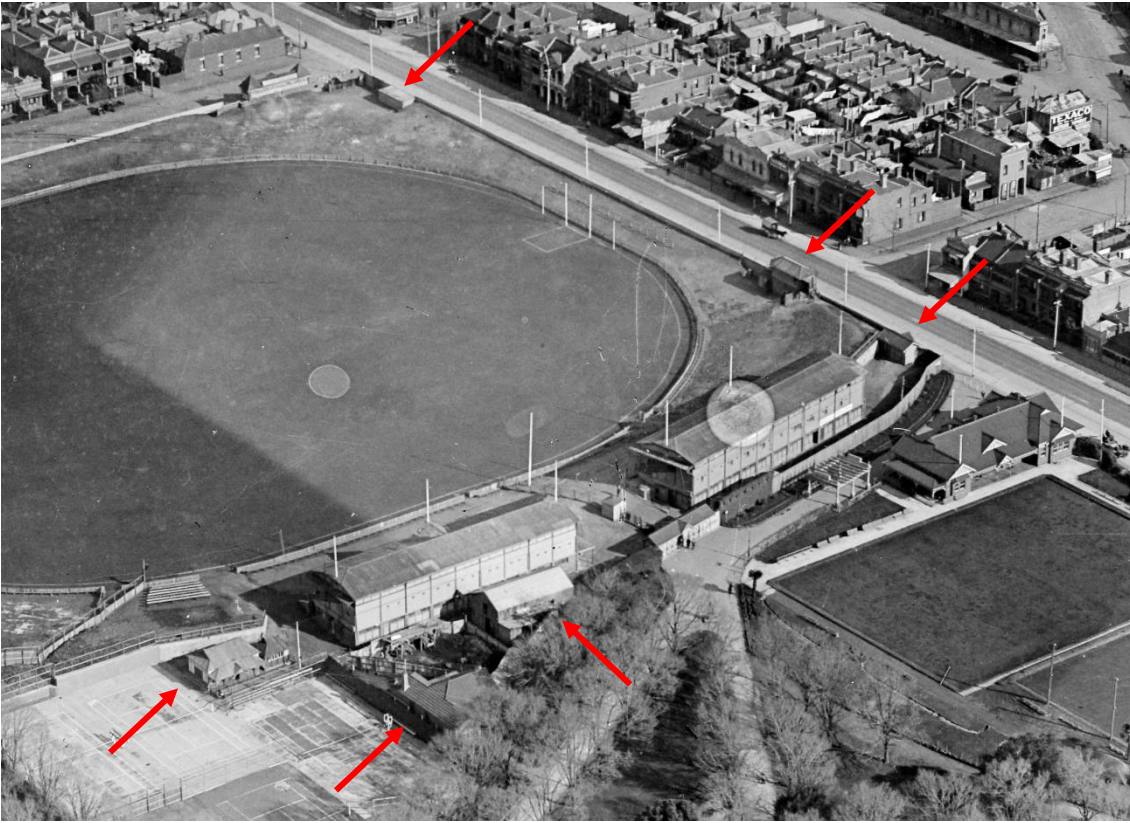


Figure 8 Oblique aerial photograph c. 1925, showing (red arrows) gymnasium, caretaker's residence, service compounds and tennis club pavilion (lower left), and retaining walls, gatehouses and auxiliary buildings to Brunswick Street (upper centre)  
Source: State Library of Victoria

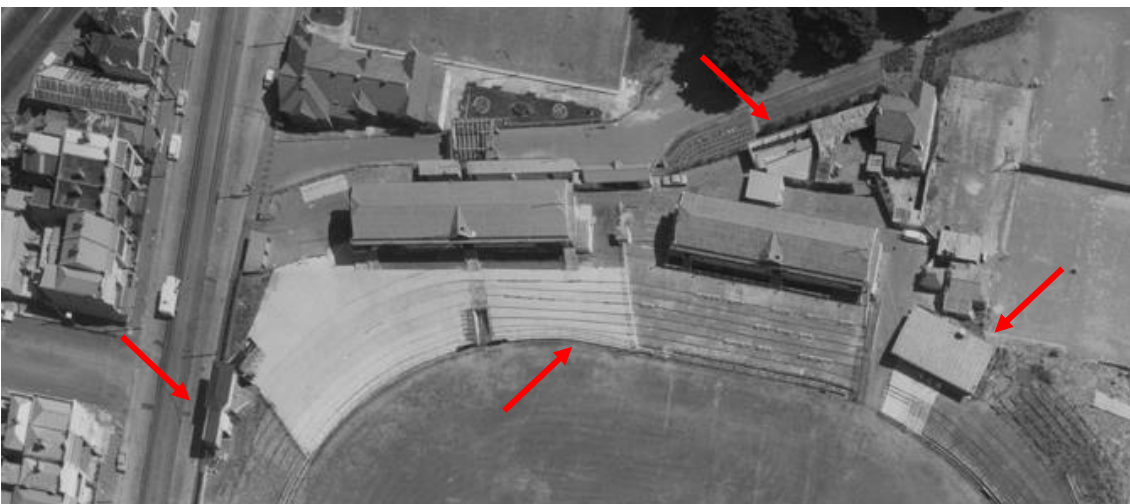


Figure 9 1969 aerial photograph showing (red arrows) ultimate development as a professional ground, with constructed seating tiers to the front of the 1888 and 1905 grandstands, a large auxiliary building and officials box opposite Church Street, and additional development north and east of the grandstands  
Source: Land Victoria Aerial Photography Collection

## 3.2 Description

### 3.2.1 Grandstand (1888) and community room (1980s)

The grandstand is located on the north side of the oval. It is of typical Victorian design with a stepped, timber-framed seating area above a ground level brick storey containing club rooms and change rooms (Figure 10). 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). Modern timber stairs, located to the centre and each end of the south elevation, provide access to the seating area.

Located to the east side of the grandstand, the community room is a brick building with extensive glazing to the north and south facades and a hipped roof clad in corrugated galvanised steel (see Figure 11). The east elevation comprises a brick wall with a stepped parapet. Extending across the north of the building is a verandah with timber lattice screens while both the north and south elevations contain large, timber framed glazed sliding doors. The building was erected in the early 1980s as part of the redevelopment of the oval undertaken by the City of Fitzroy.



Figure 10 1888 Grandstand and southern frontage to oval, 1980s community room to right



Figure 11 North elevation of community room

### 3.2.2 Tennis Club and courts

The tennis club is located to the east of the grandstand (Figure 12). The site contains six *en-tout-cas* courts with a high galvanised steel pipe and Cyclone wire fence to the perimeter. The clubhouse, located to the west side of the courts, is a single-storey, timber-framed building with battened fibro-cement cladding above a weatherboard plinth. It comprises two parts: a gambrel-roofed section at the northern end and skillion-roofed section at the south, each with corrugated galvanised steel roof cladding. The skillion roofed section has a timber-framed verandah extending along the east elevation, facing the tennis courts. The skillion section backs onto the red brick wall of the Community Hall.

The tennis club was established in 1888. Tennis courts first appear in plans of the Gardens dated c. 1901. Asphalt tennis courts, occupying the site of the existing courts, are shown along with a number of buildings and structures. In 1894, two tennis courts were constructed, and a third tennis court was added in 1901-1902. By 1929-30 there were five tennis courts, two asphalt and three resurfaced with concrete. A ladies dressing room was added to the tennis pavilion between 1933-34 and a new shower and toilet block constructed 1953-5. An additional tennis court was erected in 1955-56.

A 1966 plan of the cricket ground shows the tennis courts with a cyclone wire fence to the perimeter and two small buildings in the south-west corner. One is of brick construction while the other is labelled 'old fibro and weatherboard clubhouse'. This is presumably the existing clubhouse although it appears to have since been relocated further to the north.

Between 1979 and 1987 an additional wing was added to the rear of the tennis clubhouse providing updated facilities including new change rooms and kitchen. This abuts the Community Hall to the west.



Figure 12 Tennis Club pavilion and courts from the south-east, c. 1980s wing to left of image

### 3.2.3 Grandstand service areas and interface to gardens

Areas to the north (Figure 13) and west (Figure 14) of the Grandstand were redeveloped in the 1980s. These areas were formerly occupied by the 1905 grandstand, the timber Entrance Pavilion (formerly situated between the two grandstands, constructed in the 1980s in its present location) and by various service structures, fenced enclosures and hardstands.

The 1980s works created a new asphalt-paved vehicular path from Brunswick Street to service the grandstand, tennis club and the new community room, providing service vehicle access as well as informal car parks for users of the facilities. The vehicle route is kerbed between Brunswick Street and the grandstand, but is otherwise treated as a shared use path, with kerb-free connections to smaller pedestrian paths to the oval, to the Sportsman's Memorial and through the timber pavilion to the Edinburgh Gardens paths. New areas of lawn and plantings of Dutch Elm (*Ulmus xhollandica*) were established along the vehicle path.

Behind the grandstand, the car park/hardstand area was originally hedged, and was 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, 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.

On the edge of the north edge of the bocce court, a diagonal asphalt path with bluestone edging runs north-east / south-west, forming the ad hoc boundary of the tennis court enclosure and the grandstand service areas (Figure 15). A row of English Elm (*Ulmus procera*) lines the north side of the path; the history of the trees and path is reviewed in the impact assessment at Section 5.3.1. A triangular area of lawn is located to the north of the diagonal path, framed by two other pathways and intact avenue plantings of Elm, to the west and north.



Figure 13 Service area beyond the north elevation of 1888 Grandstand; the timber entrance pavilion is to the right of the image, Bocce Courts (gravelled area) to centre



Figure 14 1980s entrance and service area west of 1888 Grandstand, view east from near Brunswick Street



Figure 15 Diagonal path and English Elm row north of tennis courts and grandstand service area, looking south-west to entrance pavilion

### 3.2.4 West side of oval

The oval has been in continuous use as a sporting ground since 1863. As reviewed in the summary history at Section 3.1, the oval was developed and managed by the Fitzroy Cricket Club until the c. 1970s and saw repeated expansions and developments for football from the 1880s to the mid-twentieth century. It was reconstructed and landscaped as a community oval in the 1980s by the then-Fitzroy City Council.

The oval itself retains its mid-twentieth dimensions and form. Formerly ringed by earth embankments, concrete terracing and brick retaining walls, the 1980s oval redevelopment lowered the profile of the surrounding embankments and planted them with lawns and park trees.

Inside the embankments, a brick spoon drain, black cyclone wire fence, and external asphalt path presently encircle the oval. A ringing path (c. 1870s), fence (pre-1901) and brick perimeter drain (c. 1912) all constitute early elements of the oval's perimeter, although the present fabric all dates to the 1980s redevelopment of the oval. A continuous timber bench once ran around the perimeter in the later part of its use as a professional oval.

The outside edge of the path is now lined by a row of Oak trees, comprising a mix of Pin Oak (*Quercus palustris*) and Scarlet Oak (*Quercus coccinea*). The outer embankment facing onto Brunswick Street is planted with a row of London Plane Tree (*Platanus x acerifolia*) and bounded by tall concrete kerbs; Port Jackson Figs (*Ficus rubiginosa*) are planted around entrances to the oval from the Freeman Street corner and opposite Church Street. All of the trees date to the 1980s redevelopment. Within the project area, the north-west corner embankment is generally typical of the 1980s treatment (Figure 16 to Figure 18)



Figure 16 North-west berm of oval, view north from oval perimeter



Figure 17 North-west berm of oval, view to the north-east



Figure 18 North-west berm of oval, view to the west

### 3.2.5 *North-east of oval*

Similar to other parts of the oval perimeter, the north-east corner is occupied by an earth berm whose form and condition dates to the 1980s redevelopment (Figure 19). The north side of the berm is bounded by fencing and a constructed retaining wall for the tennis courts. Unlike other parts of the oval perimeter, the circular formal planting of Oak trees is not present on the inside edge of the north-east berm.

Several trees of mixed type are planted informally on top of the berm, along with a standard park bench.



Figure 19 View from top of north-east berm to the west

## 4.0 PROPOSAL

Works are proposed within both the HO area and within the VHR extent of registration, with the latter addressed by the Brunswick Street Oval Grandstand HIS. General descriptions of the works within the HO area are listed below:

### 4.1 Demolition

#### Built fabric / structures

- Tennis pavilion (to be relocated)
- Tennis club change room and amenities

#### Landscaped areas and facilities

- Diagonal path which presently forms the northern boundary of the tennis courts (identified as 'Avenue G' in the Edinburgh Gardens CMP)
- Various modern road and path surfaces within the works area
- Various grassed areas within the works area
- Existing Tennis courts
- Existing Bocce court
- Existing fences and furnishings
- Existing above-ground rainwater tanks

#### Trees to be removed

- English Elm trees (3 of 5) along diagonal path (Trees 2, 3 and 4)
- Modern tree and groundcover plantings to the north of the Grandstand and community room (most located inside VHR registration, with a small number located in the HO area along the west boundary fence of the tennis courts)
- Modern tree plantings along the bowls club service access and the modern path entrance from Brunswick Street
- Modern trees on the raised berm to the south of the tennis courts
- Modern Oak trees 46, 47, 48 and 49 along the north-west perimeter of the Oval

### 4.2 New buildings

The proposed works includes the development of two new buildings, and the relocation of the timber tennis pavilion to a location to the north of its current position.

