



Community Consultation Package

Richmond Oval Change Building & Refurbishment



Prepared for CoWT by
JPE Design Studio

Project Number: 25089

06.05.2026
Revision: A

Design Statement



The project responds to both the current and future needs of West Adelaide Football Club, designed with longevity in mind as a catalyst for the Richmond Oval masterplan.

The proposed material palette acknowledges the existing BK Faehse grandstand by referencing its defining elements of red brick and cream roofing. The future facilities are designed to compliment the materials already present on site, allowing the development to maintain a continual connection to Richmond Oval's history, both now and into the future.

The building provides a home for football at every level, from grass-roots to national competition, with equitable spaces that support the participation and development of men, women, boys, and girls alike. Internally, the planning prioritises clear circulation, robust and durable finishes, and flexible spaces that can adapt to the evolving needs of players, staff, and the broader club community.

As a pragmatic addition to a community precinct, the design seeks to give back where possible, incorporating landscape spaces that integrate with and enhance the existing public realm.

With limited funds, efficiency is a key driver of the project, with an emphasis on multi-use spaces and the adaptive reuse of existing areas. Careful consideration of interior layouts, material selection, and joinery design ensures the building remains coherent, functional, and welcoming. A successful outcome will see the improvement of the day-to-day experience for players and staff, with activation of future developments and community use beyond the building project.



Proposed Masterplan

The full masterplan scope involves the construction of a new combined WAFC and community facility on site, which will replace the existing miscellaneous structures. New netball courts will also be constructed which will be available for community and club training purposes. To support the facility and venue as a whole, a new pedestrian entry plaza and events plaza will be constructed, to support both match day activation and community events on site.

New carparking is also proposed within close proximity of the new facility, with additional carparking available to the southwest for game day and events overflow.

Unfortunately, the project has been unsuccessful in securing funding to realise the full masterplan. As such, a new concept design has been prepared to meet the immediate needs of West Adelaide Football Club. This concept includes a new change-room building, and refurbishment to the existing B.K Faehse grandstand. It is intended that the full masterplan will one day be delivered with the change-room building retained for broader community use. The building has therefore been positioned with consideration for both existing structures and the future masterplan.

