

---

TCA Ground  
Hobart FC Precinct  
Development

DESIGN REPORT  
22nd November 2017  
Revision 02

---



TERROIR

**CONTENTS**

Cover Page	1
Project Background	2
Developed Scope of Work	3
Site Specific Design Principle	4
Site plan	5
Lower Level Plan	6
Upper Level Plan	7
Design Concept	8
Fuctionality Plans	9
Fuctional Space	10
Identity	11
Elevations	12
Sections	13
Fuctional Space Perspective	14
Street Front Perspective	15
Hallway Perspective	16
Centext Perspective	17
Appendix	18
Existing Plan	19

**TCA MASTERPLAN PROJECT DEVELOPMENT**

The TCA Ground HFC precinct development project has been developed in consideration of key Queens Domain Master plan development principles proposed TCA ground implementations and with ongoing input and considerable user group input

Outlined in the HCC TCA Management Plan Implementation are key factors that relate directly to the future success of the Payne Pascoe Stand and the TCA's Facilities

**Strategic Context**

The City of Hobart Strategic Plan 2014-2019 acknowledges the importance of amenity and safety to the people of Hobart. Priority Area 4 of the strategic plan provides for "Strong, Safe and Healthy Communities" and states the Council's focus will be continuing "to improve community safety and public health, promoting, healthy and active lifestyles...." Three 5 year priorities are listed as:

- Increasing community participation
- Improving community safety
- Increasing public health and healthy lifestyles.

The implementation of the TCA Ground management plan will fulfill these three stated strategic priorities.

REVISION	DATE	NOTES
00	07 March 2017	Draft Issue
01	28 April 2017	Quantity Surveyor
02	22 November 2017	Revised

## GENERAL ACCOMMODATION

The following brief outline lists the current proposal as developed from the original project scope of works.

The new facility includes the following:

**2 x Changeroom facilities** - to cater for both the specific State AFL Facility Requirements and the Premier/Regional League Cricket Facilities Requirements.

**2 x additional Changerooms** - to provide accommodation options for multiple teams (including female leagues) at any one time.

### Primary Function/Social space

- a flexible space that can be divided into smaller areas when required
- potentially used by several user groups
- can cater for up to 200 people for functions
- easy access for outside user groups

### Associated Bar/Kitchen/Toilets

**Kiosk** - located close to the main gates but still has link/access to primary function space.

**Additional Meeting room** - to provide optional meeting space for other user groups when primary function space is occupied. Could be set also as 'future cafe'.

**Storage** - to cater for separate user group requirements, and located with easy access to function facilities and kiosk.

**External Toilets** - to cater for patrons within the grounds.

**Exterior Seating** - Located on both sides of the existing grandstand. The north side being a more formal tiered seating arrangement associated with the primary function space. The south side being a 'looser' arrangement that negotiates the existing varied levels in that area.

**Umpires Change Rooms & Timekeepers Box**- It is proposed to locate these functions in the redeveloped HC Smith Stand, thereby keeping officials away from players' change rooms and supporters.

## STATE LEAGUE AFL FACILITY REQUIREMENTS

CHANGE ROOMS 75 - 90m2 X 2

AMENITIES (players toilets and showers) 35m2 X 2

MASSAGE / STRAPPING ROOM 20m2 X 2

DOCTORS ROOM 15m2

FIRST AID / MEDICAL ROOM (public access) 15m2

GYMNASIUM / FITNESS ROOM 40 - 50m2 +

OFFICE / ADMIN / MEETING 25m2

STORAGE (internal & external) 25m2 +

SOCIAL / COMMUNITY ROOM 200m2

UTILITY / CLEANERS ROOM 5m2 +

KITCHEN & KIOSK 40m2

PUBLIC TOILETS

- MALE 20m2
- FEMALE 20m2
- DISABLED 5m2

## PREMIER / REGIONAL LEAGUE CRICKET FACILITY REQUIREMENTS

CHANGE ROOMS 30 - 45m2 X 2

AMENITIES (players toilets and showers) 25m2 X 2

MASSAGE / STRAPPING ROOM 20m2 X 2

DOCTORS ROOM 15m2

FIRST AID / MEDICAL ROOM 15m2 (desirable)

GYMNASIUM / FITNESS ROOM 20 - 30m2 (desirable)

OFFICE / ADMIN / MEETING 15m2

STORAGE (internal) 30m2

SOCIAL / COMMUNITY ROOM 150m2

UTILITY / CLEANERS ROOM 5m2

KITCHEN & KIOSK 25m2 + 8m2 STOREROOM

PUBLIC TOILETS

- MALE 15m2
- FEMALE 15m2
- DISABLED 5.5m2

## AREA ALLOCATIONS

### SOCIAL / COMMUNITY SPACE / ADMINISTRATION



### SPORT FACILITIES



### PUBLIC FACILITIES





# Site Specific Design Principles

## 1. Views to ground

The Social/Function Room has been set back to minimise impact on views to full extent of ground from certain areas of the existing Payne Pasco Grandstand. It has been located on the northern side of the grandstand to maximise views across the length of the ground.

### Views beyond

The location of primary Social/Function space also allows for greater visual access to significant views across to the Eastern Shore, back to Mount Wellington, and the city, and north towards the upper Queen's Domain