- Two storey tennis and community pavilion, north of Grandstand on extended western boundary of tennis court area
  - To have red brick and glass facades to the ground floor, with the first floor to have light coloured wall cladding and louver screens. The relocated tennis pavilion is to be separated by a timber fenced bin store. Building to have external illuminated signage. Photovoltaic panels are proposed to the roof.

- Two storey sports pavilion adjoining Brunswick Street, within existing grass berm
  - Building to be predominately constructed in red brick and grey metal cladding overlaid with louvered cladding. Large expanses of glazing are proposed to the south and east (towards the oval), while the north and west elevations, towards the street and parking are predominantly face and patterned brickwork. Building to have external illuminated signage. Photovoltaic panels are proposed to the roof.

### **4.3 New landscaping and other works**

- New landscaping at interfaces to new and existing facilities within the works area, including walkways and hardstand areas, lawns and planting beds, and furnishings
- New and reconstructed tennis courts on an expanded footprint, with new perimeter fencing
- New Bocce court north of Grandstand
- New pathways and hardstand areas (including DDA car parks and service bays)
- New seating areas
- New underground rainwater tanks
- Revised entry off Brunswick Street to provide DDA car parking and service access to precinct
- New and replacement tree plantings
- New site signage.

## 5.0 ASSESSMENT OF HERITAGE IMPACTS

### 5.1 Consultation

#### 5.1.1 Heritage Advisor

The City of Yarra Heritage Advisor provided preliminary comments on the proposed redevelopment of the Brunswick Street Oval Precinct in February 2022. While outside of the scope of this assessment, the comments considered the proposed VHR-listed Brunswick Street Oval Grandstand in addition to the works within the Edinburgh Gardens. It is noted that the project design has evolved since the issue of the preliminary comments and where feasible, concerns raised by the Heritage Advisor have been addressed.

A summary of the Heritage Advisor comments/issues is in the table below, with a comment of what modifications to the initial proposal have been undertaken to address these.

Table 5-1 Heritage Advisor comments/issues and responses

Heritage Advisor comment/issue	Reponses
<b>Grandstand</b>	
<i>Demolition</i>	
<p><b>Removal of existing stairs to the heritage grandstand</b></p> <ul style="list-style-type: none"> <li>Justification of why the stairs need to be removed and how the physical and visual impact of these works will be mitigated, will be required by Heritage Victoria/Yarra statutory planning.</li> </ul>	<p>Noted. Works within the Grandstand are assessed in the Brunswick Street Oval Grandstand HIS as part of the Heritage Victoria Heritage Permit application.</p>
<p><b>Removal of internal partition walls at ground level of the heritage grandstand</b></p> <ul style="list-style-type: none"> <li>Removal of state significance internal building fabric that is probably not critical to the significance of the building</li> <li>Will not have an impact on the external character and appearance.</li> <li>These works will not have any impact on the heritage significance of the building.</li> </ul>	<p>Noted. Works within the Grandstand are assessed in the Brunswick Street Oval Grandstand HIS as part of the Heritage Victoria Heritage Permit application.</p>
<p><b>Demolition of existing community room</b></p> <ul style="list-style-type: none"> <li>The community room is not identified as primary or contributory in the CMP.</li> <li>The demolition will not have any impact on the external character/appearance of the heritage grandstand.</li> </ul>	<p>Noted. Demolition of the community room to be assessed in the Brunswick Street Oval Grandstand HIS as part of the Heritage Victoria Heritage Permit application.</p>

Heritage Advisor comment/issue	Reponses
<p><b>Demolition of existing non-heritage tennis club rooms and storage units</b></p> <ul style="list-style-type: none"> <li>Structures identified as non-contributory in the CMP.</li> <li>No potential heritage concerns likely to be raised by the City of Yarra.</li> </ul>	Noted.
<p><b>Demolition of existing water tanks</b></p> <ul style="list-style-type: none"> <li>The water tanks are not identified as being of primary or contributory significance in the CMP.</li> <li>The demolition will have no impact on the external character and appearance of the grandstand building.</li> </ul>	Noted.
<i>New works</i>	
<p><b>Construction of new timber and steel stairs:</b></p> <ul style="list-style-type: none"> <li>The appearance of the new stair structures will be different due to the introduction of security screening above the balustrading.</li> <li>The use of perforated mesh panels as balustrading is 'heavy' and contemporary in appearance compared with the lightweight and transparent appearance of the existing timber balustrading.</li> <li>It is considered that the balustrading to the new stairs should be designed more in keeping with the Victorian architectural style of the building.</li> <li>It is considered that a more subtle and sympathetic balustrade design which is identifiable on closer inspection should be pursued.</li> </ul>	<p>Noted. Works within the Grandstand are assessed in the Brunswick Street Oval Grandstand HIS as part of the Heritage Victoria Heritage Permit application.</p> <p>The balustrade design has been amended in response to this concern.</p>
<p><b>Proposed cage structures between the stair landings and upper seating area:</b></p> <ul style="list-style-type: none"> <li>The selection of materials for the proposed 'cage' structures above the balustrading must be as transparent as possible. Ideally the proposed structural members should be as strong and narrow as possible, and the finish/colours must avoid creating a strong contrast with the nearby heritage fabric.</li> </ul>	<p>Noted. Works within the Grandstand are assessed in the Brunswick Street Oval Grandstand HIS as part of the Heritage Victoria Heritage Permit application.</p> <p>The resolved design has sought to address issues of transparency, visibility of new structure and materiality.</p>

Heritage Advisor comment/issue	Reponses
<p><b>Refurbishment of the ground floor of heritage grandstand for storage:</b></p> <ul style="list-style-type: none"> <li>The proposed refurbishment of the ground floor of the grandstand will have little impact on the character and appearance of the building. A majority of the work will be internal and make use of existing wall openings.</li> </ul>	<p>Noted. Works within the Grandstand are assessed in the Brunswick Street Oval Grandstand HIS as part of the Heritage Victoria Heritage Permit application.</p>
<b>Two-storey sports pavilion</b>	
<i>New works</i>	
<p><b>The visibility of the sports pavilion will be less than that of the heritage grandstand:</b></p> <ul style="list-style-type: none"> <li>The new building is to be clearly visible along the Brunswick Street frontage but is considered appropriately less dominant than the position of the heritage grandstand.</li> </ul>	<p>Noted.</p>
<p><b>The footprint of the sports pavilion will be comparable to the heritage grandstand</b></p> <ul style="list-style-type: none"> <li>The proposed new building will be of a similar footprint size as the heritage grandstand but will be 2 metres lower in height. This will ensure that the existing heritage building remains the more dominant of the two buildings.</li> </ul>	<p>Noted.</p>
<p><b>The sports pavilion will adopt a contemporary design approach</b></p> <ul style="list-style-type: none"> <li>A contemporary design approach has been adopted. This is not unacceptable provided that adequate respect is given to the heritage character of the surrounding area (i.e., external materials, proportions and fenestration).</li> </ul>	<p>The pavilion adopts material detailing consistent with historical auxiliary structures around the Brunswick Street Oval, including the extant Freeman Street Gatehouse.</p> <p>The proposed building adopts a recessive profile and indirect alignment to Brunswick Street, and is nestled within a reworking of the existing earthen berm at its location. These measures moderate its presentation to Brunswick Street and visual relationship to the heritage buildings on the west side of the street.</p> <p>Wrapping of the building within the oval earthworks is consistent with measures used for early twentieth century buildings at this location (including the Freeman Street Gatehouse, from which surrounding earthworks were removed in the c. 1980s).</p>

Heritage Advisor comment/issue	Reponses
<p><b>The sports pavilion will adopt a flat roof form</b></p> <ul style="list-style-type: none"> <li>The flat roof form of the new building will minimise its overall height. The flat roof also ensures that the new building is recognisable as a design of its time.</li> </ul>	<p>Noted.</p>
<p><b>The external materials and appearance are not respectful of the existing adjoining heritage buildings</b></p> <ul style="list-style-type: none"> <li>The use of red brickwork for the build is considered appropriate but overall composition looks 'heavy'. It is considered that the use of another colour would give the building a less weighty appearance, more akin to the character of the heritage grandstand.</li> </ul>	<p>The composition of the sports pavilion has been reconsidered as related to the patterning of the red brick and external cladding to the first floor on the west and north elevations.</p> <p>While retaining the red brick, the façade patterning incorporates expressed vertical brick striation, evenly set out across the west façade. This contrasts with the flat face brickwork to the lower section of the wall. The introduced articulation works to break down the overall scale and heaviness of the brickwork.</p> <p>The deck cladding initially proposed to the first floor has been replaced by vertical louvers set out in an undulating pattern extending over the north and west facades. This treatment is less solid and visually heavy, and being offset from the solid cladding behind, allows for light/shadow play to the façade.</p> <p>Compositionally, the modifications noted above provide greater articulation and patterning to the façade treatments and create a visually lighter composition.</p> <p>The brickwork to the balance of the facades retains the patterning reviewed by the heritage advisor.</p>
<p><b>New Tennis/Community pavilion</b></p>	
<p><i>Demolition</i></p>	
<p><b>Demolition of existing non-heritage tennis club rooms and storage units:</b></p> <ul style="list-style-type: none"> <li>Structures are identified as of non-contributory significance in CMP</li> <li>Not within extent of land on the VHR.</li> </ul>	<p>Noted.</p>

Heritage Advisor comment/issue	Reponses
<i>New works</i>	
<p><b>Relocation and refurbishment of the heritage tennis pavilion/club room as a coach store:</b></p> <ul style="list-style-type: none"> <li>• The relocation of the former heritage tennis pavilion is acceptable on the grounds that it has been relocated previously and it will continue to remain in use for tennis purposes.</li> <li>• Structure identified as being of primary significance in the CMP.</li> </ul>	<p>Noted.</p> <p>The proposed works include the restoration of the external fabric of the existing pavilion.</p> <p>The existing pavilion will remain in use for tennis club purposes.</p> <p>The separation between the relocated existing pavilion and the proposed tennis/community pavilion has been increased subsequent to review. This distance is in the order of 2800mm (an increase of approximately 1000mm). This increase will improve the appreciation of the form of the existing pavilion as a freestanding structure.</p>
<p><b>The tennis pavilion will be constructed away from the heritage grandstand:</b></p> <ul style="list-style-type: none"> <li>• The location of the new tennis pavilion is considered appropriate as it is away from the grandstand and reads as a stand-alone building.</li> </ul>	<p>Noted.</p> <p>It is also noted that the separation between the relocated pavilion and the new building has been increased. See above comment.</p>
<p><b>The tennis pavilion will adopt a larger scale than nearby facilities:</b></p> <ul style="list-style-type: none"> <li>• The scale of the new building is much larger than existing facilities.</li> </ul>	<p>The pavilion is of a somewhat greater scale than existing facilities to be demolished. This scale is required to address contemporary functional programme needs, including expanded use of the tennis courts by local members and to provide for the separate community building.</p> <p>The pavilion is of a scale consistent with historical buildings which were located to the north and east of the Grandstand before their c. 1960s-1980s removal, including caretaker's housing and a gymnasium.</p> <p>Large industrial sheds were also located centrally within the southern section of Edinburgh Gardens, just to the east of the tennis court area, as associated with the Fitzroy Goods Yard which operated there from 1888 until 1981.</p>
<p><b>The tennis pavilion will incorporate a flat roof form:</b></p> <ul style="list-style-type: none"> <li>• The flat roof form of the new building will minimise its overall height and ensure that</li> </ul>	<p>Noted.</p>

