



# Leichhardt Oval Master Plan

OCTOBER 2023

INNER WEST

COX  
ARUP

# Acknowledgement of Country

Cox acknowledges the Gadigal and Wangal peoples of the Eora Nation as the original inhabitants of the subject area, and the Gadigal people of the Eora nation as the original inhabitants of the land on which we work.

Aboriginal and Torres Strait Islander peoples have a connection to place, water, and community, maintained and developed over many thousands of years. We recognise the inherent cultural and ancestral significance in these connections, that sovereignty over these lands was never ceded and that it continues to be sacred to its rightful owners.

We pay respect to Elders past and present, and stand with all First Peoples in your quest for justice, truth telling, and reconciliation.



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This report is prepared by COX Architecture  
on behalf of Inner West Council

# Contents

<b>Introduction</b>			
<b>Purpose of the Study</b>	<b>5</b>		
<b>Context</b>	<b>6</b>		
Regional Context	6		
Movement and Access	7		
Public and Active Transport	8		
Local Context	9		
<b>The Site</b>			
<b>Site Analysis</b>	<b>11</b>		
Study Area	11		
Existing Facilities	12		
Topography	14		
Internal Access and Circulation	15		
Ecology	16		
Heritage and Built Considerations	18		
On-going Works	20		
<b>The Process</b>			
<b>Design Process</b>	<b>23</b>		
Master Plan Considerations	23		
<b>Stakeholder Engagement</b>	<b>24</b>		
Engagement and Outcomes	24		
Master Plan Strategies	25		
		<b>Strategies</b>	<b>26</b>
		Access - Precinct	26
		Access - Site	27
		Public Domain	28
		Facilities	29
		Technology and Sustainability	30
		<b>Master Plan</b>	
		<b>Master Plan Principles</b>	<b>33</b>
		<b>Preliminary Concepts</b>	<b>34</b>
		Concept A - Museum of Inner West Rugby League	35
		Concept B - Additional Northern Grandstand	36
		Concept C - Upgraded Lower Seating	37
		Concept D - Additional Parking	38
		Concept E - External Works and General Improvements	39
		Concept F - Western Grandstand Upgrades	40
		<b>Costing</b>	<b>46</b>
		Leichhardt Oval Concepts	46
		Moderate Western Grandstand Option	46
		Major Western Grandstand Option	47

# Introduction



## Purpose of the Study

The Ten (10) Year Master Plan will provide clear direction to ensure the ongoing and future relevance of Leichhardt Oval as a premier sporting venue which can attract community and high-level events, games and training; and maximises the use of the ovals assets and spaces, including the functionality of the Leichhardt Park Aquatic Centre and adjacent ovals.

Leichhardt Oval is a significant cultural and recreational facility in the Inner West Local Government Area as part of the 14.4-hectare Crown Reserve for public recreation known as Leichhardt Park.

The Oval is one of Sydney's premier sporting venues, containing an historic grandstand, iconic natural and built landmarks, various facilities, and other buildings such as permanent catering infrastructure and toilet amenities.

The Oval is considered one of Sydney's iconic suburban sporting venues, playing an important role in both the local and state sporting history as well as contributing to the cultural identity of the Inner West area.

Established in 1934 as a rugby league ground and the home of the then Balmain Tigers, Leichhardt Oval has an extensive history of supporting community and professional sports.

Today the oval operates as one of the Wests Tigers' home grounds, hosting 6 high attendance NRL games each year with additional regular NSW Cup and Jersey Flegg home games.

Leichhardt Oval also supports a range of junior, community and club competitions across a range of sporting codes, operating as the home ground of the Balmain Tigers junior representative teams and development squads and hosting the grand finals of the Harold Matthews and S.G. Ball Cup competitions, Sydney Rugby Union finals, NPL1 games and a range of local sporting competitions and events.

In recent years a range of additional major sporting events have been hosted at the ground including Sydney FC men's and women A-League games, Waratahs Rugby men's and women's games, Aboriginal Knock Out games and marquee NRL games such as Pacific Test matches, NRLW semi-finals and U/19s State of Origin.

Despite being well loved for its atmosphere, history and proximity to the community and local restaurants and bars, Leichhardt Oval falls short of visitor's expectations of such an iconic sporting landmark.

With many of its facilities over 30 years old, the Oval is overdue for a comprehensive Master Plan to bring facilities up to modern standards and to ensure the continued prominence of Leichhardt Oval as a premier destination for professional and community sports.

This Master Plan will provide a sound basis for the ongoing management of Leichhardt Oval, in identifying and prioritising areas for intervention while working to uphold and preserve the ground's iconic heritage features.

The development of the Master Plan will be instrumental in establishing a clear vision for future of Leichhardt Oval and sourcing government funding in order to facilitate the necessary developments.

The Master Plan described in this report has been developed through an ongoing stakeholder engagement process with a list of key considerations incorporated throughout the duration of the design.

These key considerations include;

- To formally acknowledge the history and culture of Leichhardt Oval and the important role it has played within the community since its establishment in 1934.
- To provide a multi-purpose, high standard, event, function and conference facility which is strategically planned and managed.
- To consider the needs of the community and key stakeholders including accessibility and inclusivity.
- To incorporate Environmentally Sustainable Design (ESD) principles.
- To ensure an ongoing commitment to the management of the broader Leichhardt Park sporting precinct through the development of effective and innovative practices to minimise the impact that Leichhardt Oval may have on the surrounding area.

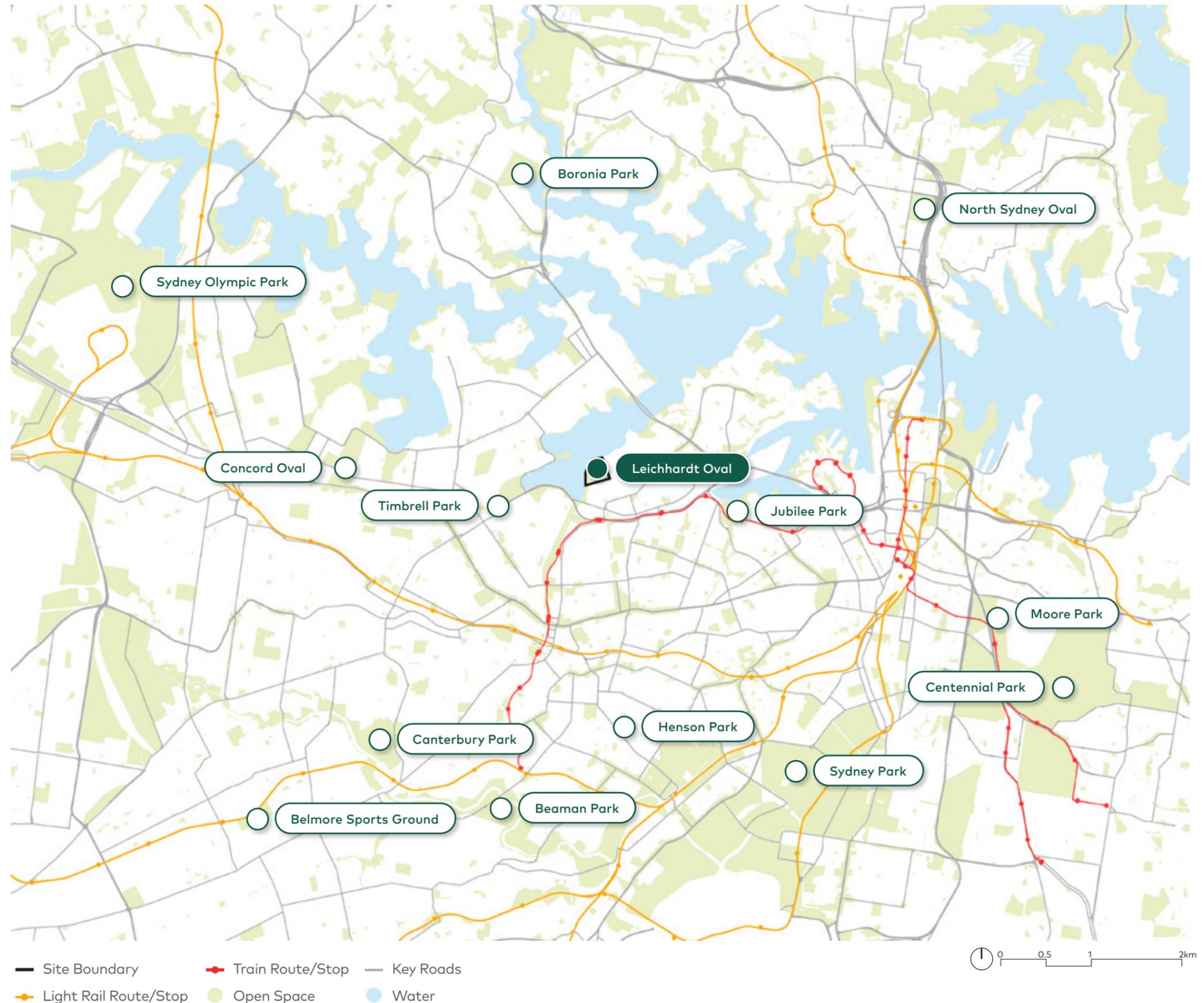
# Context

## Regional Context

Leichhardt Oval is located on the north-western extent of the Inner West Council adjacent to Iron Cove. The Oval is part of a wider sporting and recreational precinct consisting of a number of sporting grounds and aquatic centre.

