

The background image shows the Brunswick Street Oval building, a two-story structure with a prominent central gable and a tall, thin spire. The building has a dark maroon roof and decorative white metalwork on the balcony. A set of stairs leads to the entrance. In the foreground, there is a paved area with some fallen leaves and a metal fence with graffiti. The sky is clear blue.

URBIS

HERITAGE IMPACT STATEMENT

Brunswick Street Oval

Prepared for
CITY OF YARRA
17 July 2025

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Project Code	P0030003		
Report Number	01	16/07/2025	Draft Issue 1
	02	17/07/2025	Final Issue 1



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We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

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1. INTRODUCTION

Urbis has been engaged by the City of Yarra to prepare the following Heritage Impact Statement (HIS) to accompany a heritage permit application for proposed works to the Brunswick Street Oval Precinct (development site) located within the Edinburgh Gardens, Brunswick Street, Fitzroy.

It is proposed to undertake minor external and internal alterations to the Grandstand, upgrades to the stairs including security measures, conservation works, landscaping works, and the construction of a new tennis pavilion included relocated existing historic tennis clubroom into the VHR curtilage area. Further details of the proposed works are included in Section 7.2.

This HIS has been prepared to determine the potential heritage impacts of the proposed works on the heritage significance of the Brunswick Street Oval Grandstand, a place included on the Victorian Heritage Register (VHR H0751) as a place of State significance. This HIS also considers the heritage impact in relation to the Edinburgh Gardens, a place subject to a local Heritage Overlay, HO213 within the Yarra Planning Scheme. A detailed impact assessment of the proposed works has been undertaken in Section 7 of this report.

1.1. BACKGROUND

In 2023, a permit (P37819) was granted by Heritage Victoria for 'Minor demolition works to the Grandstand; demolition of the community hall; new works to the Grandstand and associated landscaping'.

Specifically, the works permitted involved:

- Full demolition of the 1981 Community Room.
- Almost full demolition of the Grandstand's ground floor interior walls and subsequent new interior fit out.
- Demolition of the existing timber stairs to the front of the Grandstand and their replacement with new compliant stairs. Security measures to the top landing of the stairs were also included.
- Minor alterations to the ground floor external walls of the Grandstand including new doors and openings.
- Car parking and landscaping to the north of the Grandstand.

A new two storey tennis pavilion attached to the relocated heritage tennis clubhouse was to be located to the north of the Grandstand outside the curtilage area included within the extent of VHR registration. These works were not subject to approval from Heritage Victoria and were instead endorsed by the Minister for Planning. A new pavilion to the west of the Grandstand, also outside the extent of the VHR registration, was also approved by the Minister as part of the broader Brunswick Street Oval Sporting Precinct redevelopment.

Following tendering for the project by the City of Yarra, the decision was made to rescope the proposal to manage costs.

A revised scheme was developed which retained the Community Room and reduced the scope of internal works to the Grandstand. A smaller, single storey tennis pavilion was proposed with this located to the north of the Grandstand within the curtilage area of the VHR registration. Changes were also made to the new pavilion to the west of the Grandstand that had been approved by the Minister.

In October 2024, a preapplication meeting was held with Heritage Victoria (P40158) to discuss this revised proposal. Following the pre-application meeting, the proposed design of the tennis pavilion was further revised to address preliminary comments raised by Heritage Victoria including the simplification of the roof form. Feedback was received in November 2024 which outlined the requirement for a new Heritage Permit to be granted for this revised scope of works. This HIS has been developed to support that new permit application.

An amendment to the permit is being sought for the planning permit endorsed by the Minister for Planning.

1.2. SITE LOCATION

The development site is located within the Edinburgh Gardens, a park which is bounded by Brunswick Street and St Georges Road to the west and north-west, Alfred Crescent to the north, north-east, and south-east, and Freeman Street to the south (area outlined blue in Figure 1). The development site is centred around the Brunswick Street Oval Grandstand which is located to the south-western quadrant of the gardens. The

development site includes the Grandstand and curtilage area, tennis club including tennis courts, and land extending from the south of the bowling club to the oval and Brunswick Street (area outlined red in Figure 1). The site is within the Local Government Area (LGA) of the City of Yarra.

The site is legally described as part of Allotment 6, Section 34 at North Fitzroy, Parish of Juka Jika. The site is situated on Wurundjeri Country.



Figure 1 – Edinburgh Gardens (outlined in blue), the development site (outlined in red), and the VHR registered land (outlined in orange).

Source: Nearmap, 17/04/2025.

1.3. PROPOSAL

The proposal seeks to undertake internal alterations to the ground floor of the Grandstand building, remove and replace the existing non-original staircases to the Grandstand seating area and install security measures to restrict access to the seating area, and the construction of a new and partially relocated freestanding single storey tennis pavilion to the north of the Grandstand within the extent of registration.

These works are described in greater detail in Section 7.2

1.4. METHODOLOGY

This Heritage Impact Statement has been prepared with regard to the philosophy and processes set out in the Australian ICOMOS Burra Charter 1999 (revised 2013) and is in general accordance with Heritage Victoria's Guidelines for Preparing Heritage Impact Statements in Victoria (June 2021) which were prepared and published under Section 19(1)(f) of the Heritage Act 2017. It seeks to respond to the following key questions:

- Why is the place of cultural heritage significance to the State of Victoria?
- What options were considered in developing the proposal?
- What impact (positive and/or negative) will the proposed works have on that significance?
- If a negative impact is proposed, why the proposed option was chosen and why were other more sympathetic options were not feasible?
- What measures are proposed to minimise and mitigate negative impacts?

- Why is the proposed approach preferable to alternatives?

1.5. SOURCES OF INFORMATION

This Heritage Impact Statement has been prepared by Urbis Ltd and is intended to be read in conjunction with the architectural documents by Mantric Architecture (Rev. HV Application Package, dated 04/07/2025), and other documents submitted as part of this permit application.

The following assessment draws upon a site inspection undertaken on 27/05/2025. This inspection was general and non-invasive.

Other sources are referenced throughout and are listed in full in the bibliography in Section 9.

The following plans have informed the heritage impact assessment at Section 7.

Table 1 – Provided Plans

Author	Drawing No.	Drawing Title	Rev.	Date
Mantric Architecture	TP-90	Heritage – Precinct & Area of Works	HV Pack	04/07/2025
Mantric Architecture	TP-91	Heritage – Demolition Works	A	04/07/2025
Mantric Architecture	TP-92	Heritage – Proposed Grandstand Works	A	04/07/2025
Mantric Architecture	TP-93	Heritage – Grandstand Details	A	04/07/2025
Mantric Architecture	TP-94	Heritage – Tennis Pavilion Plans	A	04/07/2025
Mantric Architecture	TP-95	Heritage – Tennis Pavilion Elevations	A	04/07/2025
Enlocus	CD000	Title Page & Drawing Index	A	12/06/2025
Enlocus	CD001	General Notes	A	12/06/2025
Enlocus	CD002	Existing Conditions Plans	A	12/06/2025
Enlocus	CD003	Demolition Plan	A	12/06/2025
Enlocus	CD004	Site Plan	A	12/06/2025
Enlocus	CD100	Surface Finishes Plan	A	12/06/2025
Enlocus	CD100A	Surface Finishes Plan – A	A	12/06/2025
Enlocus	CD100B	Surface Finishes Plan – B	A	12/06/2025
Enlocus	CD100B	Surface Finishes Plan – HC	A	12/06/2025
Enlocus	CD400	Planting Plan	A	12/06/2025
Enlocus	CD400A	Planting Plan – A	A	12/06/2025
Enlocus	CD400B	Planting Plan – B	A	12/06/2025
Enlocus	CD400B	Planting Plan – HC	A	12/06/2025
Enlocus	CD401	Planting Details	A	12/06/2025

1.6. AUTHORSHIP

The following report has been prepared by Alexander Dunmill (Heritage Consultant). Carolynne Baker (Director) has reviewed and endorsed its content.

Unless otherwise stated, Urbis have prepared all drawings, illustrations and photographs.

2. DESCRIPTION

The development site is located to the south-west corner of the Edinburgh Gardens. The development site is centred around the Brunswick Street Oval Grandstand which is located to the south-western quadrant of the gardens. The development site includes the Grandstand and curtilage area, tennis club including tennis courts, and land extending from the south of the bowling club to the oval and Brunswick Street. The extent of the development site is indicated in Figure 1 as the area outlined red.

Only part of the development site is within the extent of VHR H0751.

2.1. BRUNSWICK STREET OVAL GRANDSTAND

2.1.1. Exterior

The Brunswick Street Oval Grandstand is a brick and timber Grandstand that was constructed in 1888 to the design of prominent architect Nathaniel Billing (Figure 2). The Grandstand and immediate surrounding land are included within the VHR listing H0751.

The Grandstand's primary frontage is to WT Peterson Oval to the south (Figure 3). The southern elevation is largely symmetrically with a painted brick ground floor level and upper level seating accessed by a dual central staircase and corner single staircases to the east and west. Some alterations have been made to the ground floor openings including new doors, external roller shutters, glazed entry doors. The timber staircases themselves are not original, although their location is original. The side and rear elevations are clad in weatherboard above ground floor level (Figure 4, Figure 5).

The Grandstand has changerooms and clubrooms to the ground floor, and covered seating above which is accessed via external staircases on the southern façade.

The Grandstand seating is a stepped timber floor with seven rows of timber bench seats grouped into two bays (Figure 6). Aisles align with the staircases to the sides and centre. Cast iron balustrades with a timber capping border the front and sides of the seating area. To the rear of the seating area is a non-original solid infilled wall with the rear wall previously being open. The wire mesh above the seating area is not original.

The seating area is covered by a corrugated iron clad hipped roof. A short skillion roof section extends beyond the main hipped roof to the southern elevation supported on outriggers from the roof columns. Above the central staircase is a gable roofed pediment with weatherboard cladding to the gable end and a central round louvred vent.

To the west of the Grandstand is a single storey timber verandah with corrugated iron roofing (Figure 12). The verandah is supported on painted timber columns.

To the east of the Grandstand is a single story community room constructed in 1981 to the designs of Peter Elliot (note, this building is dated to 1983 in the Conservation Management Plan for the Edinburgh Gardens but is actually extant in 1981). The community room is clad in timber lattices and has a hipped corrugated metal roof to the northern elevation and floor to ceiling glazed doors to the southern elevation overlooking the oval (Figure 7, Figure 8). Internally, the community room includes a main hall and associated service rooms including a kitchen and bathrooms. The community room connects through to the ground floor of the Grandstand. The community room is later fabric and is identified to not be of significance to the Brunswick Oval Grandstand.



Figure 2 – The Grandstand viewed from the south.



Figure 3 – Southern elevation of the Grandstand including central stairs.



Figure 4 – Northern rear elevation of the Grandstand.



Figure 5 – View to the rear of the Grandstand from within the Edinburgh Gardens.



Figure 6 – Seating area of the Grandstand.



Figure 7 – Northern elevation of the community room.



Figure 8 – Southern elevation of the community room.

2.1.2. Interior

The interior of the Grandstand is limited to the space underneath the seating area and includes changerooms, service spaces including bathrooms and kitchens, and storage spaces (Figure 9, Figure 10). Much of the internal space has been altered. Changes include new openings with operable roller doors dividing them, partition walls, new services, floor coverings, change room seating, and updated bathrooms. Mezzanine spaces under the angled seating above are used for storage.

There is little to no fabric or space internally of heritage significance.



Figure 9 – Internal change rooms.



Figure 10 – Internal bathroom areas.

2.1.3. Curtilage

Other than the Grandstand, there is no identified fabric of heritage significance within the remaining extent of VHR H0751.

To the north of the Grandstand is an asphalted road with car parking spaces, trees, and a freestanding water tank (Figure 11). Trees within this area are not identified to be of significance to the Edinburgh Gardens (Figure 45).

To the south of the Grandstand are asphalted paths and grassed areas which encircle the WT Peterson oval (Figure 13).

To the west of the Grandstand is a grassed area with trees growing close to the Grandstand (Figure 12).



Figure 11 –Parking to the north of the Grandstand.



Figure 12 – Planting to the west of Grandstand.



Figure 13 – WT Peterson Oval to the south of the Grandstand.

2.2. BROADER SITE AND EDINBURGH GARDENS

The remaining part of the development site is outside the extent of registration for H0751. This land is within the local Heritage Overlay for Edinburgh Gardens, HO213.

To the east of the VHR land is the Fitzroy Tennis Club which includes an single storey timber pavilion with rear addition and six tennis courts (Figure 14). The Edwardian pavilion has walls clad in weatherboard and cement sheet and a dutch-hipped roof with hipped verandah. The tennis courts are enclosed behind high metal fences. To the north of the tennis club land are tree-lined asphalted paths running diagonally through the gardens.

To the south of the VHR land is the WT Peterson Oval (Figure 13, Figure 14). The oval is a flattened square rectangular rather than circular with central cricket pitches running north-south. The oval is bordered by a low metal post and wire fence. To the south-east corner of the oval are four cricket nets. A double storey brick and cement sheet former gatehouse stands at the south-east corner of the oval.

To the west of the VHR land is the Fitzroy Bowling Club, which includes a clubhouse and two bowling greens (Figure 14). The clubhouse is a modern triangular building built to the St George's Road boundary. To the south of the clubhouse is the sportsman memorial. Composed of an open timber arbour with a memorial wreath and wall print, the war memorial is dedicated to fallen soldiers who played sports at the clubs within Edinburgh Gardens.

Also to the west of the VHR land is the single storey timber entrance pavilion which was reconstructed following a previous fire (Figure 17). The Chandler memorial drinking fountain is also located to the west of the VHR land.

More generally, the surrounding Edinburgh Gardens include grassed areas, planted garden beds, intersecting asphalted paths with bluestone curbing, and specimen and linear planted trees.



Figure 14 – Tennis club pavilion and courts.



Figure 15 – Land around the WT Peterson Oval.



Figure 16 – Bowling club to the west of the Grandstand.



Figure 17 – Timber entrance pavilion.

