

# SERVICES DELEGATED COMMITTEE



## REVISED AGENDA

(Open to the public)

**6.30pm, Monday 11 December 2023**

Council Chamber, 8 Inglesby Road, Camberwell

Date of Issue: 7 December 2023

Please note: No audio, video, photographic or any other recording of proceedings at Council or Delegated Committee meetings is permitted without written authority from Council.

### Order of Business

- 1 Adoption and confirmation of the minutes of the Services Delegated Committee meeting held on 13 November 2023**
  - 2 Declaration of conflict of interest of any councillor or council officer**
  - 3 Presentation of officer reports**
    - 3.1 Options Analysis for Park Street Parking Facility
    - 3.2 Glenferrie Place Plan - Consideration of final plan

**Supplementary report**

    - 3.3 Michael Tuck Stand and Glenferrie Oval revitalisation
  - 4 General business**
  - 5 Urgent business**
  - 6 Confidential business**
    - 6.1 Regional Landfill Property
- Close of meeting**

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### 3 Presentation of officer reports

#### 3.3 Michael Tuck Stand and Glenferrie Oval revitalisation

##### Executive Summary

###### Purpose

This report updates Council regarding the Michael Tuck Stand and Glenferrie Oval revitalisation project and seeks Council's:

- endorsement of the draft 'Michael Tuck Stand and Glenferrie Oval revitalisation Vision and Design Brief' (draft Vision and Design Brief) (**Attachment 1**), and
- confirmation of the type of sports to be played at Glenferrie Oval.

###### Background

The revitalisation of the Michael Tuck Stand and Glenferrie Oval is a key initiative of the broader Glenferrie Oval Precinct Revitalisation, which includes the following key elements:

- demolition of the Ferguson Stand
- creating new public open space at the site of the Ferguson Stand, next to Glenferrie Oval and,
- Michael Tuck Stand and Glenferrie Oval revitalisation.

###### Developing the draft Vision and Design Brief

The draft Vision and Design Brief reflects service needs as well as both community and Council aspirations for the project as expressed in:

- adopted Glenferrie Oval, Grace Park, and L.E. Bray Reserve Concept Master Plan (Master Plan)
- several Council documents supporting multi-purpose use of community facilities "...where people of all ages and backgrounds can interact, learn and be active" (Boroondara Community Plan, page 22). Creation of multi-purpose community facilities is a Council policy as expressed in the Boroondara Sport and Recreation Strategy, Council Assets - Leasing and Licensing Policy and the Development and Funding of Community Pavilions - Sport and Recreation Policy
- recent 2023 community consultation feedback on the project, which identified broad overall support for the draft Vision and Design Brief
- adopted Its Your Place: Boroondara's Placemaking Framework (including 'Placemaking Principles')
- Glenferrie Oval Grandstand listing on the Victorian Heritage Database, and
- draft Glenferrie Place Plan.

###### Draft Vision and Design Brief - Guiding role of the Master Plan

Using the endorsed Master Plan as a key guiding document, considerable work, feasibility analysis and community engagement has occurred to identify optimal uses for the Tuck Stand and Glenferrie Oval over the past few years. This work has been captured in the draft Vision and Design Brief, with the aim that this document can be endorsed by Council, and then:

- provide Council with a long-term flexible use framework to guide decision making as community needs change and evolve over time
- inform the design, development, and on-going programming of the spaces
- assist Council to assess and value manage project scope in relation to both project cost and Council's financial capacity.

Key decisions which require a resolution from Council will be presented at main project stages. On a more regular basis, officers will take project guidance from the Steering Committee.

*Draft Vision and Design Brief - A long-term flexible use framework*

The draft Vision and Design Brief (**Attachment 1**, Part 1) outlines a long-term flexible use framework which describes the intent of the spaces to maximise community use and participation, whilst allowing for uses within the building to change and evolve over time. This means that specific tenancies and key building uses/partners may change along with community needs.

*Draft Vision and Design Brief - Importance of multi-purpose community facilities*

The draft Vision and Design Brief facilitates the creation of a multi-purpose community hub with spaces for health and fitness, arts and culture, and sport and recreation activities. Given the significant investment in this facility, the draft Vision and Design Brief also aims to create opportunities for community connection and use across diverse ages, abilities and interests. This multi-purpose approach delivers on a number of endorsed Council policies:

- *Boroondara Sport and Recreation Strategy (2016): "...Council encourages facility sharing where possible and encourages community partnership initiatives that maximise funding contributions and multifunctional use. Infrastructure developments that support the greatest demonstrated need will be prioritised."* (Key Guiding Principle page 34)
- *Council Assets - Leasing and Licensing Policy (2017): "...Optimise use by the Boroondara community of Council assets, encouraging multi use to maximise capacity of existing facilities before constructing new facilities"* (page 5).
- *Development and Funding of Community Pavilions - Sport and Recreation Policy (2019): "...Optimise use by the Boroondara community of Council assets, encouraging multi-use to maximise capacity of existing facilities before constructing new facilities and considering multiuse during renewals and upgrades. (and) ... Ensure pavilions are able to be multi-functional in operation to support both sporting and non-sporting related activities"* (page 4).

*Draft Vision and Design Brief - Community consultation*

A community consultation process ran from 14 August to 11 September 2023 to invite feedback on the draft Vision and Design Brief to refurbish the Tuck Stand and Glenferrie Oval.

In summary there was broad overall support for the draft Vision and Design Brief, with the majority of survey participants (60%) supporting Council's draft Vision for the Michael Tuck Stand and Glenferrie Oval. A detailed breakdown of the community consultation results is presented in the Tuck Stand and Glenferrie Oval Engagement Summary Report (**Attachment 2**).

*Long term financial strategy*

Council has allocated \$27,780 million in its Long-Term Financial Strategy (LTFS) towards the revitalisation of the Michael Tuck Stand and Glenferrie Oval. Costs will be staged across multiple financial years as outlined in **Table 1** below.

As this project is only at the pre-design phase, the total project cost is an estimate based on the best available information and undertaken by a quantity surveyor. Officers are cognisant of the budget allocation and the need to align the project scope with this allocation. As the design becomes more refined, the quantity surveyor will be better able to prepare more accurate cost assessments. If moving forward there is misalignment between the allocated budget and cost estimate, a further report will be submitted to Council for consideration.

**Table 1. Estimated staged project costs (escalated figures)**

Stage	Description	23-24	24-25	25-26	26-27	27-28
<b>Stage 1</b>	General – early works and structural works	\$1,225M				
<b>Stage 2</b>	Ground level works – community sporting spaces		\$1,750 M	\$10,160 M		
<b>Stage 3</b>	Ground level community shared space (inc. bands etc) and level 1 works: shared community and partnership spaces				\$10,710 M	\$3,935 M
<b>Total</b>						<b>\$27,780M</b>

Officers will continue to explore additional funding sources to support the current scope. External funding opportunities are summarised in **Table 2**.

**Table 2: External funding opportunities**

Organisation	Fund	Amount
Sport & Recreation Victoria	Local Sport Infrastructure Fund	\$300k
AFL Victoria	Australian Football Facilities	\$500k - \$1M*
Inner East Community Finance Limited	Sports clubs can apply for grants	\$500k
Cricket Victoria	Australian Cricket Infrastructure Fund	\$30k - \$90k
Heritage Victoria	Living Heritage Grants Program	\$20k - \$200k

\* The AFL has indicated this funding may be conditional.

### Key Issues

#### 1. Community Sport

While most respondents supported the draft Vision, community consultation outcomes found that the majority of respondents who were unsure, and not in support of the draft Vision and Design Brief wanted to see soccer facilities being part of the dedicated mix provided on site.

Several planning and feasibility initiatives informed the development of the draft Vision and Design Brief. Given the feedback for soccer facilities from a portion of the community, officers undertook further work with State Sporting Associations (Football Victoria, AFL Victoria and Cricket Victoria), to review submissions from each code alongside participation data, key trends and ground allocations for the three most popular field sports in Boroondara - Australian rules football, cricket and soccer.

There is strong demand for access to sportsgrounds from a number of sporting codes and limited ability to create access to new spaces. There is a significant opportunity to activate usage at the Glenferrie Oval however and it is important that usage is maximised at this important community asset.

A detailed breakdown of the data analysis is presented in **Attachment 3**.

#### Recommended use of Glenferrie Oval

The report recommends Glenferrie Oval is best suited to Australian rules football in winter and junior cricket in summer for the following reasons.

Data analysis and contextual review of the site and its history confirms the adopted Glenferrie Oval, Grace Park, and L.E. Bray Reserve Concept Master Plan's position that Australian rules football and cricket are appropriate codes for this location on the basis:

- there is strong demand for Australian rules football in Boroondara, particularly in terms of female participation
- there is strong growth in female cricket and growth generally prior to the COVID-19 pandemic
- there are current tenants who use Glenferrie Oval, including Hawthorn Auskick (winter), Hawthorn Citizens Junior Football Club (winter), Social Sport (summer) and Hawthorn Citizens Junior Football Club (January to March only). The allocation model for a Women's Australian rules football hub during winter, and junior cricket during summer would not have an impact on these existing tenants. While there is some use currently on Glenferrie Oval, portable toilets are installed and removed at the beginning/end of the winter season to cater to sporting clubs as a workaround for the unusable pavilion. There are currently no change rooms for participants, and clubs store their equipment in portable containers located on site
- most of the demand for soccer is for all year-round access to grounds and National Premier League (NPL) compliant facilities, this would exclude cricket being played at the location, and requires additional components above and beyond what Council would generally provide as part of a pavilion renewal
- there is a long-standing history of Australian rules football at the ground, and this is referenced both in the Glenferrie Oval, Grace Park & LE Bray Reserve Concept Master Plan and listing of the Glenferrie Oval Grandstand on the Victorian Heritage Database
- continuing to increase the number of cricket grounds able to be allocated across Boroondara may ultimately lead to Council being able to consider another year-round soccer facility at a more suitable location. It would be a less optimal outcome to utilise a ground capable of hosting Australian rules football and cricket for soccer, rather than one of the grounds in Boroondara which is too small for Australian rules football.

Given Australian rules football is a winter sport while cricket is a summer sport, there is potential to attract clubs to play cricket on summer weekends. However, there is currently no cricket pitch to support cricket match play.

This report therefore recommends that Council confirms Australian rules football in winter and cricket in summer to be played at Glenferrie Oval in line with the endorsed Glenferrie Oval, Grace Park and L.E. Bray Reserve Concept Master Plan (2009).

#### Alternative Use of Glenferrie Oval

An alternate option Councillors could consider is an all-year round soccer facility focusing on female participation. As per Football Victoria's proposal, the facility would be NPL compliant for players, spectators and officials whilst providing 12-month access to local community clubs.

Given the size constraints of the ground, it is only possible to fit one full sized (minimum standard) pitch on the ground. An NPL facility would bring a higher level of sport to the precinct whilst showcasing female soccer in Boroondara and could alleviate pressures associated with programming fixtures for a number of NPL clubs.

As noted above there are a number of benefits to facilitating NPL soccer at Glenferrie Oval. There are also implications associated with this option including:

- cricket would not be able to be played at the ground (as NPL standards dictate no cricket wicket can be on the field of play)
- it would necessitate the removal of the Hawthorn Citizens Junior Football Club and Hawthorn Auskick as well as longstanding bookings (noting there are limited options to relocate these bookings)
- additional budget would be required to fund NPL requirements, should Football Victoria enforce all requirements of its NPL standards, as specified later in this report
- additional spectators which a higher level of sporting competition is likely to attract, may impact on traffic and parking, and increase impacts on resident amenity.

## 2. Hub Model vs Tenant Model

The draft Vision and Design Brief reflects the Council's endorsed Glenferrie Oval, Grace Park and L.E. Bray Reserve Concept Master Plan sporting field-based codes as Australian rules football and cricket. 2023 community consultation feedback also identified broad overall support for the draft Vision and Design Brief which proposed Australian rules football and cricket.

A Women's Australian rules football hub model for the sports pavilion spaces within the Tuck Stand building and oval the during winter is supported by AFL Victoria and the Victorian Amateur Football Association (VAFA) (refer **Attachment 4**); and maximises access for female participants. However, through community consultation, responses provided by two local sporting clubs suggested a tenant model would be a preferred option from their perspective.

Once Council has adopted a Vision and Design Brief and confirmed the type of sports to be played at Glenferrie Oval; it is proposed officers undertake a number of steps to determine the most suitable operating model for the Tuck Stand's sports pavilion spaces and Glenferrie Oval. This process is outlined in **Table 3** below. It is anticipated that steps 2 to 4 will be undertaken in the first half of 2024.

**Table 3: Determining the operating model**

Step	Title	Description	Who
1.	Council confirms strategic direction for Tuck Stand and Glenferrie Oval, including sporting uses.	Council endorses a Vision and Design Brief and confirms the type of sports to be played at Glenferrie Oval.	Council
2.	Establish an operating model for Glenferrie Oval and the Tuck Stand as either: a) Women's Australian rules football hub, <b>or</b> b) a tenant model.	Officers consult with relevant stakeholders, including leagues, local community clubs and state sporting associations to ensure that all options are considered. Prepare an options assessment report.	Officers
3.	Glenferrie Precinct Development Plan Advisory Committee.	Present options assessment report to the Steering Committee. Seek feedback from the Advisory Committee prior to making a final decision on the programming model.	Officers
4.	Determine the specific tenant.	Seek expressions of interest (EOI) from the community for specific tenants for the Tuck Stand and Glenferrie Oval.	Officers

### 3. Community groups and use

In line with the endorsed Glenferrie Oval, Grace Park and L.E. Bray Reserve Concept Master Plan, Council has been in discussion with a number of community groups over several years regarding opportunities to relocate to the Tuck Stand. These groups include local historical societies and community bands.

Council understands the historical societies have expressed a number of logistical, spatial and operational requirements which will need to be addressed in order for them to operate satisfactorily at the site. In addition, there is capacity for additional community use of heritage/community partnership and multi-purpose spaces.

In light of this, further work will be undertaken on the programming model for a suite of community uses within the building. An EOI process for community spaces is envisaged. This process will allow the groups above to confirm their interest (or otherwise) and formalise issues to be resolved in the next stage of the project. In addition, it may also identify other complementary uses and activities to maximise community use. Given the long-standing consultation with the four community organisations listed above, these groups will be prioritised in the EOI process should they choose to participate.

### Changes to the draft Vision and Design Brief

Based on the above, key changes to the draft Vision and Design Brief are as follows:



**Table 4. Draft Vision and Design Brief - Key changes**

<b>Title</b>	<b>Section</b>	<b>Description</b>
Table of contents		Reformatted the document and created Parts 1 and 2. Part 1 includes a description of the Vision and key uses. Part 2 includes background information which has informed the development of the Vision.
Key components of the project	4.1	Range of users and activities for the shared community spaces to align with community consultation responses.
Key project benefits	4.4	Range of users and activities for the multi-purpose space to align with community consultation responses.
Glenferrie Oval	7.2	Adjustment to the oval dimensions based off a recent ground survey in November 2023.
Demand for community sport	9.1	Current landscape and data analysis of field sports in Boroondara.
Australian Rules Football	9.2	Why Australian rules football has been recommended.
Women's Australian Rules Football	9.2	Information on the programming model and next steps. No longer being specific on the type of operational model (i.e., Women and Girls' Australian rules football hub).
Multi-purpose space (including for Community Bands)	9.5	Additional information about multi-purpose spaces.
Community consultation	10	Summary of 2023 community consultation results

**Next Steps**

Endorsement of the draft Vision and Design Brief and confirmation of the type of sport to be played at Glenferrie Oval, will enable:

- the Michael Tuck Stand and Glenferrie Oval revitalisation to progress to the design phase of the project
- officers to proceed with development of the sporting tenancy model (and associated sporting tenants), as well as confirmation of community tenants through an expression of interest process.

## Officers' recommendation

That the Services Delegated Committee resolve to:

1. Endorse the 'Michael Tuck Stand and Glenferrie Oval revitalisation - Vision and Design Brief' (**Attachment 1**).
2. Confirm Australian rules football in winter and cricket in summer to be played at Glenferrie Oval in line with the endorsed Glenferrie Oval, Grace Park and L.E. Bray Reserve Concept Master Plan (2009).
3. Note the process to determine the tenancy model for Australian rules football and cricket outlined in **Table 3** of this report.
4. Note an expression of interest process will be undertaken in 2024 to determine community tenants for the Michael Tuck Stand shared community and partnership spaces which prioritises local historical societies and community bands.
5. Receive project updates as required and summarised in **Table 7** of this report.

**Responsible director:** Kate McCaughey, Director Community Support

## 1. Purpose

This report updates Council regarding the Michael Tuck Stand and Glenferrie Oval revitalisation project and seeks Council's:

- endorsement of the draft 'Michael Tuck Stand and Glenferrie Oval revitalisation - Vision and Design Brief' (draft Vision and Design Brief) (**Attachment 1**), and
- confirmation of the type of sports to be played at Glenferrie Oval.

## 2. Policy implications and relevance to community plan and council plan

The following Boroondara plans, policies and documents were considered in scoping the Michael Tuck Stand and Glenferrie Oval revitalisation project:

### Plans and Policies

- Boroondara Community Plan 2021-2031
- Municipal Public Health and Wellbeing Plan 2021-25
- Boroondara Planning Scheme
- Boroondara Climate Action Plan 2021
- Boroondara Sport and Recreation Strategy 2016
- Boroondara Open Space Strategy 2013
- Glenferrie Oval, Grace Park & LE Bray Reserve Concept Master Plan 2009
- Development and Funding of Community Pavilions - Sport and Recreation 2019
- It's Your Place - Boroondara Placemaking Framework, 2019.

### Other documents

- Draft Glenferrie Place Vision 2020 and Plan 2023 (currently in draft form)
- Victorian Heritage Register (VHR) under the Heritage Act 1995, the Michael Tuck Stand is listed as place number HO890.
- Michael Tuck Stand Feasibility Study, (Draft), 2022, Ontoit Global Pty Ltd
- Stantec Traffic Impact Assessment (2023).

A summary of key content relating to the Michael Tuck Stand and Glenferrie Oval revitalisation in endorsed plans and commitments is described in **Table 5** below.

**Table 5: Endorsed Plans and Policies**

Plan / policy	Relevant component
Boroondara Community Plan 2021 - 2031	<p><b>Theme 1: Strategy 1.4</b></p> <p>1.4 - Facilities and sports precincts encourage equal access through social planning, delivery, asset maintenance and renewal activities.</p> <p>"...where people of all ages and backgrounds can interact, learn and be active" (Boroondara Community Plan, page 22).</p>

Plan / policy	Relevant component
Glenferrie Oval, Grace Park & LE Bray Reserve Concept Master Plan 2009	<p>The Master Plan outlined key recommendations for the use of Glenferrie Oval and the Michael Tuck Stand for beginner level sport, community, and cultural activities.</p> <p><b>Michael Tuck Stand</b></p> <ul style="list-style-type: none"> <li>• Stand to support uses proposed for Glenferrie Oval (see item 19) including change and toilet facilities.</li> <li>• Provide rehearsal space for local bands (Hawthorn Band, Boroondara Brass and possibly Hawthorn Pipe Band) or find an alternative venue for these bands in the Hawthorn area.</li> <li>• Provide storage and meeting space for community groups.</li> <li>• Stand to be tenanted by a sporting club(s) provided other community, cultural and sporting uses can be accommodated.</li> <li>• Retain some tiered seating for viewing of events and activities on the oval.</li> </ul> <p><b>Glenferrie Oval</b></p> <ul style="list-style-type: none"> <li>• Retain oval as an open space grass area.</li> <li>• Remove existing tall boundary fences, provide lower boundary fence where a fence is required and encourage access by the community.</li> <li>• Use by Aquatic and Leisure Centre for activities and classes.</li> <li>• Use for cultural and community events (e.g., festivals, concerts, outdoor cinema).</li> <li>• Develop as a home for beginner level sport (e.g., Auskick, Milo Cricket and Goal Kick).</li> <li>• Make available for casual bookings by schools without oval facilities.</li> <li>• Use as an overflow ground for amateur level Australian rules football when required.</li> <li>• Use as public open space when not in use for an organised activity.</li> <li>• Use for home ground and/or training venue for a tenant sporting club(s) provided the above community and sporting uses can be accommodated.</li> <li>• Provide historical interpretation of Hawthorn Football Club and other historical uses of the site.</li> </ul>
Boroondara Planning Scheme	<ul style="list-style-type: none"> <li>• The Tuck Stand is identified as an individually significant heritage place on the Boroondara Planning Scheme (HO83), and included in the Grace Park, Hawthorn Grove Precincts (HO152).</li> </ul>

Plan / policy	Relevant component
Municipal Public Health and Wellbeing Plan (MPHWB) 2021-25 (incorporated in Council's Community Plan)	<p>The MPHWB Plan contains a number of key priorities relating to this project including:</p> <ul style="list-style-type: none"> <li>• Improving mental wellbeing and social connection</li> <li>• Increasing active living, and</li> <li>• Tackling climate change and its impacts on health.</li> </ul>
Development and Funding of Community Pavilions – Sport and Recreation 2019.	<p>The scope of the Michael Tuck Stand has been informed by this policy.</p> <p><i>“...Optimise use by the Boroondara community of Council assets, encouraging multi-use to maximise capacity of existing facilities before constructing new facilities and considering multiuse during renewals and upgrades. (and) ... Ensure pavilions are able to be multi-functional in operation to support both sporting and non-sporting related activities” (page 4).</i></p>
It's Your Place - Boroondara Placemaking Framework, 2019	<p>The Boroondara Placemaking Framework is a guide to creating “vibrant and inclusive local places” and includes guidelines to ensure the design of places and spaces improves health and wellbeing of our community. Key ‘Placemaking Principles’ applying to the project include:</p> <ul style="list-style-type: none"> <li>• <i>Principle 1:</i> Listen to community.</li> <li>• <i>Principle 2:</i> Collaborate with the community and stakeholders.</li> <li>• <i>Principle 3:</i> Create a culture of possibilities.</li> <li>• <i>Principle 4:</i> Celebrate what makes a place unique.</li> <li>• <i>Principle 5:</i> Be future focused.</li> </ul>
Boroondara Sport and Recreation Strategy (2016)	<p><i>“...Council encourages facility sharing where possible and encourages community partnership initiatives that maximise funding contributions and multifunctional use. Infrastructure developments that support the greatest demonstrated need will be prioritised.” (Key Guiding Principle, page 34)</i></p>
Council Assets - Leasing and Licensing Policy (2017)	<p><i>“...Optimise use by the Boroondara community of Council assets, encouraging multi use to maximise capacity of existing facilities before constructing new facilities” (page 5).</i></p>

### 3. Background

#### 3.1 Research and analysis

Several planning and feasibility initiatives informed the development of the draft Vision and Design Brief. These are summarised in **Table 6** below.

