

Engagement report

Prepared by *i.e. community* for the City of Boroondara

Michael Tuck Stand and Glenferrie Oval Revitalisation

14 November, 2025

About this report

This report summarises the findings of the community consultation on the draft concept designs for the Michael Tuck Stand and Glenferrie Oval lighting plans, which was conducted from 14 August to 15 September 2025. The consultation included a survey (76 responses), community drop-in sessions (3 participants), and user group briefings (15 participants). This report is focused on the findings from the survey.

The City of Boroondara designed and delivered all engagement activities. *i.e. community* was engaged to analyse and report on the data collected.

Key themes from the analysis of the data are illustrated using quotes from respondents to ensure the findings are grounded in the community's voice. While some are shown in part to reflect the point being made, the quotes have been reproduced verbatim, including original spelling, grammar, and word choice.

Key findings



Strong endorsement: There is very strong community support for the project. More than 4 in 5 respondents back the stand's redesign, and a clear majority support the lighting renewal.



Local feedback: Feedback was predominantly from local residents (75% from Hawthorn, Hawthorn East, & Kew) aged 35+, who have a strong informal connection to the area (83% visit to walk/socialise).



Balancing needs: A key theme across both questions was the importance of balancing the needs of sporting clubs, the general community, and local residents.



Respecting heritage: Feedback showed a strong desire for the redevelopment to respect and celebrate the site's significant heritage while adding modern functionality.



Managing impacts: The need to carefully manage impacts on neighbours, particularly from the new lighting and increased site activity was highlighted.



Quality and function: There is a clear expectation that the new facilities will be high-quality, safe, functional, and accessible for diverse community and user groups.



Michael Tuck Stand

Mixed-use functionality: Support for a multi-purpose hub that serves sporting clubs while providing flexible spaces for community and creative use.

Heritage Preservation: A strong desire to retain and celebrate the stand's unique heritage while integrating modern elements sensitively.

High-quality amenities: Clear expectations for improved, accessible facilities such as toilets, changerooms, and usable spaces.



Sportsground lighting

Improved access and safety: The upgrade is expected to increase evening access for training, support women's and girls' sport, and improve safety across the precinct.

Managing local impacts: Respondents emphasised the need to limit light spill, glare, and the visual impact of lighting towers on nearby homes.

High-quality, sustainable infrastructure: Expectations for modern, efficient lighting with smart controls and clear performance standards to ensure the system is fit-for-purpose.

Survey findings

What are your thoughts on the draft designs for the Michael Tuck Stand?

76 responses

Overview

The results show very strong endorsement for the revitalisation of the Michael Tuck Stand, with more than four out of five respondents expressing support for the project. While doing so, many also provided constructive suggestions on how the designs could be improved.

Beyond support, the most common themes that came through in the feedback (starting with the most common) were:

- **Functionality and use:** Broad support for the stand to serve both sporting clubs and the general community.
- **Preservation of heritage:** A strong desire for the redevelopment to respect and celebrate the heritage of the stand, while incorporating new functionality.
- **Facilities and amenities:** Requests for improved facilities and amenities to make the stand usable and welcoming for a range of diverse groups.
- **Design suggestions:** Specific feedback on design elements, particularly relating to architectural form and the design of spaces.
- **Precinct integration:** The importance of integrating the stand with the surrounding area and managing impacts on neighbours.

This feedback provides a snapshot of the community's priorities for the project. Those who participated in the survey want the redevelopment to respect the stand's heritage, provide modern functionality, and serve as a hub for both sport and general community activities in Boroondara.

Detailed findings

The analysis below describes the key themes identified in the feedback in more detail. It should be noted that the feedback was concentrated across a few key themes. The most common being Functionality and use, Preservation of heritage, and Facilities and amenities, each raised by around a third or more of respondents. The remaining themes, Design suggestions and Precinct integration, were raised by a smaller number of respondents.

Overall support and sentiment

The analysis shows very strong support for the proposed redevelopment of the Michael Tuck Stand and Glenferrie Oval lighting. The vast majority of respondents, more than four in five,

either expressed explicit support for the draft designs or provided feedback on specific elements they would like to see changed or improved.

"Lots of good ideas and a much needed makeover for an iconic building and area...long overdue!"