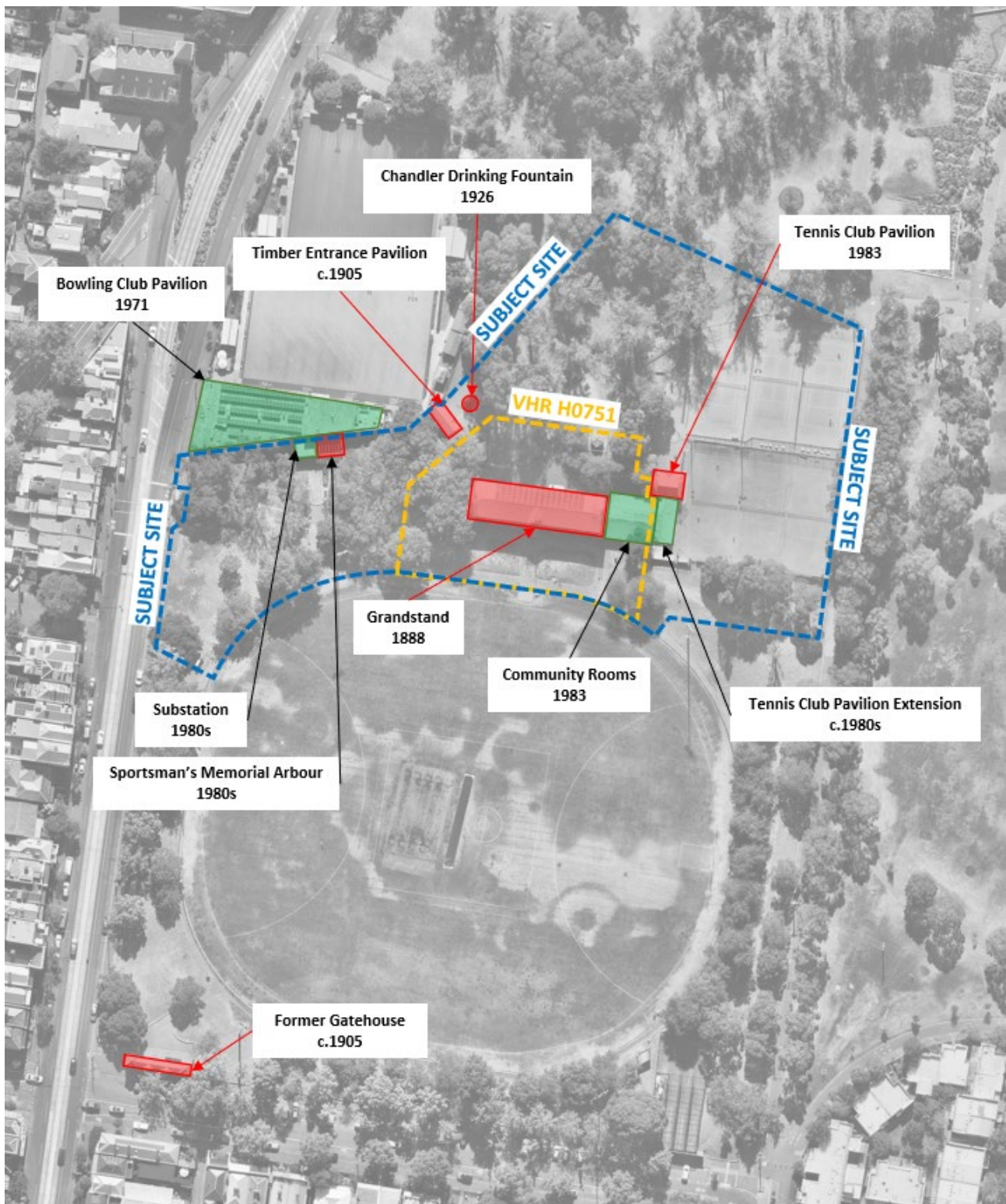


Figure 18 – Site map identifying key buildings and areas.

Source: Nearmap, 17/04/2025, with Urbis overlay.

3. HISTORY

3.1. AREA HISTORY

The site forms part of what has for millennia been the Country of the Wurundjeri people. Wurundjeri Country covers a vast tract of land that stretches from the Werribee River in the west to the upper reaches of the Yarra (Birrarung) and Thompson Rivers in the east. This land is heavily watered with creeks and tributaries, including the Emu, Merri, Moonee, Deep and Darebin Creeks in addition to the Birrarung.¹

After initial land sales took place in 1839, Fitzroy was developed with mix of substantial Victorian terraces along key streets, more modest dwellings along smaller streets, commercial strips and light industries creating a suburb of diverse class and land use.²

Compared to the suburb of Fitzroy to the south, Fitzroy North, which includes the development site, was developed more slowly and to a higher standard.³ Allotments tended to be larger with wider street frontages provided.⁴ Fitzroy North was comparatively favoured by wealthier populations and land speculators.⁵

3.2. SITE HISTORY

The following historical information has largely been adopted from the 2021 Lovell Chen Edinburgh Gardens and Brunswick Street Oval Grandstand Conservation Management Plan. Further research has been undertaken to supplement the existing history with reference to the area where works are proposed.

3.2.1. Edinburgh Gardens

The Edinburgh Gardens were established in the context of a wider vision for early Melbourne that sought to provide public recreation space easily accessible to the population. This concept began largely during Governor Latrobe's tenure as Superintendent of the Port Phillip District of the colonial government.⁶ It was envisaged that a series of inner and outer parks and gardens would be established around the developing Melbourne settlement as a way to improve the health of inhabitants and the city.⁷ As a continuation of these initial plans, laws were enacted in 1854 which enabled local councils to establish gardens funded by the colonial government.⁸

In January 1862, the Fitzroy City Council requested that the colonial government reserve an area of approximately 50 acres for public recreation in part to ensure suitable playing grounds for the Fitzroy Cricket Club could be established.⁹ The original extent of land laid out is shown in an 1862 Lands Department survey sketch, which depicts a larger oval extending further southwards further than the existing (Figure 19).

The 50 acre reserve would be reduced to 39 acres before the reserve was gazetted on a temporary basis in March 1862.¹⁰

In November 1862, areas to the south-west of the reserve were set aside by the Lands and Works Department for occupancy by the Prince of Wales Cricket Club and Collingwood Commercial Cricket Club

¹ Wurundjeri Wo Wurrung Cultural Aboriginal Heritage Corporation, 'Ancestors and Past', <https://www.wurundjeri.com.au/our-story/ancestors-past/>.

² Tony Birch, 'Fitzroy', eMelbourne: the city past & present, School of Historical and Philosophical Studies, The University of Melbourne, July 2008, <https://www.emelbourne.net.au/biogs/EM00574b.htm>, accessed 14/05/2025.

³ Miles Lewis, 'The First Suburb', in Fitzroy Historical Society, *Fitzroy Melbourne's First Suburb*, Melbourne: Melbourne University Press, 1991, p. 24, as cited in Lovell Chen, *Edinburgh Gardens Conservation Management Plan*, 2021, p.7.

⁴ Miles Lewis, 'The First Suburb', p.24, as cited in Lovell Chen, *Edinburgh Gardens Conservation Management Plan*, p.7.

⁵ Renate Howe, 'Together but Different', in Fitzroy Historical Society, *Fitzroy Melbourne's First Suburb*, Melbourne: Melbourne University Press, 1991, p. 171, as cited in Lovell Chen, *Edinburgh Gardens Conservation Management Plan*, p.7.

⁶ City of Melbourne, 'Parks and gardens history', <https://www.melbourne.vic.gov.au/parks-and-gardens-history>.

⁷ R Wright, *The Bureaucrats' Domain: Space and the Public Interest in Victoria 1836-84*, Melbourne: Oxford University Press, 1989, p.33, as cited in Lovell Chen, *Edinburgh Gardens Conservation Management Plan*, p.9.

⁸ Lovell Chen, *Edinburgh Gardens Conservation Management Plan*, p.9.

⁹ Age, 'News of the day', 7 January 1862, p. 5.

¹⁰ Lovell Chen, *Edinburgh Gardens Conservation Management Plan*, p.9; *Victoria Government Gazette*, Gazette 38, 28 March 1862, p. 547.

(Figure 20).¹¹ Sport has played a key role in the development of Edinburgh Gardens and has been continuously organised on the site since 1862-63 following the creation of the first playing fields.¹² Key sporting groups which have used the Gardens including the Fitzroy Cricket Club (est. 1872 following the amalgamation of the earlier Collingwood Commercial Cricket Club and Prince of Wales Cricket Club), the Fitzroy Football Club (est. 1883),¹³ the Fitzroy Victoria Bowling Club (first bowling greens est. 1877),¹⁴ and the Fitzroy Lawn Tennis Club (est. 1886).¹⁵

During the 1860s and 1870s, parts of the Edinburgh Gardens not being used for sport were used by Council as grazing land or as places to deposit waste and night soil.¹⁶

In 1868, the reserve was named 'Edinburgh Gardens' following the Duke of Edinburgh's visit to Australia in 1867-68.¹⁷

Formal planting of the park began in 1880 with these initial landscaping works continuing throughout the decade.¹⁸ In 1883, formal paths were constructed and avenue plantings introduced as shown in plans developed that year (Figure 21).¹⁹

Originally only temporarily reserved for public recreation, the southern part of the Edinburgh Gardens was permanently reserved in 1881. Subsequent additional reservations were made in 1883 to set aside the full extent of Edinburgh Gardens for recreation.²⁰ Following this permanent reservation, the Garden's land was held by Board of Land and Works and a Committee of Management established to oversee the day to day management.²¹

The Brunswick Street Oval Grandstand was constructed in 1888.²² A detailed history of the building is provided at Section 3.2.2.

The Inner Circle Railway Line was completed the same year, the tracks of which bisected the gardens in a north-south direction. A railway siding and other industrial infrastructure were constructed alongside the railway line within the Gardens. As part of these works, an earlier creek to the east of the gardens was also filled in.²³ The railway line ran passenger services until the 1940s, with freight services continuing till the 1980s.

Throughout the 1890s and into the 1910s, further planting and path works were undertaken. Upgrades were made to the sporting facilities including additional shelters and works to the oval. Drinking fountains, playgrounds, mounds, statues and monuments were added, and the bowling greens were extended.²⁴

A grandstand was constructed in 1905 to the west of the 1888 Grandstand. It is understood that the existing 1888 Grandstand was dedicated to the cricket club while the 1905 western grandstand was dedicated to the football club.²⁵ The 1905 grandstand was similar in form to the earlier 1888 Grandstand that remains on the site. It is understood the timber entrance pavilion was constructed around the same time and the gatehouse to the south rebuilt as a brick structure.²⁶

¹¹ Herald, 'Town Talk', 9 October 1862, p. 5; Argus, 'Friday November 7 1862', 7 November 1862, p. 4.

¹² Lovell Chen, *Edinburgh Gardens Conservation Management Plan*, p.12.

¹³ Australasian, 'Fitzroy Football Club', 19 April 1884, p.14.

¹⁴ J Senyard, *The Tartan on University Square: A History of Victoria Bowling Club: 1876-2001*, Petersham, NSW: Walla Walla Press, 2001, as cited in Lovell Chen, *Edinburgh Gardens Conservation Management Plan*, p.13.

¹⁵ Fitzroy City Press, 'Lawn Tennis' 19 June 1886, p. 3; Fitzroy City Press, 'North Fitzroy Lawn Tennis Club'. 11 August 1886, p. 3.

¹⁶ Landform Australia, *Edinburgh Gardens Landscape Study*, March 1987, p.48; Lovell Chen, *Edinburgh Gardens Conservation Management Plan*, p.15.

¹⁷ *Victoria Government Gazette*, Gazette 72, 12 June 1868, p. 1125.

¹⁸ Lovell Chen, *Edinburgh Gardens Conservation Management Plan*, p.15-16.

¹⁹ Lovell Chen, *Edinburgh Gardens Conservation Management Plan*, p.17.

²⁰ Lovell Chen, *Edinburgh Gardens Conservation Management Plan*, p.10.

²¹ Lovell Chen, *Edinburgh Gardens Conservation Management Plan*, p.17.

²² *Australasian Builders and Contractors' News*, 12 May 1888.

²³ Lovell Chen, *Edinburgh Gardens Conservation Management Plan*, p.23.

²⁴ Lovell Chen, *Edinburgh Gardens Conservation Management Plan*, p.25-28.

²⁵ Department of Crown Lands, *1966 Survey of Edinburgh Gardens*, as included in Lovell Chen, *Edinburgh Gardens Conservation Management Plan*, p.72.

²⁶ Lovell Chen, *Edinburgh Gardens Conservation Management Plan*, p.71; p.67.

During the 1910s through to the 1930s, further pathway changes and landscaping works within the gardens were undertaken.

In 1919, the Sportsman's Memorial was constructed to commemorate fallen service members connected with the area's sporting clubs. In 1926, the Chandler Drinking Fountain was added to the gardens. The interwar period also saw a new ladies dressing room added to the tennis pavilion (1933-34), and the tennis courts extended.²⁷

Throughout the 1940s and 1960s, a new playing field was constructed to the south-eastern part of the gardens and minor changes were made to pathways.

A 1942 aerial photograph of the gardens shows the two grandstands, the original location of the timber entrance pavilion and tennis pavilion prior to their relocation, and other buildings on the site (Figure 26). Other aerial photographs from the period show a similar arrangement (Figure 27).

During the 1960s a simplification of the garden's features was prioritised and included the removal of garden beds and ornamental features including a fountain, pond and grassed mound.²⁸ In 1966, the Fitzroy Football Club vacated the site, partly as a result of difficulties with the Fitzroy City Council.²⁹ In 1969-70 a new bowling club house was constructed: this structure exists today.³⁰

After the Fitzroy Football Club leaving the Brunswick Street Oval, the oval and Grandstand fell into disrepair during the 1970s. During this period, in 1977, that the 1905 grandstand was destroyed by fire.³¹

In 1981 the then freight only railway line was closed and industrial buildings along line within the Gardens later removed in the 1990s.³² The former railway corridor was subsequently returned to part of the Edinburgh Gardens. Bocce courts were added in the 1980s.

By 1981, the concrete terracing and structures to the north of the Grandstand had been removed and the grounds landscaped (Figure 28). The aerial photograph also shows the relocated entrance pavilion and tennis pavilion.