Regional movement networks to and from the site are established along major vehicular and public transport routes. The site is within walking distance to the Sydney Light Rail and major road corridors, including the City West Link, Lilyfield Road and Balmain Road.

There is an extensive network of sporting and recreational facilities within the context of the Inner West. However, Leichhardt Oval is unique in that it is a rectangular pitch that can accommodate up to approximately 18,000 spectators.



## Movement and Access

Regional access is afforded by the City West Link Road via a signalised intersection at James Street.

The main access point to the site for vehicles is from the southern boundary of the site along Glover Street and Mary Street.

The local road network is two way and circles the Oval along Mary Street to connect to Glover Street. The loop system distributes traffic to various sporting related destinations and attractions within the broader precinct including the aquatic centre and the outdoor playing fields, and separates in to a one-way loop system to provide access to sports fields to the west.

On street parking is dispersed across the site, with dedicated parking area to the west of the oval serving the aquatic centre, Oval and surrounds.



## Public and Active Transport

The site is within walking distance to the existing public transport network. Bus stops are located within 400m walking distance of the Oval entrance, and the Leichhardt North Light Rail station is located within 800m walking distance.

Wayfinding and signage from the Oval to the Light Rail and Bus stops is limited.

Existing cycle routes provide additional linkages from the surrounding areas to the Oval. Existing off-road routes as part of the Bay Run are along the waterfront, with on-road routes located on Glover Street and Lilyfield Road.

There is the potential opportunity for further cycle paths from the off-road bike route along the water to the Oval.



## Local Context

A series of amenities and facilities are situated within and around the site, distributed across the Leichhardt Park precinct and surrounding area.

Key considerations within the site's local context include;

1. Existing Stand
2. Wayne Pearce Hill
3. Trees
4. Heritage Trees
5. Public Entries to Leichhardt Oval
6. Vacant Uniting Church Site
7. Early Learning Centre
8. Existing Car Park
9. Leichhardt Park Aquatic Centre
10. Leichhardt Oval 2
11. Glover Street Sporting Ground
12. Outdoor Playground
13. Skate Park
14. The 'Bay Run'
15. Le Montage
16. Leichhardt North Light Rail Station
17. Bus Routes
18. Orange Grove Public School
19. Callan Park



Sunday Telegraph

The Site

# Sport

## Tigers' \$6m Leichhardt show



SHOWPIECE: An artist's impression of a redeveloped Leichhardt Oval

By [unclear]

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# Site Analysis

## Study Area

The study area consists of Leichhardt Oval itself, supporting stands, and car parking. It is bounded by Mary Street and Glover Street.

The Leichhardt Oval site is located within a large sports-focused precinct that consists of an Aquatic Centre and additional sports fields with a more passive recreational focus. The site is also adjacent to Le Montage Sydney event venue, the Bay Run and Leichhardt Rowing Club sheds.



## Existing Facilities

1. Latchem Robinson Stand
2. Centurions Lounge
3. Secure zone
4. Keith Barnes Stand
5. Wayne Pearce Hill
6. Scoreboard
7. Seating bowl and concourse
8. Mary Street Gate
9. Glover Street Gate
10. Carpark
11. Storage areas
12. Underground water tanks
13. Recent male amenities upgrades

### Temporary game day facilities

- Male and female toilets
- Food and beverage stalls
- Bar stalls
- Ticket stalls





Wayne Pearce Hill and seating bowl



Temporary game day facilities and stalls



Male amenities upgrades



Secure zone behind grandstand



Male and female toilets and bar stalls



Latchem Robinson Stand

## Topography

One of the significant natural attributes and constraints of the site is the topography.

The Oval consists of a flat rectangular field of play sunken below the surrounding seating bowl, along with a gently sloped hill to the east of the field providing a natural elevated position for spectators.

The surrounding area consists of hilly terrain which falls to the north and west of the site towards the Iron Cove foreshore, with a significant change in elevation along Mary Street and the northern extents of the site.

This change in elevation separates the site from the surrounding area, producing a natural barrier and reduced accessibility between the Oval and adjacent sporting facilities to the north.



— Contour (2m)

0 25 50 100m

## Internal Access and Circulation

Vehicular access to the site is provided by Mary Street and Glover Street, with a loop road between the streets providing vehicular circulation around the Oval.

There are two separate gates providing spectator access to the Oval located at the southern end of the Oval at Mary Street and Glover Street.

Spectator circulation from the Mary Street gate and around the Oval is supported by an internal concourse above the seating bowl and field of play, with access from the Glover Street gate around Wayne Peace Hill.

Service and emergency vehicle access is located adjacent to the Keith Barnes Stand providing direct access to the field and accredited vehicle parking positioned behind the existing grandstand, with additional service vehicle access and parking located along Lauries Lane.

An egress staircase located behind the existing grandstand also provides access for back of house staff to the Mary Street Carpark.



- ↔ Vehicle Circulation
- ↔ Spectator Circulation
- Service Vehicle Access
- Spectator Access
- Back-of-House Access
- ★ Oval Gates



## Ecology

The site does not contain any identified threatened species or conservation areas, however there are a range of ecological elements and significant green infrastructure links contained in and around Leichhardt Park.

A collection of four Moreton Bay fig trees are located at the Mary Street entrance that are identified to hold heritage significance, with a further collection of Hills Fig and Cedar Wattle trees located around the northern periphery of the oval identified to have perceived landscape significance by the community.

A root mapping report conducted in 2018 identified the extension of predominantly non-structural roots along the northern boundary of the site, with any potential root pruning associated to future development unlikely to impact the stability of adjacent trees.

Ground surfaces across Leichhardt Park are characterised primarily by open grassed playing fields and recreational areas with tree cover and under storey plantings concentrated between open spaces.

Leichhardt Park also forms the beginning of the Greenway and Hawthorne Canal priority Green Grid project area, linking a series of open spaces between Iron Cove and the Cooks River to the south.



- Under storey planting areas
- Potential root extensions into site
- Significant Trees
- Heritage Trees





Significant trees at the northern boundary



Heritage listed Moreton Bay Fig Trees at the Mary Steet entrance



Shaded understorey planting areas under significant trees



Significant trees at the northern boundary behind the Wayne Pearce Hill Scoreboard



Root extensions into the site identified during root mapping study conducted by Sydney Arbor Trees



Understorey planting areas between open space and playing fields

## Heritage and Built Considerations

Two items relating to the site are identified as heritage items, being the entire Leichhardt Park area (Item I716) and four fig trees located at the Mary Street entrance (Item I831).

Leichhardt Park including Leichhardt Oval is considered to hold historic, aesthetic and cultural significance as a surviving example of late 19th century parkland and sports oval development.

Proposed developments on the site are required to be sympathetic and not overshadow the heritage character of Leichhardt Park in demonstrating a capacity to improve the amenity of the Oval and enhance the sports activity potential of the park.

Specific items in Leichhardt Oval are not outlined by the heritage register, however items that are considered to hold significant perceived heritage value by the community include:

- Keith Barnes Stand;
- Wayne Pearce Hill and scoreboard; and
- Significant trees at the northern site boundary.

Further built considerations on the site include current ongoing and recently completed works and improvements comprising:

1. Reconfiguration of existing male toilets at the north end of the Oval;
2. Refurbishment of female toilets.
3. Removal of existing turnstiles;
4. Modifications to the Latchem Robinson Grandstand and associated function room; and
5. New bin store and back of house facilities on the eastern side of the Oval.





Wayne Pearce Hill and scoreboard



Wayne Pearce Hill scoreboard



Keith Barnes Stand and Mary Street Gate



Collection of trees at the northern site boundary



Heritage listed Moreton Bay Fig Trees at the Mary Steet entrance



Keith Barnes Stand and Mary Street Moreton Bay Fig Trees

## On-going Works

Ongoing works are required to maintain Leichhardt Oval's ongoing relevance as an accessible, inclusive, and safe venue.

