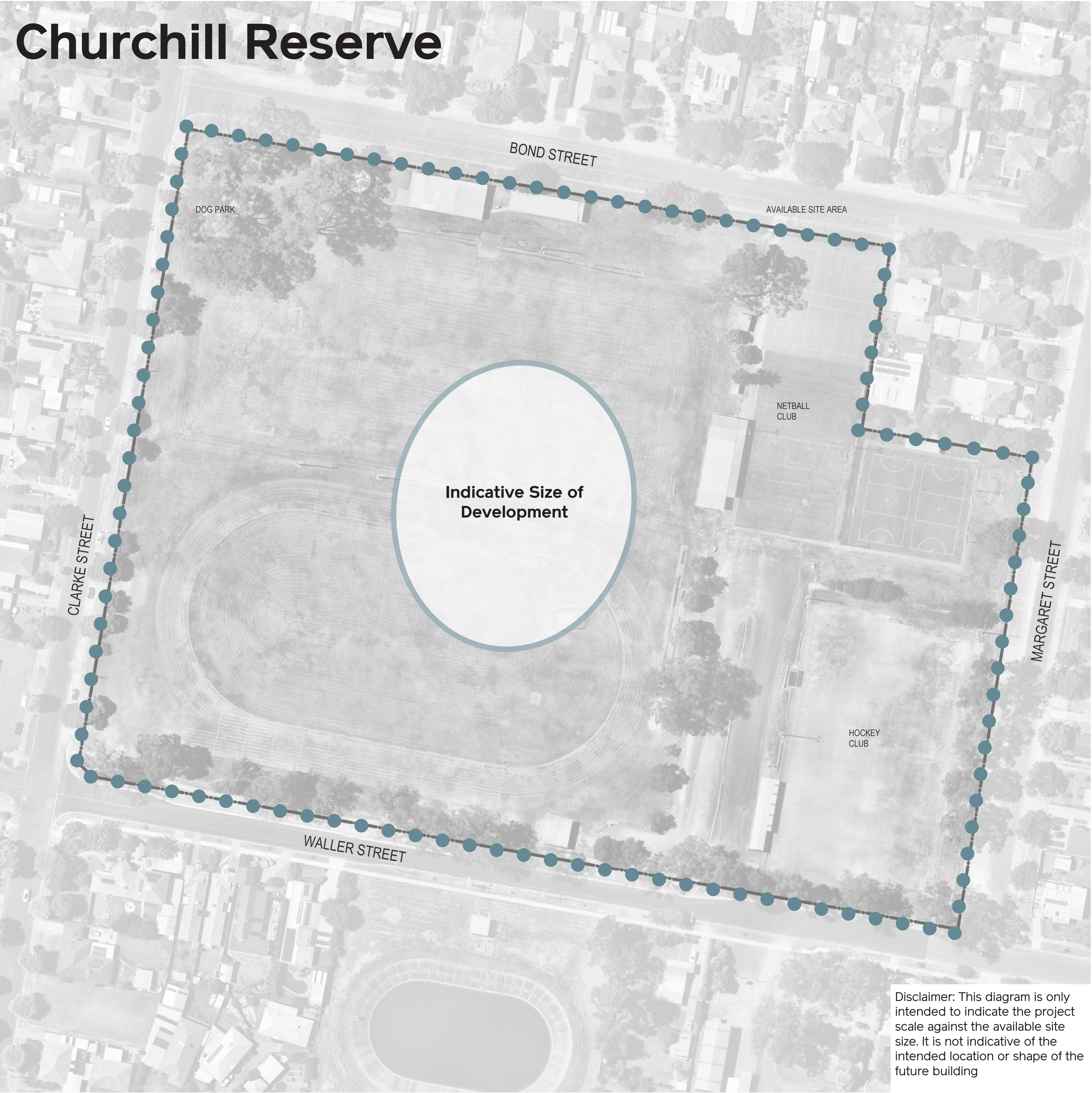


Churchill Reserve



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
The Churchill Recreation Reserve is located west of the Broken River, and is an established sporting precinct within a residential neighborhood. It is situated 350m from Benalla Primary School.

The Reserve is home to the Benalla Hockey Club, Benalla Netball Association, Benalla Rovers Soccer Club, Benalla Astronomy Club and the Benalla Little Athletics Club. A community Dog Park is situated on the north west corner and the Benalla Astronomy Club meets in the Hockey Club rooms.



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 some established trees around the perimeter. The size of the site is excellent to allow for the development of an indoor recreation centre within an established sporting precinct, while still retaining ample area for outdoor recreation. Access to existing on site parking is from Waller Street, and on-street parking is located on Bond Street.



The site provides an ideal location as a place of refuge in the event of natural disaster, for the area of Benalla located west of the Broken River.



Town Planning
The site is owned by Council, and zoned for Public Park and Recreation (PPRZ)



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 good access for construction, which could be achieved with minimal disruption to the Dog Park, Netball and Hockey Clubs.

Construction of any new facility within this site will impact the soccer and athletics clubs, and prior agreements for on-going facilities would need to be in place before any new developments are considered on the current site.