



# **PUNT ROAD OVAL REDEVELOPMENT**

## **INFORMATION SESSION**

**Wednesday 23 February 2022**

*Acknowledgment of Country*

*We acknowledge the Wurrundjeri Woi Wurrung peoples of the Eastern Kulin Nation as Traditional Owners and Custodians, and pay respects to their Elders past, present and emerging.*

# **AGENDA**

1. Welcome & Introductions
2. Background and Process
3. The Planning System
4. Redevelopment Proposal
5. Your Questions
6. How you can make submissions

# INTRODUCTIONS

**Department of Environment,  
Land, Water and Planning  
Richmond Football Club**

Kieran Ryan and Georgia Kay  
Brendon Gale, Michael Stahl and Simon Matthews

## Consultant team

**Architects  
Landscape architect  
Planning  
Heritage  
Traffic**

Alistair Richardson and Stuart Harper (Cox)  
Mark McWha (Formium)  
Laura Thomas (Urbis)  
Kate Gray (Lovell Chen)  
Jamie Spratt (Onemilegrid)



## BACKGROUND & PLANNING PROCESS

The Minister for Planning is the responsible authority for Yarra Park, which includes Punt Road Oval.



DELWP is seeking submissions to be lodged on the **engage.vic.gov.au** website by 15 March 2022.

The applicant with DELWP have prepared a draft Incorporated Document - this outlines what planning conditions may be included should the proposal be approved.

This presentation gives an opportunity to learn about the proposal, to seek clarification and to ask questions. Where questions can't be answered on the spot, written responses will be provided and uploaded to the **engage.vic.gov.au** website before this weekend.

## KEY PROJECT COMPONENTS

The proposal comprises the following main elements:

- Expansion and reorientation of the existing oval.
- Demolition of existing buildings within the oval complex, including the Jack Dyer Stand.
- Removal of the existing hardstand (carpark) area
- Tree removal to allow for the construction of the new building and associated infrastructure, including six mature Elms
- Construction of a new building complex incorporating a new grandstand and linking atrium associated club and community facilities and linked basement and above ground carpark with landscaped terrace level.
- Landscaping works including plantings to reinforce the elm avenue in Marathon Way
- New emergency services vehicle access path from Marathon Way
- Minor alterations to the existing Swinburne Centre complex

## PLANNING PROCESS

The Minister for Planning will consider the planning framework for the site when making their determination.

**This includes:**

- State planning policy
- City of Melbourne planning policy
- Zoning of the land (Public Park and Recreation Zone)
- Applicable overlays (heritage overlay, parking overlay)
- Particular provisions of the Melbourne Planning Scheme (carparking, bicycle facilities, liquor licensing, signage)

## PLANNING PROCESS

The amendment applies a Specific Controls Overlay to the subject site to facilitate redevelopment and refurbishment of Punt Road Oval generally in accordance with the Richmond Football Club Redevelopment plans prepared by Cox Architecture, dated October 2021.

Specifically, the amendment:

- Amends the Schedule to Clause 45.12 (Specific Controls Overlay) of the Melbourne Planning Scheme (the Scheme) to apply a new SCO33 over subject site
- Inserts the Incorporated Document titled 'Punt Road Oval Redevelopment – Part Crown Allotment 2114 at East Melbourne City of Melbourne Parish of Melbourne North, February 2022.
- Amends Planning Scheme Map No 9SCO to applies SCO33 to the subject site
- Amends the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) of the Scheme to insert the Incorporated Document titled 'Punt Road Oval Redevelopment – Part Crown Allotment 2114 at East Melbourne City of Melbourne Parish of Melbourne North, February 2022.'



## PLANNING PROCESS

The **Incorporated Document** as exhibited sets up a series of conditions that the proposal must meet. These are not unlike what you would find in a planning permit.