Proposed interventions include;

1. Emergency vehicle access
2. Update corporate access/facilities
3. Flexible change rooms
4. Upgrade gate house to museum
5. Waste management zone
6. Family room facilities
7. Traffic management on Church Street/Glover Street
8. Designated bus shuttle pick up point
9. Pedestrian access to other ovals
10. General works and improvements
  - Signage/Wayfinding to all public transport
  - Nature-based design
  - Turf upgrades
  - Additional access
  - Turnstiles
  - DDA compliance
  - Electrical service upgrades
  - Update public facilities
  - Update floodlights



Ongoing works

# The Process



# Design Process

Strategies and input collected during the initial stakeholder engagement and consultation period were subsequently utilised to inform the development of the Master Plan Preliminary Concepts.

This process allowed for various concepts to be tested and evaluated against one another to identify the preferred direction of the Master Plan, exploring different opportunities available with separate levels of assumed funding.

The outcomes of the scenarios were further subjected to later revision and refinement during an interactive design workshop undertaken with internal and external stakeholders along with further community engagement to produce a preliminary Master Plan combining the preferred preliminary concepts.

## Master Plan Considerations

- Hosting a minimum of six West 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 upgrades of the adjoining Leichhardt Park Aquatic Centre



# Stakeholder Engagement

## 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 and options are needed for public and active transport
- There is a desire for building stronger neighbourhoods through better facilities for socialising in the public realm
- An emphasis on finding environmentally and financially sustainable solutions

A full overview of the engagement process and findings is available in the Leichhardt Oval Master Plan Engagement Outcomes Report that can be accessed on the Inner West Council website.

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

## Master Plan Strategies

Themes and outcomes identified during engagement were used to establish key strategies for the development of the Master Plan

- **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 centre 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 Outside Broadcast (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.

These strategies identified through consultation are further explained in the following pages



Design charrettes conducted with stakeholders

Community engagement pop-ups

# Strategies

## Access - Precinct

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



## Access - Site

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



## Public Domain

1. Open space to be retained in its current form and function
2. Safer pedestrian access on the Hill
3. Access around the Hill
4. Food/Beverage/Beer Garden
  - At grade open area for range of events and kid friendly space



## Facilities

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. Adaptive reuse of caretakers cottage as a Museum
3. Keith Barnes Stand retained as is
4. Additional corporate level added to the existing Western Stand or completely new grandstand
5. 2-Level Car Park
  - 100 Additional spaces
6. New northern "home end" stand



## Technology and Sustainability

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 (louvres, 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 Leichhardt Oval
10. New amenities at Oval #2 and increased capacity for hosting games



# Master Plan

A large, dense crowd of people, likely at a sports event, is shown in a warm, golden light. Many individuals are wearing orange and black striped jerseys and caps. Some are holding up flags, including one with the letters 'WE' and 'ES' visible. The overall atmosphere is one of excitement and collective participation.

# Master Plan Principles

The Master Plan Principles build on the Vision for the precinct which is to *“provide clear direction to ensure the ongoing and future relevance of Leichhardt Oval as a premier sporting venue which can attract community and high-level events, games and training; and maximises the use of the ovals assets and spaces, including the functionality of the Leichhardt Park Aquatic Centre and adjacent ovals.”*

The key principles include:

- Delivering dedicated pedestrian and cycle paths that provides external links between public transport, the Oval itself, and key destinations and attractors within the site and local context
- Ensuring links within the site are efficient and safe for users
- Creating additional amenity and facilities for users to support the growth of Leichhardt Oval and define it as a high standard event, function and conference facility
- Protecting the landscape and ecology of the site by retaining significant vegetation and trees and restoring it to surrounding natural ecosystems

- Celebrating the history of Inner West sport and rugby league;
- Incorporating ESD outcomes
- Mitigating impacts on the surrounding areas through the development of effective and innovative practices

The Master Plan will deliver a more integrated, cohesive Precinct that ensures the primary functions and ancillary facilities are complementary, rather than competitive and linked by a new public domain that is to be reconnected and reinforced through future planning.

The Oval will leverage its residential setting to provide a location for the Inner West Community to come together within a wider recreational precinct, including parallel upgrades with the adjacent Aquatic Centre. The Oval is one of Sydney’s iconic suburban sporting venues, playing an important role in both the local and state sporting environment as well as contributing to the cultural identity of the Inner West area.

The development of the Master Plan, guided by the above principles, will be instrumental in establishing a clear vision for future of Leichhardt Oval and securing government funding in order to facilitate the necessary upgrades.



Existing Leichhardt Oval aerial - looking north west



Existing Leichhardt Oval aerial - looking south west

# Preliminary Concepts

The Preliminary Concepts to achieve the vision and master plan principles are described below and identified on the adjacent plan. The preliminary concepts developed are modular, providing options for the upgrade depending on available funding.

It's important to note that we are not seeking to build a new stadium but simply to upgrade this valuable community institution. All options include preserving the heritage of the historic Keith Barnes Stand and Wayne Pearce Hill. Creating a Museum of Inner West Rugby League to celebrate the history of our inner West foundation clubs.

There are two options for upgrading the existing Latchem Robinson Stand. Both include upgraded change rooms to accommodate male and female athletes as well as improved seating, toilet, and catering facilities. A brand-new covered grandstand is also an option for the Northern end of the ground as well as improved seating around the entire concourse. These preliminary concepts are further outlined below and include:

**Concept A:** Museum of Inner West Rugby League

**Concept B:** Additional northern grandstand

**Concept C:** New and upgraded lower seating bowl

**Concept D:** Additional parking and the development of a 2 level car park

**Concept E:** External works and general improvements to accessibility, amenity and lighting around the oval

**Concept F:** Upgrades to the western grandstand. Includes the following potential outcomes pending the level of funding:

- Moderate Option
  - Upgrades to corporate and media amenities to the upper level
  - New mezzanine floors at rear with multi-purpose rooms
  - New and upgraded players and public facilities to ground level
  - New emergency ambulance ramp and broadcast access to lower level with new lift to ground level and above levels
- Major Option
  - New media level above the Centurions Lounge and new roof
  - New corporate amenities to upper level
  - New public amenities to ground level
  - New and upgraded players and public facilities to ground level
  - New emergency ambulance ramp and broadcast access to lower level with new lift to ground level and above levels



Masterplan of proposed options and preliminary concepts

## Concept A - Museum of Inner West Rugby League

The Museum of Inner West Rugby League is located adjacent to Mary Street Park at the entrance of the Oval. It is proposed that the gate house/caretakers cottage located at the entrance of the Oval will be adaptive reused to include the Museum and associated food and beverage opportunities. The concept also includes a number of landscaping and paving interventions including honour boards, public art and club logos/shields as floor treatment along the 'Players Walk'.

In addition, there is potential for temporary road closures to manage traffic and pedestrian safety on game day at this point. This includes potential for temporary barricades with traffic diversion measures in place.



Artist's Impression of the adaptive reuse of the caretakers cottage for the Museum of Inner West Rugby League



