



Northern Midlands Council



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

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***Disclaimer:** This Development Plan has been prepared for Northern Midlands Council by Jeff McClintock. However, ultimate responsibility for all consequences related to its implementation rests with Northern Midlands Council.*

1 Introduction

The Campbell Town War Memorial Oval Precinct Development Plan has been commissioned by Northern Midlands Council (NMC) to guide the future development of the reserve in a way that best meets the current and anticipated future sporting, recreational and other needs of the Campbell Town community.

Council's desire to enhance the precinct is in line with its 2007-2017 Strategic Plan, which aims to ensure that, 'Northern Midlands communities will be vibrant, sustainable and resilient, promoting their diversity and conserving the heritage values of our towns.'

In addressing Campbell Town specifically, the Strategic Plan points out that:

Campbell Town's reducing population over the past 20 years is common to small remote towns and difficult to reverse, but recent improvements in High Street are evidence of resistance to decline, traffic on the highway is growing, and local effort has improved community services in the town. Campbell Town's best growth scenario is for Council and community to pursue State and regional recognition and support, at every opportunity, for the creation of a strategic role for Campbell Town as the hub delivering commercial and community services to the central Tasmanian region.

In seeking to contribute to a positive future for Campbell Town, this Development Plan relates to a number of sections of the Strategic Plan, including: 1.4 – Community Agendas; 2.1 – Long Term Economic Development; 2.2 – Tourism Industry Support; 3.2 – Health; 3.3 – Youth; 3.5 – Older Persons; 4.1 – Building Services; 4.5 – Built Heritage, and 5.3 – Community Facilities.

1.1 Development Plan

In commissioning the Development Plan, Council requested that the following issues be addressed:

- Assessment of the existing facilities/infrastructure and existing use/user groups;
- Provision of a map/s showing existing infrastructure above and below ground
- Assessment of the adequacy, constraints and improvements needed to existing infrastructure;
- Identification of any conflicts between users and potential management solutions;
- Identification of future needs and priorities for existing users;
- Identification of potential new users (local, regional and statewide) with suggested changes/improvements required to meet their usage needs;
- Creation of a Master Plan for the site and improvements;
- Lifecycle costing for the site and improvements, and management options;
- Provision of outcomes and recommendations formatted in a style suitable for public display.

1.2 Methodology

The following methodology was applied in the preparation of the Development Plan:

- Liaison with Council, including accessing GIS mapping information
- Review of relevant reports etc
- Site inspections
- Analysis of demographic data
- Analysis of sports and recreation participation data
- Discussions with key community stakeholders
- Identification of options for consideration by stakeholders and Council
- Community consultation through public meeting
- Analysis of written submissions received from community members
- Preparation of Interim Development Plan including Concept Master Plan for Council
- Presentation of recommendations from Interim Development Plan at second public meeting
- Preparation of Final Development Plan incorporating feedback received at public meeting and afterwards

1.3 Key Stakeholders

A number of sporting and other groups within the Campbell Town community were identified as key stakeholders in relation to the development of the War Memorial Oval Precinct. These include:

- Football Club
- Swimming Pool Management Committee
- Tennis Club
- War Memorial Committee
- Local District Forum
- Midlands Agricultural Association
- High School
- Health and Community Service
- Other sporting groups eg netball

Note from Mr McClintock: I wish to express my sincere gratitude to all those who contributed to the process of creating this Development Plan, particularly those who attended public meetings, met me on site, or expressed their ideas during phone calls or through written submissions.

2 Background

2.1 Description of Precinct

The area referred to as the War Memorial Oval Precinct is the parcel of Council-owned land bordered by the Midland Highway (High St), Bridge St, Pedder St and land owned by St Luke's Anglican church.

The total area of the site is approximately 5.34ha.



Aerial view of existing precinct, with approximate boundary marked in yellow

The precinct is home to the Campbell Town Football Club (the 'Robins'), whose headquarters is a combined grandstand/clubhouse facility adjacent to a full-size Australian Rules football oval (which in the past has also been used for cricket), surrounded by a gently banked sealed cycle track.

A substantial heated outdoor swimming pool complex is also located on the site. Other structures and facilities on the site include a war memorial and the fairly recently constructed skatepark and outdoor gym area. The remainder of the site is open space, with mostly grass surfacing apart from a semi-formed sealed area near the war memorial and some gravel tracks.

2.2 Current Utilisation

The current facilities are utilised for a variety of community sporting and social purposes. Current or recent uses include:

- Campbell Town Football Club (which plays rostered games as part of the Oatlands District Football Association)
- Auskick (junior football development program)
- AFL Masters, AFL Women and other AFL associations
- State League (AFL) practice matches
- Anzac and Remembrance Day services
- Car club charity rallies (eg Ford Car Club, Shannons etc)
- Other fundraising and awareness raising events (eg Black Dog Ride)
- Boot Camp exercise programs
- Ten Days on the Island events
- State Mental Health Week
- Sheep Dog Trials (National Championships to be held in 2015)
- Cross country championships
- Birthday parties, dances and other social events

2.3 Literature Review

Three documents were reviewed as part of the development plan process:

1. Campbell Town Grandstand - Report, by Johnstone McGee & Gandy Engineers
2. Grandstand – War Memorial Oval, Campbell Town – Report to NMC Ordinary Meeting by Wayne Chellis (NMC Works and Infrastructure Manager)
3. Multi-purpose Sports Pavilion, Campbell Town – Concept Design, by David Denman and Associates Architects

A summary of each of these documents follows.

2.3.1 Campbell Town Grandstand - Report, by Johnstone McGee & Gandy Engineers (JMG)

The main purpose of this report was to provide advice to NMC regarding the structural integrity of the grandstand facility at the War Memorial Oval, Campbell Town. This involved the following methodology:

- Visual inspection and sizing of concrete columns
- Determination of reinforcement size and layout in concrete columns
- Visual inspection and sizing of roofing members
- General inspection of exterior of grandstand
- Inspection and sizing of grandstand seating support structure
- General inspection of interior of grandstand

The report found that the grandstand, 'is generally in a fair structural condition.' However, it does point out a number of structural deficiencies. These include that various trusses and joists do not exceed 'ultimate design forces.' It also found that, 'existing floor support members do not pass strength and serviceability requirements for a grandstand structure and would need to be strengthened in order to comply with current Australian Standards. Finally, the main concrete columns supporting the grandstand, 'are deemed to be structurally unsound.'

