



CONTEXT

# Punt Road Oval (Richmond Cricket Ground)

## Heritage Review

Methodology Report

*Prepared for the City of Melbourne*

27 October 2021

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*At Context we acknowledge that we work and live on the land of the Kulin. We know that this land was never ceded, and we respect the rights and interests of Australia's first people in land, culture, and heritage. We acknowledge their Elders past and present and support the concepts of voice, treaty and truth in the Uluru Statement from the Heart.*

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# Report Register

The following report register documents the development and issue of the report entitled Punt Road Oval (Richmond Cricket Ground) Heritage Review, undertaken by Context in accordance with its quality management system.

Job Number	Issue Number	Notes/Description	Issue Date
2846	1	Draft Report	19 July 2021
2846	2	Final Report	30 July 2021
2846	3	Final Report, incorporating WWCHAC review	27 October 2021

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# Contents

<b>Executive Summary</b>	<b>ii</b>
<b>1 Introduction</b>	<b>1</b>
1.1 Purpose	1
1.2 Project background	1
1.3 Study area	2
1.4 Limitations	2
1.5 Project team	3
1.6 Acknowledgements	3
1.7 Shortened forms	3
<b>2 Methodology</b>	<b>4</b>
2.1 Introduction	4
2.2 Scope	4
2.3 Resources	5
2.4 Criteria	5
2.5 Review components	6
2.5.1 <i>Citation for Punt Road Oval (Richmond Cricket Ground)</i>	6
2.5.2 <i>HO2 East Melbourne &amp; Jolimont Precinct</i>	8
2.5.3 <i>Mapping and curtilage</i>	9
<b>3 Findings and recommendations</b>	<b>10</b>
3.1 HO2 East Melbourne and Jolimont Precinct	10
3.1.1 <i>Statement of significance</i>	10
3.1.2 <i>HO2 Mapping and curtilage</i>	10
3.2 Punt Road Oval (Richmond Cricket Ground)	10
3.2.1 <i>Significance</i>	10
3.2.2 <i>Mapping and curtilage</i>	11
3.2.3 <i>Schedule to Clause 43.01 (Heritage Overlay)</i>	12
3.2.4 <i>Adoption of Punt Road Oval (Richmond Cricket Ground) Heritage Review</i>	12
3.2.5 <i>Future work</i>	12
<b>Appendices</b>	<b>13</b>
Appendix 1 Statement of Significance for Punt Road Oval (Richmond Cricket Ground) and citation	13



## Executive Summary

### Introduction

In June 2021, Melbourne City Council engaged Context to carry out a Heritage Review of the Punt Road Oval (Richmond Cricket Ground). Context was re-engaged in September 2021 following review of the Citation for Punt Road Oval (Richmond Cricket Ground) by the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation. The findings of the Review will support a future Planning Scheme Amendment, administered under the Victorian *Planning and Environment Act (1987)*.

The purpose of the project was to undertake a full heritage review of the Punt Road Oval (Richmond Cricket Ground). The Review also considered Punt Road Oval (Richmond Cricket Ground) within the context of HO2 East Melbourne & Jolimont Precinct.

### Key findings and recommendations

The findings of the Review are presented in the individual place citation for Punt Road Oval (Richmond Cricket Ground).

### HO2 East Melbourne & Jolimont Precinct

The Review determined that it was appropriate to include Punt Road Oval in the Statement of Significance for HO2 East Melbourne & Jolimont Precinct, because of the historical connections of this area of land with Yarra Park. The Review also determined that Punt Road Oval (Richmond Cricket Ground) met the threshold for a 'significant heritage place' within HO2 in accordance with the category definitions in Local Planning Policy Clause 22.05 of the Melbourne Planning Scheme for heritage places outside the Capital City Zone. Because Punt Road Oval is not part of a collection or group of buildings or places, and in accordance with the definition for significant streetscapes, the Review determined that Punt Road Oval was not located within a Significant streetscape.

Notwithstanding the above, to ensure the statement of significance be listed in the Schedule to Clause 43.01 (Heritage Overlay) entry for Punt Road Oval and be an incorporated document to the Melbourne Planning Scheme, it is recommended that Punt Road Oval be removed from HO2 and be made an individual Heritage Overlay.

#### *Mapping and curtilage*

Remove Punt Road Oval (Richmond Cricket Ground) from HO2. (Map No. 09ho).

### Punt Road Oval (Richmond Cricket Ground)

#### *Significance*

In this Review, Punt Road Oval (Richmond Cricket Ground), Punt Road, East Melbourne, was assessed as being significant as an individual place. The Review found Punt Road Oval (Richmond Cricket Ground), Punt Road, East Melbourne, to be of local historical, representative, aesthetic, social, and associative significance to the City of Melbourne. A full citation including a Statement of Significance was therefore prepared for the place.

It is recommended that Punt Road Oval (Richmond Cricket Ground) be made an individual Heritage Overlay. To this end it is recommended that:

- Punt Road Oval be made an individual Heritage Overlay in the Schedule to Clause 43.01 (Heritage Overlay)

- the statement of significance for Punt Road Oval (Richmond Cricket Ground) be listed in the entry for Punt Road Oval in the Schedule to Clause 43.01 (Heritage Overlay)
- the statement of significance for Punt Road Oval (Richmond Cricket Ground) be an incorporated document to the Melbourne Planning Scheme.

### *Mapping and curtilage*

The Heritage Overlay polygon for Punt Road Oval (Richmond Cricket Ground) should extend to the Punt Road Oval property boundary including the small areas of land within the Punt Road Oval property boundary not currently included in the HO2 boundary, and extend to include the small section of parkland in the southeast corner removed from HO2 (see Figure 3.1). Applying the Heritage Overlay polygon to the Punt Road Oval property boundary is consistent with the general direction in PPN01 for curtilages and Heritage Overlay polygons. Extending the curtilage to include the additional area of parkland in the south east corner is important for ensuring an appropriate setting for the place is retained and for ensuring its significant landmark qualities are retained and protected.

To this end, the following is recommended:

- Apply the new Heritage Overlay to the extent of Punt Road Oval (Richmond Cricket Ground) and the small section of parkland to the southeast removed from HO2 and include the small areas of land within the Punt Road Oval property boundary not previously included in HO2.
- Amend the name on the Heritage Overlay Map (Map No. 09ho) to: 'Punt Road Oval (Richmond Cricket Ground)'.

### *Schedule to Clause 43.01 (Heritage Overlay)*

Punt Road Oval (Richmond Cricket Ground) should be made an individual Heritage Overlay with the statement of significance included in the Schedule to Clause 43.01 (Heritage Overlay) and made an incorporated document to the Melbourne Planning Scheme. Recognition of the Aboriginal history and significance of the Punt Road Oval (Richmond Cricket Ground) should be reflected in the Schedule to Clause 43.01 (Heritage Overlay) of the Melbourne Planning Scheme by adding a 'Yes' in the ninth column 'Aboriginal heritage place?'. External paint controls should be applied for the Jack Dyer Stand.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017	Prohibited uses permitted?	Aboriginal heritage place?
HO tbc	Punt Road Oval (Richmond Cricket Ground), Punt Road, East Melbourne <b>Statement of Significance:</b> Punt Road Oval (Richmond Cricket Ground) October 2021	Yes	No	No	No	No	No	Yes

## **Adoption of Punt Road Oval (Richmond Cricket Ground) Heritage Review**

It is recommended that Melbourne City Council adopts the Punt Road Oval (Richmond Cricket Ground) Heritage Review:

- Methodology Report
- Methodology Report Appendix 1 Place Citation and Statement of Significance for Punt Road Oval (Richmond Cricket Ground).

# 1 Introduction

This report details the methodology for the Punt Road Oval (Richmond Cricket Ground) Heritage Review (the Review).

The Review commenced in June 2021 and concluded in July 2021. In August 2021, the City of Melbourne requested a review of the Punt Road Oval (Richmond Cricket Ground) citation by the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation. The citation was subsequently revised to incorporate feedback produced by the Wurundjeri Woi Wurrung Corporation reviewers for the City of Melbourne in September 2021.

## 1.1 Purpose

The purpose of the project was to undertake a full Heritage Review (the Review) of Punt Road Oval (Richmond Cricket Ground), Punt Road, East Melbourne. The Review also considered Punt Road Oval (Richmond Cricket Ground) within the context of HO2 East Melbourne & Jolimont Precinct.

The findings of the Review will support a future Planning Scheme Amendment, administered under the Victorian *Planning and Environment Act (1987)*.

## 1.2 Project background

The Richmond Cricket Ground & Pavilion, Yarra Park, was assessed in the East Melbourne & Jolimont Conservation Study, 1983. The place had heritage protection following implementation of the recommendations of the East Melbourne & Jolimont Conservation Study from the 1980s. It is located within Heritage Overlay HO2 East Melbourne & Jolimont Precinct.

It was previously included in the City of Melbourne's Heritage Places Inventory as a C-graded building with no streetscape grading. At the time of finalising this report, it was not included in the City of Melbourne Heritage Places Inventory.

The heritage grading for the Richmond Cricket Ground and Pavilion should have been converted from the previous A to D system to a contemporary Significant, Contributory, Non-Contributory category system and included in the Heritage Places Inventory through *Amendment C258 Heritage Policies Review and West Melbourne Heritage*. However, it was omitted from Amendment C258 in error.

Heritage consultants Lovell Chen undertook the Amendment C258 heritage grading conversion. The Richmond Cricket Ground & Pavilion was included in the spreadsheet of properties given to Lovell Chen as part of the desktop review for Amendment C258, listed as Punt Road Oval with a building grading of C. Attachment 4 to Lovell Chen's expert evidence to the Amendment C258 Panel shows that Lovell Chen reviewed the building category as Significant and that they noted that it has been 'Associated with Richmond Cricket Club since the mid-1850s, and with the Richmond Football Club (home of the Tigers) since the 1880s. Of historical and social significance. Also has an Edwardian grandstand'.

The City of Melbourne is undertaking a follow-up amendment to Amendment C258 called *Amendment C396 Finalisation of the Heritage Places Inventory*. The Richmond Cricket Ground and Pavilion has also been omitted from Amendment C396 in error.

### 1.3 Study area



**Figure 1.1** The study area for the Punt Road Oval (Richmond Cricket Ground) Heritage Review. (Source: City of Melbourne)

The study area is contiguous with the property boundary for Punt Road Oval (Richmond Cricket Ground). The site investigation considered the study area and its surrounds. Related features immediately adjacent to the boundary were noted, including the Jack Dyer statue and Jack Dyer Foundation Wall of Honour to the west of the site.

### 1.4 Limitations

The project was undertaken in a short timeframe as required by the City of Melbourne.

The limitations arising from COVID-19 government health restrictions impacted the ability to carry out some historical archival research. This included being unable to look at the Reserve file held by the Department of Environment, Land, Water and Planning (DELWP) at their Knox office because visitors were not permitted in the office and all staff were working remotely.

Contact was made with Richmond Football Club (via phone and email) to request access to the Punt Road Oval. Permission from Richmond Football Club to access the site did not eventuate.

The available timeframe did not allow for an assessment of Aboriginal cultural values or a comprehensive assessment of social values.



## 1.5 Project team

The Review was carried out by Dr Christina Dyson, Dr Helen Doyle, Dr Kim Roberts and Juliet Berry. The contextual and place histories for the individual place citation were prepared by historian Dr Helen Doyle with assistance from Sophia Hanger.

## 1.6 Acknowledgements

We acknowledge the assistance of Anita Brady in relation to resources for comparative analysis.

## 1.7 Shortened forms

DELWP	Department of Environment, Land, Water and Planning
HERMES	Victoria's Heritage Database supported by Heritage Victoria
HO	Heritage Overlay
MMBW	Melbourne and Metropolitan Board of Works
PPN01	Planning Practice Note 1—Applying the Heritage Overlay (DELWP, August 2018)
PROV	Public Record Office Victoria
SLV	State Library Victoria
VHD	Victorian Heritage Database
VHR	Victorian Heritage Register

## 2 Methodology

### 2.1 Introduction

The Review has been undertaken in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013* (the Burra Charter) and Planning Practice Note 1 'Applying the Heritage Overlay' (DELWP, August 2018) (PPN01).

The approach was developed to fulfil the key tasks set out in the brief:

- Clarify the place name.
- Undertake a full heritage review of the Richmond Cricket Ground and Jack Dyer Stand.
- Prepare a full citation.
- Recommend changes if any to the Schedule to Clause 43.01 (Heritage Overlay).
- Review the statement of significance for HO2 East Melbourne & Jolimont Precinct and revise the statement of significance if required.
- Recommend a heritage category using the current Significant, Contributory, Non-contributory system.

### 2.2 Scope

The Review involved the following tasks:

- Review of the East Melbourne and Jolimont Conservation Study, 1983.
- Historical research, using accessible primary and secondary resources (for example, public records, historical maps and images, online sources, published sources). The aim of the research was to:
  - determine the reservation date and details for the sporting ground
  - clarify the site name
  - determine an establishment date for the oval
  - determine build dates for the stands and other structures and/or key phases of development
  - determine owners at key development stages, builders or architects, if possible
  - determine any significant associations
  - clarify extent of changes
  - determine the historical themes the place is connected to.
- A site inspection around the full site (external areas only) and surrounding areas. This was aimed at identifying and photographing key site features that appeared to be early or directly associated with the historic layout and use of the place, and that appeared to retain a high level of integrity. The site inspection also considered the visibility and prominence of the place from outside its boundaries, in order to understand streetscape presence and contribution.