"I think the design is very detailed and nice, all the requirements for a good facility is there"

"I am all in favour of the restoration and adaptive reuse of the extensive internal spaces inside the grandstand and beneath the seating areas above, which have been unavailable to the public for decades"

"I love the consideration for the heritage of the site, specifically the new grandstand on level 2 with its wall of glass that adds a contemporary element to the structure"

By contrast, only a handful of respondents stated that they did not support the proposed designs.

"Way over done"

Looking at the sentiment of the feedback provided, more than half of the comments were positive, expressing support or appreciation for the proposed works.

"Fabulous to finally see something positive happening here supporting the community through these upgrades. I especially support and endorse the increased use for women and girls sport"

"Sounds like a fantastic opportunity to re utilise precious space in Boorandara, that can help the community. It's also wonderful that while many renovations will be done, the core and traditional structural integrity will stand strong"

"I think the plans shown look great - this is an important historical building so its great to restore and ensure its used by community"

Around a third were neutral and typically focussed on asking questions for clarification or making practical suggestions about the facility's specific features and ongoing operation.

"There is very little detail so it is hard to assess. Lots of storage. Given the rake of the stands, will the higher levels be flat and how will access for wheelchairs be provided? Are there change room and showers for dabbled (disabled) users?"

"Can you find space somewhere in the development for a few basketball hoops ? I have a Son who's obsessed with B/B"

Only around one in 10 respondents provided negative feedback, most commonly about concerns that the redevelopment would undermine the stand's historic character and potential impacts.

"Hello, if you remove any of the seating you are destroying the integrity and the Heritage listing of the grandstand...But please don't take away the integrity of this wonderful old Grandstand"

Functionality and use

There is strong support for the precinct being developed as a centre for both sport and community use.

Around a third of respondents specifically supported the idea of the stand being multi-purpose, combining sport with broader community and cultural uses. These participants were keen to see the facility become a new community and cultural hub.

"Looks great, and includes a wide group of interests not just sport"

"..it would be great to make a community hub that meets the community needs for both sporting activities but also community, cultural and creative needs"

"The retention of a space for the brass band to practice is also amazing, showing that the arts and sports can coexist and that it doesn't have to be one or the other"

"I think it has a good potential to efficiently use resource and as long as it is thoughtful for many different community groups and balances the construction to suit the needs of the community and the immediate neighbours it is definitely a good cause."

While this vision was strongly endorsed, a smaller group (less than one in 10) expressed a view that sport should take priority. These participants emphasised the oval's history as a football ground and the importance of maintaining it as a central sporting venue.

"The upgrades should be focused on what the stand was built for and that sport. Primary use should be sport and then other community use secondary"

"I support the revitalisation. However my support is entirely limited to sporting activities as this glenferrie oval and surrounds is the historical heart of sport in hawthorn/boroondara. Tennis, footy, weightlifting, swimming, shooting to name a few"

Those advocating for mixed use tended to highlight the benefits of broadening access and ensuring year-round activation. While those believing sport should be prioritised framed it in terms of heritage, tradition, and community identity linked to sport.

Preservation of heritage

Looking further at the feedback provided, the analysis showed strong interest in the preservation of heritage elements in the design. Around a quarter of all respondents shared their view that the design strikes the right balance between old and new.

"I am happy with the proposed design as the existing looking has been kept mostly"

"I love the consideration for the heritage of the site, specifically the new grandstand on level 2 with its wall of glass that adds a contemporary element to the structure"

"Sounds like a fantastic opportunity to re utilise precious space in Boorandara, that can help the community. It's also wonderful that while many renovations will be done, the core and traditional structural integrity will stand strong"

Around one in ten comments related to specific concerns about preserving heritage, alongside constructive feedback about how the historical elements of the precinct could be further improved or celebrated through interpretive displays and the like.

"Overall looks good. I would encourage a strong link to the history of the ground with visual displays wherever appropriate. A lot of visitors would never realise it's past"

"Great it is to be revitalized. Would like to see more historical interpretations as to history of... (the) stand like with ferguson stand and also use what Collingwood have done at Victoria Park as a reference. Great the centre space can be reimagined and used to community in years... (t)o come"

Facilities and amenities

The facilities and amenities of the new stand were also of interest, with just over a third of respondents providing feedback on what they would like to see in the new stand. Respondents were interested in more than what the stand looks like, they also want to ensure the new stand is usable for diverse groups. The most common requests included:

- **Toilets and changerooms:** The need for high-quality and accessible toilets and changerooms for both users of the stand and the general public.