**Table 6: Key planning and feasibility work to date**

<b>1992</b>	<b>Victorian Heritage Register Listing</b>
	<p>The Michael Tuck Stand is designed in an art-deco style and was built in 1937 and was listed on the Victorian Heritage Register in 1992. Implications are that demolition is not an option and that the building is protected as a significant building of the era.</p>
<b>2009</b>	<b>Glenferrie Oval, Grace Park and LE Bray Reserve Concept Master Plan (Master Plan)</b>
	<p>The proposed renewal of the Michael Tuck Stand is an action from the Glenferrie Oval, Grace Park and L.E. Bray Reserve Concept Master Plan. The Master Plan vision is to develop and maintain the precinct as a vibrant community space that promotes health and fitness, arts and culture, and sport and recreation opportunities for nearby residents and the Boroondara community.</p> <p>The Master Plan outlined key recommendations for the use of Glenferrie Oval and the Michael Tuck Stand for beginner level sport, community, and cultural activities.</p> <p>Key objectives from the plan relevant to the Michael Tuck Stand and Glenferrie Oval revitalisation include:</p> <ul style="list-style-type: none"> <li>• Michael Tuck Stand to support uses proposed for Glenferrie Oval including change and toilet facilities</li> <li>• provide rehearsal space for local bands</li> <li>• provide storage and meeting space for community groups</li> <li>• Michael Tuck Stand to be tenanted by a sporting club(s) provided other community, cultural and sporting uses can be accommodated</li> <li>• retain some tiered seating for viewing of events and activities on the oval.</li> </ul>
<b>2022</b>	<b>Feasibility research findings</b>
	<p>In January 2022, Council undertook feasibility research to test the appropriate mix of services required to meet community demand within the current building footprint of the Michael Tuck Stand and associated sportsground and to determine how the building could support these and/or other uses.</p> <p>Findings of the feasibility research undertaken were used to help inform the direction and scoping of the Glenferrie Oval Precinct Revitalisation Project. The recommendations presented in the report were as follows:</p> <ul style="list-style-type: none"> <li>• creation of a Women's Australian rules football hub</li> <li>• multipurpose space</li> <li>• relocation of bands from the Ferguson Stand</li> <li>• creation of Heritage spaces including space for community partnerships</li> <li>• installation of a synthetic cricket wicket to support match play for junior level cricket during summer</li> <li>• undertake additional maintenance and upgrade works on Glenferrie Oval to support increased programming.</li> </ul>

### 3.2 Michael Tuck Stand and Glenferrie Oval Revitalisation - Draft Vision and Design Brief

As outlined in **Table 6** above, considerable work and feasibility analysis has occurred to identify optimal uses for the Tuck Stand and Glenferrie Oval over the past few years. This work has been captured in the draft Vision and Design Brief, with the aim that this document can be endorsed by Council, and then used to:

- a) inform the design, development, and on-going programming of the spaces, and
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The draft Vision and Design Brief reflects service needs as well as both community and Council aspirations for the project as expressed in:

- adopted Glenferrie Oval, Grace Park, and L.E. Bray Reserve Concept Master Plan (Master Plan).
- multi-purpose use of community facilities "...where people of all ages and backgrounds can interact, learn and be active" (Boroondara Community Plan, page 22). Creation of multi-purpose community facilities is a Council policy as expressed in the Boroondara Sport and Recreation Strategy, Council Assets - Leasing and Licensing Policy and the Development and Funding of Community Pavilions - Sport and Recreation Policy.
- recent 2023 community consultation feedback on the project, which identified broad overall support for the draft Vision and Design Brief.
- adopted Its Your Place: Boroondara's Placemaking Framework (including 'Placemaking Principles').
- Glenferrie Oval Grandstand listing on the Victorian Heritage Database, and
- draft Glenferrie Place Plan.

#### Draft Vision and Design Brief - Guiding role of the Master Plan

This program of work has been developed to deliver on Council's adopted Glenferrie Oval, Grace Park, and L.E. Bray Reserve Concept Master Plan implementation, as well as the realisation of significant place-making and community development opportunities as described in Boroondara's Placemaking Framework and draft Glenferrie Place Plan.

Guided Using the endorsed Master Plan as a key guiding document, considerable work, feasibility analysis and community engagement has occurred to identify optimal uses for the Tuck Stand and Glenferrie Oval over the past few years. This work has been captured in the draft Vision and Design Brief, with the aim that this document can be endorsed by Council, and then:

- provide Council with a long-term flexible use framework to guide decision making as community needs change and evolve over time
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- **Boroondara Sport and Recreation Strategy** (2016): “...Council encourages facility sharing where possible and encourages community partnership initiatives that maximise funding contributions and multifunctional use. Infrastructure developments that support the greatest demonstrated need will be prioritised.” (Key Guiding Principle page 34).
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*Draft Vision and Design Brief - Community consultation*

A community consultation process ran from 14 August to 11 September 2023 to invite feedback on the draft Vision and Design Brief to refurbish the Tuck Stand and Glenferrie Oval.

A total of 475 people provided their feedback via the consultation survey. The majority of survey participants (60%) supported Council’s draft Vision for the Michael Tuck Stand and Glenferrie Oval, while 27% did not support and 12% were unsure (Note: percentages add to 99% due to rounding). In addition, 13 emails and letters were also received from sports organisations, community organisations, businesses, schools, and a small number of individuals.

In summary there was broad overall support for the draft Vision and Design Brief, with most concerns raised in relation to the specific sport to be supported, or the model for use of the ground. A detailed breakdown of the community consultation results is presented in the Michael Tuck Stand and Glenferrie Oval revitalisation - Engagement Summary Report (**Attachment 2**).



### 3.5 State Sporting Associations (submissions)

As part of the consultation process for the Tuck Stand and Glenferrie Oval revitalisation, submissions from the following State Sporting Associations were received:

- joint submission from AFL and AFL Victoria - were supportive of the draft Vision and Design Brief
- Football Victoria - were not supportive of the draft Vision and Design Brief
- Cricket Victoria - were supportive of the draft Vision and Design Brief.

A summary of each of the submissions is presented in the Michael Tuck Stand and Glenferrie Oval revitalisation - State Sporting Association submissions (**Attachment 4**).

#### School use

School use has not specifically been referenced in the draft Vision and Design Brief although it is proposed that some would be able to be accommodated. This would need to be at times when the ground is not required for community sport, and it would also be pending there being enough carrying capacity. School use and access is currently being developed through the draft Organised Sport Seasonal Allocation Policy.

## 4. **Outline of key issues/options**

### 4.1 Community Sport

Community consultation outcomes found there was broad overall support for the draft Vision and Design Brief, with the majority of survey participants (60%) supporting Council's draft Vision for the Michael Tuck Stand and Glenferrie Oval. Of those respondents who were unsure or not in support of the draft Vision and Design Brief, many wanted to see soccer facilities being a part of the dedicated mix provided on site.

Several planning and feasibility initiatives informed the development of the draft Vision and Design Brief. However, given the feedback for soccer facilities from a portion of the community, officers worked with State Sporting Associations (AFL Victoria, Cricket Victoria and Football Victoria), to review proposals from each code alongside participation data, key trends and ground allocations for the three most popular field sports in Boroondara - Australian rules football, Cricket and Soccer.

All participation data included in the analysis was provided by State Sporting Associations - AFL Victoria, Cricket Victoria, and Football Victoria. This only includes player data for teams/leagues that are registered with the allocated State Sporting Association. Participation data for 2023 was provided by AFL Victoria and Football Victoria, however, 2023 data is not yet available from Cricket Victoria given the season has only just commenced.

To ensure a consistent comparison of numbers and trends, analysis and commentary has been considered for the years 2017-2022 only. Officers have made note of 2023 participation numbers where relevant to provide transparency of the full data set provided by State Sporting Associations.

It's worth noting that there is still some volatility in participation across all sporting codes since Covid-19 and it will take some time to stabilise. There will still be the ability to adapt to other sports in the future if trends do change.

A detailed breakdown of the participation data for Australian rules football, cricket and soccer is presented in **Attachment 3**.

The key findings based on demand analysis are as follows:

- in the City of Boroondara, Australian rules football is the most popular ground sport with 6072 participants at a 3.61% participation rate, followed by cricket with 5594 participants at a 3.33% participation rate, and soccer with 2468 participants at a 1.47% participation rate
- in 2023, cricket had the most ground allocations with 56. Australian rules football had 24 ground allocations and Soccer had 28. Australian rules football has an average of 253 participants per ground in comparison to cricket with 100, and soccer with 88 (noting that Australian Rules football can cater for approximately double the number of soccer and cricket players per ground)
- from seasons 2017 to 2022, female participation increased by 218% in Cricket, 105% in Australian rules football, whilst soccer experienced a -12% decrease
- from seasons 2017 to 2022, overall participation (male and female) increased by 23% in Australian rules football, with declines in both Cricket (-3%) and Soccer (-9%)

The above key findings relate to trends in growth across the three key sports being considered as part of this project. It is also important to consider unmet demand within the City of Boroondara.

Based on participation trends and population growth, match day occupancy across grounds currently used for senior Australian rules football (Saturdays) and juniors (Sundays) will be at near full occupancy in the coming years. There is somewhat more capacity to accommodate additional soccer teams, but with several grounds at or above 75% match day occupancy, there is still limited ability to support future growth in the medium-long term. Soccer clubs are also now requesting year-round access, which is a challenge to provide given nearly all of Council's sports grounds are utilised for cricket in summer and the grounds need restoration time between seasons.

Further detail is provided below.

### **Australian rules football**

- several Boroondara clubs experiencing an increase in participation have been required to fixture home games away from their traditional home ground, as well as outside of Boroondara to cope with demand. In 2019, the Yarra Junior Football League (YJFL) programmed 49 Boroondara home matches outside of Boroondara due to a shortage of ground availability
- in addition to fixturing problems, the increase in player numbers combined with shortage of available space has caused 2 Boroondara clubs (Ashburton United Junior Football Club and Camberwell Sharks Junior Football Club) to stop accepting new participants in 2020. (Source: YJFL)

- many other games during the season were also moved off Boroondara grounds (Canterbury Sportsground, Stradbroke Park South, Victoria Park, and St James Park). Moving ground locations was due to poor ground conditions because of increased participation and poor weather conditions. This is a challenge being experienced by municipalities across metropolitan Melbourne.

### **Cricket**

- due to Friday nights being at capacity for Junior cricket match play, fixtures have been forced to incorporate Saturday mornings for match play, and in some instances Sunday morning when Saturdays are also at capacity. The Inner East Girls Cricket competition plays their games on a Wednesday night given Friday nights and weekends are at capacity for match play.

### **Soccer**

- in 2023, many games during the season were moved off Boroondara grounds (Dorothy Laver Reserve West, Hays Paddock South and Willsmere Park), resulting in playing these games away from their home ground. Moving ground locations was due to poor ground conditions because of increased senior participation and poor weather conditions
- several soccer clubs in the municipality are having to hire grounds from outside of Boroondara to host National Premier League (NPL) fixtures. This is due to a number of compulsory requirements imposed by Football Victoria, primarily the requirement for ovals not to have a cricket wicket in the middle of the ground.

Forecast population growth anticipates there will be pressure on access to grounds for all sports will increase over the coming years, and strategies will need to be implemented to meet this demand. This is currently being actioned via initiatives such as:

- increased number of ground renewals and maintenance to increase the carrying capacity of current grounds
- installation of lighting on additional grounds that have spare carrying capacity
- identifying opportunities to allocate additional grounds, including developing partnerships with schools and projects such the Glenferrie Oval Revitalisation
- working with clubs and relevant leagues and associations to ensure grounds are used as efficiently and effectively as possible
- masterplans and site planning to consider increasing capacity of underutilised facilities.

## **4.2 Recommended Use of Glenferrie Oval**

This report considers two options for the use of Glenferrie Oval. While acknowledging there is pressure for access to grounds from a number of sports, the report identifies Glenferrie Oval is best suited to Australian rules football and cricket for a number of reasons, as outlined below and included in the draft Vision and Design Brief.

- there is a greater demand for Australian rules football in Boroondara, particularly in terms of female participation

- there is strong growth in female cricket and growth generally prior to the COVID-19 pandemic
- there are current tenants who use Glenferrie Oval, including Hawthorn Auskick (winter), Hawthorn Citizens Junior Football Club (winter), Social Sport (summer) and Hawthorn Citizens Junior Football Club (winter - January to March only). The allocation model for a Women's Australian rules football hub during winter, and junior cricket during summer would not have an impact on these existing tenants. While there is some use currently on Glenferrie Oval, portable toilets are installed and removed at the beginning/end of the winter season to cater to sporting clubs as a workaround for the unusable pavilion. There are currently no change rooms for participants, and clubs store their equipment in portable containers located on site
- most of the demand for soccer is for all year-round access to grounds and NPL compliant facilities, this would exclude cricket being played at the location, and requires additional components above and beyond what Council would generally provide as part of the Development and Funding of Community Pavilions - Sport and Recreation policy (2019)
- there is a long-standing history of Australian rules football at the ground, and this is referenced both in the Glenferrie Oval, Grace Park & LE Bray Reserve Concept Master Plan and listing of the Glenferrie Oval Grandstand on the Victorian Heritage Database
- continuing to increase the number of cricket grounds able to be allocated across Boroondara may ultimately lead to Council being able to consider another year-round soccer facility at a more suitable location. It would be a less optimal outcome to utilise a ground capable of hosting Australian rules football and cricket for soccer, rather than one of the grounds in Boroondara which is too small for Australian rules football.

Given Australian rules football is a winter sport while cricket is a summer sport, there is potential to attract clubs to play cricket on summer weekends. However, there is currently no cricket pitch to support cricket match play.

The draft Vision and Design Brief therefore confirms the adopted Glenferrie Oval, Grace Park, and L.E. Bray Reserve Concept Master Plan's shared utilisation model, combining cricket in summer and Australian rules football in winter.

#### 4.3 Alternative Use of Glenferrie Oval

Another option which Councillors could consider is an all-year round soccer facility focusing on female participation. As per Football Victoria's proposal, the facility would be NPL compliant for players, spectators and officials whilst providing 12-month access to local community clubs.

Given the size constraints of the ground, it is only possible to fit one full sized (minimum standard) pitch on the ground. An NPL facility would bring a higher level of sport to the precinct whilst showcasing female soccer in Boroondara and could alleviate pressures associated with programming fixtures for several NPL clubs.

As noted above there are a number of benefits to facilitating NPL soccer at Glenferrie Oval. There are also implications associated with this option, including:

- cricket would not be able to be played at the ground (as NPL standards dictate no cricket wicket can be on the field of play)
- additional budget would be required to fund NPL requirements, should football Victoria enforce all requirements of its NPL standards, as specified earlier in this report
- additional spectators, which higher level sport is likely to attract, will impact on traffic and parking and increase impacts on resident amenity.

Providing an all-year round soccer facility at Glenferrie Oval would likely impact the following current and historical users of the site:

- Hawthorn Auskick (Winter - Saturday morning booking since 2008)
- Hawthorn Citizens JFC (Winter - Friday evenings and Sunday morning bookings since 2013)
- Social Sport (Summer - Monday and Wednesday evenings)
- Hawthorn Citizens JFC (Summer - Tuesday and Thursday evenings).  
Noting this booking is January through to March only.

#### 4.4 Women's Australian Rules Football Hub Model vs Tenant Model

There has been an exponential growth in demand for Women's Australian rules football, which is being limited by the lack of available grounds. Given the suitability of the Tuck Stand and Glenferrie Oval for Australian rules football, there is potential for a Women's Australian Rules Football Hub at Glenferrie Oval.

A Women's Hub would be a move away from the traditional home and away model currently used for fixturing matches in Australian Rules, towards a stadium model, similar to high ball sports, where one venue accommodates a broader fixture of games.

The benefits of this model include:

- ability to fixture 3 women's games each Saturday, providing an opportunity for 3 to 6 Boroondara women's teams per week
- an opportunity from both a participant and community perspective, to showcase and provide exposure and accessibility to Women's Australian rules football
- an opportunity for females to be active members of their clubs through weekly training and some home games, whilst also interacting with and supporting each other through involvement in a Women's Hub model. This would lead to good exposure given back-to-back women's games through the afternoon
- alignment with the Glenferrie Oval, Grace Park & LE Bray Reserve CMP
- assists local female teams in need of training/playing facilities
- provides an opportunity for both junior and senior use
- does not impact existing AusKick use or Hawthorn Citizens bookings
- further activates Glenferrie Oval and brings new users into the precinct
- high level of alignment with gender equality legislative and policy frameworks at a state and national level.

A Women's Australian rules football hub at the Tuck Stand and Glenferrie Oval during the winter would provide maximum benefit for female participants. However, through community consultation, responses provided by a small number of local sporting clubs suggested a tenant model would be a preferred option from their perspective.

Once Council has adopted a Vision and Design Brief and confirmed the type of sports to be played at Glenferrie Oval; it is proposed officers undertake a number of steps to determine the most suitable operating model for the Tuck Stand's sports pavilion spaces and Glenferrie Oval. This process is outlined in **Table 3** above. It is anticipated that steps 2 to 4 will be undertaken in the first half of 2024.

#### 4.5 Community Groups and use

In line with the endorsed Glenferrie Oval, Grace Park and L.E. Bray Reserve Concept Master Plan, Council has been in discussion with a number of community groups over several years regarding opportunities to relocate to the Tuck Stand. These groups include local historical societies and community bands.

The following community organisations have confirmed their interest in relocating to the Tuck Stand:

- Kew Historical Society
- Hawthorn Historical Society
- Glenferrie Brass band (Hawthorn and Kew Bands Incorporated)
- Boroondara Brass band.

Council understands the historical societies have expressed a number of logistical, spatial and operational requirements which will need to be addressed in order for them to operate satisfactorily at the site. In addition, there is capacity for additional community use of heritage/ community partnership and multi-purpose spaces.

In light of this, further work will be undertaken on the programming model for a suite of community uses within the building. An EOI process for community spaces is envisaged. This process will allow the groups above to confirm their interest (or otherwise) and formalise issues to be resolved in the next stage of the project. In addition, it may also identify other complementary uses and activities to maximise community use. Given the long-standing consultation with the four community organisations listed above, these groups will be prioritised in the EOI process should they chose to participate.

### **5. Consultation/communication**

#### Broader Glenferrie Oval Precinct Revitalisation Project

There are several community engagement and information phases associated with the Glenferrie Oval precinct including:

- demolition of the Ferguson Stand (engagement completed)
- planning for new public open space next to Glenferrie Oval replacing the Ferguson Stand (engagement completed), and

- Michael Tuck Stand and Glenferrie Oval revitalisation (ongoing).

### Michael Tuck Stand and Glenferrie Oval revitalisation

A detailed breakdown of the community consultation results is presented in the Tuck Stand and Glenferrie Oval Engagement Summary Report (**Attachment 2**).

A description of key dates and associated engagement and inform timelines is outlined in **Table 7** below.