- Comparative analysis of the place against key themes identified through the historical research and field survey.
- Assessment of the heritage value of the place using the recognised heritage criteria included in PPN01.
- Preparation of a full citation for the place, in accordance with PPN01, using the template provided by the City of Melbourne. The citation includes:
  - a cover sheet
  - the address and City of Melbourne Property ID
  - clear representative images of the place
  - a small locational map
  - a place history with historical images and plans where available
  - a place description and statement about integrity
  - a comparative analysis
  - an assessment against the recognised criteria
  - recommendations, including for the Schedule to Clause 43.01
  - a table showing gradings for the place from previous studies
  - a statement of significance.
- Review of the precinct citation for the East Melbourne and Jolimont Precinct (HO2) in Heritage Precincts Statements of Significance February 2020 (Incorporated Document, Schedule to Clause 72.04).
- Assigning an appropriate building category and streetscape grading for the place, with reference to the definitions in Clause 22.05 of the Melbourne Planning Scheme for 'Significant', 'Contributory' and 'Non-contributory' places and 'Significant' or 'Non-contributory' streetscapes.
- Review of the citation by Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation.

## 2.3 Resources

A wide range of general history sources and local history sources were consulted as part of the Review. This included published sources (both primary and secondary resources), but also archival material. The chief holdings consulted included State Library Victoria (books, maps and plans, historical photographs; other digitised records, Victorian Government Gazette online); Public Record Office Victoria; digitised newspapers; Landata (historic aerial photographs); and historical photographs from publicly accessible online collections.

A range of online sources were also utilised for research, including the Encyclopedia of Melbourne, Victorian Places, and the Australian Dictionary of Biography.

## 2.4 Criteria

Consistent with PPN01, the assessment of the heritage value of the Punt Road Oval (Richmond Cricket Ground) used the following recognised heritage criteria:

*Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).*

*Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).*

*Criterion C: Potential to yield information that will contribute to understanding our cultural or natural history (research potential).*

*Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

*Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

*Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).*

*Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).*

*Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).*

## 2.5 Review components

The Review involved the preparation of a full citation and statement of significance for Punt Road Oval (Richmond Cricket Ground) (discussed here in Section 2.5.1) and a review of the statement of significance for HO2 East Melbourne & Jolimont Precinct (discussed below in Section 2.5.2).

### 2.5.1 Citation for Punt Road Oval (Richmond Cricket Ground)

The citation for the Punt Road Oval (Richmond Cricket Ground) includes the following components:

#### *Historical context and place history*

The contextual history is drawn from ‘Thematic History: A history of the City of Melbourne’s urban environment’ by Context Pty Ltd (2010), and historical information in the East Melbourne & Jolimont Precinct statement of significance (Melbourne Planning Scheme Incorporated Document: Heritage Precincts Statements of Significance, February 2020). The contextual history includes two new historical themes of particular relevance to the study area, but which are not sufficiently addressed in the existing thematic history — Australian Rules football, and Grandstands and pavilions.

The place history is broadly chronological. It includes a history of the use and development of Punt Road Oval and of the place components. The contextual and place histories informed the assessment of historical, representative, social and associative significance.

#### *Description*

This section provides a description of the place as a whole, its setting, and its component parts. A site survey was carried out to inform the description. Build dates and sequences of development and change were supported by the place history.

#### *Integrity*

This section summarises changes and relative intactness of the place as a whole and of the Jack Dyer Stand in particular. It includes a statement of the extent to which the place and the Jack Dyer Stand retain the ability for their heritage values to be appreciated and understood.



### *Comparative analysis*

Comparative analysis was undertaken to substantiate significance of the place. The comparative analysis draws on other similar places within the City of Melbourne in the Heritage Overlay or on the Victorian Heritage Register. Where directed by the contextual history of the place, the comparative analysis was also expanded to include examples in other municipalities and examples on the Victorian Heritage Register where these places had a similar history or represented comparable historical themes. The main references for comparative analysis were the Hermes and Victorian Heritage databases.

### *Significance assessment*

In accordance with PPN01, heritage places may be identified as meeting either the threshold of 'State Significance' or 'Local Significance'. Places of local significance includes those places that are important to a particular community or locality. PPN01 advises that an assessment of whether a place meets the local or State threshold should be determined in relation to recognised heritage criteria, as listed in Section 2.4.

In those criteria, the term 'our cultural or natural history' should be understood as the City of Melbourne's or East Melbourne and Jolimont's cultural or natural history.

A discussion was prepared for each of the criteria considered to meet the threshold of local significance, and presented in the Statement of Significance.

The Heritage Council of Victoria's *Guidance on Identifying Places and Objects of State-Level Social Value in Victoria* (2019) were adopted as the best approach in assessing local social significance.

### *Statement of significance*

A statement of significance was prepared for Punt Road Oval because it was found to meet the threshold of the Significant category against at least one criterion.

The statement of significance was prepared in accordance with the Burra Charter using the PPN01 criteria and applying the thresholds of local or state significance. The statement of significance responds to and is structured in the format recommended by PPN01, as follows:

*What is significant? – This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Clarification could also be made of elements that are not significant. This may guide or provide the basis for an incorporated plan which identifies works that may be exempt from the need for a planning permit.*

*How is it significant? – Using the heritage criteria above, a sentence should be included to the effect that the place is important. This could be because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. The sentence should indicate the threshold for which the place is considered important.*

*Why is it significant? – The importance of the place needs to be justified against the heritage criteria listed above. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion should be inserted in brackets after each point or paragraph. Each point or paragraph, for example "(Criterion G)".*

Elements that contribute to the significance of the place are noted in the statement.

## 2.5.2 HO2 East Melbourne & Jolimont Precinct

### *Review of HO2 citation*

The existing precinct citation for HO2 was reviewed following the heritage assessment of Punt Road Oval (Richmond Cricket Ground). The precinct citation review had three objectives:

1. To confirm whether Punt Road Oval should be retained in HO2.
2. To assign a category of 'Significant', 'Contributory' or 'Non-contributory' to the Punt Road Oval within the context of HO2.
3. To revise the statement of significance for HO2 in relation to Punt Road Oval, if required.

### *Grading categories*

Assigning a heritage category of Significant, Contributory or Non-contributory to the Punt Road Oval within the context of the HO2 East Melbourne and Jolimont Precinct used the definitions established for the three categories in Clause 22.05 of the Melbourne Planning Scheme for heritage places outside the Capital City Zone.

#### Significant

*A significant heritage place is individually important at state or local level, and a heritage place in its own right. It is of historic, aesthetic, scientific, social or spiritual significance to the Significant heritage place municipality. A significant heritage place may be highly valued by the community; is typically externally intact; and/or has notable features associated with the place type, use, period, method of construction, siting or setting. When located in a heritage precinct a significant heritage place can make an important contribution to the precinct.*

#### Contributory

*A contributory heritage place is important for its contribution to a heritage precinct. It is of historic, aesthetic, scientific, social or spiritual significance to the heritage precinct. A contributory heritage place heritage place may be valued by the community; a representative example of a place type, period or style; and/or combines with other visually or stylistically related places to demonstrate the historic development of a heritage precinct. Contributory places are typically externally intact, but may have visible changes which do not detract from the contribution to the heritage precinct.*

#### Non-contributory

*A non-contributory place does not make a contribution to the cultural significance or historic character of the heritage precinct.*

### *Streetscape grading*

The Review considered the streetscape contribution of Punt Road Oval to HO2. 'Streetscapes' are defined as follows in Clause 22.05 of the Melbourne Planning Scheme:

*A streetscape is a collection of buildings along a street frontage. When referred to in relation to a precinct, a streetscape typically contains a majority of buildings which are categorised significant or contributory. (Clause 22.05)*

A 'significant streetscape' is defined as follows in Clause 22.05 of the Melbourne Planning Scheme

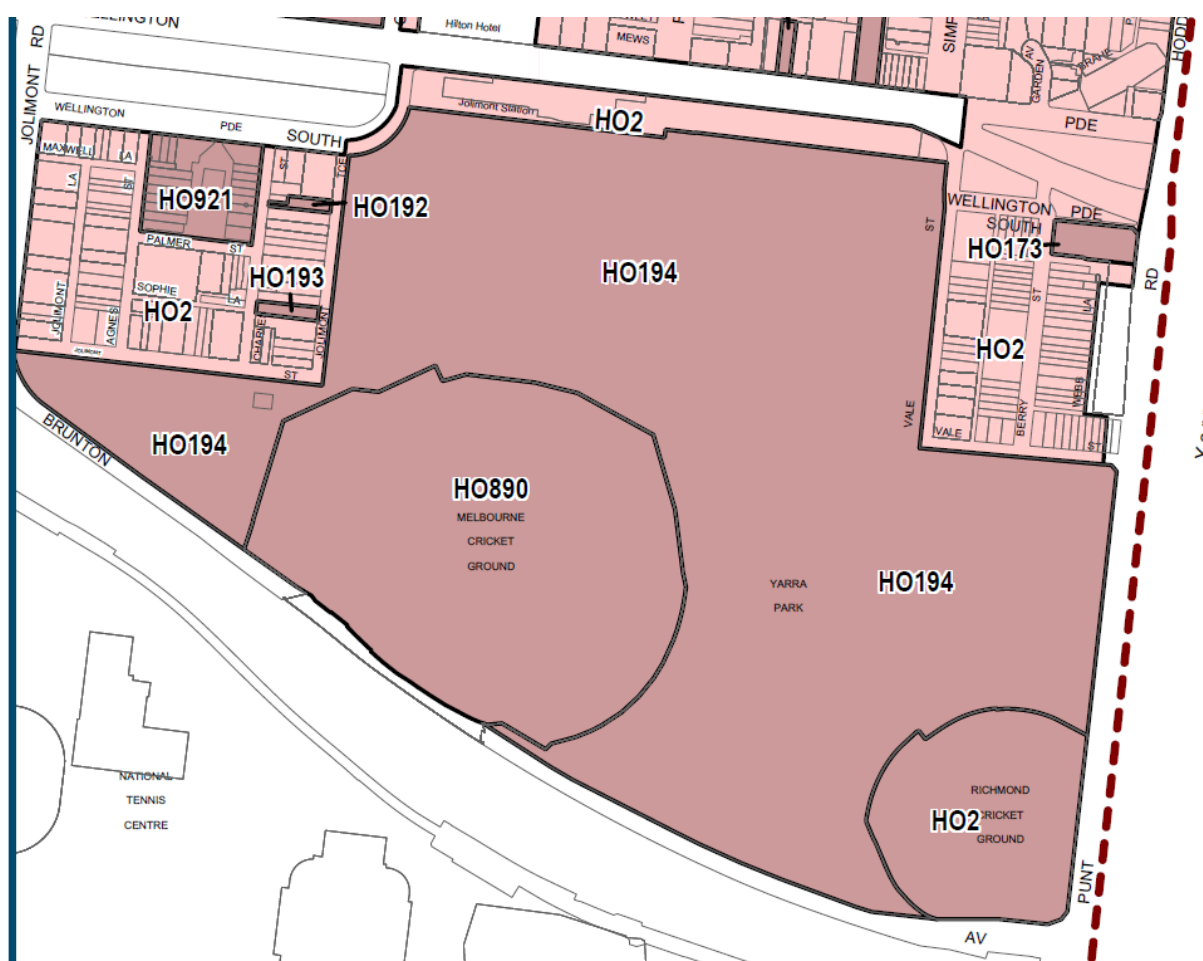
*Significant streetscapes are collections of buildings outstanding either because they are a particularly well preserved group from a similar period or style, or because they are a collection of buildings significant in their own right. (Clause 22.05)*

### 2.5.3 Mapping and curtilage

PPN01 provides guidance on defining curtilages and Heritage Overlay polygons for heritage places and associated land. It states the following in regard to the mapping of heritage places:

*The Heritage Overlay applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a 'curtilage' and will be shown as a polygon on the Heritage Overlay map. In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).*

The area abuts the boundary of HO194 for Yarra Park. Yarra Park is also registered on the Victorian Heritage Register (H2251) and therefore subject to the provisions of the *Heritage Act 2017*.



**Figure 2.1** The existing map in the Melbourne Planning Scheme for Map No. 09ho shows the Richmond Cricket Ground as part of HO2. The dark pink colour indicates the grading of Significant.

A locational map is included at the start of the individual place citation. A locational map also accompanies the Statement of Significance for Punt Road Oval (Richmond Cricket Ground), Punt Road, East Melbourne. The recommendations for the curtilage and mapping are addressed in Section 3.2.2.

## 3 Findings and recommendations

### 3.1 HO2 East Melbourne and Jolimont Precinct

#### 3.1.1 Statement of significance

The Review determined that Punt Road Oval was appropriately included in the Statement of Significance for HO2 because of the historical connections of this area of land with Yarra Park. The Review also determined that Punt Road Oval (Richmond Cricket Ground) met the threshold for a 'significant heritage place' within HO2 in accordance with the category definitions in Local Planning Policy Clause 22.05 of the Melbourne Planning Scheme for heritage places outside the Capital City Zone. Because Punt Road Oval is not part of a collection or group of buildings or places, and in accordance with the definition for significant streetscapes, the Review determined that Punt Road Oval was not located within a Significant streetscape.

The previous recommendation of the Review (in July 2021) was to retain Punt Road Oval as part of HO2 East Melbourne & Jolimont Precinct and for it to be assigned the category 'Significant' in the Heritage Places Inventory for HO2 East Melbourne & Jolimont Precinct, in accordance with the category definitions in Local Planning Policy Clause 22.05 of the Melbourne Planning Scheme.

In October 2021, DELWP advised the City of Melbourne that it would be unlikely to support a separate statement of significance for Punt Road Oval being included in the entry for HO2 in the Schedule to Clause 43.01 (Heritage Overlay), because this would not be consistent with the situation for other significant places within HO2.

Pursuant to the advice from DELWP to the City of Melbourne in October 2021, to ensure the statement of significance can be listed in the Schedule to Clause 43.01 (Heritage Overlay) entry for Punt Road Oval and be an incorporated document to the Melbourne Planning Scheme, it is now recommended that Punt Road Oval be removed from HO2 and be made an individual Heritage Overlay.

#### 3.1.2 HO2 Mapping and curtilage

Remove Punt Road Oval (Richmond Cricket Ground) from HO2 (Map No. 09ho).