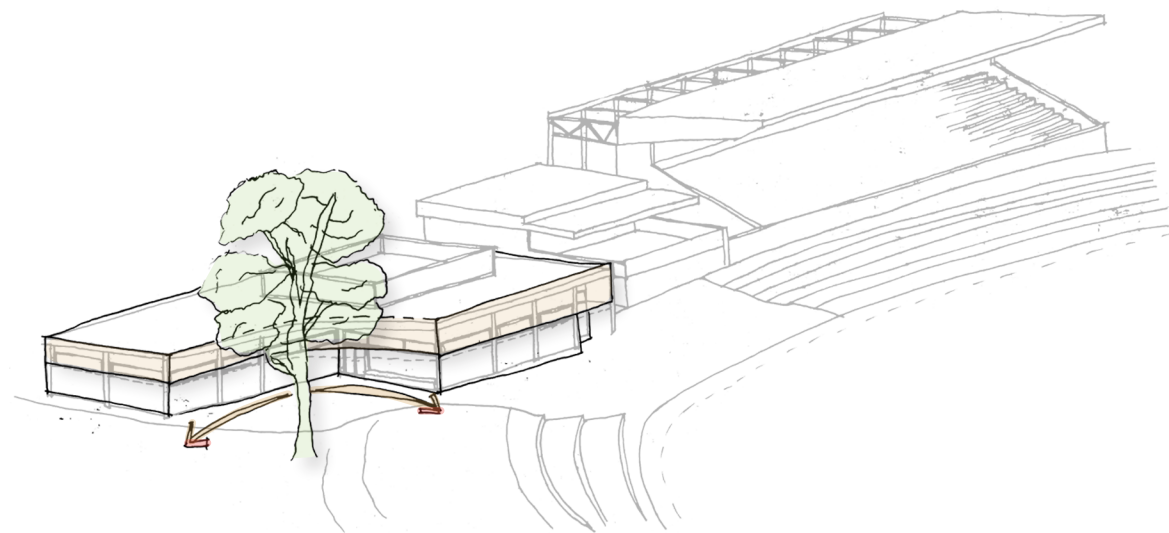


Legend

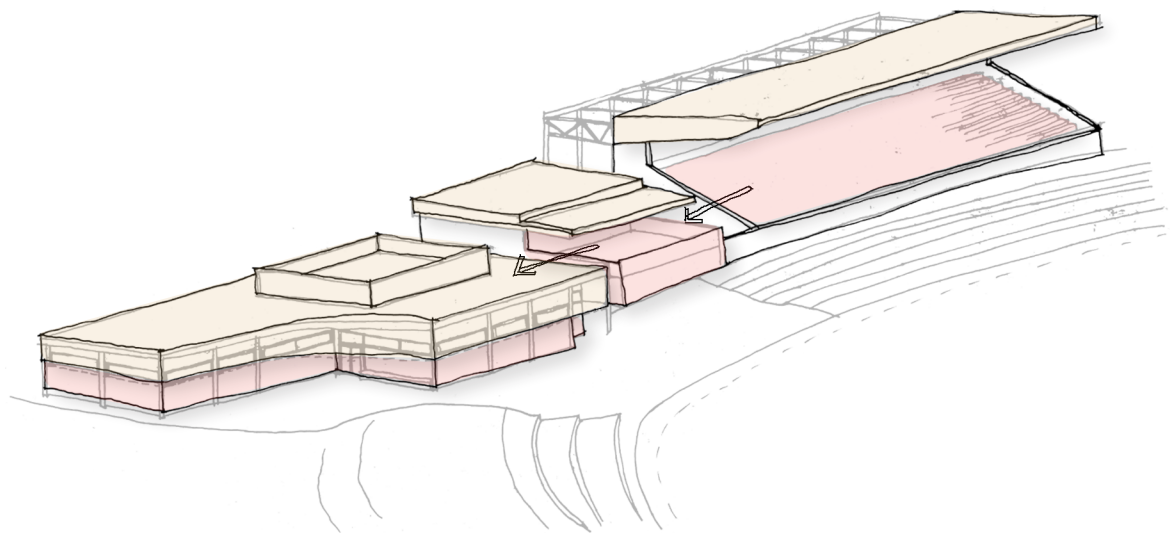
- Proposed Change-room Building (retained in future master plan)
- Area for T2D Project

Form Development

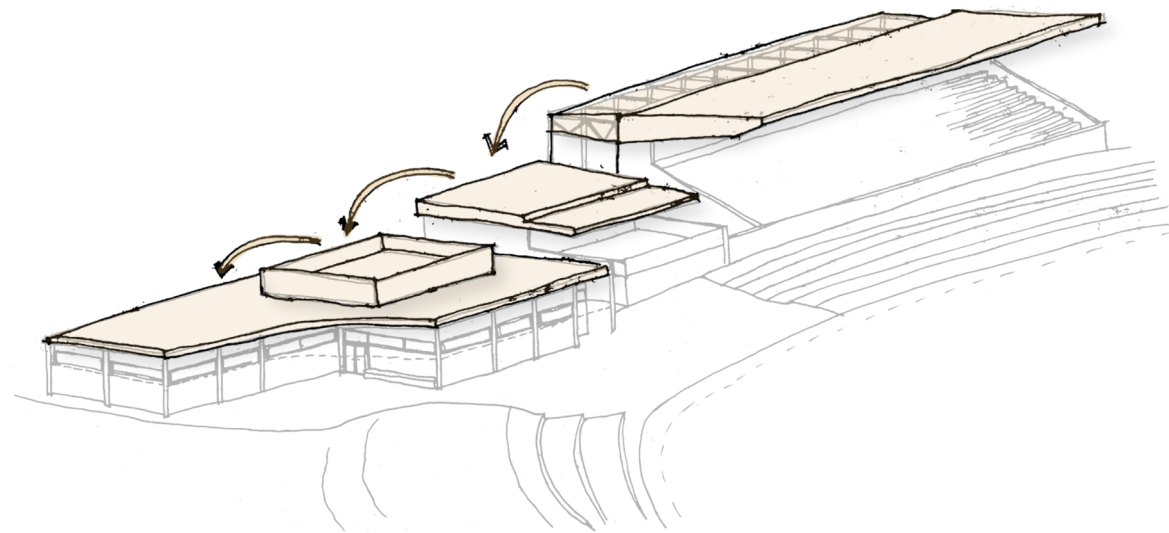
A series of moves are utilised to inform the building design, which all relate to existing elements on site. The building is shaped around an existing significant tree as a feature, emulates the horizontality of the existing grandstand, continues the stepping language of roof heights, and references the existing cream roof and red brick materiality.