**Table 7: Key dates and associated community engagement timelines**

Time frame	Description	Focus
Early March 2023  <b>COMPLETE</b>	Correspondence to local community (inform)	Notifying community of: <ul style="list-style-type: none"> <li>• demolition of the Ferguson Stand</li> <li>• planning for new public open space next to Glenferrie Oval (replacing the Ferguson Stand), and</li> <li>• upcoming Michael Tuck Stand and Glenferrie Oval Revitalisation.</li> </ul>
July 2023  <b>COMPLETE</b>	Glenferrie Precinct Development Plan Advisory Committee (GPDPAC) meeting	Project update on the: <ul style="list-style-type: none"> <li>• Michael Tuck Stand and Glenferrie Oval refurbishment - Draft Vision and Design Brief</li> <li>• proposed community engagement approach.</li> </ul>
August - September 2023  <b>COMPLETE</b>	<b>Engage Part 1:</b> Consultation  Community engagement on the draft Michael Tuck Stand and Glenferrie Oval revitalisation - Draft Vision and Design Brief.	Consultation process seeking feedback on the draft Vision and Design Brief with key information including: <ul style="list-style-type: none"> <li>• the draft Vision and Design Brief (with revitalisation scope of works for the Michael Tuck Stand and Glenferrie Oval)</li> <li>• types of key user groups for the Michael Tuck Stand and planned activation of Glenferrie Oval through a Women's Australian Rules Football Hub (winter), and Junior Cricket (summer)</li> <li>• project budget plus staging of construction works.</li> </ul> <p>Post the consultation period, an updated draft Vision &amp; Design Brief incorporated community feedback as required.</p>

Time frame	Description	Focus
Late 2023	Glenferrie Precinct Development Plan Advisory Committee (GPDPAC) meeting + Council meeting	Present an updated version of the Vision & Design Brief incorporating community feedback to the Advisory Committee and Council for endorsement. The Council report will also seek confirmation of the sporting uses for the Glenferrie Oval.
	Tuck Stand early works and structural works	Internal works
2024	Tuck Stand early works and structural works	Internal works
	Council meeting	Tender report and contract award recommendation for a design consultant.
	GPDPAC meetings	Regular meetings to ensure advisory committee informed and provide project input.
	Confirm Tuck Stand tenancy models (sporting and community tenants)	Officers proceed with development of the sporting tenancy model (and associated sporting tenants), as well as confirmation of community tenants through expression of interest processes.
	Commence concept design stage	Commence concept design using Vision and Design Brief.
	Project Update	Update Councillors and the community on key project progress.
2025	Detailed design stages	Commence detailed design.
	Project Update	Update Councillors and the community on key project progress.
	Construction tender	Construction tender process commences
	Council meeting	Award construction contract
	GPDPAC meetings	Regular meetings to ensure advisory committee informed and provide project input.

## 6. Financial and resource implications

### 6.1 A Staged Approach

The project is proposed to be broken down into the following stages:

- Stage 1 - Early works and structural rectification
- Stage 2 - Ground level works for community sport
- Stage 3 - Community shared space (including bands on ground level) and Level 1 Works: Community Partnership Spaces

Given community level sport will play a major function within the Glenferrie Oval Precinct and is the asset's primary use, it is proposed to complete Stages 1 and 2 as a priority and Stage 3 - Community Shared Space (including bands) followed by level 1 Community Partnerships Space.



## 6.2 Long-Term Financial Strategy

Council has allocated \$27,780 million in its Long-Term Financial Strategy (LTFS) towards the revitalisation of the Michael Tuck Stand and Glenferrie Oval. Costs will be staged across multiple financial years as outlined in **Table 8** below.

As this project is only at the pre-design phase, the total project cost is an estimate based on the best available information and undertaken by a quantity surveyor. Officers are cognisant of the budget allocation and the need to align the project scope with this allocation. As the design becomes more refined, the quantity surveyor will be better able to prepare more accurate cost assessments. If moving forward there is misalignment between the allocated budget and cost estimate, a further report will be submitted to Council for consideration.

**Table 8: Estimated staged project costs (escalated figures)**

Stage	Description	23-24	24-25	25-26	26-27	27-28
<b>Stage 1</b>	General – early works and structural works	\$1,225M				
<b>Stage 2</b>	Ground level works – community sporting spaces		\$1,750 M	\$10,160 M		
<b>Stage 3</b>	Ground level community shared space (inc. bands etc) and level 1 works: heritage and community partnership spaces (historical societies etc)				\$10,710 M	\$3,935M
<b>Total</b>						<b>\$27,780M</b>

In addition, officers will continue to explore additional funding sources to support the current scope. External funding opportunities are summarised in **Table 9**.

**Table 9: External funding opportunities**

Organisation	Fund	Amount
Sport & Recreation Victoria	Local Sport Infrastructure Fund	\$300k
AFL Victoria	Australian Football Facilities	\$500k - \$1M*
Inner East Community Finance Limited	Sports clubs can apply for grants	\$500k
Cricket Victoria	Australian Cricket Infrastructure Fund	\$30k - \$90k
Heritage Victoria	Living Heritage Grants Program	\$20k - \$200k

\* The AFL has indicated this funding may be conditional.

Of these opportunities, there are several grants concentrating on increasing female participation and developing female friendly facilities. Given the opportunities for Glenferrie Oval during the winter months for a women's community level Australian Rules Football Hub, Council's application would likely meet key criteria and have a strong chance of receiving funds to support the project. If Council was to be successful in their application, the funds would likely go towards Glenferrie Oval's reconstruction works to ensure the ground is brought up to the highest standard required for community level sport and to facilitate the proposed hours of use.

Council received potential offers of funding for AFL (\$500k - \$1M) during the consultation process (outlined in sections 3.4.1 above). Ongoing discussions with AFL Victoria will take place to understand the conditions attached to the potential funding offer.

## **7. Governance issues**

No officers involved in the preparation of this report have a general or material conflict of interest requiring disclosure under chapter 5 of the Governance Rules of Boroondara City Council.

The recommendation contained in this report is compatible with the Charter of Human Rights and Responsibilities 2006 as it does not raise any human rights issues.

## **8. Social and environmental issues**

### Local context

The opportunities in this report provide a way forward for Council to assist in meeting the current and future (short to medium term) demand for sports grounds and community use. Having access to and participation in sport and recreation activities provide many physical, mental, and social benefits for the community. The suggested community facility and sports ground improvements outlined in this report will provide benefits for sporting clubs and other community users as well as casual and passive users of sports grounds and community facilities.

The proposal outlined in this report delivers on a key local Master Plan and is a major strategy within Council's Community Plan (incorporating the Municipal Public Health and Wellbeing Plan). Opportunities identified in the draft Vision and Design Brief have been developed to deliver on several key priorities within the Municipal Public Health and Wellbeing Plan including:

- Improving mental wellbeing and social connection
- Increasing active living, and
- Tackling climate change and its impacts on health.

Broader context

World Health Organisation's (WHO) *Global Action Plan on Physical Activity 2018-2030: more active people for a healthier world* identifies the importance of regular physical activity in promoting both mental and physical health in people of all ages. The scale of this problem is global and the WHO estimates more than 80 percent of adolescents and 27 percent of adults are not meeting their recommended levels of physical activity. This affects not only individuals over their life course, but also places a financial burden on health services and society more generally. In addition to the multiple health benefits of physical activity, this WHO report also identifies that when societies are more active, they can generate additional returns on investment including '...a reduced use of fossil fuels, cleaner air and less congested, safer roads' (page 6).

Nearly one in three (30%) of Australians are insufficiently active and 15% are inactive. In addition, Australian adults' physical activity levels typically decline with age, with only 30 percent of males and 20 percent of females aged 75 plus taking part in enough physical activity to benefit their health<sup>1</sup>.

**Manager:** Andrew McHugh, Manager Health and Wellbeing Services

**Report officer:** Michael Williams, Community Support Projects Officer

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<sup>1</sup> VicHealth, (2016). *Physical activity and sedentary behaviour: Evidence summary* (pg. 3). Retrieved from: <https://www.vichealth.vic.gov.au/sites/default/files/2016-Physical-Activity-and-Sedentary-Behaviour.pdf>

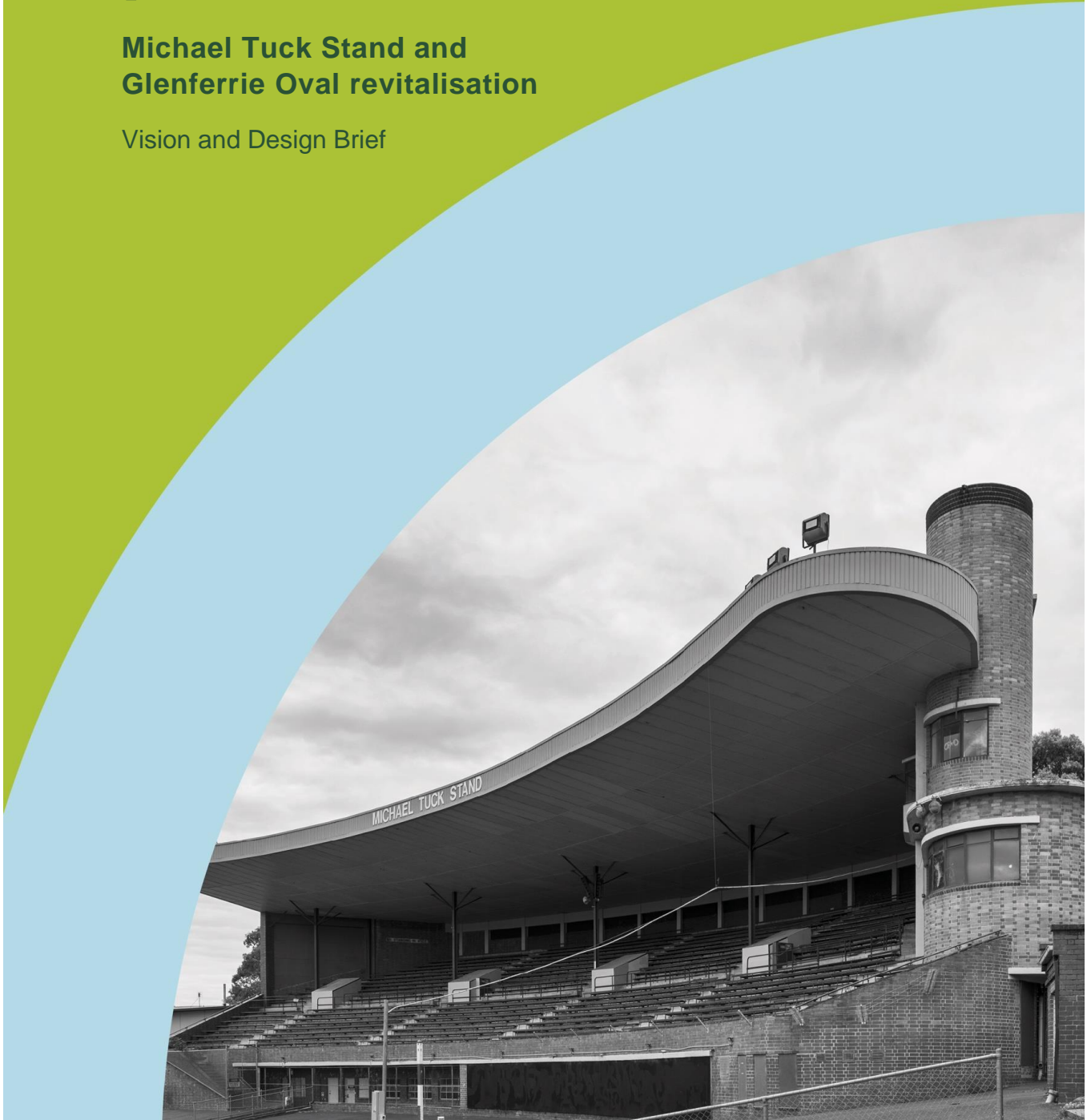


December 2023

# Glenferrie Oval precinct revitalisation

**Michael Tuck Stand and  
Glenferrie Oval revitalisation**

Vision and Design Brief





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## 1. Executive summary

The revitalisation of the Michael Tuck Stand and Glenferrie Oval provides a way forward for Council to unlock the potential and bring new life to these unique heritage assets and precinct. The Vision and Design Brief outlined in this document aims to deliver on Council's adopted Glenferrie Oval, Grace Park and LE Bray Reserve Concept Master Plan and create a new chapter for the facility as an engaging community hub.

This will be achieved through provision of co-located community, heritage, partnership, and sporting spaces which offer participation opportunities for wide, cross generational sections of Boroondara's community. To this end the Vision has been developed to foster good physical, mental and social wellbeing and assist Council to deliver on its health priorities as outlined in the Boroondara Community Plan.

More specifically, the revitalisation will assist in meeting the current and future (short to medium term) demand for sports grounds and facilities. Having access to and participation in sport and recreation activities provides many physical, mental, and social benefits for the community. The sports ground improvements will provide benefits for sporting clubs and other users but also casual and passive users of sports grounds.

The Vision also proposes community partnership and multi-purpose spaces (for example by historical societies, band rehearsal as well as other community uses). This offers an opportunity to support cultural and arts type activities which are also crucial for good mental and social wellbeing and the cross generational use of the building will have added benefits (including greater safety through increased use and activation).

The provision of Australian Rules Football and cricket will have significant social benefit. In particular, there is considerable opportunity to improve access for women and girls to participate in active sport. Participation in sport and recreation provides many physical and mental benefits as well as offering an avenue for social inclusion.

Council will continue to work with community and partners in the development, delivery and operations of a refurbished Michael Tuck Stand and Glenferrie Oval - including opportunities for ongoing continuous improvement.

This document has two parts. Part 1 outlines Council's Vision for the building and oval and the key uses and activities which will help us achieve this over time. It also includes other project information such as timing, cost, and recent community feedback. Part 2 includes background information which has informed the development of the Vision.

**Figure 1** below provides a summary of the Vision.



**Figure 1: Vision summary**





# **Part 1: Vision and Design Brief - key elements**



## 2. Introduction

The revitalisation of the Michael Tuck Stand and Glenferrie Oval is a key part of the City of Boroondara's broader Glenferrie Oval Precinct Revitalisation initiative, which includes the following key elements:

- Demolition of the Ferguson Stand
- Creating new public open space at the site of the Ferguson Stand, next to Glenferrie Oval and,
- Michael Tuck Stand and Glenferrie Oval Revitalisation.

### 2.1. Developing a Vision and Design Brief

The draft Vision and Design Brief reflects service needs as well as both community and Council aspirations for the project notably in the:

- the adopted Glenferrie Oval, Grace Park, and L.E. Bray Reserve Concept Master Plan 2009 (Master Plan)
- various council policies and documents supporting multi-purpose use of Council facilities, and
- 2023 community consultation feedback.

Using the endorsed Master Plan as a starting point, considerable work, feasibility analysis and community engagement has occurred to identify optimal uses for the Tuck Stand and Glenferrie Oval over the past few years. This work has been captured in the draft Vision and Design Brief and is summarised in **Part 2** of this document. Once endorsed, the Vision and Design Brief will be used to:

- inform the design, development, and on-going programming of the spaces
- assess and value manage project scope in relation to both project cost and Council's financial capacity.

Moving forward, key decisions which require a resolution from Council will be presented at main project stages. On a more regular basis, officers will take project guidance from the Glenferrie Precinct Development Plan Advisory Committee or equivalent Council governance structure.

### 2.2. Summary of community consultation and feedback on the Vision and Design Brief

A community consultation process ran from 14 August to 11 September 2023 to invite feedback on the draft Vision and Design Brief (an earlier version of this document) to refurbish the Tuck Stand and Glenferrie Oval.

A total of 475 people provided their feedback via the consultation survey. The majority of survey participants (60%) supported Council's draft Vision for the Michael Tuck



Stand and Glenferrie Oval, while 27% did not support and 12% were unsure (Note: percentages add to 99% due to rounding).

This Vision and Design Brief document has been updated following community feedback. A further description of the community consultation process is outlined in section 10 of this document.



## 3. The Vision

### 3.1. Vision summary

**“... a vibrant community space that promotes health and fitness, arts and culture, and sport and recreation opportunities for the whole community.”**

*Glenferrie Oval, Grace Park, and LE Bray Reserve Concept Master Plan*

The revitalisation of the Michael Tuck Stand and Glenferrie Oval is an opportunity for Council to:

- celebrate the historical significance of the Michael Tuck Stand and its unique connection to Hawthorn's history and culture
- improve the quality, safety and functionality of the Michael Tuck Stand and Glenferrie Oval
- maximise community use through access to health and fitness, arts and culture, and sport and recreation activities
- create opportunities for community connection across all ages and abilities
- connect with the new open space to be created where the demolished Ferguson Stand stood.



## 4. Design Brief - key elements

### 4.1. Key components of the project

It will be important to ensure that the development and on-going operations of the Tuck Stand and Glenferrie Oval ensure that these spaces are welcoming to all, facilitates usage by a broad cross-section of the community, and are not seen to be 'owned' by any user group.

The new facility will provide the following identified community needs:

- A **sports pavilion** (ground floor) enabling full functionality of the facility to support community sporting use of Glenferrie Oval, as well as increase its utility as a multi-purpose space for the wider community. Having access to and participating in sport and recreation activities provides many physical, mental, and social benefits for the community. The spaces will provide opportunities for the community to participate in and enjoy the benefits of sport and recreation across diverse ages, backgrounds, and abilities - including improving opportunities for women and girls to participate in active sport.
- **Shared community and partnership, spaces** providing opportunities to support community connection, heritage, cultural and arts activities, which are crucial for good mental and social wellbeing. The suite of activities will aim to cater for multi-generational use of the building and appeal to a diverse range of groups and people using the building. These spaces will host a diverse range of activities and create opportunities for programs such as leisure and fitness activities, children's and seniors' activities, exhibitions, community meetings, educational seminars and creative arts.

The community spaces will host a diverse range of users, activities, and programs such as but not limited to:

- Heritage and partnership spaces - to display, share and celebrate local histories and stories of the city. Including possible use by local historical societies, community groups and individuals; with space for exhibitions and community programs as well as functional areas to store and display digital and physical collections (and allow the public to access these histories, stories and collections)
- Multi-purpose spaces offering opportunities to support cultural, arts and social connection activities. Uses such as community band rehearsal and competition preparation will allow community bands to provide services for the benefit of their members and the wider community.
- **Retention of the grandstand** will enhance the building's heritage significance and allow for activation of the seating area for community use.
- An **improved playing surface** will allow for increased community use of the oval for both formal recreation and informal leisure opportunities.



- **Refreshing the public realm** in front of the Tuck Stand and weightlifting building to link with the newly created open space to promote community use, safety, and activation.

Co-locating several community programs onto the one site has benefits in terms of sharing and efficiency of resources, economies of scale and more coordinated service delivery. In addition, the suite of uses aims to increase the overall sense of safety within the precinct through increased use and activation.

## 4.2. How we'll achieve the Vision

Vision	Inspires a building and oval that...
<b>Community focused</b>	<ul style="list-style-type: none"> <li>• caters for residents and visitors, both young and old alike</li> <li>• creates a community hub - "a place for the community"</li> <li>• creates belonging and ownership for the community</li> <li>• actively contributes to the amenity and vitality of the precinct in which they are located, acting as a destination, a generator of activity and a focus for the community</li> <li>• enables collaboration and is designed to be flexible and adaptable in everyday use and over time to meet the changes and growing needs of Boroondara</li> <li>• offers improved customer experience</li> <li>• reflects its unique connection to the history and culture of Hawthorn</li> <li>• supports the use of Glenferrie oval by community focused sporting groups and passive recreational users</li> </ul>
<b>Welcoming, open, and inclusive</b>	<ul style="list-style-type: none"> <li>• is safe for visitors, staff, and users (including meeting child safe standards)</li> <li>• is accessible for the whole community</li> <li>• is inviting both internally and externally</li> </ul>



Vision	Inspires a building and oval that...
<b>Well-designed and integrated with the surrounding precinct</b>	<ul style="list-style-type: none"> <li>• has a strong connection to the existing outdoor spaces and clear wayfinding</li> <li>• is a place that inspires creativity and is technology enabled</li> <li>• is visually connected with and open to the surrounding town context</li> <li>• demonstrates innovation and sustainability (including application of environmentally sustainable design principles in building design and operation)</li> <li>• includes adequate storage to support use by a variety of groups</li> <li>• demonstrates excellence in design and construction</li> <li>• fulfills Council's municipal public health and wellbeing role, and its responsibility as custodian of a unique heritage building</li> </ul>

### 4.3. Design principles

The design principles developed for the Michael Tuck Stand and Glenferrie Oval revitalisation are:

- **Community aspirations** - design responses reflect community aspirations, respect relationships between the building, its surrounding Precinct, and neighbouring uses, and may also create new ones<sup>1</sup>. The Tuck Stand and Glenferrie Oval spaces are welcoming to all and facilitates usage by a broad cross-section of the community.
- **Safety** - design responses apply CPTED principles (Crime Prevention Through Environmental Design), to maximise a sense of safety.
- **Design excellence** - the internal design of the new facility encourages an innovative, creative, and sensitive design approach.
- **Flexibility** - design responses maximise the facility's ability to be flexible, adaptable, multi-purpose, functional and able to change.
- **Sustainability** - design responses reflect Council's sustainability commitments and minimise the building's carbon footprint throughout its life cycle.
- **Heritage** - additional care will be taken to celebrate understanding of the Tuck Stand's heritage significance and its' Moderne style design of the existing façade (which is heritage listed and of State significance).
- **Cost** - can be delivered within Council's available long term financial plan and considers both design/ construction as well as life-cycle costs.