In addition to structural issues, JMG also discovered a number of other issues with the grandstand, including the presence of asbestos, inadequate roof drainage, non-compliant handrails and rising damp.

The report also states that unless remedial work was undertaken, the grandstand 'should be condemned.' However, it also included a list of specific measures, which if carried out, would make the grandstand, 'structurally adequate for continued use.' The report concludes by pointing out that, 'continued use of the grandstand is dependent on council decision on whether to carry out the remedial works mentioned above or alternately cease any future usage of the grandstand.'

2.3.2 Grandstand – War Memorial Oval, Campbell Town – Report to NMC Ordinary Meeting by Wayne Chellis

Mr Chellis' report to the NMC Ordinary Meeting on 17 September 2012 begins with a summary of the JMG report. It then provides an estimate of the costs (provided to him by JMG) associated with carrying out the main remedial measures specified in the JMG report. The total of these is \$159,500, with \$40,000 also required for 'additional works.'

Mr Chellis' report then lists four options for NMC's consideration:

1. Undertake only the most critical remedial work as listed in the JMG report in order to allow the continued use of the facility while community needs assessment can be carried out and funding sort in order to find a solution that ensures that, 'community needs are fulfilled.'
2. Undertake all of the remedial work listed in the JMG report (at a cost of \$200,000), noting that this would still only represent 'structural improvements and minor maintenance' and would not result in an upgrading of the facility.
3. Replace the existing facility with a similar one, without the grandstand, but with the addition of externally accessible toilets, at an estimated cost of \$500,000.
4. Replace the existing facility with a multipurpose facility at an estimated cost of \$800,000.

Mr Chellis concludes his report by suggesting that it is, 'most difficult to justify spending in excess of \$200,000 on a building that may not be used in the future.' He suggests that instead, 'consultation should be carried out within the community with local sporting organisations and further consideration be given to the construction of a new multipurpose building.' He also notes that Council had previously given consideration to constructing such a facility.

The Minutes of the Ordinary Meeting lists three recommendations:

1. That the matter be discussed
2. That Council undertake only the most critical remedial work (as per recommendation 1 above)
3. That Council undertake a Recreation Area Development Plan in consultation with, 'all sporting groups and the community to guide the future development, the needs and public use of the area.'

The Minutes confirm that the above recommendations were carried unanimously by Council.

2.3.3 Multi-purpose Sports Pavilion, Campbell Town – Concept Design, by David Denman and Associates Architects

As mentioned by Mr Chellis in his report, Council had previously considered constructing a new clubhouse facility in the precinct. To this end, a Concept Design (dated October 2005) was prepared by David Denman and Associates Architects. These plans show a building located to the north-east of the existing pool, with access from Bridge Street. Included in the design are four tennis courts and a car park for 26 vehicles. The building itself is single storey with the main part approximately the same size as the downstairs section of the existing clubhouse, with a verandah on three sides. Inside it contains a clubroom, kiosk, storerooms, a bar, and office and a gym. Externally-accessible toilets and change rooms are shown on the western (Bridge St) side of the building.

Although titled a Multi-Purpose Sports Pavilion, the Denman Concept Plan would seem to fit into the third option in Mr Chellis' report ie a replacement of the existing facility, without a grandstand, but with externally-accessible toilets (at an estimated cost of \$500,000). In focusing primarily on the football and tennis clubs and without having a large function room, it could not be considered a genuinely multipurpose facility of the kind that Mr Chellis lists as his fourth recommendation (at a cost of \$800,000).

Another issue is the location of the facility, with access off Bridge St meaning that it would have low visibility from the Midland Highway, does not offer the best vantage point for viewing sports on the oval, and is considerable distance from the skatepark, outdoor gym and war memorial.

2.4 Demographics

In the 2011 Census, there were 994 people in Campbell Town (State Suburbs) – representing an increase of 67 people from the 2006 census. Of these 49.5% were male and 50.5% were female. Campbell Town has an aging population, with a below-average number of people in all age brackets up to 50 years (*except 10-14 years, where it is slightly above both the state and national average*) and an above-average representation in all brackets over 50. The median age is 49 years, against a Tasmania average of 40 years and an Australian average of 37 years.

The following table gives a detailed breakdown of Campbell Town's population, with comparison to figures for the rest of Tasmania and Australia.

Age	Campbell Town	%	Tasmania	%	Australia	%
<i>People</i>						
0-4 years	43	4.3	31,182	6.3	1,421,050	6.6
5-9 years	43	4.3	30,231	6.1	1,351,921	6.3
10-14 years	66	6.7	32,455	6.6	1,371,054	6.4
15-19 years	61	6.2	32,687	6.6	1,405,798	6.5
20-24 years	32	3.2	29,577	6.0	1,460,673	6.8
25-29 years	34	3.4	28,074	5.7	1,513,236	7.0
30-34 years	38	3.8	27,209	5.5	1,453,775	6.8
35-39 years	60	6.1	30,908	6.2	1,520,138	7.1
40-44 years	68	6.9	33,944	6.9	1,542,879	7.2
45-49 years	61	6.2	35,030	7.1	1,504,142	7.0
50-54 years	74	7.5	36,528	7.4	1,447,404	6.7
55-59 years	72	7.3	34,090	6.9	1,297,244	6.0
60-64 years	99	10.0	32,733	6.6	1,206,116	5.6
65-69 years	69	7.0	25,312	5.1	919,319	4.3
70-74 years	60	6.1	19,449	3.9	708,090	3.3
75-79 years	51	5.1	14,522	2.9	545,263	2.5
80-84 years	32	3.2	11,175	2.3	436,936	2.0
85 years and over	28	2.8	10,247	2.1	402,681	1.9
Median age	49	--	40	--	37	--

Source: Australian Bureau of Statistics

2.5 Overview of Exercise, Recreation and Sport in Tasmania

The 2010 Exercise, Recreation and Sport Survey (ERASS) provides a snapshot of overall participation trends in Tasmania. Some of the findings that are relevant to Campbell Town were as follows:

- In regional areas of Tasmanian, 77.6% of Tasmanians participated in some form of physical activity, with participation rates almost equal between males and females (compared to 84.1% in Hobart).
- The rate of 'regular participation' in physical activity (three or four times per week or more) declined from 48.3% in 2009 to 45.1% in 2010.
- Participation is reasonably evenly spread across age brackets, with between 39-49% of people in all age brackets between 15-24 and 65 and over participating regularly in physical activity of some kind.