In 1981, a community room was constructed to the east of Grandstand.³³

The timber entrance pavilion was destroyed by fire in 1996 and was subsequently reconstructed to match the original detail.³⁴

Contemporary works have continued to shape the Edinburgh Gardens with removal of existing buildings such as the former community centre, new playground areas, new pavilions, and upgrades to sporting facilities.

²⁷ Lovell Chen, *Edinburgh Gardens Conservation Management Plan*, p.32-36.

²⁸ Lovell Chen, *Edinburgh Gardens Conservation Management Plan*, p.37-38.

²⁹ Lovell Chen, *Edinburgh Gardens Conservation Management Plan*, p.38.

³⁰ Lovell Chen, *Edinburgh Gardens Conservation Management Plan*, p.38.

³¹ City of Yarra, 'History of the Brunswick Street Oval facilities', <https://www.yoursayyarra.com.au/brunswickstoval/history>.

³² Lovell Chen, *Edinburgh Gardens Conservation Management Plan*, p.42.

³³ Lovell Chen, *Edinburgh Gardens Conservation Management Plan*, p.42.

³⁴ Lovell Chen, *Edinburgh Gardens Conservation Management Plan*, p.71.

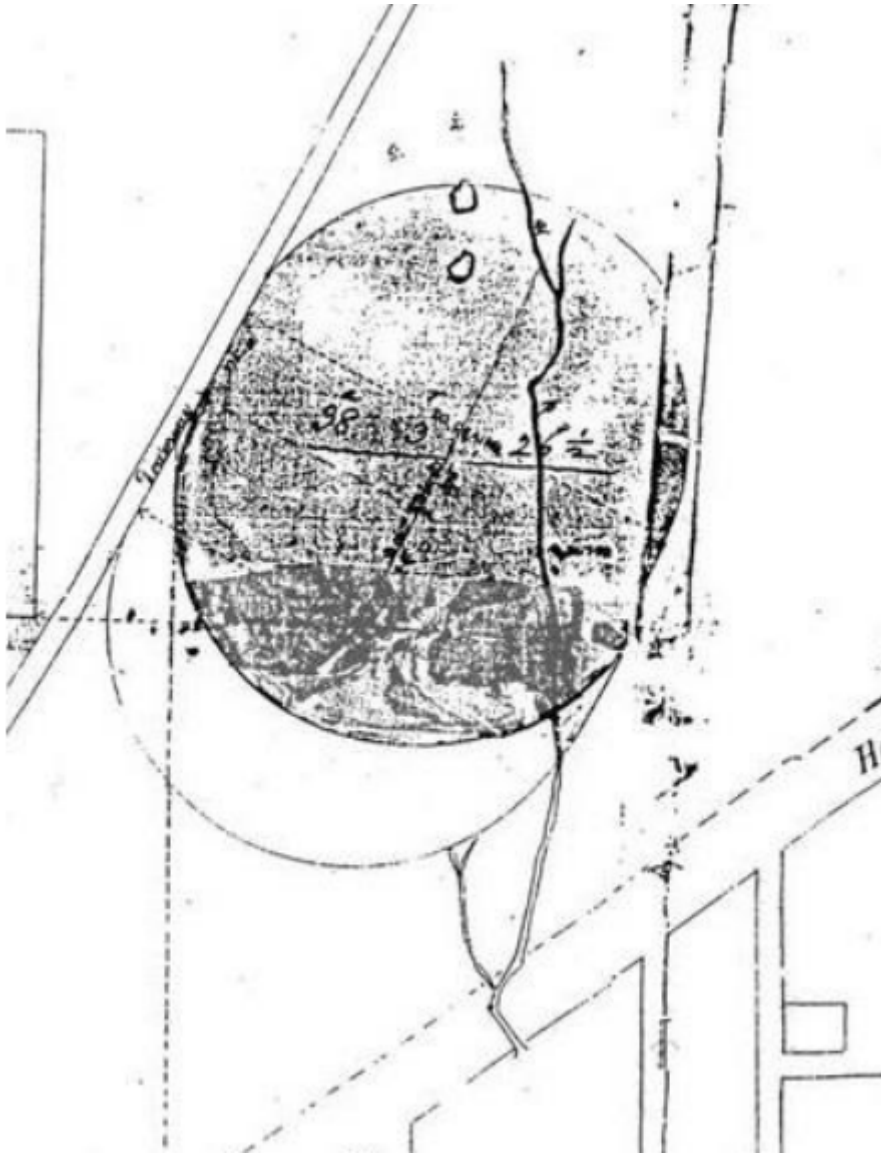


Figure 19 - Lands Department sketch of the early extent of reserved land, 1862.

Source: Reserve File RS360, Department of Sustainability and Environment as cited in Lovell Chen Edinburgh Gardens CMP, 2021, p.10.

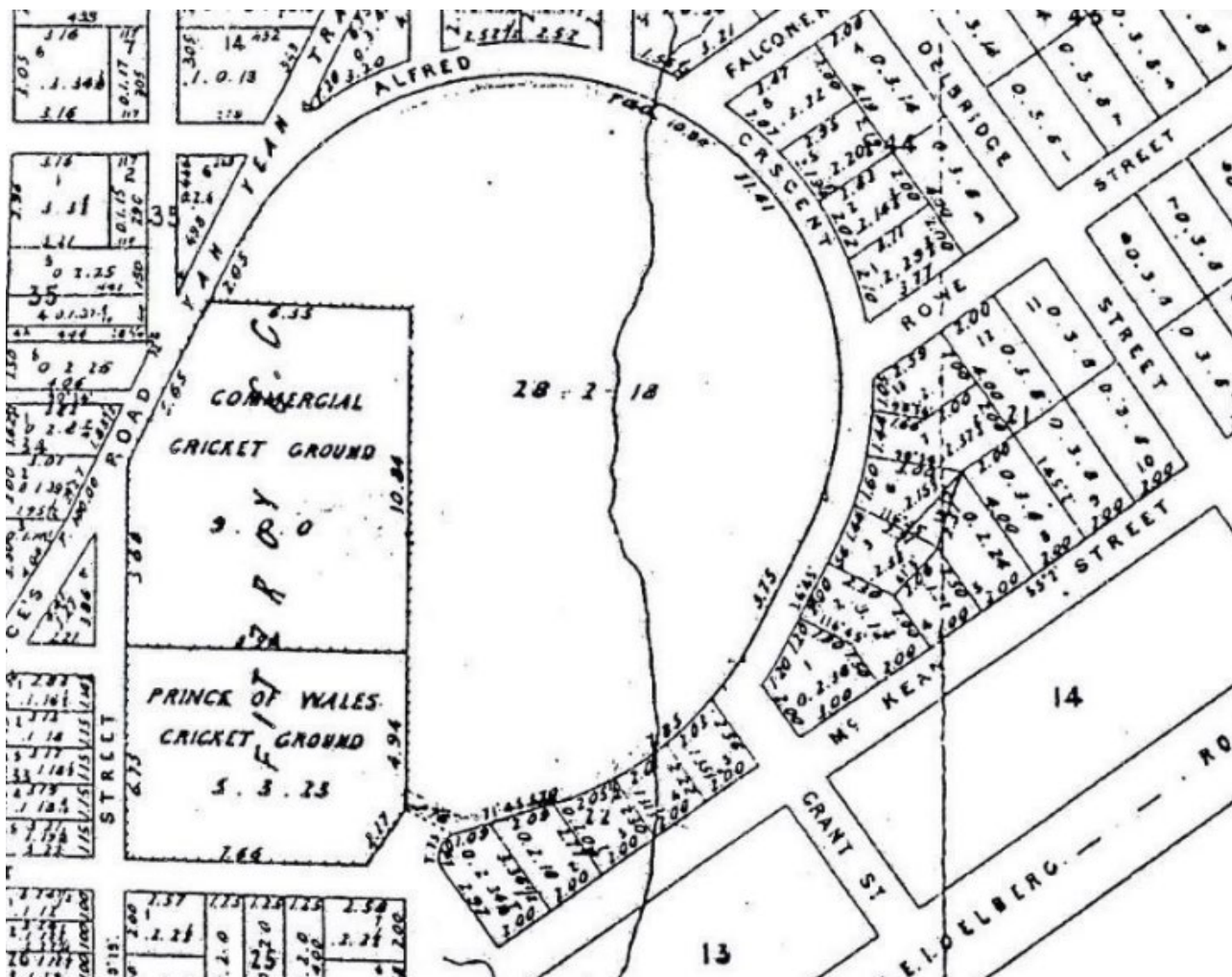


Figure 20 - Portion of Lands Department lithographed map of Fitzroy and Brunswick showing the recreation reserve with two cricket grounds, October 1867.

Source: Reserve File RS360, Department of Sustainability and Environment as cited in Lovell Chen Edinburgh Gardens CMP, 2021, p.11.

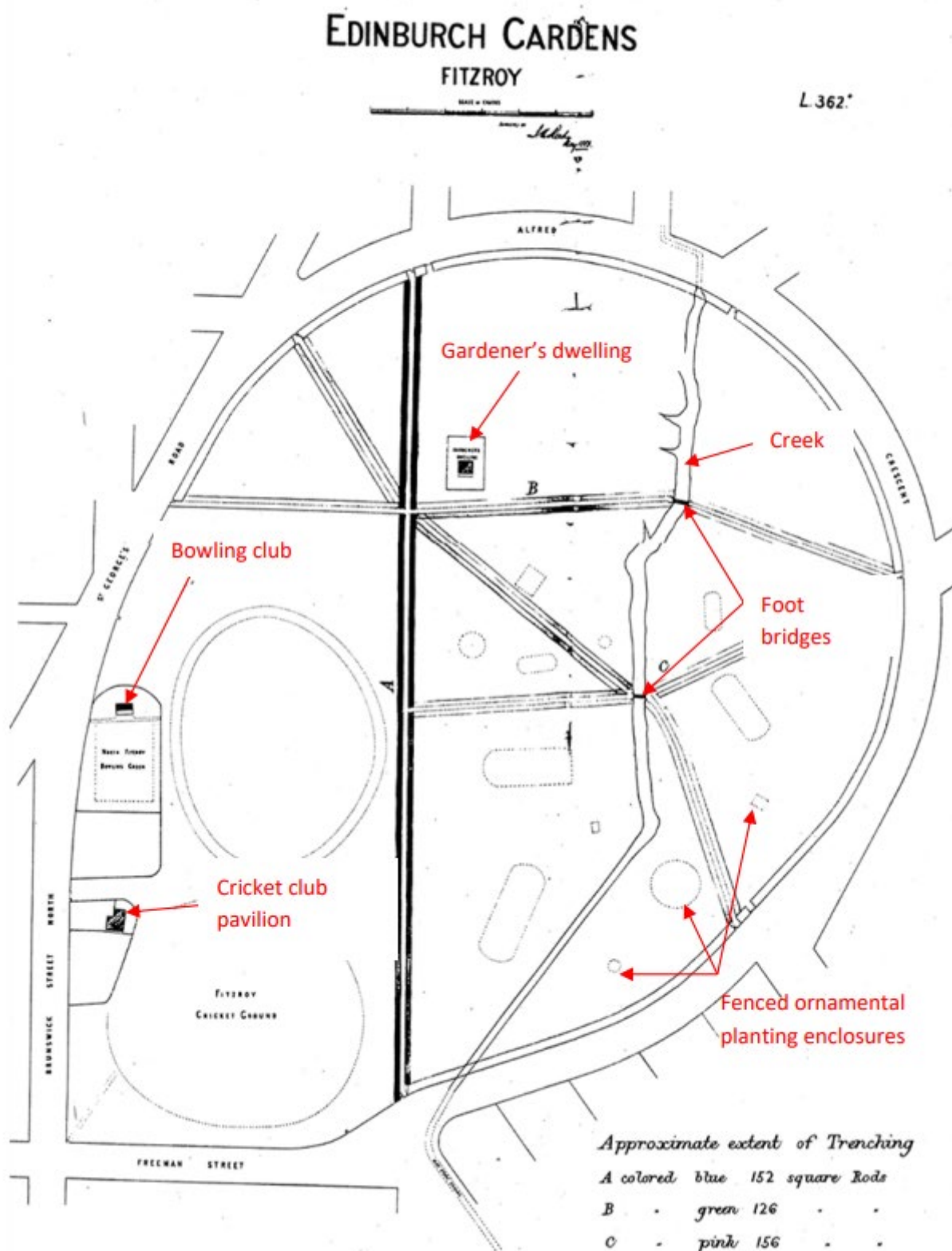


Figure 21 – Plan of the Edinburgh Gardens, 1883, with Lovell Chen annotations.

Source: Base plan VPRS 44/P0/745, Public Record Office Victoria, as cited in Lovell Chen Edinburgh Gardens CMP, 2021, p.20.



Figure 22 – Plan of the 1882 Crown grant with the alignment of the branch line indicated (red arrow).

Source: Parish Plan, North Fitzroy, F99(2), Landata, Victorian Land Registry Services, as cited in Lovell Chen Edinburgh Gardens CMP, 2021, p.24.