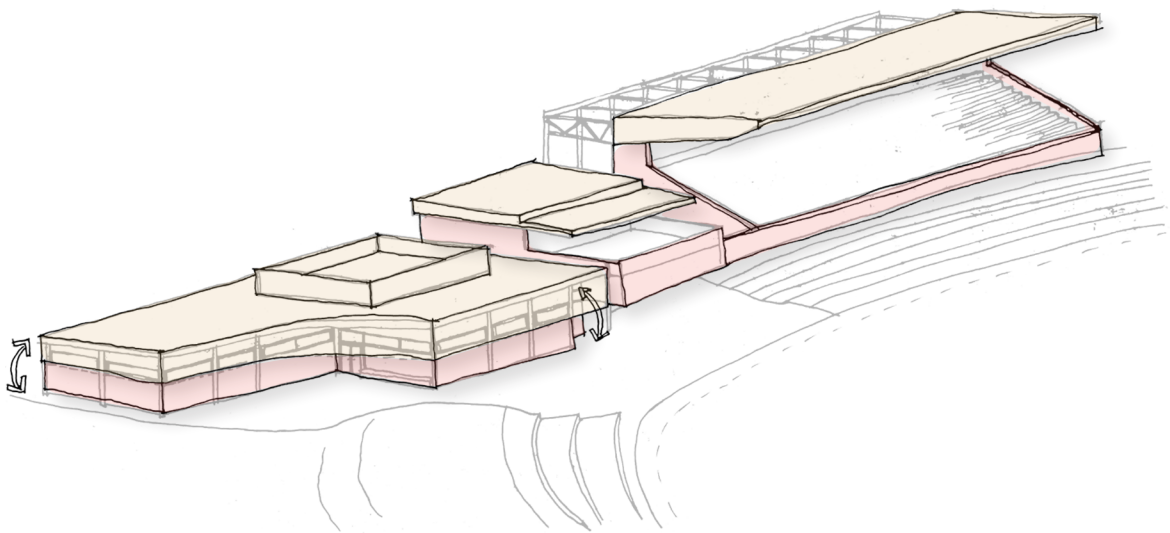
Building form shaped around existing significant tree



Reference to horizontality of existing buildings



Roof heights “step down” across the site



Referencing existing materiality

Proposed Site Plan

Key Moves

- 1

At grade connection from carpark, to building and oval
- 2

Retain and feature existing large trees
- 3

Improved parking legibility with introduction of wheel stops
- 4

New DDA access from carpark to upper level, connecting to concourse, kiosk and bar
- 5

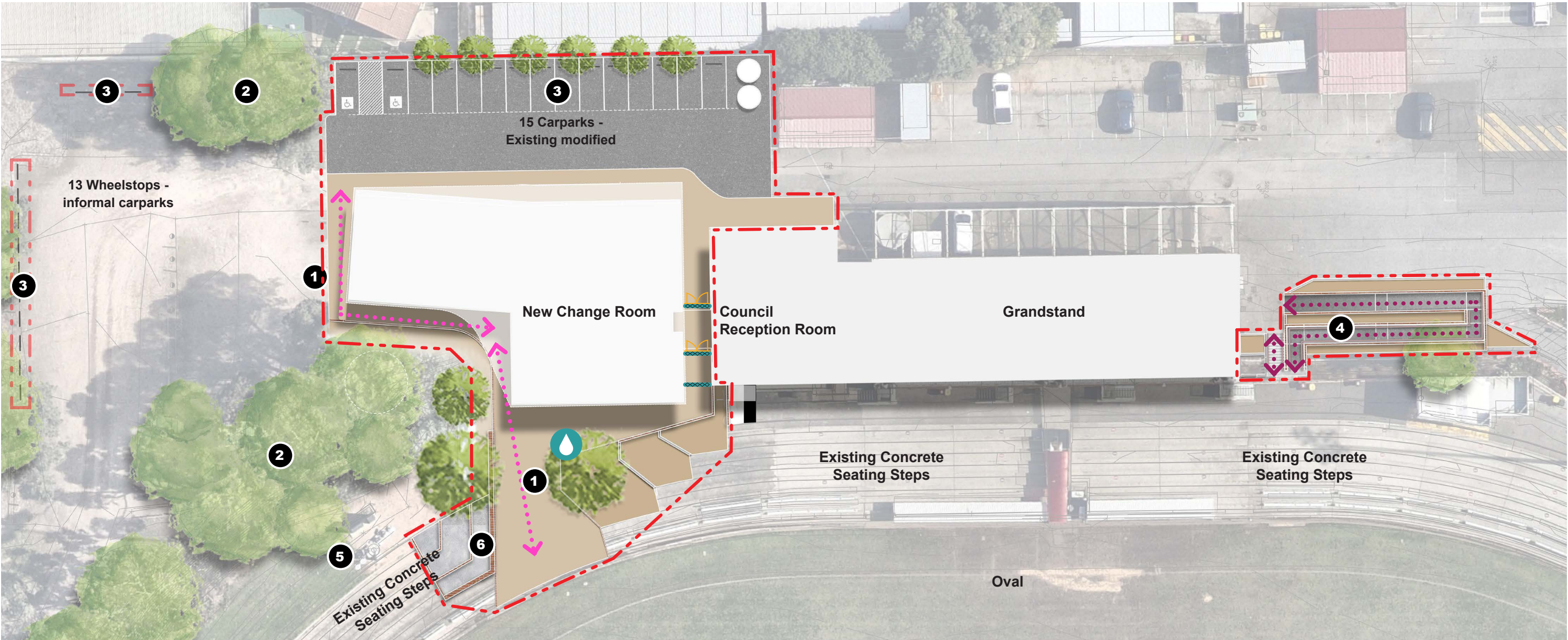
Retain existing sports lighting in current vertical position
- 6