<sup>1</sup> Inspired by [Good Design + Heritage | Office of the Victorian Government Architect \(ovga.vic.gov.au\)](https://ovga.vic.gov.au)



#### 4.4. Key project benefits

A summary of some of the project's key benefits are listed below:

- Activating the heritage-listed site for community use will provide a home to community organisations that will each make a unique contribution to the revitalisation of the Glenferrie Precinct. The spaces will be 'multi-purpose' and available for community groups when not used by tenants.
- Upgrading the Tuck Stand and providing new sporting facilities will ensure maximum community use of Glenferrie Oval. The new upgraded changing rooms and amenities are also likely to draw more interest from community groups. These improvements provide immediate benefits to users and create a more enjoyable and functional space.
- Supports the exponential growth in female participation in Australian Rules Football which is being limited by the lack of female friendly amenities and changing rooms. By providing these facilities at the Tuck Stand, this not only supports the growth but facilitates the development of women's Australian Rules Football.
- A refurbished venue that focuses on female participation in community level sport. Women and girls are likely to benefit from being active members of their clubs through weekly training and some home games, while also interacting with and supporting other women and girls through competition with other clubs.
- The development of shared community and partnerships spaces will provide a secure location to collect, promote and make more accessible to the community stories and histories of interest to the local community.
- The multi-purpose space will be made available for various community activities and programs such as social spaces for youth groups and teenagers, leisure and fitness activities, children's and seniors' activities, heritage exhibitions, community meetings, educational seminars, and creative arts. This space provides an immediate venue for community members to come together and engage in diverse activities.
- In addition, the multi-purpose space will have the capacity to host community bands for rehearsals and practice to enhance their skills and grow participation.

The Vision and Design Brief is designed to create opportunities for active participation in sport and recreation and to foster community connection through heritage, cultural and arts activities - all of which are crucial for good mental and social wellbeing.

These outcomes contribute to the overall success of the revitalisation project by improving the quality, safety, and functionality of the Tuck Stand. They provide the foundation for the long-term outcomes and positive impacts on community engagement, cultural preservation, social connection, active participation, and improved sporting experiences.





#### **4.5. A staged approach**

The project is proposed to be broken down into the following stages:

- Stage 1 - Early works and structural rectification
- Stage 2 - Ground level works for community sport
- Stage 3 - Community shared space (including bands) and Level 1 Works: Shared Community and Partnership Spaces (such as historical societies)

Given community level sport will play a major function within the Glenferrie Oval Precinct and is the asset's primary use, officers are proposing to complete Stages 1 and 2 as a priority and Stage 3 - Community Shared Space (such as for community bands and other community programs and casual community hire); followed by level 1 Shared Community and Partnerships Space.

#### **4.6. Financial implications**

Council has allocated \$27,631 million in its Long-Term Financial Strategy (LTFS) towards the revitalisation of the Michael Tuck Stand and Glenferrie Oval. Costs will be staged across multiple financial years.

As this project is only at the pre-design phase, the total project cost is an estimate based on the best available information known at this time and undertaken by a quantity surveyor. As the project design progresses and the early works reveal the true state of the building structure, more certainty will be known, and more confidence can be had in the project cost estimate. It is anticipated that Stage 1 early works are likely to identify possible unknown latent conditions.

#### **4.7. Space requirements**

This section provides the space requirements for the Tuck Stand.

#### **4.8. Michael Tuck Stand area requirements**

The renewed facility will include sporting facilities (change rooms, amenities, umpire rooms etc.) as per the minimum community sporting requirements, heritage spaces and a shared community multi-purpose area (including band rehearsal).



Spaces	Requirements	Comments
Community sport	439 m <sup>2</sup>	Space provided for: <ul style="list-style-type: none"> <li>• Player amenities (x4) and change rooms (x4)</li> <li>• Kitchen</li> <li>• Multipurpose social space</li> <li>• Storerooms</li> <li>• Umpire room</li> <li>• First aid room</li> <li>• Public toilet</li> </ul>
Multi-purpose community spaces (including community bands)	286 m <sup>2</sup>	Space provided for: <ul style="list-style-type: none"> <li>• Multipurpose space (including for rehearsals)</li> <li>• Music library and instrument storage space x 2</li> <li>• Kitchenette</li> <li>• Amenities</li> </ul>
Shared community and partnership spaces	254m <sup>2</sup>	Space provided for: <ul style="list-style-type: none"> <li>• Open plan shared office space</li> <li>• Storerooms</li> <li>• Exhibition space</li> <li>• Amenities</li> <li>• Kitchenette</li> </ul>
Circulation and plant services	513 m <sup>2</sup>	<ul style="list-style-type: none"> <li>• Circulation (~ 20% floor area)</li> <li>• Plant/Services (~ 15% floor area)</li> </ul>
<b>Total</b>	<b>1492 m<sup>2</sup></b>	-

#### 4.9. Glenferrie Oval

In 2022 SportEng undertook an inspection of Glenferrie Oval to assess the condition of the playing surface and the associated infrastructure including fencing, and coaches' boxes.

The audit found that the turf lacked density and there were areas that showed signs of substantial wear and turf damage. Fitness groups with their concentrated activity, and kick to kick from recreational users at each goal end appears to be causing the most damage to the turf.



The oval fencing, coaches' boxes and sports ground lighting were deemed to be in poor condition and in general disrepair.

To support additional programming of Glenferrie Oval, SportEng recommends the following maintenance and upgrade works:

Item	Assumptions
Annual maintenance	Includes fertilising, aeration program, post emergent herbicide, broadleaf herbicide, insect control, soil sampling and plant tissue testing, spring renovation
Improved drainage and irrigation system	Demolition (fence and oval services), improved irrigation, drainage – subsoil, playing surface profile, Turf for main collectors
New irrigation system	The existing drainage connections and stormwater pipework are adequate.
Fencing - short	110m in length
Fencing - tall	100m in length
Coaches' boxes	2 in total
Goal posts	Australian Rules goal posts to be provided
Sports ground lighting	4 light poles at 100 lux
Synthetic cricket wicket	Synthetic wicket



# Part 2: Background information



## 5. Project context

This section outlines the issues affecting building planning, design and fit out.

### 5.1. Heritage limitations

The Tuck Stand is included on the Victorian Heritage Register (VHR) under the Heritage Act 1995 as place number HO890. It is also identified as an individually significant heritage place on the Boroondara Planning Scheme (HO83), and included in the Grace Park, Hawthorn Grove Precincts (HO152).

Future development on the site will need to be consistent with the relevant heritage provisions of the Heritage Act 2017 and the Boroondara Planning Scheme. Planning Permit applications to Heritage Victoria will need to be accompanied by a Heritage Impact Statement prepared in accordance with the Heritage Victoria Guidelines for preparing heritage impact statements (2020).

Some of the key limitations that have been identified are listed below:

- Full demolition is not considered to be an option as the building is included on the VHR under the Heritage Act 1995. A permit application for demolition would be refused by Heritage Victoria. Part demolition is similarly not considered to be supported. This is based on the nature of the building and its architectural and aesthetic qualities.
- New change and toilet facilities, rehearsal, storage, and meeting spaces will have to be carefully located and designed to avoid any adverse impacts to the heritage fabric. There is some scope for modifications to interior spaces within the grandstand. These should be designed following a detailed heritage assessment of the building which identifies the relative gradings of significance for each element and internal space.
- The external facades and seating of the grandstand are highly intact and have primary significance. The external form and fabric should be retained and conserved. Modifications to the exterior of the grandstand would have an adverse impact to the heritage significance of the place.
- No additions should be made to the exterior of the grandstand except those which enhance, rather than diminish, its heritage significance.
- If additional spaces and/or facilities are required on the site, these should be incorporated into existing internal spaces, or located in new buildings whose siting, form and architectural character are designed in a manner that is sensitive to the heritage significance of the site.
- Modifications and additions to the grandstand area will result in the loss and concealment of the original fabric, distort the legibility of the original design, and have an adverse impact on views to and from the grandstand. The grandstand seating area is a crucial aspect of the design, and the spatial volume of the seating area enhances the prominence of the unique roofline. Any proposed installation of a



new floor level would be an intrusive addition and it is unlikely that it would be supported from a heritage perspective.

- According to the conservation policy for the Tuck Stand, retention of all the seating is preferred, however, 'if some of these areas were to be enclosed to provide additional internal floor space then it is recommended that any new wall (preferably a glass curtain wall) should not extend beyond the existing mid lateral walkway'<sup>2</sup>.
- It must be noted that under the Heritage Act that all works, including internal works, require a permit unless they are specifically declared to be exempt.

## 5.2. Traffic and parking

In 2023, Stantec traffic consultants completed a traffic impact assessment on the Glenferrie Oval precinct to further understand if there is adequate capacity in the surrounding road network and sufficient parking vacancies to accommodate the estimated increases generated by the development proposals.

A summary of the key findings is:

- Parking is available in the Glenferrie Oval car park, the car park on the corner of Linda Crescent and Hilda Crescent, the south side of Hilda Crescent along Grace Park, the south side of Linda Crescent along Glenferrie Oval and Lynch Street to accommodate the parking demands for the Glenferrie Oval Michael Tuck Stand redevelopment during the week and weekends.
- Parking availability is greater during weekend periods to support the proposed uses.
- Lynch Street provides an acceptable location for accommodating parking demands for Glenferrie Oval given its direct access via the pedestrian railway underpass, with the benefit of removing traffic from the local road network.
- The use of Lynch Street should be encouraged as a key location for attendees of the Saturday football games, with the north side of Lynch Street within approximately 100m of the pedestrian underpass to be designated as 3P for the periods of activity at the oval. This would also relocate some of the vehicle trips from local streets on the north side of the railway line onto Lynch Street.
- The provision of a formal drop-off/pick-up area should be considered, to improve safety and access by private vehicles and taxis.
- The road network surrounding the site currently operates within typically daily traffic thresholds and will continue to do so following the proposed usage changes at the oval. As such, the increase in traffic volumes due to the additional level of activity at the subject site is not expected to compromise the function or safety of the surrounding road network.
- The expected daily traffic increases in local roads would be well within the thresholds for local roads as defined in Council's Traffic Management Policy and associated Procedures.

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<sup>2</sup> Glenferrie Sports Ground & Grace Park Precinct Heritage Assessment (Context PL, 2006, p. 65)



- The road network peak occurs between 5pm and 6pm on a weekday and has been adopted as the design period for peak hour turning movement analysis and intersection operation.
- The site is estimated to generate up to 193 vehicle trips during the road network peak hour. On a Saturday the site is estimated to generate 85 trips during the peak hour and 56 on a Sunday.
- This traffic will be distributed across three intersections at Power Street (Mary Street, Charles Street and Lynch Street) and two at Glenferrie Road (Chrystobel Crescent and Linda Crescent) and six local roads in Mary Street, Chrystobel Crescent, Charles Street, Hilda Crescent, Linda Crescent and Lynch Street.
- The traffic generated by the proposed additional uses is not expected to have a significant impact on the operation of the intersections of Glenferrie Road/Linda Crescent and Glenferrie Road/Chrystobel Crescent.
- The intersection of Mary Street and Power Street already experiences some queuing and delays in Mary Street in the weekday peak hour of 5pm to 6pm. With the proposed use, the number of vehicles exiting Mary Street can be expected to increase from 79 vehicles to 100 vehicles during the peak hour, an increase of 8 right-turning vehicles and 13 left-turning vehicles, leading to additional delays. During peak periods where delays are high, drivers may choose to re-route onto other local streets that have available capacity, including Charles Street for access to Power Street or to and from the east via Glenferrie Road.

The traffic and parking generation estimates are conservative as they assume a high mode share to private vehicle. The traffic and parking impacts could be further reduced by encouraging carpooling and non-vehicle travel modes for visits to the site, including public transport, walking, and cycling.

### 5.3. Potential uses

According to the Conservation Policy for the Tuck Stand there are guidelines around the use of the stand, these are:

- any future use should be compatible with the significance of the Tuck Stand
- public access and use of the Tuck Stand should be retained
- any future use should be viable and support the on-going conservation of the building.

### 5.4. Scope for change

Noting the limitations above, the site still presents development opportunities to enhance its character and amenity for the benefit of the local community. These include opportunities to conserve and enhance the heritage qualities of the site and to provide new facilities.



The scope for change to elements of low heritage significance are:

- retain and conserve elements that have primary and contributory significance
- minor alterations to primary and contributory significant elements may be appropriate if sympathetically designed
- major alterations to contributory elements may be appropriate if sympathetically designed and sited, provided that the overall significance of the site is not diminished
- alterations, additions, and removal of non-significant elements may be permissible
- removal, concealment or overshadowing of significant elements should be avoided.

The interior has been highly modified over time, which in turn has resulted in the loss of the original layout and much of the original fabric. There is scope to renew these spaces to accommodate increased use. Opportunities to reveal concealed original fabric and reinstate the original art deco doorway should be explored.





## 6. Planning context

### 6.1. Broader policy considerations

#### 6.1.1. Our populations are increasingly sedentary

The World Health Organisation's (WHO) *Global Action Plan on Physical Activity 2018-2030: more active people for a healthier world* identifies the importance of regular physical activity in promoting both mental and physical health in people of all ages. The scale of this problem is global and the WHO estimates more than 80 percent of adolescents and 27 percent of adults are not meeting their recommended levels of physical activity. This affects not only individuals over their life course, but also places a financial burden on health services and society more generally. In addition to the multiple health benefits of physical activity, this WHO report also identifies that when societies are more active, they can generate additional returns on investment including '...a reduced use of fossil fuels, cleaner air, and less congested, safer roads' (page 6).

Sedentary lifestyles pose a particular threat for older adults, with regular physical activity identified as a key protective factor for the prevention and management of non-communicable diseases. For example, the WHO estimates that approximately '...7–8 percent of all cases of cardiovascular disease, depression and dementia, and about 5 percent of type-2 diabetes cases, could be prevented if people were more active'<sup>3</sup>.

Nearly one in three (30 percent) Australians are insufficiently active and 15 percent are inactive. In addition, Australian adults' physical activity levels typically decline with age, with only 30 percent of males and 20 percent of females aged 75 plus taking part in enough physical activity to benefit their health<sup>4</sup>.

#### 6.1.2. Wellbeing, health, and physical environments

Research<sup>5</sup> suggests an association between exposure to nature and improved cognitive function, brain activity, blood pressure, as well as mental and physical health.

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<sup>3</sup> World Health Organisation, (2022). *Global status report on physical activity 2022* (pg. 3). Retrieved from <https://www.who.int/teams/health-promotion/physical-activity/global-status-report-on-physical-activity-2022>

<sup>4</sup> VicHealth, (2016). *Physical activity and sedentary behaviour: Evidence summary* (pg. 3). Retrieved from: <https://www.vichealth.vic.gov.au/sites/default/files/2016-Physical-Activity-and-Sedentary-Behaviour.pdf>

<sup>5</sup> Jimenez M.P., DeVille N.V., Elliott E.G., Schiff J.E., Wilt G.E., Hart J.E., James P., (2021). *Associations between Nature Exposure and Health: A Review of the Evidence*. Int J Environ Res Public Health. National Library of Medicine. Published online 2021 Apr 30. Retrieved from: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC8125471/>



In urban contexts, physical activity in greenspaces has been defined as 'green exercise' and research<sup>6</sup> has identified that:

- people who use the natural environment for physical activity at least once per week have about half the risk of poor mental health compared with those who do not do so; and
- each extra weekly use of the natural environment for physical activity reduces the risk of poor mental health by a further 6 percent.

## 6.2. Policy

The following Boroondara Plans, Policies and Strategies were considered in scoping the revitalisation for the Michael Tuck Stand and Glenferrie Oval:

Report	Relevance
<b>Boroondara Community Plan 2021-2031</b>	<p>The Boroondara Community Plan 2021– 31 (the BCP) sets out the 10-year vision for the City of Boroondara based on the aspirations of the community and their priorities. The BCP balances the needs of the community, while recognising the challenges, opportunities, and changes to come over the next decade.</p> <p>The BCP outlines the strategies of how Council will address what the community has said is important to them. This is relevant to the Tuck Stand as it provides guidance on community expectations for the project.</p>
<b>Municipal Public Health and Wellbeing Plan 2021-25</b>	<p>Council's Community Plan incorporates the Municipal Public Health and Wellbeing Plan (MPHWB) 2021-25. The MPHWB Plan contains several key priorities relating to this project including:</p> <ul style="list-style-type: none"> <li>• Improving mental wellbeing and social connection;</li> <li>• Increasing active living; and</li> <li>• Tackling climate change and its impacts on health</li> </ul>
<b>Climate Action Plan (2021)</b>	<p>Council have developed Boroondara's Climate Action Plan to deliver what is important to the community and in recognition of the real and increasing threat to our environment, to our health and wellbeing, and to the quality of the lives of current and future generations as the result of our changing climate.</p>

<sup>6</sup> Maas, J., Verheij, R.A., De Vries, S., et al. (2009). *Morbidity is related to a green living environment*. Journal of Epidemiology and Community Health, 63, 967–973. Retrieved from: Morbidity is related to a green living environment | Journal of Epidemiology & Community Health (bmj.com) <https://jech.bmj.com/content/63/12/967>



Report	Relevance
<b>Glenferrie Place Plan (2021)</b>	The Glenferrie Place Plan sets out a vision for the future of the Glenferrie precinct, covering a wide range of cultural, economic, and public realm initiatives. The Plan lays out the key initiatives underpinning placemaking in the precinct and considers the role played by all stakeholders, from community groups through to the State Government.
<b>Boroondara Sport and Recreation Strategy (2016)</b>	<p>The purpose of the City of Boroondara's Sport and Recreation Strategy is to provide a roadmap for further development of sport and recreation across the municipality to enable all people to be more active more often.</p> <p>The Sport and Recreation Strategy states that Council encourages facility sharing where possible and encourages community partnership initiatives that maximise funding contributions and multifunctional use.</p>
<b>Boroondara Open Space Strategy (2013)</b>	<p>The Boroondara Open Space Strategy (BOSS) provides the strategic direction for the future planning, provision, design, and management of open space in Boroondara through to 2026. Providing a robust, quality open space system for the existing and forecast future population that is easily accessible has carefully been assessed as part of the strategy. Quality open space contributes to the mental and physical health and wellbeing of the community along with the ecological health of our urban environment.</p> <p>The Open Space Strategy outlines the principles and aims of outdoor open spaces within the governing area.</p>
<b>Glenferrie Oval, Grace Park &amp; LE Bray Reserve Concept Master Plan (2009)</b>	<p>In 2009 Council adopted the Glenferrie Oval, Grace Park &amp; LE Bray Reserve Concept Master Plan. The Master Plan vision is to develop and maintain the precinct as a vibrant community space that promotes health and fitness, arts and culture, and sport and recreation opportunities for residents and the Boroondara community.</p> <p>The Concept Master Plan outlined key recommendations for the use of Glenferrie Oval and the Tuck Stand for beginner level sport, community, and cultural activities. These are listed below.</p>



Report	Relevance
<b>Glenferrie Oval, Grace Park &amp; LE Bray Reserve Concept Master Plan (2009)</b>	<p><b>Glenferrie Oval:</b></p> <ul style="list-style-type: none"> <li>• Retain the oval as an open grass area.</li> <li>• Remove existing tall boundary fences, provide a lower boundary fence where a fence is required and encourage access by the community.</li> <li>• Use by Aquatic and Leisure Centre for activities and classes.</li> <li>• Use for cultural and community events (e.g., festivals, concerts, outdoor cinema).</li> <li>• Develop as a home for beginner level sport (e.g., Auskick, Milo Cricket and Goal Kick).</li> <li>• Make available for casual bookings by schools without oval facilities.</li> <li>• Use as an overflow ground for amateur level Australian Rules Football when required.</li> <li>• Use as public open space when not in use for an organised activity.</li> <li>• Use for home ground and/or training venue for a tenant sporting club(s) provided the above community and sporting uses can be accommodated.</li> <li>• Provide historical interpretation of Hawthorn Football Club and other historical uses of the site.</li> </ul> <p><b>Tuck Stand:</b></p> <ul style="list-style-type: none"> <li>• Stand to support uses proposed for Glenferrie Oval including change and toilet facilities.</li> <li>• Provide rehearsal space for local bands (Hawthorn Band, Boroondara Brass and possibly Hawthorn Pipe Band) or find an alternative venue for these bands in the Hawthorn area.</li> <li>• Provide storage and meeting space for community groups.</li> <li>• Stand to be tenanted by sporting club(s) provided other community, cultural and sporting uses can be accommodated.</li> <li>• Retain some tiered seating for viewing for events and activities on the oval.</li> </ul>



Report	Relevance
<b>Development and Funding of Community Pavilions -Sport and Recreation 2019</b>	The scope of the Michael Tuck Stand has been informed by this policy for sporting and community pavilions use. This includes a close link to Principle 4 which states: <i>Council requires sporting groups and community groups, whether formal or informal, to share facilities to meet the wide range of community need. This aims to maximise the use of sport and recreation and community facilities to ensure they are a valuable and useful community asset with a sustainable social, environmental and financial benefit.</i>

### 6.3. City of Boroondara

Located east of Melbourne's CBD, the City of Boroondara encompasses a land area of 60sq kilometres. It consists of 12 Melbourne inner suburbs, Ashburton, Balwyn, Balwyn North, Camberwell, Canterbury, Deepdene, Glen Iris, Hawthorn, Hawthorn East, Kew, Kew East, Surrey Hills, and Mont Albert.