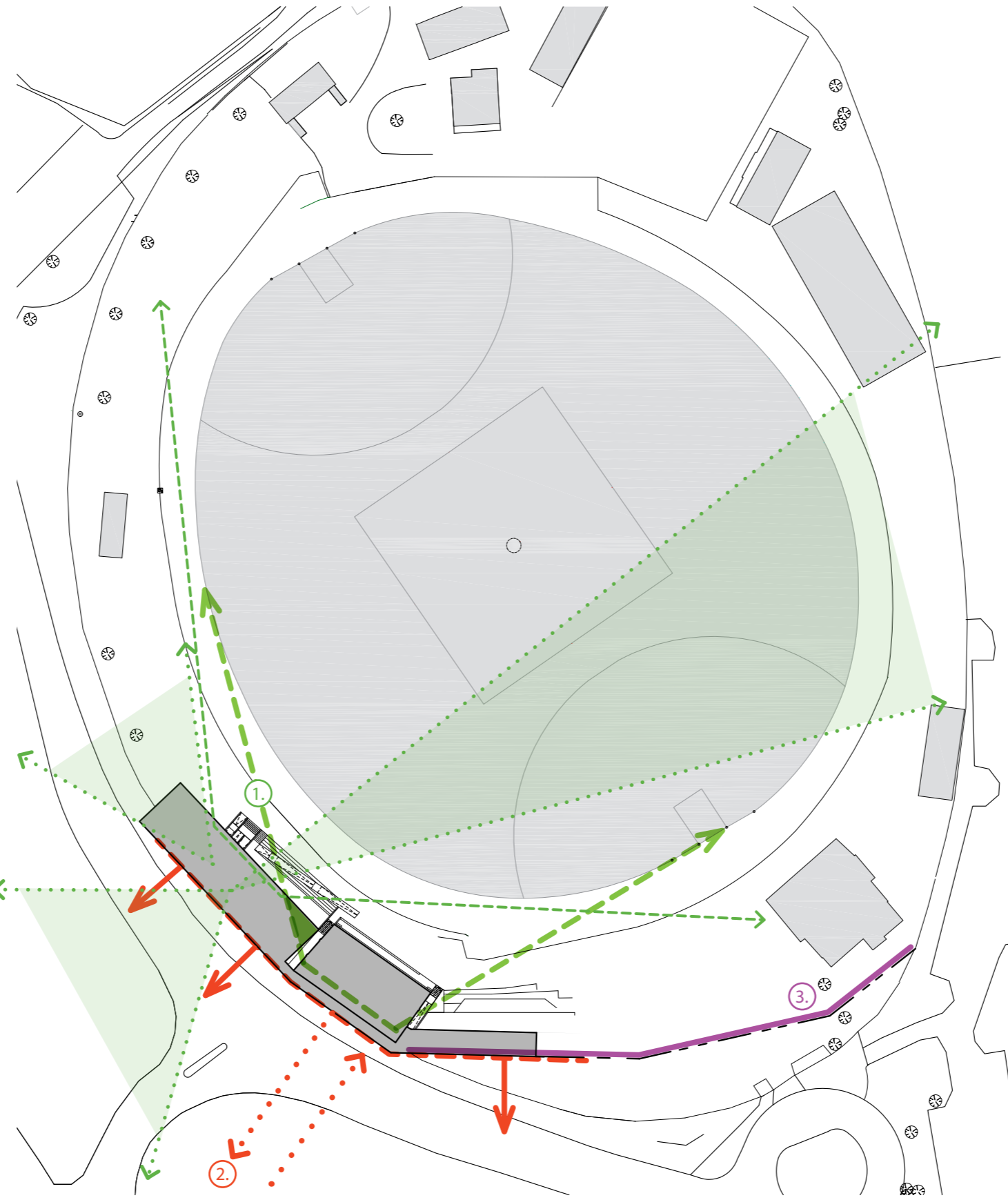
View across ground to Eastern Shore



View back to city and Mountain



View North to Queens Domain



## 2. Visual Engagement Beyond / Renewed Identity

A renewal to the outward presentation of the existing buildings would provide a much needed welcoming 'face' to the stadium, and presents a more significant sense of identity and public/community engagement.

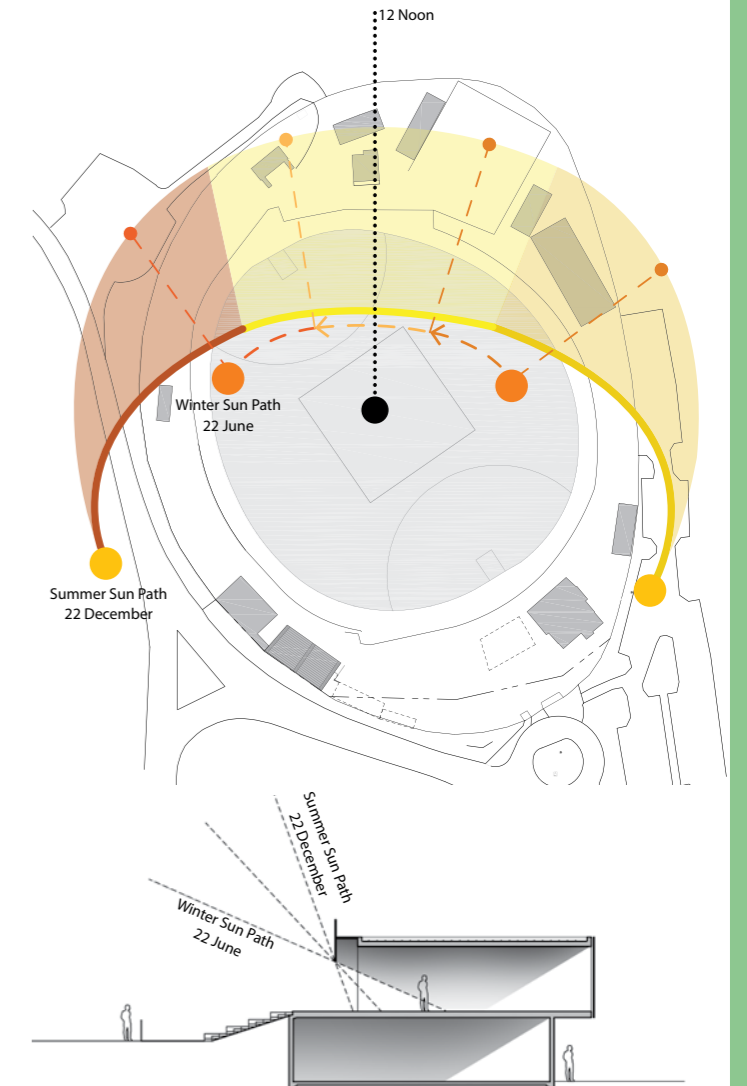
## 3. Adjusted Fence alignment

New building has been developed to fall within the adjusted boundary lines as proposed in the Queens Domain Masterplan.



Sun Paths

Roof overhangs and screening to the primary social/function space have been incorporated to reduce potential glare issues.





The concept design aligns with the Queens Domain TCA Master Plan.