Artist's Impression of the Players Walk along Lauries Lane

## Concept B - Additional Northern Grandstand

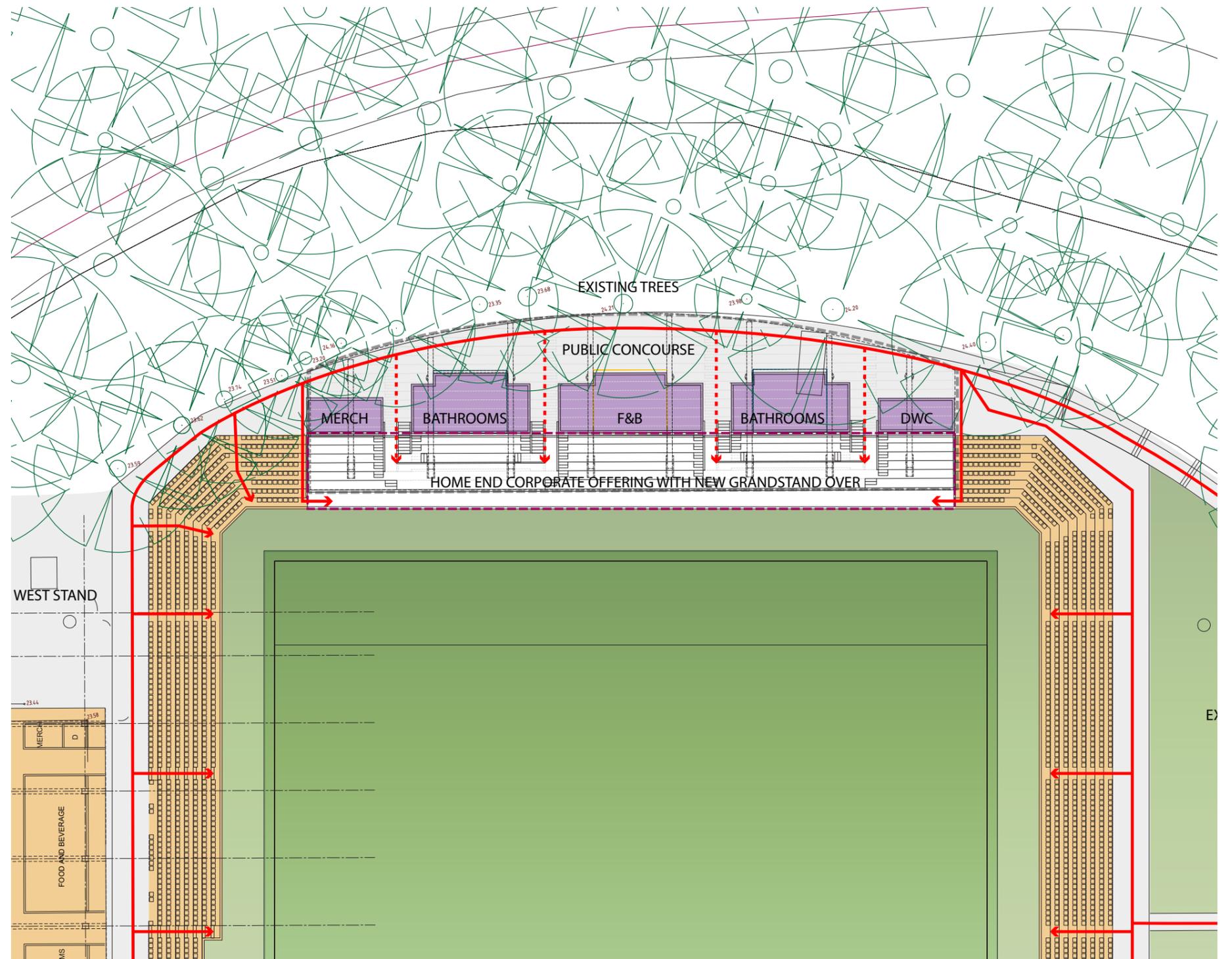
An additional grandstand and seating is located adjacent to the northern edge of the Oval. This includes additional seating for approximately 1,580 people including 16 disabled seats. A hybrid roof structure will help shield participants from bad weather, further increasing amenity.

There is an opportunity to implement food and beverage at ground level to provide more options for spectators. This may include both public and corporate options.

The intervention will need to consider the impact the grandstand will have on existing vegetation and overshadowing of the playing surface and adjacent stands.



Artist's impression of the new northern stand looking north west



Concept plan of the new northern stand

### Concept C - Upgraded Lower Seating

The existing seating on site is aged and in need of an upgrade. This intervention involves upgrading the existing bench seating and aged seats with new seats. Additional rows to the east and west of the Oval will also provide more seating, resulting in the provision of approximately 4,835 seats including 28 disabled seats. This is as a result of more efficient use of space within the upgraded lower seating bowl



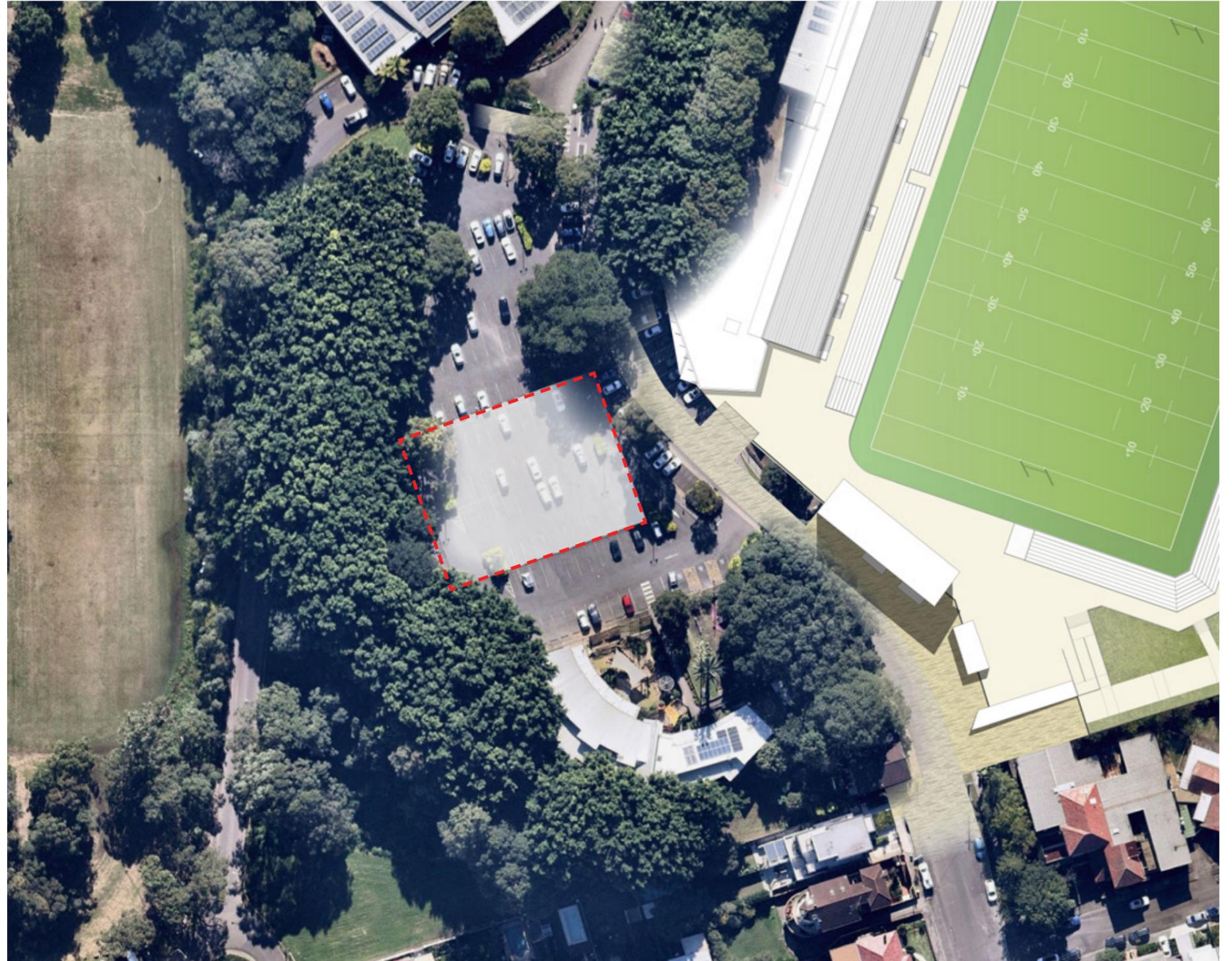
Before and after of the seating upgrade looking north west

## Concept D - Additional Parking

The existing carpark to the west of the site is currently full on game days and well utilised throughout the day, week and year by people accessing other facilities including the aquatic centre, early learning centre, event centre and the recreational spaces of Leichhardt Park and the Bay Run.

There is an opportunity to provide additional car parking with a 2 level carpark constructed over the existing carpark. This will be supplemented with a safer connection to the Oval.

The total number of carparks would increase by approximately 100 spaces. It would be encouraged for spectators to continue to use public transport to access the site.