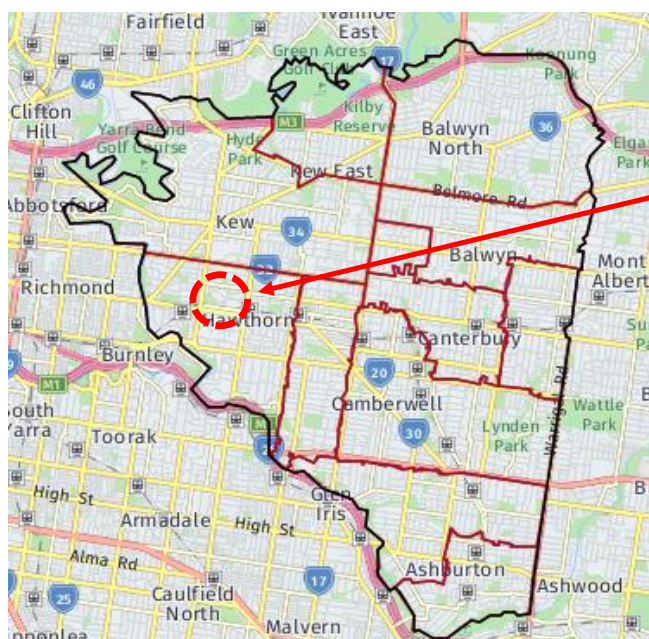


Figure 2: Map of Boroondara

By area, Boroondara has one of the highest concentrations of schools of all Victorian local government areas, with 58 secondary, primary, and special education schools, including 13 combined primary and secondary schools, as well as Swinburne University, Swinburne TAFE, the Hawthorn-Melbourne English Language Centre, and two Universities of the Third Age.



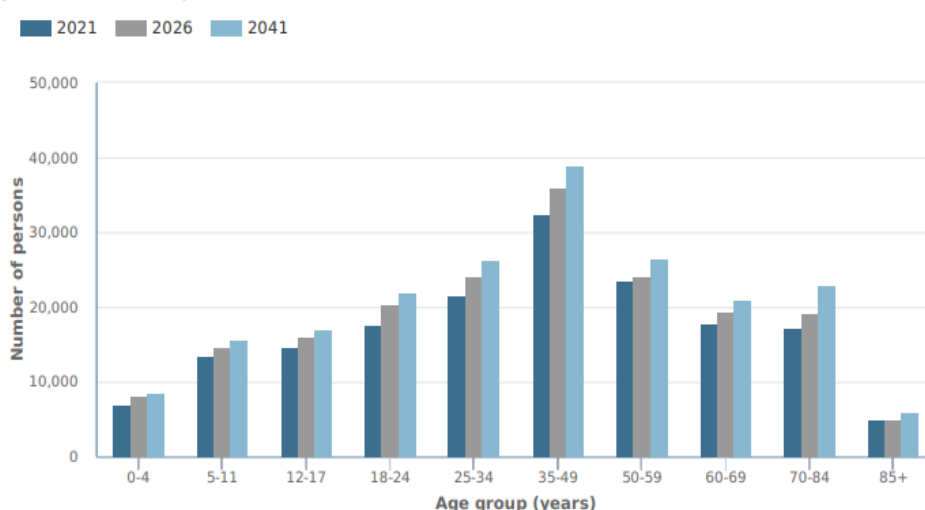
It has a strong retail/commercial sector with around 53 shopping centres and strips. The main shopping strips are located at Camberwell Junction, Glenferrie Road, Hawthorn and Kew Junction.

Some key demographic trends are:

- Boroondara had an estimated population of 169,901 in 2021.
- Boroondara's population is forecast to grow 21% between 2021 and 2041. As shown in the figure, population growth is expected across all age groups. The COVID-19 pandemic has impacted population change across Victoria however, and so actual growth may be less aligned with forecast growth than is typical.
- 33% of Boroondara residents were born overseas.
- The median household income was \$2,376 per week in Boroondara, higher than the \$1,901 per week for Greater Melbourne.
- Relative to Greater Melbourne, Boroondara is home to a smaller proportion of young children and people aged 25 to 39, but a larger proportion of people aged 10 to 24 years and people over 50.
- Boroondara has the 6<sup>th</sup> highest population of residents 75+ of all Victorian LGA's.
- Boroondara's has a Socio-Economic Index for Areas (SEIFA) score of 1,090 with a percentile of 94, which means it is one of Australia's most advantaged municipalities (with only 6 percent of suburbs being more advantaged in terms of unemployment, income or education levels, low skilled occupations, poor English proficiency etc) (Profile id, 2023). Combined, Boroondara's 12 suburbs present one of the most expensive housing markets in Victoria.

### Forecast age structure - Service age groups

City of Boroondara - Total persons



Source: Population and household forecasts, 2021 to 2041, prepared by .id (opens a new window) (informed decisions), November 2022.



- Figure 3: Boroondara population by age group in 2021, 2026 and 2041,





#### 6.4. The South-West precinct

Boroondara's South-West Precinct, in which the Tuck Stand is located, consists of the suburbs of Hawthorn and Hawthorn East. The location is of particular interest as the majority of the users of Glenferrie Oval and the stand are likely to reside in this area. Thus, where possible, our analysis in this study will focus on both Boroondara and the Southwest Precinct catchment.

The key characteristics of this catchment are listed below:

- The South-West Precinct has an estimated population of 38,086 residents in 2021 and is estimated to increase 20 percent (higher than the 13 percent estimated increase for Boroondara) to 45,552 by 2031.



Figure 4: Map of the South-West Precinct

- Between 2021 and 2031, when considering population growth by age group:
- the largest growth is expected in residents aged 18 to 34 years (+3,399).
- the largest growth as a proportion of the current population will be among residents aged 18 to 24 years (+1,799, an increase of 40 percent), followed by 85 years and over (+236, an increase of 33 percent), and children 0 to 4 (+467, an increase of 31 percent).
- There is a higher proportion of residents aged between 18 and 34 years than Boroondara overall, 33 percent of whom are attending a further education institution.



- At the 2021 Census, 14,727 (41 percent) of South-West Precinct residents aged five years and over lived at a different address within Australia in 2016. An additional 3,356 (9 percent) of South-West Precinct residents had been living overseas five years earlier. This is indicative of a more transient community than in the other Boroondara precincts, due in large part to the large international student population. The South-West Precinct was home to fewer international students during the 2021 Census than had previously been the case due to the international border closures in force at the time.

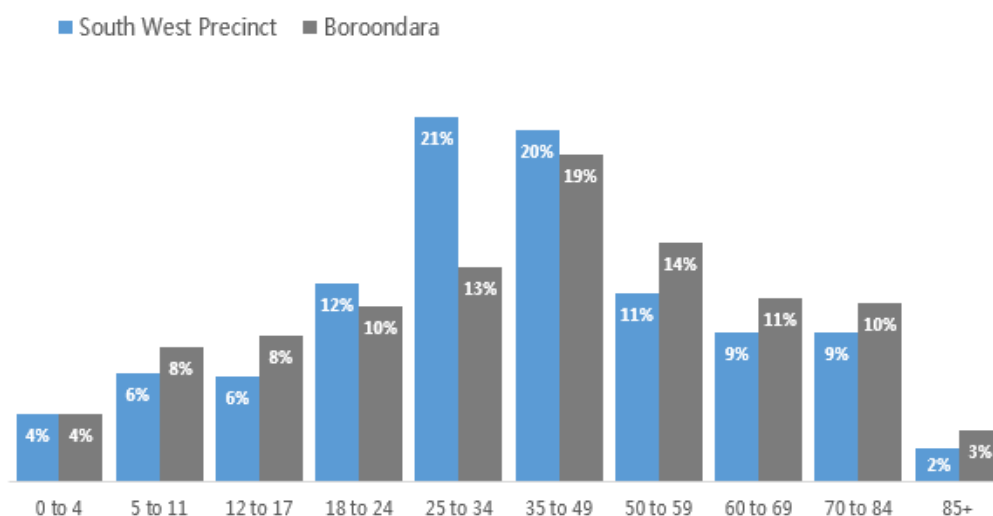


Figure 5: Boroondara Vs South-West Precinct population by age group

- The South-West Precinct is home to a higher proportion of single person households (35 percent) than Boroondara's other precincts. Often this household type is associated with an ageing population and linked to "empty nesters" who are widowed or divorced. However, the fact that 50 percent of single person households in the Precinct are comprised of people aged 25 to 49 years, suggests that the single person households in this area are more likely to be made up of young professionals.
- The South-West Precinct has a higher proportion of high-density housing compared to Boroondara (42 percent compared to 18 percent of all dwellings).



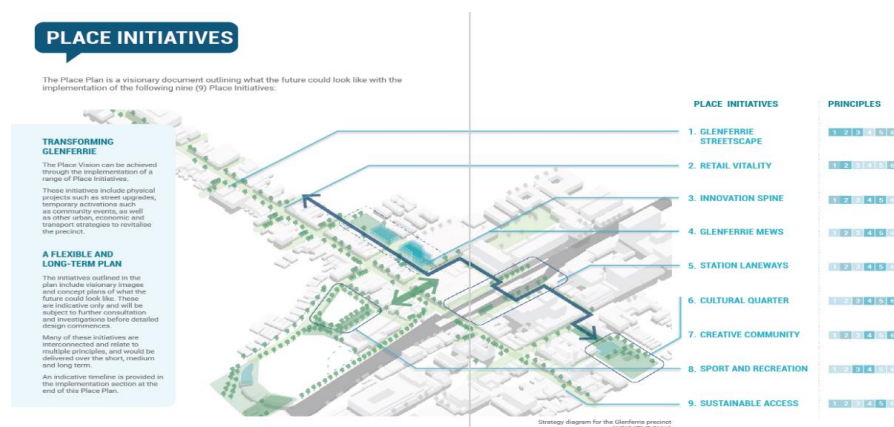


Figure 6: Boroondara Vs South-West Precinct population by household composition

## 6.5. Location

As shown below, the Tuck Stand is located on the north-western side of Glenferrie Oval, addressed 34 Linda Crescent, Hawthorn, Boroondara City, Victoria 3122.

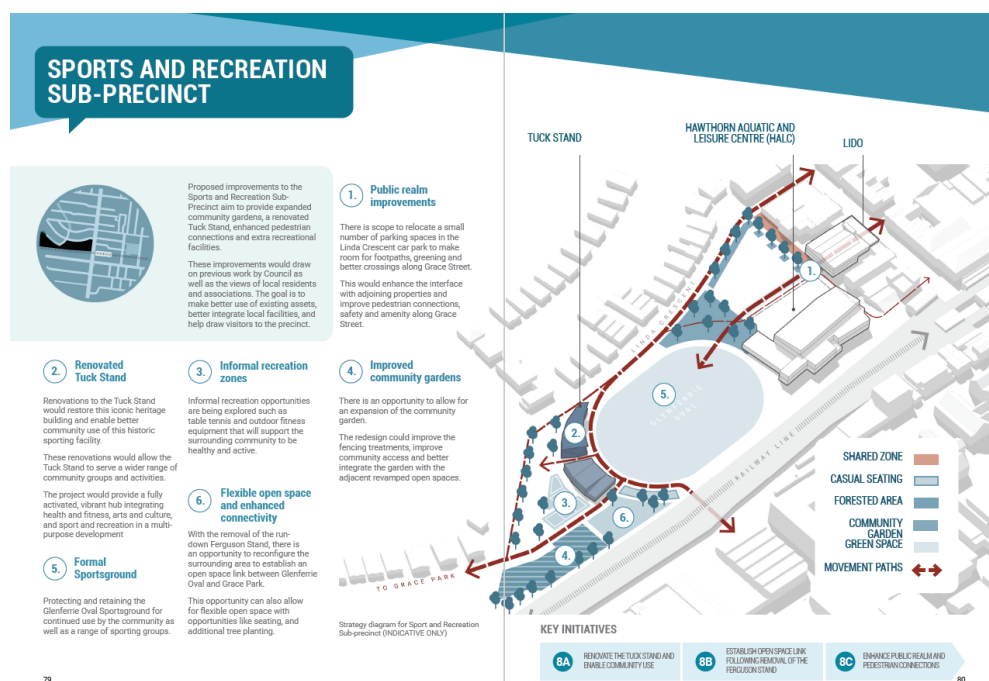


Figure 7: Sports and Recreation Sub-Precinct (source: draft Glenferrie Place Plan, 2023)

The Tuck Stand and Glenferrie Oval are situated within the Glenferrie precinct, which is popular for recreation, shopping and eating. Some of the major destinations of interest in this precinct are the Swinburne University, Hawthorn Aquatic and Leisure Centre, and the Glenferrie Shopping strip.

Glenferrie Oval and the Tuck Stand have good access to Melbourne's public transport network. Glenferrie Railway Station, which is located on the Lilydale, Belgrave and Alamein line, is less than a 10-minute walk from Glenferrie Oval. Tram Route 16 (Melbourne University to Kew, via City, St Kilda Beach and Malvern) runs along Glenferrie Road, with a stop approximately 350 metres from the Tuck Stand. Bus Route 609 (Hawthorn to Fairfield via Kew) runs along Power Street; however, it offers a very limited number of services. There are a total of 309 car spaces within easy walking distance of the Tuck Stand.

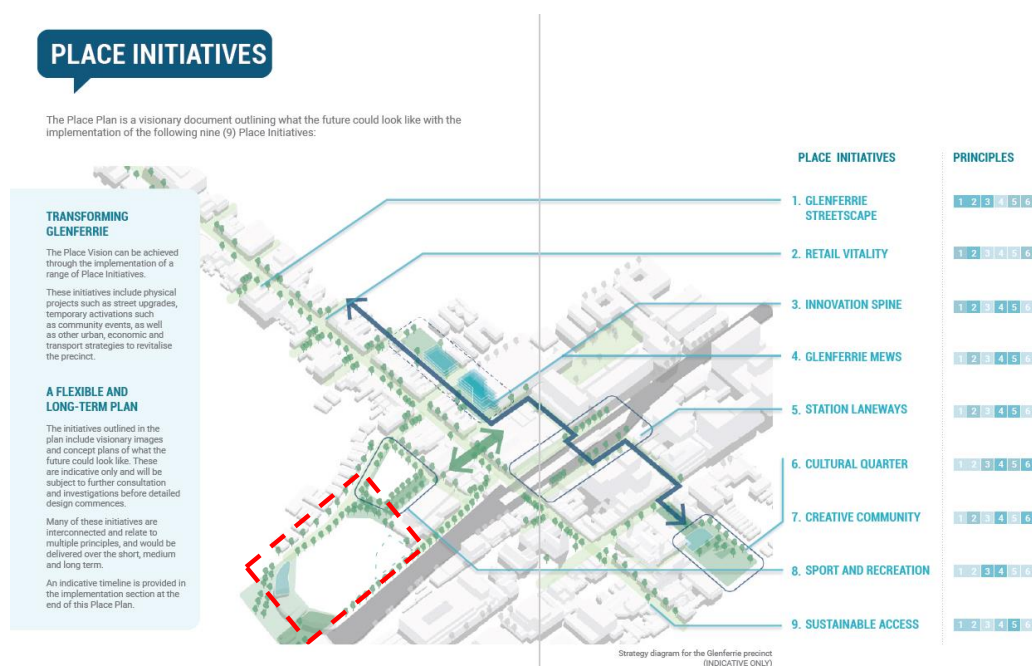


Figure 8: The Place Plan - outlining what the future could look like with the implementation of the following nine (9) Place Initiatives (source: draft Glenferrie Place Plan, 2023). Highlighted box denotes subject site.

## 6.6. New open space on former Ferguson Stand site

As part of the broader Glenferrie Oval precinct revitalisation project, the removal of the Ferguson Stand has allowed for the creation of a new open space, connecting Grace Park to Glenferrie Oval.

With this new open space, Council is aiming to create:

- a better visual connection and safer pedestrian access over the site of the former Ferguson Stand
- more passive recreation and leisure opportunities for the community

an opportunity to reference some elements of the old Ferguson stand to celebrate the history of the Glenferrie Oval precinct.



## 7. Project Background

In 2009, the Boroondara Council adopted the Glenferrie Oval, Grace Park & LE Bray Reserve Concept Master Plan, which recommended using Glenferrie Oval and the Tuck Stand for beginner level sport, community, and cultural activities. However, due to the condition of the building, community groups and sporting clubs are unable to tenant the space.

### 7.1. Michael Tuck Stand

The Tuck Stand, situated at Glenferrie Oval, was built on Council land in 1938 as the flagship facility for the Hawthorn Football Club (HFC), which played at Glenferrie Oval from 1903 to 1973. The club retained their presence from 1973 until 2006 as an administrative and training base, before relocating permanently to Waverley Stadium.

The site and building are historically important to the history of Victoria and the State's development of leisure activities through its social and cultural associations with Australian Rules Football. The grandstand is also historically important through its association with the growth of the Victorian Football League (now the Australian Football League).

The design of the grandstand in the Moderne style is unique and demonstrates the middle-class values of the club, in contrast to the working-class origins of most of the league clubs. The Glenferrie Grandstand is historically significant in illustrating the status sought by the Hawthorn Club in the league through its Moderne design, as most other league clubs favoured a traditional nineteenth-century design for their grandstands.

The stand is an underutilised heritage asset (*Victorian Heritage Register H0890*) now owned by the City of Boroondara. The building has an internal ground floor area of 1,021m<sup>2</sup>, a first-floor area of 471m<sup>2</sup> and an additional 950m<sup>2</sup> of grandstand seating. The ground floor consists of participant change rooms plus associated amenities, including a warm-up area.

There are also offices/storage areas, a retail area, administration offices and a social space on the first level, all of which are not in use. The building has been deteriorating for some time and needs major renovation. There are several non-compliance issues in relation to health and safety and building regulations, and as such community groups and sporting clubs are unable to use the space in its current condition.



Figure 9: Spectators at Glenferrie Oval in 1954



Figure 10: Michael Tuck Stand view from Glenferrie Oval





Figure 11: Michael Tuck Stand seating pavilion

## 7.2. Glenferrie Oval

Since the relocation of the Hawthorn Football Club in 2006, Glenferrie Oval has remained open to the public and is currently used for a variety of recreational and leisure activities. While the oval is a great asset for community sport, the ground remains underutilised in comparison to other green spaces within Boroondara.

In February 2022, SportEng undertook an assessment of Glenferrie Oval. The table below outlines some of the key findings from their inspection.

Element	Findings
Dimensions	<p>The oval dimensions are:</p> <ul style="list-style-type: none"> <li>• Length (fence to fence) = 168m*</li> <li>• Width (fence to fence) = 113m*</li> <li>• Length (3m boundary) = 162m*</li> <li>• Width (3m boundary) = 107m*</li> </ul> <p>* The dimensions above are findings from a ground survey that was undertaken on Glenferrie Oval in November 2023.</p> <p>Based on the above dimensions Glenferrie Oval is not considered suitable for senior elite level competition. The oval is suitable for community level junior/senior Australian Rules Football as per confirmation from AFL Victoria and the Victorian Amateur Football Association (VAFA). Community level cricket can also be accommodated as per Cricket Australia facility guidelines.</p>



Element	Findings
Turf and soil conditions	<ul style="list-style-type: none"> <li>There is a satisfactory base of turf on a moderately drained loamy sand rootzone.</li> <li>The field in its current condition is providing an adequate surface for casual use and low level or junior sport. Council conducts ongoing maintenance to repair holes and obvious surface hazards.</li> </ul>
Hours of use	<ul style="list-style-type: none"> <li>The current hours of organised sport are moderate and with additional fertiliser and irrigation a suitable surface can be provided. The current maximum hours of use on this surface is approximately 15 hours per week.</li> <li>If a future program was implemented, the oval will require a more intensive program of maintenance focusing on fertility, irrigation, pest control and turf repair. To ensure the surface is sustainable during a wet winter, additional subsoil drainage will be required. A more intensive program of maintenance will increase the grounds carrying capacity and allow for additional hours of use for community level sport.</li> </ul>
Irrigation system	<ul style="list-style-type: none"> <li>The irrigation system on-field componentry appears to be functioning adequately and the poor water distribution is related to the lack of pressure from the supply system.</li> <li>The system that provides water to the oval needs to be assessed and repaired as required.</li> </ul>
Fencing, coaches' boxes, goal posts and lights	<ul style="list-style-type: none"> <li>The fencing is rusted and in general disrepair and requires repair/replacement.</li> <li>The coaches' boxes need to be replaced ground level.</li> <li>Brick wall and steps to be repaired and upgraded.</li> <li>Sports ground lights required for winter use.</li> </ul>

### 7.3. Current users

Glenferrie Oval is booked both on an ongoing and regular basis during the winter and summer months. In winter, there are seasonal allocations to both Hawthorn Auskick (Saturday mornings) since 2008, and Hawthorn Citizens Junior Football Club (Friday evenings, and Sunday mornings) since 2013. Several other casual user groups have sought ongoing bookings year on year, including the Methodist Ladies College, Ruyton Girls' School, and Kew Primary School.