The following table shows the top-ten most popular sports in Tasmania by total participation, with a breakdown of male and female participation:

Rank	Activity	Male Participation (%)	Female Participation (%)	Total Participation (%)
1	Walking	27.3	49.1	38.4
2	Aerobics/fitness	12.1	23.0	17.7
3	Swimming	9.7	13.4	11.5
4	Cycling	15.8	6.5	11.1
5	Bushwalking	10.1	8.1	9.0
6	Running	9.6	6.4	8.0
7	Golf	10.4	1.8	6.0
8	Cricket (outdoor)	8.7	0.7	4.6
9	Australian rules football	8.6	0.5	4.4
10	Fishing/Tennis (equal)	7.0/3.6	1.3/4.5	4.1

Source: 2010 Exercise, Recreation and Sport Survey

Although not specific to the Campbell Town community, these statistics have some relevance to the development of the Campbell Town War Memorial Oval Precinct, particularly with respect to it being a *centrally located facility promoted for use by people from all over Tasmania*. For example:

- The high participation rate in aerobics/fitness suggests that activities like boot camps are likely to be popular and should be catered for. It also backs up Council's decision to provide of outdoor gym equipment.
- Strong participation in swimming suggests that upgrades to the existing facility are likely to be well worth considering, particularly where these have the potential to further increase participation levels.
- Cyclists should be considered within the development plan, if not through the upgrading of the existing cycling track, at least through the provision of bike racks and other facilities suitable for touring riders.
- Improving the surface of the existing sealed track around the oval may help promote the popular activities of walking and running.
- Although Campbell Town does not currently have a club cricket team, outdoor cricket continues to enjoy good participation rates in Tasmania.
- Australian rules football continues to enjoy reasonable participation levels. However, given that statewide participation is less than 5%, a development approach which caters for other sports and recreational activities may be more appropriate than one geared towards one sport.
- Skateboarding and other roller sports have very low participation rates overall, so it may be difficult to justify any substantial upgrading of the existing skate park facility.
- Both netball and tennis have participation rates around 4% (tennis 4.1%/netball 3.6%), although anecdotal evidence suggests that netball in particular may currently be enjoying an upswing in popularity in Campbell Town. Both sports would need to be shown to have stable or increasing participation rates before serious consideration could be given to establishing new multipurpose courts with the precinct.

3 Overview of Facilities

This purpose of this section of the Development Plan is to describe the existing facilities and features of the precinct, including current condition, utilisation and management. These descriptions are based on site inspections combined with information provided by key stakeholders, particularly Council and community members.

3.1 Grandstand/Clubhouse

The most substantial single facility in the precinct is the grandstand/clubhouse building. It is located on the south-western side of the football ground approximately 20m back from the outside edge of the cycling track that surrounds the playing surface. It is also approximately 8m from the war memorial.



According to the Chellis report, the grandstand was constructed in the 1940s. Like many public buildings from that era, it is plain in appearance and utilitarian in function. Consequently, although the building has been an important part of Campbell Town's built environment for many decades, it has limited heritage value.

The ground floor of the facility consists of a kitchen, bar, change rooms, showers and toilets. The upper level consists of a grandstand with timber seating which would be capable of seating up to about 500 people (although in line with the recommendations of the JMG report, this is currently restricted to 250 people 'evenly spread' over the seating area). Community members have advised that the grandstand is 'rarely used,' with football spectators mostly watching games from cars parked around the perimeter of the field.

3.1.1 Condition

The structural condition of the clubhouse/grandstand has already been addressed through reviewing the reports prepared by JMG Engineers and Wayne Chellis

(Council's Works and Infrastructure Manager). According to the Chellis report, \$200,000 would need to be spent in order to carry out all the remedial work outlined in the JMG report. It is not known how much has already been spent to carry out the minimal remedial work that has already occurred and it is important to note that only structural issues would be remedied through the spending of \$200,000, with *no significant improvement to the amenity or appearance of the facility*.

With respect to functionality, a key representative of the football club has described the facility as adequate – *but barely so* – for the demands of the club's *current program* (including the hosting of non-football related events). The same person identified that in order to improve the building's functionality, priority would need to be given to extending and refurbishing the toilets and showers. A solution would also need to be found to the substantial rising damp problem.



A visual assessment of the facility reveals a building with quite limited amenity and very little aesthetic appeal. Internal spaces are small and dark, décor is very dated and the design and orientation of the building mean that it is difficult to heat (the only form of heating being a wood heater in the main room). Toilet and shower areas are rundown and *fall far short of community expectations* for such facilities, including with respect to the provision of disabled access.

Combined with the structural issues associated with the building, it would be very difficult to justify the considerable expense involved with renovating it to improve its functionality. This is especially the case when it is felt to be only just adequate for its current use, let alone being suitable for a greater range of purposes (including future new uses) and user groups.

3.1.2 Usage

The clubhouse is used regularly throughout the year. In addition to fortnightly rostered football games (between April and September), the 2014 program shows that the facility will be utilised by a number of other football groups, particularly Auskick and AFL Masters. It will also be used for a wide variety of community events including parties, charity fundraisers (including car rallies), Anzac services, baby showers and balls. Finally, the facility will also play a role in hosting events such as working sheep dog trials and junior cross-country championships.

Although current usage is significant, there is a sense that *the design and condition of the clubhouse is strongly limiting both the type and frequency of events which could be held* if a better facility was available.



3.1.3 Management and Finances

The clubhouse/grandstand is managed by volunteers associated with the football club. In order to cover the costs of running the facility, the club charges fees according to the type and size of group using the facility. According to a representative of the football club, football groups are not charged a fee, but profits are made through 'feeding and watering' players. Charity groups are also catered for in a similar manner, but fees are applied for the use of the reserve for cross-country championships etc and for people using the venue for functions such as parties etc. Spectators attending rostered football games are charged \$5 per adult (children are free), with gate takings typically around \$1000. Through these measures the club remains financially solvent. However, it is reliant on Council to pay for the frequent repairs that the aging facility requires.

3.2 Toilet Blocks

In addition to the toilets in the existing clubhouse, two detached toilet blocks (male and female) are situated at the southern end of the precinct. These appear to be of a similar vintage to the clubhouse/grandstand, however they have stood the test of time even less well and are currently in a highly dilapidated state.