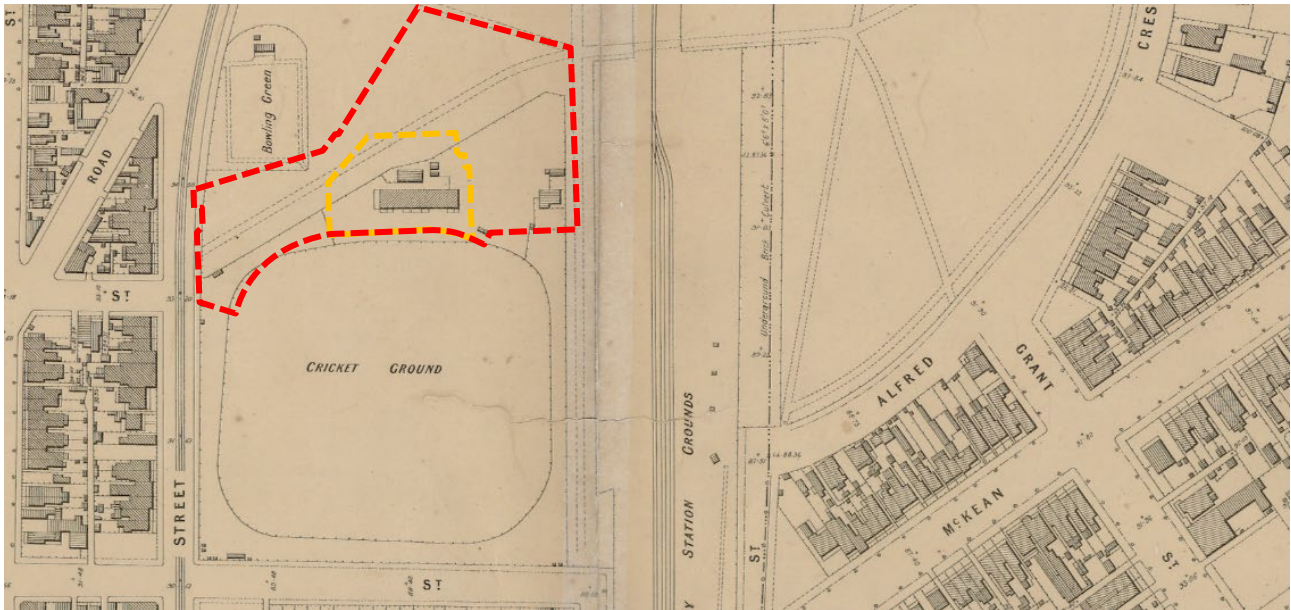


Figure 23 – Extract of MMBW Detail Plan No.29, drawn 1896, showing the Grandstand and other buildings. The indicative extent of VHR registration is shown (dashed orange) and the indicative extent of the development site (dashed red).

Source: State Library of Victoria Online Picture Collection, MAPS 821.09 A 1894- (29).

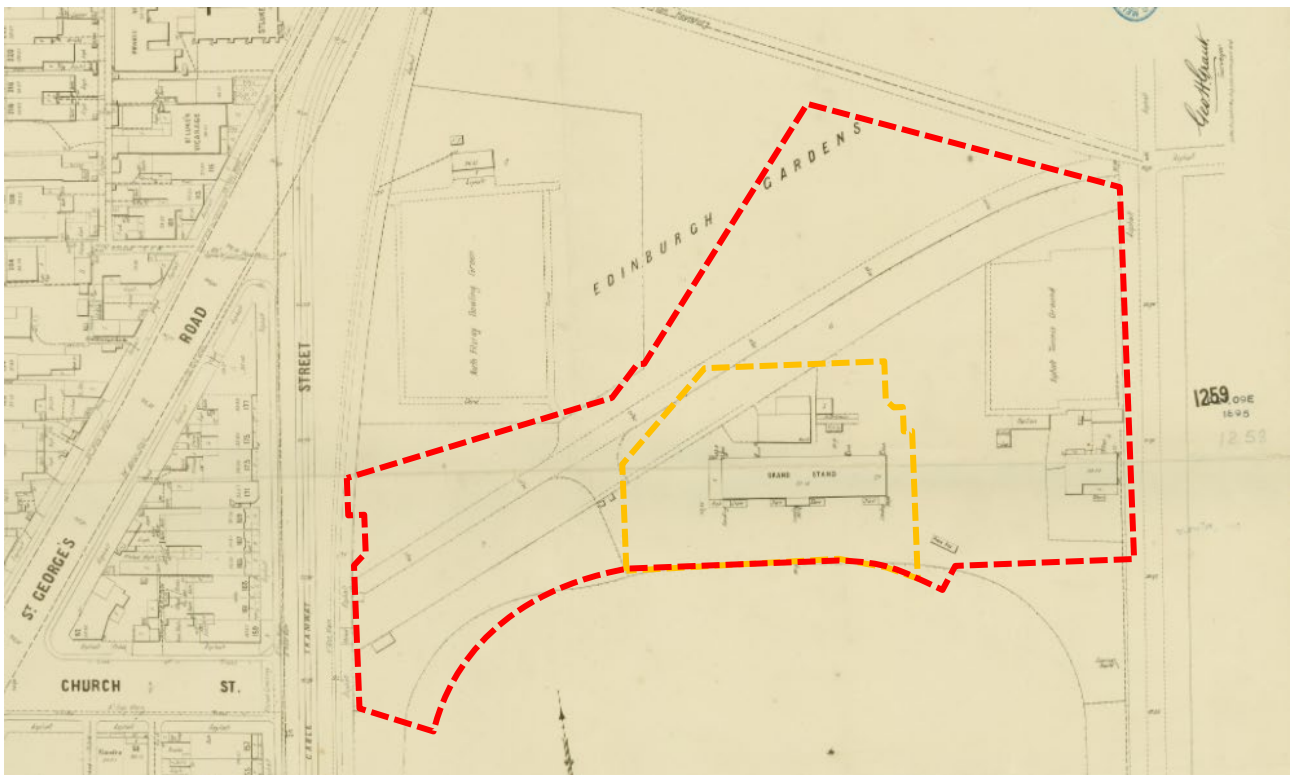


Figure 24 – Extract of MMBW plan no.1258, drawn 1901, showing the sporting precinct. The indicative extent of VHR registration is shown (dashed orange) and the indicative extent of the development site (dashed red).

Source: State Library of Victoria Online Picture Collection, MAPS 821.09 E 189- (1258).

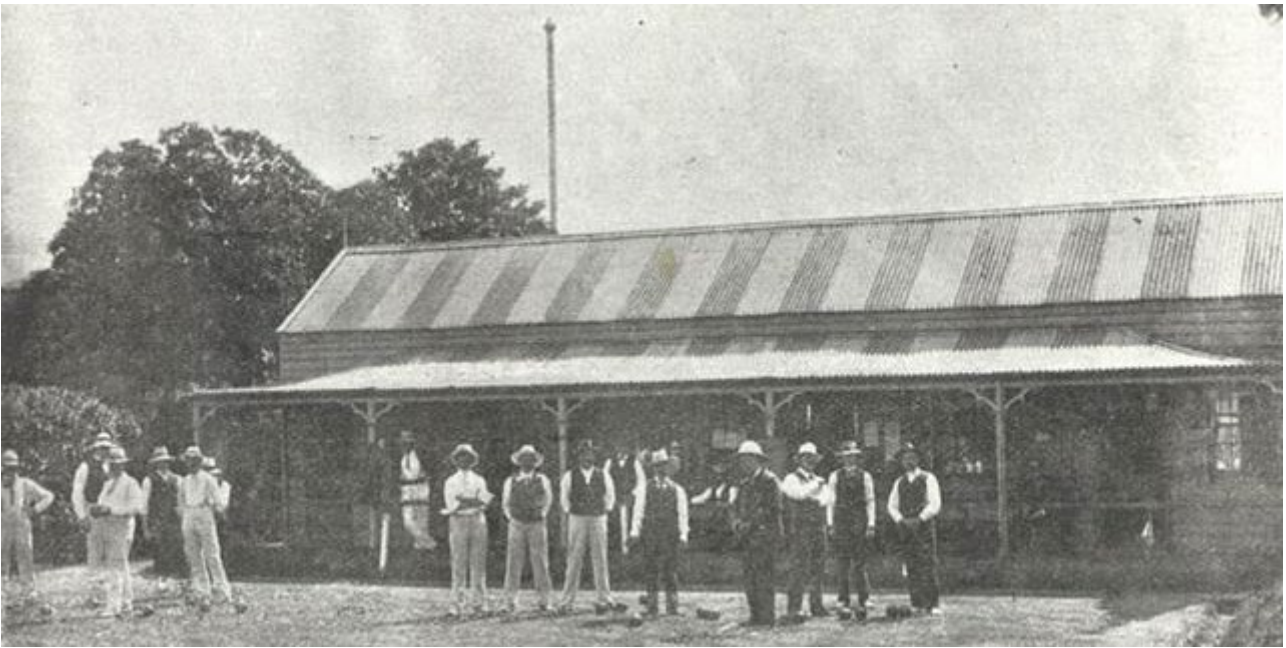


Figure 25 – The Fitzroy Bowling Club in c.1905.

Source: *Picture Victoria, Fitzroy Library, ID 9680.*



Figure 26 – 1942 aerial photograph of Edinburgh Gardens showing the 1888 Grandstand [1], 1905 grandstand [2], timber entrance pavilion in its original location [3], and tennis club pavilion in its original location [4].

Source: *Geoscience Australia, Historical Aerial Photography Collection, MAP1820, Run 16, Frame 72344.*



Figure 27 – 1950 aerial photograph of the Edinburgh Gardens looking south.

Source: State Library of Victoria Online Picture Collection, H2010.91/460.



Figure 28 – 1981 aerial photograph of the Edinburgh Gardens prior to removal of industrial buildings along the railway. The relocated timber entrance pavilion [1] and relocated tennis club pavilion [2] are marked.

Source: Geoscience Australia, Historical Aerial Photography Collection, CAD C8898, Run 5, Frame 765.



Figure 29 – 2000 aerial photograph of the Edinburgh Gardens following to removal of industrial buildings along the railway.

Source: Google Earth, 23 March 2000.

3.2.2. Brunswick Street Oval Grandstand

Prior to the construction of the Grandstand in 1888, early sporting facilities were located to the north-west of the oval including a members' pavilion and a timber stand. The growing popularity of sports played at the Brunswick Street Oval eventually necessitated more substantial infrastructure.³⁵

In 1888, the Brunswick Street Oval Grandstand was constructed to the north of the oval to a design of architect Nathaniel Billing.³⁶ The builder was Mr Purser and the total amount expended was £2,086.³⁷ Other proposals for a curved grandstand were developed but these were not realised (,).

Two partial historical plans show the half ground floor plan layout and roof bracing layout (Figure 33, Figure 24).³⁸

As part of the 1888 works, a timber gymnasium was constructed to the rear of the new Grandstand and the previous cricket pavilion relocated to the oval's eastern side below the tennis club facilities.³⁹

It appears that the ground floor originally contained some sewered facilities, such as toilets, while the upper floor was possibly a viewing area. The old timber stand, later moved to the eastern side of the oval, was eventually pulled down.⁴⁰ Over time the land to the north of the Grandstand was developed with various outbuildings and structures as evident in Figure 26 and Figure 38.

Concrete terraces were constructed to the south of the grandstands and north of the oval in the 1960s to accommodate more spectators.⁴¹

After the Fitzroy Football Club vacated the oval, the oval and Grandstand fell into disrepair during the 1970s.

³⁵ Lovell Chen, *Edinburgh Gardens Conservation Management Plan*, p.49.

³⁶ *Australasian Builders and Contractors' News*, 12 May 1888.

³⁷ Fitzroy Cricket Club, *Jubilee Annual Report 1912-1913*, p.18.

³⁸ However, historical plans showing the remainder of the grandstand were not found.

³⁹ Fitzroy Cricket Club, *Jubilee Annual Report 1912-1913*, p.18.

⁴⁰ Lovell Chen, *Edinburgh Gardens Conservation Management Plan*, p.12.

⁴¹ Lovell Chen, *Edinburgh Gardens Conservation Management Plan*, p.37.

By 1981, the concrete terracing and structures to the north of the grandstand had been removed and the grounds landscaped (Figure 28). In 1981, a community room was constructed to the east of Grandstand, understood to have been designed by noted architect Peter Elliot.⁴² Conservation works to the Grandstand were also undertaken at this time although the extent of works is not known.⁴³ Further conservation works were undertaken in 1991-92, including replacement and reinstatement of seating and repainting.⁴⁴

In 1990, the Grandstand was added to the Register of Historic Buildings.⁴⁵

The internal spaces including change rooms were refurbished in 2008, and in 2016-17 security systems including locks and lighting were added.⁴⁶

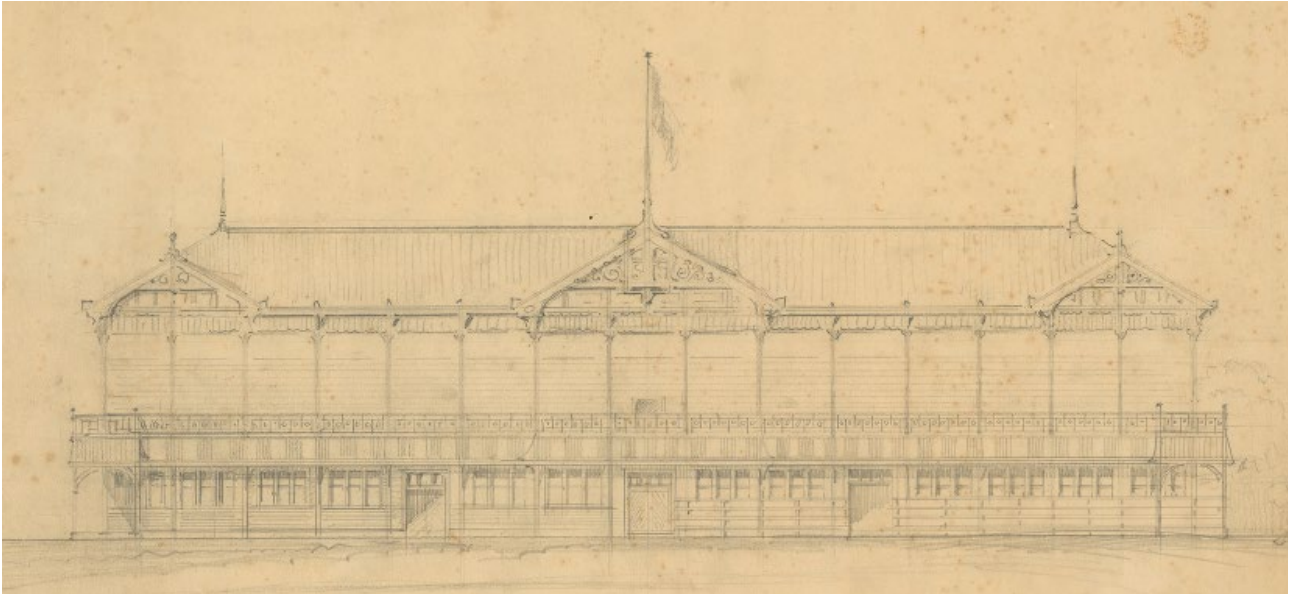


Figure 30 – Proposed, unrealised elevation sketch, Brunswick Street Oval Grandstand, 1888.
Source: State Library of Victoria, WD/SPO/1/1 - WD/SPO/1/4.