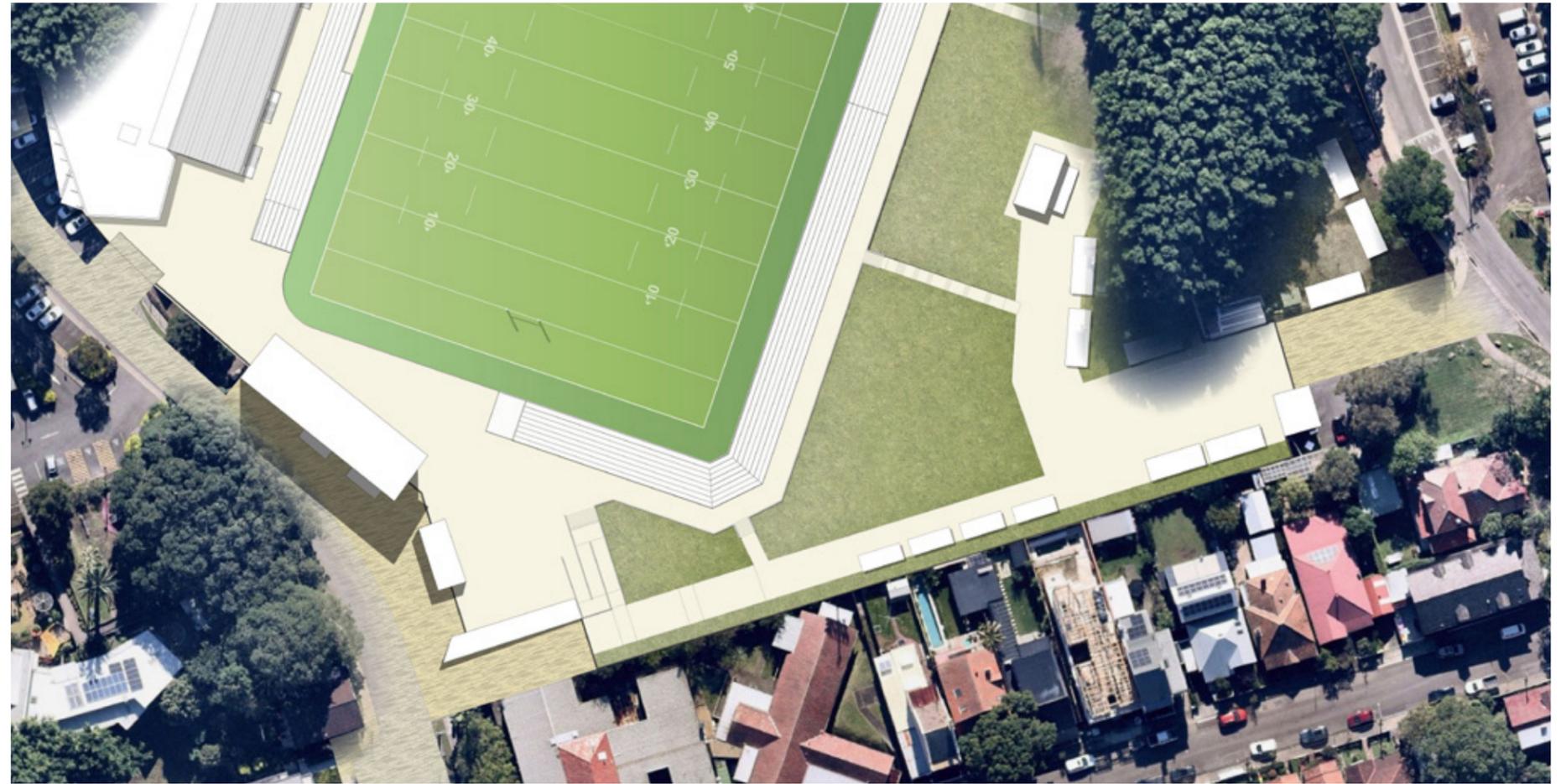


Proposed location for additional parking

## Concept E - External Works and General Improvements

A number of external works and general improvements to the Oval are proposed. This includes:

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



Proposed upgrades to entry and exit points



Borough Markets London



Read before you buy: boxpop custom shipping containers



Steel Craft

## Concept F - Western Grandstand Upgrades

The potential upgrades to the Western Grandstand are split into moderate and major options. The split between moderate and major is dependent on the level of funding provided and results in different level of improvements on the site.

A description of potential outcomes and required funding are identified on the following pages.

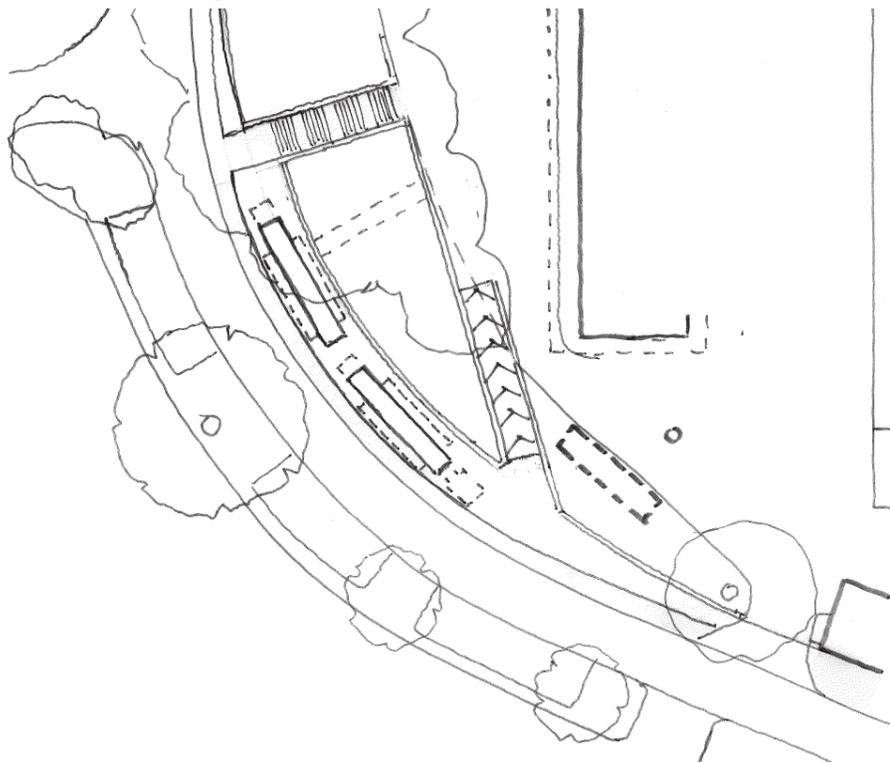
### Concept F - Western Grandstand Moderate Option

The moderate option for the Western Grandstand includes the following interventions:

- Upgrades to corporate and media amenities to the upper level;
- New mezzanine floors at rear with multi-purpose rooms;
- New and upgraded players and public facilities to ground level.

### Access from Mary Street

A changed access from Mary Street is proposed with new emergency ambulance ramp and broadcast access to lower level with new lift to ground level and above levels.



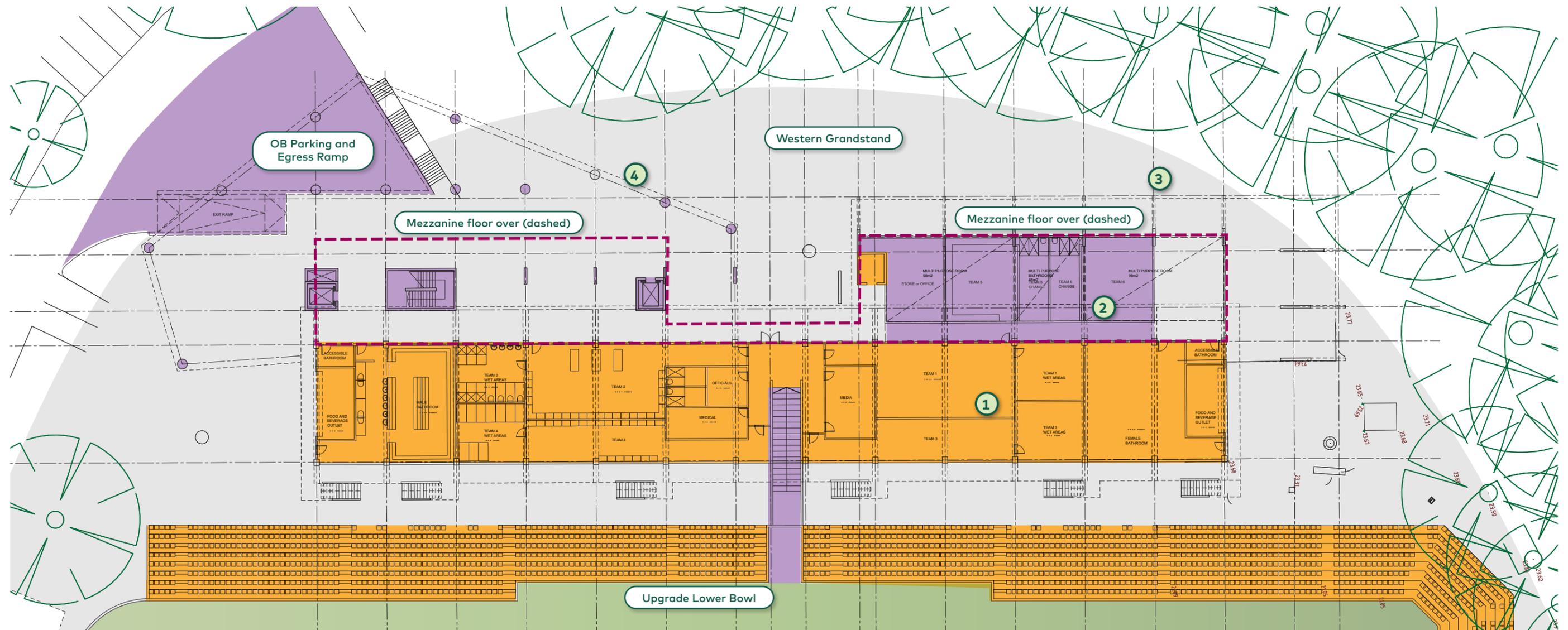
Concept plan of the vehicular access from Mary Street



Artist's impression of the western grandstand moderate option looking west

The plans demonstrate the development of the Western Grandstand is similar to existing with development focused on the enhancement of amenities within the site.