3.3 Swimming Pool Complex

An outdoor swimming pool facility is located in the north-western corner of the precinct, near the corner of Midland Hwy and Bridge St. The main pool (approximately 25m x 10 m) runs parallel to the highway, with access to the pool area via a small gate on the Bridge St boundary.



A sign on the Midland Highway invites passers-by to use the pool, although it gives no indication of the whereabouts of same, the pool being difficult to see from the highway due to the presence of large shrubs. Even from the small gate on Bridge St, it is not easy to find the actual entrance to the pool, with HAZCHEM signs (replete with skull and cross-bone symbols) being the only signage visible from the gate.



The pool was officially opened on 17 December 1983 by Councilor AW Vaughan, the Warden of Campbell Town following months of communal fundraising and voluntary work by the town's residents and donations from the local business community.

In addition to a 25m pool, the facility includes small children's pool (with shade cloth covering); a change room/toilet block (which is also accessible from the football oval side); and a small kiosk. The pool is heated by several high powered heat pumps which were installed in recent years.

Users of the swimming pool include local residents, passing motorists and tourists, football players (who use it for warming down after games) and schools. With management by a volunteer committee, gate takings and kiosk sales typically generate sufficient income (reportedly around \$15,000 annually) to cover basic operational expenses (not including the employment of lifeguards).

3.4 War Memorial Oval

The actual War Memorial Oval is a full-sized Australian Rules football field, surrounded by an asphalt cycle track and a metal tubular fence (of the kind typical of country football grounds in Tasmania). It features a small manual scoreboard (located on the north-eastern side of the ground, opposite the grandstand). To the football club's pride, the grass surface is of remarkably good quality such that the ground would be suitable for all but the highest levels of football.



Despite the presence of the grandstand, the majority of people watching club football games do so from the relative comfort of vehicles parked around the perimeter of the field (the added bonus of this arrangement being that spectators can honk their car's horn if and when their team scores a goal).

Whilst Campbell Town does not currently field its own cricket team, the addition of a pitch (and perhaps practice nets) is all that would be required to enable cricket to be played on the War Memorial Oval if future demand dictated.

3.5 Cycle Track

The oval is surrounded by an approximately 6m wide gently banked cycling track (outdoor velodrome), the inside edge of which is about 5m back from the football field boundary line and the outside edge of which is delineated by the previously mentioned tubular steel fence.



Overall, the asphalt surface of the track is in poor condition (some parts are in reasonable condition, and others very poor). In order to be made useful for cycling, the track would require complete resurfacing (at an estimated cost of \$80-100,000). If the track could be used for racing purposes, this might be considered worthy of further investigation. However, the location of the tubular steel fence – with its posts literally forming the edge of the track – effectively *renders the track unusable for any kind of racing* given the unacceptably high risk this poses to riders. *The decision on whether or not to keep the track is therefore likely to be related to whether it can be justified for other reasons.*

3.6 Skatepark

A small, fairly recently constructed, skatepark facility is located at the southern end of the War Memorial Oval precinct. The website www.skateboard.com.au gives the skatepark a 2.5 star rating and describes it as follows: 'Small concrete park with some nice little elements including ledges, rail and quarter with extension. Good warm up park.' A contributor to the same website (with the username TimFranklin4President) comments that, 'it is actually a genius skatepark for the space and money.'



Having been fairly recently built, the skatepark itself is in good condition. However, the same cannot be said of the surrounding landscaping, with large patches of wear in the grass, particularly on the mounds at each end. There is also a complete absence of shade trees in the vicinity of the skatepark and no sense of separation between the skatepark and the nearby outdoor gym area (which is likely to be mostly utilised by a very different demographic).

3.7 Outdoor Gym

A small outdoor exercise facility (outdoor gym) was recently installed by NMC. It is located in the south-western corner of the precinct, approximately 10m from the Midland Highway boundary of the precinct.



The outdoor gym consists of seven pieces of equipment – along with two bench seats – which are located in a circular area with rubber soft-fall surfacing underneath. As with the skatepark, the newness of the equipment means that it is all in good order (although at the time of inspection invasive weeds were growing out across the soft-fall).

Also as with the skatepark, there is an absence of shade in the vicinity of the exercise area. It is also not screened off from either the skatepark or the Midland Highway, which may be an inhibiting factor for some users who do not feel inclined to exercise in full view of others, including passing motorists.

3.8 War Memorial

The war memorial consists of a medium-sized stone cenotaph engraved with the names of fallen soldiers (WW1 and WW2) from the Campbell Town area. It is surrounded by a square paved area with a cast iron fence (painted white) and a lawn area bounded by a simple steel post and suspended metal chain fence. In addition, two large artillery guns are located at the western and southern corners of the memorial and three flag poles located on the north-western, south-eastern and south-eastern sides.



According to the website monumentaustalia.org.au, the monument was unveiled (at its previous location in the centre of Campbell Town) on 9 June, 1921. It is not known exactly when it was relocated to its current position. The memorial is in reasonable condition, although a recent site inspection revealed that two of the chains that make up the outer fence were broken.

The war memorial is utilised for Anzac and Remembrance Day services, with seating set out between the memorial and the grandstand and people standing on the sealed areas all around. The main issue with this arrangement is the lack of definition regarding which direction speakers should face in order to address the crowd. Another issue is the closeness of the grandstand, the presence of which detracts from the war memorial.

3.9 Vehicular Access and Parking Areas

The current access point to the precinct is from the Midland Highway at a location close to the south-western corner of the site. At peak times, traffic congestion can occur as vehicles turn into the precinct from the highway. The entrance consists of a sealed surface with brick feature fences on either side (with small sign boards attached) and a small gatehouse on the side of the entry road.



There are a number of sealed areas and tracks within the site, with a particularly large bitumen area to the east of the grandstand forming the main parking area (albeit lacking any definition as such). The condition of these sealed areas varies from average to good.

In addition to various sealed vehicular tracks (for example to the toilet blocks), the site contains a gravel vehicular track all the way around the oval (the inside edge of which is approximately 5-7m outside the tubular steel perimeter fence).

3.10 Infrastructure

According to information provided by Council from its GIS, there are two main underground assets running through the precinct. The first of these is a sewer which runs in a south-east/north-west direction, roughly parallel to the Midland Highway and approximately 20m in from the precinct boundary. The second major asset is the newly completed stormwater upgrade, the main part of which consists of twin 750mm pipes and an open drain running parallel to and just inside the southern boundary of the site.

