

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...
Community focused	<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.

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

## 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>

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<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>	<p>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.</p>
<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.

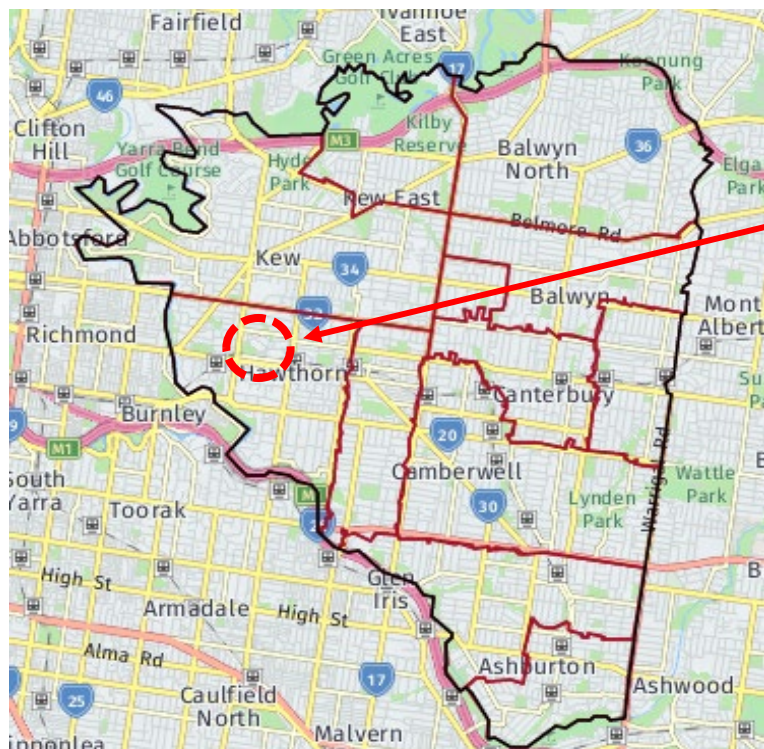


Figure 2: Map of Boroondara

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.

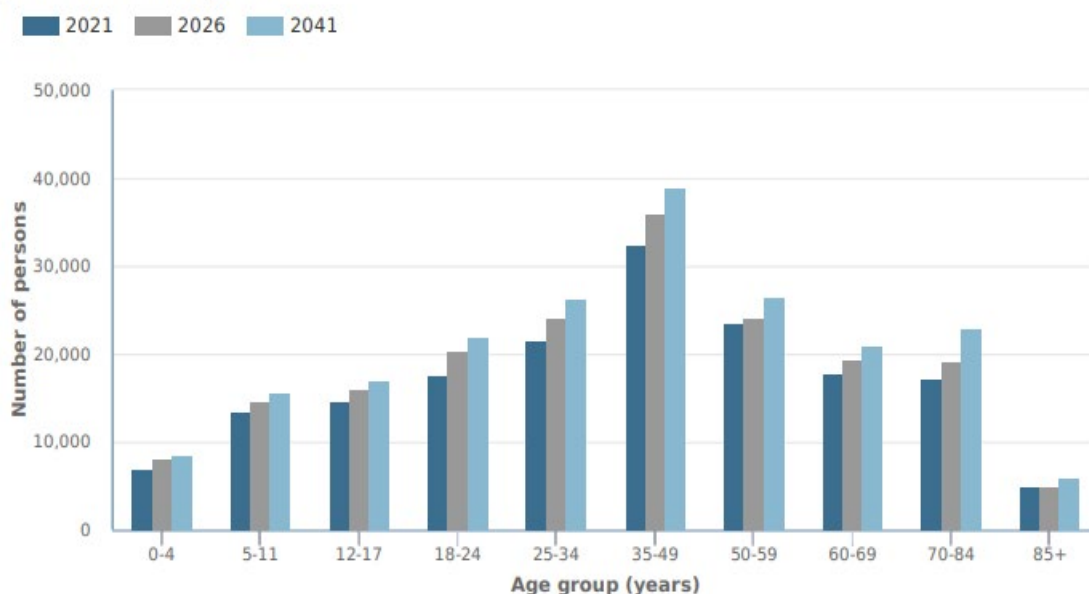
It has a strong retail/commercial sector with around 53 shopping centres and strips. The main shopping strips are located at Camberwell Junction, Glenferrie Road, Hawthorn and Kew Junction.

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.

**.id** informed  
decisions

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.