During the summer months, there are seasonal allocations to Footy 7s (Monday and Wednesday nights), and Hawthorn Citizens Junior Football Club (Tuesday and Thursday nights). The Hawthorn Citizens Junior Football Club booking is January through to March only.



The oval is also well utilised by the community for activities such as casual sport, fitness, dog walking and socialising.



## 8. Project detail

The Michael Tuck Stand and Glenferrie Oval revitalisation is part of the broader Glenferrie Oval Precinct Revitalisation Project, which incorporates the following:

- Demolition of the Ferguson Stand
- Creating new public open space at the site of the previous Ferguson Stand, next to Glenferrie Oval.

It also forms a significant part of the Glenferrie Oval, Grace Park and L.E. Bray Reserve Concept Master Plan (Master Plan) implementation, as well as the realisation of significant place-making and community development opportunities as described in Boroondara's Placemaking Framework and draft Glenferrie Place Plan.

The Council endorsed Master Plan vision develops and maintains the precinct as a vibrant community space, which promotes health, fitness, arts, culture, and sport and recreation opportunities for nearby residents and the broader community. The Master Plan outlined key recommendations for the use of Glenferrie Oval and the Michael Tuck Stand for beginner level sport, community, and cultural activities.

In 2022, feasibility research helped inform the direction and scoping of the Glenferrie Oval Precinct Revitalisation Project. The feasibility research recommended:

- Creation of a Women's Australian Rules Football hub
- Inclusion of a multipurpose space
- Relocation of bands from the Ferguson Stand
- Creation of heritage spaces including areas for community partnerships
- Installation of a synthetic cricket wicket to support match play for junior level cricket during summer
- Undertake additional maintenance and upgrade works on Glenferrie Oval to support increased programming.





## 9. Future users

It will be important to ensure that the development and on-going operations of the Tuck Stand and Glenferrie Oval ensure that these spaces are welcoming to all, facilitates usage by a broad cross-section of the community, and are not seen to be 'owned' by any user group.

### 9.1. Demand for Community Sport

The Boroondara community has high participation rates in sport and recreation, and there is strong demand to access open space for a variety of uses. However, many sports grounds are at capacity with limited ability to cater for growing demand from sporting groups, schools, and unstructured recreational users. Council undertook research regarding the demand for field-based sports to inform the development of the Michael Tuck Stand and Glenferrie Oval revitalisation. This research is captured in the *Michael Tuck Stand and Glenferrie Oval revitalisation Community Sport Data Analysis* report (October 2023).

Key findings from this research are as follows:

- In the City of Boroondara, Australian Rules Football is the most popular ground sport with 6072 participants at a 3.61% participation rate, followed by cricket with 5594 participants at a 3.33% participation rate, and soccer with 2468 participants at a 1.47% participation rate.
- In winter 2023, cricket had the most ground allocations with 56. Australian Rules Football had 24 ground allocations and soccer had 28. Australian Rules Football has an average of 253 participants per ground in comparison to cricket with 100, and soccer with 88 (noting that Australian Rules Football can cater for approximately double the number of soccer and cricket players per ground).
- From seasons 2017 to 2022, female participation increased by 218% in Cricket, 105% in Australian Rules Football, whilst soccer experienced a -12% decrease.
- From seasons 2017 to 2022, overall participation (male and female) increased by 23% in Australian Rules Football, with declines in both Cricket (-3%) and Soccer (-9%)

### 9.2. Australian Rules Football

The Vision and Design Brief identifies Australian Rules Football (particularly for women and girls) and junior cricket as the optimal field-based codes for this site. This is based on the demand as outlined above, and the extensive historical connections to the site for Australian Rules Football outlined in Section 2.

#### Women's Australian Rules Football

There has been an exponential growth in demand for Women's Australian Rules Football, which is being limited by the lack of available grounds. Given the suitability of



the Tuck Stand and Glenferrie Oval for Australian Rules Football, there is potential for increasing participation for women and girls in this code at this site. A key way in which this could be achieved would be through the establishment of a Women's Australian Rules Football Hub at Glenferrie Oval.

A Women's Hub would be a move away from the traditional home and away model currently used for fixturing matches in Australian Rules, towards a stadium model, similar to high ball sports, where one venue accommodates a broader fixture of games.

The benefits of this model include:

- Ability to fixture 3 women's games each Saturday, providing an opportunity for 3 to 6 Boroondara women's teams per week.
- An opportunity from both a participant and community perspective, to showcase and provide exposure and accessibility to Women's Australian Rules Football.
- An opportunity for females to be active members of their clubs through weekly training and some home games, whilst also interacting with and supporting each other through involvement in a Women's Hub model. This would lead to good exposure given back-to-back women's games through the afternoon.
- Alignment with the Glenferrie Oval, Grace Park and LE Bray Reserve CMP
- Assists local female teams in need of training/playing facilities
- Provides an opportunity for both junior and senior use
- Does not impact existing AusKick use or Hawthorn Citizens bookings
- Further activates Glenferrie Oval and brings new users into the precinct
- High level of alignment with gender equality legislative and policy [frameworks](#) at a state and national level
- Programming the Tuck Stand and Glenferrie Oval during the winter months will provide maximum benefit for female participants.

The Vision and Design Brief identifies considerable opportunities for a Women's Australian Rules Football hub. However, community consultation feedback by a small number of local sporting clubs suggested a tenant model would be a preferred option. Given the feedback provided, Council will continue to engage with key stakeholders including local sports clubs, relevant leagues, and State Sporting Associations to ensure that all options are considered.

### 9.3. Junior cricket

Cricket is the most popular summer sport in Australia, and Glenferrie Oval is not currently booked on weekends or Friday afternoons during summer. With the increased demand and participation of cricket within the Boroondara municipality, there is opportunity to leverage junior cricket in the summer months for match play on Friday night, Saturday morning and Sunday morning.



There is also opportunity to support 45 male and female juniors matches across a traditional 15 round season.

This would require the addition of a new synthetic wicket to be installed. A turf wicket (5-6 pitch turf table) is not suitable for Glenferrie Oval due to the narrow dimensions of the ground.

#### **9.4. Shared community and partnership spaces**

The Tuck Stand, known for its unique building character and heritage, presents an opportunity to revive the building with heritage, exhibition and community partnership spaces located on the vacant second level. The spaces are envisioned to be a hub for the community to access digital historical records, tours when there is an exhibition, and attend public lectures. There may also be an opportunity for the Hawthorn Football Club (HFC) to recognise their long-standing history at the site, which commenced in 1903. The HFC time as a VFL club from 1925 to 1973 resulted in strong community support and engagement, which could be recognised and celebrated through showcasing some memorabilia from time to time.

Creating heritage and exhibition spaces is a contemporary approach to expand access to historical collections and provide further opportunities for community collaboration more broadly, including (though not limited to) partnerships between local historical societies, local schools, elderly groups, U3As, tertiary institutions and sporting clubs. It also offers opportunities for other community stories and histories to be celebrated.

Heritage spaces could provide functional areas to store and display digital and physical collections and allow the public to access these collections.

#### **9.5. Multi-purpose space (including for Community Bands)**

Multi-purpose spaces offer an opportunity to support cultural and arts type activities which are also crucial for good mental and social wellbeing and the cross generational use of the building will have added benefits (including greater safety through increased use and activation).

There is an opportunity to relocate some local community bands to the Tuck Stand provides an opportunity to offer a multipurpose space that will allow for regular band rehearsal and competition preparation. The two bands proposed to rehearse at the Tuck Stand are Boroondara Brass and Glenferrie Brass (Hawthorn and Kew Bands Inc). These two bands have been located at the Ferguson Stand (demolished in 2023) and have been temporarily housed at the Parkview Room, Camberwell Civic Centre until they are able to return to the Glenferrie precinct.

The bands currently practise in the evenings, which allows other community use of this space during the day. The space will include storage to support use by a variety of community groups.



Housing the Bands at the Tuck Stand will provide them with an acoustically acceptable shared space with appropriate secure storage. A shared multipurpose space will ensure the Bands' sustainability of facilities into the future, allowing them to continue to provide services for the benefit of their members and the wider community; and to prosper and grow their membership. The community of Boroondara also benefit through opportunities to attend accessible performances at community commemorations and celebrations.

## **9.6. Community gatherings and events**

The site presents an exciting opportunity to host community events and gatherings where people can come together and connect. The site's physical attributes, such as open space, accessibility, and the existing grandstand make it a versatile venue capable of accommodating various cultural, community and arts events.

The grandstand with its historical appeal and elevated vantage point, offers a unique setting for spectators to gather and enjoy a wide range of activities. By refurbishing and repurposing the grandstand, it could hold spectators for sporting competitions, outdoor concerts, and theatrical performances. There are also economic development opportunities for the nearby Glenferrie Road shopping precinct in terms of visitations to the area.

Events would be occasional and managed as per Council's events guidelines.



## 10. Community consultation

Consultation on the draft Vision and Design Brief to revitalise the Tuck Stand and Glenferrie Oval was conducted from 14 August to 11 September 2023. Information about the proposal and its key timelines were published on Council's community engagement portal *Engage Boroondara*.

Engagement data was collected via an online and hard copy survey (475 responses) and via correspondence to Council from sports organisations, community organisations, businesses, and a small number of individuals (13 written submissions). The survey was promoted at two drop-in sessions, held on 19 and 23 August 2023. The drop-in sessions provided the community members with the opportunity to ask questions about the proposed draft vision.

Engagement activity	Number of participants
Online and hard copy survey	475
Emails and letters	13
<b>Total</b>	<b>488</b>

Of the 475 online and hard copy surveys completed, (70%) of respondents resided in Boroondara, while (22%) lived in other municipalities, and (8%) preferred not to answer.

The majority of survey participants (60%) supported Council's draft vision for the Michael Tuck Stand and Glenferrie Oval, while 27% did not support and 12% were unsure. Note: percentages add to 99% due to rounding.

Of the written submissions, 31% supported the draft vision, 46% did not support and 23% were unsure or did not express their support/non-support.

Participants had the option to explain why they support/do not support the draft vision and 388 people provided their reason/s. Overall participants were supportive that the proposal balanced sport, culture, and community use.

### Reasons for supporting the draft Vision and Design Brief

A total of 287 survey respondents (60%) agreed the draft vision proposed was suitable. When invited to explain their reasons for agreeing the proposed draft vision is suitable, 224 people opted to write a comment.



Participants' overall rationale for supporting the draft vision related to the proposed balance of sporting, cultural, and community uses of the spaces. The most common themes emerging from people's comments were:

- support for opening the space up for more community use and community programs (47 of all survey respondents)
- support for upgrades to the grounds and building (38)
- support for retaining the character of the site (37), and
- support of increased the availability of sports facilities in the local area (32).

It is worth noting that some participants (22 or 5% of all survey respondents) mistook the proposal as including soccer. Some explicitly expressed relief that an investment would be made to preserve the Stand (10).

### **Reasons for not supporting the draft Vision and Design Brief**

A total of 129 survey respondents (27%) did not agree the draft vision proposed was suitable. When invited to explain their reasons, 103 people opted to write a comment.

The majority of respondents who did not support the draft vision gave the following reasons:

- wanted the draft vision to include a venue for soccer (58)
- wanted the ground to be allocated via a tenant model rather than a hub model (31)
- concerns the additions of other activities would reduce the availability of the facility and/or oval for sport (14).

### **Reasons for being unsure of the draft Vision and Design Brief**

A total of 59 survey respondents (12%) were not sure if the draft vision proposed was suitable. When invited to explain their reasons, 55 people opted to write a comment. The reasons for uncertainty were varied. For a larger portion, it was the fact that:

- soccer had not been included (19)
- alternate non-sporting uses were suggested (8)
- there was not a tenanted club (7)
- it was the proposal to combine culture and sport (7).
- Some participants noted Council's prioritisation of sport over other uses for the space.

For further information on the community consultation outcomes, please download the Michael Tuck Stand and Glenferrie Oval revitalisation Engagement Summary Report available on the [Engage Boroondara](#) page.





# Glenferrie Oval Precinct revitalisation

## Michael Tuck Stand and Glenferrie Oval revitalisation

Engagement Summary Report  
Stage 2 consultation  
October 2023







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## 1. Executive summary

Council's draft Vision and Design Brief outlines the proposed design principles, users and activation that will occur within the Tuck Stand and Glenferrie Oval in the future.

Consultation on the draft Vision and Design Brief to revitalise the Tuck Stand and Glenferrie Oval was conducted from 14 August to 11 September 2023. Information about the proposal and its key timelines were published on Council's community engagement portal [Engage Boroondara](#).

Engagement data was collected via an online and hard copy survey (475 responses) and via correspondence to Council from sports organisations, community organisations, businesses, and a small number of individuals (13 written submissions). The survey was promoted at two drop-in sessions, held on 19 and 23 August 2023. The drop-in sessions provided the community members with the opportunity to ask questions about the proposed draft vision.

The majority of survey participants (60%) supported Council's draft vision for the Michael Tuck Stand and Glenferrie Oval, while 27% did not support and 12% were unsure.

Of the written submissions, 31% supported the draft vision, 46% did not support and 23% were unsure or did not express their support/non-support.

This consultation follows a Stage 1 consultation earlier this year regarding the creation and design of new open space following demolition of the Ferguson Stand.

## 2. Overview of consultation activities

The consultation was promoted via posters in the Glenferrie Oval precinct, the Boroondara Bulletin (print and email versions), social media, emails to community members and community organisations, and a letterbox drop to households nearby.

**Table 1. Consultation activities**

Consultation activity	Number of participants
Online and hard copy survey	475
Community drop-in sessions (Hawthorn Aquatic and Leisure Centre)	40
User group briefings (Sports Clubs, Bands and Historical Societies)	11
Written submissions received	13
<b>Total participation</b>	<b>539</b>



### 3. Who we heard from

Survey respondents were asked to indicate:

- the way/s in which they are connected to the Tuck Stand and Glenferrie Oval
- their gender, age group and the suburb they live in.

**Table 2** shows this breakdown. The most common connections respondents have to the Tuck Stand and Glenferrie Oval were their valuing of the stand as a heritage-listed building (23% of respondents), and enjoyment and use of the oval for general recreation and socialisation (22%).

**Table 2. Connection to the Michael Tuck Stand**

What is your connection to the Michael Tuck Stand and the Glenferrie Oval?	Total number	Percentage
I value the grandstand as a heritage-listed building	258	23%
I visit the spaces around the oval to walk, ride, exercise, relax or socialise	252	22%
I use the Hawthorn Aquatic and Leisure Centre, or other sports facilities close to the oval	150	13%
I walk or ride through the area to get to the shops/work/study/public transport	149	13%
I play a team sport or train with a team at the oval	107	10%
I have children who play team sport at the oval	78	7%
None of these	40	4%
I garden in the community gardens	12	1%
Other - most used it as an opportunity to provide further detail to their connection selected. The top five responses included: <ul style="list-style-type: none"> <li>• Community user, band, arts activities (25)</li> <li>• Connected to another sporting club, that would either like to play here, or wants to make sure allocation of sporting ovals is fair (15)</li> <li>• Prior connection through Hawthorn Football Club (11)</li> <li>• Prior connection - nostalgia, playing as a child, attending an event (7)</li> <li>• Live nearby and interested in what happens locally (6)</li> </ul>	79	7%
<b>Total responses</b>	<b>1,125</b>	<b>100%</b>



Note: Survey participants only, n=475. Multi-response question, total is all responses not respondents (people).

**Table 3** shows the gender breakdown of the survey respondents, illustrating a higher representation of men (56%) compared to women (40%). The age brackets most represented were 35-49 years and 50-59 years.

A large percentage of respondents lived locally (70%), particularly in Hawthorn (27% of all survey respondents). There was a high level of participation from people living outside of the City of Boroondara (22%), demonstrating interest among sporting clubs and athletes further afield.

**Table 3. Gender breakdown**

Gender	Number	Percentage
Man	267	56%
Woman	191	40%
Self-described	1	0.2%
Prefer not to answer	16	3%
<b>Total respondents</b>	<b>475</b>	<b>99%</b>

Note: Percentages add to 99% due to rounding.

**Table 4. Residential suburb**

Location	Number	Percentage
Hawthorn	127	27%
Kew	42	9%
Hawthorn East	37	8%
Camberwell	32	7%
Glen Iris	23	5%
Ashburton	18	4%
Balwyn	11	2%
Balwyn North	11	2%
Surrey Hills	11	2%



Location	Number	Percentage
Kew East	10	2%
Mont Albert	5	1%
Canterbury	4	1%
Deepdene	1	1%
<i>Sub-total of respondents who live in Boroondara</i>	332	70%
<i>Sub-total of respondents who live outside Boroondara</i>	104	22%
Prefer not to answer	39	8%
<b>Total respondents</b>	<b>475</b>	<b>100%</b>

**Table 5. Age breakdown**

Age	Number	Percentage
12-17 years	6	1%
18-24 years	65	14%
25-34 years	82	17%
35-40 years	137	29%
50-59 years	102	21%
60-69 years	38	8%
70-84 years	38	8%
85+ years	1	0.2%
Prefer not to answer	6	1%
<b>Total respondents</b>	<b>475</b>	<b>99%</b>

Note: Percentages add to 99% due to rounding.

Submissions to Council were received from the following groups:

- AFL | AFL Victoria
- Alamein Football Club
- Camberwell Historical Society
- Cricket Victoria



- Federal Member for Kooyong, Dr Monique Ryan, MP
- Football Victoria
- Grace Park Residents Association
- Inner East Community Finance Limited
- Hawthorn Amateur Football Club
- Hawthorn Football Club
- Methodist Ladies College.

## 4. What we heard

Among survey respondents, the majority agreed Council's draft vision for the Michael Tuck Stand and Glenferrie Oval was suitable (60%), while 27% did not agree it was suitable and 12% were unsure.

**Table 6. Suitability of the proposed draft vision for the Tuck Stand and Glenferrie Oval**

Survey responses	Number	Percentage
Agree	287	60%
Do not agree	129	27%
Unsure	59	12%
<b>Total respondents</b>	<b>475</b>	<b>99%</b>

Note: Percentages add to 99% due to rounding.

### 4.1 Reasons for supporting the draft Vision and Design Brief

A total of 287 survey respondents (60%) agreed the draft vision proposed was suitable. When invited to explain their reasons for agreeing the proposed draft vision is suitable, 224 people opted to write a comment.

Participants' overall rationale for supporting the draft vision related to the proposed balance of sporting, cultural, and community uses of the spaces. The most common themes that emerged from people's comments were:

- support for opening the space up for more community use and community programs (47 of all survey respondents),
- support for upgrades to the grounds and building (38),
- support for retaining the character of the site (37), and
- support of increased the availability of sports facilities in the local area (32).

It is worth noting that some participants (22 or 5% of all survey respondents) mistook the proposal as including soccer. Some explicitly expressed relief that an investment would be made to preserve the Stand (10).