In addition to sewerage and stormwater, there are a number of water pipes in the precinct which connect the existing clubhouse/grandstand, toilet blocks and swimming pool facilities to the mains pipes running along the western side of the Midland Highway. A number of power poles are also located in the precinct, particularly around the oval, where they are fitted with lights.

A plan showing the location of underground infrastructure is included in the Appendix.

3.11 Landscaping

The precinct consists mostly consisting of open grassed areas, including the well manicured grass surface of the oval. However, it does contain some notable landscape features and elements. The most impressive is a stand of mature elm trees along the Bridge St boundary. In addition, a number of individual trees and large shrubs are located around the precinct. These include blackwoods, cypresses, radiata pines, wattles, hawthorns and eucalypts.



Although the current tree stock makes some contribution to the amenity of the site, little thought seems to have been given to the role that well chosen and located trees could play in enhancing the long term aesthetics and functionality of the site, for example by providing shade to the outdoor gym and skatepark, definition to the war memorial etc.

As well as trees, the precinct is also bordered in several places by mature hedgerows and shrubberies. Hedgerows on the Bridge St and Pedder St frontages and the boundary between the precinct and the St Luke's church land consist primarily of hawthorn.

Apart from the tubular steel fence around the oval, fencing is of three main kinds:

- Steel rectangular mesh fencing, which is found along the Midland Hwy and Bridge St boundaries (some of which is in need of repair)
- Tall barbed-wire topped chain-wire fencing, which is used as a security fencing around the pool
- Conventional barbed-wire farm fencing, which is found on the boundary with the paddocks owned by St Lukes church

The only sealed pedestrian paths on the site is a 'Y' shaped arrangement of narrow concrete paths connecting the two change rooms with the oval.

3.12 Relevant Offsite Facilities

In addition to the facilities located within the War Memorial Precinct, it is important to consider how these facilities relate to those located in the wider Campbell Town community, particularly those in close proximity to the precinct. The main reason for doing this is to ensure that there is no unnecessary duplication of facilities and that the precinct is developed in a way that dovetails with the needs of the whole community, including businesses.

3.12.1 Tennis Courts

The Campbell Town Tennis Club is currently situated in Pedder St, approximately 500m to the west of the War Memorial Oval Precinct. As well as two asphalt-surfaced courts (which appear to be disused), the club also has a much newer concrete court featuring artificial grass surfacing, good fencing and lighting.

In addition to the courts, the tennis club also has a weatherboard clubhouse and pavilion. However, this aging facility appears to have inadequate foundations and is generally in a very poor state of repair.



3.12.2 Campbell Town District High School

The Campbell Town District High School is located in Bridge St, with the school's oval diagonally opposite the western corner of the War Memorial Oval precinct and the other main facilities approximately 300m from the entrance to the precinct.

The school has a number of facilities which it rents to community and sporting groups on a regular basis. These include a large gym (capable of holding 200-300 people), a sports oval and a performing arts room (with a capacity of around 100). Management of these facilities (including taking bookings, organising provision of keys etc) is handled by the school, but outside of school hours the current system relies on school staff acting in a voluntary capacity. Given that the facilities are generally only publically available outside of school hours, this

naturally limits the scope for the use of these facilities. It is also important to note that whilst the gym does have shower and toilet facilities, it does not have a kitchen, precluding its use for functions and events involving the preparation of serving of meals.

Another important consideration is that the sports oval at the high school, like the War Memorial Oval, *does not have a cricket pitch*. Recently, a group of students at the high school submitted a proposal to the school to construct a cricket pitch but it was knocked back due to the expected cost of \$15,000. Clearly, serious consideration should be given to the installation of a cricket pitch somewhere in Campbell Town.

A final consideration in regard to the school's facilities is that although it cannot provide a permanent 'home' for either a netball or tennis club, it does have courts suitable for both sports. Netball is currently played in the gym on a court specially marked for netball. Outside, there are two tennis courts (with line markings only for tennis, but with sufficient area that netball could be played if different coloured line markings were added).

3.12.3 Businesses with Function Rooms

It is important that consideration also be given to the numerous businesses in Campbell Town which operate meeting and function rooms, typically marketed for use for organisations wanting a central location for statewide meetings. To this end, council would need to ensure (through clear management guidelines) that any new facility established at the War Memorial Oval precinct would be utilised exclusively for sporting, not-for-profit and community events, such that the facility complements rather than competes with the existing businesses in the town.

3.12.4 Midlands Agricultural Association

A final consideration is the Midlands Agricultural Association (MAA), which runs the annual Campbell Town Show. The MAA has for decades utilised the showground (in Glenelg St) for the show and has developed substantial facilities on the site, the most notable being a huge steel and corrugated iron pavilion.

According to MAA representatives, the association is facing the need to carry out expensive upgrades to the current facilities in coming years, with the existing toilet facilities being a high priority. The current location of the showground away from the Midland Hwy has also been cited as less than ideal in terms of the show not being visible to passing traffic. Consideration has therefore been given to finding a new site for the show, preferably with highway frontage.

4 Development Options and Recommendations

Having assessed the existing facilities, this section of the Development Plan assesses the different options available for development of each major element in the precinct. It also includes recommendations for Council regarding work to be undertaken. **Suggested staging and estimated costs are found in Section 6.**

All recommendations in this section relate to the Concept Master Plan and should be considered in conjunction with that drawing.

4.1 Multipurpose Centre

As per the Chellis report, apart from renovating the existing facility, there are two other main options available in relation to the grandstand/clubhouse. The first of these is to replace the existing clubhouse with a similar one, without a grandstand but with the addition of an externally accessible toilet facility (to also replace the existing detached toilet blocks). Such a facility would be along the lines of the Denman concept plan and the estimated cost would be \$500,000.

The second option also involves constructing a new single-storey facility (ie without a grandstand). However, this would be a larger, multipurpose centre which, as well as functioning as a clubhouse for current sporting groups, would also include a large space suitable for facilitating larger sporting, fundraising and community events. The estimated cost of this option would be \$800,000.

Community consensus is *strongly in favour of the construction of a new building*, with a recognition that the current facility has ‘had its day.’ Although some people have expressed sadness that part of the town’s built heritage would be lost, there is an acceptance that the problems associated with the existing building are too big and too many. There is also a broad agreement that there would be *little justification for incorporating a grandstand* into the new facility given that the current grandstand is rarely used.

