

# Glenferrie Oval Precinct revitalisation

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

Engagement Summary Report  
Stage 2 consultation  
October 2023



BOROONDARA

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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.

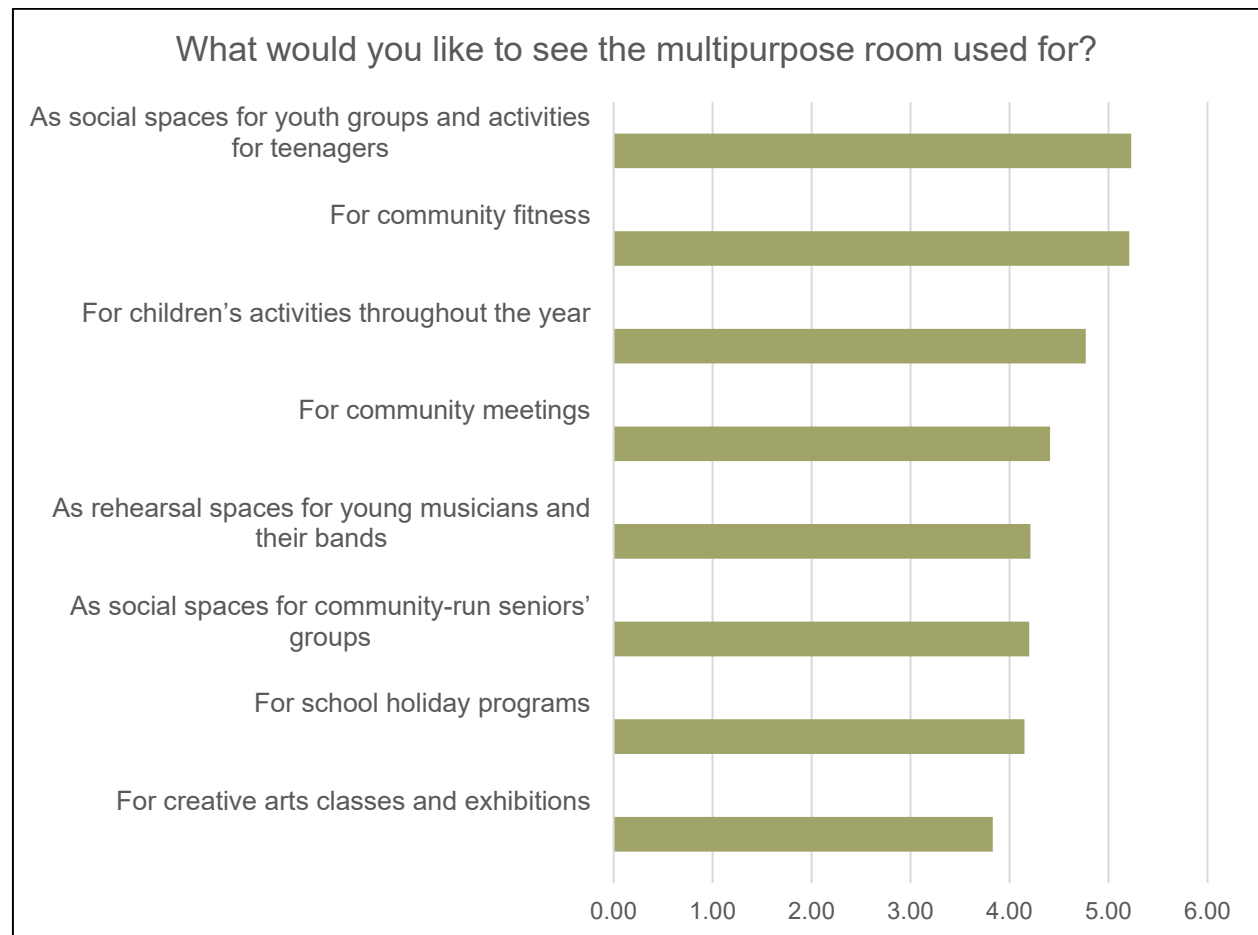
**Table 9. Reasons for being unsure of the draft Vision and Design Brief**

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**

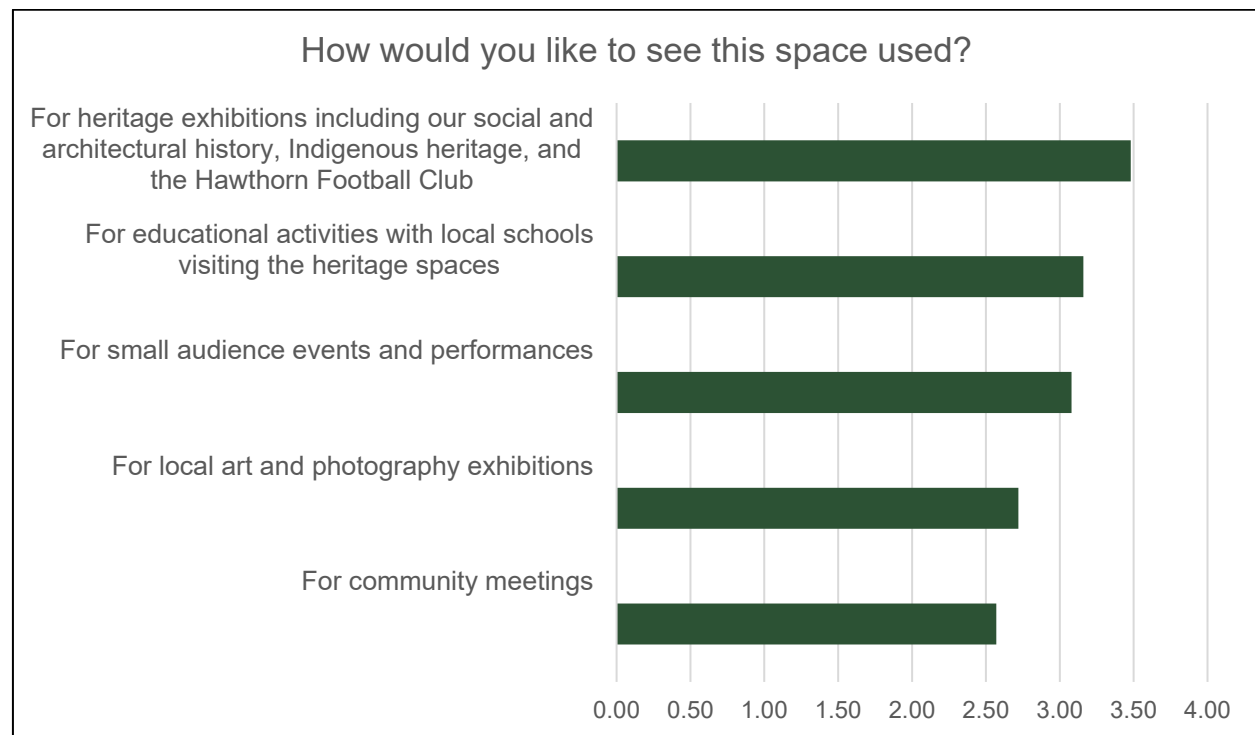


Social spaces for youth groups and activities for teenagers, and community fitness were preferred most. The use of space for creative arts classes and exhibitions was the least preferred.

#### 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.