**Table 7. Reasons for supporting the draft Vision and Design Brief**

Theme (frequency of comments)	Summary of feedback
Community programs and community use (47)	<ul style="list-style-type: none"> <li>• Design will allow for multiple community uses.</li> <li>• Provides the Boroondara Brass Band with a home.</li> <li>• Supports community use while sport is being played.</li> <li>• Provides flexible community meeting spaces for new activities at this location.</li> </ul>
Provides an upgrade to the Stand and Oval (38)	<ul style="list-style-type: none"> <li>• Future proofs the Michael Tuck Stand.</li> <li>• In its current state the Stand is detracting from the area and is perceived as unsafe or attracting undesirable behaviour.</li> <li>• It will bring 'new life' into the area and has the potential to once again be a valuable community resource.</li> </ul>
Protects the heritage values of the Stand and precinct (37)	<ul style="list-style-type: none"> <li>• Preserves the history of the building and its past uses.</li> <li>• Provides a base to preserve local history and use by historic and cultural groups.</li> <li>• Protects and promotes the iconic Hawthorn story, the story of the Hawthorn Football Club and the community.</li> <li>• Provides a venue for heritage or art exhibitions.</li> <li>• Acknowledges Wurundjeri Country and Traditional Owners</li> </ul>
Local sporting facilities (32)	<ul style="list-style-type: none"> <li>• Increase availability for local community sporting use.</li> <li>• Continues to update sporting facilities in Boroondara.</li> <li>• Retains its original use as an iconic sporting venue.</li> </ul>
Use for AFL/junior AFL (29)	<ul style="list-style-type: none"> <li>• Proposed development supports the key objectives of the AFL in increasing community facilities.</li> <li>• Support the plan, however, would like to see the Swinburne Amateur Football Club based at venue.</li> <li>• Continues the ground's connection to Hawthorn Football Club through its use for AFL.</li> <li>• Upgrades to improve experience for young people.</li> </ul>
Women's soccer (22)	<ul style="list-style-type: none"> <li>• Some participants had thought the proposal included plans for improved soccer facilities and liked the:</li> <li>• Focus on female soccer.</li> <li>• Support of female participation in soccer.</li> <li>• Allow for facilities to play NPL level soccer.</li> </ul>



Theme (frequency of comments)	Summary of feedback
Female sport facilities (19)	<ul style="list-style-type: none"> <li>Provides venues for women and girls playing sport.</li> <li>Girls and women are currently playing on sub optimal facilities. This sends a negative message about women's value in sport.</li> <li>Refurbishment will provide safe and attractive facilities, including change rooms and toilets.</li> </ul>

#### 4.2 Reasons for not supporting the draft Vision and Design Brief

A total of 129 survey respondents (27%) did not agree the draft vision proposed was suitable. When invited to explain their reasons, 103 people opted to write a comment.

The majority of respondents who did not support the draft vision gave the following reasons:

- wanted the draft vision to include a venue for soccer (58).
- wanted the ground to be allocated via a tenant model rather than a hub model (31),
- concerns the additions of other activities would reduce the availability of the facility and/or oval for sport (14).

**Table 8. Reasons for not supporting the draft Vision and Design Brief**

Theme (frequency of comments)	Summary of feedback
Want a venue for soccer (58)	<ul style="list-style-type: none"> <li>Lack of focus on female focused soccer.</li> <li>Does not allow for facilities to play NPL level soccer.</li> <li>Need for more soccer facilities and venues in the municipality.</li> <li>Seemingly oversupply of ovals for football and cricket.</li> </ul>
Dedicated AFL facility (or teams) (31)	<ul style="list-style-type: none"> <li>Allowing an Aussie Rules football club/team dedicated use as a home ground or permanent base.</li> <li>Resurfacing the oval with a synthetic pitch to improve longevity of the grass and availability of play for AFL.</li> </ul>
Use for sports (14)	<ul style="list-style-type: none"> <li>Concerns non-sports users will need to find other recreation locations.</li> <li>Locating other sports here instead of community uses (weightlifting).</li> </ul>





### 4.3 Reasons for being unsure of the draft Vision and Design Brief

A total of 59 survey respondents (12%) were not sure if the draft vision proposed was suitable. When invited to explain their reasons, 55 people opted to write a comment.

The reasons for uncertainty were varied. For a larger portion, it was the fact that soccer had not been included (19), alternate non-sporting uses were suggested (8) or there was not a tenanted club (7). For others, it was the proposal to combine culture and sport (7). Some participants noted Council's prioritisation of sport over other uses for the space.

**Table 9. Reasons for being unsure of the draft Vision and Design Brief**

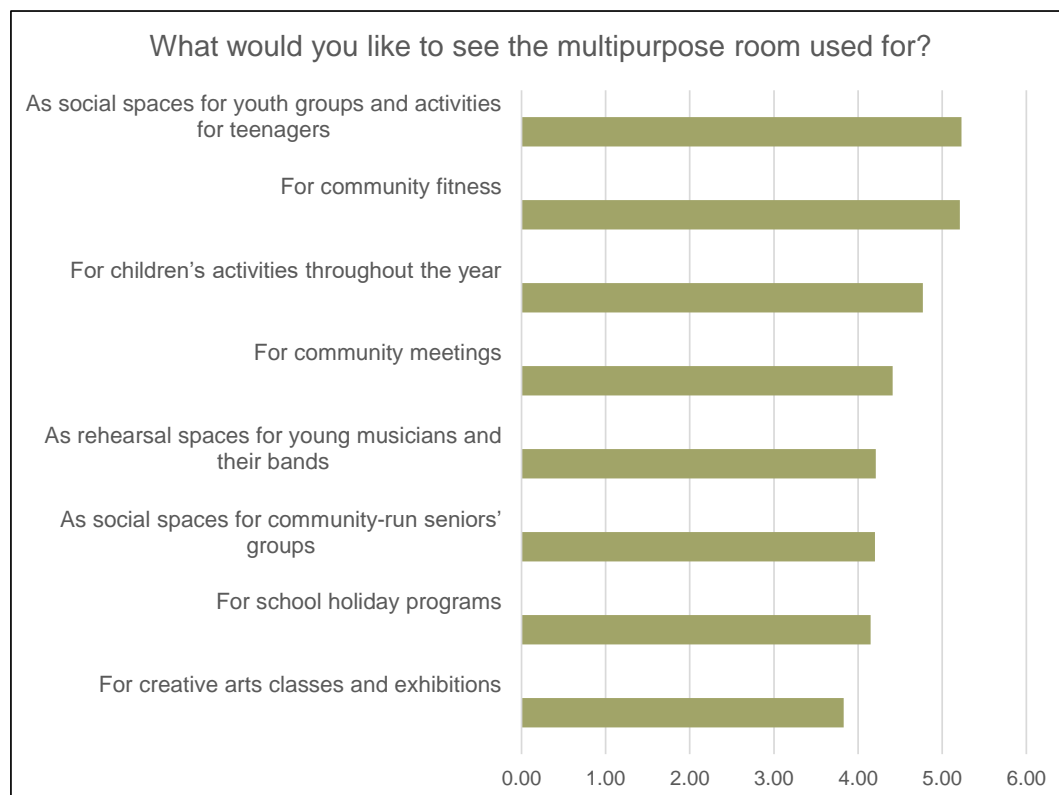
Theme (frequency of comments)	Summary of feedback
Want a venue for women's soccer (19)	<ul style="list-style-type: none"> <li>Does not support female participation in soccer.</li> <li>Does not allow for facilities to play NPL level soccer.</li> <li>Need for more soccer facilities and venues in the municipality.</li> </ul>
Alternative non-sporting use (8)	Varied alternate uses for the site put forward by community members considering design, layout, environmental impact
Tenanted sports club (7)	<ul style="list-style-type: none"> <li>Prefer a sports club is on the lease (preferably Australian Rules Football).</li> <li>Tenanted club will help to pay rent, ensure the building is maintained and secured.</li> <li>Need for local clubs to have dedicated facilities.</li> </ul>
Shared use for sports and recreation (7)	Comments questioning the need for use by non-sporting users.
Other comments	<ul style="list-style-type: none"> <li>The proposal was difficult to understand or information hard to interpret or lacking vision (4).</li> <li>Design of the Stand creates limitations for the proposed users (storage, challenge with layout and access) (3).</li> <li>Spending priority for Council (3).</li> <li>Concerned about the prioritisation of female sport and wanted all genders to have access (2).</li> <li>Preference for greater emphasis on the environment or biodiversity (1).</li> <li>Concerned expenditure lacks strategy or would like to see money spent to upgrade the railway underpass nearby (1).</li> </ul>



#### 4.4 Use of multipurpose room (ground level of Tuck Stand)

Survey participants were invited to rank in order of preference their preferred use of the Tuck Stand's ground level multipurpose room and kitchenette. Participants were given a list of eight potential uses of the space.

**Figure 1. Preferred use of the ground level multipurpose room and kitchenette**



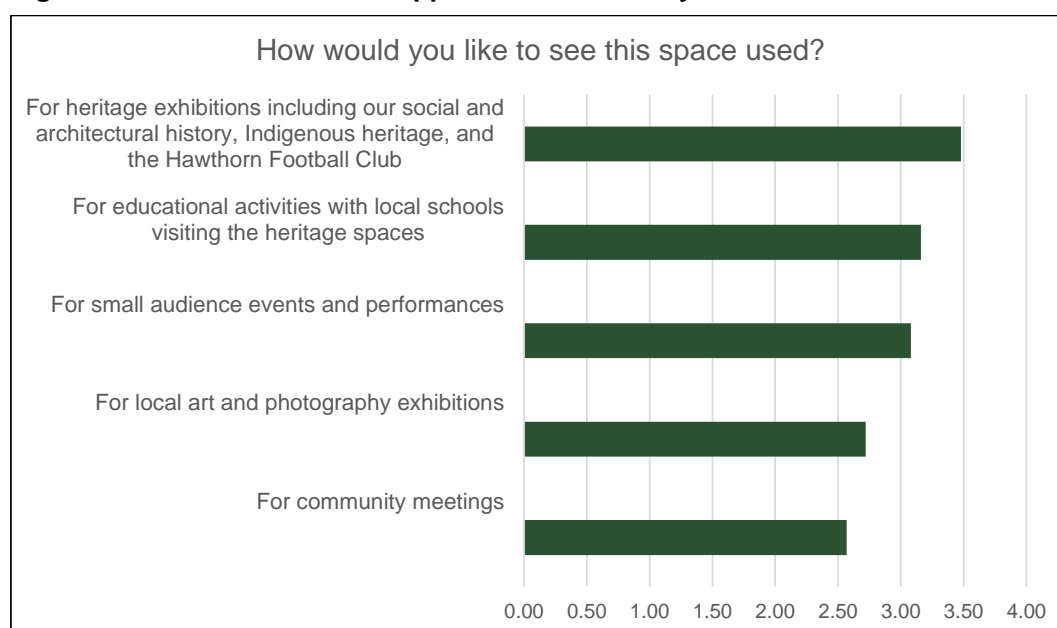
Social spaces for youth groups and activities for teenagers, and community fitness were preferred most. The use of space for creative arts classes and exhibitions was the least preferred.



#### 4.5 Use of multipurpose room (upper level of Tuck Stand)

Survey participants were invited to rank in order of preference their preferred use of a community room and kitchenette on the upper level of the Tuck Stand. Participants were given a list of five potential uses of the space.

**Figure 2. Preferred use of the upper-level community room and kitchenette**



Using the space for 'heritage exhibitions including our social and architectural history, Indigenous heritage, and the Hawthorn Football Club' was the most preferred option, followed by 'educational activities with local schools visiting heritage spaces'. 'Community meetings' was the least preferred option.

#### 4.6 Additional feedback

Survey participants were given the option to suggest additional ideas to enhance the Michael Tuck Stand.

**Table 10. Additional ideas to enhance the Tuck Stand**

Theme (frequency of comments)	Summary of feedback
Inclusive spaces/for work or hire (68)	<ul style="list-style-type: none"> <li>Flexible, accessible spaces aimed at a wide range of demographics.</li> <li>Multi-purpose rooms that can be easily accessed.</li> <li>Function spaces that can be hired by the community for informal and formal events.</li> <li>Use of the space for programs and activities that have a wider appeal for children, young people and older people.</li> </ul>



Theme (frequency of comments)	Summary of feedback
Use as sports facility (58)	<ul style="list-style-type: none"> <li>Local sports facility that can be used by a large cross-section of the community.</li> <li>Create connection between junior and senior clubs.</li> <li>Display history of sport/connection in area in relation to the Stand.</li> <li>Sport should be prioritised over the other options</li> </ul>
Use for women's soccer (52)	<ul style="list-style-type: none"> <li>Accommodate growing female participation in soccer.</li> <li>Council should prioritise upgrading the space to be a soccer facility.</li> <li>Does not support female participation in soccer.</li> <li>Does not allow for facilities to play NPL level soccer.</li> </ul>
Use for AFL / Junior AFL (42)	<ul style="list-style-type: none"> <li>An upgraded oval should be prioritised because of the strong historical links with the sport in the area.</li> <li>Increase Council's support for both women's and men's AFL.</li> <li>Swinburne Amateur Football Club should be a tenant.</li> <li>Support Hawthorn Amateur AFL and junior AFL.</li> </ul>
Historical society (24)	Historical societies can assist in preserving the history of the Tuck Stand and area.

#### 4.7 Issues for further consideration

- Further consideration to which sporting codes and/or team(s) are prioritised for the space.
- Further consideration of the merits of a tenant or hub model for shared use.
- Further consideration of general or miscellaneous suggestions made by small numbers of survey respondents at various points through the survey. These are listed below. Community members identified opportunities not currently articulated in the draft Vision and Design Brief such as:
  - Facilities: public toilets and cycling facilities.
  - Design and construction: use of renewable/sustainable materials and energy building systems, improved drainage systems.
  - Process and governance: suggestions for facility governance and management, processes for booking shared spaces, ground maintenance, future community engagement throughout the project's evolution.



## **5. Next steps**

Council has reviewed and considered all responses received through the consultation process and incorporated relevant feedback in the revised draft Vision and Design Brief for presentation to Councillors at a Services Delegated Committee meeting on December 11 for formal endorsement.



## 6. Appendices

### Appendix 1 - Engagement survey

1. Do you agree this is a suitable vision for the Michael Tuck Stand?

- Yes
- No
- Not sure

2. Why? (Free text).

3. The ground level multi-purpose room and kitchenette will cater for community use. It will have acoustic protection for when our community brass bands rehearse. How would you like to see the multi-purpose room used? (Rank 1-8).

- For community meetings
- For community fitness
- For creative arts classes and exhibitions
- For children's activities throughout the year
- For school holiday programs
- As social spaces for youth groups and activities for teenagers
- As social spaces for community-run seniors' groups
- As rehearsal spaces for young musicians and their bands

4. The upper level (level one) will celebrate local heritage. New display and archive facilities will be offered to our local historical societies. A community room and kitchenette can host local history, arts, and cultural events. How would you like to see this space used? (Rank 1-5).

- For heritage exhibitions including our social and architectural history, Indigenous heritage, and the Hawthorn Football Club
- For local art and photography exhibitions
- For small audience events and performances
- For educational activities with local schools visiting the heritage spaces
- For community meetings

5. Please share your suggestions or comments for Council to consider. (Free text).

6. What is your connection to the Michael Tuck Stand and the Glenferrie Oval?

- I visit the spaces around the oval to walk, ride, exercise, relax or socialise
- I play a team sport or train with a team at the oval
- I have children who play team sport at the oval
- I use the Hawthorn Aquatic and Leisure Centre or other sports facilities close to the oval
- I garden in the community gardens



- I walk or ride through the area to get to the shops/work/study/public transport
- I value the grandstand as a heritage-listed building
- None of these
- Other

7. - 14. Respondent demographics - suburb, gender identity, age group, permission from an adult to complete survey if <18 years old.

## Appendix 2 - Communication channels

A multi-channel communications campaign was used to ensure we reached a broad audience, this included the following channels:

- Engage Boroondara consultation page.
- eDM sent to Engage Boroondara members with relevant interests, and Glenferrie Precinct page followers.
- Letterbox drop around the precinct.
- Signage displayed around the precinct.
- Council's social media channels.
- Boroondara Bulletin.
- Direct communication with key stakeholders.





# Glenferrie Oval Precinct revitalisation

Michael Tuck Stand and Glenferrie  
Oval revitalisation

Community Sport Data Analysis Report  
December 2023





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# 1. Purpose

## 1.1 Introduction

The purpose of this report is to review demand for field-based sports to inform the development of the Michael Tuck Stand and Glenferrie Oval revitalisation. This report builds on the existing collection and analysis of data by Council, from State Sporting Associations, AusPlay and local community clubs. It's worth noting that there is still some volatility in participation across all sporting codes since Covid-19 and it will take some time to stabilise and return to normality.

# 2. Community Sport

## 2.1 Background

Community consultation outcomes for the Tuck Stand and Glenferrie Oval revitalisation found that the majority of respondents who were unsure, and not in support of the draft Vision and Design Brief wanted to see soccer facilities being a part of the dedicated mix provided on site.

Given the feedback for soccer facilities from a portion of the community, officers worked with State Sporting Associations (Football Victoria, AFL Victoria, and Cricket Victoria), to review proposals from each code alongside participation data, key trends, and ground allocations for the three most popular field sports in Boroondara - Australian Rules Football, Cricket, and Soccer.

Sports participation data below, and throughout the report has been provided by AFL Victoria (Australian Rules Football), Cricket Victoria (cricket), and Football Victoria (soccer).

### Data Limitations

The following participation data has been excluded throughout this analysis.

1. The Victorian Churches Football Association and VicSoccer did not provide soccer participations numbers from 2017-2022 for the following:
  - Victorian Churches Football Association - Donvale Presbyterian Football Club. Club participation data in 2022 showed there was approximately 78 participants.
  - Victorian Churches Football Association - St Hilary's Soccer Club. Club participation data in 2022 showed there was approximately 90 participants.
  - VicSoccer - Carringbush Soccer Club. Club participation data in 2022 showed there was approximately 30 participants.



2. AFL Victoria did not provide a full set (2017-2022) of Auskick data. Noted in some of the tables below, Auskick, Cricket Blast, and Miniroos data has been removed to ensure consistent comparison of numbers.
3. Participation data for 2023 was provided by AFL Victoria and Football Victoria, however, 2023 data is not yet available from Cricket Victoria given the season has only just commenced.

To ensure a consistent comparison of numbers and trends, analysis and commentary has been considered for the years 2017-2022 only. Officers have made note of 2023 participation numbers where relevant to provide transparency of the full data set provided by State Sporting Associations.

### 2.1.1 Demand for Field Sports

With the Boroondara community having a high participation rate in sport and recreation, there is strong demand to access open space for a variety of uses. However, many sports grounds are at capacity with limited ability to cater for growing demand from sporting groups, schools, and unstructured recreational users.

Boroondara has a total of 52 sports grounds suitable for Australian Rules Football (ARF) and Soccer in Winter, and 56 sports grounds suitable for Cricket in Summer.

In 2023 the following number of grounds in Boroondara were allocated to each sport as shown below in **Table 1**.

**Table 1: Boroondara Sports Ground Allocations in 2023**

Sport Type	Ground Allocations	Season
Australian Rules Football	24	Winter
Soccer	28	Winter
Cricket	56*	Summer

*\* In the 2023/24 season, Council will have access to Auburn High School, and will be able to allocate cricket only at this ground. This will be in addition to the 56 ovals currently allocated for cricket.*

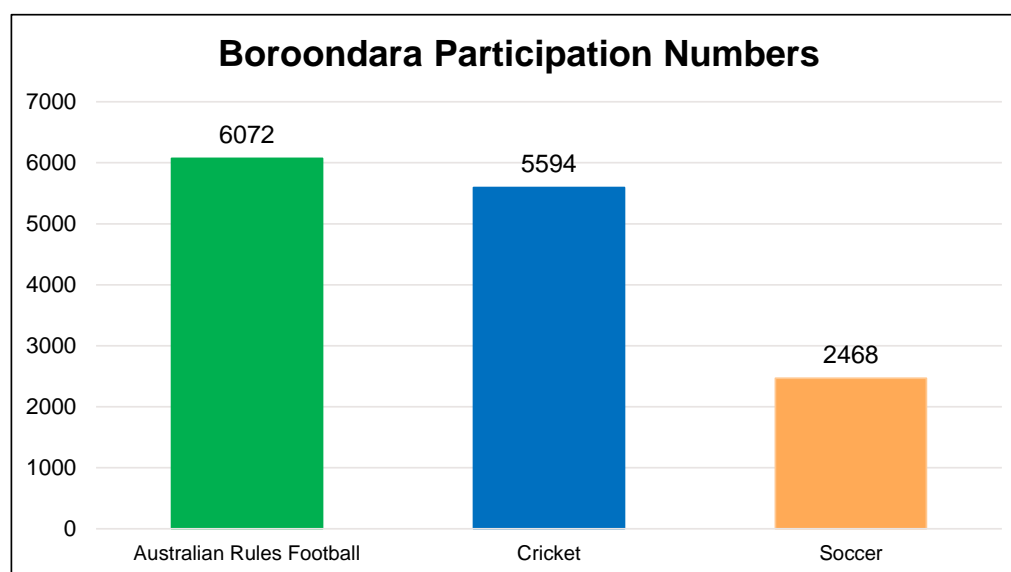
It is worth noting that several soccer clubs in the municipality are having to hire grounds from outside of Boroondara to host National Premier League (NPL) fixtures. This is due to a number of compulsory requirements imposed by Football Victoria,



primarily the requirement for ovals not to have a cricket wicket in the middle of the ground.

In 2022, based off participation data provided by State Sporting Associations, Australian Rules Football was the most popular field sport in Boroondara with 6072 participants, followed by Cricket with 5594, and Soccer with 2468.

**Figure 1: Boroondara participation numbers in 2022**



Source: AFL Victoria, Cricket Victoria, Football Victoria.

\* Soccer data excludes VCFA clubs x2, VicSoccer club x1

Participation numbers for 2023 show that Australian Rules Football decreased to 5746, whilst soccer numbers increased to 2742. Cricket participation data for 2023 is not yet available.