"Public toilets accessible at all times are essential, including when oval is not being used for formal purposes"

"... the addition of more change rooms so multiple groups can utilise the space and overlap the use of the sports facilities is amazing, it will help promote more women and gender diverse groups to use the space"

"Good that the proposal includes public toilets. Will these be open all day every day?"

- **Storage solutions:** A couple of comments focused on the need for dedicated and secure storage to enable groups to use the facility effectively.

“Dedicated rehearsal space is essential with adequate storage. I fear that both may be skimmed upon. Storage needs to be in 2 forms - general and a more secure form to hold valuable instruments when not in use”

“Need more storage for community groups using the oval on lower levels. Storage on higher levels will mean more wear/damage throughout the facilities as things are moved”

- **Community and commercial spaces:** Respondents also provided suggestions for flexible spaces that would encourage year-round use and activate the precinct, such as a café, studio, or other community rooms.

“Like the idea of building a space for a cafe tenant that could operate throughout the week too, that would allow people to engage more with the area”

“There is mention of a kiosk and I think providing some form of permanent cafe at the ground will be terrific. Need to ensure plenty of seating is available in forecourt of the stand”

“To revitalise this area in a sustainable way, I would encourage some type of commercial activity at the new centre, not just community based activities which can often remain unused for long periods of time...”

- **Unisex facilities:** A small number of respondents raised concerns related to unisex facilities. These include concerns about personal safety and comfort, which appear to stem from a potential misunderstanding of what unisex means in this context. The intention for unisex changerooms is not simultaneous use, but rather flexible spaces that can be scheduled for male-only or female-only use as required. For unisex toilets, the design includes individual, fully-enclosed, and lockable cubicles.

“I am not in favour of Unisex toilets as I have often felt unsafe when using unisex facilities”

“amenities should not be unisex, there should be dedicated male/female and all gender facilities. unless each of the changeroom is fully self contained with each shower cubicle having it's own sink, bench and shower facility”

Design suggestions

About a fifth of respondents offered specific design feedback or suggestions. These fell into three main categories:

- **Architectural form:** These included suggestions to retain the original façade. Some respondents expressed concern that new additions could overwhelm the heritage qualities of the stand.

"I believe that the original "Moderne" design should be retained externally, as a unique and relatively intact example of this design style in a sporting context. Every effort should be made to achieve this goal"

- **Functionality:** Several comments focused on operational functionality to ensure that rehearsal and community spaces are fit-for-purpose, flexible, and properly equipped.

"I like the inclusion of rehearsal rooms for bands. Will this be a commercial operation and/or subsidised by council. I and my friends would make use of it if the hire costs were reasonable"

"I like the design. I would suggest for the multipurpose space that it would be popular to design it as a black-box style room with audience seating that could be removed or stacked into the wall, so small theatre groups could rehearse and present in the space."

- **Seating:** Spectator seating generated some discussion, with apparent confusion about what the draft designs proposed. A number of respondents strongly advocated for retaining and expanding seating, particularly on the upper levels. It is likely that some of these comments were based on a misunderstanding of the draft designs.

"I like the plan generally although I'm not sure I understand how the Michael Tuck stand itself will/can be used. There is a 680 capacity - does that mean we can still be able to sit and watch games from the stand?"

"I'm concerned that we have lost the original seating in the Michael Tuck stand. I would have thought that they would have been included in the heritage of the stand"

Precinct integration

The last theme identified in the feedback was the integration of the stand with the surrounding area. Comments focused on ensuring the new stand connects well with the oval and open space, while also managing impacts on local residents. Key issues raised included:

- **Integration with local area:** Of these comments, the most common issues related to potential impacts of increased activity on the local area, including parking, traffic and disturbance of nearby residents.

"I have a concern about the hours of the cafe and social centre...(they) may create loud behaviour in the car park late at night . I am also concerned that it is open 7 evenings a week. Evening games shall put a lot of traffic in the quiet streets late at night"

"I think the parking is decent behind the space but parking is an issue in that area with the pool and I often can't get in to park to pick up things from Coles or Woolies at peak meal times because it is also peak activity time. Please ensure you are retaining all the current car parks for community use..."

"Safety for young families and neighbors is my biggest focus. I see a lot of merit in installation of cameras throughout the precinct to deter unsociable behavior"

- **Integration with open space:** A number of comments focused on the connection between the stand and its surroundings, calling for better integration with the surrounding area.