This includes the need to lodge documentation to the Minister in relation to:

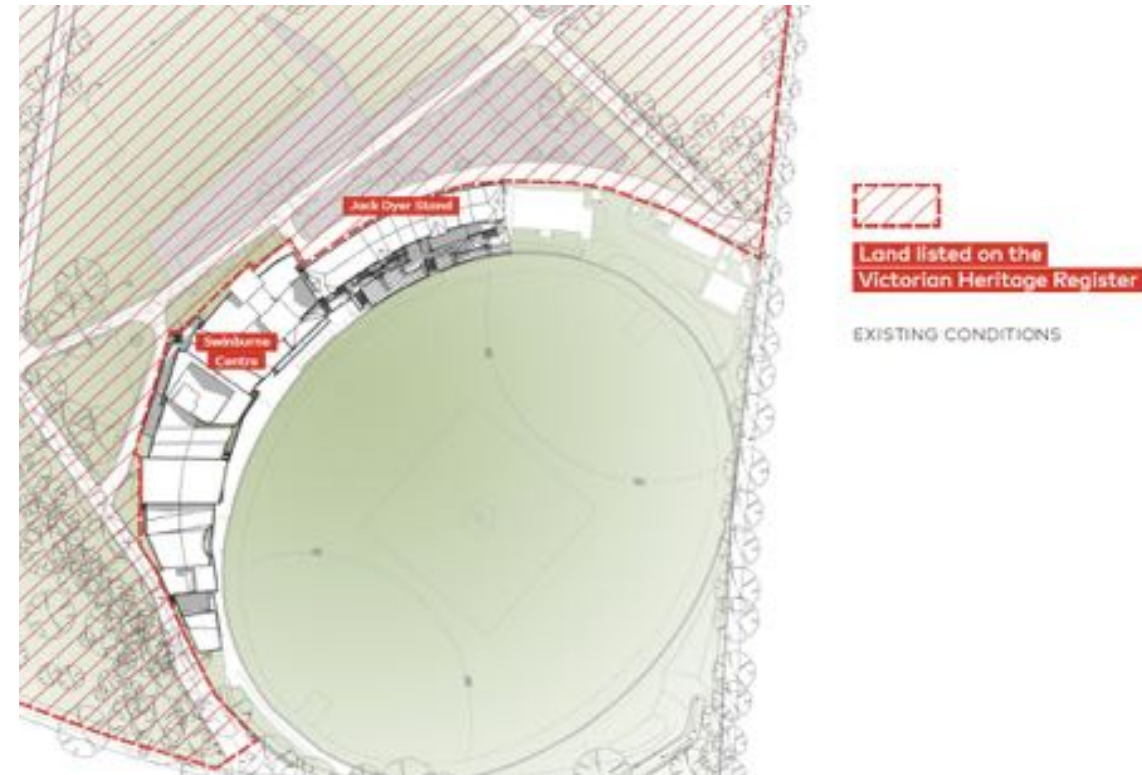
- Demolition and Construction Management Plan
- Waste Management plan
- Environmentally Sustainable Design and Water Sensitive Urban Design Statement
- Traffic and Carparking Assessment
- Car Park Management Plan
- Loading Management Plan
- Tree Protection Plan
- Lighting Specification Plan
- Signage Strategy
- Dismantling and Reconstruction Methodology for heritage elements
- Liquor Management Plan

## HERITAGE

The subject site is recognised as being located within an Area of Cultural Heritage Sensitivity and there is a strong and ongoing recognition of the Yarra Park land as an important cultural location.

Yarra Park is included in the Victorian Heritage Register as place number H2251. The registration extent excludes both the Punt Road Oval and the MCG but does include the at grade parking and roadway areas to the west, north-west and north of the Punt Road Oval.