⁴² Lovell Chen, *Edinburgh Gardens Conservation Management Plan*, p.42.

⁴³ Lovell Chen, *Edinburgh Gardens Conservation Management Plan*, p.50.

⁴⁴ Lovell Chen, *Edinburgh Gardens Conservation Management Plan*, p.50.

⁴⁵ Lovell Chen, *Edinburgh Gardens Conservation Management Plan*, p.42.

⁴⁶ Lovell Chen, *Edinburgh Gardens Conservation Management Plan*, p.50.

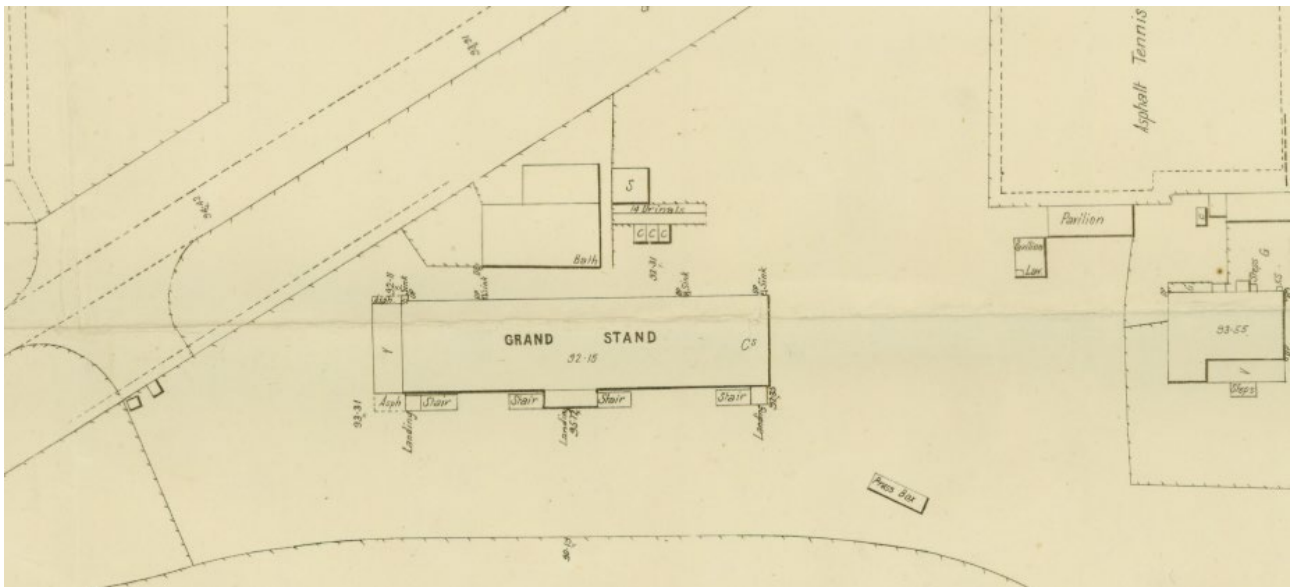


Figure 34 – Detail extract of MMBW Detail Plan No.1258 (as shown in Figure 24), drawn 1901, showing the footprint of the Grandstand.

Source: *State Library of Victoria Online Picture Collection, MAPS 821.09 E 189- (1258).*

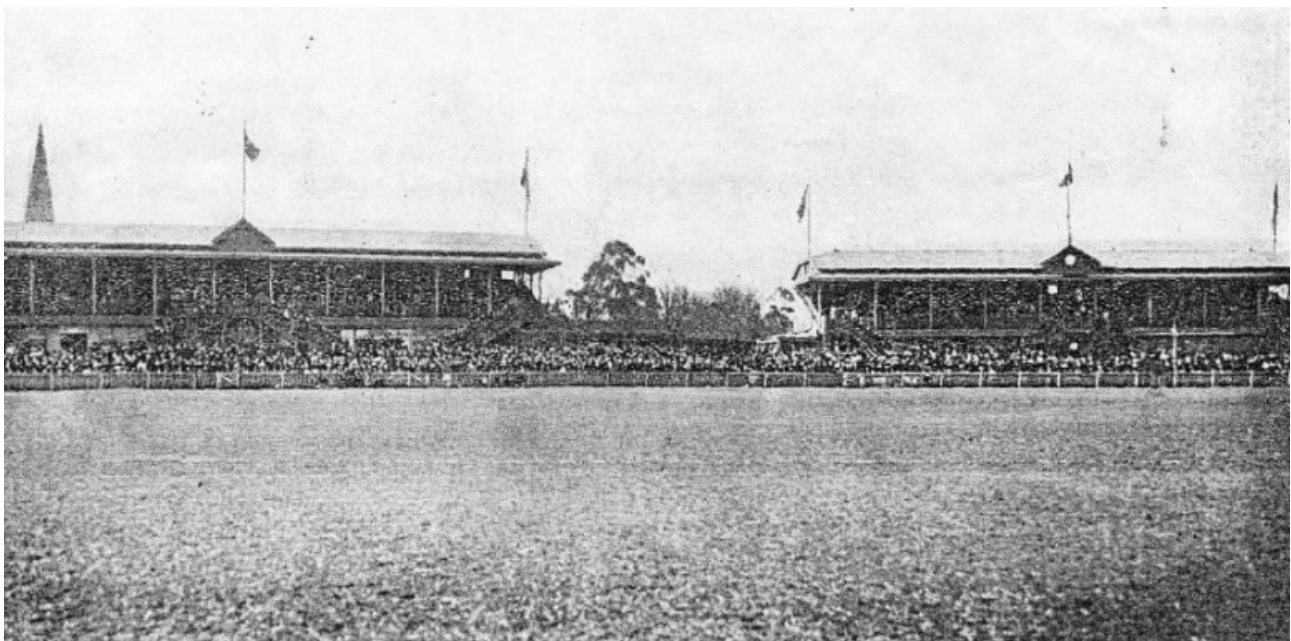


Figure 35 – View of the existing Brunswick Street Oval Grandstand (right) and 1905 grandstand (left), c.1913.

Source: *Fitzroy Cricket Club Jubilee Annual Report 1912-13, as cited in Lovell Chen Edinburgh Gardens CMP, 2021, p.53.*



Figure 36 – c.1925-1935 aerial photograph of the Brunswick Street Oval and grandstands.

Source: State Library of Victoria Online Picture Collection, H91.160/447.



Figure 37 – c.1925-1940 aerial photograph of the Brunswick Street Oval and grandstands, tennis courts and bowling greens.

Source: State Library of Victoria Online Picture Collection, H91.160/1758.



Figure 38 – Enlarged view of the above image showing the rear elevation of the grandstands and other buildings, c.1925-1940.

Source: State Library of Victoria Online Picture Collection, H91.160/1758.



Figure 39 – 1985 view of the Grandstand showing open rear wall.

Source: VHD, Place ID 447.



Figure 40 – 2004 view of the Grandstand showing open rear wall.

Source: VHD, Place ID 447.



Figure 41 – 2008 view of the Grandstand showing open rear wall.

Source: VHD, Place ID 447.

3.2.3. Architect: Nathaniel Billing (1821-1910)

Architect Nathaniel Billing was born in Oxfordshire, England, in 1821. Billing was articled to prominent nineteenth century Gothic Revival architect Sir Gilbert Scott in London, where he worked on various new and restoration projects, often of churches and cathedrals. In 1853, Billing migrated to Australia and in the same year was appointed as Clerk of Works at Port Fairy under the direction of the Colonial Architect James Balmain. Billing started his own practice in Port Fairy in 1855, undertaking private, commercial and ecclesiastical work focused in south-west Victoria. In 1857, Billing relocated to Melbourne and worked at various firms, often still involving himself in ecclesiastical projects.

In 1880, Billing went into practice with his son, William Urban Billing under the name Billing & Son. Nathaniel Billing retired from practice in 1893.⁴⁷

⁴⁷ George Tibbits, 'Billing, Nathaniel', *Encyclopedia of Australian Architecture* ed. Phillip Goad, Julie Willis, Cambridge University Press: Port Melbourne, 2012, p.82.

4. HERITAGE LISTINGS AND CONTROLS

The following listings and controls apply to the development site.

Full citations are included at Appendix A.

4.1. NATIONAL HERITAGE LIST

The development site is not included on Australia's National Heritage List.

4.2. VICTORIAN HERITAGE REGISTER

Part of the development site focused on the Brunswick Street Oval Grandstand is included in the Victorian Heritage Register (VHR) H0751 as a place of historical and representative significance to the State of Victoria. The listing covers the Grandstand and a curtilage area extending between 15m and 20m from the edges of the Grandstand. Specifically, the extent of registration is defined as:

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

The Grandstand building including its fixtures and fittings is considered significant. The 1980s Community Room to the east is not significant.

As heritage places that are included in the Victorian Heritage Register (VHR) are subject to the requirements of the Heritage Act 2017, no planning permit is required to develop a registered heritage place pursuant to Clause 43.01-3 of the Yarra Planning Scheme (aside for applications for subdivision).

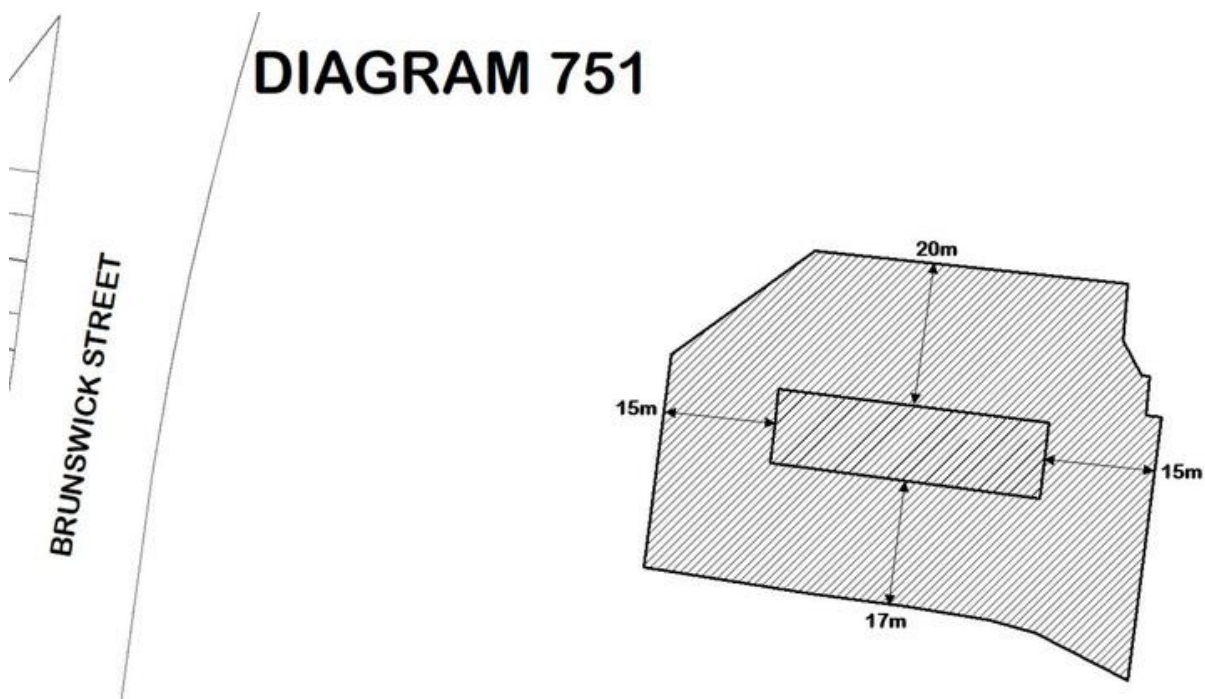


Figure 42 – Diagram 751 outlining the extent of VHR registration for the Brunswick Street Oval and Grandstand.

Source: Victorian Heritage Register, BRUNSWICK STREET OVAL GRANDSTAND, <https://vhd.heritagecouncil.vic.gov.au/places/447>, accessed 13/05/2025.



Figure 43 – The extent of registration for H0751 (shaded orange) in relation to the full extent of Edinburgh Gardens.

Source: VicPlan, <https://mapshare.vic.gov.au/vicplan/>.

4.3. YARRA PLANNING SCHEME

A portion of the development site is located within an individual heritage overlay identified as HO215 in the schedule to the heritage overlay of the Yarra Planning Scheme. Within the Schedule to the Heritage Overlay of the Yarra Planning Scheme, HO251 is listed as the VHR Brunswick Street Oval Grandstand, H0751. However, the mapped extent of HO251 does not correspond to the current extent of VHR H0751 and only covers the physical extent of the Grandstand. It does not include the place's cartilage area. The schedule to the heritage overlay also identifies VHR H0751 by its previous name, the Fitzroy Cricket Ground Grandstand, rather than its current name, the Brunswick Street Oval Grandstand.

Most of the development site is located within the Edinburgh Gardens Heritage Overlay, an individual Heritage Overlay identified as HO213 in the schedule to the heritage overlay of the Yarra Planning Scheme. This heritage overlay covers the full extent of the Edinburgh Gardens excluding the extent of HO215.

This Edinburgh Gardens is identified as being of significance as a major and early recreation facility, its connection to sporting groups, its landscaping qualities including mature trees, its historic uses, and its contribution to the surrounding area. Tree controls and solar energy system controls apply under the provisions of HO213, while external paint controls and internal alteration controls do not apply.

The entire precinct is identified as being individually significant in the City of Yarra Database of Heritage Significant Areas (City of Yarra, March 2024) including Edinburgh Gardens, landscape & structures. Detailed significance gradings are provided in the 2021 CMP for the Edinburgh Gardens.