"Better connection to the park, especially the Grace Park side"

"All good. Important to integrate all surrounding areas including the railway side and Grace Park surrounds"

"I like the new seating area council created and small playground, I can't see this in the current concept, I hope you're thinking about us daily users too"

Would you like to make any comments about the sportsground lighting renewal for the oval?

66 responses

Overview

The analysis of community feedback shows clear support for the lighting renewal, with most respondents expressing support and many viewing it as a necessary or overdue upgrade. This support is driven by the belief that new lighting will increase the oval's use by increasing its capacity for organised sport, improving safety, and providing more access for women's and girls' sports. This support was tempered by concerns by about a fifth of respondents about management of potential impacts on nearby residents and the local environment.

The most common themes that came through in the feedback (starting with the most common) were:

- **Access and use:** A desire for the lighting to improve access for all, balancing the needs of sport with more general use by people walking through the precinct and at night.
- **Impact on nearby residents:** The need to protect the amenity of nearby residents from the potential negative impacts of light spill, glare, and the visual presence of the towers.
- **Infrastructure and design:** An expectation that the lighting will be delivered to a high standard and will be fit-for-purpose.
- **Sustainable technology:** A focus on the technical quality of the lighting, ensuring the new lights are well-designed and energy efficient.
- **Local environment:** Protecting the area's nighttime ambience and natural environment from the impacts of increased light pollution.

This feedback provides a snapshot of the community's views on the proposed lighting upgrades. Those who participated in the survey see the works as an improvement to a valuable public asset, and would like it delivered to a high standard taking into account the needs of local residents and the environment.

Detailed findings

The analysis below describes the key themes identified in the feedback in more detail. Please note that the feedback was centred around *Access and use*, which was raised by about a quarter of respondents. The next most common themes, *Impact on nearby residents* and *Infrastructure and design*, each received about half that number of mentions. While *Sustainable technology* and *Local environment* were raised by around one in ten.

Overall support and sentiment

The analysis of the comments shows clear support for the proposed lighting renewal. The feedback for this question was generally more direct and concise than for Question 1, with most respondents focusing on a single issue.

Of the 66 respondents to this question, close to two-thirds explicitly expressed their support for the upgrade, with many viewing it as a necessary and overdue improvement to the oval.

"This is very overdue and needed"

"Long overdue to fully use a precious resource and spread the load on the grass on the other local ovals"

Looking at the sentiment of the feedback, just over half of all comments were positive.

"Brilliant. Love it for dog walking at night in the winter when the space is not being used for sport or in the early mornings. Can we make the space ok for dogs too when sport not on?"

"Supportive. Allows maximal utility of the oval when grounds are in short supply"

"The lighting is perfect for events and games that will be going into the evening, especially in winter when the days are short. The lack of current lighting restricts the use for a massive part of the year"

Around a third were neutral or mixed, either not providing a clear view or seeking to ensure specific technical or amenity issues were considered.

"As long as it does not impact on housing and is not on 24 hours I have no issues"

Only a few respondents provided negative feedback, raising concerns about amenity or suggesting the project was unnecessary.

"Lighting is unnecessary as nighttime use is undesirable. Lighting will ruin local amenity and runs contrary to the heritage of the grandstand"

Access and use

The most common theme in the feedback was the role of the new lighting in making the oval more accessible and useful for a range of purposes. Raised by around a quarter of respondents, the upgrade is seen as a key way to allow more people to use the precinct for more activities, particularly during the evening.

The feedback focused on three main areas: increasing capacity for organised sport, improving general safety, and ensuring the needs of everyday users are met.

- **Increased use for sport:** A key driver of support for the lighting was the belief that it would increase the oval's capacity for organised sport and training, especially during winter evenings. Several respondents specifically highlighted that this would improve equitable access for women's and girls' sport.

"Great idea. Love that it aims to make sport accessible for women and girls"

"The lighting should be sufficient to allow training to occur after dark"

- **Improving safety for all users:** Others saw the lighting as an important public safety upgrade. Explaining that a well-lit precinct would be safer for people walking through the area at night, particularly between the railway station and surrounding streets, and would help to deter anti-social behaviour.

"It must be well lit so the community can feel safe to walk through at night and to deter people lurking unseen"

"I think that the upgraded lighting will enhance safety and not be intrusive to nearby homes"

Impact on nearby residents

While there was strong support for the lighting, a key condition raised was the need to protect the amenity of nearby residents. This was the main concern raised in the feedback, with respondents highlighting the need to carefully manage the potential negative impacts of light spill and glare on surrounding homes.