In terms of the two main options for the new building, there is again a strong consensus that the new building should be a *multipurpose centre*. The two main reasons given by the community for this are that:

- The current facility is already used by a wide variety of sporting and non-sporting groups and there is the possibility of significantly increasing usage if a genuinely multipurpose facility ie *with a large function room*, was built (and promoted statewide as a top-class, centrally located facility).
- Since the refurbishment of the ground floor of the Town Hall (including incorporating the museum), there is no public space available in Campbell Town suitable for hosting large community functions (of up to 100-120 people seated at tables).

It is also very important to note, that during the public consultation phase, representatives of the Midlands Agricultural Society (MAA) have suggested that if a suitable facility was available, the MAA may *consider moving the Campbell Town Show* to the precinct. Although it would not be possible to relocate the

existing pavilion at the showground, one representative of the MAA suggested that this issue could be overcome by utilising large marquees erected in open spaces within the precinct (particularly adjacent to Bridge and Pedder Streets). An important issue related to this proposal is the protection of the playing surface of the oval, with football club members having expressed strong opposition to the oval being used by horses etc.

Case Study: Advantage of Campbell Town as central meeting venue for statewide organisations like Girl Guides (information provided by community member)

The Girl Guides Association in Tasmania holds its annual general meeting in March each year. The Guides have previously held this meeting in either Hobart or Launceston and attendance has typically been between 20-30 people (presumably mostly from whichever city was hosting the meeting).

In recent years the AGM has been held in Campbell Town and attendance has been in the order of 40-50 people, with attendees clearly showing a preference to 'meet halfway.'

4.1.1 Recommendations

1. Council should proceed with the design and construction of a new single storey Multipurpose Centre which incorporates the following features:
 - a. Located a little further to the north of the current grandstand and closer to the edge of the oval (in order to allow for better viewing of sporting matches or events taking place on the oval and to allow for the establishment of a car park between the building and the Midland Highway boundary).
 - b. Internally and externally (oval side) accessible change rooms, toilets and showers suitable for two football teams.
 - c. A function room capable of holding 150 people, with large windows for viewing sporting events and a verandah (carefully designed to not diminish thermal gain) to act as an extension of the indoor space. A room divider/s should be included to enable the creation of more intimate spaces for small gatherings or to enable the facility to be used by more than one group at a time.
 - d. A kitchen area, bar and externally accessible kiosk (oval side).
 - e. Store rooms, an office and gym area.
 - f. Separate, externally accessible toilet facilities (in addition to those associated with change rooms) at the *southern end* of the building (for convenient access by the majority of users).
 - g. Disabled access throughout.

2. In order to minimise the lifecycle cost of the building, careful attention should be given to things like solar orientation, the use of double glazed windows (coupled with the provision thermal mass, particularly at the NW end of the building) extra insulation and efficient heating systems. The inclusion of a photovoltaic power system and solar hot water systems should also be seriously considered, especially given the building's favourable, north-east facing orientation (which would enable water to be heated throughout the morning ahead of its peak use in the afternoon).
3. Council is to develop a detailed brief for the design of the building for approval by the Local Area Forum. The building's architect is to conduct thorough community consultation with all relevant stakeholders prior to the commencement of the design process. Concept plans are to be publically displayed to allow feedback by the community prior to the preparation of working drawings and specifications etc.
4. Once constructed, the Multipurpose Centre should be promoted to local, regional and statewide sporting groups, charities, clubs etc for functions, meetings and events in line with and beyond the usage of the current facility. The key marketing strategy for the Centre will be the one already being utilised for Campbell Town generally, ie its centrality in Tasmania. In particular, attention should be given to promoting the venue for statewide gatherings where *the need to travel to the venue is a positive aspect of participation* ie car clubs etc. As previously mentioned, care should be taken to ensure that the Centre is not promoted in a way that is in competition with existing function centres in Campbell Town – the aim should be to complement, not compete with, the community's businesses.
5. Given that the Multipurpose Centre is likely to attract a much larger number of user groups than the current facility, a new committee should be established to manage the centre. As well as looking after the day-to-day operation of the centre, this committee will liaise with the management committees of the sporting club/s and pool complex. Eventually, especially if larger events (such as the show) begin to be held at the venue, Council may want to give consideration to the employment of an overall Precinct Manager, provided this can be done in a way that works well with the existing user groups and volunteer committees.
6. Related to the above, long-term leasing arrangements with groups such as the Midlands Agricultural Association should be pursued in order to ensure the long-term profitability of the Multipurpose Centre and to justify the expense of its establishment.
7. If grandstand seating is required at any stage in the future, small freestanding grandstands should be constructed around the northern perimeter of the ground. As these do not relate to the design of the building and future demand for such facilities cannot be known, they are not included in costing associated with the Development Plan.

4.2 Toilet Blocks

It is difficult to see any way that the existing toilet block facilities could be refurbished in a cost effective way to meet either current building standards (including disabled access) or community expectations.

4.2.1 Recommendation

1. The existing toilet blocks should be demolished and replaced with *externally accessible* facilities incorporated into the design of the new Multipurpose Centre. These are in addition to the toilets and showers provided for sporting teams and would need to be cleaned and maintained by Council as per other public toilet facilities. (Given the remote location of the existing toilet blocks, it is likely that these can remain in place to be used as site toilets while the new centre is being built).

4.3 Swimming Pool Complex

The existence of the swimming pool in Campbell Town is testimony to what is possible when a community throws its weight behind a project. Since its opening in the 1980s it has remained popular with locals and is well utilised during the warmer months of the year (October-March).

The pool is well maintained and successfully managed by a volunteer committee. However, it does have potential for increased use, particularly by visitors.

4.3.1 Recommendations

1. The existing boundary fence should be relocated to create a flat grassy area on the north-eastern side of the pool that includes one or more of the already-existing shade trees.
2. Sealed paths should be constructed from the gate on Bridge St and from the parking area at the new Multipurpose Centre to the pool entrance.
3. Signage should be improved in order to attract and welcome more visitors to the pool, including from amongst the large volumes of passing traffic on the Midland Highway. Given that the pool is (intentionally) well screened from the highway, it may be helpful to use signage that *includes a photo* of the pool so that people can visualise what lies beyond the shrubbery. Signs should also clearly direct visitors to the access points for the pool. They should also contribute to a sense of welcome for pool users.
4. Consideration should be given to installing a grid-connected photovoltaic (solar) system which utilises the large area of north-north-west facing roof space on top of the existing change rooms. Cost/benefit analysis is likely to show that such a system would return the initial outlay several times over during the system's life cycle (approximately 25-30 years).
5. The pool should continue to be managed by a committee in liaison with other management committees and the Local Area Forum.