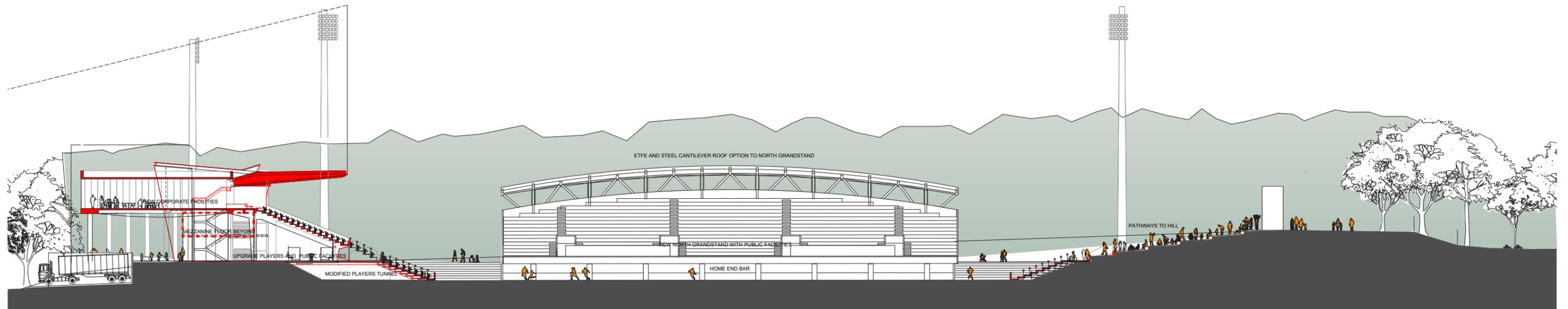
1. Refurbish Ground Floor
2. New multipurpose rooms
3. Mezzanine over (north)
4. Mezzanine over (South)



Concept plan of the western grandstand moderate option

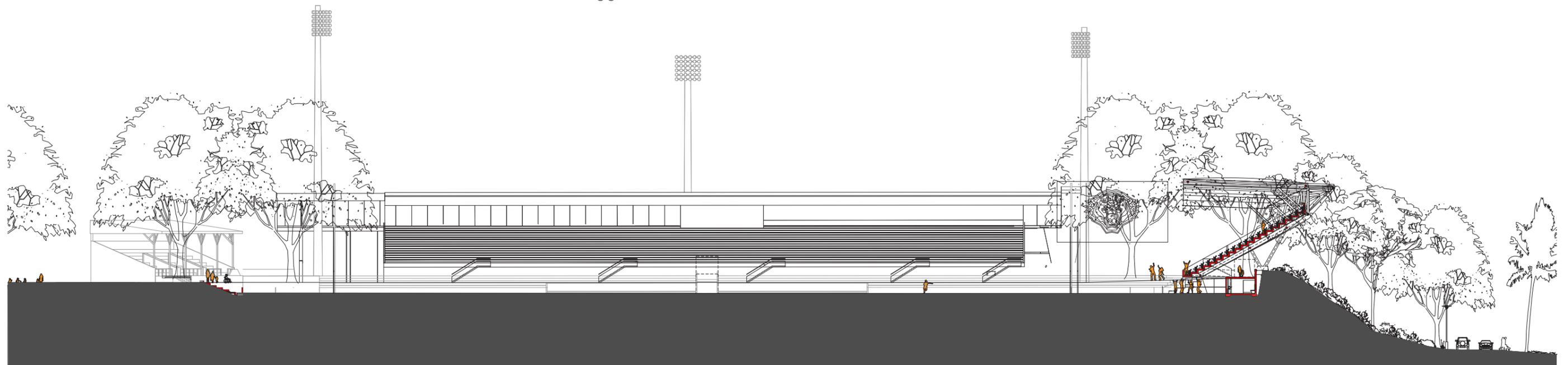
## Sections

The sections show moderate levels of change to the existing Leichhardt Oval Western Grandstand consistent with the surrounding context of the site. It is proposed that four levels of uses are provided including a modified players tunnel in the basement; an upgraded public and players facilities on ground floor; an upper mezzanine level and upgraded corporate offering combined with roof, shade structure and floor upgrades.



East-west section of the western grandstand upgrade moderate option

— Existing grandstand outline



North-south section of the western grandstand upgrade moderate option

— Existing grandstand outline

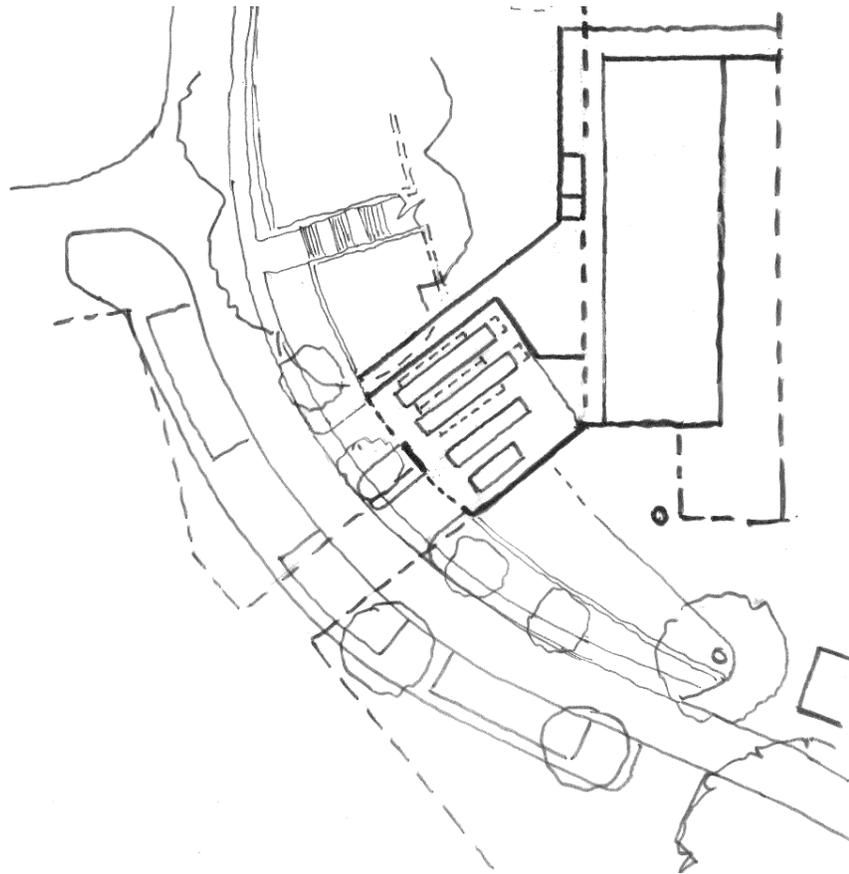
### Concept F - Western Grandstand Major Option

The major option for the Western Grandstand includes the following interventions:

- New media level above the Centurions Lounge and new roof;
- New corporate amenities to upper level;
- New public amenities to ground level;
- New and upgraded players and public facilities to ground level;
- Basement emergency and broadcast access.

### Access from Mary Street

A changed access from Mary Street is proposed with new emergency ambulance ramp and broadcast access to lower level with new lift to ground level and above levels.