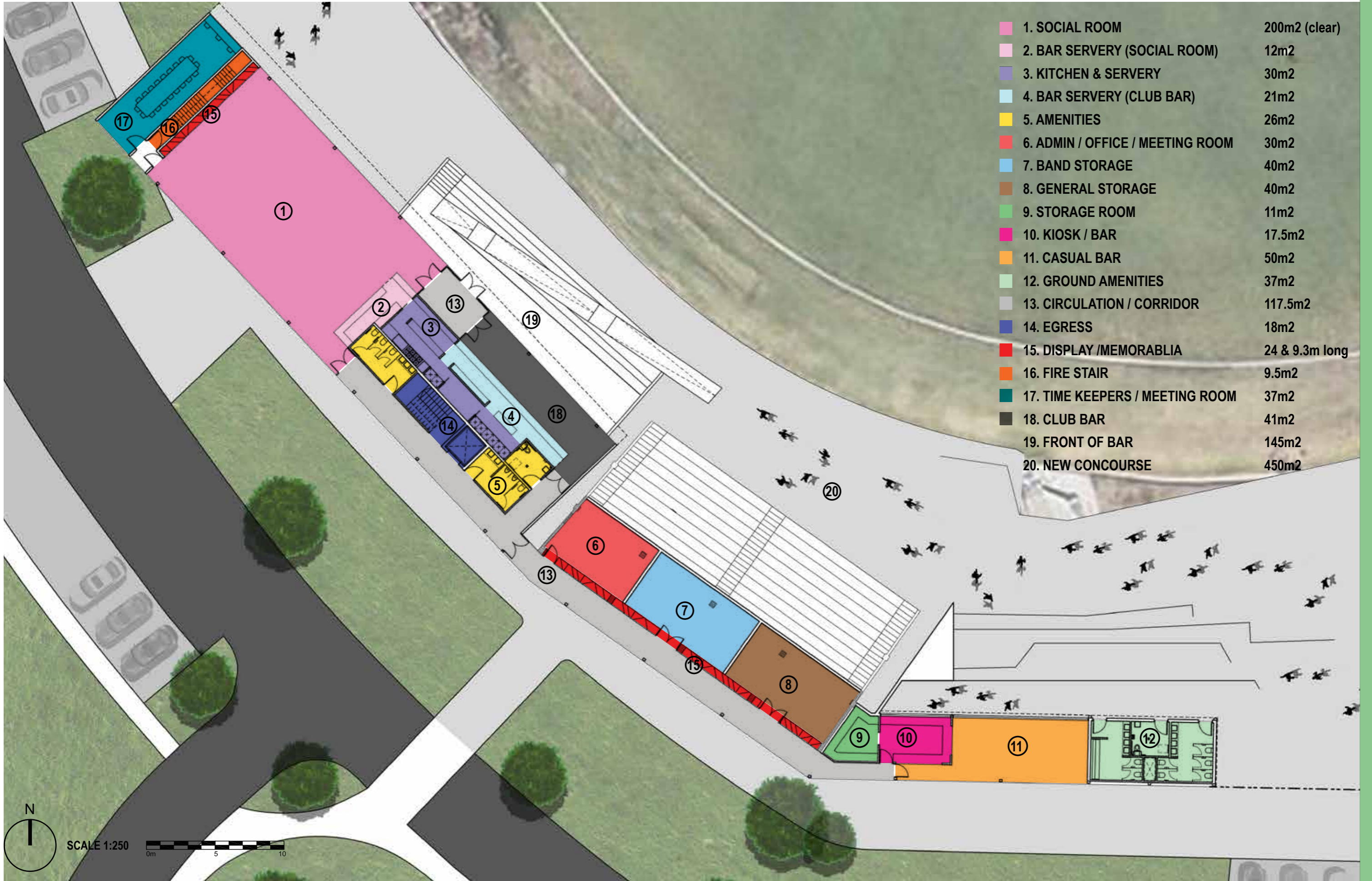


Revised Lower Level Plan





Revised Upper Level Plan



**CLADDING / IDENTITY**

The exterior cladding frames an identity that reflects the sporting venue

**PRIMARY STRUCTURE**

A truss system that links the new and existing buildings together to read as a uniform typology.

**UPPER LEVEL FLOOR PLATE**

- Social Room
- Kitchen / Bar
- Amenities
- Office / Admin / Meeting Room
- Storage
- Kiosk & Kitchen
- Service Core

**LOWER LEVEL FLOOR PLATE**

- Change Rooms
- Amenities
- Massage / Strapping Room
- Gymnasium
- Storage
- Service Core

**MAKING PLINTHS**

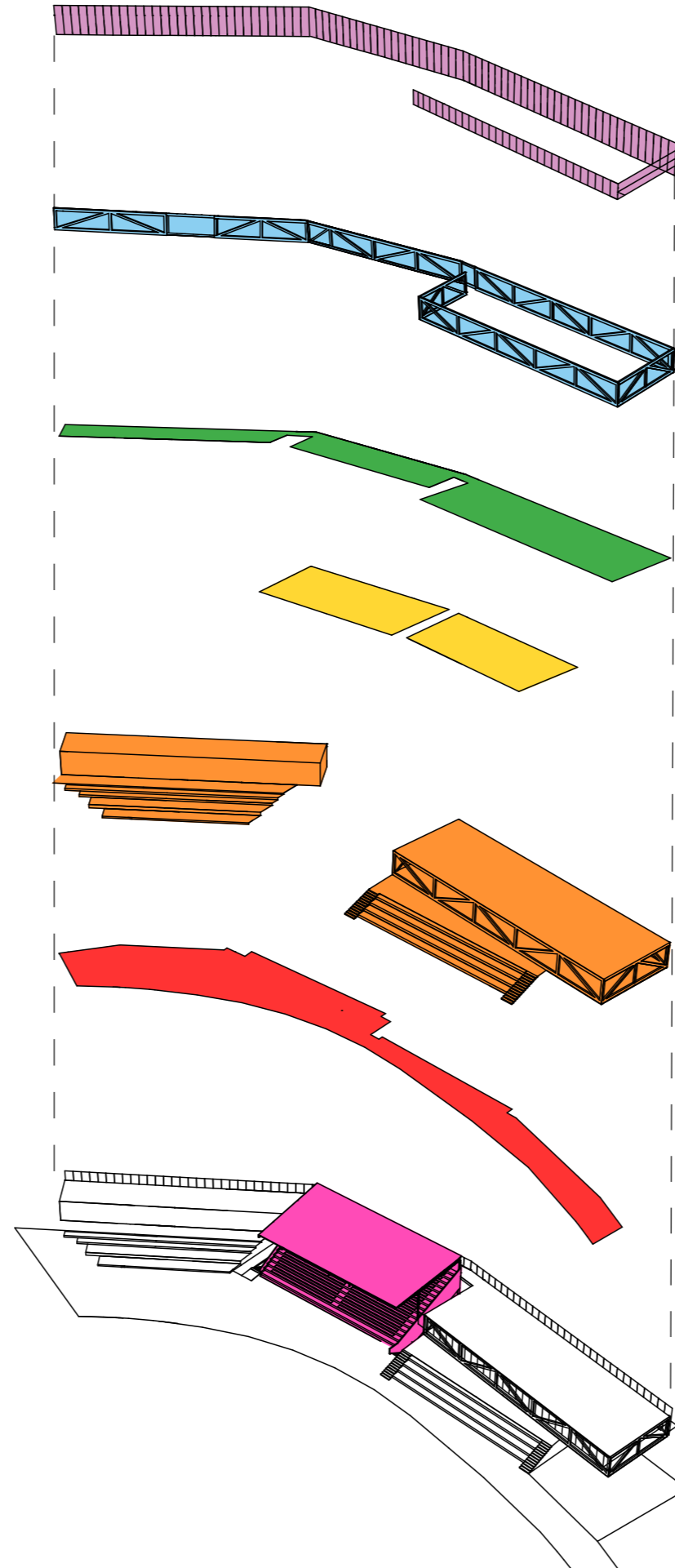
Raised building footprints to allow for external seating.

**NEW CONCOURSE**

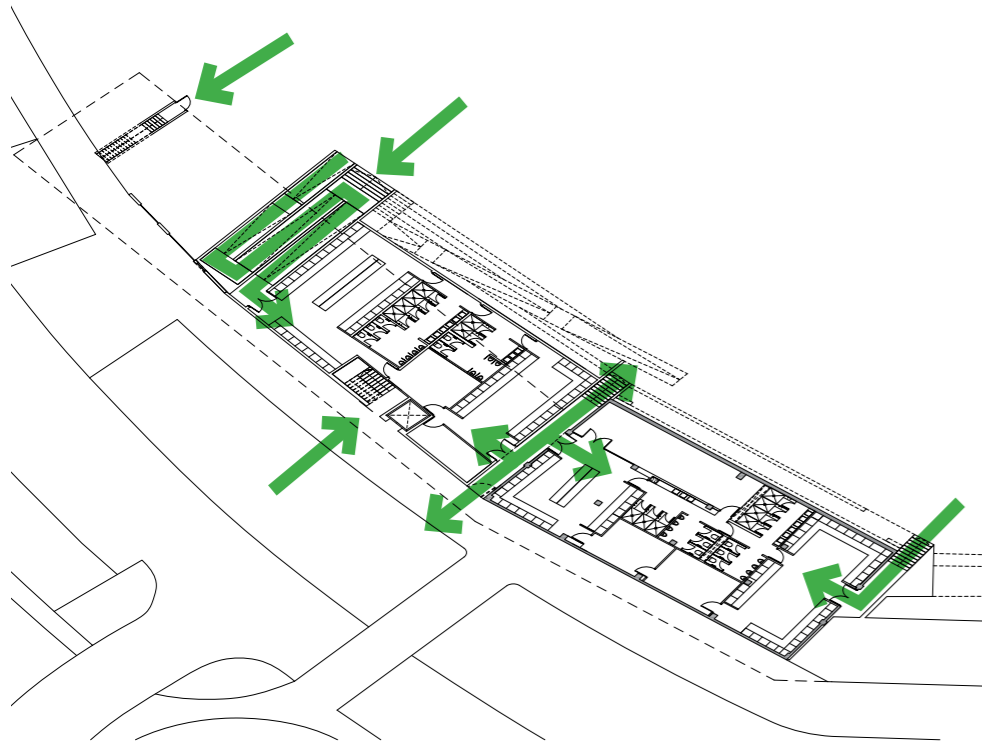
Raised ground surface to form a continuous ground line between the playing field and new concourse.