4.4 War Memorial Oval

The oval is well utilised throughout the year, particularly in the winter months when it serves as the home ground of the Campbell Town Robins football club. The playing surface is of very good quality and is a great source of pride for many people in the community and there is a strong desire to not compromise the surface in any way, including through the addition of a cricket pitch.

4.4.1 Recommendations

1. Approximately 35 advanced long-lived large deciduous feature trees (eg Pin Oaks or Claret Ashes) should be planted around the outside of the existing unsealed vehicular track (at approximately 10m centres). In decades to come such trees would greatly enhance the appearance and amenity of the oval as well as linking it with the surrounding European tree dominated landscape.
2. Consideration should be given to further upgrading of playing surface through provision of more advanced irrigation and drainage systems.
3. Consideration should be given to improving lighting if this would enable greater use of the ground for training and other purposes (it is unlikely that a major upgrading of lighting to enable night football or cricket matches could be justified).
4. Consideration should be given to upgrading the scoreboard to an electronic board.
5. Paint tubular steel perimeter fence and repaint goalposts.

4.5 Cycle Track

With the existing cycle track being in a poor state of repair and unsafe for racing (without major modification of the perimeter fence), it has not been surprising to discover that there is *little support in the community for it to be renovated for use as a cycling facility*. However, the track is well utilised for walking and jogging and as a pre-existing facility, it makes sense to retain it for use for these activities.

4.5.1 Recommendation

1. Remove the majority of the cycle track, but *retain the outside 2.5m wide section* (closest to the fence) for use as a walking/jogging track. Provide new edging and resurface this section as required. Where the existing track is removed, replace it with sandy loam topsoil to 100mm minimum depth seeded with grass species similar to those growing in the oval.

4.6 Skatepark

The existing skatepark is a valuable asset within the precinct and appears to be well regarded by skaters and BMX bike riders. Having been fairly recently constructed, it is in generally good condition.

4.6.1 Recommendations

1. The grass on the mounds at either end of the skatepark should be replaced with either artificial grass or asphalt, as it is not realistic to expect grass to stand up to the foot and bike traffic associated with the normal use of the facility.
2. Advanced shade trees (eg Chinese Elms) should be planted in the vicinity of the skatepark – particularly on the north-eastern and northern sides – in order to enhance its amenity.

4.7 Outdoor Gym

As with the skatepark, the outdoor gym is a welcome addition to the precinct as it provides yet another exercise option. The equipment is in good order, but it is not known exactly how much it is being used or by whom.

4.7.1 Recommendations

1. Create kidney-shaped screen planting areas on the north-eastern and south-western sides of the outdoor gym area, with small-medium narrow conifers (eg Thuja occidentalis ‘Smaragd’) and groundcover conifers underneath.
2. Plant medium sized deciduous shade trees (eg Gleditzias or Chinese Elms) around the gym area, particularly on the northern side, in order to enhance the amenity of the gym area and make it a more attractive space for users.
3. Create several parking spaces in close proximity to the outdoor gym to encourage its use by passing motorists.

4.8 War Memorial

Although extremely important within the context of the Campbell Town community, the war memorial is a disparate element within the precinct (with its sports and recreation theme). Having been relocated from its original position in the centre of the town (Queen St), its location greatly limits the possibilities of developing the site as a community sports and recreation precinct.

4.8.1 Recommendations

1. Through a process of extensive community consultation and with expert advice as necessary, a new location within Campbell Town should be found for the war memorial, preferably in the centre of the town.
2. The cenotaph and other elements of the war memorial (eg the cast iron fence) should be relocated to the new site as part of the staged development of the precinct.
3. Appropriate landscaping etc should be carried out to give the memorial pride of place in its new location, taking into consideration the way it functions as a centrepiece for Anzac services etc.

4.9 Vehicular Access and Parking Areas

The existing vehicular access and parking system in the precinct is mostly adequate for the way the site is currently utilised. However, as part of the redevelopment of the precinct, it will need to be substantially modified.

4.9.1 Recommendations

1. Existing sealed access ways and parking areas should be modified, relocated and repaired as necessary in order to enhance the functionality of the site for vehicular traffic and parking, including for buses. In particular, parking areas should be more clearly defined so that parking occurs in a more efficient and orderly fashion.
2. In addition to the main entrance, access to the site should be retained through the existing gate on Pedder St.
3. Fine leaved deciduous trees eg gleditzias should be provided to provide shading to cars.
4. Any sealed surfaces that are no longer required, these should be removed and returned to grass.

4.10 Infrastructure

The existing infrastructure, including underground assets, appears to be adequate for the current uses of the site. It is also likely to be sufficient for the proposed future uses of the site, although some upgrading may be required. This will be particularly the case if events (such as the Campbell Town show) are held on the site, which are likely to have much higher power demands compared to currently-occurring events and activities.

4.10.1 Recommendations

1. Infrastructure requirements should be considered as part of the planning process for any new developments on the site.
2. Power outlets should be installed at key locations around the site to give greater flexibility in terms of the way the site can be utilised.

4.11 Landscaping

The existing landscaping contributes to the amenity to the site, particularly by helping define site boundaries and screening the swimming pool from the highway. However, a great deal more could be done to improve the site through well designed and implemented landscaping.

4.11.1 Recommendations

1. Existing fences should be assessed for damage and repaired as necessary.
2. In addition to the landscape measures described in relation to specific site features (eg outdoor gym, skatepark, football oval) a landscape master plan should be created which addresses the overall landscaping of the precinct. As well as planting, this should consider things like fencing,

lighting, signage and circulation systems (paths). The design process should include community consultation.

3. Particular attention should be given to the precinct's entry area, with planting, fencing and signage elements combined to create a more inviting entrance.
4. Landscaping improvements should be implemented over time, with community involvement (eg school) wherever possible.