- **Minimising light spill and glare:** The primary concern from this group of respondents was the potential for intrusive light to affect homes. Respondents asked for the lighting to be carefully designed, shielded, and controlled to minimise disturbance, particularly for residents in Linda Crescent and the apartments near the railway line.

"My concerns would be: - That the size of the towers and level of lighting is carefully specified, so that its spread is carefully shielded and controlled, in order to minimise intrusion and disturbance to local residents particularly on the Linda Crescent (northern) interface"

"It won't impact me but I wonder for the apartments nearby what the impact will be in terms (of) lighting shining in their windows"

- **Visual impact of infrastructure:** A few participants also commented on the potential visual impact of the 30-metre-high lighting towers, suggesting the height may not be warranted for the size of the oval.

"Increasing the height of the lighting and adding lighting to the south side, is likely to impact the residents and pedestrians on the north side of oval, and possibly also impact"

the residents in apartments on the south side of the rail line. Renewal of old infrastructure is to be commended, and addition of new lights to the south side is obviously required but increase in height may not be warranted for such a small oval"

Infrastructure and design

A number of respondents commented on the technical and design aspects of the lighting infrastructure itself. This feedback focused on the need to ensure the project is delivered to a high standard and is fit-for-purpose.

- **Brightness and quality:** The key outcome desired by these participants was a lighting system strong enough to allow for evening training and the possibility of hosting night games.

"Lighting needs upgrading to proper standard"

"I'm in favour of lighting the oval at night. I run around the oval weekly for my own training and being able to potentially use it at night is a plus. Although perhaps this is only for organised sporting events?"

"The lighting should be sufficient to allow training to occur after dark"

- **Professional design and specifications:** A few comments focused on the importance of professional design and questioned the specifics of the proposed infrastructure, such as the height and number of the light towers.

"Was the lighting design undertaken by a qualified professional lighting designer?"

"Light spill and glare should be carefully considered for its close proximity to the residential and pedestrian/rail users. The provided plans do not provide sufficient information for these impacts to be assessed"

"I think the lighting looks good. I'm not sure if there would be levels of brightness for the lights, but I think there should be"

Sustainable technology

There is an expectation from some respondents that the lighting upgrade would be delivered using modern, efficient, and sustainable technology. This feedback focused on both the hardware and the systems used to control it.

- **Energy efficiency:** The most common suggestion from this group was for the use of energy-efficient solutions, with respondents specifically mentioning LEDs and solar power.

"As long as it is energy efficient and green I think it's a good idea"

"It makes sense and hopefully its solar powered"

- **Smart controls:** Participants also expressed a desire for intelligent control systems to minimise unnecessary use and environmental impact. Suggestions included

programmable schedules for events, as well as movement and daylight sensors to ensure lights are only on when needed.

"Assuming new lighting will all be LED to ensure maximum energy efficiency? This should be explicitly stated. Will there be movement sensors so that lights that are accidentally left on turn off automatically at night? Also will they turn on automatically due to movement at night to provide security at night or will separate lighting do this? Will there be daylight sensors so that lights don't turn on when lighting levels are sufficient? Will there be programmable functions available so that lights are automatically turned on for regular users?"

"Whilst I support an extension of lighting to support activity and events on the oval. I strongly suggest these be on schedule for events only. Currently the oval has a very nice darkness on it which abstracts the space in a unique way. Having full lighting in the field every night would prohibit this and diminish the current lighting quality in the space"

Local environment

Finally, a small group of participants raised concerns about the potential ecological impact of the new lighting. Their feedback focused on the project's contribution to urban light pollution and its effect on the local environment.

- **Light pollution and the night sky:** The most frequent environmental concern was the loss of the night sky, with respondents lamenting the impact of urban light pollution on their ability to see the stars.