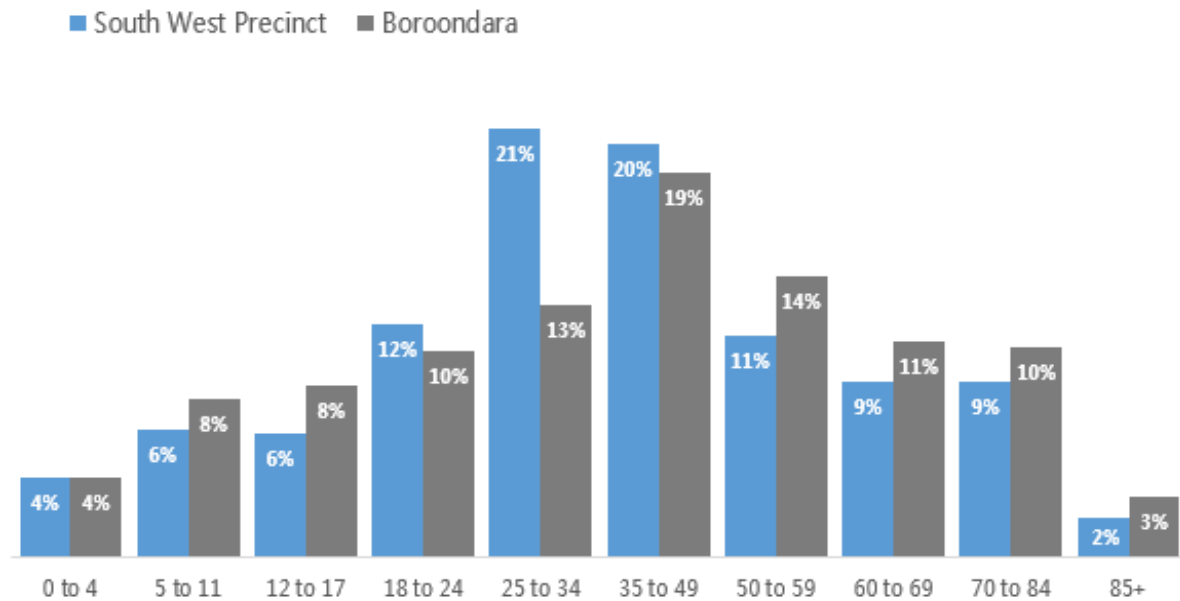


Figure 5: Boroondara Vs South-West Precinct population by age group

- 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).