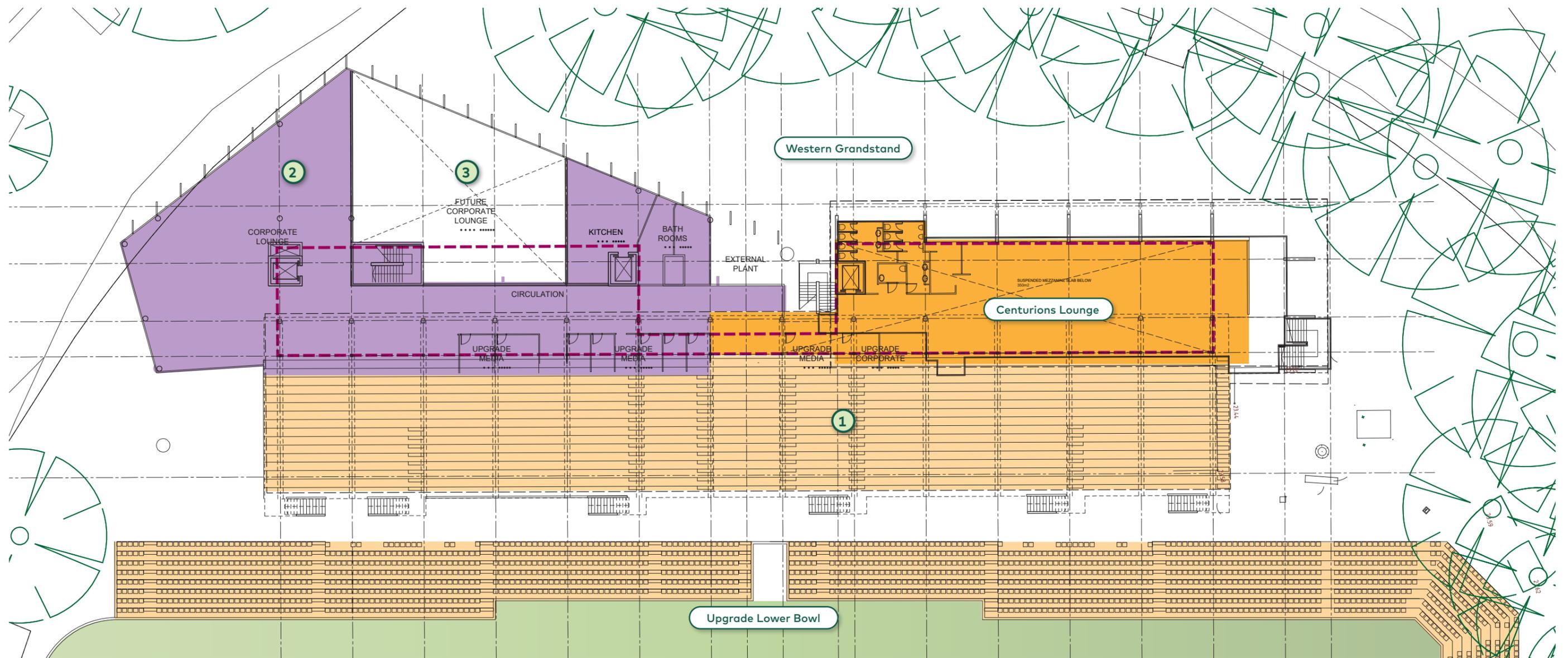
Concept plan of the vehicular access from Mary Street



Artist's impression of the western grandstand major option looking west

The plans identify major changes to the Western Grandstand including the potential new media level and corporate and public amenities.

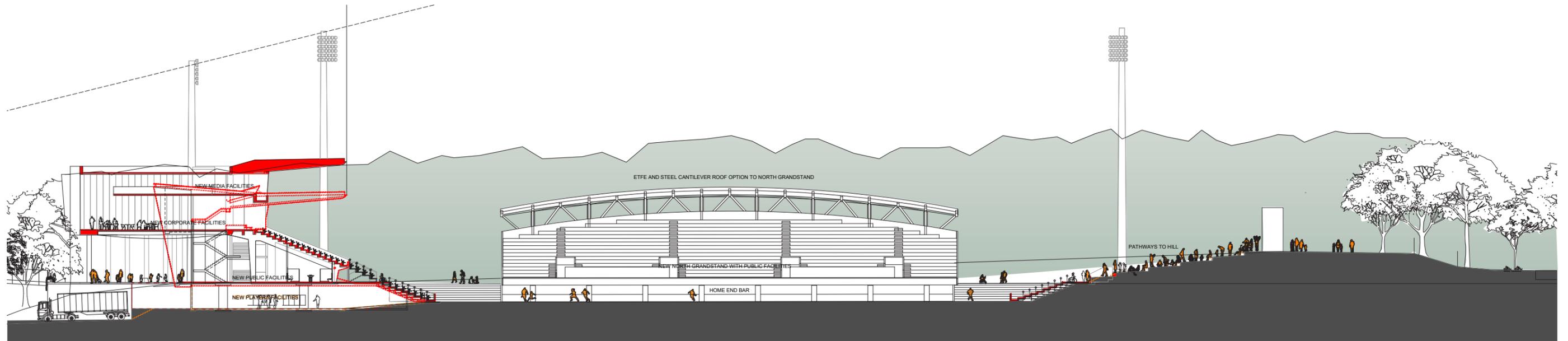
1. Seating upgrade
2. Corporate & Kitchen
3. Additional Corporate



Concept plan of the western grandstand major option

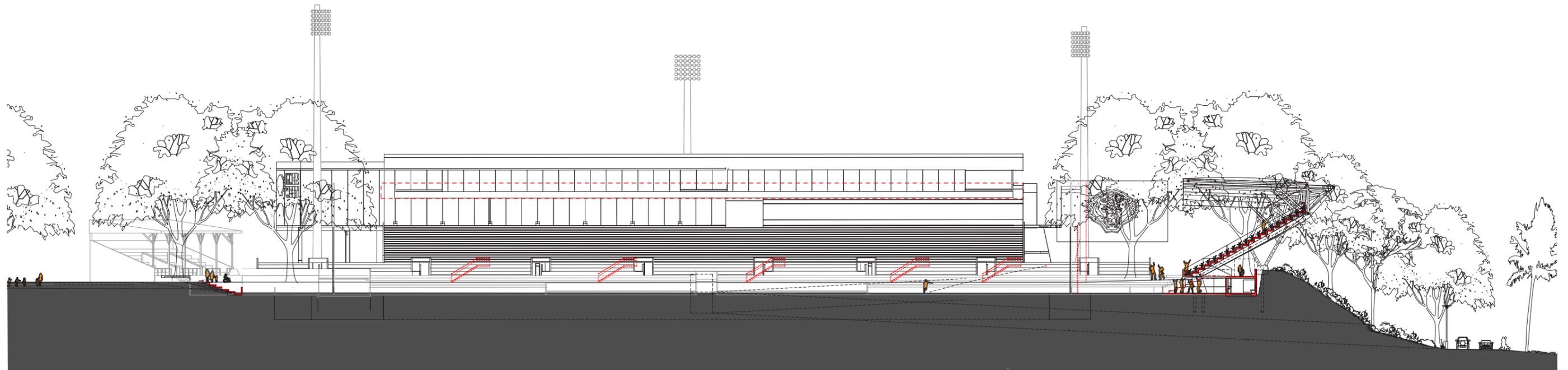
■ New work
 ■ Refresh/upgrade

The sections show major levels of change to the existing Leichhardt Oval Western Grandstand including an additional level for media and corporate. To allow for this, the roof has been raised. Public and players facilities will also be upgraded in the proposed works.