"Please ensure that the light pollution is kept to a minimum because we are losing our precious night skies and doing astronomy is impossible"

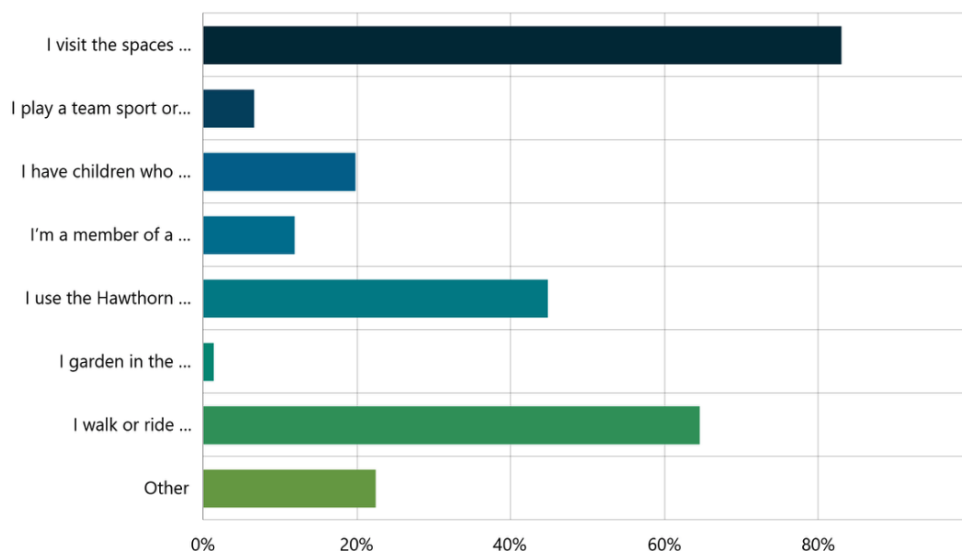
"The younger generation should still have the chance to see a fully lit night sky with full constellations, and losing another open park to large field lights is a point of concern for me"

- **Impact on local wildlife:** A couple of respondents also questioned the potential disruption the new lighting could cause to nocturnal animals living in and around the precinct.

"I also wonder what nocturnal animals that live in the nature strips and park surroundings that might be impacted"

"Is it insect/ wildlife friendly"

What is your relationship to Glenferrie Oval?



Respondents use Glenferrie Oval in many ways, with the feedback showing it is a popular place for exercise and a convenient route for travel. The most common connections are informal, such as visiting the spaces to walk or socialise (83%), and using the area to get to shops or public transport (64%). Use of the nearby Aquatic Centre is also high (45%), highlighting the oval's role as part of a wider community precinct.

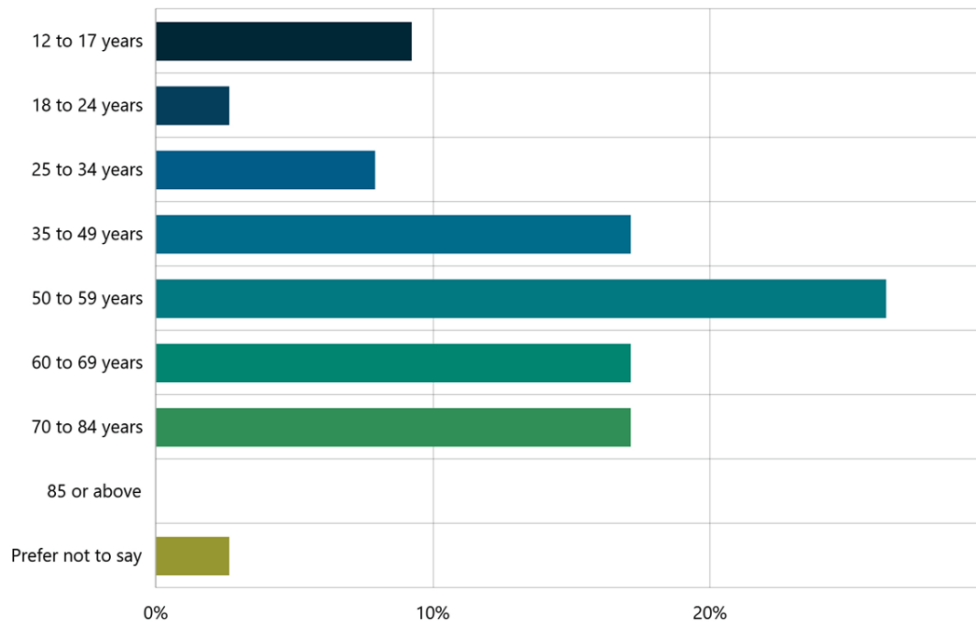
Connections through organised sport were less frequent. One in five respondents (20%) have children who play sport at the oval, while smaller numbers are members of community groups interested in the grandstand (12%), play sport there themselves (7%).

