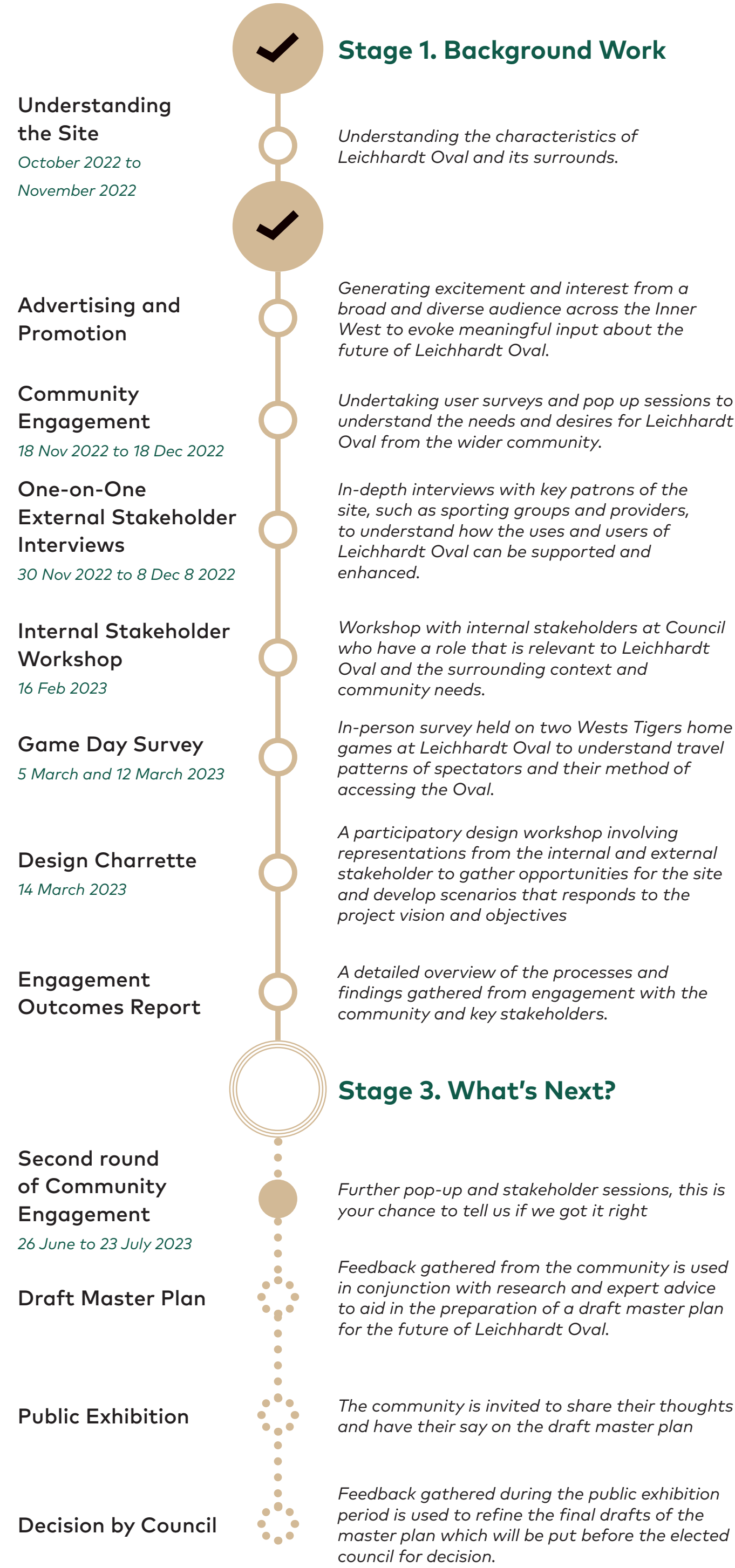


LEICHHARDT OVAL MASTER PLAN - PRELIMINARY CONCEPTS



INNER WEST

COX



The Masterplan will Consider

- Hosting a minimum of six Wests Tigers home games a year
- A major new grandstand
- A Museum of Inner West Rugby League
- Modern amenities
- New function facilities
- Improved parking
- Opening the ground up to the public
- Concurrent upgrade of the adjoining Leichhardt Park Aquatic Centre



Community Drop-in Information Session

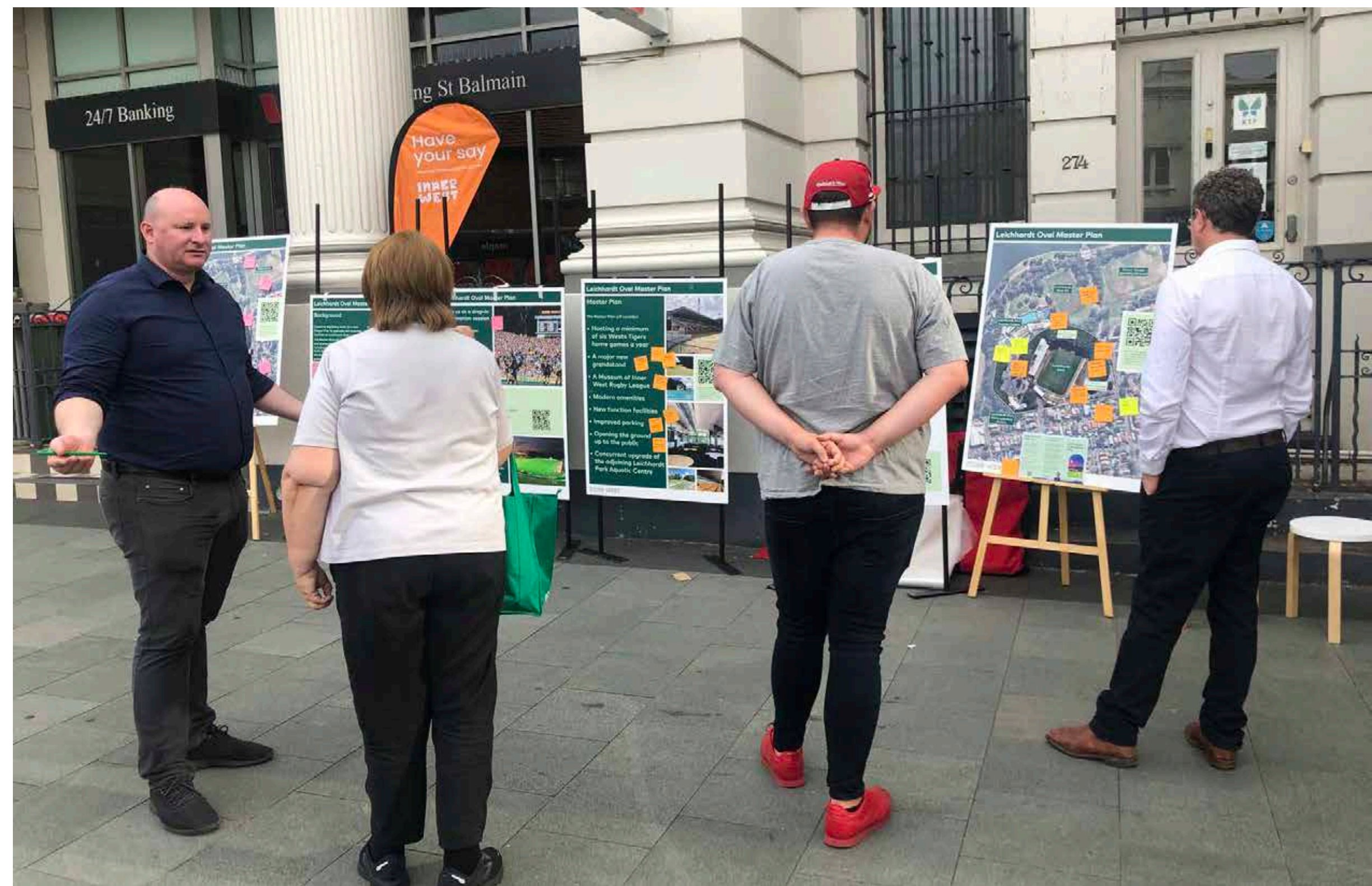
- Thursday 1st December (4:30-7:30pm) at Loyalty Square, Balmain
- 62 inputs (post-it note comments - 100+ attendees)
- Friday 2nd December (12pm-2pm) at Norton Street Plaza, Leichhardt
- 34 inputs (post-it notes - 60+ attendees)
- Saturday 3rd December (10am-2pm) at King George Park, Rozelle
- 53 inputs (post-it notes - 80+ attendees)

Purpose

Outlining the key aspects of the vision and encouraging the community to have their say on the future of Leichhardt Oval

Key Themes and Findings

- Parking and access to the site - consider parking needs for everyone
- Pedestrian and public transport access
- Retention of trees, hill and atmosphere on game day
- More food and beverages
- No "shiny plastic stadium"
- Weather protection - cover for rain and sun
- Community, non-sports cultural events run by Council



Online Survey

- 18th November to 18th December 2022
- Hosted on the Your Say Inner West website
 - Social Map Response - 31 contribution, 14 participation, 50 votes
 - Your Say Survey Response - 61 participants
 - 70% Inner West Council (50% Immediate vicinity of Leichhardt Oval)

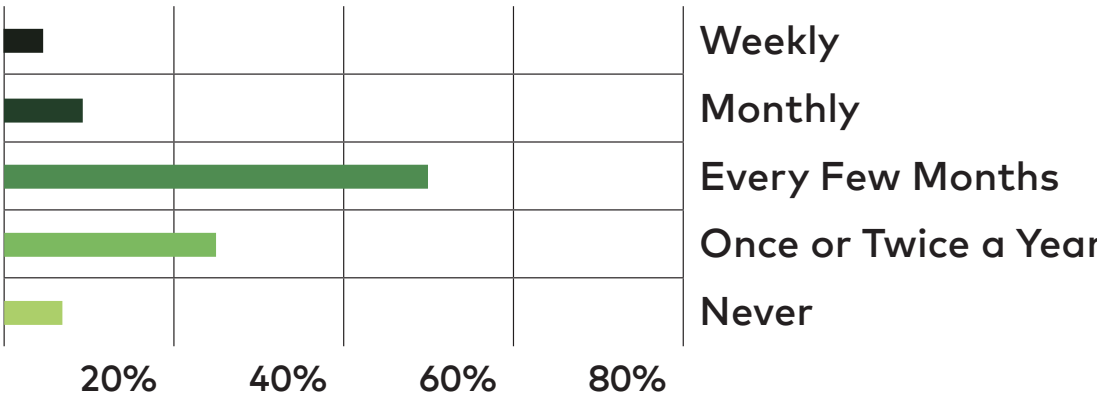
Purpose

Engaging with the community beyond those that could attend the in-person drop in sessions