### 3.2 Punt Road Oval (Richmond Cricket Ground)

#### 3.2.1 Significance

In this Review, Punt Road Oval (Richmond Cricket Ground), Punt Road, East Melbourne, was assessed as being significant as an individual place. The Review found Punt Road Oval (Richmond Cricket Ground), Punt Road, East Melbourne, to be of local historical, representative, aesthetic, social, and associative significance to the City of Melbourne. A full citation, including a Statement of Significance, was therefore prepared for the place.

Rather than assigning it the category of Significant within HO2 East Melbourne & Jolimont Precinct, it is recommended that Punt Road Oval (Richmond Cricket Ground) be made an individual Heritage Overlay. To this end it is recommended that:

- Punt Road Oval be made an individual Heritage Overlay in the Schedule to Clause 43.01 (Heritage Overlay)
- the statement of significance for Punt Road Oval (Richmond Cricket Ground) be listed in the entry for Punt Road Oval in the Schedule to Clause 43.01 (Heritage Overlay)



- the statement of significance for Punt Road Oval (Richmond Cricket Ground) be an incorporated document to the Melbourne Planning Scheme.

### 3.2.2 Mapping and curtilage

The Heritage Overlay polygon for Punt Road Oval (Richmond Cricket Ground) should extend to the Punt Road Oval property boundary including the small areas of land within the Punt Road Oval property boundary not currently included in the HO2 boundary, and extend to include the small section of parkland in the southeast corner removed from HO2 (see Figure 3.1). Applying the Heritage Overlay polygon to the Punt Road Oval property boundary is consistent with the general direction in PPN01 for curtilages and Heritage Overlay polygons. Extending the curtilage to include the additional area of parkland in the south east corner is important for ensuring an appropriate setting for the Oval is retained and for ensuring the significant landmark qualities of the Punt Road Oval are retained and protected.

To this end, the following is recommended:

- Apply the new Heritage Overlay to the extent of Punt Road Oval (Richmond Cricket Ground) and the small section of parkland to the southeast removed from HO2 and include the small areas of land within the Punt Road Oval property boundary not previously included in HO2.
- Amend the name on the Heritage Overlay Map (Map No. 09ho) to: 'Punt Road Oval (Richmond Cricket Ground)'.

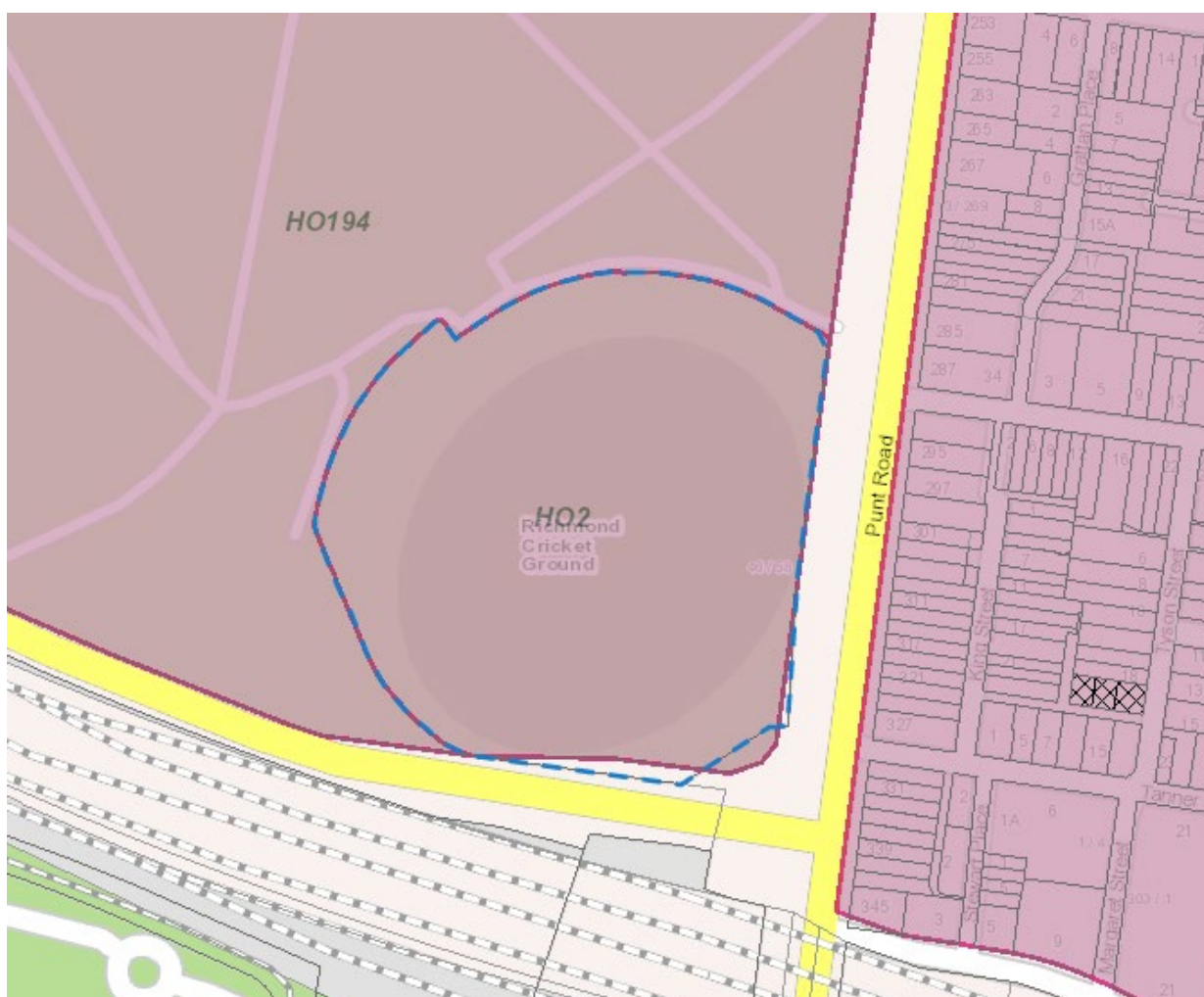


Figure 3.1 Detail of VicPlan map with the Heritage Overlay layer visible. The dashed blue outline denotes the Punt Road Oval property boundary as shown on VicPlan, which aligns with the property boundary in the City of Melbourne's mapping system. Note the small 'lip' of land in the south east corner in the existing HO2 boundary. This

area of parkland and all land within the Punt Road Oval property boundary are recommended for inclusion in the new Heritage Overlay for Punt Road Oval. (Source: VicPlan, <https://mapshare.vic.gov.au/vicplan/>)

### 3.2.3 Schedule to Clause 43.01 (Heritage Overlay)

Punt Road Oval (Richmond Cricket Ground) should be made an individual Heritage Overlay with the statement of significance included in the Schedule to Clause 43.01 (Heritage Overlay) as an incorporated document to the Melbourne Planning Scheme.

Recognition of the Aboriginal history and significance of the Punt Road Oval (Richmond Cricket Ground) should be reflected in the Schedule to Clause 43.01 (Heritage Overlay) of the Melbourne Planning Scheme by adding a 'Yes' in the ninth column 'Aboriginal heritage place?' External paint controls should be applied for the Jack Dyer Stand.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017	Prohibited uses permitted?	Aboriginal heritage place?
HO tbc	Punt Road Oval (Richmond Cricket Ground), Punt Road, East Melbourne  <b>Statement of Significance:</b> Punt Road Oval (Richmond Cricket Ground) October 2021	Yes	No	No	No	No	No	Yes

### 3.2.4 Adoption of Punt Road Oval (Richmond Cricket Ground) Heritage Review

That Melbourne City Council adopts the Punt Road Oval (Richmond Cricket Ground) Heritage Review:

- Punt Road Oval (Richmond Cricket Ground) Heritage Review—Methodology Report, October 2021 (Methodology Report)
- Methodology Report Appendix 1 Place Citation and Statement of Significance for Punt Road Oval (Richmond Cricket Ground), October 2021.

### 3.2.5 Future work

A future heritage review for East Melbourne and Jolimont should include an assessment of Aboriginal cultural values for the Punt Road Oval (Richmond Cricket Ground).

A future heritage review for East Melbourne and Jolimont should include review of the citation for HO2 East Melbourne & Jolimont Precinct.

## **Appendices**

### **Appendix 1 Statement of Significance for Punt Road Oval (Richmond Cricket Ground) and citation**

# Punt Road Oval (Richmond Cricket Ground), East Melbourne

**SITE NAME:** Punt Road Oval (Richmond Cricket Ground)

**STREET ADDRESS:** Punt Road, East Melbourne

**PROPERTY ID:** 110265



<b>SURVEY DATE:</b>	June–July 2021	<b>SURVEY BY:</b>	Context
<b>PLACE TYPE:</b>	Individual Heritage Place	<b>EXISTING HERITAGE OVERLAY:</b>	HO2 East Melbourne & Jolimont Precinct
<b>PROPOSED CATEGORY:</b>	Significant	<b>FORMER GRADE:</b>	C
<b>DESIGNER / ARCHITECT / ARTIST:</b>	Thomas Watts & Son, Frank Stapley, AC Leith & Bartlett, Suters Architects	<b>BUILDER:</b>	<a href="#">Click or tap here to enter text.</a>
<b>DEVELOPMENT PERIOD:</b>	Victorian Period (1851–1901) Federation/Edwardian Period (1902–c1918)	<b>DATE OF CREATION / MAJOR CONSTRUCTION:</b>	1855–56; 1913–14 and 1927; 1938; 2011



## THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
Not investigated	
HISTORICAL THEMES:	DOMINANT SUB-THEMES:
Enjoying the City	Public recreation Grandstands and pavilions (NEW) Australian Rules Football (NEW)

## RECOMMENDATIONS

Recommended as Significant within HO2 (East Melbourne & Jolimont Precinct).

**Extent of overlay:** To the property boundaries. Refer to map.

## SUMMARY

Punt Road Oval (Richmond Cricket Ground) is located within the southeast corner of Yarra Park, East Melbourne. Punt Road Oval is part of the traditional territory of the Wurundjeri Woiwurrung people of the East Kulin Nation. When British settlers arrived in the mid-1830s Yarra Park was occupied as an East Kulin living area and meeting place and a *ngarrga* (dance) and ceremonial ground. In 1853 land in Yarra Park was set aside for the Richmond Cricket Club. The ground was fenced, cleared and levelled in 1856, and the first cricket game played that same year. Football was first played at the ground in 1858. The ground has been associated with the present-day Richmond Football Club since 1884. The place comprises the oval grassed playing field, and grassed embankments on the south and east sides and northeast corner of the site. The earliest surviving building at the site is the brick Edwardian Jack Dyer Stand, built in 1913–14 to a design by architects Thomas Watts & Son, and extended (west) in 1927 to a design by architect Frank Stapley. Other buildings and structures include the David Mandie Building (2011), an administration building (1984), a small red brick building (c1960s, partially demolished after 2003), a metal clad shed (c2009), modern fencing, gates, lighting towers, and a digital scoreboard.

## HISTORICAL CONTEXT

### Locality history—East Melbourne

The suburb of East Melbourne, together with Jolimont, occupies high ground on the north bank of the Yarra River on the eastern edge of the City of Melbourne. Known as Eastern Hill, it was described as a forest in the late 1830s. At this time, the area continued to be occupied by the East Kulin who held gatherings, *ngarrga* and ceremonies in the area, including in the Richmond Paddock (Yarra Park) and on Parliament Hill.

The area was surveyed in 1837 by Robert Hoddle but it was considered too far away from the township to be considered a suitable place to settle. When the boundaries of the Corporation of Melbourne were drawn up in 1842, East Melbourne was included as part of the wider municipality.

A large area of Crown land east of the township and extending to the Yarra River on the south and to Punt Road on the east, was a vast government reserve, being used for policing and administrative purposes. From 1836, this was used as the headquarters of Police Magistrate William Lonsdale, as well as for the mounted police and the Native Police Corps. Members of the Port Phillip Aboriginal Protectorate, including Chief Protector George Augustus Robinson and Assistant Protector William Thomas, had huts here briefly in the period 1839–40. The Superintendent of the Port Phillip District CJ Latrobe settled with his wife and children on the hill a short distance to the northwest of the Richmond Paddock; his French-speaking wife Sophie named the property 'Jolimont'.

The first Crown land sales were held in 1852 and East Melbourne began to take shape as a residential area through the 1850s. The area was subject to the City of Melbourne's *Building Act* of 1849 which meant that shoddy residential development was avoided. The high ground attracted professionals and more affluent members of Melbourne society, including a number of medical specialists. There was little commercial or industrial activity in the area, although the Victoria Parade Brewery was a notable exception. East Melbourne's elevation made it the logical location for a large iron water tank, supplied to the city's population in 1854 before the connection from the new Yan Yean reservoir had been completed. Several fine residences were built, notable of which were Bishopscourt (1854), the official residence of the Anglican archbishop, and Cliveden, built for WJT 'Big' Clarke in 1887.

A number of churches and schools were established in East Melbourne, including St Peter's Anglican Church (1846), and Lutheran and Utilitarian churches. In the 1850s there were a number of small private schools as well as the large church-run schools, Scotch College (1850) and St Patrick's College (1854). Presbyterian Ladies College opened in 1875 on the site subsequently occupied by Dallas Brooks Hall, and later the Freemasons Hospital. The acquisition of a prominent site in East Melbourne for a Catholic cathedral drew other Catholic institutions to the area, with Cathedral College and Catholic Ladies College established. The area also had a significant Jewish population, as well as a Jewish school and a synagogue. Public schools included the Yarra Park State School built on land excised from Yarra Park in 1874 and the Model School (1910), which served as the Victoria's first government secondary school and a teacher training school.

East Melbourne was endowed with parks and gardens. The Fitzroy Gardens were reserved by 1850 and the Richmond Paddock (Yarra Park) was used for sporting and other recreational purposes from the early 1850s. Treasury Gardens and Powlett Reserve were laid out in the 1860s. Both the Melbourne and Richmond cricket clubs secured reserves within the Richmond Paddock in 1853. The Richmond Paddock was reserved as a public parkland (Yarra Park) in 1867. Yarra Park, Treasury Gardens and the Fitzroy Gardens were laid out by Clement Hodgkinson using a pattern of axial pathways. The extensive parkland of Yarra Park was encroached upon by the formation of a railway line in 1859 and the extension of Swan Street c1860.