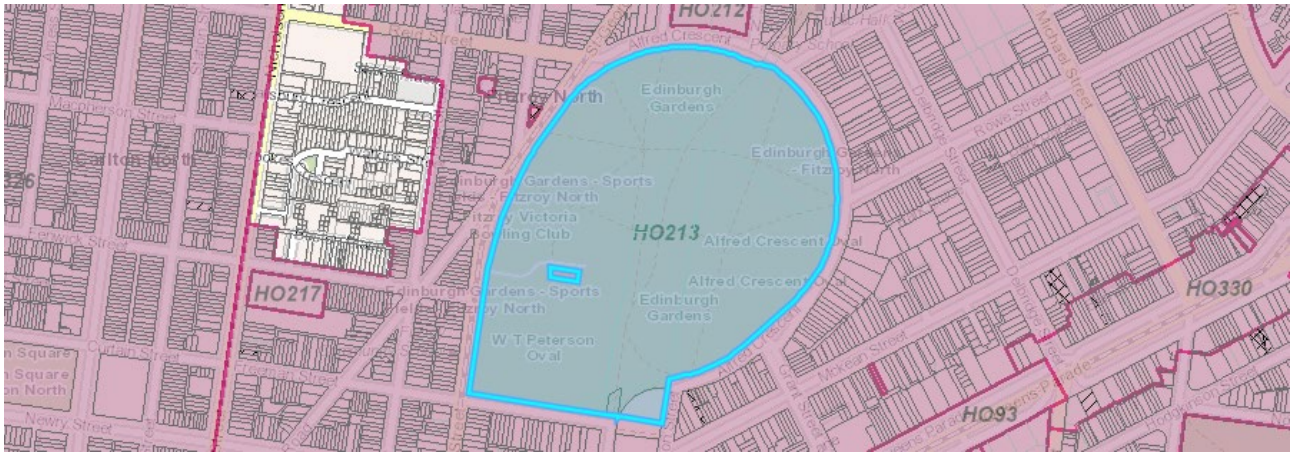


Figure 44 – The extent of HO213, outlined in blue.

Source: VicPlan, <https://mapshare.vic.gov.au/vicplan/>.

4.4. VICTORIAN HERITAGE INVENTORY

The development site is not included in the Victorian Heritage Inventory as a place of known historical archaeological potential.

4.5. ABORIGINAL CULTURAL HERITAGE SENSITIVITY

There are no identified areas of Aboriginal Cultural Heritage Sensitivity within the development site.

4.6. NON-STATUTORY CONTROLS

4.6.1. National Trust of Australia (Vic)

The Fitzroy Cricket Club Grandstand is classified by the National Trust of Australia (Vic) (File No. B6060).

The Edinburgh Gardens is classified by the National Trust of Australia (Vic) as a file only listing (File No. G13146).

The National Trust is an advisory body with no statutory powers although it is expected to play an advisory role and provide input into all proposals for the site. There are therefore no statutory requirements as a consequence of this classification.

4.7. REGISTER OF THE NATIONAL ESTATE

The Edinburgh Gardens, which includes the Grandstand, is included on the Australian Heritage Commission's Register of the National Estate (Place ID: 18130, File No: 2/11/020/0097). The Register of the National Estate was frozen in 2007 and now serves only as a publicly available archive of information and educational resource rather than as a statutory register.

5. SIGNIFICANCE

5.1. VICTORIAN HERITAGE REGISTER

The Statement of Significance for the Brunswick Street Oval Grandstand, VHR H0751 – as provided in the Victorian Heritage Register– reads as follows:

What is significant?

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

How is it significant?

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

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

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

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

Why is it significant?

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

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

5.2. NATIONAL TRUST OF AUSTRALIA (VIC)

The Statement of Significance for the Fitzroy Cricket Club Grandstand – as provided in the National Trust of Australia (Victoria)– reads as follows:

Built 1888, at the high point of the boom, the Fitzroy Grandstand is one of only three surviving grandstands that predate the great depression of the 1890s. It is one of the last works in the long and distinguished career of Nathaniel Billing, then practising as N Billing & Son. It is not of the grand scale of the City Oval, Ballarat, but despite the alterations to the change rooms under the tiered seating it still retains its form and detail elsewhere.

It is of typical nineteenth century form with central divided entry stair emphasised by a small pediment and restrained use of cast iron for balustrading only. Grandstands were a spectacular feature of nineteenth century recreation but generally were demolished or severely altered. Fitzroy Grandstand therefore stands as one of the most important of a now small group of survivors.

Classified: 18/05/1989, Revised: 29/06/1989

The National Trust's listing for Edinburgh Gardens, is a file only listing and does not include a Statement of Significance.

5.3. REGISTER OF THE NATIONAL ESTATE

The Register of the National Estate's Statement of Significance for the Edinburgh Gardens reads as follows:

The Edinburgh Gardens are significant in terms of the large number of established trees and garden beds and the associated garden furniture - cast iron bollards, drinking fountain, fixed seats and bandstand. The tennis club house, train track and fixed train engine and the Bowling Club house and lawns are integral to this significance, while the adjacent cricket ground, with its two gatehouses and historic grandstand, is of complementary significance. They are also notable for the open space they provide and the manner in which they complement and close the vistas observable while passing along Alfred Crescent. The significance of the precinct is seen to lie in the marriage of the built environment with a sylvan landscape. It is enhanced by the quality of individual elements, both built and floral, in terms of their historical, architectural, recreational and visual amenity.

5.4. YARRA PLANNING SCHEME

No formal Statement of Significance exists for the Edinburgh Gardens, however the landscape citation for Edinburgh Gardens – as provided in the Victorian Heritage Register and developed by John Patrick Pty Ltd (1998) – reads as follows:

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).

5.5. CONSERVATION MANAGEMENT PLAN (LOVELL CHEN, 2021)

The Statement of Significance for the Edinburgh Gardens which includes the Brunswick Street Oval Grandstand – as provided in the Conservation Management Plan for the Edinburgh Gardens (Lovell Chen, 2021) – reads as follows. The CMP also identified elements of primary and contributory significance as shown in Figure 45 below.

What is Significant?

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

Historical summary

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

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

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

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

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

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

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

Summary description

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

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

How is it Significant?

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

Why is it Significant?

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

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

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

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

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

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

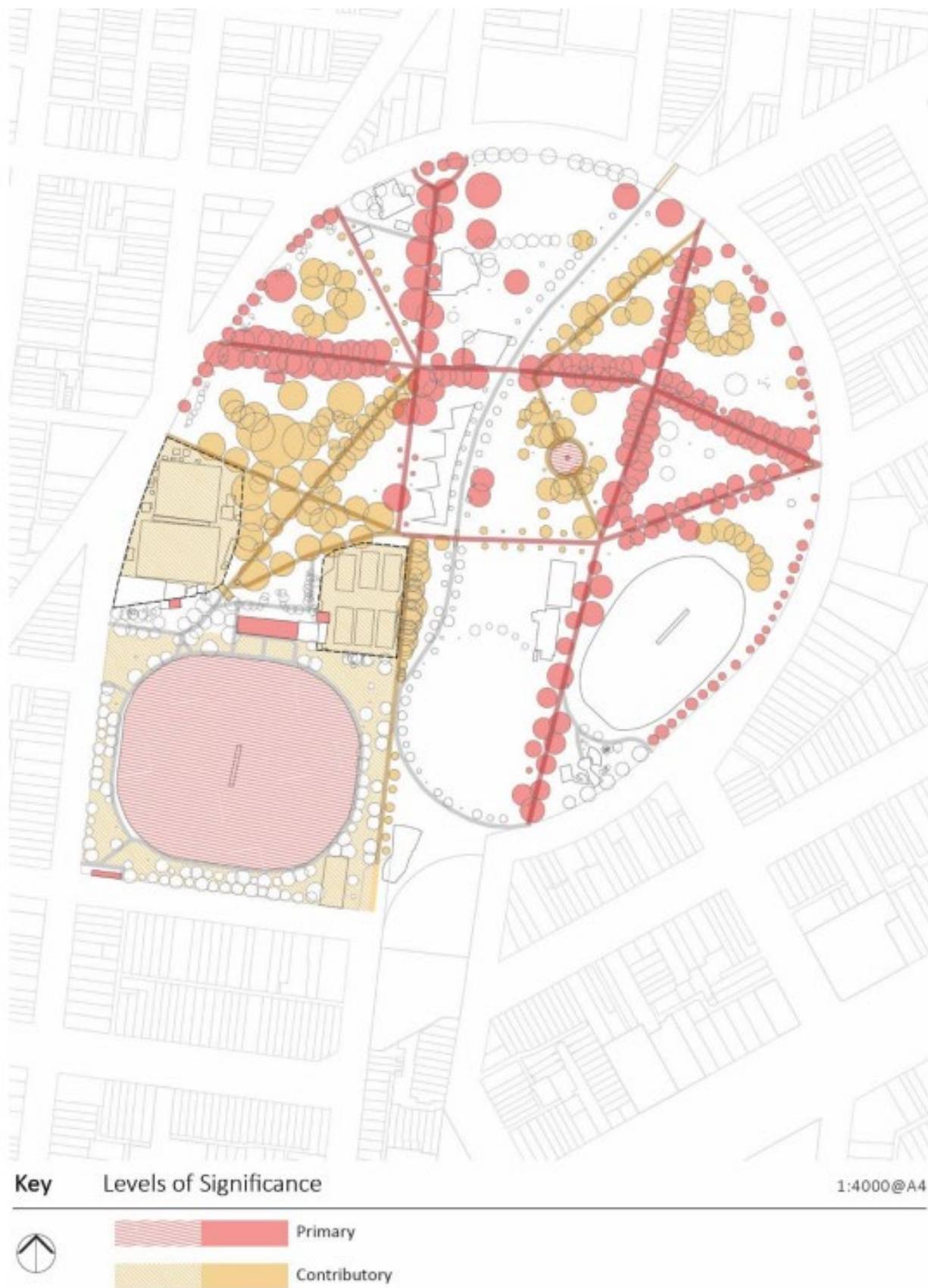


Figure 45 – Plans showing elements of primary and contributory significance.

Source: 'Conservation Management Plan: Brunswick Street Oval Precinct', Lovell Chen, 2021, p.187.

6. POLICY

6.1.1. VHR H0751 Permit Exemption Policy

The purpose of the permit exemptions is to allow works that would not have an impact on the significance of the place to take place without the need for a permit. The permit exemption policy notes the following overview of significance:

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

The following specific exemptions for works apply under the registration of the Brunswick Street Oval Grandstand, VHR H0751:

Grandstand

Exterior

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

Interior

- *Painting of previously painted surfaces in the same colour, finish and product type provided that preparation or painting does not remove earlier paint finishes or schemes. Note: This exemption does not apply to decorative finishes or unpainted, oiled or varnished surfaces.*
- *Removal or replacement of devices for the hanging of wall mounted artworks, noticeboards and signage in existing locations.*

- *Installation, removal or replacement of carpets and/or flexible floor coverings and window furnishings such as curtains and blinds.*
- *Removal or replacement of smoke and fire detectors, alarms and the like, of the same size and in existing locations.*
- *Repair, removal or replacement of existing ducted, hydronic or concealed radiant type heating provided that the central plant is concealed, and that the work is done in a manner which does not alter building fabric.*
- *Installation of plant within the roof space, providing that it does not impact on the external appearance of the building or involve structural changes.*

1980s Community Rooms

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

- *All works to the interior of the Community Room.*

Landscape/ outdoor areas

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

6.2. EDINBURGH GARDENS PRECINCT CMP POLICY

The Edinburgh Gardens including Brunswick Street Oval Conservation Management Plan (Lovell Chen, April 2021) places emphasis on the retention and conservation of the fabric and elements identified as being of primary significance within the Edinburgh Gardens. The CMP also acknowledges that there may be more scope for change for fabric and elements of contributory significance and even more so for fabric and elements of little or no significance.

Works to fabric and elements should also support the ongoing use of the Edinburgh Gardens as a place of passive and active recreational use.

Elements identified as being of primary and contributory significance are mapped in Figure 45 and include layouts, paths, plantings, landscapes, memorials, spaces, and built form amongst other elements.

Among other things, the CMP also sets out a range of conservation management policies to help manage and protect the significance of the place. The following conservation policies are of particular relevance:

6.4 Management policies

6.4.1 Levels of Significance

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

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

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

6.4.2 Maintenance and repair

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

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

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

6.4.3 Adaptation of existing structures

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

6.4.4 Development and setting

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

6.4.5 Conservation of landscape

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

6.4.7 Path layout and materials

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

6.5 Sporting Precinct

6.5.1 Use of the place

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

6.5.2 Paths and landscape

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

6.5.3 Grandstand

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

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

6.5.7 Tennis Club Pavilion

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

6.5.9 Risk management

Table 2 – Risk analysis

Threat	Probability	Preparation / Response
Fire	Always present	Maintain and upgrade as necessary fire prevention measures to individual buildings, specifically the grandstand, timber entrance pavilion and Freeman Street Entrance Gatehouse. The grandstand, due to its use for rough sleeping is at particular risk. In addition to technological measures, such as sprinkler systems, include other surveillance measures to monitor for fire risk.
Vandalism and theft	Always present	Being a public garden with publicly accessible facilities there is an always present risk of vandalism to the buildings and landscape

Threat	Probability	Preparation / Response
		<i>elements. Maintain intensive monitoring and response systems to address vandalism as it occurs. Engage the input of a suitably qualified heritage consultant to advise if significant buildings and landscape elements are damaged as a result of vandalism.</i>
<i>Storm Damage</i>	<i>Moderate</i>	<i>Maintain roof areas in good order; inspect fixings; inspect and maintain windows and doors in good order; regularly inspect and clean the gutters and downpipes to all structures. Trees may be vulnerable to storm damage. This heightens the importance of ensuring that vulnerable trees are monitored and receive appropriate arboricultural maintenance consistent with Australian Standards, including use of cabling and/or exclusion zones where appropriate. Where necessary, replace trees in accordance with a staged and managed replacement plan (refer to policy 6.4.6). Inspect drainage systems on a regular basis to detect blockages from eroded soil, recreation surfaces, organic matter or tree root damage, and ensure these systems perform to design in storm conditions.</i>
<i>Water ingress</i>	<i>Moderate</i>	<i>Maintain and keep clear all rainwater goods (gutters, downpipes and sumps). Regularly inspect and maintain the roof and windows to the ensure watertightness of the buildings.</i>
<i>Earthquakes</i>	<i>Possible</i>	<i>Have appropriate response and recovery strategies in the event of structural and other damage.</i>

Source: Lovell Chen, *Edinburgh Gardens Conservation Management Plan*, 2021, p.220-222.