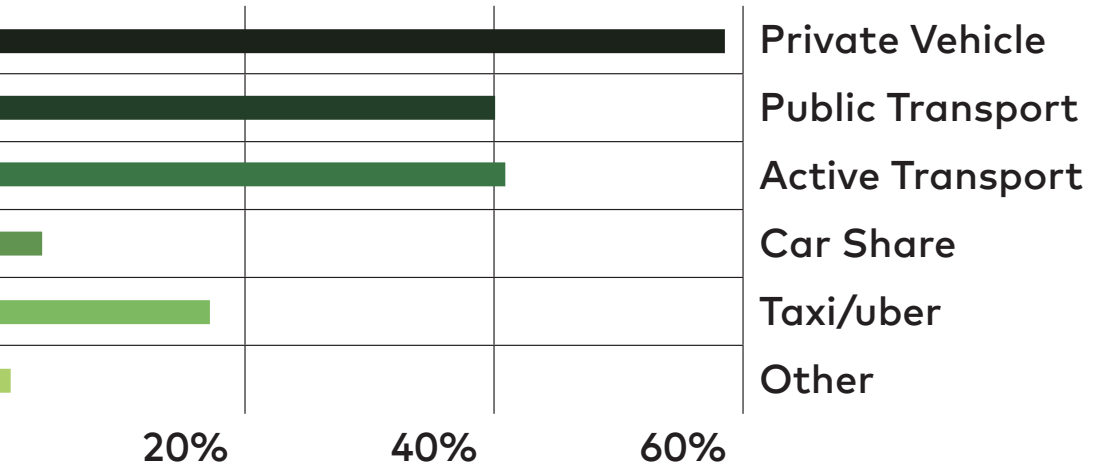
Key Themes and Findings

- Environmental Sustainability and Preservation
 - Clusters of trees as an iconic part of Leichhardt Oval’s identity and opportunity to incorporate into future redesign
- Wayfinding and Accessibility
 - improving pedestrian infrastructure and wayfinding, particularly to public transport connections
- Better Facilities for Socialising in the Public Realm
 - Interest in attending cultural and sporting events, and towards attending social events at Leichhardt Oval
 - Leichhardt Oval can be improved with facility upgrades, food and beverage availability and more diversity of events
- Gameday Traffic Management
 - Private vehicles were the predominant method of accessing the site
 - Significant car dependency and a desire for alternative transport methods

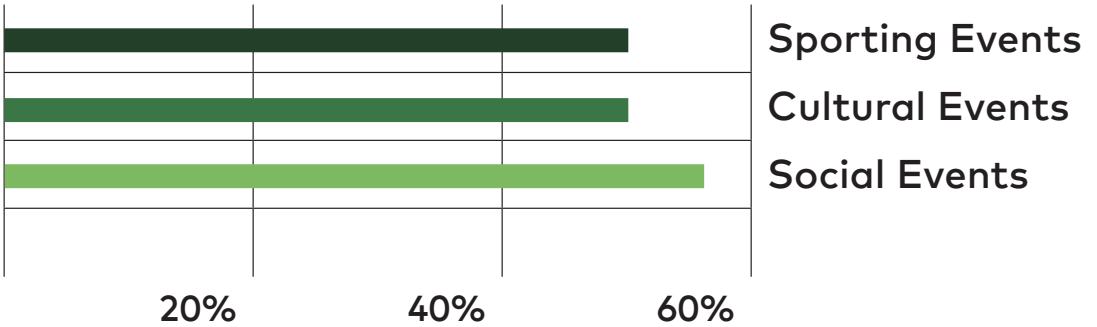
How often do you visit Leichhardt Oval? (n= 61)



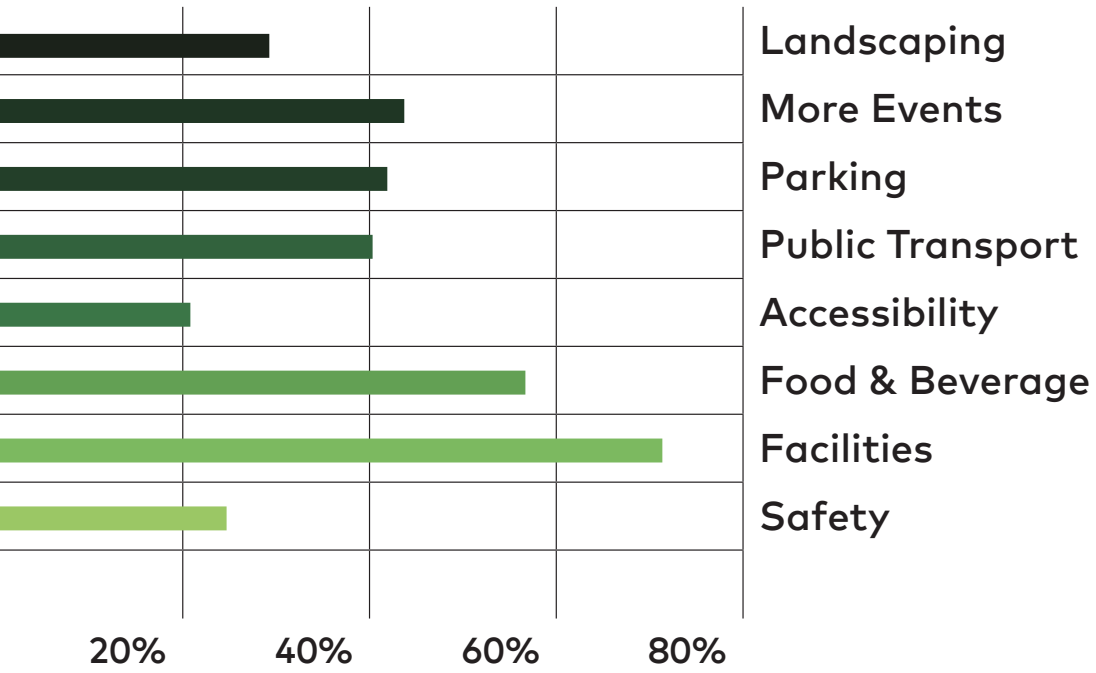
How do you get to/from Leichhardt Oval? (n= 47)



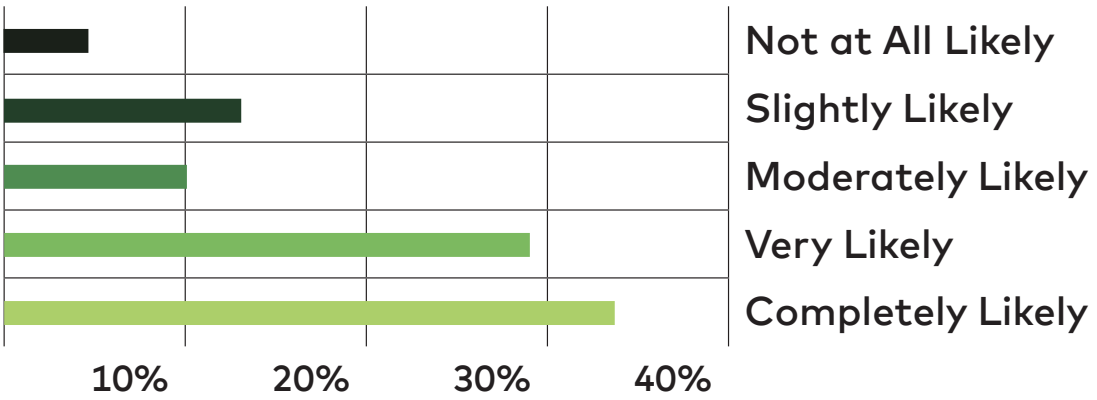
What events or activities would bring you to Leichhardt Oval? (n= 14)



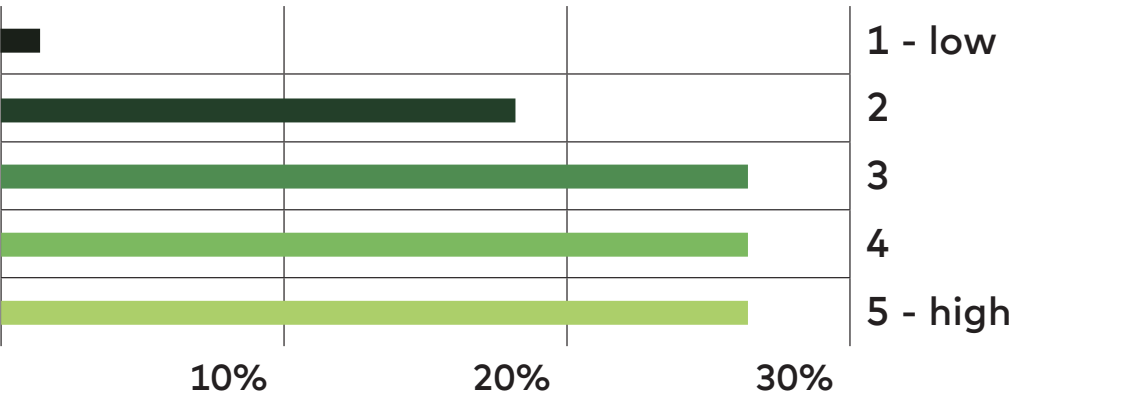
How can the site be improved? (n= 61)



How likely are you to bring fiends/family to Leichhardt Oval? (n= 61)



Rate your overall experience of Leichhard Oval? (n= 61)



Stakeholder Design Charrette

Tuesday 14th March at Leichhardt Oval

External Stakeholders: (18)

- (-Group Security, Kuburlis, NSWRL, Balmain District Junior Rugby League, Balmain Tigers RLFC, NRL, West Tigers, Cox, ARUP

Internal Stakeholders: (16)

- (Senior Sustainability Officer, Heritage committee representatives, Leichhardt Local Police Area Command, Representatives of local Aboriginal communities, Acting Team Leader - Infrastructure Planning, Strategic Planning, Traffic & Transport Planning Manager, Senior Manager - Sport and Recreation, Coordinator Parks & Sportsfields Maintenance North, Coordinator Trades Operations)

Purpose

To provide stakeholders the opportunity to contribute to the overall vision and the scenarios for Leichhardt Oval in a participatory design process

Key Themes and Findings

- **Access to/from the Oval**
 - Primary issue for all stakeholders, operators, lessees and owners
 - Conflicts between vehicles and pedestrians is a real safety concern, within the Oval (emergency and service vehicles) and surrounding the Oval (Church Street, Glover Street, Mary Street, City West Link queues on footpaths)
- **The Grandstand**
 - Refresh of facade, refresh of corporate area, utilising level changes to provide for grade separation between vehicles and player area behind grandstand
- **The Hill**
 - Generally minor updates to the hill to make it more accessible and amenable preferred (stairs to the top of the hill, safety barriers/balustrades, family friendly zone and amenities)
- **Northern and Southern Ends**
 - Greatest opportunity to deliver the vision for the Oval. Reinstating and reinforcing Keith Barnes at the South and reorganising amenities behind. Northern end to include new stand, corporates and interaction with the trees.



