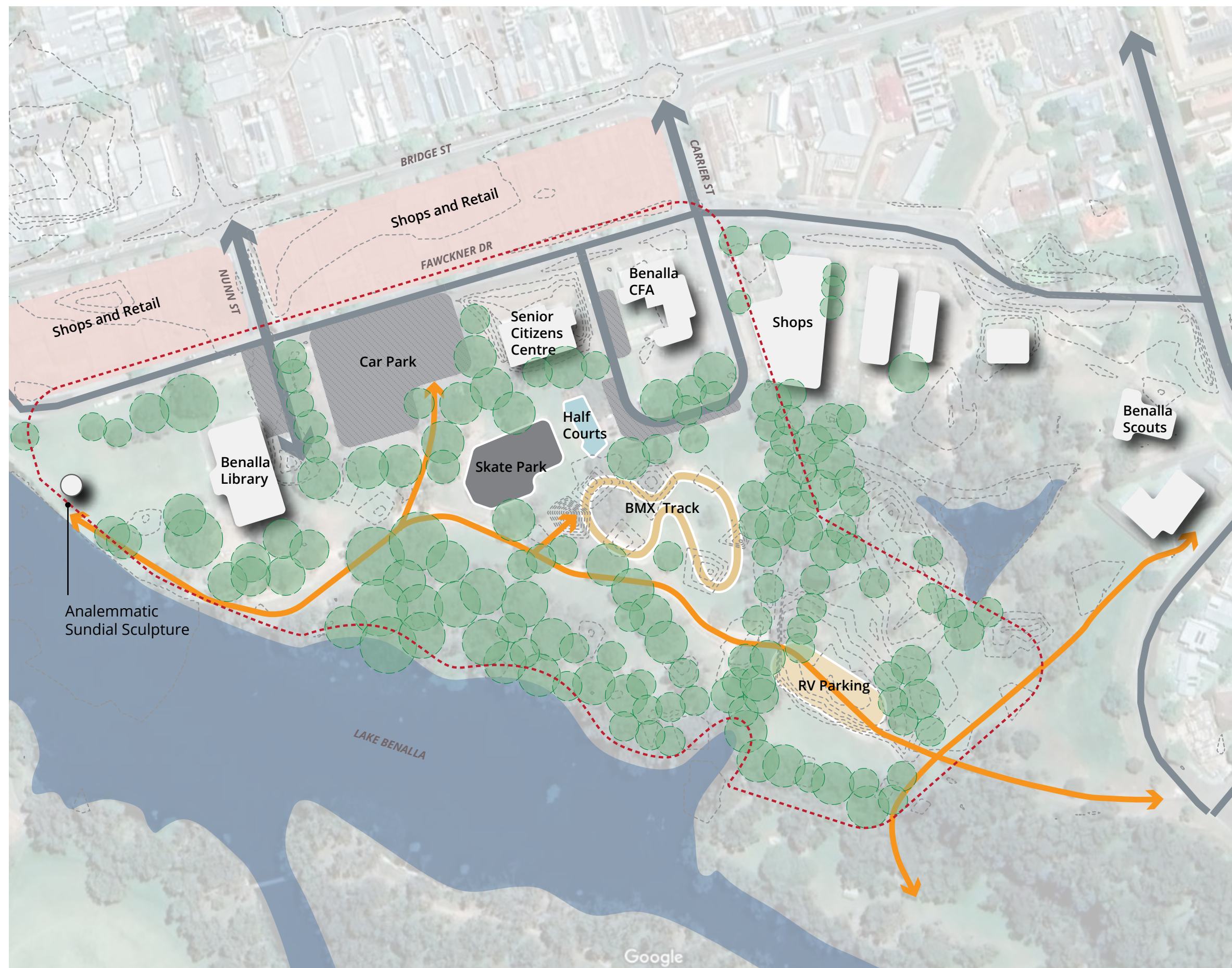











Benalla Farwickner Drive

Existing Plan, Site Analysis, and Initial Ideas

2022.12.08

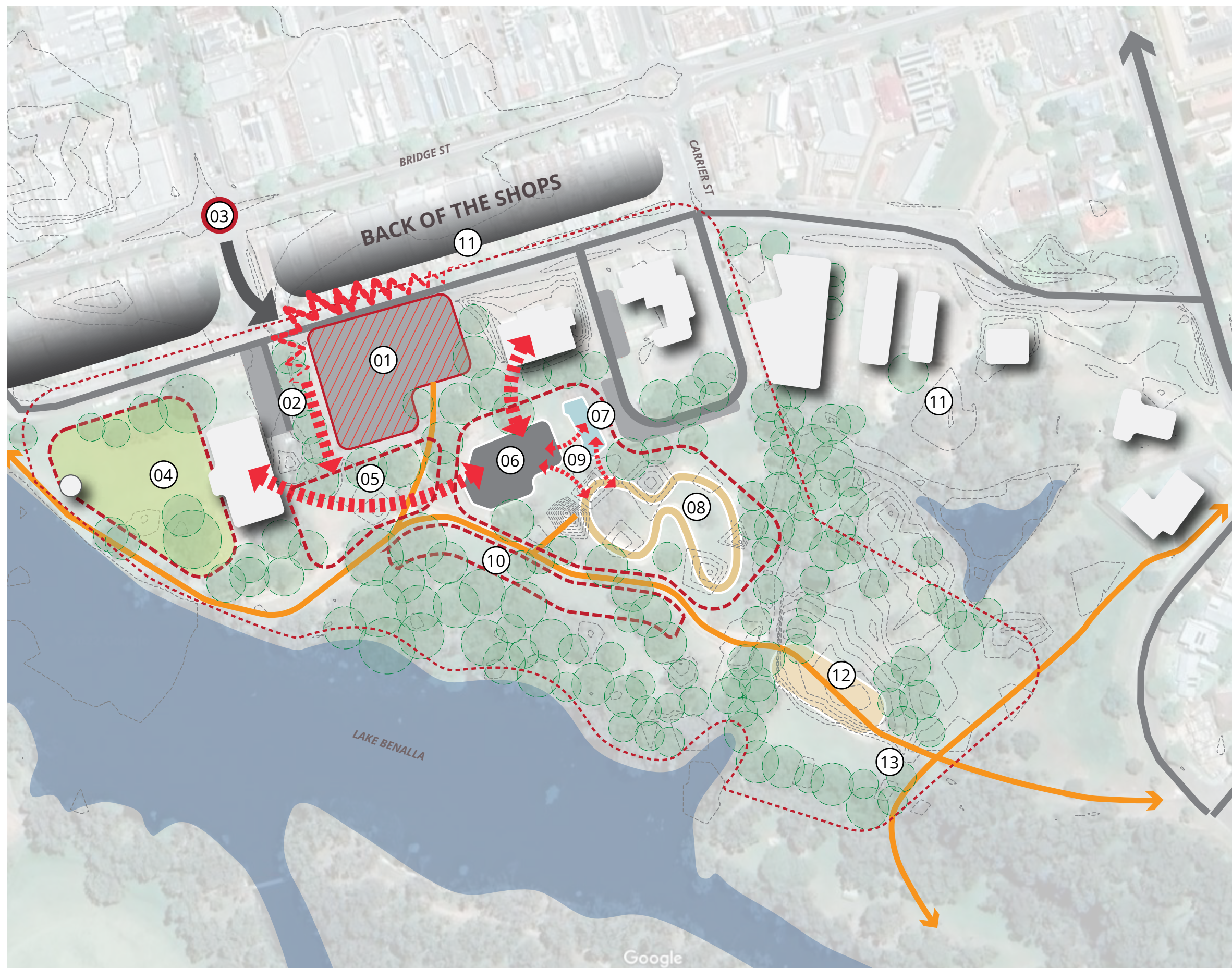


LEGEND

-  Existing Skate Park
-  Existing Half court x 3
-  Existing Pump Track
-  Shops & Retails
-  Existing Car Park
-  Building
-  Way-finding / Landmark Feature
-  Existing Pedestrian Connection
-  Existing Vehicular Connection