East Melbourne remained residential but many of the larger homes were converted to flats and boarding houses in the 1920s and 1930s. Older homes were also demolished to make way for flats and apartments. Its proximity to the CBD has seen the encroachment of commercial activity in the area.

## **Historical theme: Enjoying the city**

### *Public recreation*

Recreation in early Melbourne was generally privately organised and encompassed passive activities like walking and riding as well as organised group activities, including sports and games. Horse-racing was the earliest organised sport, enabled by the minimal requirements for the ground and associated infrastructure. For the same reason, fishing and shooting also had widespread popularity. Cricket was played in Melbourne in 1839, with an early cricket ground established on the south side of the Yarra River (at present-day Southbank) in the early 1850s.

While large areas of land in the City of Melbourne were reserved from sale in the mid-1840s as a provision for public parkland, it was not until the 1850s and 1860s that public recreation reserves were formally established. These large reserves, which would accommodate both the active and passive recreational needs of the city, included Yarra Park, Royal and Princes Parks, the Domain, Fawkner Park and Albert Park Lake reserve.

Cricket was the predominant summer game through the 1850s and 1860s and cricket grounds were established in Yarra Park, Fawkner Park and Albert Park Lake in the 1850s. By the late nineteenth century there was a total of five cricket grounds in Yarra Park. Other sports also became popular, including lawn bowling (from the 1860s) and tennis (from the 1880s). The earliest public lawn tennis courts in the City of Melbourne were established in Yarra Park in 1880 adjacent to the Melbourne Cricket Ground. Golf, introduced in the early 1900s, required a significantly larger playing area, and public courses were provided at Royal Park (1903) and Albert Park (1903).

While cricket enjoyed a solid following, a new winter game of 'Australian Rules' football drew increasingly large crowds with its fast pace and high marks. The game was codified in 1859 and local competition commenced in the 1860s. Local football clubs, which quickly gained popularity, were granted occupancy at established local cricket grounds, including Melbourne, East Melbourne and Richmond at Yarra Park; South Yarra at (Fawkner Park); and Carlton at Princes Park.

In the postwar period, a plethora of sporting facilities were established on public parkland in the City of Melbourne, including for hockey, lacrosse, athletics and soccer. Sports grounds within the municipality were consolidated and further developed for the needs of the 1956 Melbourne Olympics, which saw the construction of Olympic Park and the Olympic Swimming Stadium (1954-56; VHR).

The demand for sporting facilities has reflected postwar immigration, population growth and the increase in women's participation in sport. The state's premier tennis centre at Kooyong (Hawthorn) was replaced by a new tennis centre in Melbourne in the late 1980s, now known as Melbourne Park. A new Netball and Hockey Centre at Royal Park was completed in 2006. Australian Rules football has seen dramatic escalation in the size and scale of its grounds, with the addition of Docklands Stadium (2000), and the MCG, Princes Park and Richmond Cricket Ground undergoing significant development in the 2000s.

### *Historical sub theme: Pavilions and grandstands*

Simple pavilions were built in Melbourne for sporting events. Early pavilions were generally built of timber and served as a shelter for spectators. Some provided dressing rooms for players, toilets, and the sale of refreshments. Such pavilions were erected by local cricket clubs from the 1850s and later by tennis and bowling clubs. For sporting events that attracted a large number of spectators, such as horse-racing and later cricket and football, an elevated viewing area was needed. The first elevated

grandstands in the City of Melbourne were erected at the MCG in the 1860s and at Flemington Racecourse in 1860.

Early viewing stands and pavilions at Victorian football and cricket grounds were mostly relatively plain and simple structures, providing for practical needs such as shelter for spectators and changerooms for players rather than having architectural pretensions. The basic structure tended to comprise a gabled or sloping roof supported on perimeter posts above a surface that was raked or terraced to enhance visibility of the ground. Some had a wall to the rear. A former pavilion at the Melbourne Cricket Ground was a structure of this type, without a rear wall (extant by 1915, demolished). The Ladies Pavilion at Victoria Park (c1900; demolished) is another example without the rear wall (Allom Lovell & Associates 2003: 59–60). Victoria Park also included a more elaborate example of this type, designed by William Pitt in 1892 (demolished), which had raised plinths for improved viewing, more ornate roofs with gablets and decorative joinery (Allom Lovell & Associates 2003: 59–60).



Figure 1. A former pavilion at the Melbourne Cricket Ground, photographed in 1915. (Source: Caruso 2002: 128–129)



Figure 2. Ladies' Pavilion at Victoria Park built c1900, now demolished. (Source: State Library Victoria, from Allom Lovell & Associates 2003: 60)





Figure 3. Small stand at Victoria Park (demolished) designed by William Pitt, built 1892. (Source: State Library Victoria (left) and McFarlane and Roberts 1999 (right), from Allom Lovell & Associates 2003: 60)

Larger and more elaborate stands emerged in the 1880s and 1890s, principally for cricket and football. With growing crowds attending premier league football matches from the 1880s, a number of sports grounds erected new grandstands. A large and decorative grandstand was built at the MCG in 1876 on the occasion of an intercolonial cricket match against New South Wales, while another new grandstand was erected in 1885 to a design by William Salway (Miles Lewis). Grandstands were also erected at South Melbourne (1886, destroyed by fire) and at the Brunswick Street Oval, North Fitzroy (1888). Grandstands built during this period tended to be built on a raised plinth with sides enclosed for weather protection. Roofs became more elaborate, combining hipped and gabled forms, with decorative timber joinery and cast iron, sometimes with mansard turrets, such as the grandstand at Victoria Park, Abbotsford (1892), designed by William Pitt. Additional space was provided beneath these larger structures to accommodate dressing rooms and clubrooms for players, as well as public conveniences. Often a refreshment booth was located within the grandstand, providing hot food, as well as a bar.



Figure 4. The 1888 Brunswick Street Oval Grandstand, Edinburgh Gardens (HO215, City of Yarra and VHR H0751). (Source: VHD)



Figure 5. St Kilda Cricket Ground, Queens Road and Fitzroy Street, St Kilda, with the 1925–26 Murray Stand (left) and 1933–34 Blackie Ironmonger Stand (right) (HO463 City of Port Phillip and VHR H2234). (Source: VHD)



Figure 6. South Melbourne Cricket and Football Club Grandstand, Lakeside Oval, South Melbourne, constructed in 1926 to replace an earlier stand destroyed by fire (National Trust Property No. B6652). (Source: VHD)

The continuing popularity of Australian Rules football through the early 1900s saw a number of new grandstands erected. Edwardian-era grandstands continued to exhibit similar features into the 1910s, for example the 1909 Ald Gardiner Stand at Princes Park, North Carlton, designed in 1909 by architect Frank Stapley; and the stands at Victoria Park, Abbotsford (1909, demolished), and Punt Road Oval (1913–14), East Melbourne, both designed by architect Thomas Watts. Both the 1909 Ald Gardiner Stand at Princes Park and the 1913–14 stand at the Punt Road Oval are curved in plan.

Grandstands of the interwar era exhibited simpler forms with fewer decorative elements reflecting the emerging influence of Modernist architecture. They made use of cantilevered structures for the awnings, moving away from the perimeter posts configuration (this improved spectator viewing) and streamlined forms. The introduction of three new clubs to the Victorian Football League (VFL) competition in 1925 saw several new stands erected, including at North Melbourne (1928, demolished) and at Hawthorn, the 1938 Michael Tuck Grandstand at Glenferrie Oval, Hawthorn (VHR H0890), designed by Stuart Calder in association with Marsh & Michaelson. The 1938 Tuck Stand was curved in plan, as was the 1938 Members Stand (or EM King Stand; now demolished) at Punt Road Oval, which was designed by architects Leith & Bartlett. Other examples include the RS Reynolds Stand, built c1922, and the Arthur Showers Stand, built in 1939, both at Windy Hill, Essendon, and the JC Ryder Stand, built in 1929 at Victoria Park, Abbotsford. A new Members Stand was erected at the MCG in 1927. It was not uncommon for grandstands to be named in honour of significant figures in the history of a particular sport or sporting club, or to be named as a 'memorial' grandstand in honour of fallen soldiers. At the MCG, the Western (Ponsford) Stand, designed by Tompkins, Shaw & Evans and completed in 1968 (now demolished), was later named after first-class cricketer WH Ponsford (1900–1991). The grandstand at the Punt Road Oval was named in honour of Jack Dyer in 1998.



Figure 7. Members Stand (1938) at Punt Road Oval, named the EM King Stand, designed by architects Leith & Bartlett (demolished). (Source: Caruso 2002: 130)



Figure 8. RS Reynolds Stand (c1922), Windy Hill, Essendon Football Club. (Source: Caruso 2002: 187)

The significant re-development of major sporting arenas, and the construction of new ones, in recent decades, has seen dramatic changes in the design of grandstands, fulfilling demands for large

attendances of up to 100,000 people. Advances in engineering has enabled multi-tiered stands such as the Great Southern Stand at the MCG designed by Daryl Jackson in association with Tompkins Shaw & Evans and completed in 1992.

#### *Historical sub-theme: Australian Rules football*

Documentary records of the 1840s and 1850s provide evidence of a widespread tradition of a football game among Aboriginal people in Victoria involving a possum skin ball that was kicked among a large number of players, both men and women, and involved high marking. This game was observed being played by the East Kulin in Melbourne, by the Djab Wurrung in western Victoria who named it 'marngrook', and by Aboriginal people in the Mildura area. It is likely that the Aboriginal game of football observed by settlers was one of several strains of influence in the development of the new code of Australian Rules football in Melbourne in 1858–59. The codified game was developed by Tom Wills and his brother-in-law Henry Harrison in 1858–59, primarily as a means of keeping cricketers fit during the winter months. The first recorded match, held in August 1858, was a contest between Melbourne Grammar School and Scotch College, which took place over a wide area among the trees at the Richmond Paddock (Yarra Park) over three days. Games continued to be played in the open park rather than on cricket grounds in fear that the rough play would damage the surface. Football was not played at the Melbourne Cricket Ground until the late 1870s because the stipulation of the Crown reservation granted to the trustees of the Melbourne Cricket Club was that it be used for cricket only.

A number of teams were formed by the early 1860s, mostly from Melbourne, including Melbourne, Carlton, Royal Park, South Yarra, Richmond and Fitzroy, but also Geelong. They were joined by Essendon and St Kilda in 1873 and South Melbourne in 1877. The Victorian Football Association (VFA) was formed in 1877 to regulate competition between the clubs. The game was taken up with enthusiasm across country Victoria and football leagues were formed in country districts, including Geelong in 1879 and Ballarat in 1893. A boom period in the 1880s saw the formation of three new clubs, Footscray (1883), Fitzroy (1884) and Richmond (1884).

In 1897 the leading teams formed a professional league, the Victorian Football League (VFL), and this included Melbourne, Geelong, Carlton, Collingwood, Essendon, Fitzroy, St Kilda and South Melbourne. Following the addition of Richmond in 1907, and the addition of Footscray, Hawthorn and North Melbourne in 1925, the membership of the league remained fairly consistent and Victorian-based until 1982 when the struggling South Melbourne Football Club was re-formed as the Sydney Swans and relocated to Sydney. Grassroots football in Melbourne saw intense loyalty for local teams that spanned generations in families, which is expressed in Bruce Dawe's poem 'Life Cycle', and had its own language, including 'barrack' and 'carn'. Football encapsulated the class and denominational divisions in Melbourne that were evident up until the latter part of the twentieth century: Richmond for example was largely Catholic and working class, while Melbourne was predominantly Protestant and middle class.

In the 1990s, in a bid to transform Australian Rules football into a national game, several interstate teams joined Sydney in the newly renamed Australian Football League (AFL), including the West Coast Eagles, Adelaide, Fremantle and Port Adelaide. Brisbane took over the ailing Fitzroy Club in 1996 but retained the Fitzroy club colours. The MCG remains the home of Australian Rules football and has been the venue for the majority of VFL/AFL grand finals apart from a few occasions, including during World War II, due to the MCG being occupied by American soldiers, and during the COVID-19 pandemic in 2020 and 2021. The VFA had continued to provide a secondary competition for the first teams in local clubs. It was renamed the VFL in 1996 and provides a second-tier professional competition.

## PLACE HISTORY

The Punt Road Oval within the traditional territory of the Wurundjeri Woiwurrung people of the East Kulin who have occupied the Melbourne area for tens of thousands of years. At the time of British colonisation of Port Phillip in the mid-1830s the site of the oval was part of a larger area that was occupied as an Aboriginal living area and meeting place. It continued to be used as such through the 1840s, including as a *ngarra* and ceremonial ground (Eidelsen 1997: 14).

The Punt Road Oval was part of a large swathe of land, measuring 220 acres (approximately 65 hectares), situated on the north bank of the Yarra River and east of the township, which was set aside in 1837 for government purposes (ie policing and administration). On his plan of Melbourne, prepared in 1837, Hoddle marked an area bounded on the east by what is now Hoddle Street as the 'Government Paddock'; this was sometimes referred to as 'Government Paddock No. 2'. Immediately west of and adjoining the Government Paddock, Hoddle marked out a smaller 'Police Magistrate's Paddock'. A temporary cottage for Police Magistrate William Lonsdale was erected here in 1837 (followed by a more permanent pre-fabricated structure), as well as a police barracks and a temporary gaol. The wider reserve, referred to as the Richmond Paddock, was also the location of the barracks of the Native Police Corps and the Mounted Police, and the police hospital. It was occupied for brief periods by William Buckley in 1836, who was employed as an interpreter of Kulin languages for Lonsdale, and by the Chief Protector of Aborigines, George Augustus Robinson, in 1839. Aboriginal people continued to occupy the reserve in the 1840s (Eidelson 1997: 14).