ENGAGEMENT AND OUTCOMES

- Council engaged with the Inner West community and a number of stakeholders for input in to the future master planning for Leichhardt Oval.**
- Engagement was carried out face-to-face and online at a variety of physical and digital locations and times and days of the week to ensure all that wished to participate had an opportunity to.
 - The engagement period captured within this Report was from the 18th of November 2022 to the 14th of March 2023.
 - Consistent with the conversations throughout the engagement, the analysis of issues and ideas found:
 - Transport, traffic, parking and infrastructure provision are core community concerns
 - Better access to public and active transport options
 - Building stronger neighbourhoods, they want to see better facilities for socialising in the public realm
 - Finding environmentally and financially sustainable solutions were strongly expressed
- Consistent themes that arose during feedback have been summarised below**
- ACCESS
 - Safe pedestrian access to/from the ground - closure of streets etc..
 - Dedicated event public transport services and wayfinding to/from Leichhardt Oval
 - Improved, expanded parking and circulation around the ground
 - Emergency vehicle egress separate to crowd viewing areas
 - PUBLIC DOMAIN
 - Retention of The Hill with minor accessibility and safety upgrades
 - Preservation of trees surrounding the oval
 - FACILITIES
 - Public facilities, DDA compliant circulation, accessible seating and amenities
 - Council, or community run, cultural events outside of sporting windows
 - Increased weather protected viewing areas (standing or seating)
 - Reconfigured southern end to include new undercover seating, amenities, food and beverage, grounds-keeping, storage, ticketing, merchandising
 - New stand to the north to include additional corporate offerings, covered seating
 - Corporate facilities expansion and upgrades
 - Museum and cafe at the gateway to the precinct

STRATEGY

- A number of strategies were developed based on the outcomes of the engagement**
- ACCESS
 - Accessible internal linkage to the hill from the western side
 - Direct emergency access to the site
 - Access from Leichhardt Oval to Oval #2 and LAPC
 - PUBLIC DOMAIN
 - Opportunity to improve both entries
 - Propriety pedestrian zone - raised pedestrian areas
 - Turnstiles
 - Stream lining ingress
 - Landscaping - preserve heritage trees and existing trees where possible
 - Information displayed - signage and wayfinding
 - Covered areas on entry for all weather conditions
 - Landscaped steps on the hill to allow movement in all weather conditions and reduce slippage
 - FACILITIES
 - Function center and kitchen upgrade to make centurions lounge ready for multipurpose use.
 - Plan to replace and increase seating.
 - Phase out bench seating.
 - Fencing replacement of on field and sections of boundary fencing and the other areas.
 - Opportunity of Museum at Gatehouse
 - TECHNOLOGY + SUSTAINABILITY
 - Electrical Services upgrade – Main Switchboard et.
 - Wifi / data cables / control room / CCTV permanent base solution
 - Broadcast bump in – work with supplier to address conditions for OB on site - offer fixed plug in points, eliminate temporary cable runs
 - Video screen – the location could allow for use for midnight cinema events etc – area for visitors to sit in front.

Gadigal - Wangal country

Places of interest

1. Outdoor playground
2. Leichhardt Park Aquatic Centre
3. Leichhardt oval #2
4. Leichhardt oval #3
5. The 'bay run'
6. Skate park
7. Le Montage
8. Callan Park
9. Primary School
10. Leichhardt North Light rail station
11. Bus routes 440 (Bondi Jct to Rozelle, 445 (Campsie to Balmain)
12. Bus route 437 (City to Five Dock)
13. Vacant Uniting Church
14. Existing car park
15. Heritage trees
16. Existing stand
17. Iconic Trees
18. Wayne Pearse hill
19. Public entry
20. Bus Pick up/Drop Off



Getting There and Away

1. Game day bus interchange
 - Shuttle system working between train station and/or designated pickup point
 - Low emissions buses in future further reduces associated carbon
2. Events only services to light rail station
3. Improve pedestrian access between Church Street and buses
4. Close Mary Street to non-residential vehicles on game day
5. Traffic management of Church + Glover street
6. Emergency vehicle access direct to field
7. Increase cycle parking with end of trip lockers
8. Signage/ wayfinding internal and external
9. Additional cycle connections to Leichhardt Oval
10. New amenities at Oval #2 and Increases capacity for hosting games

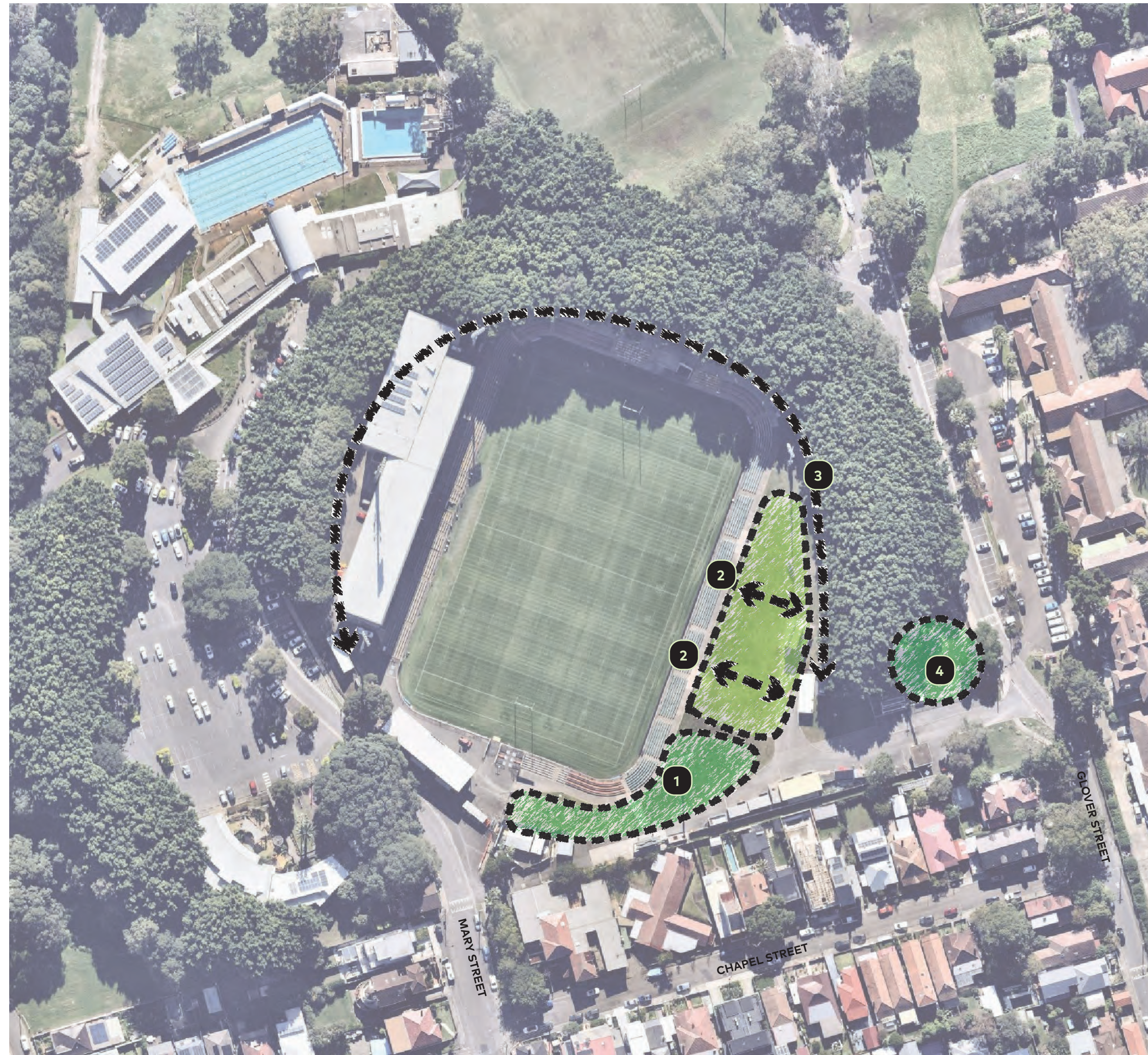


Internal Linkages

- 1. Potential Access to Oval #2
- 2. Formalise broadcasting vehicles area on Mary Street
- 3. Emergency vehicle access direct to field
- 4. 2/3 Level Structure for broadcast, waste and medical vehicles
- 5. 2 storey car park on existing car park connecting to oval



1. Open space as is
2. Access on the Hill
3. Access around the Hill
4. Food/Beverage/Corporate/Beer Garden
 - At grade open areas for range of events and kid friendly space



1. Upgrade existing facilities
 - Corporate and Public Facilities: Increase number of toilets and accessible toilets. Provide permanent and temporary food and beverage
 - Seating: Replace existing bench seating with numbered seating
 - Flexible change rooms: Increase number of change rooms, allow for multiple teams/games
2. Upgrade Gate House to Museum
3. Keith Barnes Stand to stay as is
4. Additional corporate Level to Western Stand or New grand stand on west
5. 2-Level Car Park
 - 100 Additional spaces
6. Home End Stand North
 - Corporate product opportunity



1. Nature-based Design
 - Green roof can moderate temperature and boost PV efficiency
2. Floodlights
 - Existing lights replaced and upgraded
 - Newer technology with lower power density without reducing lux
3. Electrical Services Upgrade
4. Central HVAC Plant
 - Mechanical systems for upgrades
 - Switching to electrified systems to work with PV where appropriate
 - Electric heaters replacing central heating plant etc.
5. New Video Board
6. Renewable Energy
 - Increased PV capacity on compatible surfaces and every roof
 - Combination with battery system to allow for energy storage
 - Electrical infrastructure to be studied/ bolstered for feasibility
7. Facade Modifications
 - Natural ventilation (louvers, operable windows, perforation etc) for peak use
8. Lighting
 - Uplighting in trees for mood/ atmosphere
 - Replace all lighting to LEDs for energy sustainability
9. LED Advertising Boards to North East and South