EXISTING PLAN

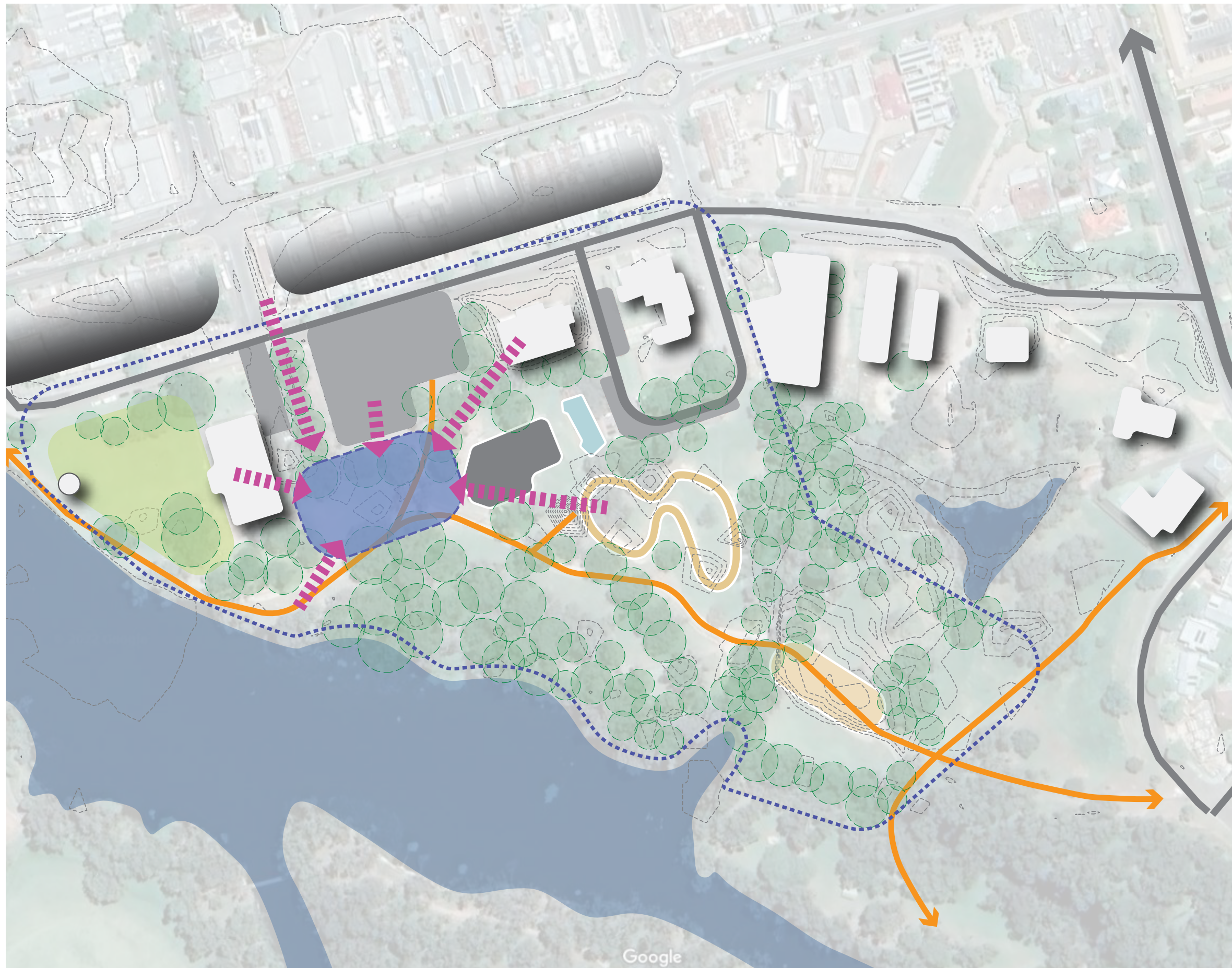
PLA'CE



KEY ELEMENTS

- 01 Existing car park is both a visual and physical barrier to the site
- 02 Lack of clear connection to the main street no clear pedestrian priority of access from town centre
- 03 Lack of way-finding and awareness of existing facilities facility
- 04 Lawn space being utilised as event space, however missing other relevant amenities such as stage
- 05 Under utilised lawn space between library and recreational areas
- 06 Existing skate park - older facility opportunity to upgrade. Currently it is geared towards BMX, opportunity to include beginner level skaters and other styles of skating.
- 07 Existing 3 x half courts, currently under-utilised, no full court available for games. Opportunity for other sports and games
- 08 Existing pump track - not well maintained berms and pumps have overgrown and washed out. Opportunity to upgrade,
- 09 Existing active recreational facilities are disjointed are older facilities. Opportunity to provide linkages, social amenity and upgrade facilities.