In 1853 a cricket ground was set aside within the Richmond Paddock for the Melbourne Cricket Club and the same year an area of the ground was also requested for the use of the Richmond Cricket Club (John Patrick 2001: 6). The ground was marked out at the eastern end of the reserve, providing easy access for residents of Richmond (then part of the City of Melbourne), which occupied the area on the east side of Punt Road. The Richmond Cricket Club was formally established in 1854. Its ground was 'fenced in, cleared, and levelled' in 1856 and played on for the first time in November 1856 (*Argus*, 24 October 1856: 5). It was described in the *Australasian Sketcher* in 1874 as having been 'in former years ... the principal and leading cricket ground, and on it the colony's first good cricketers were reared' (Burchett 1975: 51). One of the early cricketers of the club was Tom Wills, founder of Australian Rules football (Blainey 2010: 282).

From the late 1850s and over the following decades, the Richmond Cricket Ground was used for a range of cricket matches and competitions, and for other purposes such as athletics. Boxing and wrestling competitions also took place at the clubrooms (Bartlett and Ruddell). During the summer of 1866–67 the ground was used as a training ground for the Aboriginal Cricket Team (Tyson 1987: 23).

Australian Rules football was first played in Melbourne in 1858, established as a winter sport for cricketers to maintain their fitness. It was developed as a new code, drawing in part on the Aboriginal Victorian game of *marngrook*. As part of the early development of the game a meeting was held at the Richmond Cricket Ground on Saturday 31 July 1858 when one of the organisers, cricketer James 'Jerry' Bryant, intimated that he 'would have a ball to practise on the Richmond cricket ground, after which a meeting would be held to draw up rules' (*Australasian*, 11 March 1876: 13). This occurred one week prior to the first recorded match of football in Yarra Park between Scotch College and Melbourne Grammar School. An early Richmond football club was formed in 1860, although this was a separate organisation to the current Richmond Football Club (Blainey 2010: 40). Most of the early games of football of the Richmond team were played in the 1860s among the trees in the Richmond Paddock (Yarra Park) near Jolimont Station (Bartlett 2007: 30). Several football games were played on the Richmond Cricket Ground, including a game in August 1860 and on 17 May 1862, when the *Argus* advised that the 'first real football match would take place today at the Richmond Cricket Ground' (*Argus*, 17 May 1862: 4). Another early game was played in June 1864 (*Argus*, 3 June 1864: 4).



By 1860, there was a refreshment stand at the ground. This possibly corresponds with a small building shown at the northwest corner of the ground in an 1864 plan (Cox 1864). In 1865 work had commenced on the construction of a new pavilion (Bartlett and Ruddell).

In 1876 the Richmond Cricket Ground was described as a 'pretty little ground' (Burchett 1975: 51). In 1878, there was mention of a ladies' reserve at the ground and it was noted that the pavilion had recently been 'improved and repainted'. In addition, the ground was to be planted with 300 ornamental trees provided by Watt (*Herald*, 5 October 1878: 3). In 1881, the early members' stand at the MCG, which dated to the 1860s, was sold to the Richmond Cricket Club (Hansen 1989: 27).



Figure 9. Detail from an engraving dated 1874 titled, 'The Metropolitan Cricket Grounds', showing the Richmond Cricket Ground. (Source: State Library Victoria, Accession No. H18227)

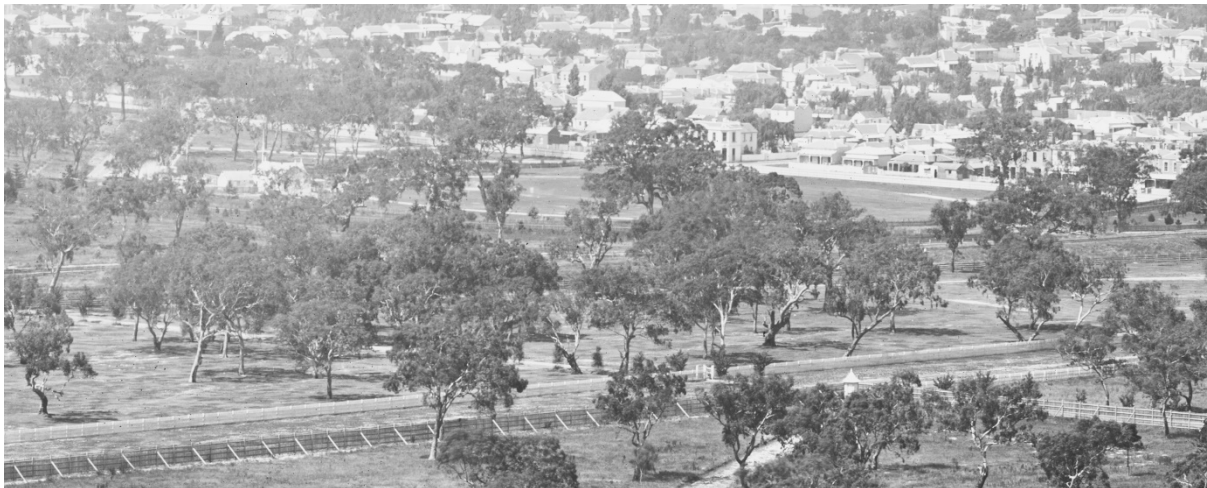


Figure 10. Detail from a photograph by the American & Australasian Photographic Company, taken c1870–75, showing the Richmond Cricket Ground (looking north). The early timber pavilion is visible at the western end of the ground. (Source: State Library of New South Wales)

The present Richmond Football Club was established in 1884 and was accepted into the Victorian Football Association (VFA), which was then the secondary league in Victoria (Bartlett 2007: 31). The club was presumably granted occupancy of the Richmond Cricket Ground at that time. While it was unusual that the ground lay outside the locality of the affiliated club, this is probably explained by the availability of a large area of public land at Yarra Park, which was easily accessible to Richmond residents, and also by the fact that the Richmond Cricket Ground was reserved in 1853, which was prior to the establishment of the Richmond municipality in 1855. That is, Richmond was situated within the City of Melbourne when the ground was first established.

The cricket club had erected some rudimentary buildings by this time and these were concentrated at the north-west corner of the ground. As football became a more popular through the 1880s, spectators optimised viewing opportunities at Richmond by standing at the higher northern end of the ground. In 1889, the club began to form a 'high mound around the field and place seats with backs within the outside of the reserve on the north side' (Bartlett and Ruddell, 1889 Chronology, Tigerland Archive). A plan prepared by the MMBW in 1895 shows a fence encircling the oval and various structures, including a building at the northeast corner of the ground, which appears to equate to the



cricket clubrooms. This is most likely a low timber picket fence. There were also two lawn tennis courts shown on the west side of the ground in 1895, oriented north–south (MMBW 1895).

New dressing rooms were erected in 1902 (Bartlett and Ruddell, 1889 Chronology, Tigerland Archive). By 1904 there was a timber picket fence encircling the oval (Bartlett 2007: 26–27). In 1906, the Melbourne Cricket Club presented a smokers' pavilion to the Richmond Cricket Club, which became known as the 'Ladies Pavilion'. An early photographic engraving depicting Melbourne metropolitan cricket grounds of 1874 suggests that the pavilion was extant at the Melbourne Cricket Ground in the 1870s (State Library Victoria 1874, Accession No. H18227).

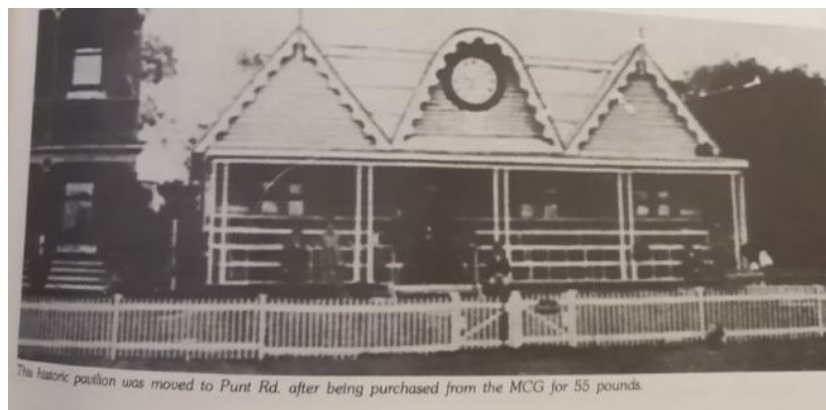


Figure 11. Pavilion moved to the Punt Road Oval (Richmond Cricket Ground) in 1906, purchased from the Melbourne Cricket Club. (Source: Hansen 1989: 27)

In 1907–08 Richmond Football Club was accepted into the Victorian Football League (VFL), which had been established in 1897. In 1908 the Richmond Cricket Club was granted an exemption under the *Licensing Act* in 1908, permitting alcohol to be served at the ground (VGG, 11 March 1908: 1576). Football grew in popularity in the early 1900s, and with Richmond elevated to the premier league in the state Richmond games attracted a greater number of spectators. This necessitated the construction of a suitable grandstand to accommodate the growing numbers. In 1913–14 a new brick grandstand was erected on the north side of the ground to a design by Thomas Watts & Son, which was designed to accommodate around 1200 spectators (this is now known as the Jack Dyer Stand). The 'old smokers' pavilion', by then considered 'unsightly', was removed to make way for the admired new structure (*Richmond Guardian*, 18 April 1914: 2).

Richmond Football Club was a proud working-class club, with many of its players and supporters staunch Labor supporters. Like the Richmond City Council, the club had a strong Catholic composition. The working-class paper *Labor Call* remarked in 1913 that the club had "the strong odour of Labor sanctity" (McCalman 1984: 38–39). Janet McCalman notes that in the early to mid-twentieth century, 'Loyalty was the highest virtue in Richmond life: "being Labor" was like barracking for "the Tigers"' (McCalman 1984: 35). The local club has been described as Richmond's 'most enduring social cement' (McCalman 1984: 140). The large population of working-class Richmond provided the Richmond Football Club with an enormous local following.

After the First World War the attendance at football games grew enormously. In working-class suburbs like Richmond, when men generally worked a half-day on Saturdays, watching or playing football on a Saturday afternoon became an almost compulsory activity. Richmond won its first two premierships back-to-back in 1920 and 1921. Needing to accommodate the growing number of spectators, the Richmond Cricket Ground was extended that year, with land acquired on the south side of the ground from the adjoining Yarra Park (*Richmond Guardian*, 11 December 1920: 2). In 1927, the brick grandstand (now known as the Jack Dyer Stand) was extended at its western end in accordance with plans prepared by architect Frank Stapley. On account of the widening of Punt Road in 1931, the ground lost a strip of land on its eastern boundary but this was compensated for with the

transfer of additional land to the Richmond Cricket Ground from Yarra Park (*Herald*, 3 September 1931: 28).

Richmond were premiers again in 1932 during the depths of the Depression. In 1934, the visiting Duke of Edinburgh was present at the VFL Grand Final when Richmond won its fourth premiership. During the match there was an accident with the collapse of the 'old stand' (McCalman 1984: 140). In 1937 there were plans to further increase accommodation for spectators with the construction of a second grandstand, the Members Stand, pavilion and clubrooms (later known as the EM King Stand), which was designed by architects and engineers AC Leith & Bartlett (*Argus*, 23 December 1937: 20). This included an array of functions, including a kiosk and bar. During construction, alterations were also made to the existing public grandstand, including the provisions of 'new gates, races, banks, lavatories and other conveniences for members and the public' (*Argus*, 23 December 1937: 20).

In the 1940s development of the ground was concentrated at the north-west corner of the ground, with two grandstands, as well as several smaller buildings outside the ground (this was possibly the caretaker's residence). The scoreboard stood at the southeast corner of the ground. Richmond Football Club won its fifth premiership in 1943 under the leadership of captain-coach Jack Dyer.

In 1959, alterations to the public grandstand (Jack Dyer Stand) were approved; largely internal alterations that included a kitchen and toilet and shower facilities (Letter from G.W. Rogan, Secretary Commission of Public Health. VPRS 8916/P/0001, Unit 509, PROV). By the late 1950s, the entry gates to the east of the Jack Dyer Stand were removed. In 1957 architects AC Leith & Bartlett carried out alterations to the Members Grandstand (Leith and Bartlett 1957).

Punt Road had become increasingly busy, particularly after the construction of the Punt Road Bridge in 1939 and the increase in motor car ownership by the 1950s. Punt Road was widened further in 1965, which reduced the space on the east side for spectators. As a result of the reduced area, the Richmond Football Club relocated to the Melbourne Cricket Ground. The ground continued to be used by the club for training and administrative purposes. Following the departure of Jack Dyer, the Richmond team was less successful during the 1950s and early 1960s but emerged again as a strong team in the late 1960s and early 1970s under coach Tom Hafey, winning five premierships between 1967 and 1980 (Richmond Football Club website). In 1984, additions were made to the Richmond Cricket Clubrooms by architects AC Leith & Bartlett (by this time the building had been named the EM King Member's Grandstand after former club president Ernest M King). In 1998, the 1913–14 public grandstand was named after the champion Richmond football player Jack Dyer.

In 2011, extensive building works were carried out with the completion of the David Mandie Building on the west side of the ground. Designed by Suter Architects the design won a number of awards. The building was named after David Mandie AM, OBE, a former patron of the Richmond Football Club. The new works involved the demolition of the EM King grandstand.

### *Thomas Watts (1827–1915)*

Thomas Watts (1827–1915) immigrated to Victoria in 1853 and was one of the founders of the Victorian Institute of Architects in 1856. He was the first honorary secretary, and president in 1884–85 and again in 1900 (VHD report for Prince's Park, Maryborough, VHR H1880). His architectural practice designed a number of notable buildings, including Bontharambo (1858), CSR buildings (1872), Cramond House (1888), Dalmeny House (1888) and Malvern House (1891–92).

Grandstands designed by Thomas Watts include the 1895 Maryborough Grandstand, the now demolished 1909 Members Stand at Victoria Park, Abbotsford, and the 1913–14 grandstand at the Richmond Cricket Ground (Punt Road Oval).