**Heritage Victoria issued a permit for works within Yarra Park on 14 February 2022.**





Land listed on the  
Victorian Heritage Register

PROPOSED WORKS



# **WHAT THIS REDEVELOPMENT WILL DELIVER**

## RICHMOND FOOTBALL CLUB IN RICHMOND



BUILDING A STRONG AND BOLD FUTURE

////// PROUD TO BE RICHMOND



## EQUITABLE, STATE-OF-THE-ART FACILITIES FOR FEMALE ATHLETES



## FURTHER IMPROVED FACILITIES FOR MALE ATHLETES





**PUNT ROAD OVAL WILL BE THE SAME DIMENSIONS AS MCG**





## A VENUE THAT COMFORTABLY ACCOMMODATES 8,000 COMMUNITY MEMBERS





## AN IMPROVED EDUCATION SPACE FOR THE KORIN GAMADJI INSTITUTE



## A HOME THE BACHAR HOULI FOUNDATION





## QUALITY CLASSROOM SPACE FOR THE MELBOURNE INDIGENOUS TRANSITION SCHOOL



## UNDERGROUND CAR PARKING





## ENHANCED AND USEABLE YARRA PARK SPACE FOR COMMUNITY USE



## **THIS REDEVELOPMENT WILL DELIVER SIGNIFICANT COMMUNITY BENEFIT**

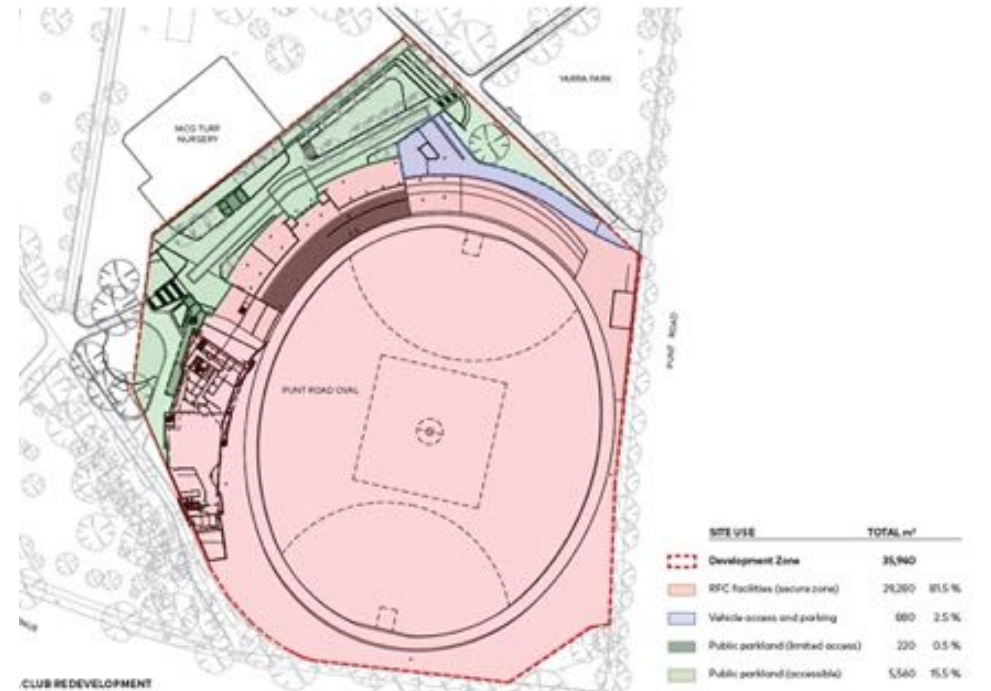
- The new facility will welcome football supporters and the broader community
- The surrounding green space will be improved and more useable for the community
- Provision of carparking will assist disabled visitors to Punt Road and to the MCG on match days
- Richmond Football Club's community programming will be strengthened



## INCREASE TO ACCESSIBLE PARKLAND

The land RFC intend to redevelop to the north west of the existing facilities is currently used as an at-grade carpark and a landscape batter between the higher MCG wicket nursery and the carpark. This current environment has the potential for vehicular/pedestrian conflict and does not support active parkland uses.

Under the proposal, whilst the RFC buildings will extend beyond the current lease further into the park, the carparking area will be undergrounded and a new landscaped terrace created. This landscaped terrace will be available to the public and presents a significantly enhanced environment.