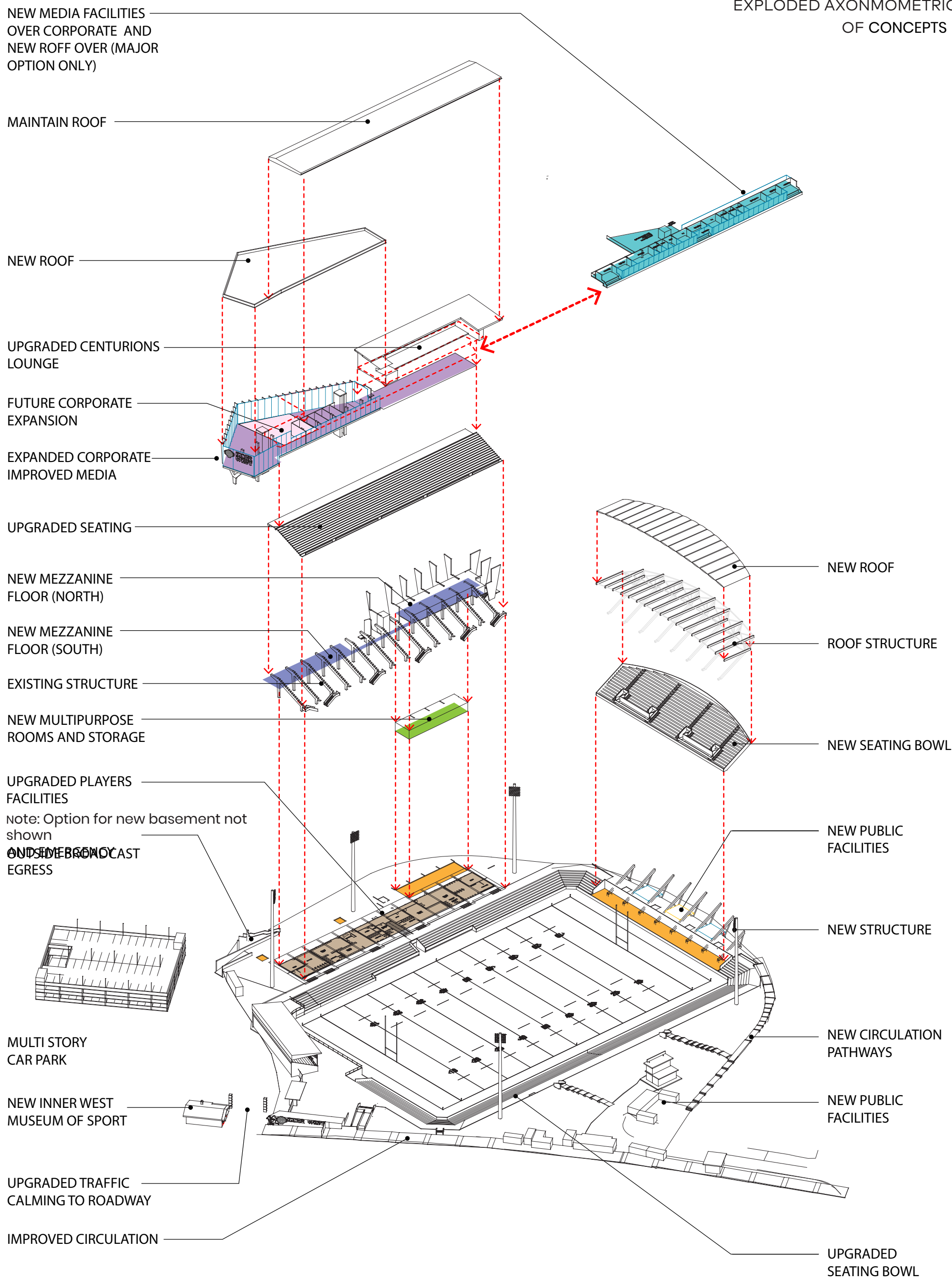
- The purpose of undertaking the Master Plan is to ensure that the iconic oval can continue to serve the changing needs of the community and meet the demands of modern professional sporting venues
- The community and stakeholders have been engaged and consulted with the development of these preliminary concepts
- The Master Plan when fully developed is intended to present a series of opportunities to upgrade facilities across the precinct



The Master Plan is intended to present a series of opportunities to upgrade facilities across the precinct.

Below are some of the preliminary concepts:

- A. Museum of Inner West Rugby League**
- B. Additional grandstand to the northern end**
- C. New and upgraded seating**
- D. Upgrades to the western grandstand**
- E. Additional parking**
- F. Improvements to accessibility and amenity around the oval + new LED floodlights**





Leichhardt Oval Master Plan - Preliminary Concepts

A. Museum of Inner West Rugby League

- New Museum of Inner West Rugby League developed from the original caretakers cottage
- Temporary road closures to manage traffic and pedestrian safety on game day





- New northern grandstand and seating for **1,580**
- New hybrid roof structure
- New corporate / public food + beverage at player level



Leichhardt Oval Master Plan - Preliminary Concepts

Existing Seating

- Seating Bowl - seating for **4,061**
- Western Grandstand - seating for **1,977**
- Keith Barnes Stand - seating for **280**

Total Seats - **6,318**



Leichhardt Oval Master Plan - Preliminary Concepts

C. New and Upgraded Seating Option

- Northern Grandstand - new seating for 1,580 (including 16 disabled seats)
- Seating Bowl - new seats and additional rows to east and west side provides for 4,265 (including 28 disabled seats)
- Western Grandstand - new seating for 2,400
- Keith Barnes Stand - seating for 280 (remains as is)
- Total number of potential seats **increased by 2,207**

Total Seats - 8525

Total potential capacity - 18,000 persons



- Two preliminary concepts have been developed for the western stand, a Moderate concept and a Major concept, both with similar core elements including new corporate facilities, additional seating, expanded changes rooms / amenities, and new lift access.
- The significant difference between the two concepts is that the major concept also provides for a new basement level, lowers the players facilities to pitch level and also includes a new media level above the Centurions Lounge that allows for additional and upgraded corporate boxes.



Leichhardt Oval Master Plan - Preliminary Concepts

Western Grandstand

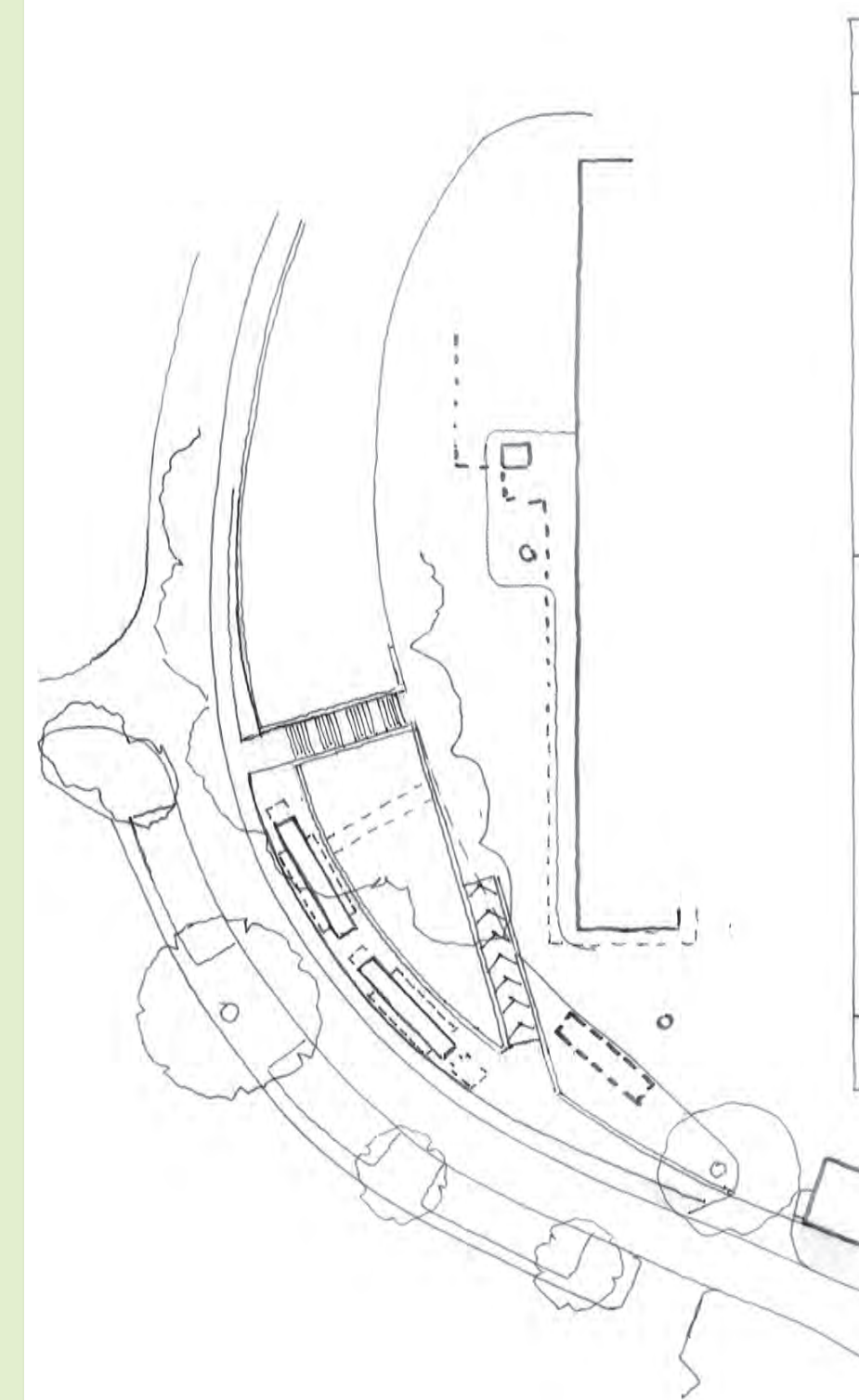
\$33.4m

MODERATE CONCEPT includes options for:

- New corporate facilities incl. F + B to southern end
- 2x New mezzanine floors with multipurpose rooms
- New and upgraded players home and away facilities
- New ramp entry for emergency ambulance and reconfigured broadcast access at Mary Street