### *Thomas Wentworth Wills (1835–1880)*

Tom Wills was born in NSW in 1838, the son of a convict. He was educated initially in Melbourne and then at Rugby school in England where he played football and captained the First XI (Mandle 1976). Wills returned to Melbourne in 1856 where he played for both the Melbourne and Richmond Cricket Clubs, which had recently been established. In July 1858 he suggested that cricketers meet in the Richmond Paddock for a game of football to help them keep fit over the winter months. With his brother-in-law Henry Harrison and others, Wills co-wrote the first set of rules for what became known as 'Australian rules' football, which were codified in 1859. The game drew on elements of other football codes as well as inspiration from an Aboriginal football game of high marking that he had witnessed as a child in western Victoria in the 1840s. As captain of the Richmond cricket team in 1860, Wills also captained Richmond in the first game of football played at the Richmond Cricket Ground in August 1860 (Megalogenis 2019: 24). He continued to compete in Australian Rules football, playing mainly for Geelong, until 1876. He also trained the Aboriginal Cricket Team and organised their tour of New South Wales and then England in 1868, as well as their numerous games across Victoria.

In 1861 at Cullin-la-ringo in central Queensland, while assisting his father in establishing a new pastoral station, Wills witnessed the aftermath of the massacre of his father and 18 others by local Aboriginal people. The trauma of this event is believed to have contributed to Wills' suicide in 1880 (Mandle 1976). The possibility of Wills' direct involvement in a reprisal attack on Aboriginal people at Cullin-la-ringo, where over 350 people were killed, was raised in 2021 following the discovery of an anonymously written article in the *Chicago Tribune* in 1895 that made allusions to this effect; these questions, however, remain unresolved (Jackson 2021).

### *John ('Jack') Raymond Dyer (1913–2003)*

John ('Jack') Raymond Dyer OAM (1913–2003) was a champion captain–coach of the Richmond Football Team in the 1930s and 1940s. Nicknamed Captain Blood, he was selected for the Victorian team on many occasions and is celebrated as one of the greatest Victorian players of all time. He played for Richmond from 1931 until 1949 and led Richmond to premierships in 1934 and 1943. Dyer had the necessary traits for elevation to hero status in Richmond in the 1930s. He was a working-class boy, born to Irish Catholic parents and educated at St Ignatius, Richmond. Dyer was a tough and formidable ruckman but agile and sure-footed, a strategist on the ground, and a reliable marker and goal-kicker. After his retirement as a player, Dyer continued as a coach for Richmond in the 1940s and 1950s and later worked as a football commentator in the media, writing a newspaper column and appearing regularly on television, and was also a football broadcaster. The 1913–14 grandstand at the Punt Road Oval was named Jack Dyer Stand in Dyer's honour in 1998, and a statue of Dyer, celebrated as a 'Richmond Football Club Immortal', was unveiled outside the ground in 2003.

## **PLACE DESCRIPTION**

### *The place*

Punt Road Oval (also known as the Richmond Cricket Ground, and commercially named the Swinburne Centre Punt Road Oval) is located within the southeast corner of Yarra Park, East Melbourne. It is bound by Punt Road to the east, Brunton Avenue, the railway line and Richmond Railway Station to the south, a carparking area to the north within Yarra Park, and elsewhere by Yarra Park.

Punt Road Oval comprises the oval grassed playing surface and grassed mounds or embankments on the south and east sides and northeast corner of the site. A digital scoreboard is located on the grassed embankment in the southeast corner of the site. A curved row of built structures encloses the

ground to the north and west sides of the oval (Figure 12). Buildings and structures include (clockwise from west): the David Mandie Building (2011), a brick and metal clad administration building between the Jack Dyer Stand that is linked to the David Mandie Building (1984 additions to the former EM King Grandstand), the Jack Dyer Stand (1913–14, 1927), a small red brick building (c.1960s, partially demolished after 2003), and a metal clad shed (c2009). The David Mandie Building houses the Tigerland Superstore, the Richmond Football Club social club, Maurice Rioli Room, an indoor pool, the Korin Gamadji Institute, and other facilities. Until 2017 the building also housed the Richmond Football Club museum. A number of temporary buildings are located in the northwest portion of the site near Gate 2.

Punt Road Oval is a prominent site within its context. Relatively open to the south and east, Punt Road Oval has a strong presence in views from Punt Road and Richmond Railway Station, and the Brunton Avenue and Punt Road intersection; although views into the ground from Punt Road are partially obscured at street level by advertising banners and murals attached to the fences. The Jack Dyer grandstand is prominent within Yarra Park, in particular in views from the high ground within Yarra Park. Street level views into the oval from Brunton Avenue are partly obscured by the grassed mounds and banners that line this part of the oval boundary.

The Jack Dyer Stand (1913–14, 1927), the David Mandie Building (2011), administration building (1984) and the remnant brick building, are oriented towards the oval. The David Mandie Building also has a frontage in its outward facing south and west elevations.

The components of the Punt Road Oval are shown in the following plan (Figure 12).

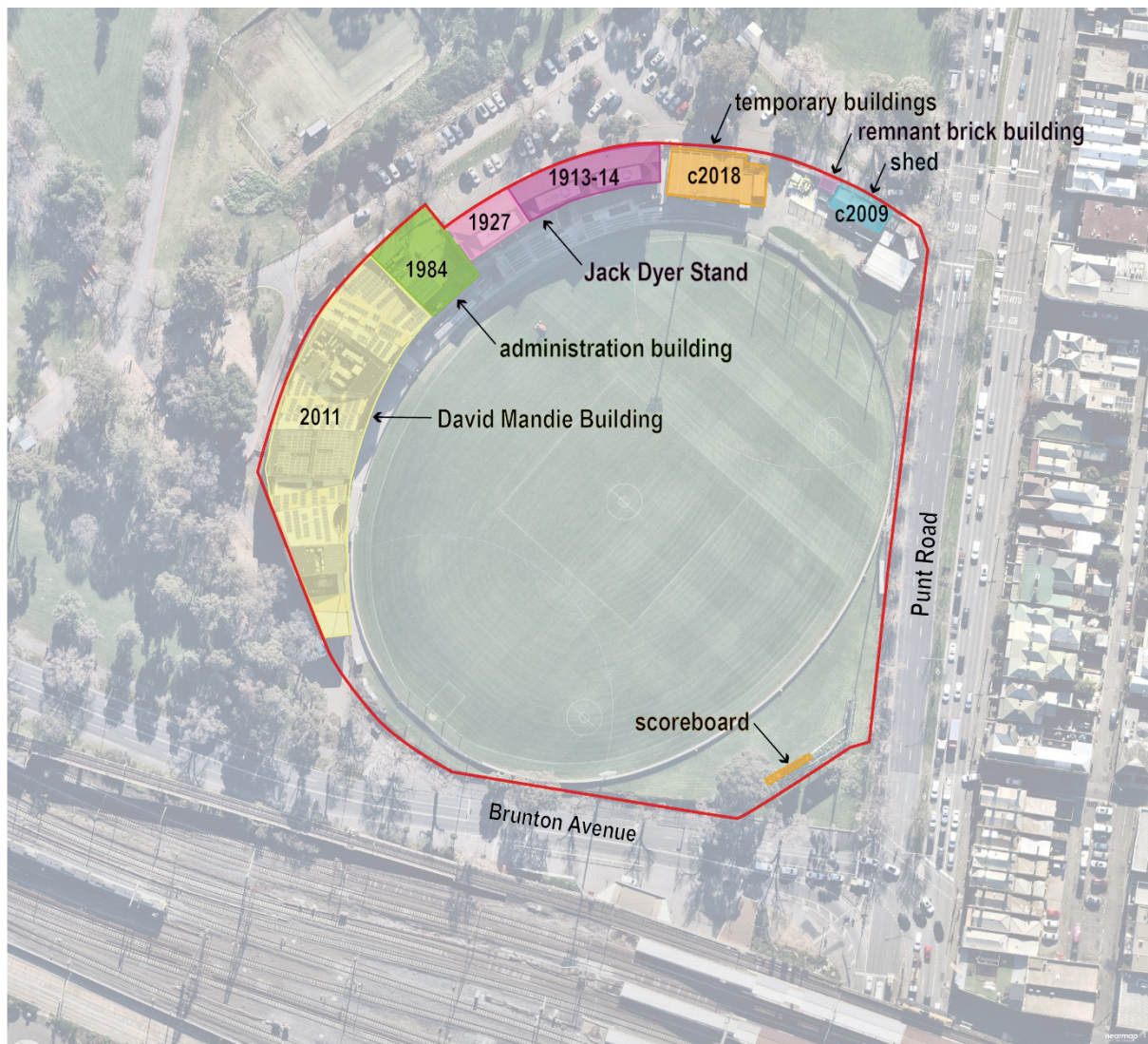


Figure 12. The study area is outlined in red, with buildings and other features indicated. (Source: Nearmap with Context overlay)

The major elements of Punt Road Oval are summarised below.

### *Punt Road Oval*

The oval has a northeast–southwest alignment, with goal posts to each end of the ground. This alignment is comparable to the oval alignment by 1945. The oval was lengthened between 1968 and 2009. The oval surface is gently curved for drainage. It is surrounded by a pipe rail perimeter fence, with openings in front of the Jack Dyer Stand and David Mandie Building and northern gates. Tall posts with netting are located behind each set of goal posts. A brick spoon drain lines the outer edge of the site on the north and west sides. Four large lighting towers are evenly spaced around the ground.

### *The Jack Dyer Stand*

The 1913–14 red brick Edwardian grandstand (named the Jack Dyer Stand in 1998) is located on the north side of the oval, between the administration building and David Mandie Building to the west and southwest and utilitarian and temporary buildings to the east.

The Jack Dyer Stand is curved in plan, reflecting the curve of the oval. It comprises the original 1913–14 grandstand (eastern portion) by architects Thomas Watts & Son and the 1927 addition to the west by architect Frank Stapley.



The large Edwardian stand is a single-tier stadium on a brick podium, with raked seating, and internal spaces in the undercroft area beneath. Seating is accessed by sets of external stairs at the front of the building. The building has a hipped and gabled corrugated iron clad roof that shelters the south-facing tiered seating area. The roof cladding is partially covered by large format advertising signs. Four decorative gables face the field, denoting the location of the landings of the original 1913–14 and additional 1927 external timber stairs (now replaced). The second gable from the east, located at the centre of the 1913–14 section of the grandstand, is larger than the others, evidencing the symmetry of the original design before the 1927 addition. Similar decorative gables are located at the east and west ends of the grandstand. The roof is supported by slender cast iron and timber columns and decorative timber brackets. A timber fretwork frieze is located between the columns except beneath the gables. The columns are painted black up to the capitals and the timberwork above is painted yellow.

The hip and gabled roof shelters the tiered, south-facing grandstand seating area, and a recent enclosed commentary box. Seating consists of benches and bright yellow folding seats. Four (non-original) black steel framed staircases provide access to the seating area. Black metal balustrading extends along the front edge of the seating area.

The brick walls of the podium section of the grandstand rise above bluestone foundations, enclosing two storeys of internal space to the north and a single storey to the south facing the oval. To each end of the grandstand the diagonal brick walls display cement render capping and, slightly lower, cement render banding. The east end of the grandstand is open above the brickwork, the cement render capping damaged in parts and the timber and brickwork to the north of this elevation shows evidence a mid-1970s fire. Remnant painted signage is visible at ground floor level of this end of the grandstand indicates the location of a former bar area. Signs in this area read: 'Bar', 'N.P. Lynch & Co. Pty. Ltd. Caterers' and 'Vickers Gin'. To the west the grandstand is enclosed with steel framed windows above the brickwork.

Some openings across the southern face of the podium appear to have been altered with varying smooth render former lintels and sills, as well as infill brick work evident. A skillion roofed red brick addition (housing a toilet block) to the east end of the stand projects from the podium towards the playing surface.

The north façade of the grandstand is convex. Varying fenestration patterns loosely divide this façade into four bays. The western bay correlates with the 1927 addition, this section is distinguished by double height windows at ground floor level. A cornice, that continues the form of the cement render capping to the diagonal end walls, extends the length of the façade. Above this a series of evenly spaced vents with painted timber louvres, allowing airflow into the south-facing seating area of the stand. Some timber louvres are missing or damaged. The original section of the grandstand has groupings of timber-framed windows with smooth cement rendered lintels and sills are located at ground floor level. Some of these have hoppers. Timber-framed windows, without sill or lintel definition, are sparsely located at the second-floor level. A number of doors provide access to the undercroft area including a contemporary glazed door with sidelights and canopy. There is some evidence of alteration of openings to the northern façade of the grandstand, but it is generally more intact than the southern podium façade.



Figure 13. Punt Road Oval and the 1913–14 Edwardian grandstand with 1927 extension (western end), viewed from the southeast, named the Jack Dyer Stand in 1998. (Source: Context 2021)



Figure 14. East and the curved north elevation of the Jack Dyer Stand. (Source: Context 2021)





Figure 15. East elevation of the Jack Dyer Stand, and decorative detailing to east and south elevations. (Source: Context 2021)

## *David Mandie Building*

Designed by Suters Architects in conjunction with sculptor Clement Meadmore and constructed in 2011, the three-storey David Mandie Building sits on the west side of the oval and connects with an earlier administration building at its northern edge. This large building comprises a series of articulated bays that follow the curve of the oval and becoming narrower at the southern end (Figure 18). The lower section of the building is clad in red brickwork to match the Jack Dyer grandstand, while the upper sections of the face are predominately clad in black deck profile sheet metal interspersed with broad diagonal yellow sections of the same material. The roof form varies between the bays and is adorned by photovoltaic cells. The colour palette speaks to the black and yellow of the Richmond Football Club colours. There are red eaves and infill sections of the façade. Fenestration is varied with a combination of horizontal strips of glazing and triangular or irregular geometric shaped windows located across all facades. There are sections of netting supporting climbing plants at the rear.

Two landscape elements are located outside the study area boundary: the Jack Dyer Foundation Walkway of Honour, a low brick wall to the west of the David Mandie Building with plaques recognising people who have contributed to the club (2004); and a bronze statue of Jack Dyer (unveiled in 2003).