Heritage Advisor comment/issue	Reponses
<p>the building is recognisable as a design of its time.</p>	
<p><b>The tennis pavilion will adopt a contemporary design approach:</b></p> <ul style="list-style-type: none"> <li>• A contemporary design approach has been adopted. The approach is not unacceptable provided that adequate respect is given to the heritage character of the surrounding area through details (i.e., external materials, proportions and fenestration).</li> </ul>	<p>Noted.</p>
<p><b>The external materials and appearance are not respectful of adjoining heritage structures:</b></p> <ul style="list-style-type: none"> <li>• The external materials of the proposed new building are not considered particularly respectful of the character and appearance of the adjoining tennis clubhouse/pavilion.</li> <li>• It is considered that the ground level brickwork has a ‘heavy’ appearance while the adjoining are timber structures that are lightweight in appearance.</li> <li>• The timber materials and colouring of the upper walls are considered generally acceptable although there are concerns about the future potential staining and warping of natural grain timber used for the upper-level screens.</li> <li>• The boxy form of the new build does not relate in any way to the form of the adjoining heritage building – unashamedly modern addition.</li> </ul> <p>It is considered that the selection of external colours and materials must be informed by the heritage building in order to demonstrate that the proposed new building relates it and is not simply just attached to it.</p>	<p>The material selection has been altered to respond to the concerns raised by the Heritage Advisor. At ground level the revised design for the brickwork integrates an expressed horizontal banding pattern which provides for texture and contrast to the wall. The latter provides modulation of the façade and moves away from the singular, solid presentation of face brick.</p> <p>It is noted that the level 1 exterior is largely clad in glazing, particularly on the west façade and in proximity to the relocated pavilion, and horizontal louvers, these being more visually lightweight. The louver treatment also extends to the shelter/verandah structure.</p> <p>Timber is no longer proposed for the upper-level screens.</p> <p>The design response for the tennis/community pavilion actively adopts a contemporary architectural language. This is noting that the sporting precinct is an area that has evolved in use and function, and that new buildings should be responsive to current and future community needs. While larger than the existing timber tennis pavilion, the new pavilion makes reference to the horizontal treatment of the weatherboarding with the horizontal banding to the brickwork and the louver treatment. The upper level will be finished in light colour palette with the louvers providing an opportunity for light/shadow play across the upper façade, to all elevations, and will be legible as a more visually lightweight treatment.</p>

Heritage Advisor comment/issue	Reponses
<b>Landscape works</b>	
<i>Demolition</i>	
<p><b>Removal of several trees of medium and high retention value:</b></p> <ul style="list-style-type: none"> <li>• Justification of why the various trees need to be removed and how the physical and visual impact of these tree removals will be mitigated, will be required by HV and Yarra statutory planning.</li> <li>• The submitted tree assessment plans show that a number of trees close to the existing tennis club rooms and the Brunswick Street entrance are to be removed.</li> <li>• Some of the trees at the rear of the grandstand are identified as being of contributory significance in the CMP.</li> </ul>	<p>Removal of trees has been proposed where required to accommodate proposed new buildings and infrastructure. Required tree removals are assessed in the Arboricultural Impact Assessment (Urban Forestry Victoria P/L, 2022), while the heritage impacts of these removals are reviewed in detailed at Section 5.3 below.</p> <p>In general, the proposal has sought to minimise the requirement for trees to be removed. Removal is proposed where trees cannot be retained without compromising the functional outcomes of the proposed development. As the project has been required to manage a range of potential heritage impacts within the VHR and HO areas in order to deliver the proposed improvements to public and club sports facilities, avoidance of all tree removals would be impractical and has had to be balanced with other heritage considerations.</p> <p>Three trees identified as contributory in the CMP are proposed for removal. The history of these trees and the heritage impact of their removal is reviewed in detail at Section 5.3.1. The removal of these trees and the associated pathway is considered necessary to deliver the functional upgrades to the tennis court facility and the new tennis club pavilion and community room.</p> <p>While alternatives to removal of the Avenue G path and the three trees were explored at a feasibility stage, the adopted approach was deemed preferable to alternatives which would necessarily require expansion of the court facility into the public landscape of the Edinburgh Gardens east of the tennis courts and into the vicinities of the Oval to the south.</p>
<p><b>Removal of existing bocce court and nearby footpaths:</b></p>	<p>Noted re Bocce Court.</p> <p>The history of the diagonal path and the heritage impacts of its removal are reviewed in detail at</p>

Heritage Advisor comment/issue	Reponses
<ul style="list-style-type: none"> <li>• Bocce court is not identified as being of primary or contributory significance in CMP.</li> <li>• Partially within the extent of land in VHR.</li> <li>• The removal of the court is of no heritage concern.</li> <li>• Justification of why the footpath needs to be removed and how the physical and visual impact of the work will be mitigated, will be required by Yarra statutory planning.</li> <li>• The footpath is not within the extent of the VHR.</li> </ul> <p>Path alongside the Bocce Court is identified as being of contributory significance in the CMP</p>	<p>Section 5.3.1. Comments above with respect to alternatives to removal of the adjoining trees also apply to the removal of the path.</p> <p>Retention of the trees at either end of the Elm row will ensure that physical and visual impacts to the two other diagonal pathways and tree avenues (which will be retained) are minimised.</p> <p>The physical impact of the removal of the path alignment as a contributory element within the place is acknowledged. However, the area of the Bocce court and diagonal pathway is an area that has been subject to previous change, with the Avenue G diagonal pathway representing a historical feature that has been retained with reduced integrity due to past works dating to the c. 1930s-1940s. The two other pathways to the north are of similar age and origin and also assessed as contributory, but have been retained with higher integrity and would not be impacted by the proposal.</p> <p>Physical path materials in Edinburgh Gardens have been subject to cyclical reconstruction and upgrade and are not considered to have intrinsic significance.</p> <p>The visual impact of the feature's removal would be limited and localised, and would not impact the heritage significance of the place.</p>
<p><b>Removal of surface to existing tennis courts:</b></p> <ul style="list-style-type: none"> <li>• Tennis courts are identified as being of contributory significance in the CMP.</li> <li>• No potential concerns likely to be raised by the City of Yarra.</li> </ul>	<p>Noted. No heritage issues arising from this work.</p>
<p><b>Demolition of existing grassed areas in front of grandstand:</b></p> <ul style="list-style-type: none"> <li>• The grassed areas are identified as being of contributory significance in the CMP.</li> <li>• Justification of why the grassed area directly in front of the grandstand needs to be removed and how the physical and visual impact of these works on the building's setting will be mitigated, will be required by HV and by Yarra statutory planning.</li> </ul>	<p>Noted. Works within the Grandstand Extent of Registration are assessed in the Brunswick Street Oval Grandstand HIS as part of the Heritage Victoria Heritage Permit application.</p>

Heritage Advisor comment/issue	Reponses
<i>New works</i>	
<p><b>Introduction of new trees:</b></p> <ul style="list-style-type: none"> <li>The introduction of new trees in the project area is considered acceptable provided it is based on a justified plan that is supported and builds on the garden's established historic landscape plans.</li> </ul>	<p>Noted.</p> <p>The impact of the proposed landscaping is reviewed at Section 5.5.</p> <p>Although contemporary in detail, the proposed new tree plantings respond to historical planting patterns and characteristics and will contribute to maintaining the valued character of the Edinburgh Gardens tree canopy.</p>
<p><b>Construction of a new bocce court:</b></p> <ul style="list-style-type: none"> <li>The proposed relocation of the bocce court will not involve the removal of any heritage features.</li> </ul>	<p>Noted.</p>
<p><b>Construction of additional tennis courts:</b></p> <ul style="list-style-type: none"> <li>The proposed additional courts will not have a detrimental impact on this corner of Edinburgh Gardens as the area has historically been used for sporting facilities.</li> </ul>	<p>Noted.</p>
<p><b>Introduction of new landscaping to the front of the heritage grandstand, including seating:</b></p> <ul style="list-style-type: none"> <li>It is assumed that the proposed new landscaping is based on evidence of its original appearance. This part of the project will require justification for the proposed design.</li> </ul>	<p>The area to the front of the Grandstand has been subject to recurring change since the building's initial construction. The current layout, consisting of areas of turf and paved walkways dates to the 1980s redevelopment. There is little evidence of the original treatment, as tiered seating was constructed in this area in the early twentieth century and removed after use of the ground by the Fitzroy Football Club ceased in the 1960s.</p> <p>Given the history of the oval's development, the restoration of an 'original condition' to the foreground of the 1888 Grandstand would not be considered purposeful, and is not promoted by the CMP. The area has been repeatedly reconstructed, with surfacing and seating responding to functional requirements supporting ongoing use of the Grandstand and Oval for club sports and the broader community.</p> <p>The proposed landscaping and furnishings have been designed to improve the functionality of this space while retaining a low profile that does not compete with the primacy of the grandstand and its relationship with the oval.</p>

Heritage Advisor comment/issue	Reponses
	This area is included within the VHR registration and is addressed in the Brunswick Street Oval Grandstand HIS.
<p><b>Modifications to the landscaping to the west of the heritage grandstand and around the proposed sports pavilion:</b></p> <ul style="list-style-type: none"> <li>It is assumed that the proposed new landscaping will recognise, in some way, the character of this part of the gardens. This part of the project will require justification for the proposed design.</li> </ul>	<p>Heritage considerations with respect to landscaping are reviewed at Section 5.5.</p> <p>Most of this area was previously occupied by earthworks, tiered and lawn seating and paved areas at the height of the oval's use by the Fitzroy Football Club, with its current form and landscape characteristics generally introduced in the 1980s community oval redevelopment.</p> <p>The proposed landscaping responds to the structural layout and characteristics of the 1980s development, including the modified earth berms to the oval perimeter, new and altered public path layouts, and formal tree plantings, with alterations to accommodate the new Sports Pavilion and to improve the functionality of the shared service entrance and pathway from Brunswick Street.</p> <p>A new row planting of Brachychiton trees to the Brunswick Street boundary refers to and continues the historical planting of this genus to the Alfred Crescent and St Georges Road boundaries of Edinburgh Gardens.</p>
<p><b>Modifications to the landscaping to the east of the heritage grandstand:</b></p> <ul style="list-style-type: none"> <li>It is assumed that the proposed new landscaping will recognise, in some way, the character of this part of the gardens. This part of the project will require justification for the proposed design.</li> </ul>	<p>Heritage considerations with respect to landscaping are reviewed at Section 5.5.</p> <p>The area to the immediate east of the 1888 Grandstand has since the 1860s been utilised for club sports (which preceded development of the public landscape of the Edinburgh Gardens in the early 1880s).</p> <p>The development of the 1888 Grandstand and club and spectator facilities around it meant that for most of the place's history this area was occupied by hardstand and auxiliary buildings, fenced compounds and other infrastructure associated with the Fitzroy Cricket Club and the Tennis Club facilities, and by tiered stands and bermed seating (to the south-east, adjoining the</p>

Heritage Advisor comment/issue	Reponses
	<p>oval). Most of this infrastructure was removed from the 1960s-1980s, and the area redeveloped.</p> <p>The 1980s landscaping, community room and physical tennis court fabric and boundaries are not considered to be of heritage significance.</p> <p>The proposal</p> <ul style="list-style-type: none"> <li>• retains the (1980s) earth berm to the south-east of the grandstand while making functional improvements to its landscaping;</li> <li>• removes the community room and re-establishes a paved space to the east of the grandstand that will provide a public link to new toilets located in the east section of the stand at ground level;</li> <li>• makes functional improvements to the tennis courts and club compound; and</li> <li>• infills existing gaps on the east side of the 1980s circular planting of Red Oaks to the Oval perimeter</li> </ul> <p>Landscaping of the new public link east of the grandstand is simple and contemporary in nature, but incorporates a new stand of Jacarandas in a formal planting bed at the north end of the link. The use of Jacarandas in the vicinity of the Grandstand dates to the 1980s community oval development.</p> <p>New plantings of the informal path across the earth berm are proposed to consist of Lemon-scented gum and Smooth-bark Apple; this is consistent with the planting of the modern serpentine path that extends through the former railway yard area to the east. As identified in the Edinburgh Gardens CMP, native gum trees have been planted at the site since the 1880s as a background to other formal planted features.</p>
<p><b>Modifications to the landscaping to the rear of the heritage grandstand, including DDA car parking provisions and tennis outdoor space:</b></p> <ul style="list-style-type: none"> <li>• It is assumed that the proposed new landscape will recognise, in some way, the character of this part of the gardens. This part of the project will require justification for the proposed design.</li> </ul>	<p>Heritage considerations with respect to landscaping are reviewed at Section 5.5. Some parts of this area are included within the VHR registration and are assessed in the Brunswick Street Oval Grandstand HIS.</p> <p>In this area, the proposal addresses a part of the site which has been subject to recurring cyclical</p>

Heritage Advisor comment/issue	Reponses
	<p>change since the construction of the 1888 Grandstand.</p> <p>The layout, materials and elements proposed in this area have been designed to provide improved public amenity within an existing interface area. The current area suffers from informal and ad hoc conditions that detract from the experience of the sports precinct and the Edinburgh Gardens. The upgraded landscaping will support access to the public and club facilities while providing amenity and an upgraded formal setting appropriate to the adjoining buildings (new and existing).</p> <p>The new planting of Lemon-scented Gums refers to the historical planting of rows of native gum trees as a background to the formal avenue plantings within the gardens.</p>
<p><b>Revision of an existing pedestrian entry from Brunswick Street:</b></p> <ul style="list-style-type: none"> <li>This is not considered one of the principal entrances to the Edinburgh Gardens. The proposed modification of this entrance will be minor. There are no heritage concerns regarding the proposed modification of this entrance.</li> </ul>	<p>Noted.</p>

### 5.1.2 Community consultation

Further to the community consultation undertaken by the City of Yarra, a detailed submission on heritage and ESD was received from community member Terence Nott FAIA – *Proposed Brunswick Street Oval Sports Pavilion*, 21.04.2022.