- 10 Lawn Space and gravel path currently used as market space. This causes conflict with other pedestrians and dog walkers. Other issues include muddy and wet ground conditions after rainfall, making it an unpleasant user experience.
- 11 Back of the shops - less activated areas. Opportunity to increase passive surveillance via community activation of the precinct.
- 12 Current path used as road to access RV Parking. This is potential safety issue and promotes conflict between users. This will only increase as the precinct is redeveloped. RV parking location to be reviewed for better suited location,
- 13 Opportunity to increase safety for pedestrians by relocating RV parking, and providing clearer paths of travel for passive recreation, dog walking and nature walks to the islands and natural surrounds.

CONSTRAINTS AND OPPORTUNITIES



DESCRIPTION

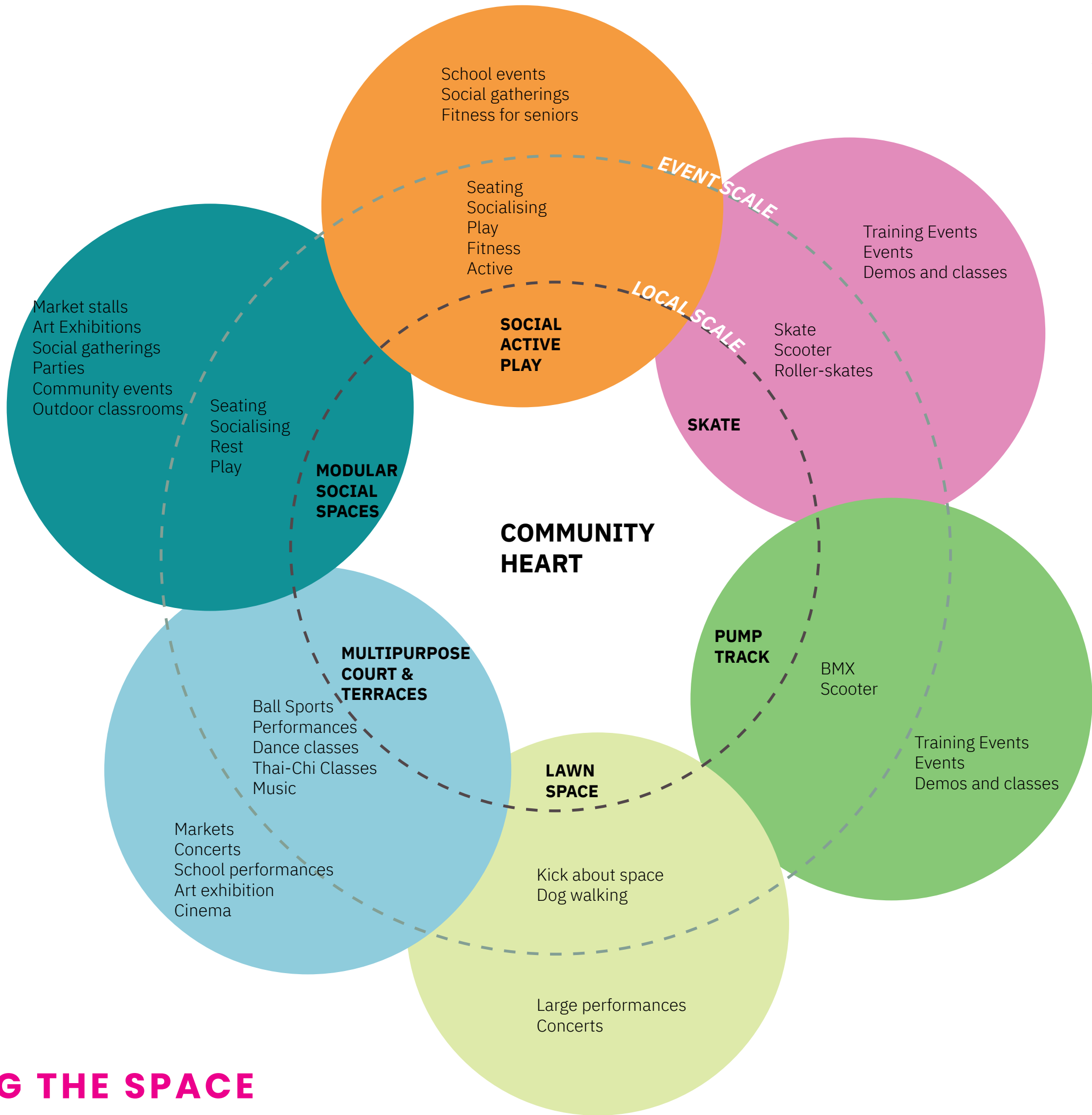
A community heart brings all these amenities and spaces together. Providing links between the Library, Senior Citizens club, skate and BMX facilities to a central community space. A space that provides a backdrop for social events, markets, ball-sports and other community events.