East-west section of the western grandstand upgrade major option

— Existing grandstand outline



North-south section of the western grandstand upgrade major option

— Existing grandstand outline

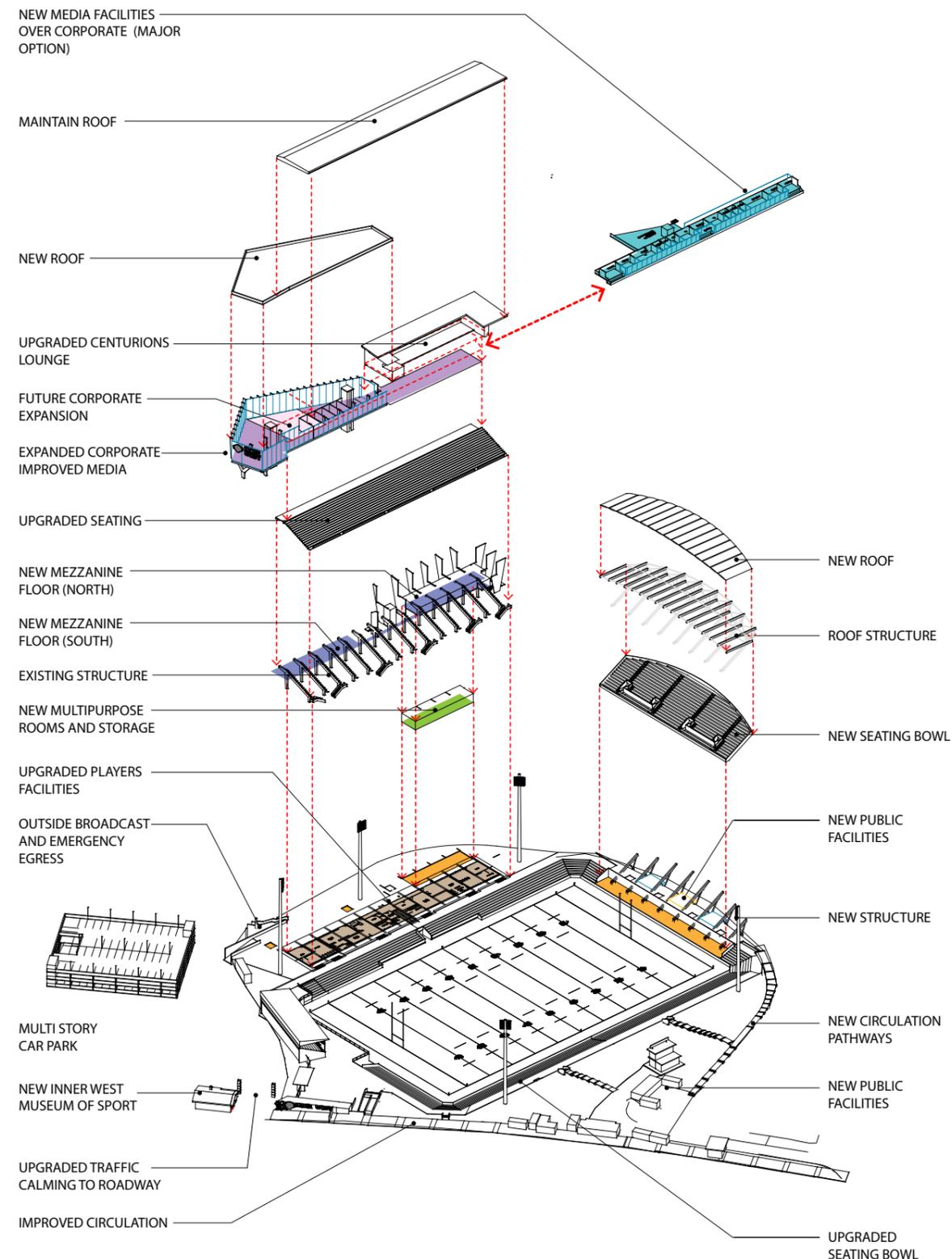
# Costing

## Leichhardt Oval Concepts

Concept	Cost
Concept A: Museum of Inner West Rugby League	\$1.25m
Concept B: New Northern Stand <ul style="list-style-type: none"> <li>▪ New northern grandstand and seating for 1,580</li> <li>▪ New hybrid roof structure</li> <li>▪ New corporate / public food + beverage at player level</li> </ul>	\$21m
Concept C: Upgraded Lower Seating <ul style="list-style-type: none"> <li>▪ Seating Bowl - seating for 4,061</li> <li>▪ Western Grandstand - seating for 1,977</li> <li>▪ Keith Barnes Stand - seating for 280</li> </ul>	\$4.9m
Concept D: 2 Level Car Park <ul style="list-style-type: none"> <li>▪ New 100 cars, 2 level car park constructed over the existing car park</li> </ul>	\$12.3m
Concept E: General improvements <ul style="list-style-type: none"> <li>▪ Improvements to accessibility and amenity around the oval + New LED Sports Lights</li> <li>▪ Disabled access to perimeter of seating bowl, including new ramp to / from Glover Street</li> <li>▪ Lauries Lane upgrade, pathways, landscaping, hard paving</li> </ul>	\$4.99m

## Moderate Western Grandstand Option

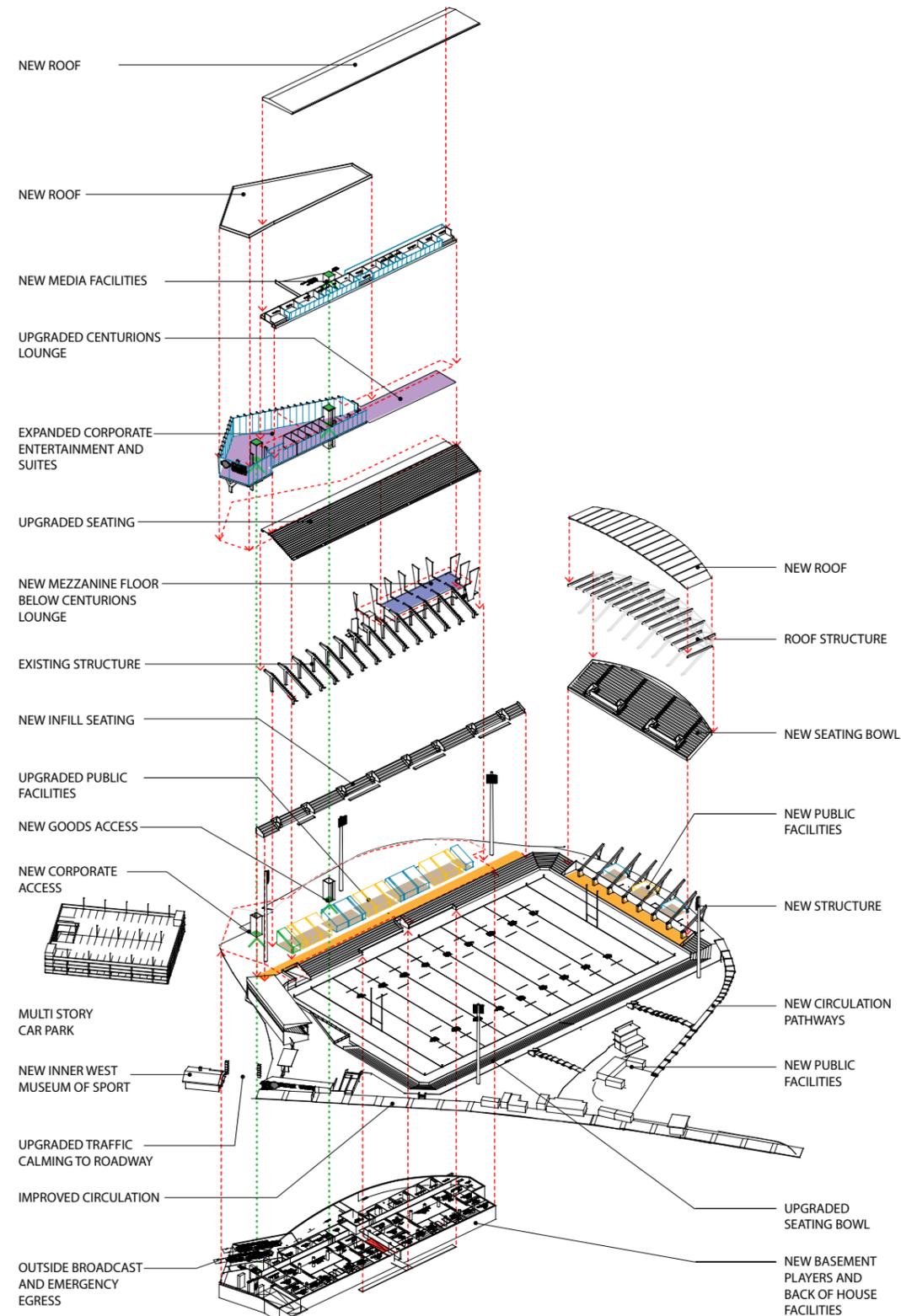
Concept	Cost
Concept F - Moderate Option: Upgraded Western Stand <ul style="list-style-type: none"> <li>▪ New corporate facilities incl. F + B to southern end</li> <li>▪ 2x New mezzanine floors with multipurpose rooms</li> <li>▪ New and upgraded players home and away facilities</li> <li>▪ New ramp entry for emergency ambulance and reconfigured broadcast access at Mary Street</li> <li>▪ Refurbish Ground Floor - \$6.22m</li> <li>▪ New multipurpose rooms - \$0.915m</li> <li>▪ Mezzanine over (north) - \$5.15m</li> <li>▪ Mezzanine over (South) - \$5.15m</li> <li>▪ Seating upgrade - \$3.56m</li> <li>▪ Corporate &amp; Kitchen - \$9.94m</li> <li>▪ Additional Corporate - \$2.4m</li> </ul>	\$33.4m



Exploded axonometric diagram of the moderate western grandstand option

## Major Western Grandstand Option

Concept	Cost
Concept F - Major Option: Upgraded Western Stand	\$98.3m
<ul style="list-style-type: none"> <li>▪ New media level and raised roof</li> <li>▪ Centurions Lounge upgraded</li> <li>▪ New corporate facilities incl. F + B to southern end</li> <li>▪ Seating reconfigured to allow for additional seating with access from internal walkway</li> <li>▪ New mezzanine floor with multipurpose rooms</li> <li>▪ Additional public amenities including F +B at ground level</li> <li>▪ New and upgraded players home and away facilities lowered to pitch level</li> <li>▪ New basement entry for emergency ambulance and broadcast access at Mary Street</li> <li>▪ New emergency ambulance and broadcast access to lower level with new lift to ground level and above levels</li> </ul>	



Exploded axonometric diagram of the major western grandstand option



INNER WEST

COX  
ARUP