

Benalla Indoor Recreation Centre Redevelopment

Site Investigation & Benchmarking Review
December 2023



Brand Architects



Brand Architects

Option 1
Ackerly Avenue

Option 3
Barkly Street

Option 2
Churchill Reserve

We acknowledge and respect the Traditional Owners of lands & waterways across Australia, their Elders, Ancestors, cultures and heritage, and recognise the continuing sovereignties of all Aboriginal and Torres Strait Islander Nations.

Introduction

Brand Architects is pleased to be associated with the development of a new indoor recreation centre for the Rural City of Benalla

Brand Architects is Community focused Practice with significant regional experience and are acknowledged experts in ESD and evidence based Design



Overview

1. Project Values
2. Site: Map
3. Site: Area and Context
4. Site: Benefits and Complexities
5. Benchmarking
6. Area and Diagram
7. Community Engagement



1. Project Values

Benalla Project Values

- To provide a venue with an inclusive community focus.
- To promote active & healthy lifestyles for all ages.
- To provide a local benchmark for environmental sustainability.
- To design for future expansion, flexibility & changing community needs.



1. Project Values

Benalla Project Scope

3 sites are under consideration. The project scope is to respond the 2019 Benalla Sporting Masterplan, and include the following considerations:

- New indoor stadium with Show Court overlay including new spectator seating, multipurpose space, change rooms & amenities
- New hard-courts and upgrade existing assets
- Cater for future sport and community growth
- Prioritise stakeholder engagement & understand needs of various sports/ community groups
- Enable viable long term asset
- Manage costs, projects risks and latent conditions





Option 1
Ackerley Avenue

Option 3
Barkly Street

Option 2
Churchill Reserve

3. Site: Area and Context

Benalla is a regional city with a population of 14,528 (Source: ABS 2021 Census data).



Ackerly Avenue, Benalla

- Development restricted by existing assets. Area available is too small
- Site subject to flooding
- Existing infrastructure is not in alignment with current expectations for amenity, accessibility and sustainability



Churchill Reserve, Benalla

- Located in a residential area
- Geotechnical investigations has been undertaken to understand site complexities due to previous uses
- Existing infrastructure is not in alignment with current expectations for amenity, accessibility and sustainability



55 Barkly Street, Benalla

- Existing infrastructure is not in alignment with current expectations for amenity, accessibility and sustainability
- A potential heritage listing for some buildings, may impede development options
- Site does not have an Overall Masterplan

4. Site: Benefits and Complexities

Ackerley Avenue <small>site assessment</small>	Poor	Fair	Favorable
Site Conditions for intended Scope of Works		<div></div>	
Site Services Access and Condition		<div></div>	
Site Planning and Layout	<div></div>		
Town Planning Overlays and Restrictions		<div></div>	
Impacts during Construction Period	<div></div>		
<div><div>Site Notes</div><div><div>• Development restricted by Existing Assets</div><div>• Site Subject to Flooding and Rising Damp</div><div>• Area available for Development is small</div></div></div>			
Churchill Reserve <small>site assessment</small>	Poor	Fair	Favorable
Site Conditions for intended Scope of Works		<div></div>	
Site Services Access and Condition		<div></div>	
Site Planning and Layout			<div></div>
Town Planning Overlays and Restrictions			<div></div>
Impacts during Construction Period			<div></div>
<div><div>Site Notes</div><div><div>• Located in a residential Area</div><div>• Investigation suggest some areas of site could be previously used as Tip</div><div>• Existing Building Quality considered average</div></div></div>			
Barkly Street <small>site assessment</small>	Poor	Fair	Favorable
Site Conditions for intended Scope of Works			<div></div>
Site Services Access and Condition		<div></div>	
Site Planning and Layout	<div></div>		
Town Planning Overlays and Restrictions	<div></div>		
Impacts during Construction Period			<div></div>
<div><div>Site Notes</div><div><div>• Existing Building Quality considered poor-average</div><div>• Aged Infrastructure</div><div>• Potential Heritage listing</div><div>• Site does not have an Overall Masterplan</div></div></div>			

Disclaimer
Disclaimer: The above assessments were developed by Brand Architects based on information derived from site visits, and available site information. Each consideration includes a detailed list of criteria, that was rigorously applied to each site to reach the assessment shown above.