**EXISTING / MAKE GOOD**

Existing building facilities get upgraded and refurbished

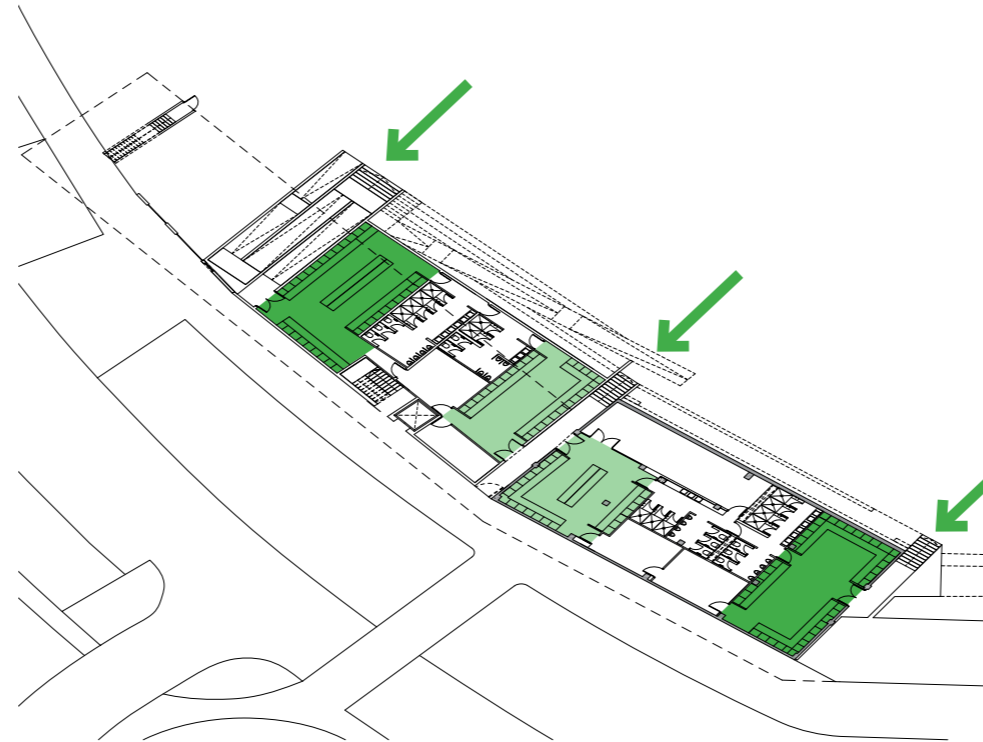






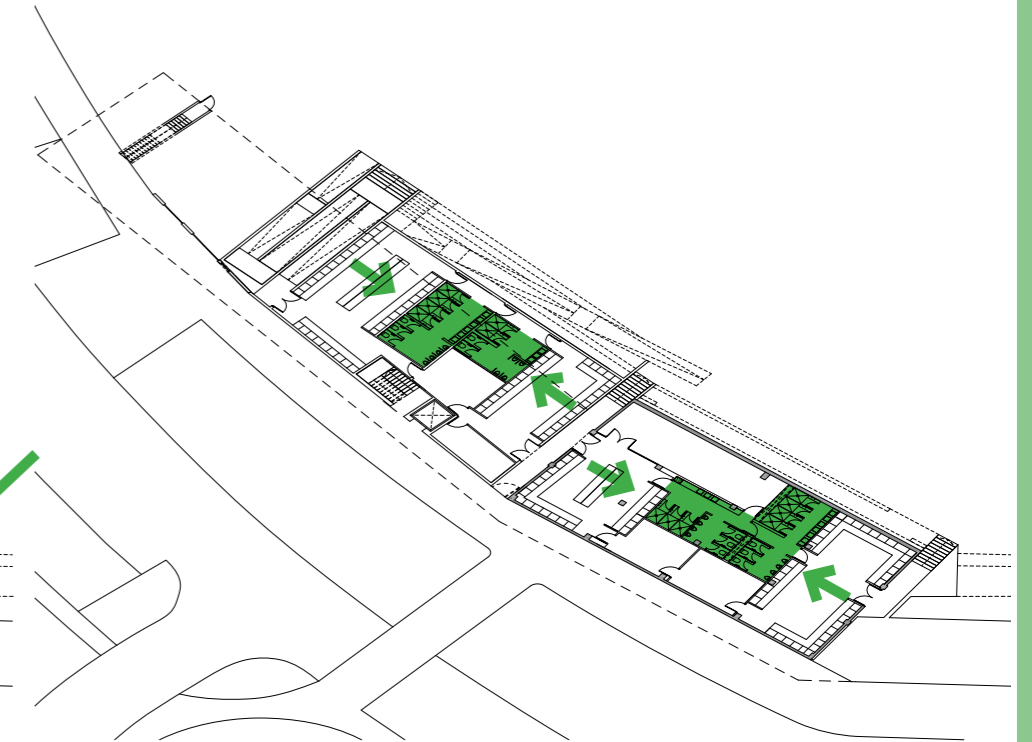
**ACCESS**

Ramped and ground level access to the lower floor of the building to comply with disable access requirements.  
Central stair access in between buildings gives ease of circulation.



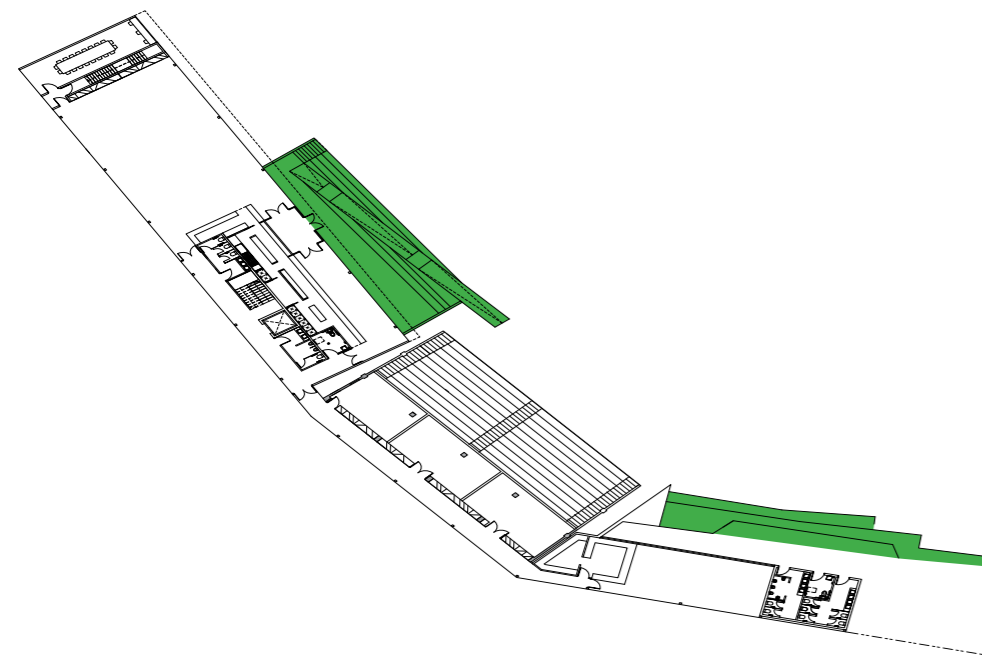
**MAIN & SECONDARY CHANGE ROOMS**

2 sets of change rooms allows smaller teams to occupy the secondary change rooms if required.  
The extra change rooms also allows space to facilitate a 4 team/group scenario if necessary.