Subsequent to this, a briefing was held on the 5 May 2022 with the submitter and selected members of the City of Yarra Heritage Advisory Committee to discuss the issues raised in the submission and heritage issues more broadly.

Table 5-2 summarises the items raised in the submission and in the meeting.

Table 5-2 Community submissions and comment

Terence Nott submission	Comment
<ul style="list-style-type: none"> <li>Location and general footprint of the proposed two-storey building is supported.</li> <li>Blank wall facing Brunswick Street is supported.</li> </ul>	<p>The key issue raised in the submission relates to the form of the sports pavilion roof and how this responds to the predominantly hipped/gable ended roof forms of the historical</p>

<ul style="list-style-type: none"> <li>• Concerns with the minimalist flat roof design – inappropriate for the location.</li> <li>• Predominant roof shape and form are symmetrical gabled roofs with low to medium pitch with projecting eaves.</li> <li>• Proposed clipped eaves and flat roof at odds with predominant roof forms.</li> </ul>	<p>buildings surrounding the Brunswick Street Oval.</p> <p>The proposed building adopts a contemporary architectural response that interprets the typically two storey form of the grandstand when viewed from the oval. Materially, the red brick reflects that of the early grandstand and altered Freeman Street Entrance Gatehouse. This is an appropriate way to reference the existing buildings and establishes a visual link between the three buildings to the oval perimeter.</p> <p>On the roof profile, the adoption of a hipped roof form with projecting eaves is not considered an appropriate response for the new building. In a heritage sense, the preferred approach is for new buildings to be of their time. The opportunity to strike a visual conversation between heritage and new buildings can be established through materiality and scale. The intent is to reinforce the quality and heritage value of the historical buildings by not introducing replica or overtly historically styled buildings.</p> <p>While there is some sensitivity to the form of the roof, the flat roof partly concealed by a parapet is considered to be an appropriate response in the heritage context. Where there is a concern around the potential for visibility of roof mounted services, this can be resolved through detailed design.</p>
<p><b>Heritage Advisory Committee briefing</b></p>	<p><b>Comment</b></p>
<ul style="list-style-type: none"> <li>• Location of the sport pavilion and potential to obscure views to the Grandstand from outside of the oval.</li> <li>• Introduction of a hipped roof more responsive to ESD and maintenance requirements.</li> <li>• Potential for visibility of solar panels and the like at roof level.</li> <li>• Material selection – potential for graffiti.</li> </ul>	<p>The proposed pavilion is located in what has been historically the sporting precinct in the southern portion of the Edinburgh Gardens. This area accommodated a number of sporting clubs from the 1860s, commencing with two cricket clubs, and with Fitzroy Football Club established in 1883. Understanding that the sporting precinct has evolved and changed, in terms of built form and usage, the proposed inclusion of a new sports pavilion that supports</p>

	<p>this historic usage is consistent with the historical value of the Edinburgh Gardens.</p> <p>The location of the proposed pavilion, to the west and well-separated from the Grandstand, allows for the setting and presentation of the Grandstand to be largely uninterrupted in key views and for existing physical and visual relationships to be maintained. Key views to the Grandstand are from the oval and from the south-east and south-west. While views from outside of the oval will change, this is not inconsistent with the views available historically.</p> <p>The proposed pavilion reflects the typical historic arrangement of pavilions aligned to the perimeter of the oval. It is not attempting to replicate the long-destroyed c. 1905 Grandstand, noting that this is constrained by the current pathway arrangement.</p> <p>Considering the question of potential visual dominance, it is considered that this is addressed in the western views through the partial concealment of the lower level within a grassed mound. This will maintain the greened edge to the western boundary of the oval along Brunswick Street.</p> <p>As related to composition, in a heritage sense it is preferable that the proposed pavilion is of a contemporary design and one that does not reconstruct historical detail or forms. The proposed pavilion adopts a materiality, in the use of red brick, composition with a brick base and glazed upper section, and scale that draws visual cues from the Grandstand. It is noted that the potential for graffiti is not a heritage issue, and that this would be managed through the usual maintenance regimes implemented by the City of Yarra.</p> <p>Introducing a hipped roof form in lieu of the proposed roof form would reflect those of the historic Grandstand, Freeman Street Gatehouse and Entrance Pavilion, being a suite of late nineteenth (original and reconstructed) and early twentieth century structures in the</p>
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	<p>sporting precinct of the Edinburgh Gardens. There is no improved heritage outcome in providing a roof form that reflects the form of the existing historical buildings. The concealed and shallow pitched roof will also reduce the overall visual dominance of the pavilion, relative to a hipped roof. The proposed roof form, concealed by a low parapet, is acceptable from a heritage point of view.</p> <p>The potential for visibility of roof mounted services is addressed through the proposed position concealed by the parapet at the south end and can be further resolved through detailed design.</p>
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## 5.2 Demolition

Proposed demolition	Assessment of heritage impact
1980s community room	<p>No significance ascribed to this building in CMP.</p> <p>Removal allows restoration of freestanding qualities of Grandstand, refer to Brunswick Street Oval Grandstand HIS for details.</p> <p>No heritage impact.</p>
Tennis club washrooms and change facilities	<p>No significance ascribed to these modern extensions of Tennis Club pavilion in CMP.</p> <p>No heritage impact.</p>
Relocation of Tennis Club pavilion	<p>Tennis Club pavilion considered a contributory structure in CMP, with a history of relocation within the sporting precinct.</p> <p>Further relocation within the precinct is not considered to pose heritage impacts, subject to presentation of relocated structure (refer Section 5.4.3).</p>
Diagonal path (Avenue G)	<p>Contributory significance in CMP.</p> <p>Diagonal path not part of the original 1881-1883 layout of Edinburgh Gardens, added between 1885 and 1905 and subject to a subsequent history of modification to accommodate changing use and management of sporting precinct and tennis club area. This included the previous removal of the southern row of avenue trees which originally lined the path (refer below for tree impacts).</p> <p>The proposed works will remove one of several diagonal path alignments created within the sporting precinct after 1883 as use of the former Collingwood Commercial Cricket Club oval was discontinued and sports consolidated on the southern Fitzroy Cricket Club oval. The other paths created at that time (Avenues F and H) would be retained, as would their more intact avenue tree plantings.</p>
Demolition and modification of 1980s earthworks, kerbs and paths west of Grandstand	<p>No significance attributed to these features in the CMP.</p> <p>1980s community oval project landscaping complements the presentation of the oval and the Brunswick Street interface to the sporting precinct and Edinburgh Gardens, however it is not of heritage significance in itself.</p> <p>The proposed project works will establish updated landscaping (including modified earthworks) which will remain consistent with providing a high-quality landscaped setting to the oval and the entry into Edinburgh Gardens at this location.</p>

### 5.3 Tree removal

Reference has been made to the *Arboricultural Construction Impact Assessment* (Urban Forestry P/L, 12/05/2022). A summary assessment of the heritage impacts of the proposed tree removals is provided in the table below.

In the assessment below, a distinction is made between trees which have intrinsic value as related to the heritage significance of the Edinburgh Gardens (trees identified as being of primary or contributory significance in the CMP), and those which contribute to the value of the Edinburgh Gardens on the basis of their amenity value and contribution to the reserve's overall tree canopy.

While there would be an impact to the perception and value of the Edinburgh Gardens from removal of trees in either category, the severity and duration of that impact is assessed to be different. For trees whose value is primarily assessed as stemming from their contribution to contemporary amenity, proposed new tree plantings can be expected over time to mitigate any amenity impact from the removals.

In contrast, the removal of three English Elm trees impacts a historical planted feature assessed in the 2021 CMP as being of contributory value to the significance of the heritage place. A detailed assessment of the removal of these trees and the accompanying pathway is provided at Section 5.3.1.

Trees proposed to be removed	Reasons for removal	Heritage considerations and impact
Trees 2, 3, 4 English Elms ( <i>Ulmus procera</i> )	Encroachment by new building (Tree 2) Physical removal required for new building (Tree 3) Physical removal required for new tennis court surface (Tree 4)	Trees 2, 3 and 4 comprise the middle trees of a short row on the north side of the diagonal path north of the existing tennis courts. The original avenue planting was previously altered in 196x with removal of the southern row of trees. The trees are in decline and show evidence of extensive epicormic growth.  The remaining avenue trees and path alignment are assessed in the CMP as being of contributory value.  Removal of Trees 2, 3 and 4 and the pathway is a planned impact of the proposal. A detailed assessment of the heritage value of these features and the impact of their removal is provided at Section 5.3.1.
Trees 35-41 Various native trees on north-west lane edge	Physical removal and/or encroachment by altered lane and DDA car park layout at Brunswick Street	Trees 34-41 comprise various native trees established as a screen to the service lane from Brunswick Street which services the Bowls Club and the substation. The group includes several native gum trees, as well as several Sweet Pittosporum that are possibly self-sown weeds.

Trees proposed to be removed	Reasons for removal	Heritage considerations and impact
		<p>The trees are modern vegetation that is not assessed in the CMP as being of intrinsic value to the heritage significance of the place. The tree species and arrangement does not conform to the characteristics of ornamental vegetation which contributes to the significance of the place along the Brunswick Street and St Georges Road boundary and elsewhere in Edinburgh Gardens.</p> <p>There would be a minor impact to the physical extent of the Edinburgh Gardens tree canopy and its amenity values. This impact will be mitigated over time through proposed new plantings within the precinct.</p>
<p>Tree 29, 33, 34, 43, 44, 45 Elm trees on entry path from Brunswick Street</p>	<p>Physical removal and/or encroachment required for new building and altered lane and DDA car park layout at Brunswick Street</p>	<p>These six Elm trees were established on a realigned entry path from Brunswick Street in the late 1980s, part of the Community Oval redevelopment. Historically, the location of these trees was situated inside of the fenced boundary of the Fitzroy Cricket Ground and occupied by buildings, paved areas and the mounded terraces that surrounded the oval.</p> <p>The six trees to be removed are modern trees not assessed in the CMP as being of heritage significance. The Elms form part of a modern ornamental plantation which contributes to the amenity and setting of the sporting precinct and of one of the entry points to Edinburgh Gardens. To the east, a more extensive group of 1980s Elm plantings along the pathway and to the west flank of the 1888 Grandstand would be retained as part of the proposal</p> <p>There would be a minor impact to the physical extent of the reserve's tree canopy and its amenity value. This impact will be mitigated over time through proposed new plantings within the precinct.</p>
<p>Trees 46, 47, 48 Pin Oaks (<i>Quercus palustris</i>)</p>	<p>Physical removal required for new building and adjoining terraced plaza to the oval</p>	<p>These Pin Oaks were established in the late 1980s as part of the Community Oval redevelopment. They form part of a ring of oak trees around the oval, which includes both Pin Oaks and Scarlet Oaks. Historically</p>

Trees proposed to be removed	Reasons for removal	Heritage considerations and impact
		<p>there were no trees around the oval during the height of its use, when the oval was ringed by terraced seating and hardstand.</p> <p>The trees are modern vegetation that is not assessed in the CMP as being of intrinsic value to the heritage significance of the place. They form a modern ornamental plantation which contributes to the amenity and valued setting of the oval in its evolved context. The oval plantation is not contiguous, and contains existing gaps and sites where younger trees have been replanted in recent years.</p> <p>There would be a minor impact to the physical extent of the reserve's tree canopy and its amenity value. This impact will be mitigated over time through proposed new infill tree plantings which will maintain the characteristics and overall extent of the circular tree planting around the oval.</p>
<p>Tree 49 Chinese Elm (<i>Ulmus parvifolia</i>)</p>	<p>Physical removal required for new building.</p>	<p>This is a young tree established on the existing earth mound adjoining Brunswick Street, with an existing fault which contributes to its low retention value.</p> <p>The species selection does not conform to the valued characteristics of the heritage trees within Edinburgh Gardens, and at its young age the tree does not make a meaningful contribution to the reserve's tree canopy and amenity value.</p> <p>There would be no heritage impact from the removal of this tree. New tree plantings will be established throughout the precinct as part of the proposed development.</p>
<p>Trees 51-63 Jacaranda (<i>Jacaranda mimosifolia</i>)</p>	<p>Physical removal required for new infrastructure, landscape elements, DDA and service bays and regrading.</p>	<p>The Jacaranda plantation to the rear of the 1888 Grandstand was established as part of the Community Oval redevelopment. These trees were planted to screen the service area created in the late 1980s works.</p> <p>The trees are not well-supported by their existing landscape context, and have been assessed by the Project Arborist as showing minor symptoms of decline.</p>

