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# 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







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# 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



**Northern Midlands Council**



**Campbell Town War Memorial Oval Precinct  
Development Plan  
Final Report September 2014**

Prepared by Jeff McClintock  
Mob: 0425 729 117

# Key recommendations

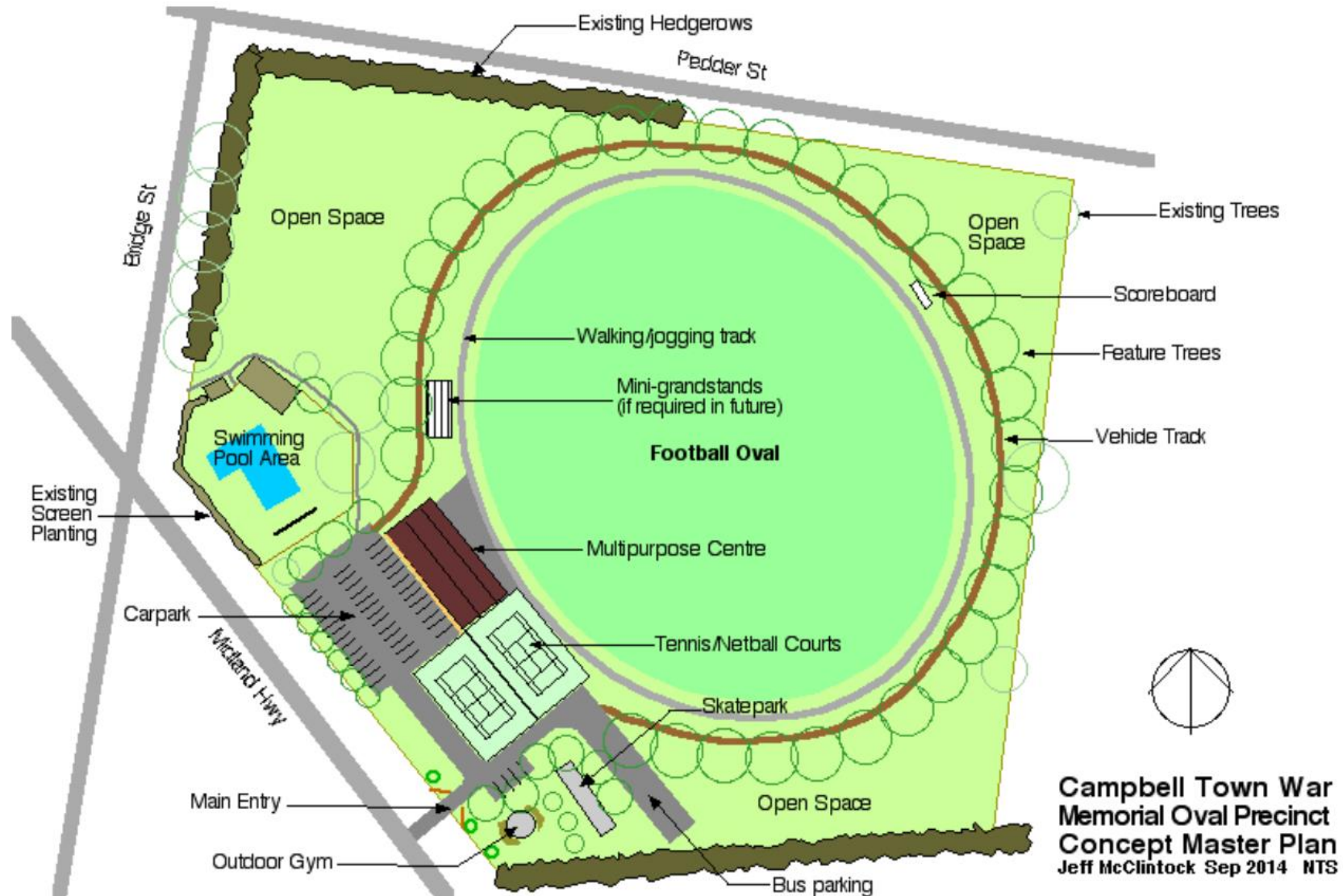
- The Plan recommended a three stage implementation:
- Stage 1:
  - Removal of existing grandstand/clubhouse and the construction of a new multipurpose centre incorporating externally accessible public toilet facilities and development of a new car park
- Stage 2:
  - Creation of paths, swimming pool facilities upgrade, precinct signage, relocation of cenotaph, cycle track modifications and landscaping.
- Stage 3:
  - Oval improvements and construction of netball/tennis courts



# Key recommendations



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# 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





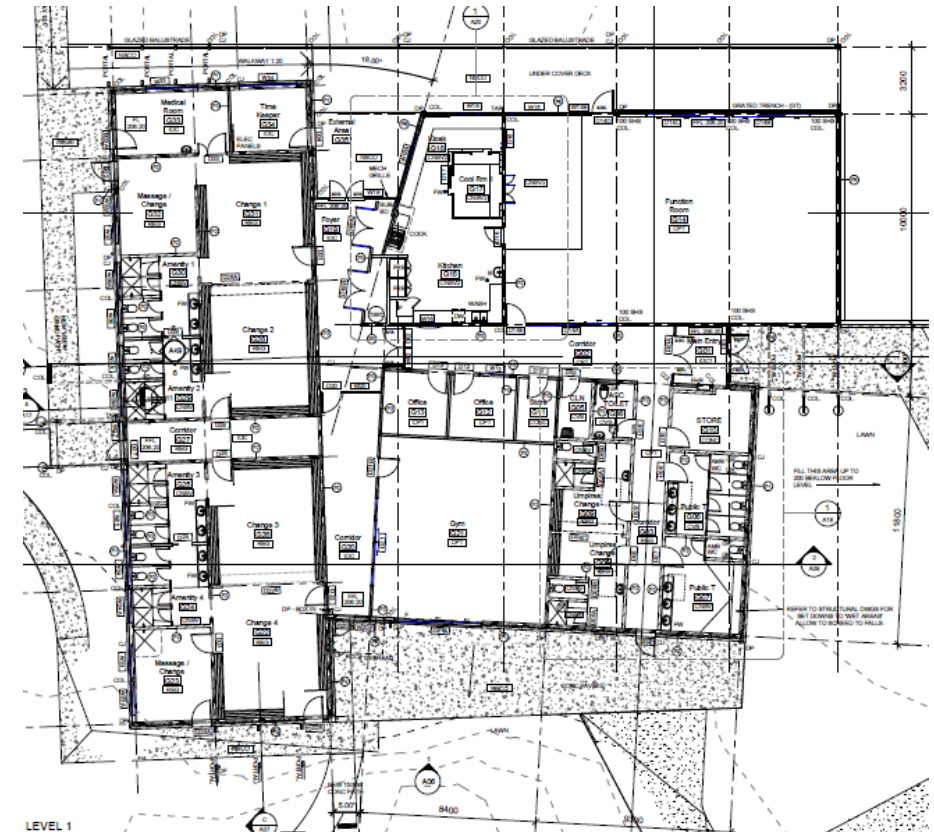


# What does it include?



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- 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