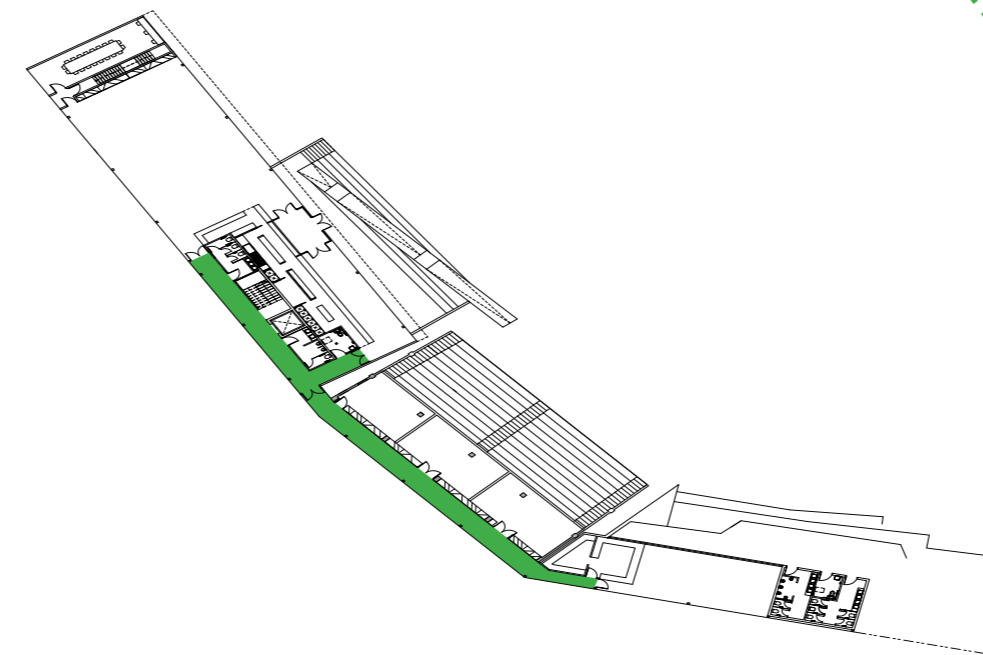
**CLUSTERED AMENITIES**

Clustered amenities allow extra toilets, showers and basins to be opened up or closed catering for large and small teams when required.



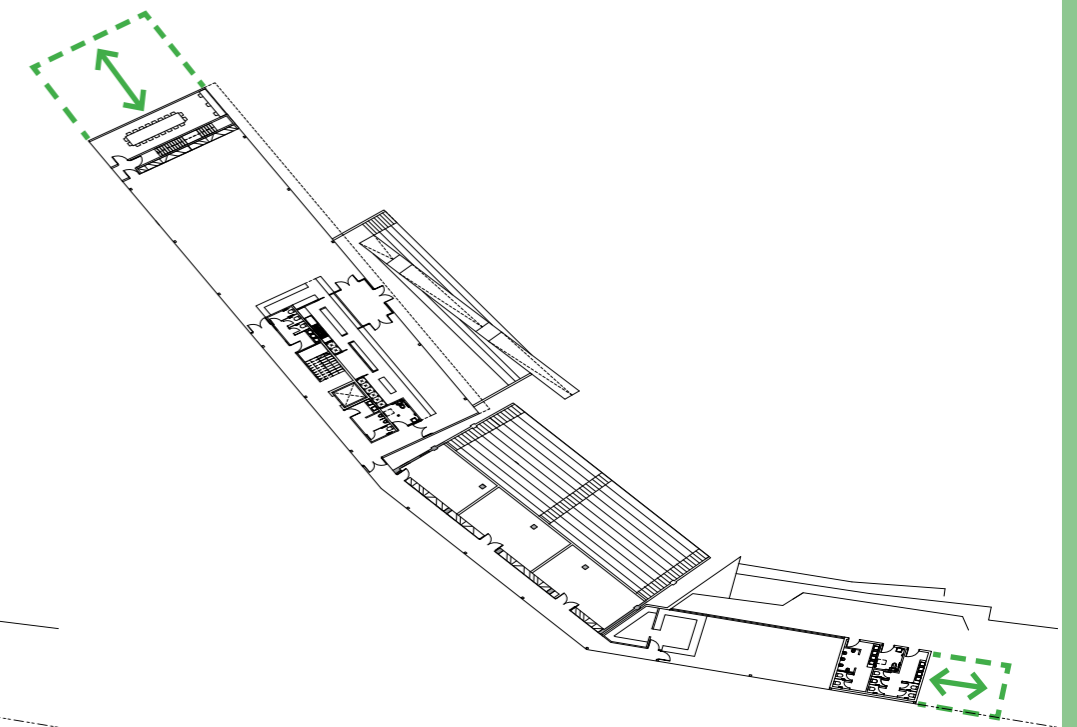
**TIERED SEATING**

New outdoor ramped and tiered seating that accommodates for a larger capacity crowd. The tiered seating adjacent to the kiosk merges with the sloping contours / falling ground line.



**NEW CONNECTION**

New corridor connection acts as a link between all three buildings that provides ease to service and circulation, plus allows disabled access from the kiosk.

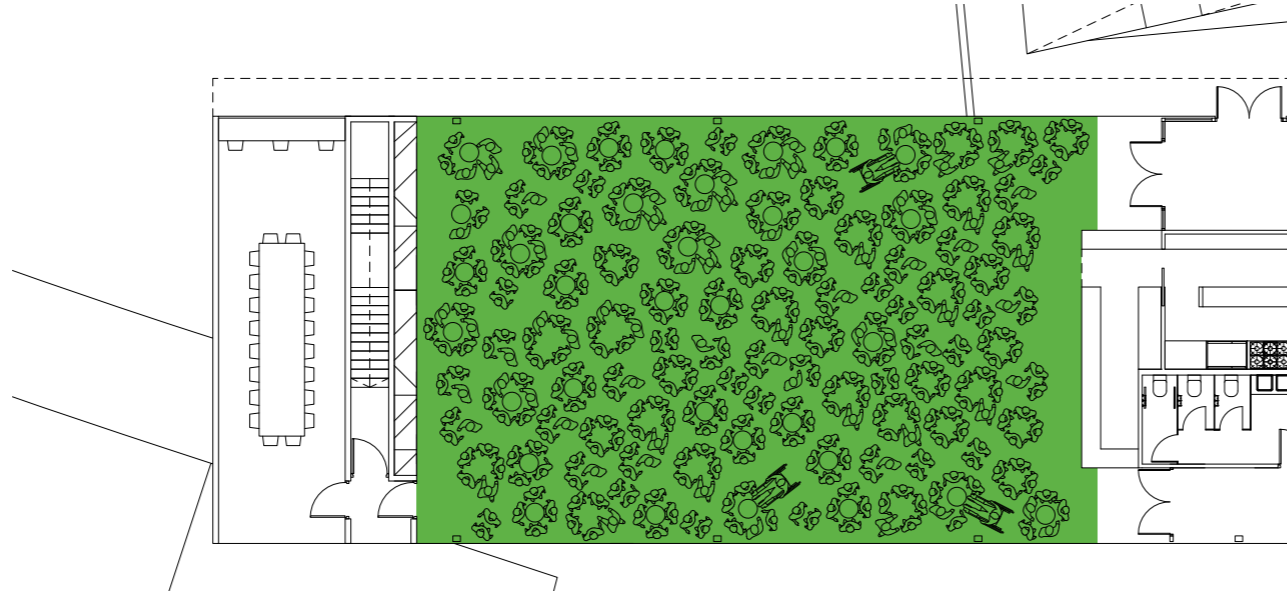


**POTENTIAL EXTENSION**

Consideration to a flexible plan has been made so specific areas can be pushed or pulled without effect the overall design. These spaces could be extended or reduced.