Access from Mary Street



Leichhardt Oval Master Plan - Preliminary Concepts

Western Grandstand

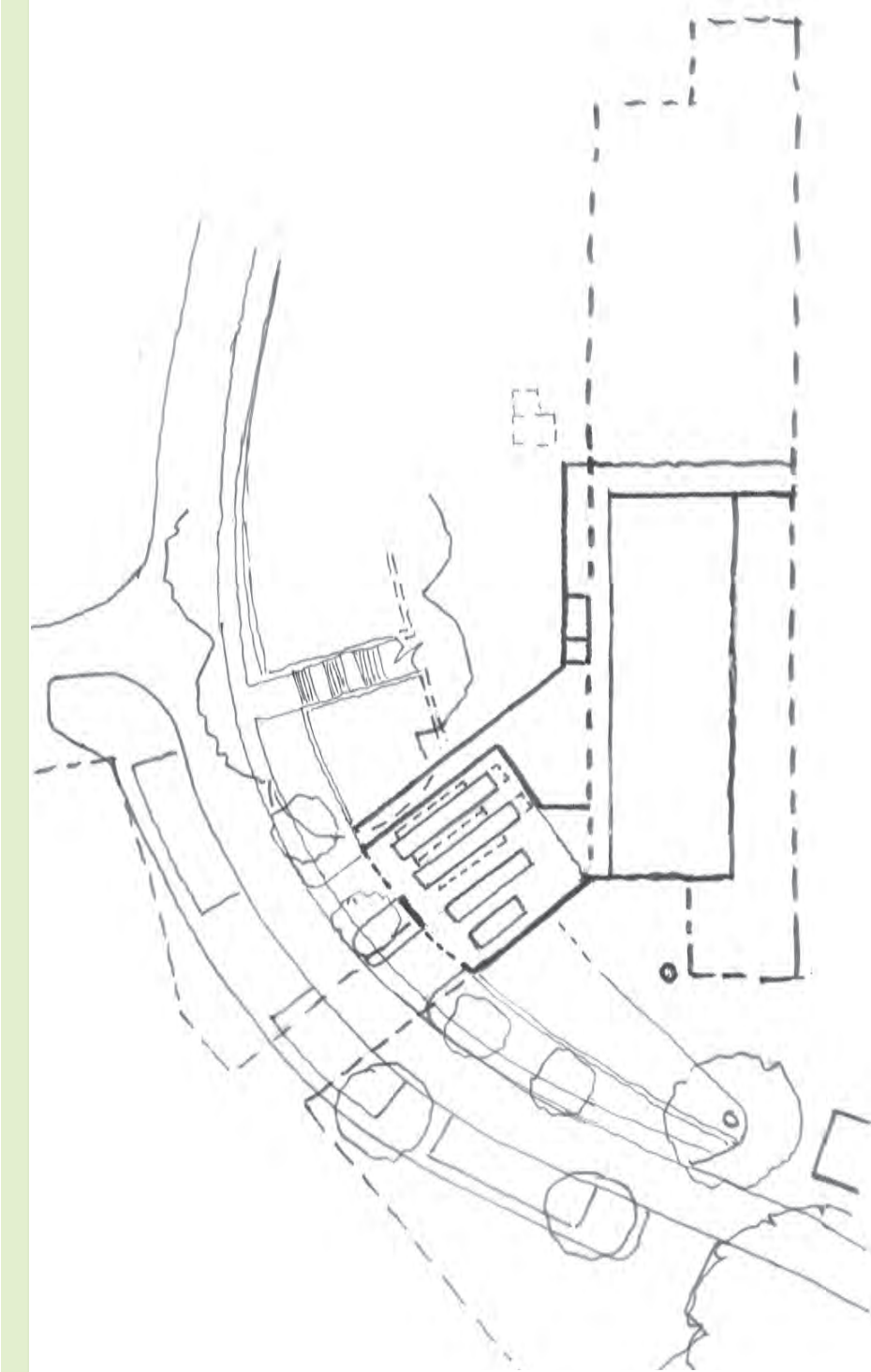
MAJOR CONCEPT includes options for:

\$98.3m

- New media level and raised roof
- Centurion Lounge upgraded
- New corporate facilities incl. F + B to southern end
- Seating reconfigured to allow for additional seating with access from internal walkway
- New mezzanine floor with multipurpose rooms
- Additional public amenities including F + B at ground level
- New and upgraded players home and away facilities lowered to pitch level and new basement entry for emergency ambulance and broadcast access at Mary Street (\$61.5m)



New emergency ambulance and broadcast access to lower level with new lift to ground level and above levels



E. Additional Parking

E. \$12.3m

- New 2 level car park for 100 cars constructed over the existing car park

F. General improvements

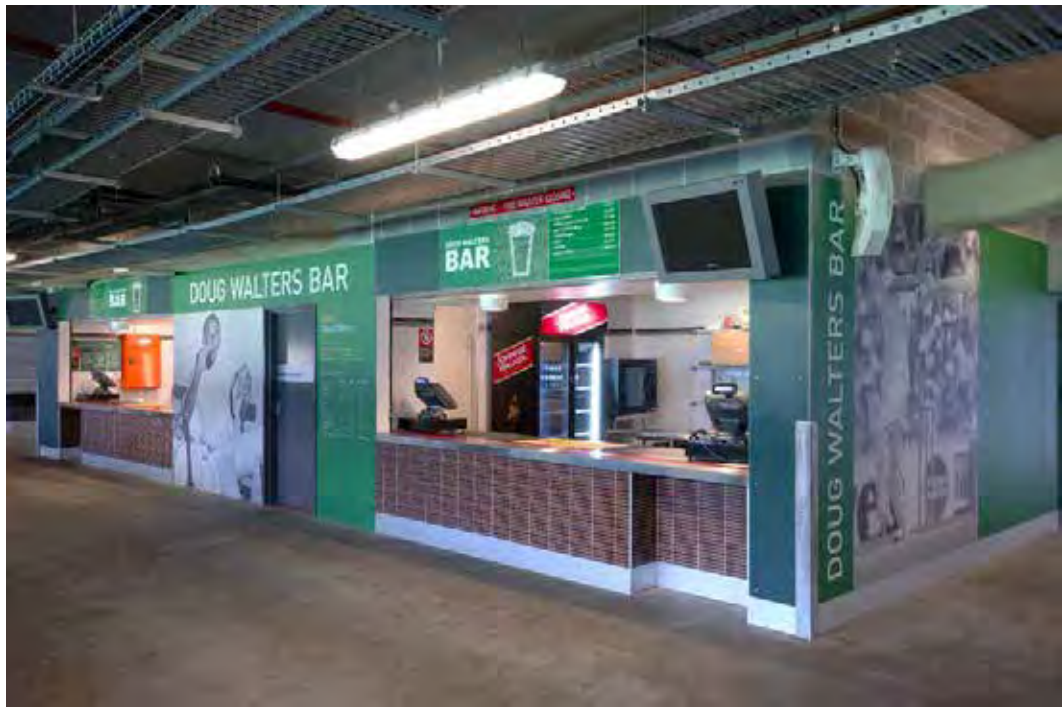
F. \$4.99m

- Improvements to accessibility and amenity around the oval + New LED Sports Lights
- Disabled access to perimeter of seating bowl, including new ramp to / from Glover Street
- Lauries Lane upgrade, pathways, landscaping, hard paving





ROOSTERS CENTRE OF EXCELLENCE CHANGE ROOMS



VICTOR TRUMPER STAND, SCG

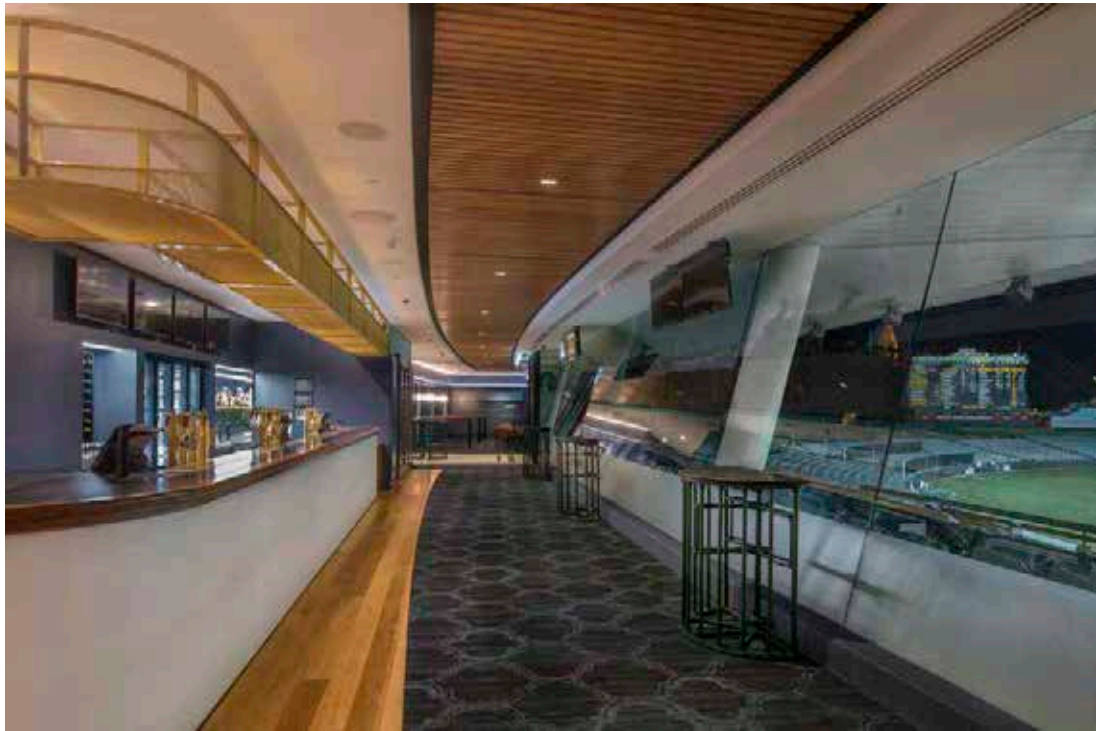


TOILET AND CHANGE FACILITIES

- Options include
- 1. Refurbish Ground Floor \$6.22m
 - 2. New multipurpose rooms\$0.915m
 - 3. Mezzanine over (north) \$5.15m
 - 4. Mezzanine over (South) \$5.15m