7. HERITAGE IMPACT ASSESSMENT

7.1. INTRODUCTION

The following section assesses whether the proposed scheme for the Brunswick Oval Grandstand is appropriate in character and detail, and whether it is acceptable in terms of its impact on the heritage significance of the place.

In doing so, it seeks to address a number of key questions:

- What options were considered in developing the proposal?
- What impacts, positive and/or negative, will the proposed works have on the significance of the place?
- What measures are proposed to minimise and mitigate potential negative impacts?
- If a negative impact is proposed, why was the proposed option chosen and why were other more sympathetic options not feasible?
- What measures are proposed to minimise and mitigate negative impacts?

7.2. PROPOSED SCHEME

The proposed works include:

- Demolition of internal fabric to the ground floor of the Grandstand including:
 - Internal partition wall and roller door between Change 1 and Change 2 and between Change 3 and Change 4.
 - Eastern wall and fit out of the kiosk.
 - Bathrooms to the north of the passage including fit out and walls.
 - Fit out to accessible bathroom.
- Demolition and reconstruction of the three stairs to the southern elevation of the Grandstand, installation of new security fences to the top landing of the stairs.
- Demolition of the existing temporary wall on the top tier of the Grandstand seating.
- Demolition of existing gas bottle and electrical switchboard to the western elevation of the Grandstand.
- Relocation of the existing tennis club pavilion building (currently outside VHR H0751) to the north of the Grandstand.
- Construction of a new extension to the relocated tennis club pavilion.
- Demolition of landscaping and fabric to the north of the Grandstand including existing trees, bocce court, car parks, water tank, pavement and fencing.
- Required scope of conservation works limited to gutter replacement, downpipe replacement and fascia replacement with new like for like replacements where existing is requiring repair.

7.3. GRANDSTAND

7.3.1. Demolition

Overall, the proposed extent of demolition is significantly reduced from the previously approved scope. In line with the relevant CMP policy, the elements of primary and contributory significance in and around the Grandstand are to be retained, and removal of fabric is limited to fabric of little or no significance. While it is acknowledged that this proposal is for an entirely new permit, it is useful to consider the extent of demolition works previously endorsed.

Externally, the three stairs to the southern elevation of the Grandstand are to be removed, some services removed from the western elevation, and the removal of the temporary infill wall to the top tier of the Grandstand seating. This is generally in line with the previously permitted demolition works.

The stairs proposed for demolition are non-original elements having been constructed in the 1980s. The fabric of the existing stairs is not original or of heritage significance. The removal of this heritage fabric will not have any unacceptable heritage removal and is supported.

In order to retain access to the seating area of the Grandstand and not impact on the composition or heritage significance of the Grandstand, the proposed scheme will reconstruct the stairs with new fabric in the same arrangement of a central double stair and two side single stairs. This will be done to match update code requirements and improve the condition and safety of the stairs.

Demolition of the infill wall on the top tier of the Grandstand will be a positive heritage outcome that removes non-original disruptive fabric. As seen in Figure 39, Figure 40, and Figure 41, the rear of the Grandstand was previously open and continued for a deeper extent into the seating area. Removing this non-original wall will return the Grandstand to that previous condition and will be a positive heritage outcome.

Internally, significantly less demolition works is proposed compared to the previously approved scheme. No new fabric is proposed for demolition. The fabric proposed for removal is limited to the partition walls with roller door openings to the south-western change rooms, and bathrooms and services room to the eastern part of the Grandstand. This fabric is all later and is of no identified significance to the Grandstand. This limited removal of fabric will not have a negative impact on the place significance and is supported.

The relocation of externally mounted services, including the main electrical switchboard and the existing gas bottle, to the western elevation of the Grandstand under the verandah roof will be a positive heritage outcome that removes non-original and visually disruptive fabric from the principal building façade.

The removal of landscaping features to the north of the Grandstand is also proposed. These elements have not been identified as contributory or significant in the Edinburgh Gardens CMP. They were introduced later and do not contribute to the understanding of the Grandstand. Their removal can be supported. The proposed scheme allows for suitable replacement landscaping within this area.

7.3.2. External Alterations

As part of the proposed scheme, two doors to the western end of the southern elevation are to be infilled to address changes to the internal layout of the existing four changerooms into two rooms. No other alterations are proposed to the external facades.

The ground floor of the southern elevation has been subjected to a range of alterations including changes to window and door heights and the removal of highlight windows.

The infilling of these doors is considered an acceptable degree of change given these previous alterations. The opening will be infilled with brick and painted to colour match the existing painted brick, thereby ensuring the new fabric will not have an undue visual impact on the elevation as a whole.

7.3.3. Reconstructed Stairs and New Security Measures

The proposed scheme retains the previously permitted works to the external stairs including their demolition (discussed previously above), reconstruction and addition of new security measures.

The existing stairs are not original fabric and date to the 1980s (the arrangement of the stairs are however original). These stairs are non-complaining and require significant repair works. As discussed above, the removal of the fabric itself is not a heritage issue.

Where changes have been made from the previously approved stair proposal they do benefit the presentation of the building. The proposed new stairs have more visually permeable balustrades which will allow continued views to the Grandstand. The proposed handrail to the Grandstand aisles has also been altered to no longer connect to the metal lacework side balustrades and will instead be mounted to the timber floors. This change will limit non-reversible impact on heritage fabric.

Otherwise, the same considerations made in the previous proposal remain in this proposal. The options tested for the security measures in the previous proposal were again considered with no change to the proposed design. The previously approved measure of a stair landing enclosure was the most appropriate option that provided adequate security while also reducing impact on the entirety of the building façade presentation. Other options previously considered including full mesh screens above the balustrade, mesh screens to the entrance areas above the balustrade, continuing the existing balustrade detail the full height to the roof as security screening, and security screens at the ground level were all considered, and remain to be considered, to have a worse heritage impact.

The proposed security measures are proposed to address security concerns associated with rough sleepers and unauthorised users of the Grandstand which has resulted in graffiti, damage to heritage fabric, antisocial behaviour, and unsafe items such as sharps being left in the Grandstand. This option still allows the stands to be used on game days and visibility to the oval from the seats to remain.

7.3.4. Internal Works

The proposed internal works involve generic fit out of the spaces. This includes consolidating the four existing change rooms into two rooms, creating a new umpire room, creating a new trainers' room in the former accessible bathroom, and new bathroom fit outs. All floor finishes in affected areas will be made good as part of these works.

The CMP policy 6.4.3 for the Edinburgh Gardens provides guidance for the adaptation of existing structure, and states that "Adaptation of and changes to the Edinburgh Gardens and buildings within it, including the Brunswick Street Oval Grandstand, to support ongoing operational and functional requirements should be responsive to the significance of the place as a whole and contribution of the affected elements and fabric to this."

As discussed above, the proposed alterations are limited to non-contributory fabric. The internal works are required to address the current needs of the space and provide for improved sporting facilities for all users.

The interiors of the Grandstand have been significantly altered over time with little fabric of significance remaining extant. The proposed works do not alter any fabric of heritage significance and the new fabric will not alter any understanding of the Grandstand.

7.3.5. Conservation Works

The proposed scheme includes a scope of conservation works informed by Urbis' heritage advice to address the necessary remediation works to the Grandstand. These conservation works have been developed in recognition of the need for maintenance and upkeep of the building, as conditioned in the previous permit.

The CMP policies for maintenance and repair seek to ensure that a cyclical inspection and maintenance program be implemented, including regular inspection and timely preventative maintenance and repair. Specialist heritage and conservation advice should be sought before any action is proposed or undertaken that will, or is likely to have an impact on the heritage values and significant fabric of the place. Wherever possible, repair and replacement works to all significant fabric should be undertaken on the basis of like for like.

In line with these policies, the scope of conservation works includes the replacement of guttering with like for like replacements, the replacement of downpipes with like for like replacements, and the replacement of existing damaged fascia boards to match existing.

These works have been identified to be most urgent for the Grandstand, which is otherwise in generally sound condition. The replacement of rainwater goods and damaged fabric is an appropriate and proportionate scope of conservation works which recognises the reduced scope of the works proposed.

A more extensive conservation scheme would not be feasible in what is already a reduced project scope. A permit condition that required further conservation above and beyond these works would likely impact the feasibility of the entire project being proposed to the Brunswick Street Oval Grandstand and would result in none of the positive changes being realised.

7.4. TENNIS PAVILION

To the north of the Grandstand and separate from the Grandstand it is proposed to construct a new tennis pavilion within the curtilage area of the VHR place. This includes the relocation of the existing weatherboard tennis clubrooms and the construction a new single storey extension.

The Grandstand, while the only item listed on the VHR, does not exist within isolation and is one of several facilities serving numerous sporting clubs within this part of the Edinburgh Gardens. While the Grandstand is the only element identified as being of State significance within the subject area, it exists alongside other sporting places and communities, each with their own significance as identified in HO231.

The CMP for Edinburgh Gardens includes a variety policies to inform development within the gardens and around the Grandstand.

It is policy that any new development, including new structures and landscape changes, should be sited to be visually unobtrusive and avoid impacts on significant buildings, elements and landscape features. Any development of the Brunswick Street Oval Grandstand and the surrounding area should be responsive to and consistent with its identified heritage values. New development in the vicinity of the Grandstand should be sited to maintain the visual connection between the viewing areas and the oval.

Relocation

The relocation of the tennis pavilion into the extent of the Grandstand's VHR registration and construction of an extended pavilion is an appropriate scheme within this context of a cohesive sporting precinct.

The proposed relocation allows for the tennis club to retain their connection to their clubhouse. The heritage tennis pavilion itself has already been relocated in the past. Although the removal of the tennis pavilion from its existing location is not subject to approval from HV, it is in line with the CMP policy for Edinburgh Gardens.

Siting

The siting of the proposed new and relocated tennis pavilion is based on the siting of historical built form to the rear of the Grandstand and the need to ensure the Grandstand remains understood as a freestanding structure.

Early MMBW plans and aerial photographs included in Section 3 show that two storey buildings have historically been located within close proximity to the Grandstand's northern wall. The proposed new tennis pavilion continues that historical pattern of buildings located near the Grandstand but with a greater separation (13.68m from the northern wall of the Grandstand) and a lesser single storey scale.

The proposed siting of the tennis pavilion to the rear of the Grandstand achieves the objective of the CMP policy of maintaining visual connection between the viewing areas, in this case the Grandstand, and the oval. The new pavilion has been sited as a freestanding structure to ensure no physical impact on the Grandstand occurs.

As set out in Section 101(3)(a)(ii) of the Heritage Act, when determining whether to approve the application, the Executive Director may consider the extent to which the application would affect the cultural heritage significance of adjacent property subject to a heritage requirement or control in the relevant planning scheme.

When considering options for the proposed scheme, it was therefore necessary to consider the significance both of the VHR site *and* the locally significant Edinburgh Gardens (HO231). The works to the tennis club land are required to increase the number of courts in response to club usage, and to achieve the required compliant court sizes and runoff areas to allow for safe play. The proposed siting of the tennis pavilion in this location allows for these updates to occur while also providing for the greater protection of contributory graded fabric including paths and trees within the Edinburgh Gardens than would be allowed if the pavilion was sited to the north outside of the VHR registration.

The siting of the tennis pavilion to the north of the Grandstand within the VHR curtilage area will not have a detrimental impact on the significance of the site. This area has historically supported larger built form, and an appropriate degree of separation is retained between the existing Grandstand and the new pavilion.

Scale

The proposed new tennis pavilion is a single storey structure. This scale is reduced from the previously considered two storey pavilion which was located to the north of the VHR site but outside of the registered land.

The overall height of the pavilion will be 5.86m to the roof of the relocated building, while the new pavilion will rise to a lower height of 4.95m. The new pavilion roof will also slope down from north to south to reduce its scale closer to the Grandstand. The scale of the pavilion has been informed by the scale of the relocated clubrooms with the building width retained and the roof height referenced in the new building.

The proposed scale of the tennis pavilion is responsive to the historical scale of sporting facilities on the site, in this case, the tennis clubrooms. The single storey is less than the historical two storey built form that existed on this part of the site and will not overwhelm or compete with the larger two storey scale of the Grandstand.

Form

The new extension of the tennis pavilion adopts a simply articulated form.

The addition sets in slightly where it meets the relocated pavilion and has full height glazing to this area to ensure a separation between relocated old fabric and new fabric. The pavilion is a simple rectangular structure accommodating club and social rooms, kitchen, storage, change rooms, and a bathroom. A deck with shade sails is proposed to the northern edge of the pavilion.

Following previous pre-application discussions with Heritage Victoria, the proposed addition's roof form has been simplified to now be a conventional skillion roof with a higher northern end sloping down towards the south. This form reduces the mass of the building towards the Grandstand and is a simple element which does not compete with the heritage structure behind it.

Reflective of the reduced project scope and focus on reducing built form within the VHR registered area, the tennis pavilion provides for the necessary facilities for the tennis club and does not seek to add unnecessary additional fabric.

Design and materiality

The proposed tennis pavilion is designed and finished as a simple structure reflective of the surrounding heritage buildings on the site.

The relocated club room will appropriately retain its existing weatherboard cladding and corrugated metal clad hipped roof. Where infill works are being proposed or new windows proposed they will be done to match existing.

To the new addition of the pavilion, the materiality will be a combination of face red brick, metal cladding, and clear glazing. The pavilion is designed to locate the majority of openings to the northern elevation and the tennis courts. This leaves the southern elevation as a more extensive brick finished structure which will appropriately respond to the brick materiality of the Grandstand's ground floor. Extensive reflective materiality is not proposed to the southern elevation.