The full list of responses, in order from most to least common, is as follows:

- I visit the spaces around the oval to walk, ride, exercise, relax or socialise (83%)
- I walk or ride through the area to get to the shops/work/study/public transport (64%)
- I use the Hawthorn Aquatic and Leisure Centre or other sports facilities close to the oval (45%)
- I have children who play team sport at the oval (20%)
- I'm a member of a community group that has expressed interest in using space within the grandstand (12%)
- I play a team sport or train with a team at the oval (7%)
- I garden in the community gardens behind the oval (1%)

It should be noted that more than one in five respondents (22%) selected 'Other', suggesting a wide range of connections beyond the options provided.

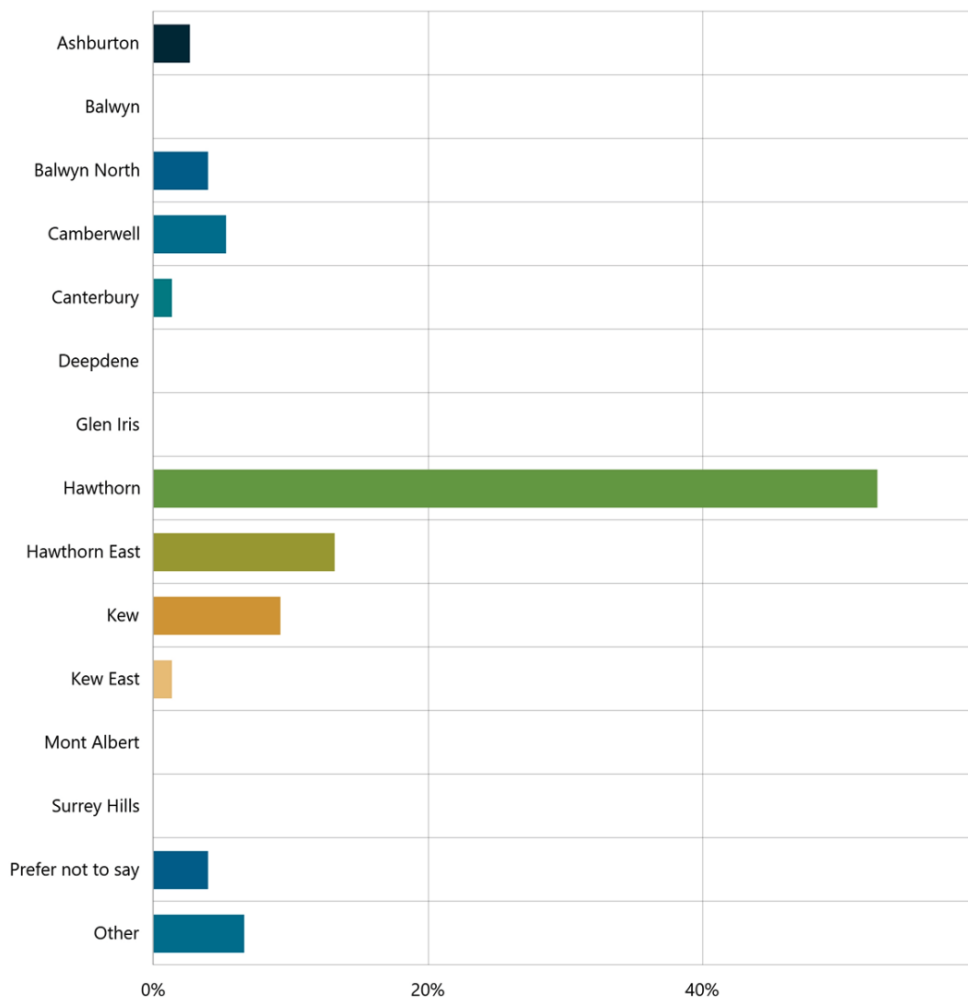
What is your age?



Feedback was received from a broad range of age groups, with the strongest representation coming from respondents aged 35 and older.

The largest single group of respondents was those aged 50 to 59 years (26%). Beyond this, feedback was evenly distributed across a wide span of older residents, with the 35 to 49, 60 to 69, and 70 to 84 age groups each representing 17% of respondents. Younger residents, particularly those aged 18 to 34, were less represented in the survey responses.

Where do you live?



The survey responses show a very strong concentration of participants from suburbs in the immediate vicinity of the oval. Three-quarters of all respondents (75%) live in either Hawthorn (53%), Hawthorn East (13%), or Kew (9%), indicating that the feedback is primarily drawn from the local residential community with the most direct experience of the precinct.