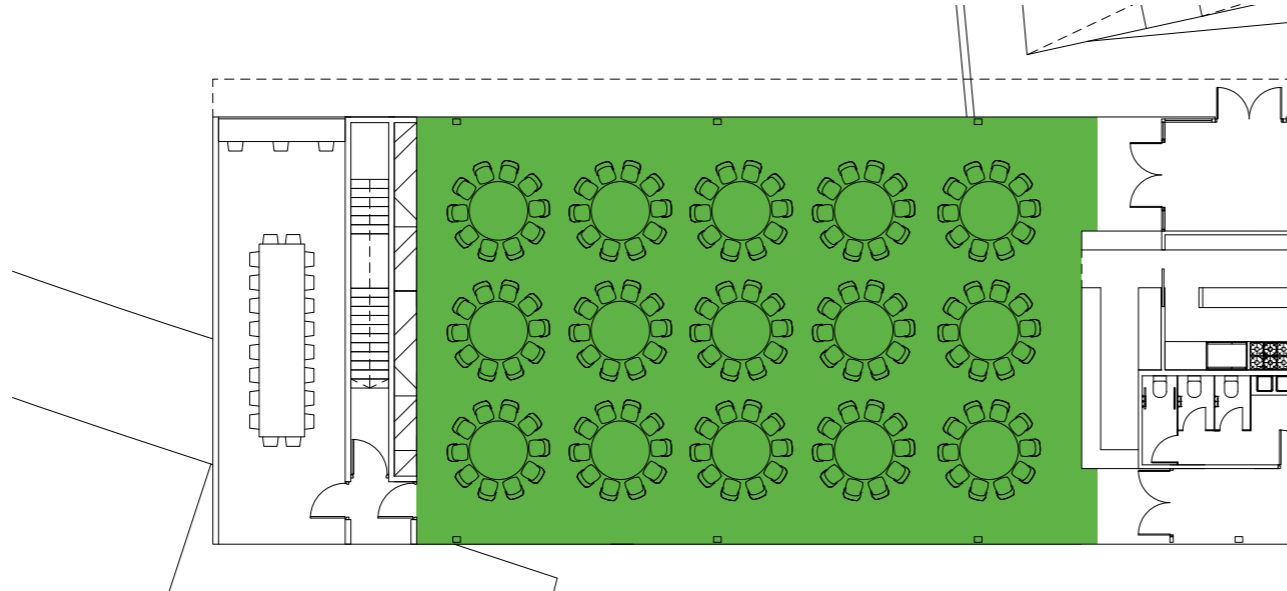
**COCKTAIL FUNCTION**

Function Space contains 400 standing occupants  
(Max Capacity).



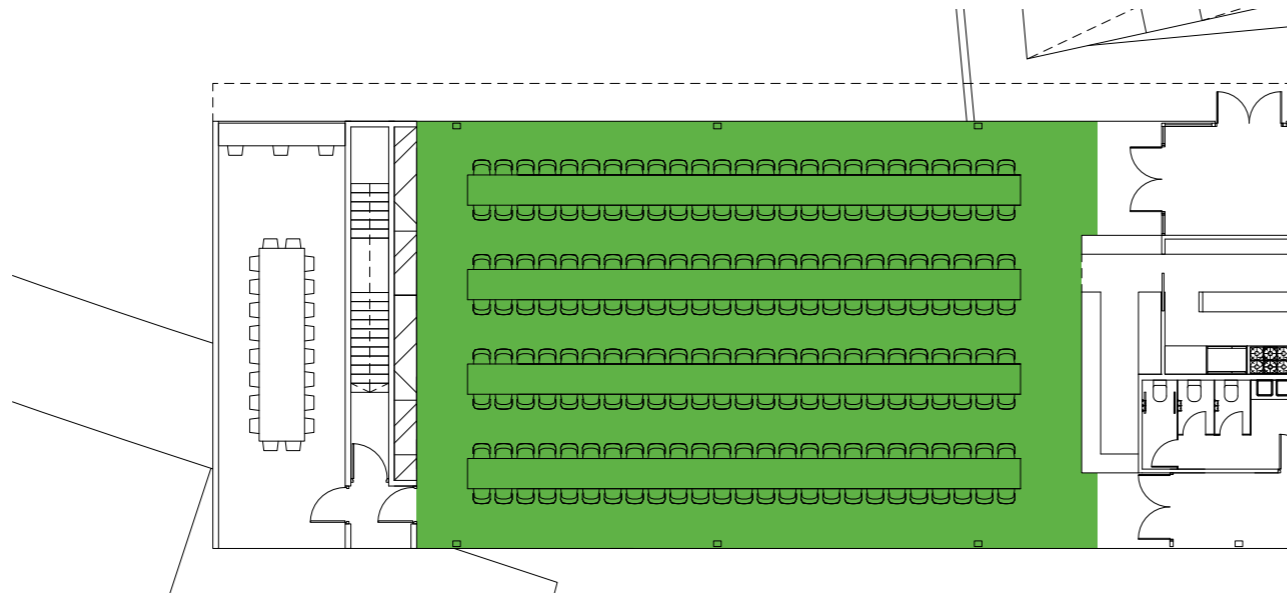
**ROUND TABLE FUNCTION**

15 round tables of 10 = 150 persons.