Trees proposed to be removed	Reasons for removal	Heritage considerations and impact
		<p>The trees are modern vegetation to which no heritage value has been attributed in the CMP. In their condition and location, the trees make little to no contribution to the amenity of Edinburgh Gardens.</p> <p>New trees will be planted in this area as part of the proposed development, including both a new group of larger canopy trees and a new stand of Jacaranda trees as an ornamental feature of the new public walkway east of the Grandstand.</p>
<p>Trees 64-70, Trees A-H</p> <p>Various native and exotic trees</p>	<p>Physical removal required for new tennis courts, infrastructure, landscape elements and regrading</p>	<p>These trees comprise various small groups of amenity vegetation established on the west side of the tennis court enclosure since the 1980s redevelopment. The landscaping provides small scale amenity and visual screening to the tennis club area, but otherwise makes little to no contribution to the larger sporting precinct and Edinburgh Gardens as a whole. It has not been assessed as having heritage significance in the CMP.</p> <p>New ornamental trees and amenity landscaping will be established in this area as part of the proposed development.</p>
<p>Tree 71</p> <p>Jacaranda</p> <p><i>(Jacaranda mimosifolia)</i></p>	<p>Physical removal required for new tennis courts</p>	<p>This Jacaranda was established to the front of the 1980s Community Room. Due to its position with better growing conditions and less competition, it has grown into a larger tree than the plantation established at the same time to the rear of the Grandstand and Community Room.</p> <p>The tree is a modern planting that is not assessed in the CMP as being of intrinsic value to the heritage significance of the place. It does not conform to the character of the balance of the ornamental plantation established around the oval in the 1980s, and due to its location makes only a limited contribution to the broader amenity and tree canopy of the Edinburgh Gardens.</p> <p>New tree plantings will be established as part of the proposed development.</p>

### 5.3.1 *Removal of three English Elm trees and diagonal path (Avenue G)*

The proposal requires removal of a diagonal path and three Elm trees to the north of the existing tennis court area (Figure 20 and Figure 21). As a result of the proposal, three central trees (Trees 2, 3 and 4) in the existing row of five would be removed, with retention of trees at the south-west (Tree 1) and north-east ends (Tree 5). The diagonal path, including asphalt surface and bluestone edging, would be removed.

The Edinburgh Gardens CMP describes this path and the remnant portion of the avenue planting as Avenue G, and assesses the feature as having contributory significance.

#### *History of the path and avenue*

The diagonal path and avenue are not identified and described in the 1883 trenching plan used in the initial development of the Edinburgh Gardens path network (Figure 22), nor in Nicholas Bickford's own written report of the initial planting programme. Until 1888, the south-western part of the reserve was assigned to two different cricket clubs, which had each established ovals near the Brunswick Street and St Georges Road boundary. The initial public development of the gardens skirted these areas, which had been beautified separated by their respective clubs.

Figure 23 is a Railway Department Plan for the alignment of the Fitzroy Branch Line in Edinburgh Gardens, dated November 1885. The plan base depicts the layout of Edinburgh Gardens following the initial plantings and pathway developments carried out in 1883-1885 by the Committee of Management under the supervision of Melbourne's Crown Lands Bailiff and Parks and Gardens Curator Nicholas Bickford. The history and approach to these initial plantings is reviewed in the Edinburgh Gardens CMP.

The 1885 railway plan, which has recently come to light, provides further confirmation that the three diagonal pathways developed in the northern vicinities of the sporting precinct were constructed and planted later. These paths first appear on a 1905 MMBW plan reproduced in the CMP. They appear to have been established in conjunction with other changes that accompanied consolidation of cricket on the southern oval, removal of the northern ground, construction of the 1888 grandstand, and formalisation of tennis courts and other sports facilities in the vicinity of the Fitzroy Cricket Club. The three new paths were planted with avenues of Elm trees, consistent with some of the original 1883 Edinburgh Gardens avenues (which also included Oak and Pine avenues, as well as extensive underplantings and backing rows of native gum trees).

The initial extent of the avenue planting on the new diagonal pathways can be seen in a c. 1925 oblique aerial photograph of the ground (Figure 24).

In the c. 1930s, improvement of the tennis court area required removal of the southern row of the avenue planting and the planting of new trees which approximated an avenue spacing (Figure 25). However, these replacement plantings in the area of the former southern row were soon removed again (Figure 26), leaving the one-sided condition that has been retained to the present day. The path itself was also altered.

#### *Comment on impact to significance*

Avenue G was not part of the initial 1883-1885 layout of the Edinburgh Gardens supervised by the Metropolitan Parks and Gardens Curator Nicholas Bickford. Instead, the path was a retrofit undertaken in the subsequent two decades (before 1905), following reorganisation of the sporting precinct and consolidation to the single oval. It is one of three diagonal paths constructed in this part of Edinburgh Gardens during that period.

The initial form of the Avenue G was consistent with English Elm avenues established earlier. However, the integrity of the avenue soon suffered, with works in the 1930s and 1940s to expand the club facilities leading to the removal of the Elm tree row from the south side of the path. The outcome of those changes was that the remaining trees no longer functioned as an avenue, although they have continued to contribute to a sense of the historical tree canopy of Edinburgh Gardens. The remaining row was also thinned to every second tree in the c. 1940s, a procedure implemented on other avenues in Edinburgh Gardens.

The health and arboricultural condition of the five remaining English Elm trees on Avenue G has been rated as fair to poor. This is consistent with previous ratings undertaken as part of periodic inspections of Yarra's council trees. Like many of the avenue trees in Edinburgh Gardens, the five Elm trees are over-mature and will eventually senesce, and are expected to require replacement in the next 10-20 years. In the absence of the current proposal, it is possible that they would be replaced like-for-like as a single row of trees on the north side of the diagonal path, but given the fragmentary integrity of the former avenue, other replacement strategies would reasonably be considered.

Removal of the pathway and three of the five trees is an unavoidable impact of the proposal, which seeks to rationalise the existing constrained and irregular boundary of the tennis court area, to reconstruct the existing courts to dimensions compliant with competition standards, and to add two additional courts and supporting facilities in the new tennis club and community rooms to meet contemporary demand.

The diagonal path and accompanying trees are a later retrofit and have been subject to previous change which reduced their integrity as a planted feature. The history and physical characteristics of Avenue G as a retrofit feature of the c. 1890s are also duplicated in two other nearby paths (Avenues F and H).

Trees at either end of the existing Elm row (Trees 1 and 5) are proposed to be retained in the project, providing a degree of continuity and ensuring that there would be little to no impact to the presentation and adjacent canopies of the Elm trees on Avenues F and H. Those two avenues (as well as nearby row plantings of Holm Oak) will continue to maintain the historical tree canopy at the interface of the sporting precinct with the balance of Edinburgh Gardens.

While the removal of the path and trees presents a detrimental impact, it is not one that would undermine the heritage significance of the Edinburgh Gardens and its planted avenues. The project has been structured to avoid impacts to the historical avenue plantings which have been retained without a previous loss of integrity.

New landscaping including new tree plantings will also be installed within the upgraded public garden and Bocce facility south-west of the new tennis and community rooms. While contemporary in design, the new tree plantings are consistent with the characteristics of the Edinburgh Gardens tree canopy (including the historical use of native gum trees as a background to the avenues), and as these trees mature they will serve to reinstate a dense canopy condition within this part of the site.



Figure 20 View of diagonal path (right side) from south-west, summer 2020  
Source: Lovell Chen archives

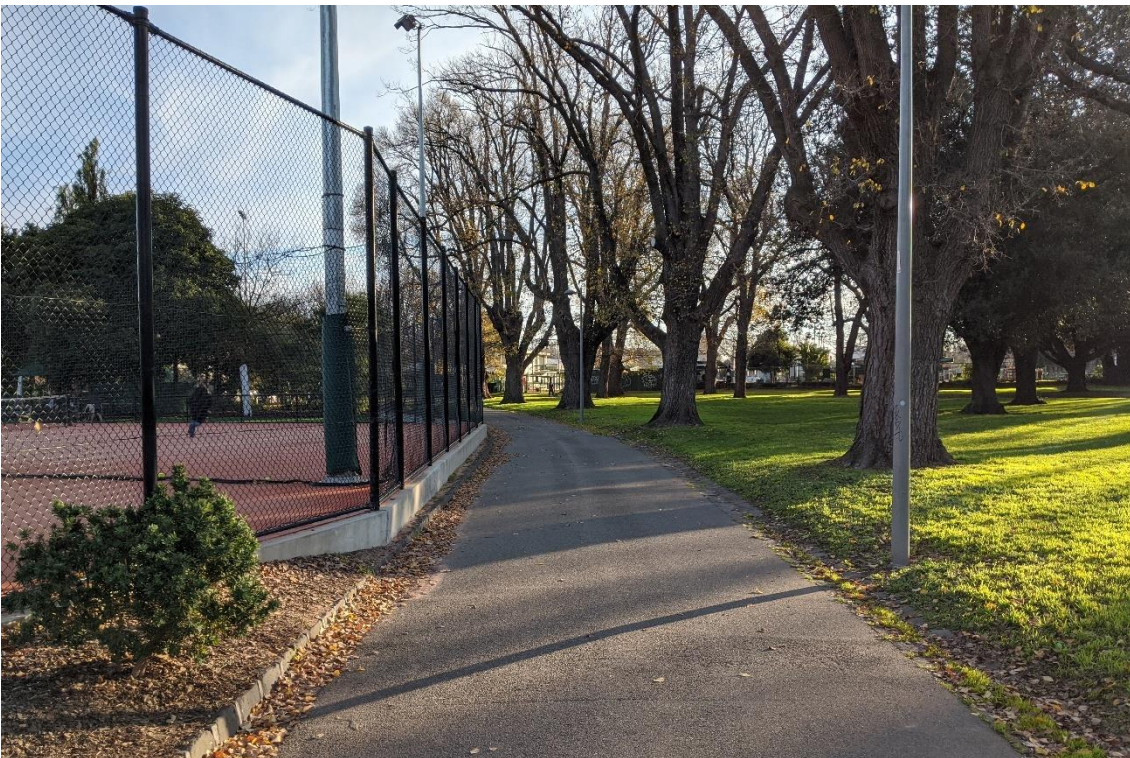


Figure 21 View of diagonal path from north-east, winter 2020  
Source: Lovell Chen archives

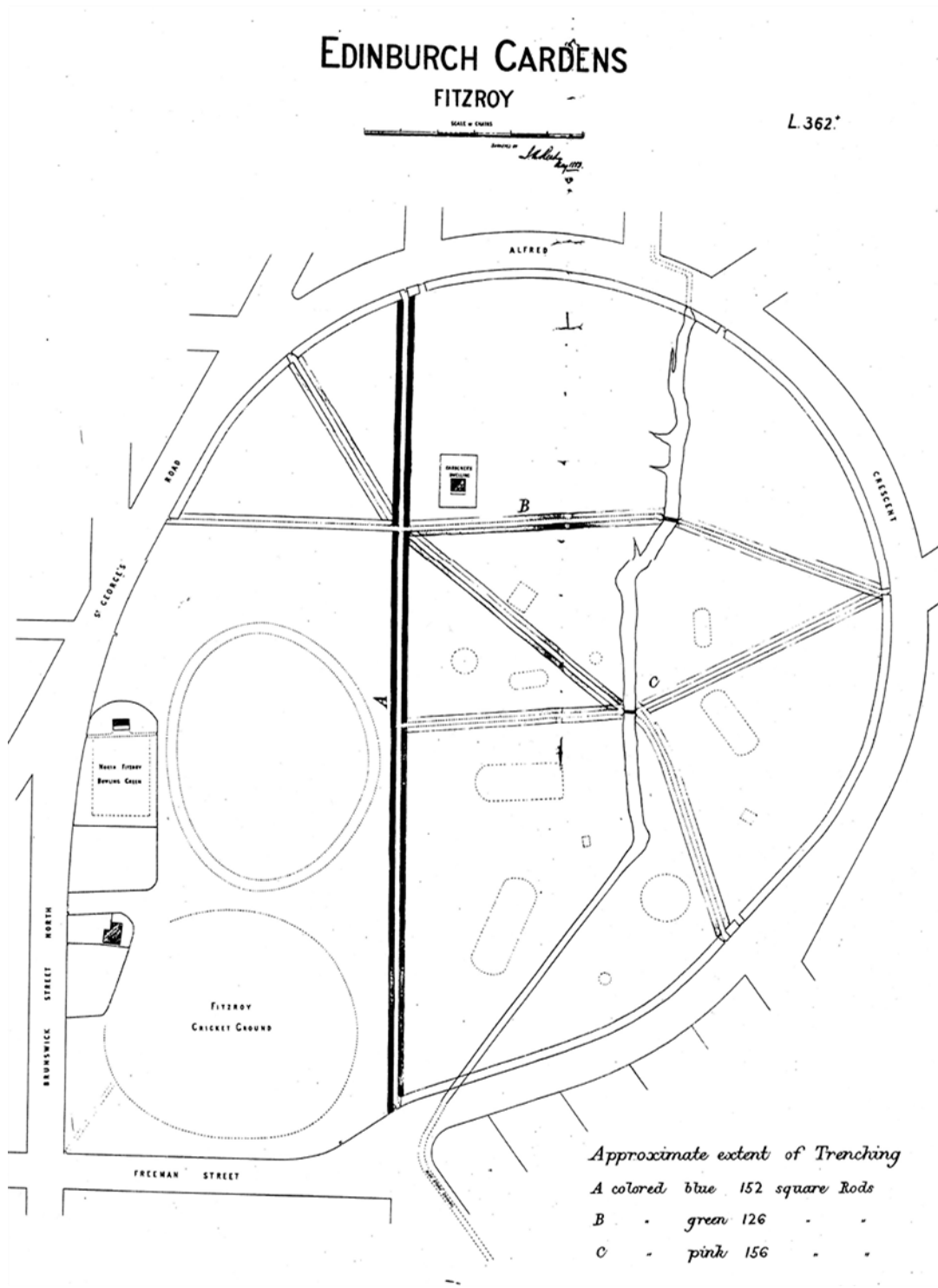


Figure 22 1883 trenching plan for the Edinburgh Gardens avenues  
Source: Public Records Office Victoria