COMMUNITY HEART

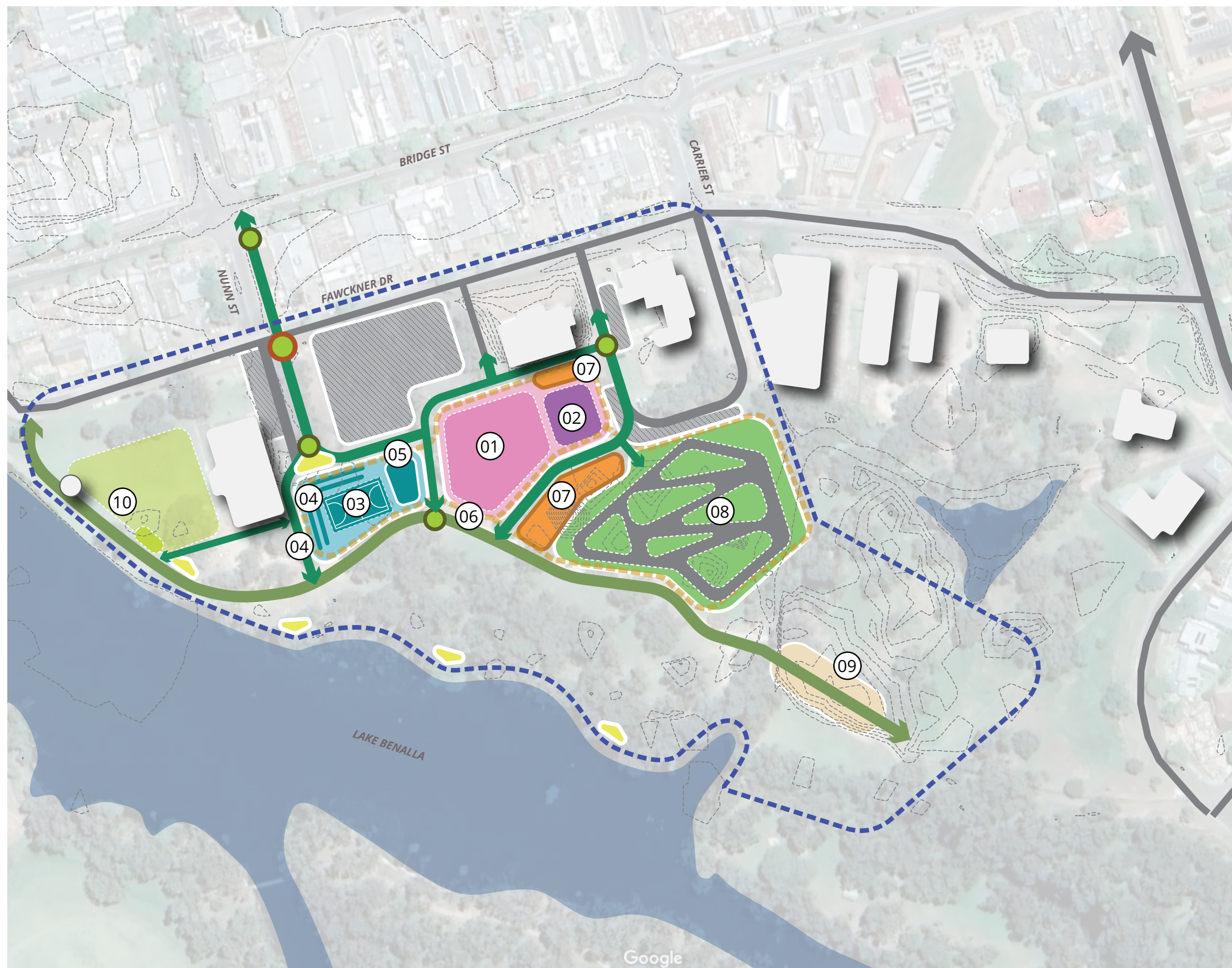
PLA'CE

DESCRIPTION

A community heart can function both at a local daily scale, with social and recreational elements occurring with individuals, family groups and social gatherings. The community heart looks at how this space can transform with at a larger event scale, encouraging and providing spaces that can be used for larger programmed events like concerts, markets, performances and large scale community events.



ACTIVATING THE SPACE



LEGEND

- Pump Track
- Upgraded Existing skate park
- New Skate Plaza
- Multi-purpose Court
- Active community space
- Picnic/ Social Areas
- Active Social Play Area
- Large space for events/ performances
- Possible stage for events
- Way-finding
- Way-finding Entry Feature
- Running track
- ↔ Pedestrian Connections / Key Paths
- ↔ Waterfront Promenade
- Extent of Works

KEY ELEMENTS

- 01 Upgraded Skate Park**
Upgrade of existing Skate park, this area is geared more towards BMX and other wheel play, upgrading of older steel elements to more contemporary style
- 02 New Skate Plaza**
Convert 3 existing half courts into a new skate plaza area with street style elements.
- 03 Multi-purposes Court**
Multi-purpose hard stand area featuring a full size court to replace half courts. This area converts to a space for markets and community events with a social space that includes a stage.
- 04 Terrace seating**
A back drop to the stage and community space/ sports court, terraces take advantage of the existing embankment to create viewing seats for games, events and concerts.
- 05 Multi-functional Active Social space**
Modular seating and shade structures combine to create a multi-functional space that acts as a frame work for many community events.
- 06 Running and walking track**
This track skirts all the active areas providing access and great running surface for the community.
- 07 Proposed Social + Play Area**
Older teen play - hangout modular seating, hammocks and nets, giant basket swing and other large play equipments
- 08 Pump Track**
Upgrade of run-down pump track to include pumps, berms and other elements.
- 09 RV Parking to be reconsidered**
This is to be reviewed as best location for RV parking. With proposed work and community spaces being introduces this becomes a conflict between pedestrians and vehicles
- 10 Large scale events**
Lawn space and possible stage for large scale concerts, events and performances.