New Work
Refresh / upgrade





ADELAIDE OVAL BODYLINE BAR COX Photographed by Peter E Barnes



COUNTRY BANK STADIUM TOWNSVILLE CORPORATE ENTERTAINING



ADELAIDE OVAL BODYLINE BAR COX

Options

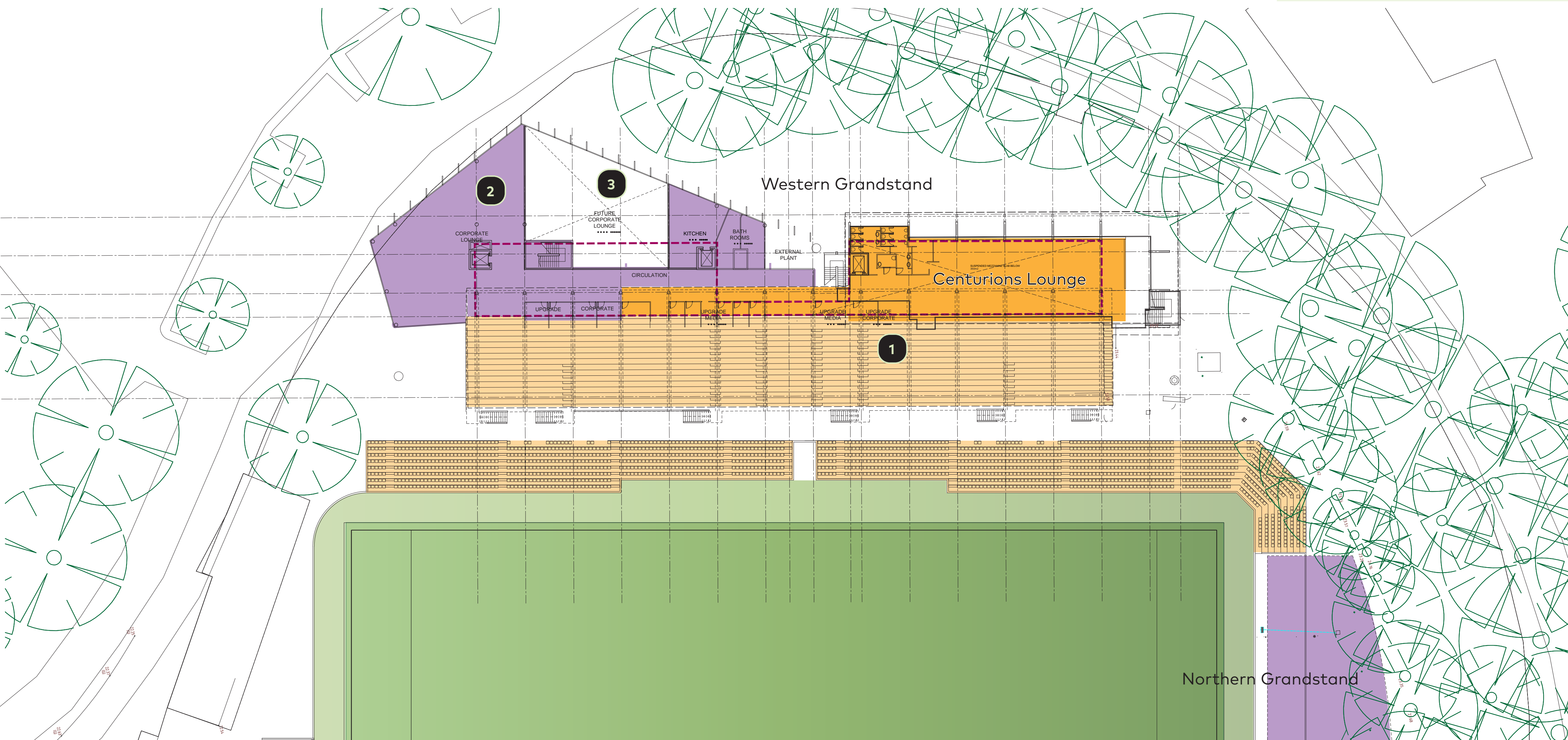
1. Seating upgrade
\$3.56m

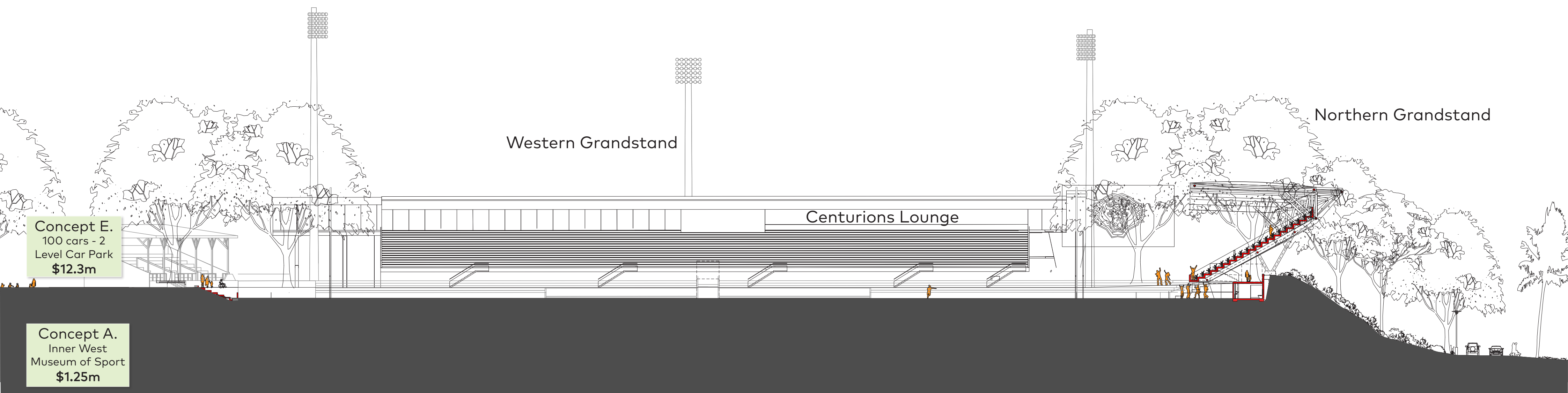
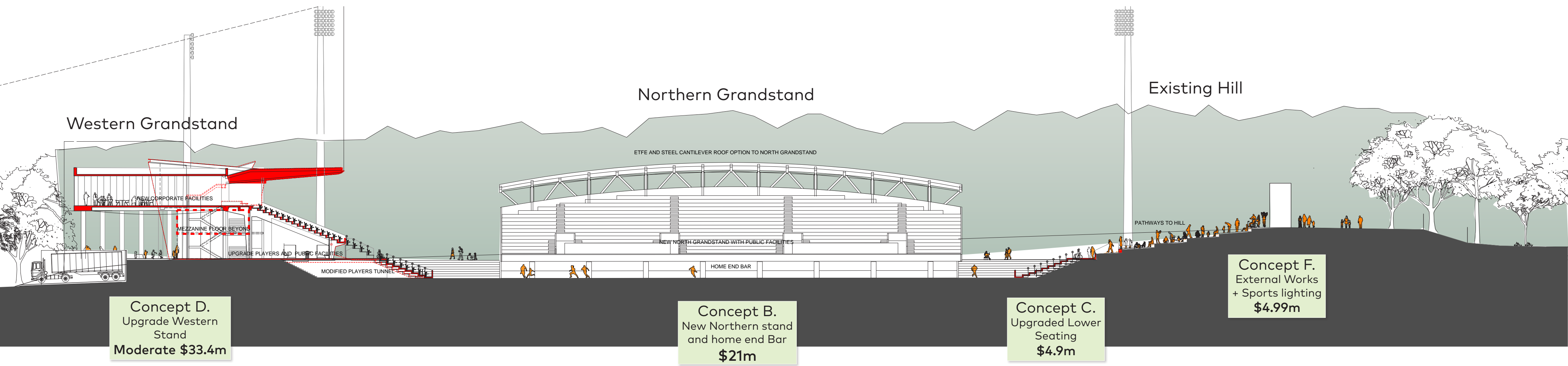
2. Corporate & Kitchen
\$9.94m

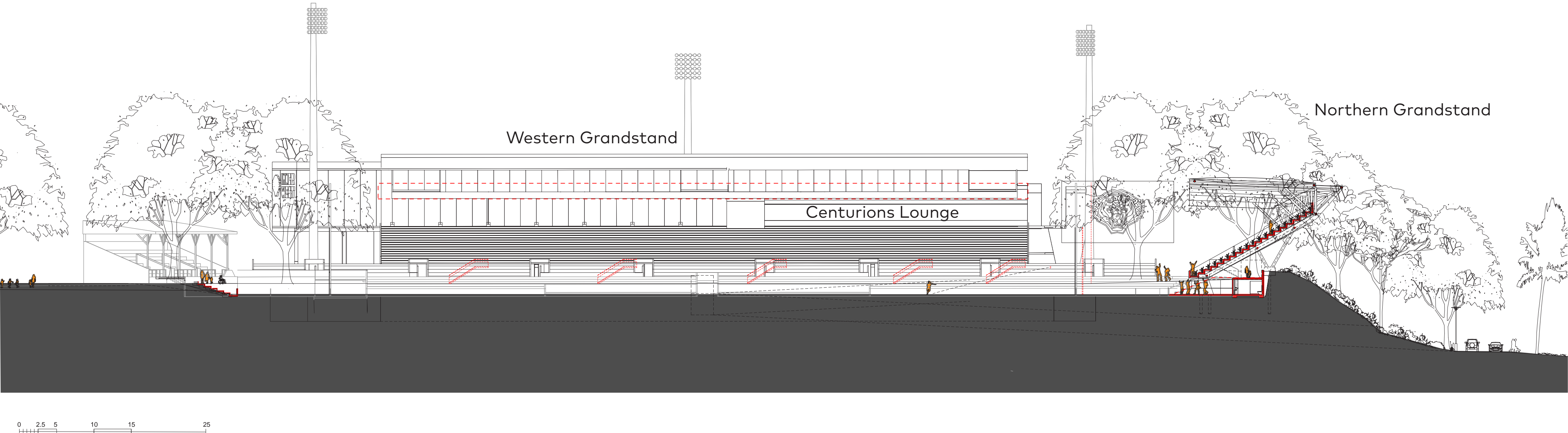
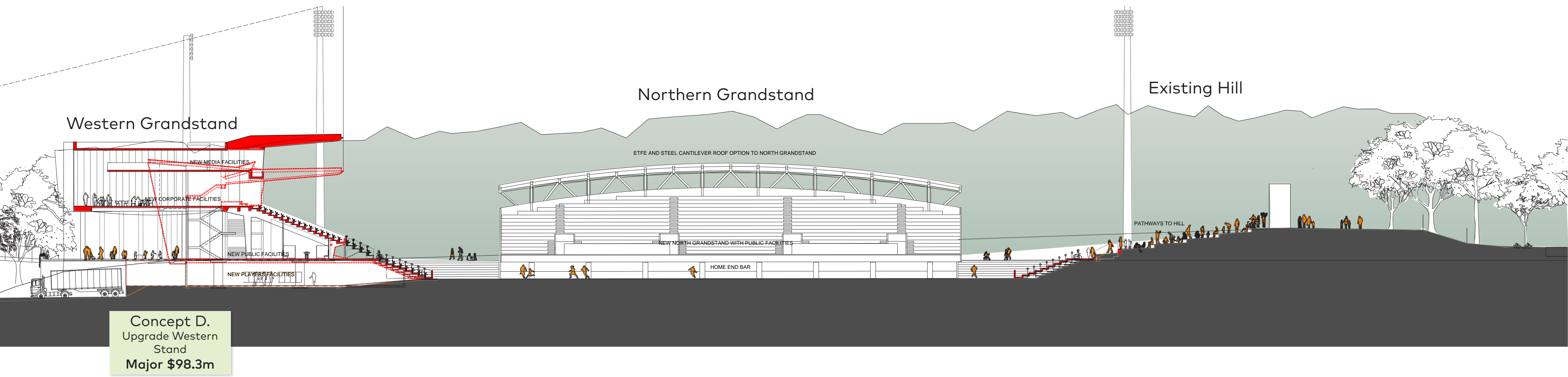
3. Additional Corporate
\$2.4m