In summary, the proposed new tennis pavilion responds to the existing and historical characteristics of this part of the site particularly the heritage Grandstand to the south. The pavilion is sited appropriately away from the Grandstand's northern walls and will still allow for the two buildings to be understood separately. The pavilion allows for the necessary upgrades of sporting facilities within the entirety of the gardens and the continued connection the tennis club has with its clubrooms. The building is a reduced scale than previously approved outside of VHR land, and its design has been revised following pre-application consultation with Heritage Victoria to have a simplified form. The material palette of brick metal cladding and clear glazing will allow the building to be clearly contemporary while also referring to the Grandstand to the south.

7.5. LANDSCAPING

As part of the proposed scheme, landscaping works around the Grandstand and within the extent of the VHR registration is proposed. To the south of the Grandstand the existing grass and pavement is to be retained.

To the north of the Grandstand, new pavement for road access and parking is proposed along with garden beds with new trees, and grassed areas with new and existing trees.

In discussion with Heritage Victoria, it was recommended that landscaping works should be a light-touch and provide a sympathetic setting for the Grandstand, while meeting various compliance, access, environmental and amenity requirements.

The proposed landscaping works maintain an appropriate separation from the Grandstand and do not seek to compete with the heritage fabric of the place. The proposed road is a continuation of the existing road and will not have any additional heritage impacts.

It is noted that the previous permit for the site included extensive new landscaping within the registered land.

7.6. PERMIT EXEMPT WORK

The proposed following works are considered permit exempt provided they are carried out in a manner which does not harm the cultural heritage significance of the Brunswick Street Oval Grandstand:

- Repair, maintenance or removal of bocce court.

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

These components of the scope do not pose any negative heritage impacts and are supported.

7.7. REASONABLE AND ECONOMIC USE

Under s101(2)(b) of the Heritage Act 2017, the Executive Director must consider the following in determining whether to approve an application for a heritage permit:

- (a) *the extent to which the application, if approved, would affect the cultural heritage significance of the registered place or registered object;*
- (b) *the extent to which the application, if refused, would affect the reasonable or economic use of the registered place or registered object;*

The Executive Director must weigh these matters in addition to other mandatory and discretionary considerations.

When taking into account the circumstances of the permit application and the registered place or object, the Executive Director may consider: (1) the historic, recent and current uses of the registered place or object, (2) other compatible uses of the registered place or object, (3) the context and setting within which the place or object is located, and (4) other relevant matters.

The historical, recent and current use of the Grandstand has been as a sporting facility. The land surrounding the Grandstand included within the extent of registration has historically supported this use and has included built form.

Within the CMP for Edinburgh Gardens, the use of the sports precinct is reiterated as being an integral element to be conserved with it policy to:

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

Currently, however, safety concerns limit the degree to which the Grandstand can be used by members of the public for sports viewing.

The proposed scheme enables the continued use and an improved use of the Grandstand building with regards to safety compliance, security compliance and sporting facilities.

Were this permit application to be refused, the Grandstand would not be upgraded to meet the necessary compliance requirements. Further, if refused, the facility requirements of the sporting clubs who use the space, and the safety concerns limiting the use of the space would not be addressed. The reasonable use of the building as a sports viewing space would be continue to be restricted if its safety and security is not improved.

Further, the economic implications of refusing a permit would be detrimental to the management of the registered place. The City of Yarra as managers of the site have a responsibility to ensure the condition of the Grandstand is maintained to an appropriate standard. Due to the lack of complete security measures to limit unauthorised access to the Grandstand, Council is required to invest in security patrols to monitor the site. Further, the improper security of the site has led to an increased risk of degradation of the place's heritage fabric which can require additional cleaning and ongoing need for repair works. If this permit were to be refused, Council will continue to have to invest in short term security management solutions which diverts resources away from the long term conservation and management of the site. If this permit were not to be approved the site will continue to be subject to improper use and further degradation by unauthorised access which may cause further economic impact.

7.8. VISUAL IMPACT OF NEW SPORTS PAVILION

Although outside of the scope of this application, and not subject to approval from Heritage Victoria, it is useful to consider the relationship of this scheme in regards to the other works being proposed within the Brunswick Street Oval Precinct.

As part of a separate application being assessed by the Department of Transport and Planning, the original scheme for the new sports pavilion to the west will be updated to respond to the revised project scope and a new design. The building is still sited to the north-western corner of the oval, and will include a material palette of predominantly brick, standing seam cladding, and clear glazing. The building will be a two storey scale and include terraced seating to the oval interface.

As the new building will be significantly separated from the Brunswick Street Oval Grandstand, the revised design will have no additional visual impact. Historically the oval has supported two grandstands in a similar arrangement, with the since demolished grandstand also being located to the west of the existing structure.

The revised new pavilion will still allow views towards the existing Grandstand both when on the oval and when entering Edinburgh Gardens off Brunswick Street from the west.

8. CONCLUSION

The proposed development has been assessed to have an acceptable impact on the Brunswick Street Oval Grandstand for the following reasons:

- The extent of demolition is less than previously endorsed, does not involve the removal of any additional fabric previously included for retention, and does not impact significant fabric. The demolition works to the building exterior will improve the presentation of the building through the removal of services and infilled walls while the internal demolition will be limited in scope and allow for a sensible upgrade of key areas to support the ongoing use of the place.
- Alterations to the exterior of the Grandstand are limited to infilling some already altered openings. Due to the overpainted finish of the Grandstand, there will be no visual impact associated with the infilled section of wall to the southern elevation.
- The proposed internal fit out is a simple scope of works which will not have an impact any significant or contributory fabric. The fit out will support sports teams using the space.
- The proposed scope of conservation works has been informed to address key concerns for the ongoing maintenance of the Grandstand and discussion with Urbis heritage consultants and the client. Placing any permit condition on a potential approval for more extensive conservation works would threaten the feasibility of an already restricted project and would threaten the realisation of the most necessary works to the Grandstand rainwater goods.
- The proposed reconstruction of the existing stairs is a continuation of the previously approved scheme. The fabric of the existing stairs is non-original and its removal will not have any heritage impact. The reconstruction of compliant stairs in the same arrangement as the existing will meet the access requirements for the building while also ensuring the visual presentation of the Grandstand is not impacted. The proposed stair balustrades are an improved version compared to the previous approved scheme and will allow a greater degree of visual permeability to the Grandstand fabric behind.
- The proposed security measures to the top landing of the stairs is a continuation of the previously approved scheme. The measures will allow the site to be properly managed and reduce unauthorised access to the Grandstand. The factors considered in the previous approved scheme have not been altered and remain appropriate to the level of impact they have on the building balanced against the improved management of the site.
- The proposed relocated and new tennis pavilion is appropriately considered to ensure the prominence of the VHR listed Grandstand is retained. The new pavilion is located to the northern-most edge of the curtilage area and separated from the Grandstand by over 13.6m. The pavilion is a single storey scale with a simple skillion roof form incorporated into the design based on feedback received from HV during previous pre-application discussion. The material palette of the tennis pavilion is simple as to not compete with the pavilion yet reflective of the heritage context including a red face brick external walls.
- The proposed landscaping is a light touch with the setting immediately south of Grandstand retained as existing. The areas north of the Grandstand will include the retained roadway and parking, and trees and garden beds.

Overall, the proposed scheme is a considered response which is sensitive to the early fabric of the registered place and would not have an adverse impact on its significance.

On the basis, the proposed works are recommended for approval from a heritage perspective.

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WEBSITES

Google Maps: <http://maps.google.com.au/maps>

Melbourne Mansions Database: www.aai.app.unimelb.edu.au

National Trust of Australia (Vic): <https://www.nationaltrust.org.au/vic>

Public Records Office of Victoria: <https://prov.vic.gov.au/>

Trove: <https://trove.nla.gov.au/>

VicPlan Map: <https://mapshare.vic.gov.au/vicplan/>

Victorian Heritage Database: <https://vhd.heritagecouncil.vic.gov.au/>

Wurundjeri Wo Wurrung Cultural Aboriginal Heritage Corporation, 'Ancestors and Past': <https://www.wurundjeri.com.au/our-story/ancestors-past/>.

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This report is dated 17 July 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of CITY OF YARRA (**Instructing Party**) for the purpose of Heritage Permit Application (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A HERITAGE CITATIONS

BRUNSWICK STREET OVAL GRANDSTAND



IMG 2222



Extent of registration aerial



IMG 2244



IMG 6858



FITZROY CRICKET
GROUND GRANDSTAND
SOHE 2008



fitzroy cricket ground
grandstand brunswick street
fitzroy side view aug1985



h00751 fitzroy cricket ground
grandstand brunswick street
fitzroy distant view she
project 2004



h00751 fitzroy cricket ground
grandstand brunswick street
fitzroy side view she project
2004



fitzroy cricket ground
grandstand brunswick street
fitzroy rear view may1993



fitzroy cricket ground
grandstand brunswick street
fitzroy site view

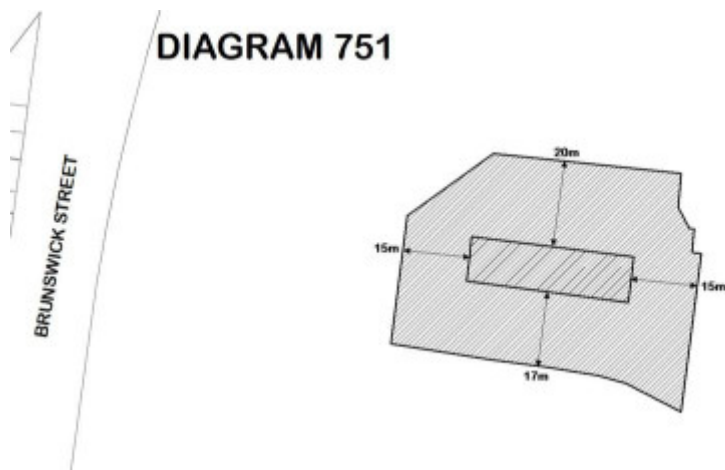


DIAGRAM 751

Location

BRUNSWICK STREET FITZROY NORTH, YARRA CITY

Municipality

YARRA CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0751

Heritage Overlay Numbers

HO215

VHR Registration

June 27, 1990

Amendment to Registration

June 18, 2020

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - May 20, 2024

What is significant?

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

How is it significant?

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

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

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

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

Why is it significant?

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

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

Permit Exemptions

General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must [notify](#) the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Specific Exemptions:

INTRODUCTION TO PERMIT EXEMPTIONS

Preamble

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

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

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

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

Disrepair of registered place or registered object

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

Failure to maintain registered place or registered object

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

Conservation management plans

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

Aboriginal cultural heritage

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

Other approvals

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

Archaeology

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

Cultural heritage significance

Overview of significance

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

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

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

General Conditions

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

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

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

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

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

Specific Permit Exemptions

Grandstand

Exterior

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

Interior

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

1980s Community Rooms

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

- All works to the interior of the Community Room.

Events

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

- o Temporary structures such as marquees.
- o Temporary security fencing, scaffolding, hoardings or surveillance systems.
- o Temporary infrastructure, including lighting, portable toilets, public address systems and the like to support events and performances.
- o Temporary micro tenancies such as food trucks and the like, with ground protection.
- o Temporary operational equipment such as freestanding wayfinding/directional signage.

Landscape/ outdoor areas

- The processes of gardening including mowing, pruning, mulching, bedding displays, removal of dead shrubs, planting and replanting of garden beds, disease and weed control and maintenance to care for existing plants.
- Management and maintenance of trees including formative and remedial pruning, removal of deadwood and pest and disease control.
- The removal or pruning of dead or dangerous trees to maintain safety.
- Establishment of new garden beds and low-level plantings except where this involves major excavation.
- Installation of new pathways where they do not involve major excavation or interface with the fabric of the grandstand.
- Subsurface works involving the installation, removal or replacement of existing watering and drainage systems or other services provided there are no visible above ground elements. Existing lawns, gardens and hard landscaping, including paving, footpaths and roadways are to be reinstated on the completion of works.

- Repair and maintenance of existing hard landscaping including paving, footpaths and roadways where fabric, design, scale, form and method of fixing is repaired or replaced like for like.
- Repair, maintenance or removal of bocce court.
- Removal or replacement of external directional or informational signage provided the size, location and material remains the same.
- Maintenance, repair and replacement of existing services such as plumbing, electrical cabling, surveillance systems, external lighting, pipes or fire services which does not involve changes in location or scale of above ground elements, or major excavation.
- Maintenance, repair and removal of the existing water tank, bins, bin cages, benches, bollards and fencing and replacement of these items provided they are of the same scale and in the same location.

Theme

9. Shaping cultural and creative life

Construction dates	1888,
Architect/Designer	Billing, Nathaniel,
Heritage Act Categories	Registered place,
Other Names	FITZROY FOOTBALL CLUB GRANDSTAND, FITZROY FOOTBALL GROUND GRANDSTAND, FITZROY GRANDSTAND, FITZROY CRICKET GROUND GRANDSTAND, EDINBURGH GARDENS GRANDSTAND, FORMER FITZROY CRICKET CLUB GRANDSTAND, WT PETERSON OVAL GRANDSTAND,
Hermes Number	447
Property Number	

History

WHAT IS THE HISTORY OF THE PLACE? The site for the Edinburgh Gardens was reserved in 1862. In the same year, cricket teams were given permission to occupy part of the reserve and began to introduce improvements to support the use of the place for sports. The Fitzroy Football Club was formed in 1883 and began playing at the ground. Cricket and Australian Rules football continued to grow in popularity in the late nineteenth century, and in 1888 the cricket club had the resources to commission the construction of the Fitzroy Cricket Ground Grandstand. The grandstand was designed by Nathaniel Billing, then working as N. Billing and Son. In 1905 an additional grandstand, similar in design, was constructed to the west of the 1888 grandstand. In 1966, the Fitzroy Football Club vacated the ground. In the 1970s, the 1905 grandstand was destroyed by fire. After a period of neglect, the surviving 1888 grandstand was refurbished, and additional community facilities added. Further works were undertaken in the early 1990s and 2000s. In 2020 the grandstand was home to sports teams including the Edinburgh Cricket Club and Fitzroy Football Club.

Extent of Registration

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

Number: H0751

Category: Registered Place

Place: Brunswick Street Oval Grandstand

Location: Brunswick Street, Fitzroy North

Municipality: Yarra City Council

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

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>

APPENDIX B CONSERVATION MANAGEMENT PLAN