## KEY MOVES



1. Rotate and expand the oval



2. 'Peel up' park from oval to Turf Nursery



3. Inhabit the slope



4. A pergola in the park



5. Erode the edge around the oval (for spectator terraces)



6. Carve out the Yarning Circle



7. Reinterpret the pathway

## SECTION



## THE JACK DYER STAND

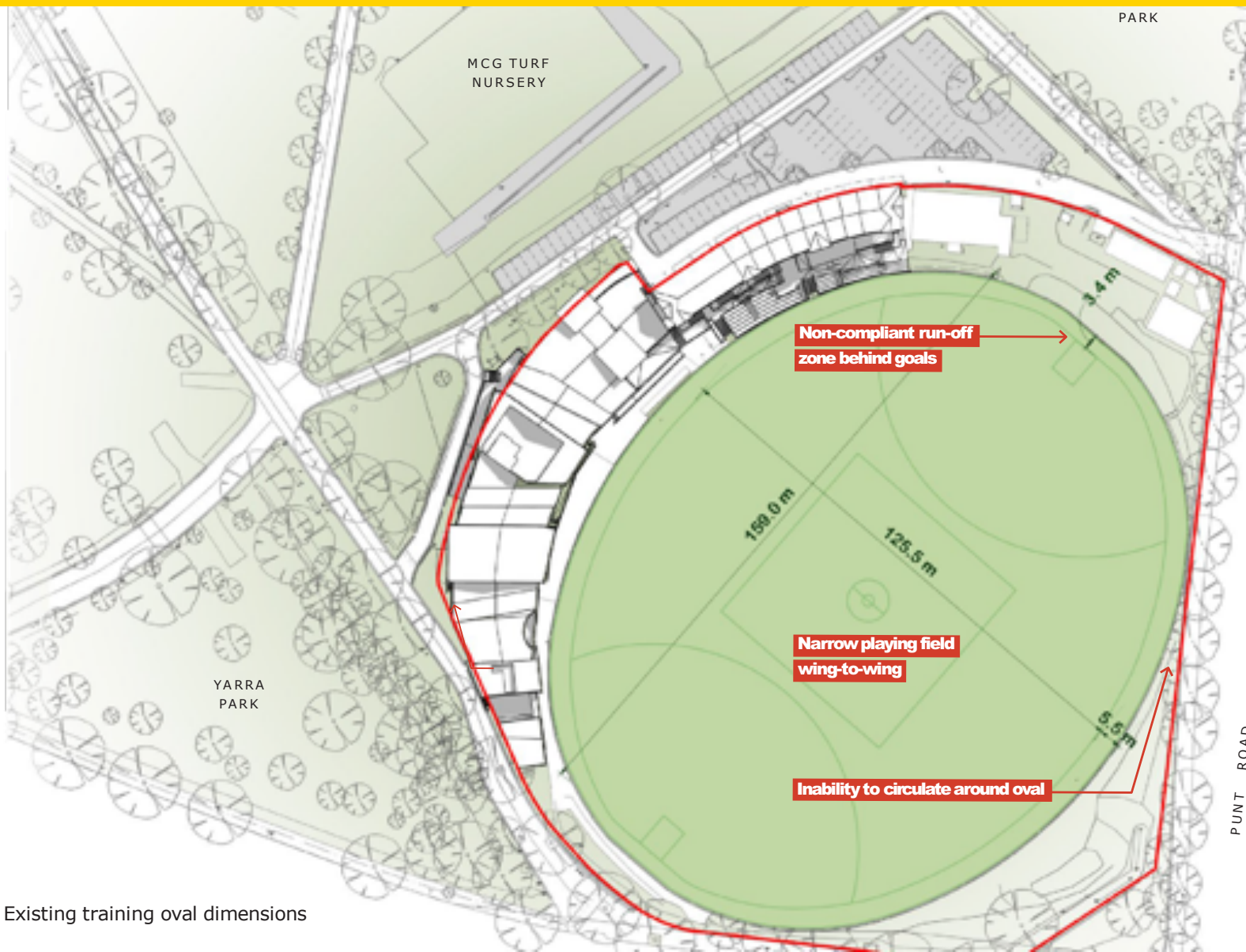
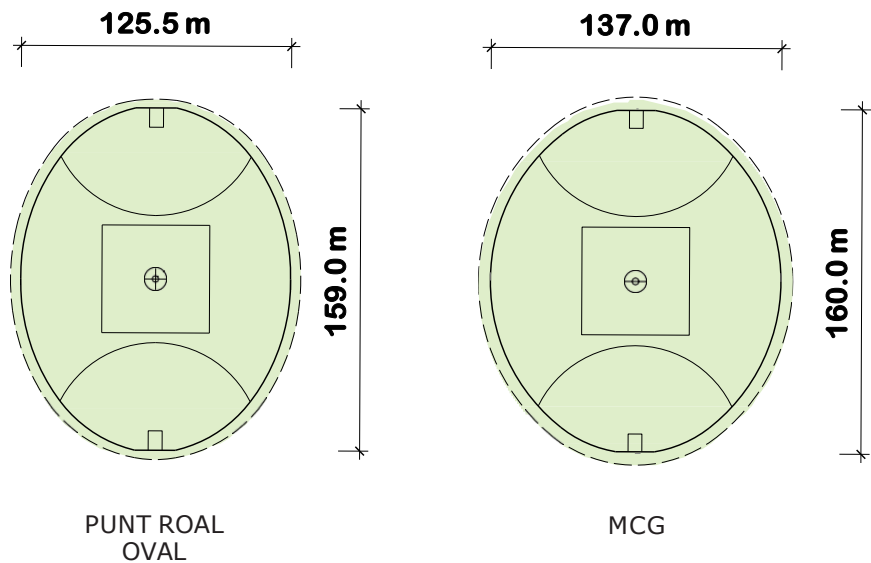
- To deliver these critical outcomes, the current Jack Dyer Stand will need to be removed.
- The playing surface area required for elite athlete preparation can't be delivered while retaining the Jack Dyer Stand.
- Beyond that, the cost of refurbishment to create a fit-for-purpose facility was simply not viable.
- The Club needs to use every inch of its Punt Road Oval footprint as effectively as possible.