INITIAL IDEAS PLAN

Multi-Purpose Courts + Event space



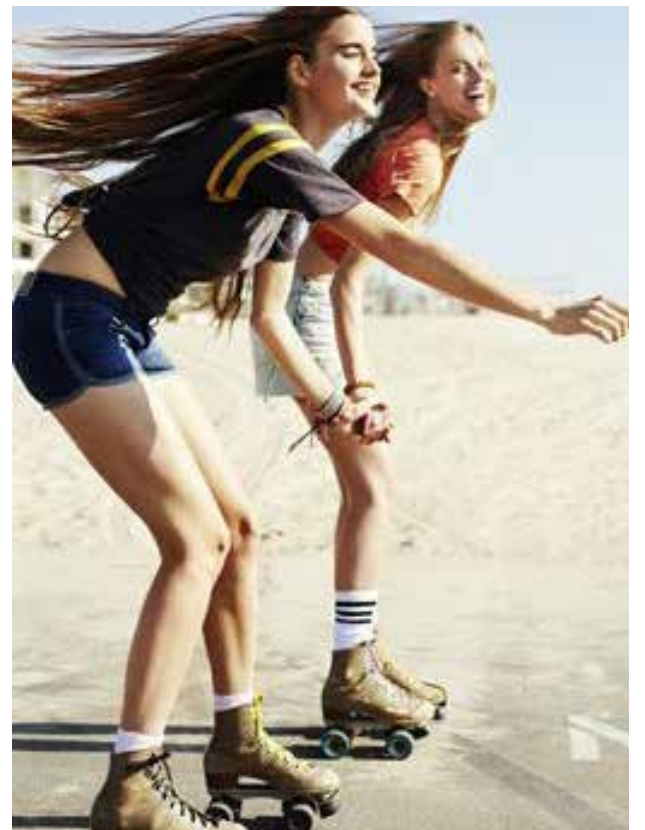
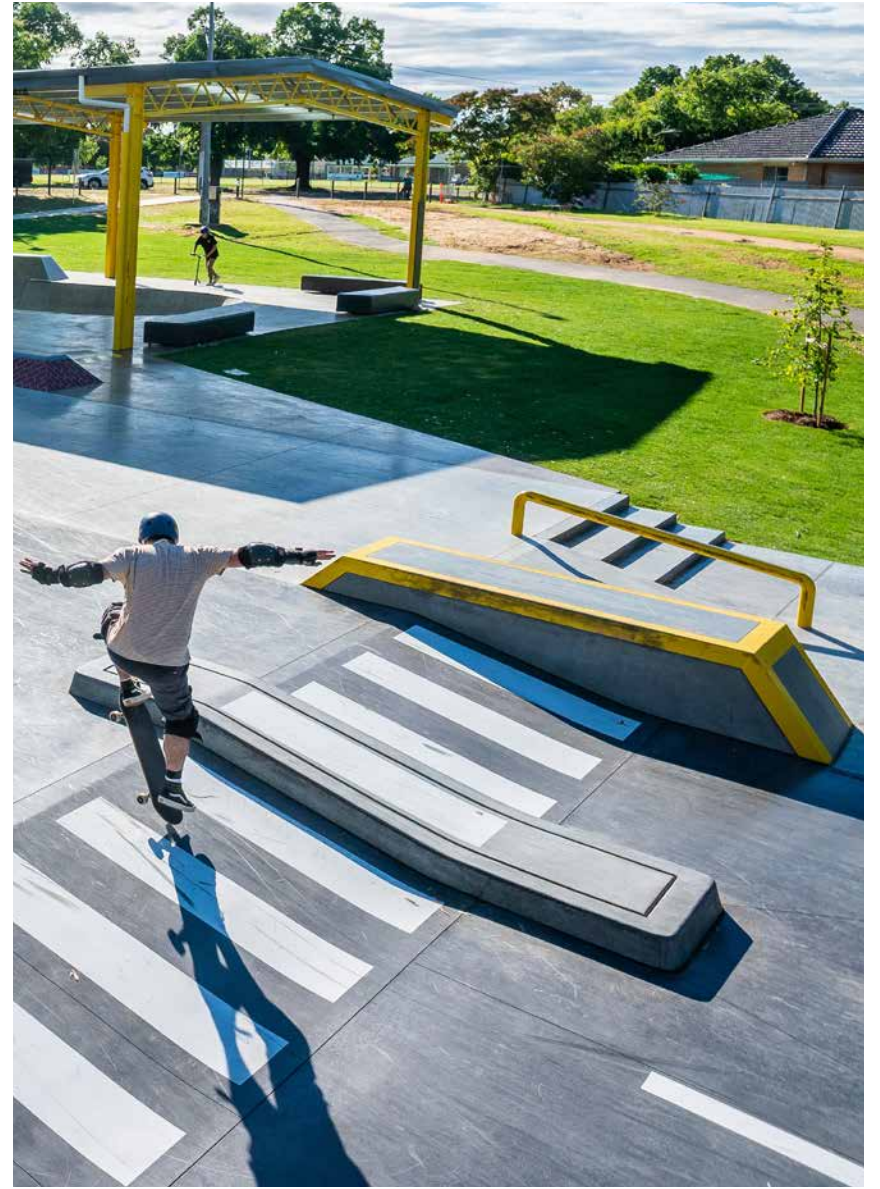
Social + Multipurpose Community space



Social Active Play



Skate Plaza



Pump Track

