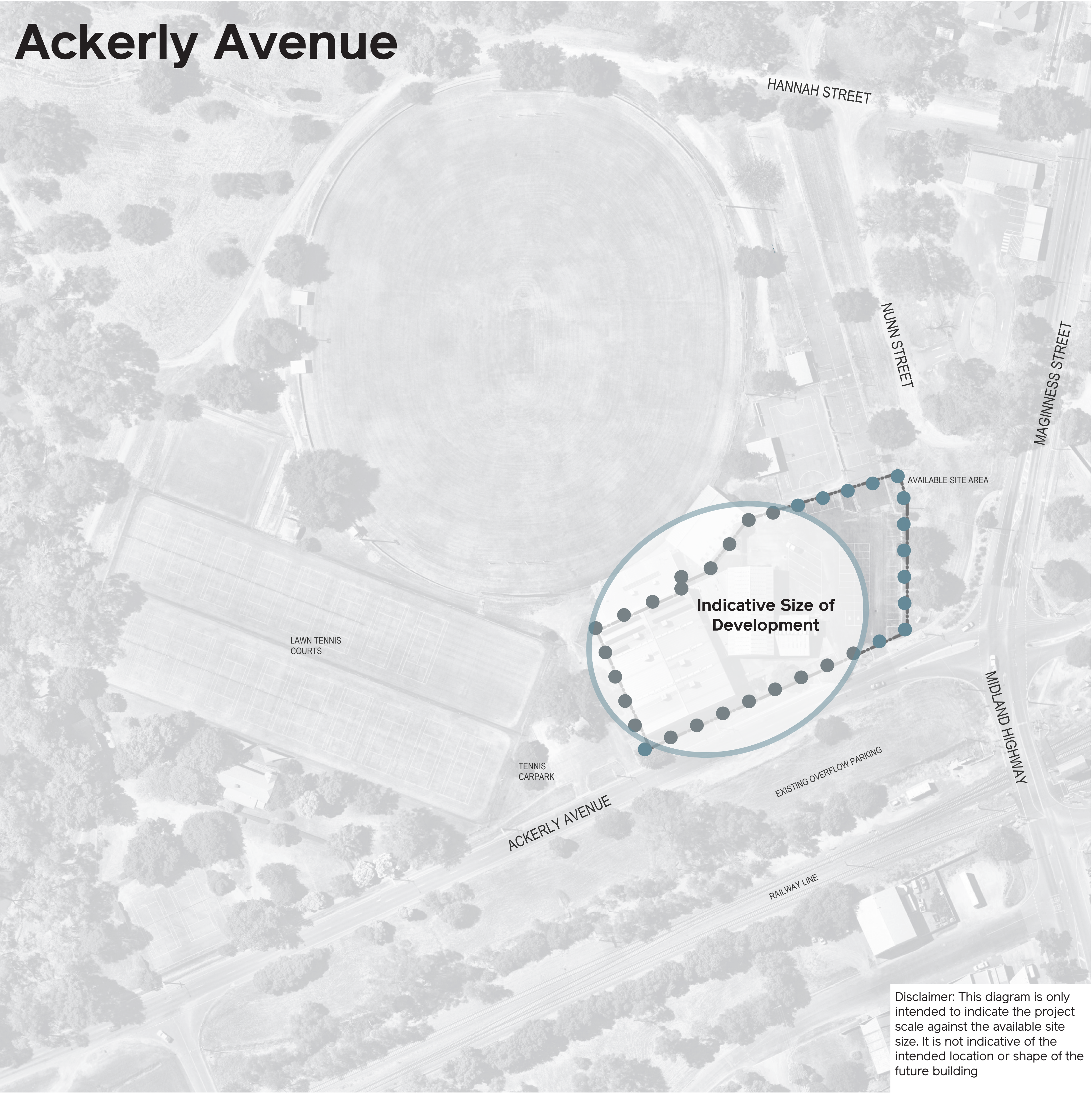


Ackerly Avenue



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 just east of the Broken River subjected to annual flood inundations and north of the railway line, and is the home of the existing Benalla Indoor Recreation Centre. The site is also home to the Benalla Lawn Tennis and Croquet Club, the Benalla All Blacks Football and Netball Club. There is limited on-site carparking.



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

Any new development will be constrained to the existing area occupied by the BIRC, and is unlikely to cope with future expansions. Car parking will be an ongoing issue due to lack of space. The site is subject to regular flooding, restricting access to the sites for periodic times. Due to flooding, the site is not suitable as a place of refuge in a natural disaster.



Town Planning

The site is owned by the State Government and leased to council, and zoned for Public Park and Recreation (PPRZ). The site is also designated as an Urban Floodway Zone. There are several other potential overlays affecting the site, including, but not limited to heritage, bushfire and cultural heritage sensitivity.



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

Due to the small site area, there would be limited to no access to sporting facilities on site during an 18 month construction period. This has potential impacts to the financial viability of existing clubs.