## THE NEW STAND WILL ACKNOWLEDGE ITS HISTORY

- The new stand will be known as the Jack Dyer Stand
- Bricks from the original stand will be built into external paths
- Plaques in the current stand will be included in the new design
- Other salvageable components will also be included in the new structure
- The historical and social values of Punt Road Oval as home of Richmond Football Club will be maintained.
- There have been many iterations of the stand – this latest iteration will do the name proud.

# THE JACK DYER STAND



Existing training oval dimensions

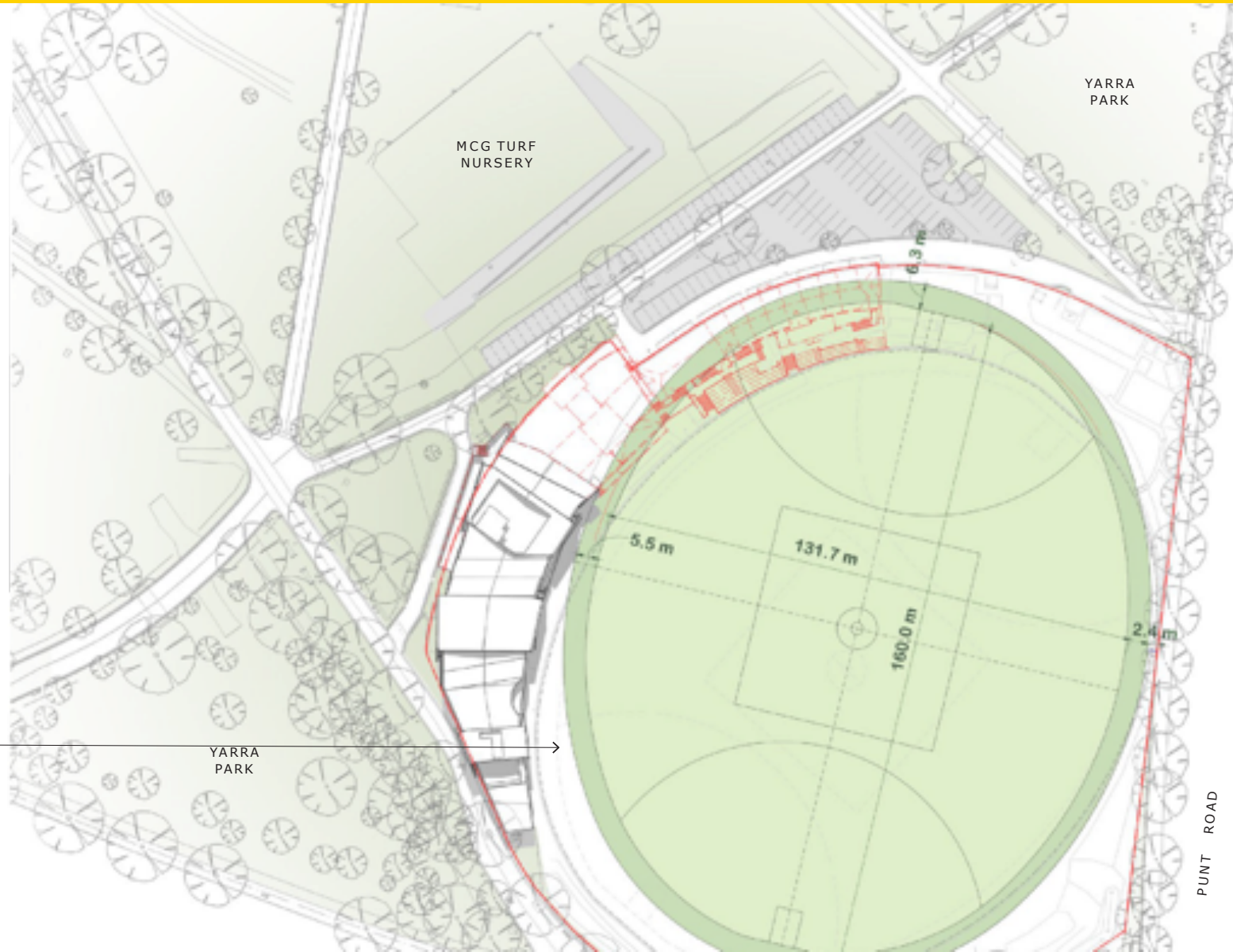


# THE JACK DYER STAND

## Proposed Expanded Competition Oval

### Objectives :

- Increased field of play dimensions will allow the Club to meet AFL regulations to facilitate **hosting AFLW and VFL games** at Punt Road Oval (the AFL is currently making concessions to enable games to be played at the venue).
- **Increased spectator capacity** will enable AFLW games to be permanently hosted at Punt Road Oval.
- Maximise spectator zone around the field-of-play that provides **good access and operational efficiency**