Informal seating area, integrating existing levels into new design
- 7

Layered garden beds, integrated new building level to existing concrete seating steps

Legend

- TPZ (Tree Protection Zone)
- SRZ (Structural Root Zone)
- Existing Tree
- New Tree
- Garden Bed
- Brush Finish Concrete
- Brick terrace steps
- Fence
- Double Gate
- Outdoor bottle re-fill / dog bowl
- Extent of Landscape Work
- Extent of Work - Wheelstops and Bollards Only



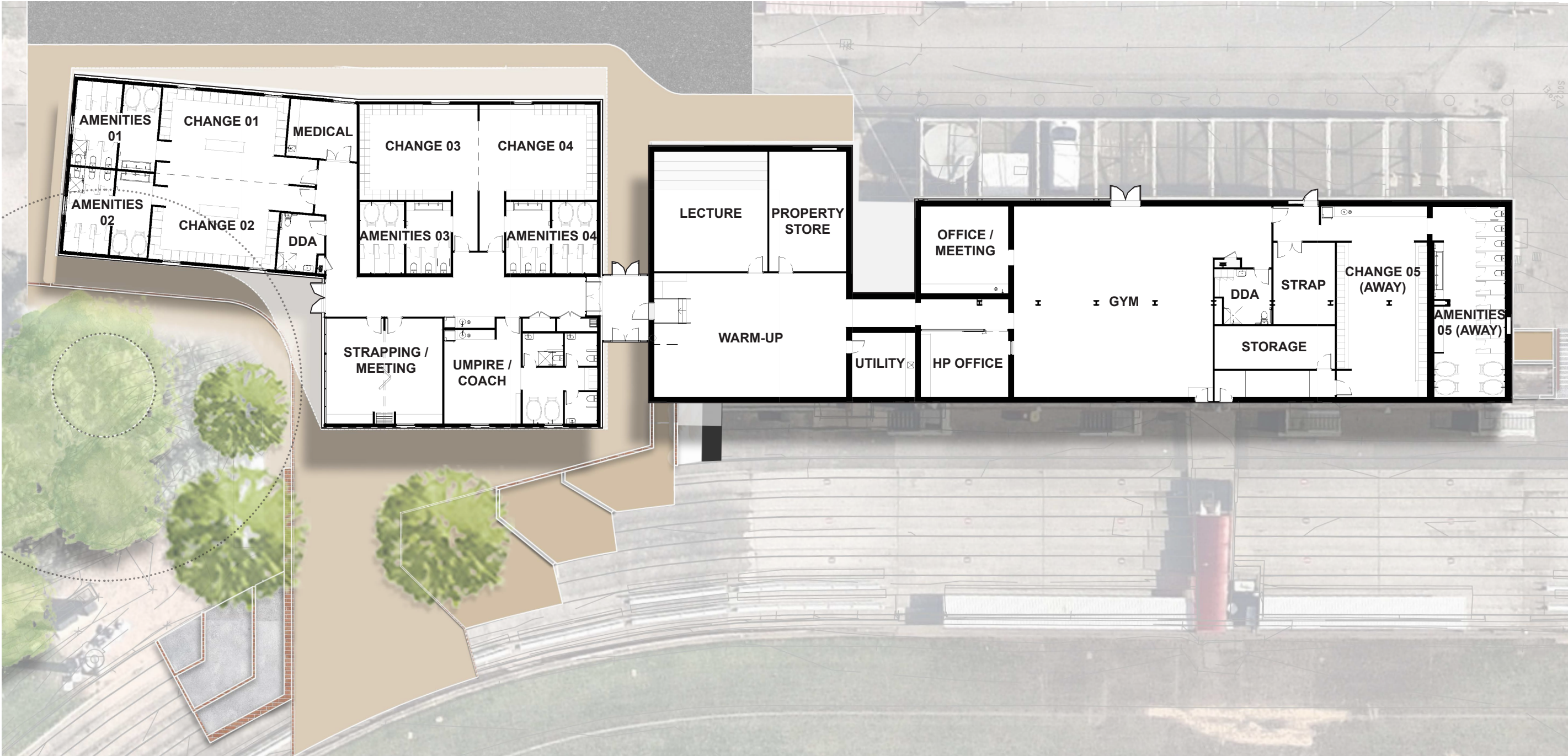
Architectural Layout

The project includes the construction of a new change-room building, and refurbishments of the existing BK Faehse grandstand. The scope of works to the existing grandstand include:

- Remediation of existing structure throughout to maintain building stability and safety
- Replacement of existing corroded roof sheeting, gutters, flashings, and downpipes
- Internal refurbishments to provide SANFL compliant away change-room facilities, re-configured gymnasium and office spaces, and provision of warm-up space

The works to the new change-room building are to include the below:

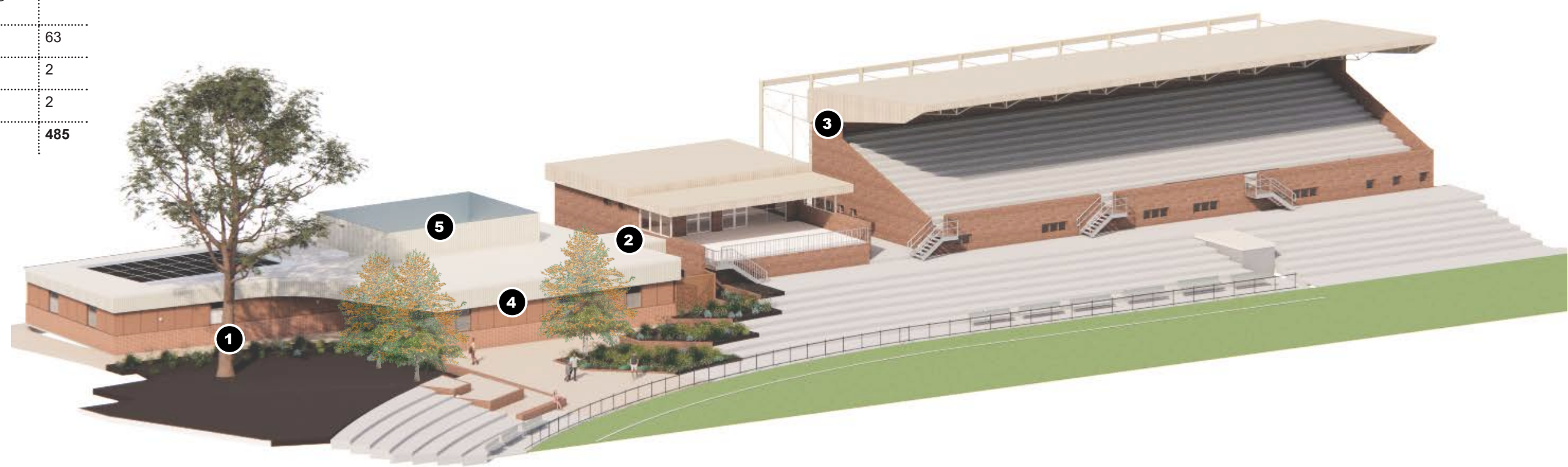
- New change-rooms and amenities, with ability to be split into 4x smaller community change-rooms into the future
- Dedicated player medical room
- Multi-use meeting and strapping room, with ability to be used as 2x smaller rooms
- SANFL standard umpire change facilities