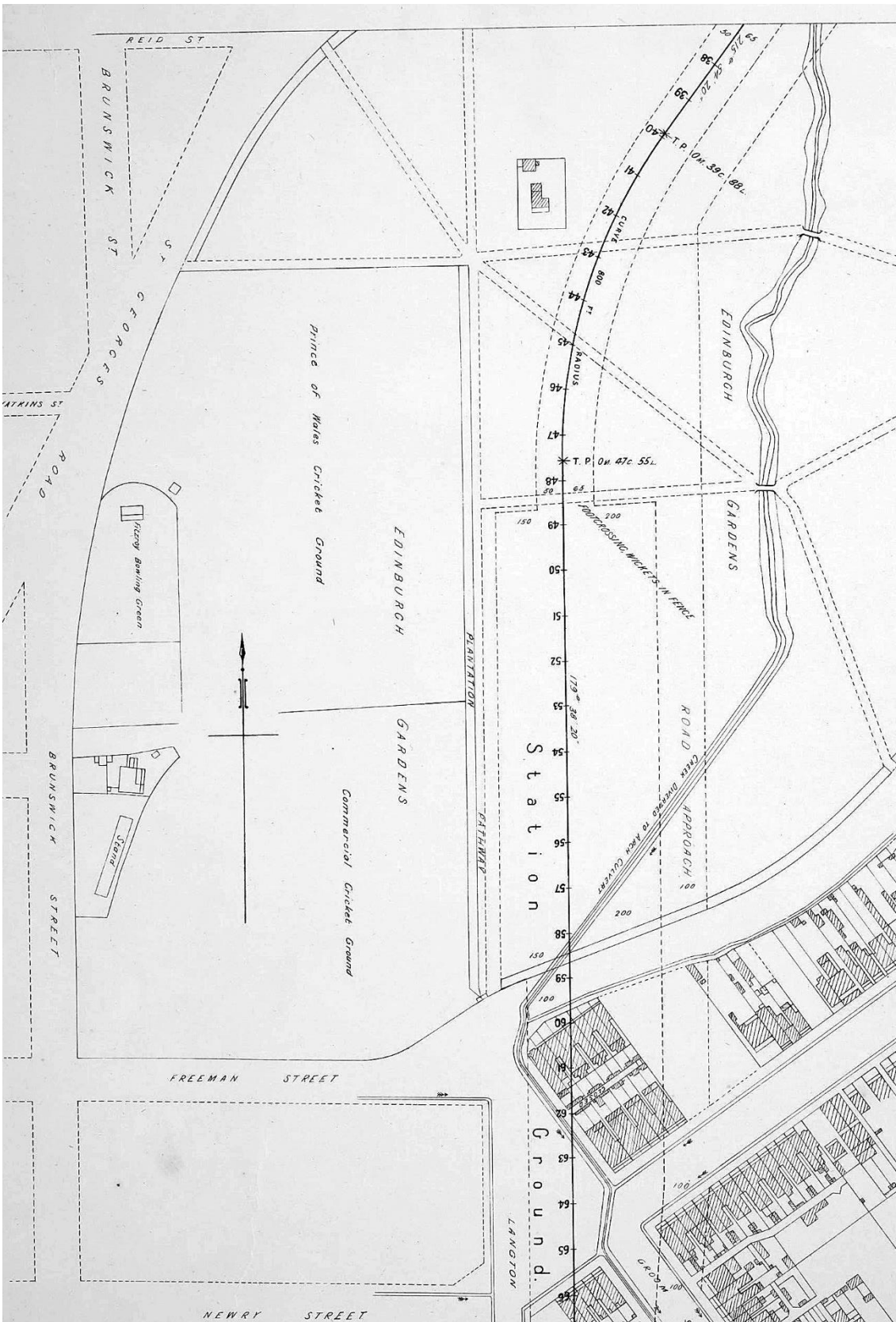


Figure 23 Detail (rotated) from 1885 Railway Department for Fitzroy Branch Line  
Source: Public Records Office Victoria (VPRS 5751 P000)

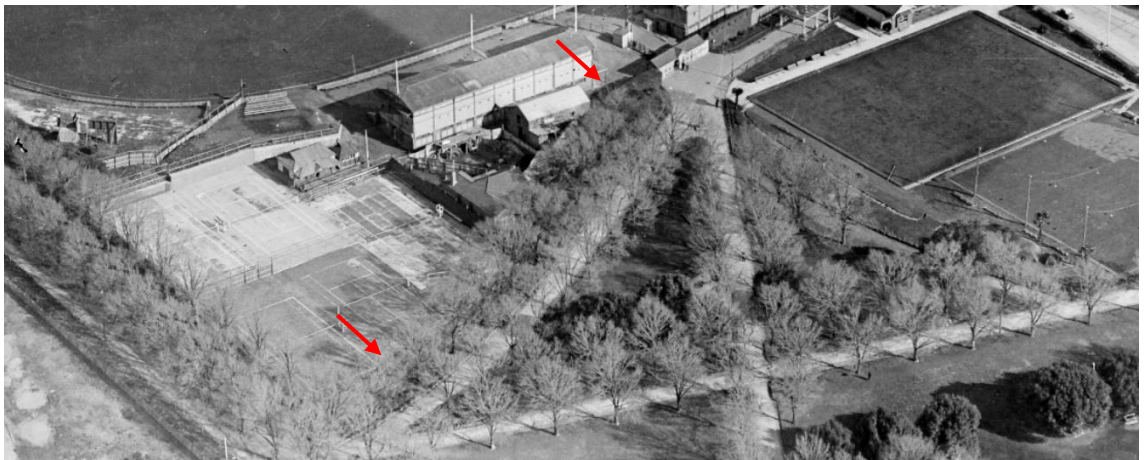


Figure 24 Detail, c. 1925 oblique aerial (view south-west) showing initial extent of the diagonal avenue (red arrows)  
Source: State Library of Victoria



Figure 25 1945 aerial showing the expanded tennis court complex and the planting of new trees or shrubs on the south side diagonal avenue (red arrows)  
Source: Land Victoria Aerial Photography Collection



Figure 26 1951 aerial following the removal of the later plantings south of the diagonal path  
Source: Land Victoria Aerial Photography Collection

## 5.4 New buildings

### 5.4.1 *Development approach*

The proposal is intended to support ongoing sporting and community use of the Brunswick Street Oval and the Tennis Courts. The sporting precinct at Edinburgh Gardens has been a historically important feature of the site since its initial reservation in the 1860s, and one which remains of a high community value today. The Edinburgh Gardens CMP recognises the significance of these sporting uses and provides policies to support continued use of the precinct for sport and to guide change.

Use of the Brunswick Street Oval had reached a historical low in the 1980s following the relocation of the Fitzroy Football Club, the deterioration of the financial position of the Fitzroy Cricket Club and the loss by fire of the 1905 Grandstand. While the City of Fitzroy's 1980s community oval redevelopment salvaged and repositioned the oval and its attached facilities for community club use, it could not anticipate the ultimate scope of community demand which built across the subsequent three decades. A need was identified in the late 2010s to expand and modernise the club and community facilities at Brunswick Street Oval and the adjacent tennis club to match current levels of demand and contemporary competition and facilities standards.

While several organisational / built form approaches to accommodating new and upgraded facilities within the sporting precinct have been considered over the project's development, the approach adopted in the proposal remains consistent with the policies of the Edinburgh Gardens CMP with respect to management of the sporting precinct and the planning of new built form within the site. Key features of this approach include:

- The clustering of complementary facilities / built form within the site
- The siting of new structures and landscape changes to be visually unobtrusive and avoid impacts on significant buildings and landscape features
- Location of new development in the vicinity of the grandstand in a way to preserve the connection between the grandstand and the oval.

The proposal has also responded to feedback received from Heritage Victoria with respect to development within and in the vicinity of the 1888 Grandstand. While this has required an expansion of the development area to include an additional building site to the north-west of the oval, new impacts to features and vegetation of heritage significance have been avoided.

### 5.4.2 *Sports pavilion*

The new sports pavilion is a contemporary structure designed to nestle within the existing 1980s earthworks and vegetation surrounding the community oval, and to adopt a reduced height and profile in comparison to the 1888 grandstand to the north-east, which will remain the dominant structure as viewed from across the oval.

While the proposed pavilion site has been occupied by a semi-formal grassed berm and tree plantings since the 1980s, this was previously the site of formed seating embankments, a gatehouse and an officials box which served the Fitzroy oval as modernised for football from the 1920s-1960s. The Fitzroy Cricket Club's original pavilion and a modest stand had also been located in this area in the 1870s and 1880s, before being reconfigured as part of the 1888 and 1905 developments. Development of a new pavilion building at this location is consistent with historical use and will not detract from an appreciation of the heritage of the Brunswick Street Oval and its retained buildings and features. Similarly, the building addresses an area remade in the 1980s, with no historical tree plantings or other gardens features.

The pavilion's proposed brick material detailing is contemporary but reflects on the building's relationship to a history of auxiliary facilities constructed of brick at the oval, including the extant Freeman Street Entrance Gatehouse (1925), some of the structures previously located on this north-west corner location, former brick retaining walls to parts of the Brunswick Street and Freeman Street boundaries, and the brick-infilled ground level of the 1888 Grandstand.

The sports pavilion embraces a contemporary expression, though one that is informed by the grandstand typology. The differing function to the ground and upper floors is clearly expressed through form and materiality, with the solid ground level (with limited openings for functionality) and largely glazed façade upper on the oval facing side of the building. On the west, Brunswick Street side of the building, the pavilion incorporates vertical detailing to the brickwork reminiscent of the panelling to the historical walled treatment to this edge of the oval. The west façade is distinguished by the varied combination of face and patterned brickwork extending, and partly concealed by the vegetated mound, along the ground level and then sweeping upward to incorporate the upper level at the south end of the façade. The louver cladding to the first level wraps around from the south façade to the west. This is enlivened by being affixed in an undulating pattern, reflecting the vertical patterning of the brickwork. A large picture window is featured on the upper level of the southern façade, which, with the dark coloured louver cladding to the upper level, provides contrast to the brickwork and lessens the overall solidity of the building in this view. Services and the like are concealed by the parapet at roof level.

Overall, the proposed sports pavilion has been located in an area historically occupied by buildings and structures supporting the sporting use of the oval. While a building adopting contemporary architectural language and materiality, it does reflect the historical typology of grandstands and the red brick speaks to a material historically connected to the place. The sports pavilion provides for a continued use of the sporting precinct that is aligned with the heritage values attributed to the gardens. While introducing a new element within the broader Gardens context, the development of the sports pavilion will not have a detrimental impact on the heritage significance of the Edinburgh Gardens.

#### 5.4.3 *Tennis and community pavilion*

Historically, the Fitzroy Cricket Club developed a variety of buildings to the north and east of the 1888 Grandstand, including a gymnasium and a caretaker's residence, as well as buildings built or repurposed to serve the tennis club. Many of these 1880s-early twentieth century developments were removed in the 1980s community oval redevelopment. The development of new built form in this area is consistent with historical uses. While improving accommodation of tennis uses by the club's local membership, public use of the facility will also be provided in the upper-level community room.

The new tennis pavilion and court expansion extends the previous footprint of the tennis club area, with impact to the adjoining Avenue G path and tree planting as well as to service areas landscaped in the 1980s. This expansion would occur within the area originally assigned in the 1860s for club sporting uses, part of which was subsequently retrofitted into the public gardens after the 1880s. The proposal has been designed to minimise impacts to the broader parkland, although some impacts to a diagonal path and extant avenue trees were inevitable and are assessed above at Sections 5.2 and 5.3.