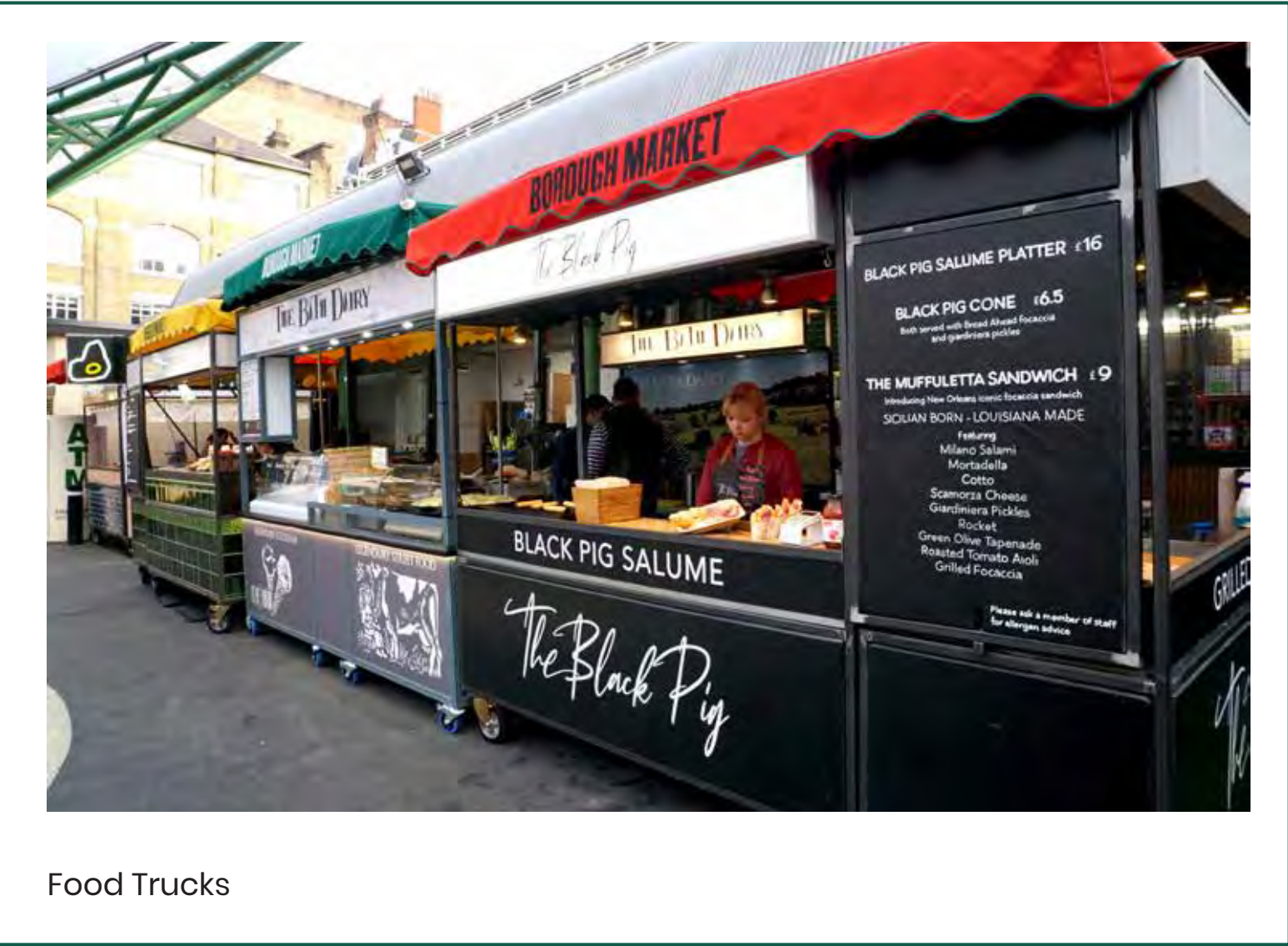
New Work

Refresh / upgrade

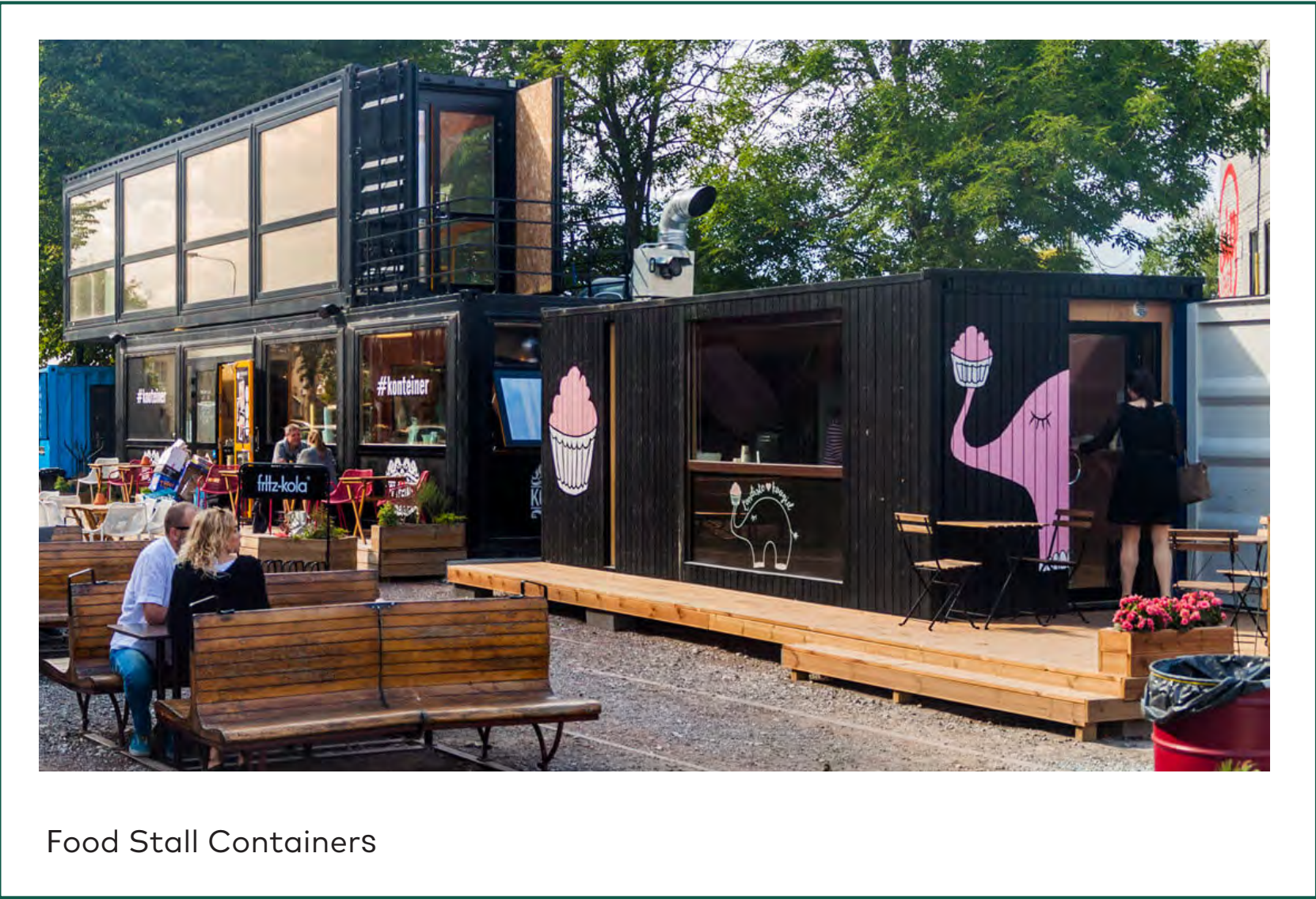




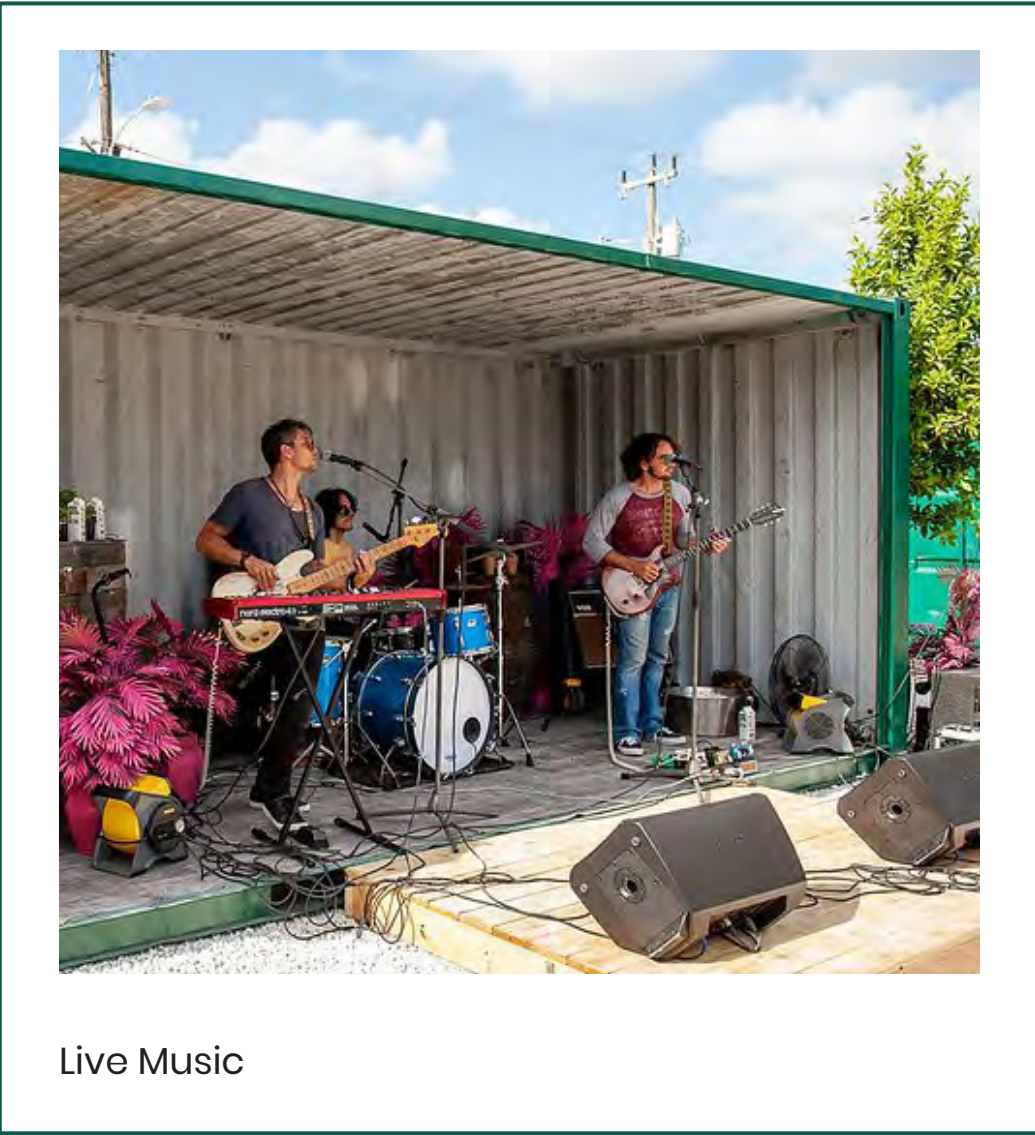




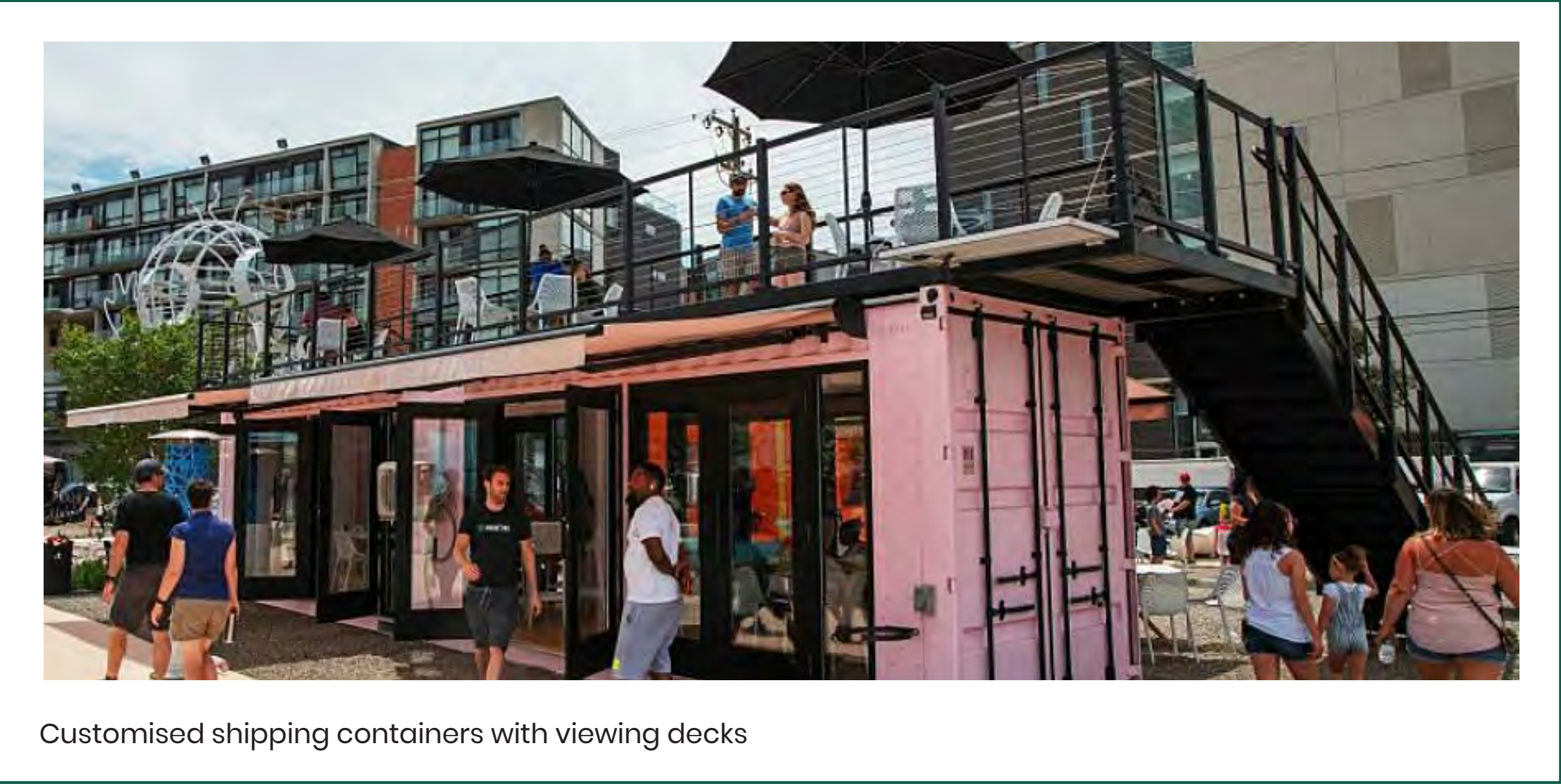