Area Schedule & Architectural Moves

Area Schedule - New Building		Area Schedule - Grandstand	
Change Room 01	46	Change Room 05 (Away)	75
Change Room 02	46	Amenities 05 (Away)	53
Change Room 03	49	Strapping	20
Change Room 04	49	Staff Water-closet	11
Amenities 01	27	Store Room	20
Amenities 02	27	Away Team Corridor	12
Amenities 03	25	Gymnasium	161
Amenities 04	25	Open Office / Meeting Room	30
Medical Room	15	High Performance Office	23
Strapping / Meeting Room 01	23	Utilities	16
Strapping / Meeting Room 02	23	Property Store Room	36
Umpire / Staff Briefing Room	41	Lecture Room	53
Umpire Ambulant Ensuite	5	Warm-up / Cardio	93
Umpire Ensuite 01	4	Building Total	603
Umpire Ensuite 02	4		
DDA Change-room / Drug Testing	9		
Circulation	63		
Services	2		
Cleaner	2		
Building Total	485		

- 1 Building shaped around existing feature tree, creating connected outdoor space
- 2 Central spine internally connecting existing grandstand, council reception room, new change-room building and outdoor space.
- 3 Reference to existing building materials, with red brick provided to base of building, and light cladding to roof
- 4 Roof overhang to windows, providing solar protection
- 5 Protruding roof element, “stepping” building forms across the site

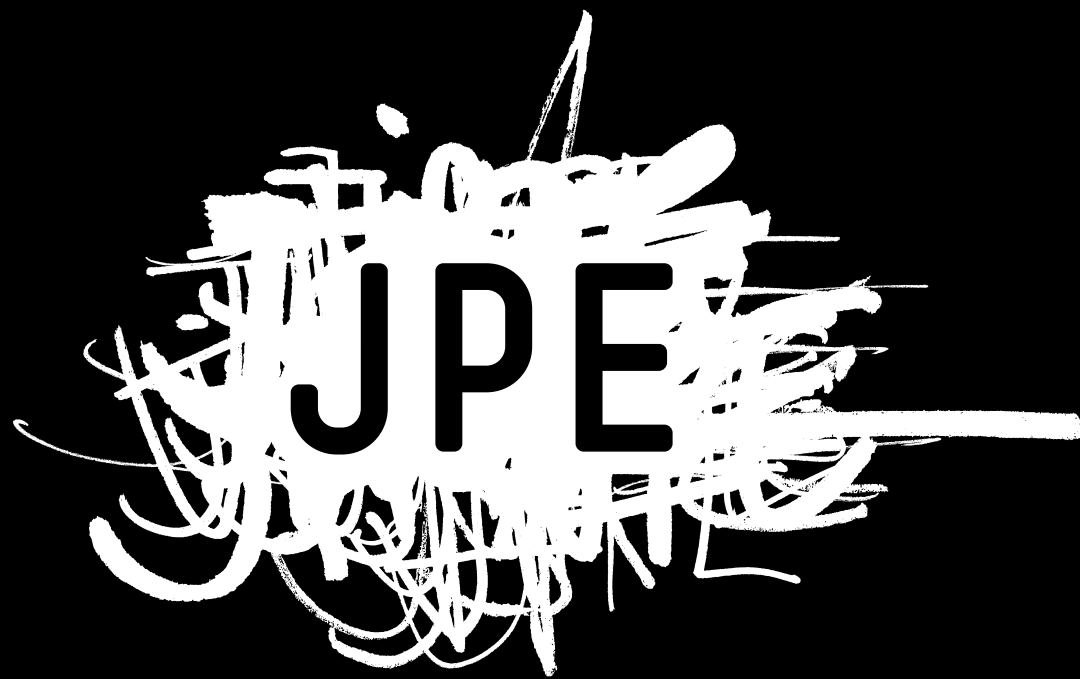


External Render - View from Oval



External Render - View from Courtyard





JPE Design Studio

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www.jpe.com.au

(08) 8406 4000

Level 4/19 Gilles Street,
Adelaide SA 5000