Architecturally, the proposed tennis and community pavilion adopts a modern architectural expression, though one that draws on design cues from buildings in the broader sports precinct and the relocated tennis pavilion. The common theme is the use of a solid brick ground level, in this instance utilising a red brick to contrasting to the lighter coloured treatment to the upper level, and a materially and visually lightweight upper level. The introduction of a banded pattern to the ground level brickwork expresses the horizontality seen in the weatherboarded timber pavilion and this expression continues in the

orientation of the louvered screens to the upper facades. These in turn refer obliquely to the screens and fretwork found in the adjacent grandstand. The use of extensive areas of glazing and louvers to the upper levels, particularly where adjacent to the relocated tennis pavilion, provides a high level of transparency and works to reducing the perception of scale and visual dominance in views from the west and east. The louvered verandah also works toward breaking down the scale of the new building by emphasising the separation of the ground and upper levels.

The overall result is of a confident dialogue between the new and existing in views where the buildings are seen in concert, though one that does not diminish the standing and expression of the relocated tennis pavilion.

While expanding the footprint occupied by the tennis club, the proposed new tennis and community pavilion, relocated tennis pavilion and new tennis court arrangement are consistent with the use of the southern part of the Edinburgh Gardens for organised recreational activities. The siting of the new building and its composition are responsive to maintaining the visual primacy of the relocated timber pavilion. The relocated pavilion is positioned for improved engagement with the gardens and with the nearly 1888 Grandstand and timber entrance pavilion, unlike its current more concealed presence. This is a positive outcome. The proposed works will result in a change in the Gardens, though one which reinforces the historical sporting use, and is consistent with the significance of the Edinburgh Gardens.

### **Relocated heritage pavilion**

The CMP provides policy direction with regards to the relocation of the pavilion, and this recognises the history of relocation of the building. The proposed relocation of this structure is, in and of itself, of limited heritage concern, particularly as the pavilion will remain connected to the tennis court compound. The key issue is for the pavilion to maintain a functional relationship with the tennis courts and tennis club.

Architecturally, the relocation provides an opportunity for the pavilion to be reinstated as a freestanding building. The timber pavilion will be relocated with a separation in the order of 2800mm from the new tennis pavilion on its southern side, with this evident in views from the east and west, noting that this will be fenced on the west side and within the space for secure bin storage. Conservation and reconstruction works will see the modern openings to the building being infilled with appropriate detail (this is to the south and east external walls). Relocation of the building from within the tennis club compound to a more prominent position enables a greater presence for the pavilion in the gardens.

In summary, the relocation of the tennis pavilion would not adversely affect its retained values. Reconstruction works would be undertaken as part of the project, and these would significantly improve the presentation of the building. Being more prominent within the gardens, the pavilion will be read as part of a collection of proximate timber structures, including the reconstructed timber gatehouse and grandstand, contributing to the legibility of the heritage values of the Edinburgh Gardens. Most importantly, the pavilion will continue to be used within the tennis club facility.

## **5.5 New landscaping**

New amenity landscaping, functional upgrades and tree plantings are proposed throughout the development area to integrate the new and expanded facilities with adjoining public amenity areas of the sports precinct and the wider Edinburgh Gardens. The areas and detail of these proposed works are summarised at Section 4.3.

Heritage considerations have guided the development of these new landscaped areas, including consideration of the historical and current character of the Oval and its environs, the Edinburgh Gardens tree canopy and relevant tree species and planting forms, the history and character of path materials within the place, and the setting of neighbouring heritage elements including the WH Chandler Drinking Fountain and the Sportsman's Memorial Arbour.

The historical condition of the northern interfaces of the sports precinct has also been a relevant consideration in the development of the landscape design. This interface has had an ad hoc and sometimes dysfunctional character due to the manner in which the precinct was consolidated and formalised from the 1880s-1950s. In addition to imposing functional constraints on the tennis court area, this resulted in a number of external areas which even after the 1980s community oval redevelopment remained occupied by service areas or low quality landscaping and were not well integrated into the public landscape of Edinburgh Gardens.

Proposed functional improvements, furnishings and plantings have been designed to better support public use within these existing interface areas, and to regularise the sports precinct's public landscaping as a valued component and contributing facility within the Edinburgh Gardens. The updated landscaping will provide public seating and other landscaped amenity, and appropriate visual and spatial cues to identify facility entrances and areas for gathering, including safe and comfortable access to the additional public toilets to be located in the ground level of the Grandstand. The updated landscaping and path infrastructure will also clarify existing shared use arrangements for service access and DDA car parking serving the sports facilities. Improved landscaping is also proposed to the north-east berm of the Oval; this raised earthwork was remade in the 1980s works but lacks elements which would structure public use, manage traffic and soil compaction, and encourage passive surveillance through this area.

The landscape works have been designed using contemporary materials which complement both the new buildings and the prevailing character of the surrounding precinct and gardens. Modern bluestone paving and kerb edges and asphalt surfaces will maintain the dominant path materials of the Edinburgh Gardens. New furnishings and seat walls executed in brick masonry or concrete materials are designed to provide a coherent interface to the new buildings and new functional public spaces for meeting and gathering in conjunction with activities on the Oval and within the sports precinct; it is appropriate that these are distinctive from the park furnishings utilised elsewhere in the Edinburgh Gardens and that the details adopted signal the function and value of these new facilities.

The proposed planting selections utilise contemporary techniques while addressing plantings established around the Oval in the 1980s, and the historical canopy of the Edinburgh Gardens more broadly. Around the Oval, the approach taken is to reinforce the existing planted structure of Red Oak (*Quercus rubra*) and Port Jackson Fig (*Ficus rubiginosa*), with new infill plantings to replace both the proposed tree removals and previous losses.

New native tree plantings at two locations address the historical canopy of the Edinburgh Gardens. New *Brachychiton* trees along the Brunswick Street edge, adjoining the new Sports Pavilion, refer to a circular planting established historically along other parts of the Edinburgh Gardens boundary to Alfred Crescent and St Georges Road. To the north of the existing 1888 Grandstand, a staggered line of Lemon-scented Gum (*Corymbia citriodora*) within the stormwater garden will present as both a contemporary feature and an allusion to the rows of native gum trees established in the 1880s to background and shelter the exotic avenues of Elms and Oak trees.

In summary, the proposed new landscaping will not adversely affect the heritage values of the Edinburgh Gardens. New landscape features have been designed to support public use of the sports

precinct, providing high-quality and functionally appropriately spaces and interfaces which have been designed intentionally to complement both the new pavilion buildings and the general experience of the gardens. The proposed new landscaping improves upon the current condition of a number of dysfunctional interface areas within the sporting precinct at Edinburgh Gardens, supporting its ongoing public use and the perpetuation of its heritage value as a site of local club sports activities and public gatherings since the 1860s. Where appropriate, the new landscaping refers to and reinforces the historical characteristics and features of the precinct and gardens, including pavement materials and tree selections, while generally adopting modern techniques and details consistent with functional requirements and the architectural design of the proposed development.

## 5.6 Assessment against policy

### 5.6.1 Yarra Planning Scheme

Clause 22.02 of the Yarra Planning Scheme establishes *Development Guidelines for Sites Subject to the Heritage Overlay*. The guidelines establish a set of objectives to be achieved through the application of planning permit controls under the heritage overlay, as well as guidance addressing (as relevant to the current application) the proposed:

- Demolition (of buildings)
- Removal of contributory elements
- Relocation
- Reconstruction and restoration works
- Works to culturally significant trees; and
- New development, alteration or additions.

The following table identifies relevant policy clause and response to policy considerations>

Works	Assessment against policy
Demolition of buildings (22.02-5.1)	Proposed demolition of the non-significant 1980s community room and tennis pavilion additions is consistent with the policy guidance.
Removal of contributory elements (22.02-5.1)	Proposed removal of the diagonal pathway and three of the five trees alongside, an early (but not original) historical feature of already reduced integrity, will not adversely affect the contribution of two remaining early path extensions in the sporting precinct to the significance of the place. This proposed removal conforms to the policy guidance for contributory elements.
Relocation of buildings (22.02-5.2)	Proposed relocation of the tennis pavilion is consistent with its history of relocation (i.e. the location of the pavilion within the sporting precinct is not an important component of its cultural significance). The proposed relocation will facilitate some restoration works and an improved public profile and presentation for this early structure.
Reconstruction and restoration	Restoration works to the tennis pavilion external weatherboard and sheet cladding and underlying structure (as part of its

Works	Assessment against policy
(22.02-5.3)	relocation) are a positive benefit of the proposal and consistent with the policy guidance.
<p>Culturally significant trees (22.02-5.5)</p>	<p>The works have been designed to limit impacts to culturally significant trees within the Edinburgh Gardens by concentrating development of new recreational facilities within the existing sporting precinct and by avoiding tree removals where possible. Most trees to be removed were established in the c. 1980s and are not of heritage significance, although they do contribute to the general character of the Edinburgh Gardens and its sporting precinct as a treed landscape. Replacement plantings will be established to maintain the valued characteristics of the gardens' tree canopy.</p> <p>Due to the functional requirements for the tennis court improvements, it was not possible to avoid the proposed removal of three English Elm trees from a row of five trees lining the diagonal path to the north-west of the tennis courts. These trees were formerly part of an avenue planting whose integrity was reduced in the 1940s with the removal of the southern row. The removal of the three central trees will not impact the contribution of the two similar diagonal avenues to the north (which survive intact) to the significance of the heritage place.</p> <p>A tree maintenance program has been implemented by the City of Yarra within Edinburgh Gardens. While the trees impacted by the works were not scheduled for replacement in the near term, they are in poor-to-fair condition and like other Elms in the gardens as they senesce would require replacement within 10-20 years.</p>
<p>New development (22.02-5.7)</p>	<p>The heritage policies related to new development are concerned with the scale and massing of new buildings within a heritage context to ensure that the significant or contributory place remains the visually dominant element. Within the context of the Edinburgh Gardens, and specifically the sporting precinct, the heritage issues relate more to its historical values as a place that continues to be utilised for community sporting uses. These values, at both State and local level, are expressed through the retained early structures, such as the 1888 Grandstand, timber tennis pavilion and the entrance structures and the WT Peterson oval and tennis courts. Accepting that the proposed works introduce new structures within the sporting precinct, these are being developed to provide modern facilities to service an expanding community need.</p> <p>The design and location of both the proposed tennis/community pavilion and expanded tennis courts and the sports pavilion have</p>

Works	Assessment against policy
	<p>been carefully considered to respond to the special Gardens and heritage context. In positioning, sites have been selected to ensure that key heritage buildings are not adversely impacted.</p> <p>The sports pavilion is located considerably to the west of the 1888 Grandstand, maintaining clear and uninterrupted views to this structure across the WT Peterson Oval. It is also distant from the Freeman Street Gatehouse. Partly setting the building within a mounded landscape maintains the current edge condition to the oval and assists in managing the perception of scale of the building. The sports pavilion will occupy a position that has previously been utilised for buildings and structures, prior to the 1980s landscape works.</p> <p>The arrangement of the relocated tennis pavilion and new tennis/community pavilion is such that the early building is provided with a garden facing presentation, a much-improved condition to its current arrangement. The pavilion will be returned to be a largely freestanding structure. The new and the old are separated, in the order of 2800mm, and while this will be infilled, it is with a visually lightweight fence. This reflects the need to provide a level of security in a highly accessible public place. While the new building introduces scale relative to the timber pavilion, the composition and arrangement of external materials provides for a lightness where these are adjacent. The tennis/community pavilion incorporates substantial outdoor space that is engaged with the new bocce courts and garden court to the west, providing a gentle transition from the formal Gardens context.</p> <p>With consideration to the intent of the heritage policy, the proposed new buildings are responsive to the Gardens, and more specifically the sporting precinct, heritage context. These buildings reference the typology and materiality of sport-related buildings in the immediate surrounds and more generally those elsewhere in the Gardens. It is accepted that the massing of the proposed buildings differs to that of the historic buildings, particularly in reference to roof form, though this speaks to the broader principle of building to the current time and the ability to distinguish between new and old; this being consistent with heritage policy. There is sufficient material and formal dialogue between the existing and proposed buildings for this not to result in an adverse heritage impact on the Gardens significance and the adjacent significant and contributory elements.</p> <p>In function, the proposed buildings are consistent with the historical and valued use of the Gardens for formal recreational purposes.</p>

### 5.6.2 *Edinburgh Gardens CMP policies*

The Edinburgh Gardens CMP establishes policy to guide the conservation and adaptation of the place to address contemporary requirements. The proposed works have been designed with reference to the CMP and its policies, and are generally consistent with this guidance. A summary assessment of the works against the relevant policies is provided in the table below.