Food Trucks



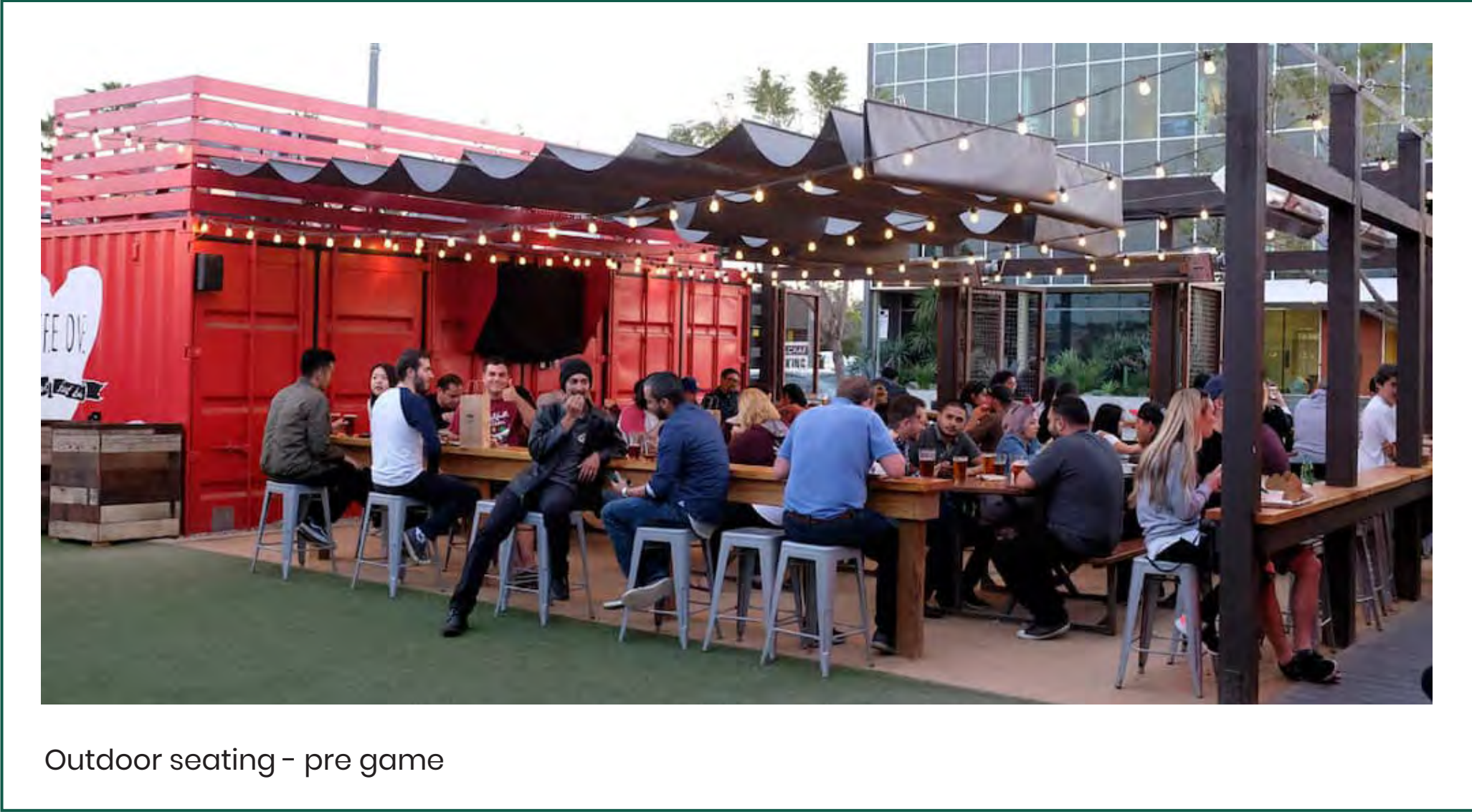
Food Stall Containers



Live Music



Customised shipping containers with viewing decks



Outdoor seating - pre game





INNER WEST

COX