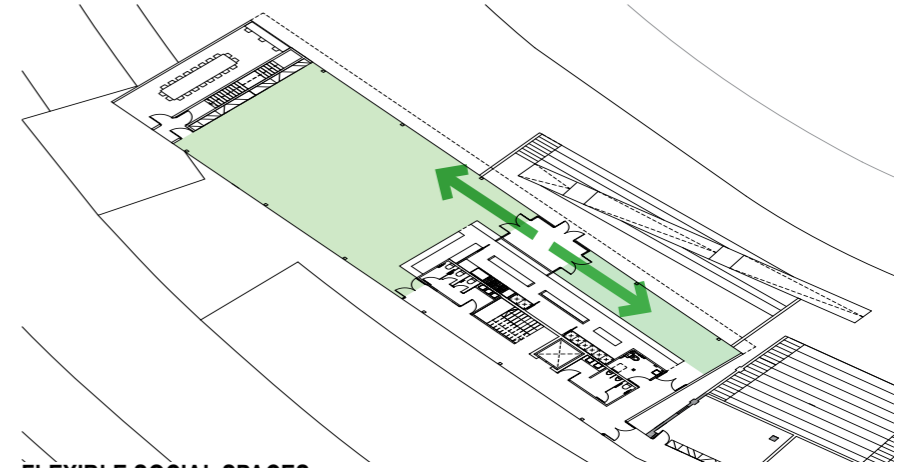


**LONG TABLE FUNCTION**

In this scenario the main Function Space contains  
4 tables of 50 = 200 persons

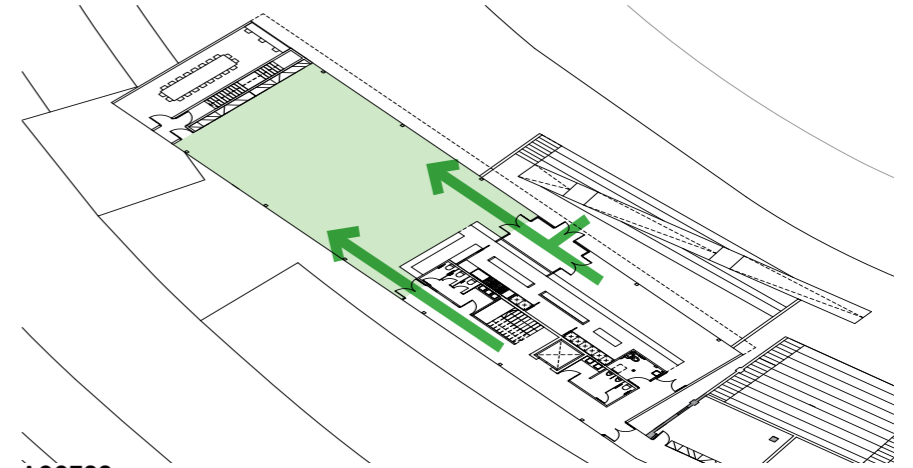


Source:  
Building Code of Australia (BCA) Section  
D Access & Egress - D1.13 Number of  
Persons Accommodated. Table D1.13  
Area Per Person According to Use.



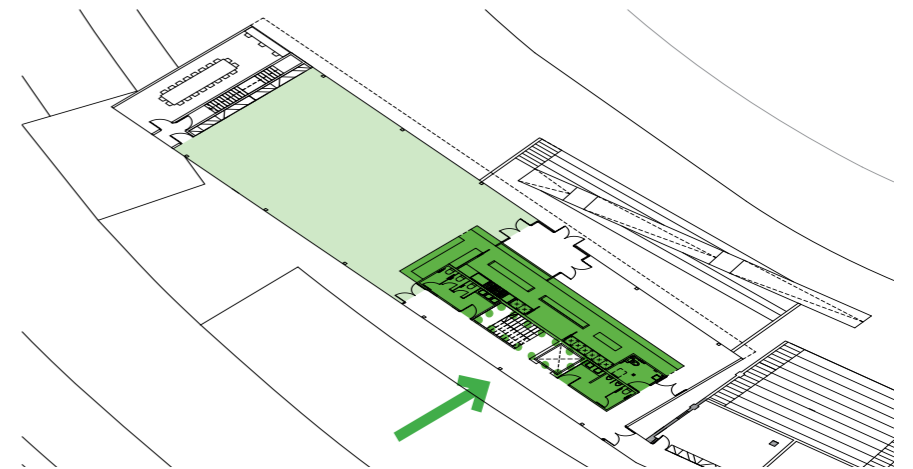
**FLEXIBLE SOCIAL SPACES**

Flexibility between the Social Room and Club Bar allows functions / events to occur while not disturbing the adjacent social space. By keeping the airlock doors open, the Social Room and the Club Bar is able to turn into a large adjoining space to cater and service larger social events. This separation also provides acoustic isolation benefit between the Social Room and Club Bar.



**ACCESS**

Perimeter circulation around the service core allows for multiple access points to the social room. This allows for ease of catering for events and circulation.



**SERVICES**

Adjacent services, amenities and egress that caters and gives ease of access to the Social Room and Club Bar. The proximity between the road and the lift/stair core allow for clear and simple access to the upper level.





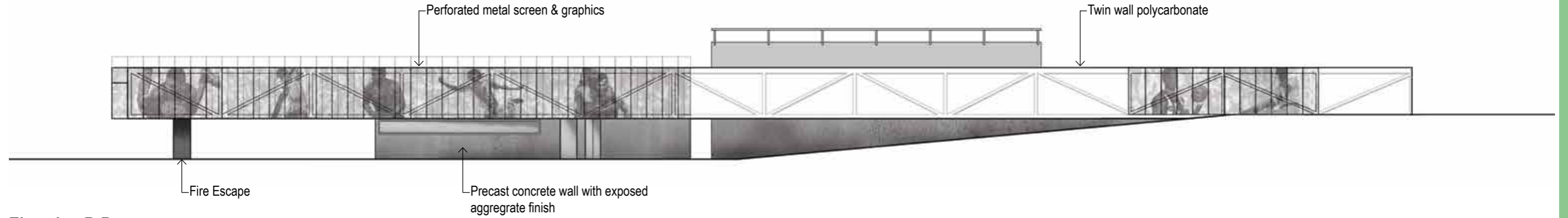
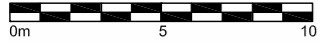
PERFORATED METAL SCREEN & GRAPHICS



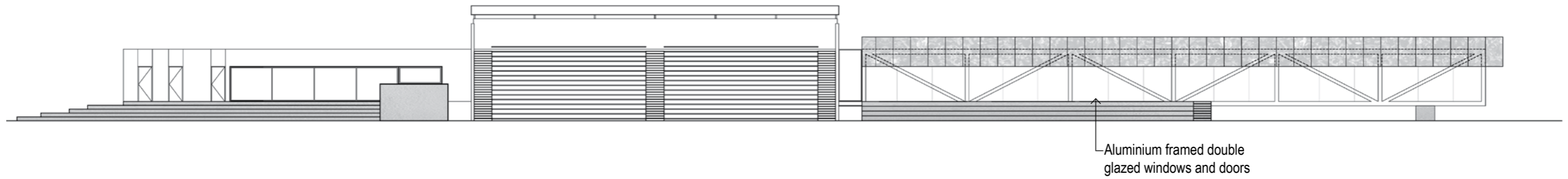
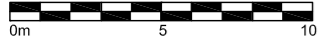
TWIN WALL POLYCARBONATE



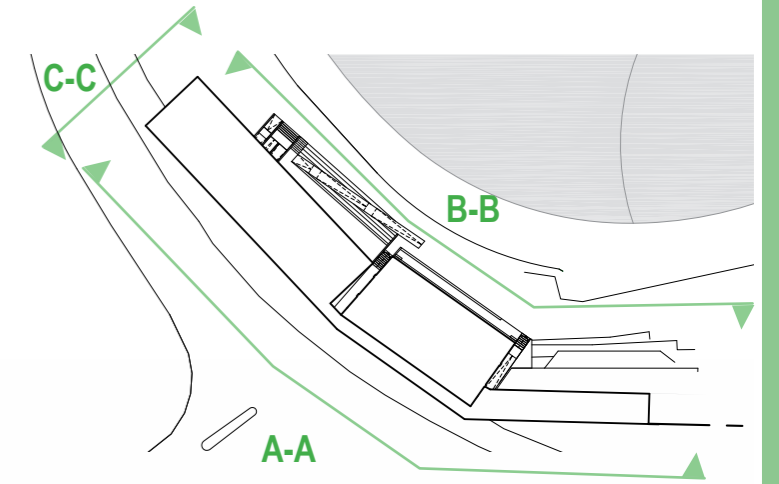
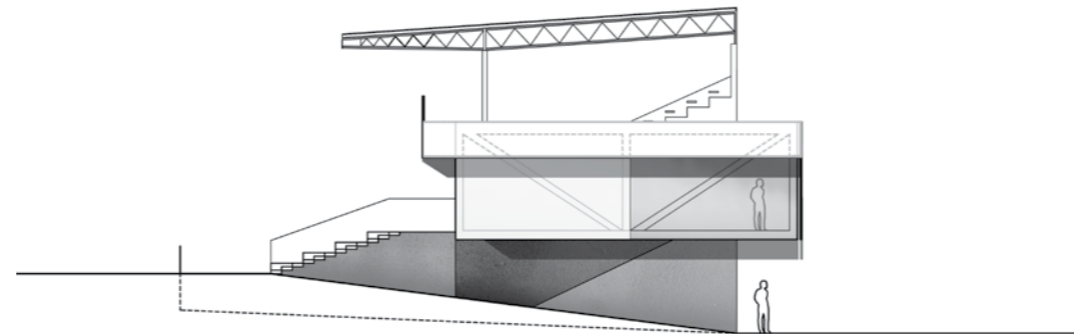
**Elevation A-A**  
SCALE 1:250 @ A3