Policy	Assessment against policy
<i>General policies</i>	
Levels of significance (6.4.1)	<p>Proposed works retain and conserve elements and landscape of primary significance.</p> <p>Some impacts are proposed to elements and landscape of contributory significance (principally the Avenue G path and 3 of the 5 Elm trees lining it). The required changes are required to support the ongoing use of the place for recreational purposes, consistent with the policy guidance, and have been designed to avoid impact to elements and areas of the Edinburgh Gardens and sporting precinct which are of primary significance or are otherwise considered to be more sensitive to change.</p> <p>Fabric and elements of little to no significance can be altered, adapted or demolished as required.</p>
Development and setting (6.4.4)	<p>The proposed new buildings and elements have been sited and designed to be visually unobtrusive and deferential to significant elements of the place. They adopt the principle of colocation to minimise impact and encroachment on the Edinburgh Gardens.</p> <p>The policy recognises that some buildings within the sporting precinct have historically been located on and near the street edge; the siting of the new Sports Pavilion responds to the form of the earthworks around the oval and is consistent with the historical presence of gatehouses, official booths, stands and pavilions on or near this location at the north-west corner of the oval.</p>
Conservation of landscape (6.4.5)	<p>Proposed new tree plantings respond to both recent and historical characteristics of the Edinburgh Gardens tree canopy to maintain existing forms and associations while also creating new amenity. This is consistent with the conservation objectives outlined in the policy, including the requirement for renewal and adaptation.</p>
Path layout and materials (6.4.7)	<p>The proposal is consistent with the policy at 6.4.7. The materiality of existing pathways would be retained, including the primary asphalt surfacing and the use of concrete kerbing within parts of</p>

Policy	Assessment against policy
	<p>the sports precinct which is an established feature of the 1980s community oval development.</p> <p>Within the improved interface areas to the public gardens, north of the grandstand, bluestone edging and paving flags will be used to achieve a consistency with the use of this material as an edging material in the public gardens.</p>
<i>Sporting Precinct</i>	
<p>Use of the place (6.5.1)</p>	<p>The proposal has been developed to support the ongoing and growing use of the oval and tennis courts; the proposed new and expanded facilities will contribute to conserving the values of the sporting precinct as a place for active club-based recreation within the Edinburgh Gardens, a role the precinct has held since the 1860s.</p> <p>New elements have been located with care to avoid interruption of key views to the grandstand and of the connection between the grandstand and the oval.</p>
<p>Paths and landscape (6.5.2)</p>	<p>Removal of the diagonal path and part of the row of trees north-west of the tennis courts will support the precinct's ongoing use for organised club sport by resolving the constrained boundary of the tennis courts. The existing boundary has impacted the tennis court area's capacity and compliance with competition standards.</p> <p>Consistent with the policy, it has been proposed to resolve this constraint through a works design that impacts elements of lower integrity which have been subject to previous change (the Avenue G path and remnant row of trees), rather than encroaching on the oval and its embankments to the south or the wider Edinburgh Gardens parkland to east and north-east.</p> <p>Other works address non-significant modern fabric, features and trees. Where practical, the works have been designed and sited to avoid tree impacts, although some tree removals are unavoidable. A comprehensive plan for new and replacement landscaping forms a part of the proposal and is designed to integrate with the precinct's existing formal landscape features as well as to introduce new amenity plantings.</p>
<p>Grandstand (6.5.3)</p>	<p>The proposed works have been designed and located to be responsive to and consistent with the heritage values of the Grandstand.</p> <p>Due to the sensitive nature of the Grandstand structure, the approach adopted is one that accepts the development of new</p>

Policy	Assessment against policy
	<p>structures adjoining the oval and the tennis courts in order to relieve the pressure to concentrate new facilities within and in additions to the Grandstand.</p> <p>Further detail is provided in the Brunswick Street Oval Grandstand HIS.</p>
Tennis Club Pavilion (6.5.7)	The policy accepts the relocation of the tennis pavilion, provided an appropriate context and presentation is provided for the building. The proposal is consistent with this policy.

## 5.7 Impact to assessed significance

The following table summarises the scope of proposed impacts to the significant and contributory elements identified in the Edinburgh Gardens CMP.

Element of significance	Significance	Proposed impact
Brunswick Street Oval Grandstand (Fitzroy Cricket Ground Grandstand, 1888)	Primary	[Described in Brunswick Street Oval Grandstand HIS]
W.T. Peterson Community Oval (former Fitzroy Cricket Ground), to the extent of its general form and layout	Primary	<ul style="list-style-type: none"> <li>No impact to form and layout of the Oval, which would be generally retained</li> <li>New Sports Pavilion adopts a design and form which integrates with the oval's existing curved form and perimeter earthworks, and respects the primacy of the 1888 Grandstand as the dominant building on the oval.</li> </ul>
Timber Entrance Pavilion (1996 reconstruction)	Primary	<ul style="list-style-type: none"> <li>No relevant impact, some works to alter/replace modern landscaping, paths and kerbing around the structure.</li> </ul>
Tennis Club Pavilion	Primary	<ul style="list-style-type: none"> <li>The tennis club pavilion would be relocated. This has occurred previously, and would not impact its retained values.</li> <li>Some restoration works would be undertaken, and the structure would remain in use.</li> </ul>
Sportsman's Memorial	Primary	<ul style="list-style-type: none"> <li>No relevant impact, some works to replace and upgrade existing modern landscaping to the front and sides of the pavilion.</li> </ul>
Chandler Drinking Fountain	Primary	<ul style="list-style-type: none"> <li>The setting of the fountain would be somewhat altered due to the removal of the Avenue G pathway.</li> </ul>

Element of significance	Significance	Proposed impact
		<ul style="list-style-type: none"> <li>The fountain would continue to stand at a path intersection (between Avenue H and the new walkway to the tennis club and community room entrance), while new landscaping would formalise its presentation in this updated context.</li> </ul>
Entrance Gatehouse (on Freeman Street, 1905)	Primary	<ul style="list-style-type: none"> <li>Not impacted, not in project works area</li> </ul>
Memorial Rotunda	Primary	<ul style="list-style-type: none"> <li>Not impacted, not in project works area.</li> </ul>
Queen Victoria Plinth	Primary	<ul style="list-style-type: none"> <li>Not impacted, not in project works area.</li> </ul>
Principal elements of the nineteenth century path layout, including the avenues labelled in this report A, B, C, D and E	Primary	<ul style="list-style-type: none"> <li>Not impacted, not in project works area.</li> </ul>
Primary English Elm and Dutch Elm avenue plantings, Oak avenue, Kurrajong rows and Southern Mahogany Gum specimens within Edinburgh Gardens	Primary	<ul style="list-style-type: none"> <li>Not impacted, not in project works area.</li> </ul>
Entrance Gatehouse (on Freeman Street, 1905)	Primary	<ul style="list-style-type: none"> <li>Not impacted, not in project works area.</li> </ul>
Asphalt pathway paving, and remnant and renewed basalt kerbs, gutters and retaining walls to the paths and boundaries, as characteristics of the early path system and boundary treatments of the Edinburgh Gardens	Contributory	<ul style="list-style-type: none"> <li>The proposal would remove some characteristic asphalt and basalt pathway fabric where associated with Avenue G.</li> <li>Paths throughout the gardens would continue to express the material characteristics of the early path system; the significance of this characteristic feature would be retained.</li> </ul>
Secondary extensions of the path system, added from the late 1880s to the early 1900s, and accompanying avenue plantings where present	Contributory	<ul style="list-style-type: none"> <li>The proposal would remove most remaining components of Avenue G, a path and avenue planting of reduced integrity due to previous change in the c. 1940s. Two of the five current trees would be retained, while three would be removed.</li> <li>Neighbouring Avenues F and H would continue to reflect the integration of the Gardens' path system into the sporting precinct in the c. 1890s.</li> <li>While a local impact to a secondary component of the path network would occur, the overall significance of the</li> </ul>

Element of significance	Significance	Proposed impact
		gardens' extensive network of planted avenues would be retained.
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	Contributory	<ul style="list-style-type: none"> <li>• A section of perimeter path and earth embankment on the north-west arc of the oval would be modified to accommodate development of the new Sports Pavilion and adjoining access and amenity areas. As noted, the physical layout and fabric dates to the 1980s.</li> <li>• Characteristics relevant to the retention of the oval's primary significance would be retained, including the contiguity of the earth berms and the sense of enclosure provided. A clear path would also be retained around the oval's outer edge.</li> <li>• While a proposed change, the new Sports Pavilion and its adjoining landscape will not present a detrimental impact to the heritage characteristics of the oval perimeter.</li> </ul>
Sporting precinct facilities, including the modern bowling club and tennis club courts, in their ongoing recreational use only	Contributory	<ul style="list-style-type: none"> <li>• All existing sporting precinct uses and appropriate facilities would be either retained or replaced/upgraded for ongoing recreational use.</li> </ul>
Recent replacement avenue plantings on original path alignments	Contributory	<ul style="list-style-type: none"> <li>• No proposed works or impacts.</li> <li>• While the project would impact a number of Elm, Oak and Fig trees planted in the 1980s at the entry path from Brunswick Street and on the oval perimeter, these do not reflect historical path alignments and planting locations, having been established in areas previously occupied by service areas around the 1905 Grandstand and by terraced berm seating to the oval.</li> </ul>
Remnants of former structural plantings and ornamental displays, including the complete and partial circles of English and Dutch Elm and the Holm Oak (Quercus ilex) rows located between the Memorial Rotunda and the sporting precinct	Contributory	<ul style="list-style-type: none"> <li>• Not impacted, not in project works area.</li> </ul>
Other mature specimen trees where these are reflective of Victorian and Edwardian planting	Contributory	<ul style="list-style-type: none"> <li>• Not impacted, not in project works area.</li> </ul>

Element of significance	Significance	Proposed impact
schemes, including specimens of Cypress, Canary Island Pine and Sweet Pittosporum		
English Elm row east of tennis courts, only to the extent of its continuity with an original path and avenue planting originally located to the west (former segment of Avenue A)	Contributory	<ul style="list-style-type: none"> <li>• Not impacted, not in project works area.</li> </ul>

## 6.0 CONCLUSION

While the proposal introduces significant change withing the broader sporting precinct in the Edinburgh Gardens, the basis for the change is grounded in the historical values of the place as related to organised recreational usage. Increasing community and club use of the sporting precinct has resulted in a need to expand and update existing facilities to meet requirements.

The proposed tennis/community pavilion and sports pavilion and associated landscape changes have been developed with consideration to the heritage values attributed to the whole of the heritage place, and with specific regard to the sporting precinct. Consistent with the conservation and management policies in the CMP, the proposal seeks to cluster complementary facilities and built form, relevant to the tennis and community pavilion, and site new structures in a way that is visually unobtrusive and minimises impacts on significant buildings and landscape features.

Importantly, the overall design maintains the focus on the Grandstand, as a key significant building on the site, maintaining views to this building from within and outside of the Gardens and its primacy as the most prominent building on the Oval. Other significant built fabric would also be retained, with the tennis club pavilion relocated and conserved consistent with its past history of relocation within the precinct.

The introduction of new buildings, while a change from the condition of the sporting precinct following the 1980s community oval redevelopment, is also generally consistent with the historical extent and scale of built form associated with the precinct at the height of the oval's use in professional and club sport in the late nineteenth and early twentieth centuries.

The proposal is not without heritage impacts. Expansion of the tennis court facility and construction of the new tennis and community pavilion requires the removal of a contributory path and part of a row of Elm trees which lines one side of the path. This impact affects a feature that post-dates the original early 1880s development of the Edinburgh Gardens paths and avenues and which is of reduced integrity due to previous changes which occurred in the c. 1940s. The impact is considered to be preferable to other options for achieving the compliance and capacity improvements required within the tennis facility, which would entail a greater encroachment into the gardens and/or the Oval.

Other impacts, affecting modern trees planted in the late twentieth century, would affect the extent and character of the tree canopy in this part of the Edinburgh Gardens for a period of time, but would not result in the removal of trees which contribute directly to the heritage significance of the site. Over time, the proposed new plantings would restore valued characteristics of the gardens' tree canopy within the works area and add further landscaped amenity.

This approach is broadly consistent with the intent of the local heritage policies as related to conservation of significant and contributory places and features and to the manner by which change occurs to heritage places. Impacts to heritage fabric and to the presentation of the heritage place and its elements have been considered in detail throughout the design process, and the proposed design has sought to avoid or mitigate those impacts where practical.

Where tree and path impacts were unavoidable, these affect contributory elements of reduced integrity, and are considered necessary to achieve the project's functional objectives. The function of the project is to support the ongoing use of the sporting precinct; the earliest facility developed within the Edinburgh Gardens, the precinct remains an important aspect of the place's heritage significance and community value today.