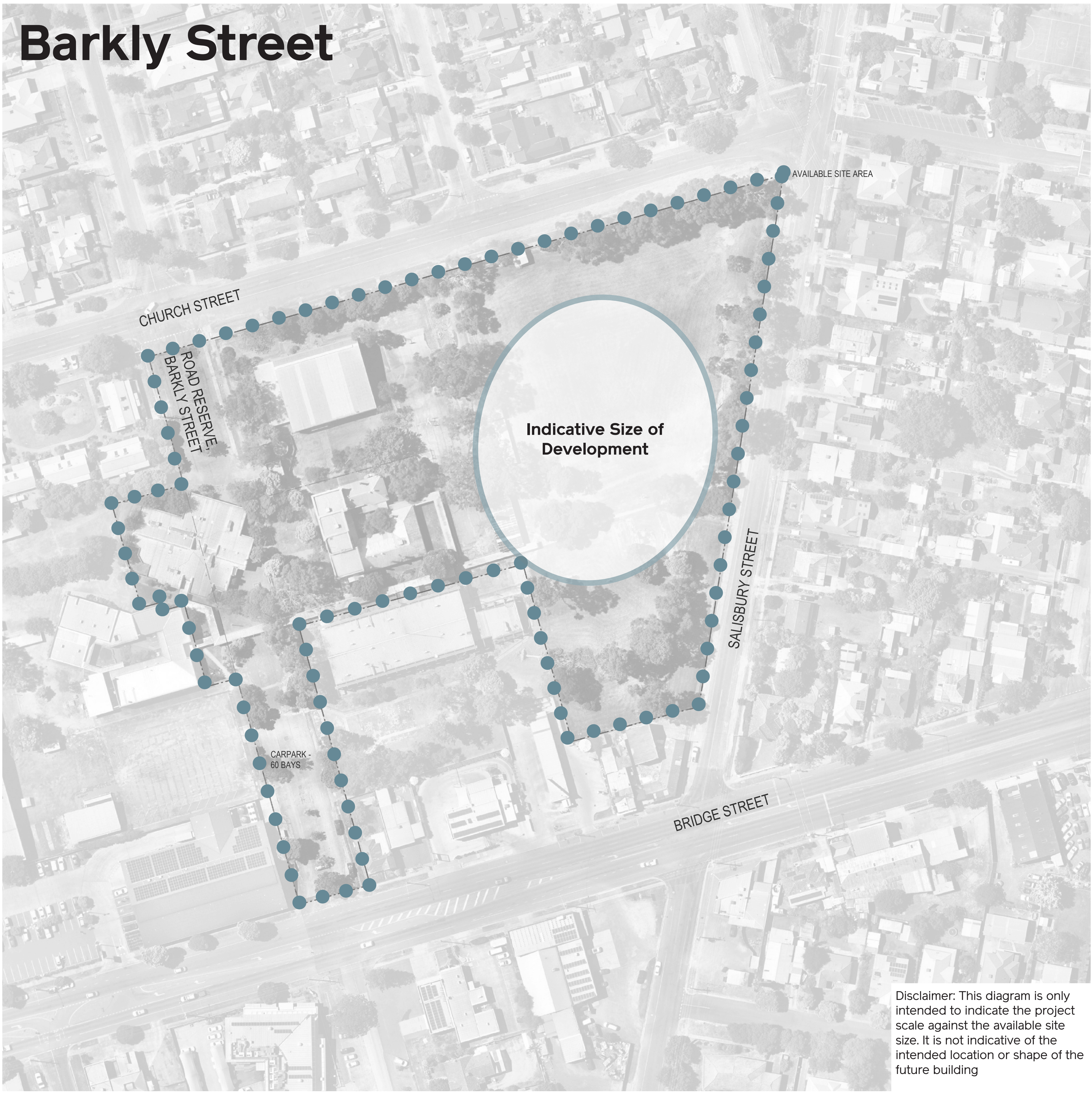


# Barkly Street



Disclaimer: This diagram is only intended to indicate the project scale against the available site size. It is not indicative of the intended location or shape of the future building



## Benalla Indoor Recreation Centre Redevelopment



**Site Conditions**  
This site is located east of the Broken River, and was an educational site within a residential area. It is located immediately east of the Benalla CBD as well as the Avon Street campus of Benalla P-12 College. The site has no current use. There is a range of existing buildings and reported easements on site. There is also a significant number of existing mature trees.



**Site Services**  
The site is already connected to essential building services (electrical, water, sewer and fire services); however these will require upgrading for any future re-development.



**Site Planning, Layout and Opportunities**  
The site is generally level and open, with established trees around the site. Development on this site will require demolition of a number of existing structures and trees.



**Town Planning**  
The site is owned by the State Government, and zoned for Public Use Zone (PUZ2). Council is currently in the process of taking over management of this site from the State Government under a long-term lease arrangement, and a number of possible community uses are being considered for this site. Master planning for this site will likely become part of future community consultation and engagement sessions to ensure that the site is used to its maximum potential.



**Future Steps**  
If selected as the site for the new Benalla indoor Recreation Centre Redevelopment, consultation would need to take place with existing on site sporting clubs, community groups and nearby residents to understand the implications and future steps.



**Construction**  
This site provides reasonable access for construction, which could be achieved without disrupting adjacent existing users and minimise disruptions to adjacent residents.