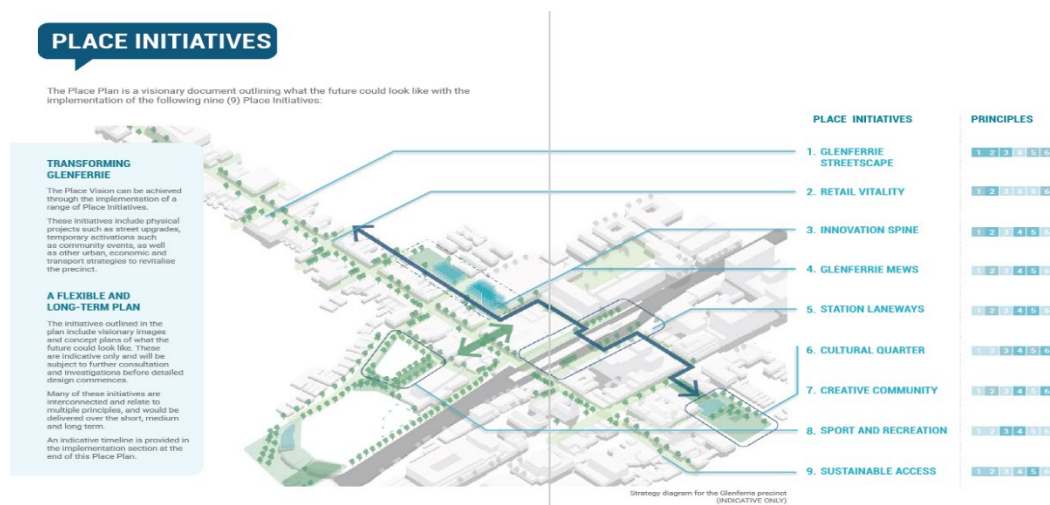


Figure 6: Boroondara Vs South-West Precinct population by household composition

## 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.

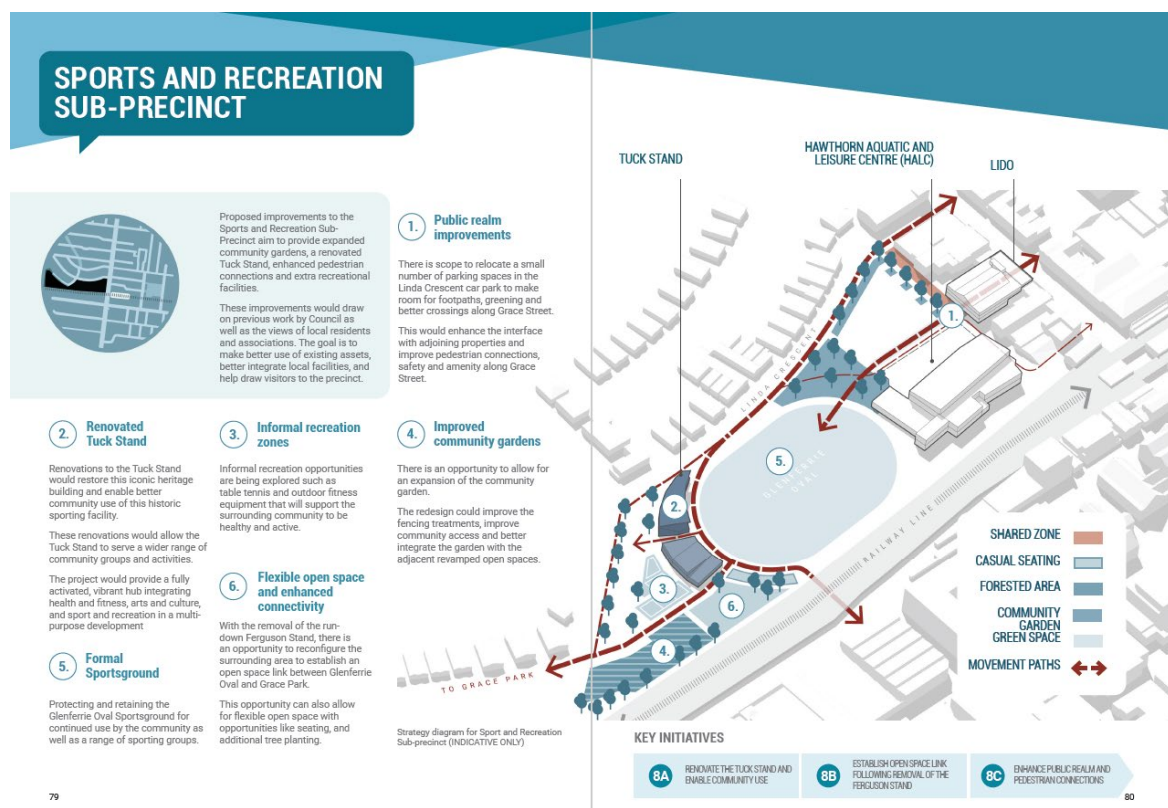


Figure 7: Sports and Recreation Sub-Precinct (source: draft Glenferrie Place Plan, 2023)

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.

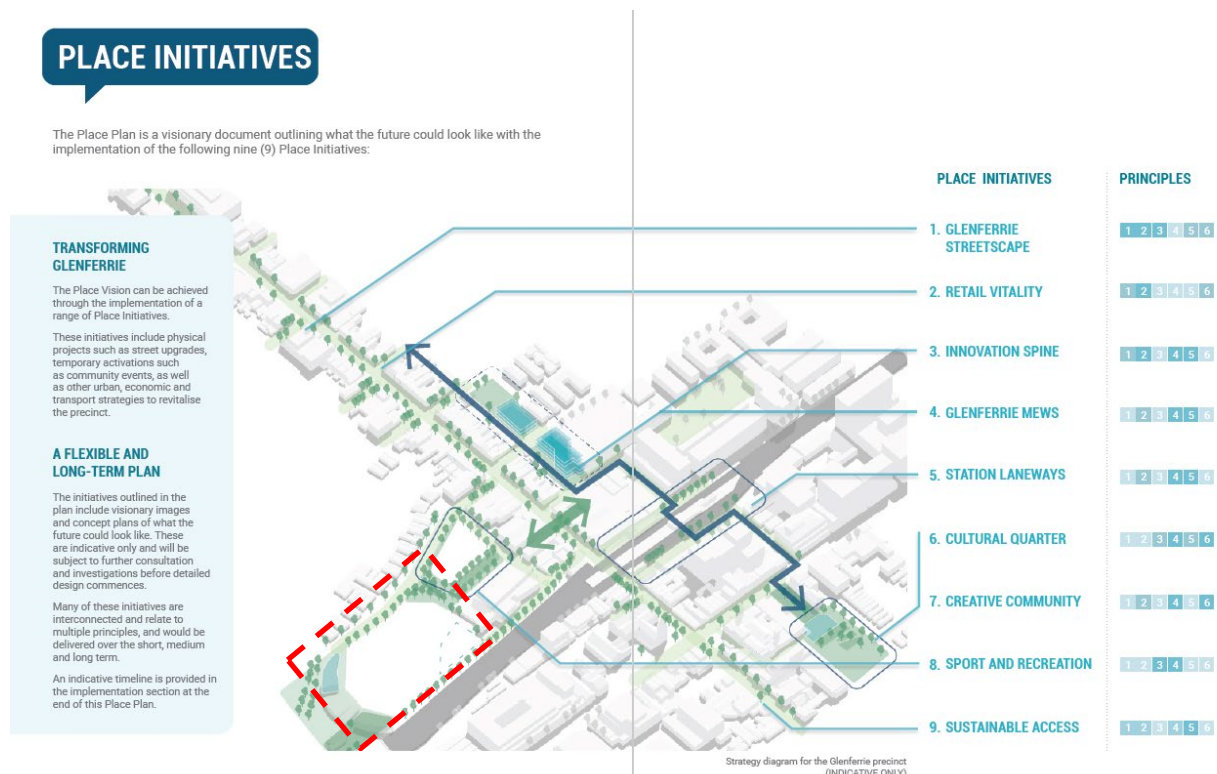


Figure 8: The Place Plan - outlining what the future could look like with the implementation of the following nine (9) Place Initiatives (source: draft Glenferrie Place Plan, 2023). Highlighted box denotes subject site.

## 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 HO890*) 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.