## 2.2 Female Participation

Female participation for juniors and seniors has been consistently increasing in Boroondara across Australian Rules Football (105%) and Cricket (218%) from 2017 - 2022. This increase has been seen by a growth in player numbers and a rise in seasonal allocation ground requests from sporting clubs. Soccer has had an overall -12% decrease in female participation from seasons 2017 - 2022, which is largely driven by junior participation numbers (-22%).

**Table 2** below demonstrates the female participation increase/decrease experienced by each sporting code in Boroondara and the need for additional ovals and infrastructure to meet that demand. From seasons 2017 to 2022, female participation



increased by 218% in Cricket, 105% in ARF whilst soccer experienced a -12% decrease.

**Table 2: Female Participation Growth/Decrease in Boroondara**

Type	2017	2018	2019	2020	2021	2022	2017-22 % + / -
ARF	592	946	1256	-	1278	1214	105%
Cricket	146	241	346	-	384	464	218%
Soccer	381	383	305	-	420	336	-12%

Source: AFL Victoria, Cricket Victoria, Football Victoria.

\* Note that the 2020 season was impacted by Covid-19

\* Data excludes Auskick, Cricket Blast and Miniroos as AFL Victoria did not provide a complete data set from 2017-2022 for Auskick

\* Soccer data excludes VCFA clubs x2, VicSoccer club x1 each year

Participation numbers for 2023 for Australian Rules Football were 1105 showing an 87% increase from 2017, whilst soccer numbers were 472 showing a 24% increase. Cricket participation data for 2023 is not yet available.

### 3. Australian Rules Football

Acknowledged in Council's Sport and Recreation Strategy 2016, Australian Rules Football (ARF) was identified as a priority sport for addressing the significant growth in demand within the municipality. (*Sport and Recreation Strategy 2016, p. 22*).

Of specific relevance, the Melbourne East region in which Boroondara sits, saw sustained growth in female participation of 323% from seasons 2016 to 2018. This brought a further 5,260 participants across all age groups, equating to an additional 210 teams requiring access to suitable grounds. (*Melbourne East Regional Football Facilities Strategy, Volume 2, 2019, p. 7*).

This growth has created two main challenges for football stakeholders in Melbourne East - building the capacity of existing facilities and providing new facilities that cater for a more diverse participation base. (*Melbourne East Regional Football Facilities Strategy, Volume 1, 2019, p. 5*).



All female junior and senior teams in Boroondara participate in one of 3 leagues, the Victorian Amateur Football Association (VAFA), Southern Football Netball League (SFNL) and the Yarra Junior Football League (YJFL). All leagues, as well as clubs within Boroondara continue to experience consistent growth from 2017 to 2022 with an increase in senior female participation at 193%, and 74% for junior participation.

Overall, combined male and female participation in ARF across Boroondara has seen an increase of 23% from seasons 2017 to 2022. Senior males have seen an increase of 94% from 2017-2022, however, there has been a decline in junior male participation numbers of -13%. The greatest increase was seen amongst senior females' participation at 193%, as noted above.

**Table 3: Australian Rules Football participation in Boroondara**

ARF Participation in Boroondara	2017	2018	2019	2020	2021	2022	2017 -22 % + / -
<b>Female</b>	592	946	1256	-	1278	1214	105%
<b>Male</b>	3641	3752	4019	-	4156	3977	9%
<b>Total</b>	<b>4233</b>	<b>4698</b>	<b>5275</b>	<b>-</b>	<b>5434</b>	<b>5191</b>	<b>23%</b>

Source: AFL Victoria

\* Note that the 2020 season was impacted by Covid-19

\* Data excludes Auskick

Participation numbers for 2023 for Australian Rules Football were as follows:

- Female 1105, showing an 87% increase from 2017-2023
- Male 3829, showing a 5% increase from 2017-2023
- Total 4934, showing a 17% increase from 2017-2023

Several Boroondara clubs experiencing an increase in participation have been required to fixture home games away from their traditional home ground, as well as outside of Boroondara to cope with demand. In 2019, the YJFL programmed 49 Boroondara home matches outside of Boroondara due to a shortage of ground availability.

In addition to fixturing problems, the increase in player numbers combined with shortage of available space has caused 2 Boroondara clubs (Ashburton United Junior Football Club and Camberwell Sharks Junior Football Club) to stop accepting new participants in 2020. (Source: YJFL).

In 2023, two Boroondara clubs (Canterbury Junior Football Club and Kew Comets Junior Football Club) were unable to host finals due to the poor condition of their allocated grounds, resulting in playing these games away from their home ground.



Many other games during the season were also moved off Boroondara grounds (Canterbury Sportsground, Stradbroke Park South, Victoria Park, and St James Park). Moving ground locations was due to poor ground conditions because of increased participation and poor weather conditions.

According to the latest AusPlay data (2023) Australian Rules Football has 235,970 participants in Victoria, with a 4.4% participation rate. As shown in the table below, Australian Rules Football has an overall participation of 6072 participants, and a 3.61% participation rate in Boroondara.

**Table 4: Participation in Australian Rules Football within Boroondara (2022)**

Age Group	Number of Boroondara Participants
Junior	4169
Senior	1903
Total	6072
As a % of Boroondara's Population	3.61%

Source: AFL Victoria

\* Population 167,900 (2021 Census, Australian Bureau of Statistics)

Participation numbers for 2023 show that Australian Rules Football had the following numbers for juniors (3956), seniors (1790) with an overall total of 5746 equating to 3.42% of Boroondara's population.

## 4. Cricket

Cricket is the most popular summer sport in Australia; according to the 2019/20 Australian Cricket Census, Victoria had the highest registered cricket participation rate across Australia increasing 2.9% for the year to 235,084. The non-registered school participation rose more significantly by 16.6% to 256,711. There was also a 19.3% increase in junior girls' participation in metro regions and a 30.6% increase in senior women's participation in metro regions; showing that the female participation rate also increased.

Cricket participation in Boroondara for males has been impacted by Covid-19, with participation numbers dropping post the 2020 season. Overall participation numbers for males have decreased from 2017 to 2020 by 16%, with the greatest decrease seen in junior male participation.





Female participation continues to grow, with a year-on-year increase from 2017 to 2020, and a combined junior and senior participation growth of 218%, with the greatest increase seen in senior female participation.

**Table 5: Cricket participation in Boroondara**

<b>Cricket Participation in Boroondara</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2017-22 % + / -</b>
<b>Female</b>	146	241	346	-	384	464	218%
<b>Male</b>	5593	5315	5891	-	4178	4685	-16%
<b>Total</b>	<b>5739</b>	<b>5556</b>	<b>6237</b>	<b>-</b>	<b>4562</b>	<b>5149</b>	<b>-10%</b>

Source: Cricket Victoria

\* Note that the 2020 season was impacted by Covid-19

\* Data excludes Cricket Blast

Due to Friday nights being at capacity for Junior cricket match play, fixtures have been forced to incorporate Saturday mornings for match play, and in some instances Sunday morning when Saturdays are also at capacity. The Inner East Girls Cricket competition plays their games on a Wednesday night given Friday nights and weekends are at capacity for match play.

According to the latest AusPlay data (2023) Cricket has 176,543 participants in Victoria, with a 3.3% participation rate. As shown in the table below, Cricket has an overall participation of 5594 participants, and a 3.33% participation rate in Boroondara.

**Table 6: Participation in cricket within Boroondara (2022)**

<b>Age Group</b>	<b>Number of Boroondara Participants</b>
<b>Junior</b>	2353
<b>Senior</b>	3241
<b>Total</b>	5594
<b>As a % of Boroondara's Population</b>	3.33%

Source: Cricket Victoria

\* Population 167,900 (2021 Census, Australian Bureau of Statistics)



## 5. Soccer

Council's Sport and Recreation Strategy 2016 identified the South West precinct, in which Glenferrie Oval is located, as a priority precinct for soccer pitch improvements (Sport and Recreation Strategy 2016, p. 28). The Strategy also acknowledged soccer as a priority sport for addressing the significant growth in demand within the municipality (p. 22).

Nationwide there has been a steady growth in football participation. There has been a 50% increase from 1.3 million participants in 2016 to 1.9 million participants in 2019. There was an 11% growth in female participants for the year to 156,893 in 2019.

There has been an overall decline in female participation of -12% across Boroondara from seasons 2017 to 2022, with the greatest decrease (-22%) seen in junior female participation. Senior female participation experienced an increase of 8% from 2017 to 2022.

Data obtained from Football Victoria indicates that overall soccer participation for males has declined (8%) from 2017 - 2022. Senior male participation has seen a 7% increase from 2017 to 2022, however, junior boys' teams have experienced a 20% decline.

**Table 7: Soccer participation in Boroondara**

Soccer Participation in Boroondara	2017	2018	2019	2020	2021	2022	2017-22 % + / -
<b>Female</b>	381	383	305	-	420	336	-12%
<b>Male</b>	1394	1400	1219	-	1424	1286	-8%
<b>MX / NB</b>	0	0	0	-	2	0	0%
<b>Total</b>	<b>1775</b>	<b>1783</b>	<b>1524</b>	<b>-</b>	<b>1846</b>	<b>1622</b>	<b>-9%</b>

Source: Football Victoria

\* MX / NB refers to gender-neutral and non-binary participants

\* Note that the 2020 season was impacted by Covid-19

\* Data excludes Miniroos

\* Data excludes VCFA clubs x2, VicSoccer club x1

Participation numbers for 2023 for soccer were as follows:

- Female 472, showing an 24% increase from 2017-2023
- Male 1378, showing a 33% increase from 2017-2023
- Total 1851, showing a 4% increase from 2017-2023



In 2023, many games during the season were moved off Boroondara grounds (Dorothy Laver Reserve West, Hays Paddock South and Willsmere Park), resulting in playing these games away from their home ground. Moving ground locations was due to poor ground conditions because of increased senior participation and poor weather conditions.

According to the latest AusPlay data (2023) Soccer has 243,956 participants in Victoria, with a 4.6% participation rate. As shown in the table below, Soccer has an overall participation of 2468 participants, and a 1.47% participation rate in Boroondara.

**Table 8: Participation in soccer within Boroondara (2022)**

Age Group	Number of Boroondara Participants
Junior	1660
Senior	808
Total	2468
<b>As a % of Boroondara's Population</b>	<b>1.47%</b>

Source: Football Victoria

\* Soccer data excludes VCFA clubs x2, VicSoccer club x1

\* Population 167,900 (2021 Census, Australian Bureau of Statistics)

\* 2023 participation data, Junior 1843 | Senior 928 | Total 2771 | 1.65% of Boroondara's Population

Participation numbers for 2023 show that soccer had the following numbers for juniors (1843), seniors (928) with an overall total of 2771 equating to 1.65% of Boroondara's population.

## 6. Summary

Renewing the Tuck Stand provides an opportunity to activate Glenferrie Oval providing access to open space for both the community and for sporting clubs.

Upgrading the Tuck Stand and its associated infrastructure will ensure increased community use of the sports ground for training and competition and will provide opportunities for other community groups to utilise and tenant the facility.

The key findings based on demand analysis are as follows:

- In the City of Boroondara, Australian Rules Football is the most popular ground sport with 6072 participants at a 3.61% participation rate, followed by cricket with



5594 participants at a 3.33% participation rate, and soccer with 2468 participants at a 1.47% participation rate.

- In winter 2023, cricket had the most ground allocations with 56. Australian Rules Football had 24 ground allocations and soccer had 28. Australian Rules Football has an average of 253 participants per ground in comparison to cricket with 100, and soccer with 88 (noting that Australian Rules Football can cater for approximately double the number of soccer and cricket players per ground).
- From seasons 2017 to 2022, female participation increased by 218% in Cricket, 105% in Australian Rules Football, whilst soccer experienced a -12% decrease.
- From seasons 2017 to 2022, overall participation (male and female) increased by 23% in Australian Rules Football, with declines in both Cricket (-3%) and Soccer (-9%)
- While soccer is not seeing a significant increase in growth from a participation numbers perspective, it is worth noting that several soccer clubs in the municipality are having to hire grounds from outside of Boroondara to host National Premier League (NPL) fixtures. This is due to a number of compulsory requirements imposed by Football Victoria, primarily the requirement for ovals not to have a cricket wicket in the middle of the ground.

# Glenferrie Oval Precinct revitalisation

Michael Tuck Stand and Glenferrie  
Oval revitalisation

State Sporting Associations Submissions  
Summary

December 2023





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# 1. Background

## 1.1 Introduction

Council's draft Vision and Design Brief outlines the proposed design principles, users and activation that will occur within the Tuck Stand and Glenferrie Oval in the future.

Consultation on the draft Vision and Design Brief to revitalise the Tuck Stand and Glenferrie Oval was conducted from 14 August to 11 September 2023. Information about the proposal and its key timelines were published on Council's community engagement portal [Engage Boroondara](#).

As part of the consultation process for the Tuck Stand and Glenferrie Oval revitalisation, proposals from the following State Sporting Associations were received:

- Joint proposal from AFL and AFL Victoria
- Football Victoria
- Cricket Victoria

Below is a summary of each of the proposals for the utilisation of the Tuck Stand and Glenferrie Oval.



## 2. AFL / AFL Victoria's proposal for Glenferrie Oval utilisation

- AFL fully supports the draft vision of council for the redevelopment of the Michael Tuck Stand and Glenferrie Oval.
- AFL considers the Michael Tuck Stand as a critical venue from both a historical perspective and for current and future participation requirements.
- An upgrade inclusive of Australian Rules Football at Glenferrie Oval will allow AFL to pledge an amount between \$500k - \$1M (noting this funding offer may be conditional such as 12-month access).
- The project connects strongly with both the AFL's National Infrastructure Plan and AFL Victoria's Football Facilities Strategy.
- AFL would prefer 12-month access to Glenferrie Oval and would activate the site with NAB AFL Auskick, AFL Superkick, AFL Nines, All Nations Program and Kickstart Program.
- Encourage Council to explore the use of hybrid surfaces on Glenferrie Oval.
- Should a cricket pitch be installed at Glenferrie Oval, AFL's preference is not to have a concrete cricket pitch.

The proposed allocation model of 12-month access for Australian Rules Football includes summer usage 5 nights per week, with no weekend allocations at Glenferrie Oval requested. This proposal would not have an impact on any existing summer bookings.

The upgrades at the Tuck Stand and Glenferrie Oval would create an opportunity for Australian Rules Football to utilise the site as a Women's Hub model and/or tenant model during the winter months whilst activating the oval all-year around.

There are no cricket training facilities at Glenferrie Oval, and Cricket Victoria are proposing oval use for junior match play over the summer months. Given AFL Victoria's proposal does not impact existing summer allocations, there is an opportunity to provide Australian Rules Football with some summer access outside of cricket match play allocations.

If Australian Rules Football was given winter or 12-month access, soccer would not be able to utilise Glenferrie Oval as they are both winter sports. The proposal for a hybrid surface is outside the scope of what's been costed for the oval refurbishment. Note: a hybrid surface is a natural turf sports surface reinforced with synthetic fibres and is suitable for a variety of sports – including football, soccer, rugby, cricket, golf and tennis.





### 3. Football Victoria's proposal for Glenferrie Oval utilisation

- Football Victoria (FV) proposes that the Glenferrie Oval redevelopment see the facility become fully compliant with all NPL facility standards for players, spectators, and officials. The proposal would even create regular utilisation for the heritage-listed Michael Tuck Stand, for the stand meets the minimum NPL requirements of 200 seats undercover.
- Football Victoria believes soccer has reached its 'participation capacity' in Boroondara; that is, the facilities are no longer capable of taking on new participants who wish to play football.
- The opportunity to evolve the Glenferrie Oval precinct into a state-of-the-art community and high-performance football venue, from the grassroots to the highest tiers outside the professional game.
- Football Victoria's strong preference is for 12-month access and full NPL compliant facilities for players, spectators, and officials, however, if this was not achievable, they would accept a winter only allocation for community level soccer.
- Encourage Council to explore the use of synthetic or hybrid surfaces on Glenferrie Oval.
- Football Victoria do not have any funding to contribute towards the project \*

\* Inner East Community Finance contacted Council during the consultation period offering \$500k funding towards establishing women's and girls' facilities for Boroondara Eagles and Alamein Football clubs. In subsequent correspondence they have advised grant funding opportunities exist for candidates from all sporting codes who are interested in participating at Glenferrie Oval can put forward an application.

The proposal to introduce soccer to Glenferrie Oval requires an NPL compliant facility. As well as year-round access, an NPL compliant facility requires components outside of scope of what Council provides for a pavilion renewal project.

These components are as follows:

- Pitch Standards: The field of play must not include a cricket pitch.
- Players Race: A covered roof players race, covered in shade cloth or similar material, from the dressing rooms to the playing area is provided. The race should have a minimum height of 2.2m and minimum width of 2m.
- Scoreboard: A fully functional scoreboard, with "Home" & "Away" or "Home Club Name" & "Visitors" clearly visible to the majority of spectators must be provided and operated on matchday for senior fixtures.
- Parking: An allocation of 6 car lots for match officials and 1 car lot for the opposition kit/team manager within the facility (closest car park to the facility entry). An allocation of 25 parking lots for HOME & 25 parking lots for AWAY Senior & Reserves Squad must be made available within 200 metres from the ground. These car spaces must be free of charge. Clubs must abide by car parking requirements put in place by FV for risk fixtures.



- Public Address System: A fully functional Public Address (PA) system must be provided. The PA must be clearly audible to all parts of the venue, including social areas, and operated on match day to make announcements relating to safety and event management as well as to introduce players, announce scorers.
- Media Viewing Area: A media and operations viewing area with unobstructed views of the playing arena and scoreboard must be provided. The media and operations viewing area must be under temporary or permanent cover.
- Broadcast / Filming Area. Provision of unobstructed viewing access for media/camera operator, under cover from inclement weather.

An NPL compliant facility stipulates that the field of play must not include a cricket wicket. Therefore, if NPL level soccer was to be introduced as a winter sport, cricket would not be able to utilise Glenferrie Oval and the Tuck Stand in the summer months. Australian Rules Football would not be able to utilise the ground given they are both winter sports.

The compulsory NPL components, should they be enforced by Football Victoria, would require additional funding which would add around \$320K- \$400K to the project budget.

Establishing soccer at Glenferrie Oval may impact Australian Rules Football users such as Auskick on Saturday mornings, and Hawthorn Citizens Junior Football Club on Sundays. If year-round access was required, this access would likely impact existing summer allocations for Social Sport (Monday and Wednesday nights) and Hawthorn Citizens Junior Football Club (Tuesday and Thursday nights, from January - March only).



## 4. Cricket Victoria Proposal for Glenferrie Oval utilisation

- Cricket Victoria supports the Michael Tuck Stand and Glenferrie Oval Revitalisation project and welcomes the outcomes being sought for one of Boroondara's most loved sporting and community facilities.
- Within the City of Boroondara many grounds are already at carrying capacity, the upgrades at Glenferrie Oval will significantly increase programming opportunities for the Eastern Cricket Association (ECA) and local cricket clubs.
- The upgrades would create a unique opportunity for the ECA to use the facility as their female Junior Cricket Hub and incorporate the Inner East Girls Cricket competition on a weekly basis throughout summer.
- City of Boroondara's draft vision to improve the quality, safety and functionality of the reserve and increase community use through sport and recreation activities strongly aligns with Pillar 1 within the Victorian Cricket Infrastructure Strategy which aims to maximise the carrying capacity and activation of cricket grounds and facilities.
- As there are no cricket training facilities at Glenferrie Oval, Cricket Victoria is proposing allocations during the summer months for junior cricket match play on weekends, with the potential for some centre wicket practice and fielding training during the week.
- Cricket Victoria do not have any funding to contribute towards the project, however, to support the facility upgrades, Cricket Victoria would welcome an application for grant funding through the Australian Cricket Infrastructure Fund (ACIF). The ACIF provides funding for community cricket facility projects, with a focus on growing participation and promoting accessibility and inclusivity, which are key outcomes of this project.

Introducing cricket match play at Glenferrie Oval would require the addition of a new synthetic wicket to be installed. A turf wicket (5-6 pitch turf table) is not suitable for Glenferrie Oval due to the narrow dimensions of the ground.

The proposed allocation model for junior cricket match play at Glenferrie Oval would not have an impact on any existing summer bookings. The upgrades at the Tuck Stand and Glenferrie Oval would create a unique opportunity for the ECA to use the facility as their female Junior Cricket Hub and incorporate the Inner East Girls Cricket competition on a weekly basis throughout summer.

If cricket was provided with summer allocations for match play, soccer and Australian Rules Football would not be able to utilise Glenferrie Oval and the Tuck Stand during the summer months (likely Friday - Sunday). NPL level soccer would not be able to utilise the oval at all as a synthetic cricket wicket would need to be installed to facilitate match play for cricket.



## 5. School use

School use has not specifically been referenced in the draft Vision and Design Brief although it is proposed that some would be able to be accommodated. This would need to be at times when the ground is not required for community sport, and it would also be pending there being enough carrying capacity. School use and access is currently being developed through the draft Organised Sport Seasonal Allocation Policy.