**Elevation B-B**  
SCALE 1:250 @ A3



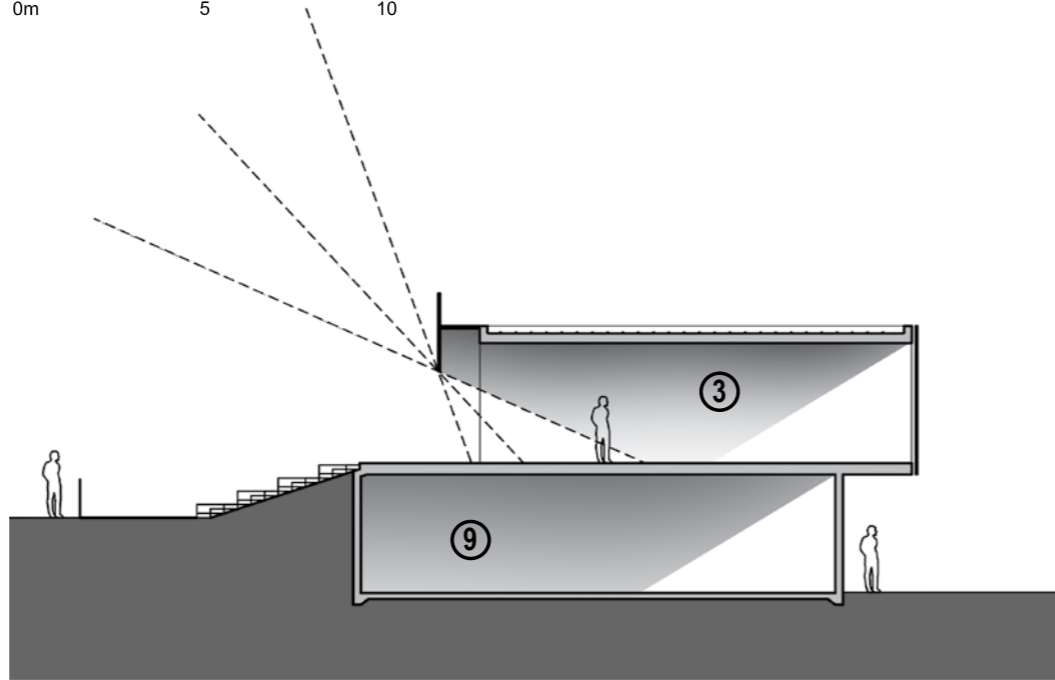
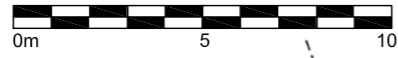
**Elevation C-C**  
SCALE 1:250 @ A3



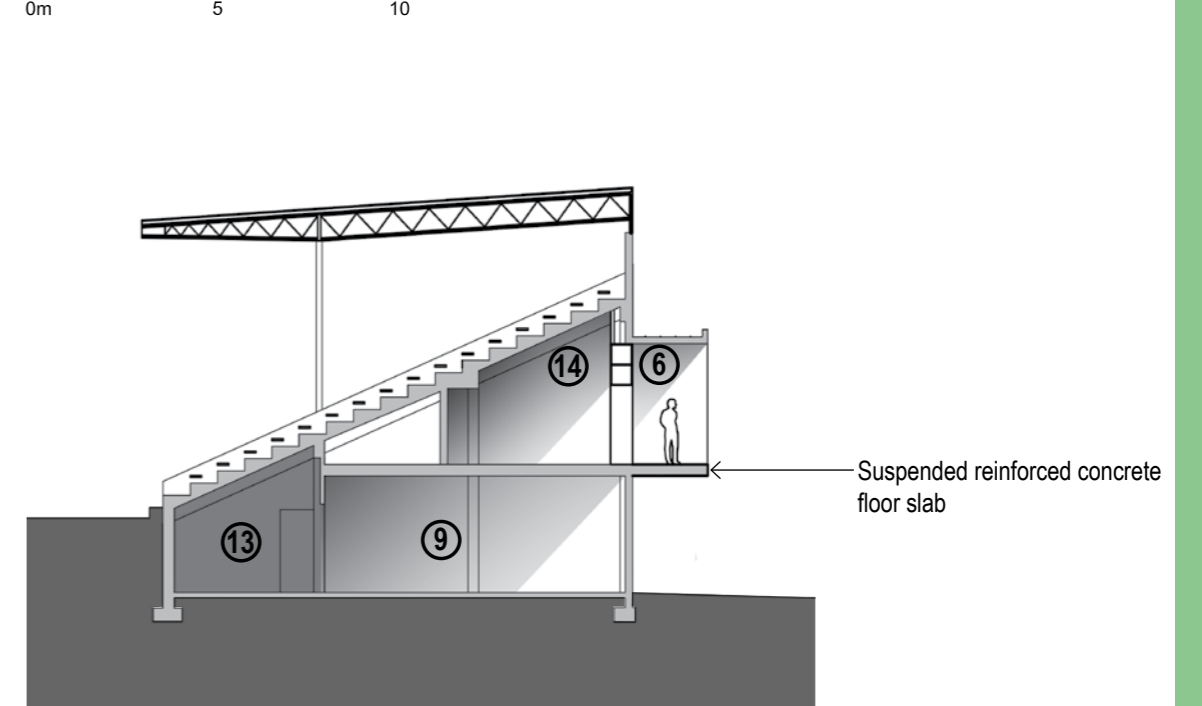
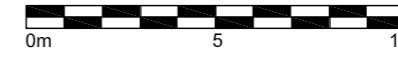


- 1. TIME KEEPER / MEETING ROOM
- 2. FIRE STAIR
- 3. SOCIAL ROOM
- 4. AMENITIES
- 5. EGRESS CORE
- 6. DISPLAY / MEMORABILIA
- 7. CASUAL BAR
- 8. GROUND AMENITIES
- 9. CHANGE ROOMS
- 10. DOCTORS ROOMS
- 11. STORAGE ROOM
- 12. MASSAGE / STRAPPING ROOM
- 13. GYMNASIUM
- 14. ADMIN / OFFICE / MEETING ROOM

**Section A-A**  
SCALE 1:200 @ A3



**Section B-B**  
SCALE 1:200 @ A3



**Section C-C**  
SCALE 1:250 @ A3