Figure 16. 2011 David Mandie Building (south elevation) facing the ground. (Source: Context 2021)



Figure 17. Entrance to the Tigers Roar Store and southeastern corner of the building. (Source: Context 2021)



Figure 18. Northern end of the David Mandie Building, with Jack Dyer Foundation Walkway of Honour. (Source: Context 2021)



Figure 19. Ramp entry to the administration building. (Source: Context 2021)

## *Other buildings and structures*

### *Administration building*

To the north the David Mandie Building is an earlier face brick, rendered, metal clad and glazed building (1984), housing club administration and the JD Langdon Boardroom. The building is connected to the north end of the David Mandie Building.

### *Remnant red brick building*

A small red brick building sits towards the northeast corner of the site, adjacent the entrance driveway to the north. Above the red brick walls, the building has a smooth rendered cement section with stepped edges to the east and west façades. Fenestrations include two pairs of aluminium-framed windows. The building may be a remnant section of a former open air tiered seating area, or part of the former brick turnstile entries that were relocated to the north end of the oval after the 1965 widening of Punt Road. The turnstiles were still extant in 2002 (Caruso). The remnant red brick building is located between the concrete wall at the Punt Road entry to Yarra Park and the site of the former turnstile entrance gates (now Gate 2).



Figure 20. Remnant red brick building, north end of the ground. (Source: Context 2021)



Figure 21. Administration building, with JD Langdon Boardroom. (Source: Context 2021)

### *Fencing*

Where not enclosed by built form, the ground is surrounded by a black cyclone wire perimeter fence. A concrete wall with panel moulding decorated with a Tigers mural and site naming defined the northeast corner boundary of the site at the vehicle entry to Yarra Park off Punt Road. The ground was first fenced in 1856. In the 1863–64 season it was noted that there was 'a two rail fence' surrounding the ground (Tyson 1987:24). In 1895, the ground is shown to be fenced (MMBW 1895). In the early twentieth century the oval was surrounded by a low timber picket fence (painted white). The current cyclone wire and walling around the ground may have been added during landscape works in the early 2000s. Current fencing around the oval is simple pipe rail fencing with advertising hoarding.

### *Entrances*

Entry into the ground is provided on the north side of the oval, east of the Jack Dyer Stand (Gate 2). An earlier entrance on the Punt Road side was relocated to the north side as a result of the widening of Punt Road around 1965. Another gateway is located at the south end of the David Mandie Building (Gate 1). Primary vehicular access to the adjoining carpark is via a roadway off Punt Road into Yarra Park immediately to the north of the Punt Road Oval. The driveway leads to a carpark to the north of the ground and wraps around the rear of the Jack Dyer Stand and the David Mandie Building.



## Seating

Seating was installed in 1889 on the high ground on the north, with the seats set into the hill. In 2021, open tiered seating is located between the oval and the Jack Dyer Stand, and a raised paved viewing area is situated between the David Mandie Building and the oval. There is also seating provided in the upper level of the Jack Dyer stand. The grassed mounds, known mid-century as the 'outer hill', would have provided additional informal seating. The hill on the east side was narrowed after the widening of Punt Road in the mid-1960s. Open concrete steps with timber bench seating east of the Jack Dyer Stand, extant in 2005, appear to have been removed. Sheltered benches are located beside the oval in front of the administration building.



Figure 22. View to the rear of the Jack Dyer Stand approaching from Yarra Park (northeast). (Source: Context 2021)



Figure 23. View towards Punt Road Oval from Richmond Railway Station. (Source: Context 2021)

## Other elements

The current large digital scoreboard located on the grass hill at the southeast corner of the site replaced an earlier scoreboard. A mature Spotted Gum (*Corymbia maculata*) is located to the west of the scoreboard on the hill, planted after 1945, possibly in the 1980s. Billboards are also located in this area.

A simple gable roofed shed clad in sheet metal sits behind the concrete wall in the northeast corner of the site and appears to have been under construction in 2009.

A row of temporary buildings is located to the east of the Jack Dyer Stand, on the northern side of the playing surface. They have been added to since 2018.



Figure 24. Cyclone fencing, mounding along the Brunton Avenue boundary. (Source: Context 2021)



Figure 25. View of the oval, scoreboard, billboard and Spotted Gum (left) at the south east corner of the oval, from the Brunton Avenue corner with Punt Road. (Source: Context 2021)

## INTEGRITY

Punt Road Oval has relatively high integrity. Like other football grounds in Melbourne associated with the early VFL and AFL clubs, the ground has undergone change in response to changing demand and to meet changing standards and requirements associated with Australian Rules football. The ground remains in its original location, but the overall size and shape of the reserve has changed due to extensions to the ground in the 1920s, and areas lost for road widening in the 1960s. Entrances and access points have changed (although entrances at the northern and southern ends of the oval are longstanding features), and pavilions, stands, and turnstiles have been built and moved or replaced over time. In spite of changes, key attributes of the place remain, including the oval, the Edwardian grandstand (the Jack Dyer Stand), grassed embankments and the location of the scoreboard on the southeast corner embankment. Built form has consistently been limited to the north and west sides, meaning the visibility of the ground from the surrounding public domain, including from Yarra Park, Punt Road, Brunton Avenue, the multiple-track railway line and Richmond Railway Station, contribute to its presence and landmark qualities. Other longstanding attributes include the use of the place by the Richmond Football Club.

The Jack Dyer Stand is the earliest building surviving at the site, opened in 1914. In spite of an addition at the west end in 1927 (which is in keeping with the original), replacement of the original stairs and alterations to some fenestration and the podium, it retains key elements of its Edwardian-era grandstand type.

## COMPARATIVE ANALYSIS

The comparative examples are listed in the Victorian Heritage Register for their significance at the State level or in the Heritage Overlay for significance at the local level. The Carlton Recreation Ground, within Princes Park, is proposed to be listed in the Heritage Places Inventory with a building category of Significant and streetscape category of Significant through Amendment C396.

### *Early reservation of land for public recreation*

There are a number of sporting grounds and playing fields within larger areas of land in and surrounding Melbourne which were set aside for public purposes in the mid-nineteenth century, reserved as public parks and gardens; the vision for which is largely credited to Governor Charles Joseph La Trobe. Yarra Park, within in which Punt Road Oval is located, was one such area. Yarra Park is included in the Victorian Heritage Register (VHR H2251). Reservation of these areas resulted in an inner ring of gardens, that included Fitzroy Gardens (VHR H1834), Treasury Gardens (VHR H1887), Carlton Gardens (VHR H1501; Royal Exhibition Building and Carlton Gardens are inscribed on the World Heritage List), Flagstaff Gardens (VHR H2041), and the Royal Botanic Gardens (VHR H1459) and Domain Parklands (VHR H2304), and an outer ring that included Yarra Park, Albert Park (in the City of Port Phillip), Fawkner Park (VHR H2361), and Princes Park (within HO1 Carlton Precinct) and Royal Park (VHR H2337) (originally one reserve). The inner ring gardens were generally carefully designed and curated gardens, intended for passive recreation, while those in the outer ring generally exhibited less refined design attempts and were used for both active and passive recreation as well as for a range of non-recreational public purposes. (VHD report for H2251 Yarra Park) Punt Road Oval is located within one of the outer ring parks, Yarra Park.

Similar to Punt Road Oval, Princes Park oval is located within the larger area of one of Melbourne's outer ring parks, Princes Park, Royal Parade, North Carlton. Princes Park is an approximately 39-hectare area of parkland. Princes Park is included in the Heritage Overlay of the Melbourne Planning Scheme, as part of HO1 Carlton Precinct. As noted in the precinct citation, Princes Park

*was part of an early large reservation north of the city, set aside by Charles La Trobe, Superintendent of the Port Phillip District, in the 1840s. It subsequently evolved from a grazing ground and nightsoil depository, to a reserve used for recreation and sporting activities.*

*In the latter nineteenth century, ...Carlton sporting clubs ... were ...granted permissive occupancy, most notably the Carlton Football Club. The 'Blues' had formed in 1864, being one of the earliest Australian Rules Football clubs. They formally occupied part of Princes Park from the late 1870s, having been granted 11 acres in 1878 on which to establish their home ground. The first oval ('Princes Oval') was in the southern area of the park, before moving to the current location further north. Although in occupation of the park, the Blues still played their 'home' games elsewhere in these years, including at the Melbourne Cricket Ground. (Heritage Precincts Statements of Significance February 2020)*

Carlton Football Club's home ground is centrally located with parkland for passive recreation to the north and playing fields to the south. The ground is almost entirely enclosed by buildings, grandstands and walls, unlike Punt Road Oval which is open to the south and east boundaries, and partially open on the north boundary.

Although the Carlton Football Club ground in Princes Park has changed extensively over time, it retains one of its early stands, the curved 1909 Ald Gardiner Stand designed by architect Frank Stapley (Caruso 2002: 118; De Bolfo 2017; Nearmap 2021). Melbourne Cricket Ground, also within Yarra Park, has undergone substantial change, with the 1927 MCC Members Pavilion and other existing stands demolished in the early 2000s.

Royal Park, Parkville, is another large area of public parkland to the north of central Melbourne. Royal Park is included in the Victorian Heritage Register (H2337). Royal Park was reserved for public purposes in 1845 and gazetted in 1876. It has been a venue for various sporting competitions from the late 1850s, including cricket, football and golf, and women's sports. (VHD report for Royal Park, H2337) With the exception of the State Netball and Hockey Centre, sporting grounds and playing fields are integrated into the landscape, defined by tree plantings and low transparent fencing, as opposed to being separate, enclosed spaces, as at Princes Park, North Carlton, and Punt Road Oval in Yarra Park.

Fawkner Park, South Yarra, is a large area of public park of 41 hectares. Fawkner Park is included in the Victorian Heritage Register (H2361). Fawkner Park was temporarily reserved in 1862 and developed as parkland from 1875. The citation for Fawkner Park states that:

*Fawkner Park is one of Melbourne's 'outer ring' parks and was integral to the vision of Charles La Trobe (Superintendent of the Port Phillip District and later Lieutenant-Governor of Victoria) from the mid-1840s, to develop Melbourne as a city surrounded by extensive public parklands. It demonstrates the Government's desire to provide outdoor recreational spaces for passive and active recreation and to beautify the city. (VHD report for H2361)*

The designed landscape of Fawkner Park comprises pathways and linear plantings which define angular-shaped areas of lawn and playing fields. The park includes brick pavilions with amenities associated with the playing fields and other public purposes but no grandstand or substantial structures with tiered seating. Like at Royal Park, at Fawkner Park the playing fields are integrated into the landscape, defined by tree plantings and low transparent fencing, as opposed to being separate, enclosed spaces, as at Princes Park, Carlton, and Punt Road Oval in Yarra Park.

### *Early grounds used in association with VFA and VFL*

In the context of early sporting grounds used for Australian Rules football by the early VFA and professional VFL clubs, Punt Road Oval is comparable to Princes Park, Melbourne Cricket Ground (also within Yarra Park), and South Melbourne Cricket Ground (within Albert Park Lake reserve). Although Melbourne Football Club (established 1858), Carlton Football Club (established 1864) and South Melbourne (established 1877) formed earlier than the Richmond Football Club (1884), the Richmond Cricket Ground was used by an earlier Richmond football club from 1860. The Melbourne Cricket Ground and the Richmond Cricket Ground were both established in 1853. Carlton Football Club formally occupied part of Princes Park from the late 1870s, having been granted 11 acres in

1878 on which to establish their home ground. Punt Road Oval was first formally occupied by the Richmond Cricket Club, who were granted permissive occupancy of six acres in the Government Paddock in 1853 (nine acres were granted to the Melbourne Cricket Club. The first Australian Rules football matches were played in Yarra Park in 1858: 'In 1858, the first Australian Rules football matches were played in the vicinity of the Melbourne Cricket Club grounds' (VHD report for H2251 Yarra Park).

South Melbourne Cricket Ground (now known as Lakeside Stadium) was established in 1862 in the larger Albert Park Lake reserve, which was reserved the same year. It was the home of the South Melbourne Football Team from 1867 until the end of the 1981 season, after which South Melbourne moved to Sydney and became the Sydney Swans. The ground continues to be used for other purposes and retains its 1926 grandstand designed by architects GW Glegg & Morrow.

Brunswick Street Oval, Fitzroy, was the home of the Fitzroy Football Club from 1884 until 1966. It retains its nineteenth-century timber grandstand designed by architect Nathaniel Billing (built 1888). The Brunswick Street Oval Grandstand is listed on the Victorian Heritage Register (H0751).

St Kilda Cricket Ground, on Queens Road, Fitzroy Street and Lakeside Drive, St Kilda, 'was established on its present site in 1856 as the home of the St Kilda Cricket Club, which was formed in 1855. The ground also became the home ground of the St Kilda Football Club, which was formed in 1873. This was one of the first members of the Victorian Football Association (VFA), which began in 1877, and in 1897 became a foundation team in the Victorian Football League (VFL).' St Kilda Cricket Ground is on the Victorian Heritage Register (H2234). (VHD report for H2234)

Victoria Park, Abbotsford (City of Yarra), is a former VFL/AFL ground that was acquired by Collingwood City Council for use as a municipal reserve in 1882. The Collingwood Football Club was formed in 1892, seven years after Richmond Football Club, and played at Victoria Park for 107 years, from 1892 to 1999. The reserve was used by local cricket and football clubs from the early 1880s and was the home of the Collingwood Cricket Club from 1906 to 1996. (VHD report for H0075 Victoria Park)

Richmond Football Club existed in various forms from 1860 but efforts to keep a consistent club going in the 1860s and 1870s were unsuccessful. The early Richmond football teams played at the Richmond Cricket Ground from 1860. The present Richmond Football Club was formed in 1884 and played at the Punt Road Oval until 1964 when they were relocated to the MCG. Punt Road Oval remains the administrative centre and training grounds of the Richmond Football Club and the home ground for Richmond's Men's and Women's VFL teams, and AFL Women's team since 2021.