4.12 Netball/Tennis Courts

Despite the Denman concept plan showing four tennis courts in the precinct, there are currently no tennis facilities. Instead of developing courts in the precinct, the Campbell Town Tennis Club chose to develop a new court at the same site as its other court and clubhouse in Pedder St. This court is understood to have been built approximately 10 years ago at a cost of \$100,000.

Given that the tennis club already has a good court and there are two courts at the school, it is not easy to justify the inclusion of tennis courts within the War Memorial Oval precinct. However, there are several factors which would lend weight to the argument that provision should nevertheless be made for including courts into the future development of the precinct:

- The tennis *clubhouse* at the Pedder St site is in a very poor state of repair and would probably require at least \$50,000-100,000 in funding to bring it up to a reasonable standard.
- *Netball is currently very popular* in Campbell Town and if this continues to be so, there may be justification for developing multipurpose courts suitable for both tennis and netball (with different coloured line markings).
- The presence of a large, hard surfaced area could *work in well with other future uses of the site* (particularly if fencing was designed with extra large gates to allow vehicular or large volume pedestrian access).

4.12.1 Recommendation

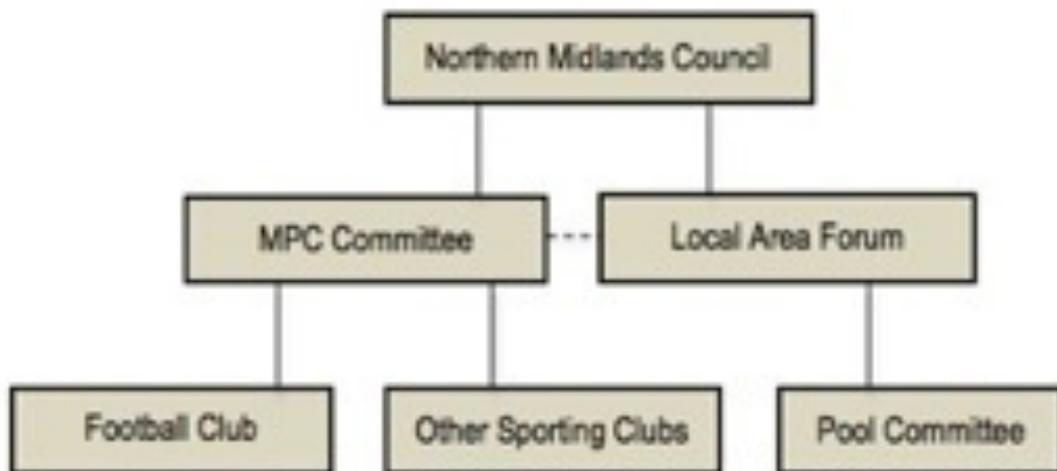
1. Construct two multipurpose courts (marked for tennis and netball) in the area between the new Multipurpose Centre and the existing skatepark and outdoor gym. These should be fully fenced with black PVC coated chainwire fencing (with large gates to allow use for other purposes as described above) and have good quality lighting to allow for night use.

5 Management & Precinct Name

In planning for the physical development of the precinct, it is also necessary to consider how it will be managed into the future. This would be particularly the case if the development of the Multipurpose Centre in particular led to greatly increased use of the site.

Whilst the committees and clubs currently managing the existing facilities are doing a great job, it is possible that increased usage of the precinct could necessitate a full or part time Precinct Manager at some stage in the future. Such a position would involve maintaining oversight of the precinct, including the Multipurpose Centre and coordinating the use of the facility by existing (and potential new) sporting clubs as well as major users such as the MAA.

For the foreseeable future, the proposed management system for the precinct is expected to remain largely as per the current situation, but with the addition of an additional Multipurpose Centre Committee to manage the centre itself. With the addition of this committee, the management system for the precinct would be as represented in the following diagram:



An important management issue is the cleaning and maintenance of the externally-accessible toilets, which would need to be carried out by NMC, not the sporting clubs and other groups that use the rest of the Multipurpose Centre.

5.1 Precinct Name

One final issue to address is the actual name of the precinct. It is apparent that the name War Memorial Oval does not hold a great deal of currency with existing users of the site (with it usually referred to simply as the 'football club'). Given the proposal to relocate the war memorial away from the site and the development of the precinct as a sports and recreation reserve, it will become necessary to *rename the precinct*. The process of creating a new name should be conducted through a process of community consultation, perhaps involving a community 'competition' of some kind.

6 Development Staging and Costing

It is recommended that the Development Plan be implemented in three main stages, roughly corresponding with:

1. The removal of the existing grandstand/clubhouse and the construction of the new Multipurpose Centre
2. The most urgent landscape related and other improvements.
3. The construction of the remaining facilities

The proposed staged development of the precinct, along with indicative costings are shown in the following table:

Stage 1		
Element	Activity	Indicative Cost
Multipurpose Centre	Demolish existing building and prepare site	\$50,000
Multipurpose Centre	Design and construct new facility	\$800,000
Vehicle access and parking	Modify existing access ways and create new car park adjacent to Multipurpose Centre	\$100,000
Total Stage 1		\$950,000
Stage 2		
Element	Activity	Indicative Cost
Toilet blocks	Demolish existing toilet blocks	\$5,000
War Memorial	Relocate war memorial to centre of town	\$35,000
Swimming Pool	Relocate fence and improve signage	\$10,000
Swimming Pool	Construct paths	\$10,000
Swimming Pool	Photovoltaic system to roof of change rooms	\$10,000
Skatepark	Plant trees, asphalt/artificial grass to mounds	\$2000
Outdoor gym	Landscaping and trees	\$3000
Cycle track	Remove part of hardstand and replace with grass and repair surfacing as required	\$40,000
Oval	Plant feature trees around perimeter	\$5,000
Landscaping	Landscape design and implementation	\$40,000
Infrastructure	Outdoor power outlets to open spaces	\$40,000
Total Stage 2		\$200,000
Stage 3		
Element	Activity	Indicative Cost
Oval	Upgrade lighting and scoreboard	\$60,000
Oval	Other improvements	\$20,000
Tennis/Netball Courts	Construct two multipurpose courts	\$220,000
Total Stage 3		\$300,000
Grand Total Stages 1, 2 and 3		\$1,450,000

Appendix – Existing Infrastructure



- Sewerage ———
- Stormwater - - - -
- Water ———



**Campbell Town War Memorial Oval Precinct
Concept Master Plan**
 Jeff McClintock Sep 2014 NTS