Campbell Town War Memorial
Oval Redevelopment
The history

- The Campbell Town War Memorial Oval is located on High Street, Campbell Town
- It is home to:
  - Campbell Town Swimming Pool
  - Campbell Town Football Clubrooms and Grandstand
  - Skate Park
  - War Memorial
  - Cycle track
  - Outdoor exercise equipment
  - Public Toilets
The planning

• In 2014 Council engaged Jeff McClintock to prepare a Development Plan for the precinct
• Plan gave 38 recommendations regarding:
  • Development of a multipurpose centre
  • Upgrading the toilet block
  • Improving the swimming pool complex
  • Upgrades to the oval
  • Work on the cycle track
  • Upgrades to the skate park
  • Improvements to the outdoor gym
  • Improvements to the War Memorial
  • Improvements to access and parking
  • Power and water infrastructure upgrades
  • Landscaping
  • Construction of netball and tennis courts
Key recommendations

• The Plan recommended a three stage implementation:

• Stage 1:
  • Removal of existing grandstand/clubhouse and the construction of a new multipurpose centre incorporating externally accessible public toilet facilities and development of a new car park

• Stage 2:
  • Creation of paths, swimming pool facilities upgrade, precinct signage, relocation of cenotaph, cycle track modifications and landscaping.

• Stage 3:
  • Oval improvements and construction of netball/tennis courts
Key recommendations
What did Council do with the plan?

• Council accepted the Campbell Town War Memorial Oval Precinct Development Plan on 8 December 2014; and

• Approved the development of a business plan, with a statewide perspective, to assess the viability of the proposed multipurpose centre.

• In June 2015 Council engaged Strategy 42 South to prepare a Financial and Economic Analysis Report on the viability of building a multipurpose facility on the site.
Financial and Economic Analysis of the Campbell Town War Memorial Oval Precinct Development Plan

• Council accepted the report in December 2015
• The report determined that a multi-function centre is economically feasible
• Council approved officers to pursue funding opportunities for the multi-function centre
• An appendix report was submitted by Strategy 42 South which estimated at cost of $2.125 million for the multipurpose facility and $1.54 million for clubrooms only
The Multipurpose Facility

- February 2016 Council approved proceeding with the design of a smaller clubrooms incorporating changerooms and public toilets
- Council submitted an application to the National Stronger Regions fund requesting $750,000 toward the cost of the new facility (unsuccessful)
- Council allocated $750,000 in its 2016-17 budget toward the development
- Federal Government committed $750,000 toward the development in the lead up to the 2016 Federal election
- With the funds now available for construction, Council engaged Philp Lighton Architects to prepare detailed design of the development
The Multipurpose Facility

• Philp Lighton presented two options to Council in February 2017 and Council adopted the Multi-Function Centre (Option 2) as the replacement facility for the Campbell Town War Memorial Oval Precinct Clubrooms

• So, once again back to a multi-purpose facility
Then what happened...

• Budget identified
• Detailed design occurred
• Costs escalated
• Cutting back occurred
• Re-design
• The Campbell Town Tennis Club decided to relocate
• Funding application submitted to support the Tennis Club relocation (and was successful)
• AFL Tasmania agreed to contribute $150,000 to increase the lighting from 100LUX to 200LUX
• Election funds committed in the State election for cenotaph upgrade... and then...

• In February 2018 Council awarded the tender to construct the facility to Vos Group.
• Planning approvals in place, however amendment is required
• Building approvals in progress
• Works should commence in June 2018
What does it include?

- Function room
- Kiosk
- Kitchen
- Store
- Toilets
- Umpires rooms
- Gym
- Office
- Time keeper room
- Medical room
- Massage room x 2
- Changerooms x 2 (but can be divided into 4)
How will it be managed?

• Council officers are working with all user groups for the site to develop a management committee to manage the facility

• Initial meetings need to be established to confirm the working group and commence work on a terms of reference

• Stakeholders include:
  • Football Club
  • Tennis Club
  • Swimming Pool
  • Campbell Town District High School
  • Campbell Town Multi-Purpose Centre
Key learnings

- Management of community expectations
- Utilising funding opportunities
- Stakeholder engagement

Campbell Town War Memorial Oval
Sports Complex