### *Grandstand architecture*

Punt Road Oval is one of a small number of the early football grounds in Melbourne to retain an early grandstand. The Brunswick Street Oval Grandstand is one of the earliest surviving grandstands of its type, built in 1888 to a design by architect Nathaniel Billing (Figure 4). Princes Park, Carlton, retains the 1909 Ald Gardiner Stand, designed by architect Frank Stapley. The earliest surviving stand at South Melbourne was built in 1926 (Figure 6). The 1925–26 Kevin Murray Stand (originally called the GP Newman Stand), designed by the architect E J Clark, and the 1933–34 Don Blackie Bert Ironmonger Stand are the earliest surviving grandstands at the St Kilda Cricket Ground (Figure 5). The earliest stand at Victoria Park dates from the interwar era, while no early stands remain extant at the MCG.

The curved plan form of the 1909 Ald Gardiner Stand, designed by Frank Stapley at Princes Park (Figure 29) and 1913–14 Jack Dyer Stand designed by Thomas Watts & Son were not common for their time, foreshadowing the later streamlined and curved forms of Moderne stands that emerged during the interwar era.



### *Other grandstands designed by architect Thomas Watts*

The architectural significance of the grandstand designed by architect Thomas Watts at Prince's Park, Maryborough (Figure 26), is recognised in the VHR citation for Prince's Park, Maryborough, in the Central Goldfields Shire (VHR H1880). 'The Grandstand uses extensive turned wood decoration and is an early example of all timber decoration that became more widespread in late Victorian and the Edwardian period.' (VHD report for Prince's Park Maryborough, VHR H1982)

The Prince's Park grandstand in Maryborough is the earliest known surviving example of its type designed by architect Thomas Watts. The design was 'modelled on the 1886 South Melbourne grandstand designed by William Elliot Wells which was destroyed by fire in 1926 and a similar grandstand at Victoria Park, Collingwood which was demolished in 1966' (VHD report for Prince's Park Maryborough, VHR H1982). The 1909 Members Stand at Victoria Park, Abbotsford, was designed by Thomas Watts (Figure 27).

Although later than the other known stands designed by Thomas Watts at Prince's Park Maryborough and Victoria Park, Abbotsford, the 1913–14 Jack Dyer Stand at Punt Road Oval is distinguished by its curved form that follows the arc of the oval. The curved form for a grandstand was used earlier by architect Frank Stapley (who also designed the 1927 wing of the Jack Dyer Stand at Punt Road Oval) in the 1909 design for the Ald Gardiner Stand at the Carlton Football Club's ground in Princes Park, North Carlton.



Figure 26. Grandstand at Prince's Park, Maryborough, built in 1895 to a design by Thomas Watts. (Source: VHD report for Prince's Park, Maryborough, VHR H1880)



Figure 27. Members Stand at Victoria Park, built to a design by architect Thomas Watts in 1909 (demolished). (Source: McFarlane and Roberts 1999, in Allom Lovell & Associates 2003: 24)



Figure 28. Early image of the grandstand (Jack Dyer Stand) at Punt Road Oval, built 1913–14 to a design by Thomas Watts & Son (shown here before the 1927 extension to the west). (Source: Hansen 1989: 34)



Figure 29. The 1909 Ald Gardiner Stand at Princes Park, Carlton North, can be seen in the background, with Carlton player, c1920–50. Photographer: Charles Edward Boyles. (Source: State Library Victoria, Accession No. H2008.122/161)



## ASSESSMENT AGAINST CRITERIA

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### CRITERION A

- ✓ Importance to the course or pattern of our cultural or natural history (historical significance).
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### CRITERION B

Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

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### CRITERION C

Potential to yield information that will contribute to understanding our cultural or natural history (research potential).

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### CRITERION D

- ✓ Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
- 

### CRITERION E

- ✓ Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
- 

### CRITERION F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

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### CRITERION G

- ✓ Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).
- 

### CRITERION H

- ✓ Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).
-

## RECOMMENDATIONS

Recommended as an individual Heritage Overlay in the Schedule to Clause 43.01 (Heritage Overlay).

List the statement of significance for Punt Road Oval (Richmond Cricket Ground) in the entry for Punt Road Oval in the Schedule to Clause 43.01 (Heritage Overlay).

Make the statement of significance for Punt Road Oval (Richmond Cricket Ground) an incorporated document to the Melbourne Planning Scheme.

Remove Punt Road Oval (Richmond Cricket Ground) from HO2.

Apply the new Heritage Overlay to the extent of Punt Road Oval (Richmond Cricket Ground) and the small section of parkland to the southeast removed from HO2 and include the small areas of land within the Punt Road Oval property boundary not previously included in HO2.

Amend the name on the Heritage Overlay Map (Map No. 09ho) to: 'Punt Road Oval (Richmond Cricket Ground)'.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

### Melbourne Planning Scheme

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	Yes

### Other

N/A

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## PREVIOUS STUDIES

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**East Melbourne & Jolimont  
Conservation Study 1983**

C  
No streetscape grading

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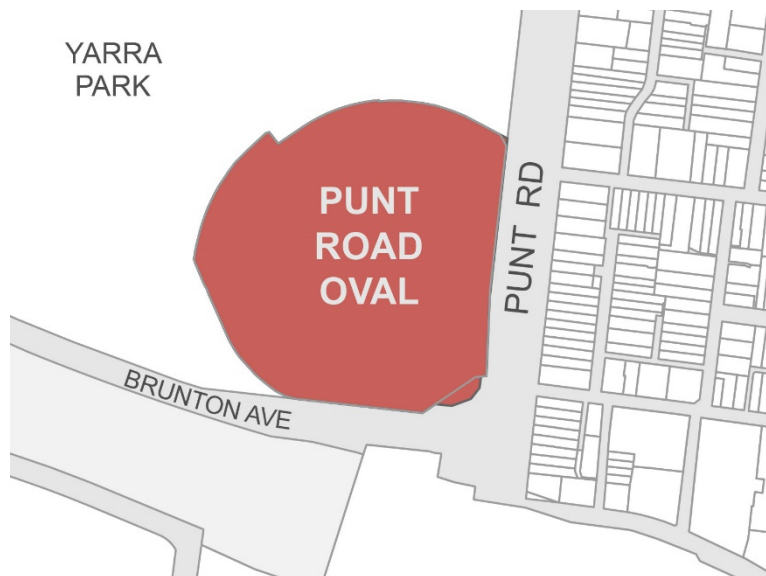


## STATEMENT OF SIGNIFICANCE

**Heritage Place:** Punt Road Oval  
(Richmond Cricket Ground)



**PS ref no:** HO tbc



### What is significant?

The Punt Road Oval (Richmond Cricket Ground) at Punt Road, East Melbourne, which was cleared, levelled and fenced in 1856 and used for the first time as a cricket ground in November 1856, is significant.

Elements that contribute to the significance of the place include (but are not limited to):

- the oval
- grassed embankments on the south and east sides and at the southeast corner of the ground
- the restriction of built form to the west and north boundaries of the ground
- open sides to the ground and transparent perimeter fencing on the east (Punt Road) and south (Brunton Avenue and railway line) boundaries
- the landmark qualities of Punt Road Oval
- the Jack Dyer Stand (1913–14) and 1927 west wing addition.

Elements that contribute to the significance of the Jack Dyer Stand include (but are not limited to):

- the building's original curved plan form, materials and detailing, built to the design of architects Thomas Watts & Son
- the 1927 west wing addition built to the design of architect Frank Stapley
- the building's relatively high integrity to its early design to all elevations
- the hip and gabled roof form
- the pattern and size of original fenestration
- slender cast iron and timber columns, decorative timber brackets and timber fretwork frieze; and
- other decorative details.

More recent buildings, including the administration building, the David Mandie Building, and the remnant red brick building, are not significant. The fabric of recent landscaping such as the cyclone wire fencing and gates around the perimeter of the ground, the pipe rail fencing around the oval, and the northeast corner wall and the Spotted Gum in the southeast corner of the ground are not significant.

More recent alterations and additions to the Jack Dyer Stand, including changes at podium level, modern external stairs, new openings in the curved north elevation, and commentary box within the stadium seating area are not significant.

### **How is it significant?**

Punt Road Oval (Richmond Cricket Ground) at Punt Road, East Melbourne, is of local historical, representative, aesthetic, social, and associative significance to the City of Melbourne.

### **Why is it significant?**

The Punt Road Oval, occupying the Traditional Country of the Wurundjeri Woiwurrung people of the East Kulin Nation, is of historical significance as part of the former Richmond Paddock (Yarra Park), which was used as an East Kulin living area, *ngarrga* and ceremonial ground, both prior to the British colonisation of Port Phillip and during the early settlement period in the 1830s and 1840s. It was used as a *ngarrga* and ceremonial ground in the 1840s. (Criterion A)

The Punt Road Oval, as part of the former Richmond Paddock (Yarra Park) that was set aside in 1837, is of historical significance for its use for the policing and administrative purposes of the colonial government of the Port Phillip District. From 1837, the wider area was used by Police Magistrate William Lonsdale, by the Mounted Police and the Native Police, and by officers of the Port Phillip Aboriginal Protectorate. (Criterion A)

The Punt Road Oval is of historical significance as an early cricket ground in Melbourne that was established in 1853 and used by the Richmond Cricket Club from 1856. It was used as a cricket ground for over 150 years and was the venue for significant events including interstate matches and as a training ground for the Aboriginal Cricket Team in 1867–68. (Criterion A)

The Punt Road Oval, established as the Richmond Cricket Ground in 1853, is of historical significance for its use as an early football ground from 1860 and its association with the early Richmond football team from that time, and for its earlier role in the development of the code of Australian Rules football in 1858; as the home ground for the present Richmond Football Club from 1885 to 1964 and for its use (up until the present time) as the club's training ground and administrative centre. The development of the ground from 1907 when the club was accepted into the Victorian Football League, and through the early and mid-twentieth century, reflects the significant growth in membership of the Richmond Football Club over this time and the growing spectator base for Richmond home games. This period saw the construction of a large Edwardian grandstand in 1913–14 (named the Jack Dyer Stand in 1998), built to a design by architects Thomas Watts & Son and extended in 1927 to a design by architect Frank Stapley; a second grandstand, the Members Stand (later named the EM King Stand), erected in 1937–38 and since demolished; and other changes to the ground over time. (Criterion A)

The brick Edwardian-era Jack Dyer Stand is of representative significance as an example of the larger and more elaborate football stands that emerged in the late nineteenth century and early twentieth century. It retains key distinguishing features of its original 1913 design by Thomas Watts & Son and the matching 1927 extension designed by architect Frank Stapley. The stand is distinguished from the earliest known grandstand designed by Thomas Watts which is at Maryborough (1895) by its curved plan. The curved plan form is not typical for grandstands of this era. An earlier example is the 1909 Ald Gardiner Stand, Princes Park. (Criterion D)

The Punt Road Oval, as part of the former Richmond Paddock (Yarra Park) set aside in 1837, is of social significance for its important associations with the Aboriginal history of Melbourne; this includes being part of the wider Richmond Paddock that was a traditional East Kulin living area, and *ngarrga* and ceremonial ground that continued to be used as such into the 1840s, and being occupied by the Native Police Corps as a site for police training and police barracks. The Punt Road Oval, formerly the

Richmond Cricket Ground, is also significant for its use as a training venue in 1867–68 for the Aboriginal Cricket Team made up of men from different parts of Victoria, and its current use as a training centre for Indigenous youth. (Criterion G)

The Punt Road Oval is of social significance for its long association with the Richmond Football Club, which used the oval as its home ground from 1884 until 1965; for its use by Richmond Football Club as a training ground and administrative centre from 1965 until the present day; and for its association with earlier Richmond football teams that also used the ground from 1860. The community for whom the place is significant includes members and supporters of the Richmond Football Club; past and present players, coaches and staff of the Richmond Football Club; residents of Richmond; and Melburnians more broadly. This community has had a strong attachment to the place for over 130 years. This attachment is strengthened by the strong and distinctive community identity of Richmond though much of the twentieth century. This was heavily anchored in local working-class politics that promoted fierce loyalty and physical toughness, which translated easily to football—for many Richmond supporters, ‘Tigerland’ is another name for Richmond. The social significance of the place as the former home ground of the Richmond Football Club resonates in the continued use of the ground for training; as the site of post-grand final premiership celebrations; and its powerful symbolic meaning to Richmond residents and followers of the Richmond football team who regard the ground as the spiritual home of the club. Its resonance is strengthened by the ground’s presence and visibility from major transport corridors (Punt Road, Brunton Avenue, the multi-track railway line and Richmond Railway Station) and within Yarra Park, making it a prominent landmark in the local area. The Richmond Cricket Ground is also of potential social significance to players, coaches and other staff, members and supporters of the Richmond Cricket Club, which was based at the ground for over 150 years—from 1854 until relocating to Waverley Park in 2011. (Criteria E and G)

The Punt Road Oval is of significance for its association with champion Richmond footballer John (‘Jack’) Raymond Dyer (1913–2003). Nicknamed Captain Blood, Dyer was captain–coach of Richmond in the 1930s and 1940s and one of the greats of the game, recognised for his strategic play, fine marking and straight kicking. He was selected numerous times for the Victorian team and was inducted into the Australian Football Hall of Fame. A bronze statue of Dyer was erected outside the ground in 2003 and the 1913–14 grandstand was named in his honour in 1998. (Criterion H)

The Punt Road Oval is of significance for its association with Thomas Wentworth Wills (1835–1880), first-class cricketer and co-founder of Australian Rules football. Wills was a member of the Richmond Cricket Club and one of its leading players in the 1850s and 1860s; he was also selected for intercolonial matches. In 1858–59 he was a co-founder of a new code of football suitable for conditions in the Colony of Victoria. Initially known as Melbourne rules football and later as ‘Australian rules’, this was the first game of football in the world to be formally codified. (Criterion H)

### **Primary source**

Punt Road Oval (Richmond Cricket Ground) Heritage Review 2021 (Context)