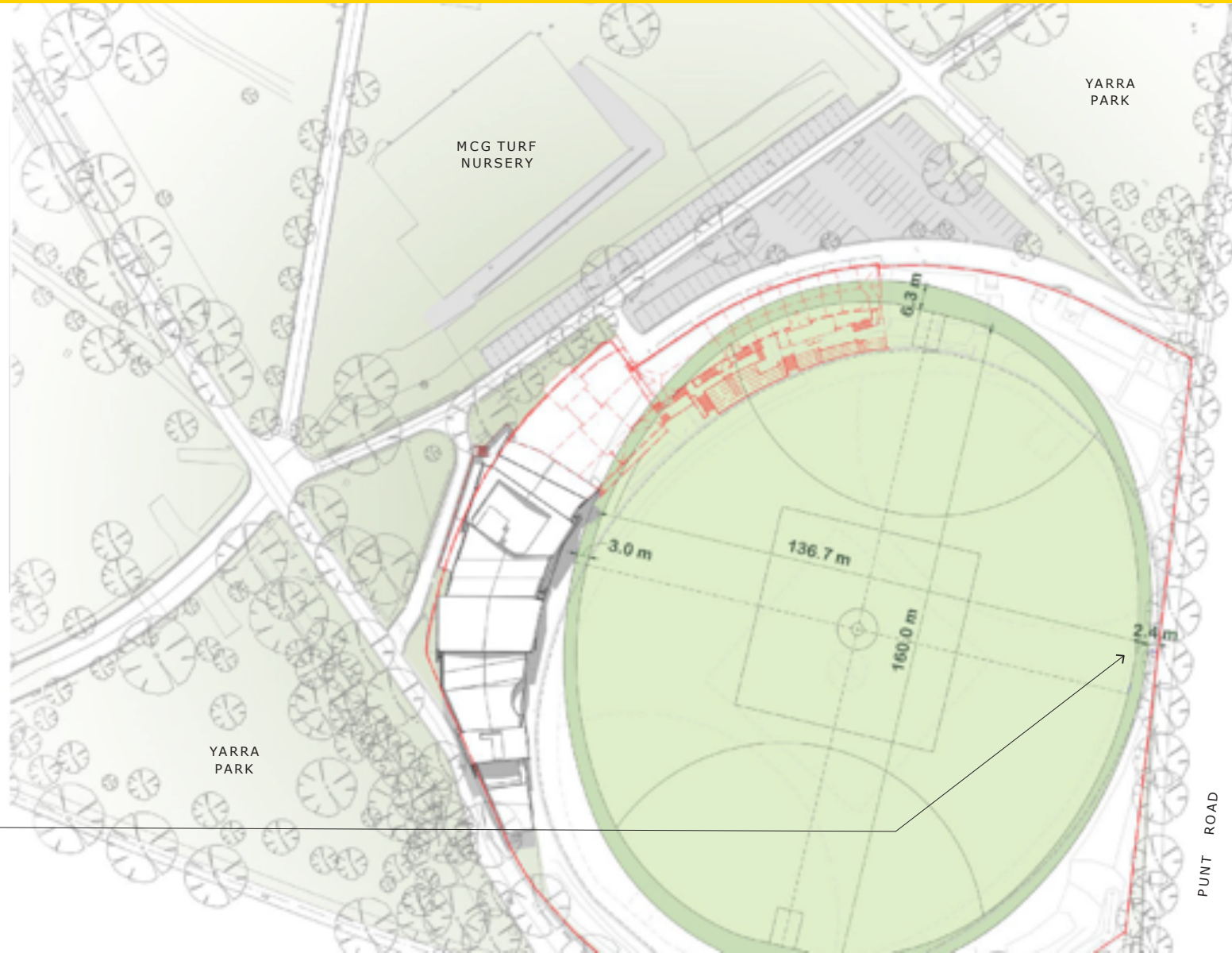


# THE JACK DYER STAND

## Proposed Expanded Training Oval

### Objectives :

- Expanded field of play will support **elite athlete preparation** and ensure Richmond Football Club remains in Richmond long-term.
- The expanded field of play dimensions will **reduce the risk of collision injuries** to male and female players.
- Increased field of play dimensions will **protect against over use**, enabling the surface to adequately cope as an elite training facility and match day venue
- Allow a **service access zone** around the oval at a minimum of 2.4m for small utility vehicle



## ELEVATION – PARK

### PARK SIDE ELEVATION





## ELEVATION – OVAL

### FIELD SIDE ELEVATION



## WHAT WILL THIS REDEVELOPMENT LOOK LIKE?





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## WHAT WILL THIS REDEVELOPMENT LOOK LIKE?





## BEFORE REDEVELOPMENT





## AFTER REDEVELOPMENT





## BEFORE REDEVELOPMENT



## AFTER REDEVELOPMENT





# QUESTIONS



## Feedback

- Feedback can be submitted on the [engage.vic.gov.au](https://engage.vic.gov.au) website
- Submissions close at 5pm on Tuesday, 15 March

## Documents & Recording

- Documents will remain on the [engage.vic.gov.au](https://engage.vic.gov.au) website until the close of the consultation at 5pm AEDT on Tuesday 15th March
- A recording of this session will be made available on the Richmond website - [richmond.vic.gov.au](https://richmond.vic.gov.au)
- Answers to questions will also be updated on the [engage.vic.gov.au](https://engage.vic.gov.au) website. (Note: where multiple questions are raised around the same topic, we will group the answers)



# THANK YOU