5. Regional Benchmarking

Yarrowonga Multisport Stadium

Approx. age:

Yet to be constructed

Local Population:

2,389 (Source: ABS 2021 Census data, figures include region)

Indicative Budget:

\$16.5 mil (New 2 Court Stadium)

Facilities:

- 2 indoor basketball courts
- 4no. change rooms
- Externally facilities for outdoor netball.

Sports line-marking is provided for:
Basketball, Netball, Badminton, Indoor
Soccer, Volleyball

Other sports offered: Table Tennis



5. Regional Benchmarking Myrtleford Stadium

Approx. age:
2019

Local Population:
2,846 (Source: ABS 2021 Census data, figures include region)

Indicative Budget:
\$2.7 mil (1 Court Expansion, 2019)

Facilities:

- 2no. indoor courts
- 4no. squash courts
- Meeting Room

Sports line-marking is provided for: Basketball, Volleyball, Netball, Pickle Ball, Badminton, Life Ball



5. Regional Benchmarking

Wangaratta Sports and Aquatic Centre

Approx. age:

1974 (Basketball Court Opened), 2020 (Aquatic redevelopment), Renovated July 2022-November 2023

Local Population:

29,808 (Source: ABS 2021 Census data, figures include region)

Indicative Budget:

-

Facilities:

- 4 indoor Courts including 1 Showcourt to sit 900 spectators
 - Gym
 - 6no changerooms
 - Aquatics
 - 6 glass back Squash and Racquetball courts
- Sports line-marking is provided for: Basketball, Volleyball, Netball, Pickle Ball, Badminton



5. Regional Benchmarking

Wodonga Sports and Leisure Centre

Approx. age:

Unknown

Local Population:

43,253 (Source: ABS 2021 Census data, figures include region)

Indicative Budget:

-

Facilities:

- 5 indoor courts
- Gymnasium.
- 4no. changerooms.
- Child care facility
- Aquatics

Sports line-marking is provided for: Basketball, Volleyball, Netball, Pickle Ball, Badminton



5. Regional Benchmarking

Shepparton Sports & Events Centre

Approx. age:
1972

Local Population:
137,618 (Source: ABS 2021 Census data, figures include region)

Indicative Budget:
\$50-55 mil (New 6 Court Stadium)

Facilities:

- Four indoor courts
- Multipurpose room (primarily used for Table Tennis & senior group programs)
- 4no. change rooms

Sports line-marking is provided for: Basketball, Netball, Badminton, Indoor Soccer, Volleyball

Note: Greater Shepparton City Council is currently undertaking steps to replace the existing aging facility with a new 6-court indoor facility.



5. Regional Benchmarking

Location	Population*	Number of Courts
Yarrawonga	2389	2
Myrtleford	2846	2
Benalla	14528	3
Wangaratta	29808	4
Wodonga	43256	5
Shepparton	137618	4(6^^)
*ABS Data 2021		
^^Shepparton is proposing a new 6 court stadium		

6. Indicative Area Requirements

3 Court Stadium

Benalla Indoor Stadium			
Playing Courts	No.	Sub Total (m2)	Total (m2)
Retractable Seating Storage	1	85	85
Compliant Basketball / Netball Courts*	3	925	2775
Storage	2	35	70
Change Rooms	4	25	100
Change Room Amenities with Acc WC	4	25	100
Referee Amenities and Duty Room	1	25	25
Cleaners	1	20	20
Plant	1	25	25
			3200

Shared Facilities	No.	Sub Total (m2)	Total (m2)
Stadium Amenities	2	18	36
Accessible Amenities	2	8	16
Changing Places Facility	1	12	12
First Aid & WC	1	20	20
			84

Administration	No.	Sub Total (m2)	Total (m2)
Reception	1	20	20
Lobby	1	50	50
Office	1	30	30
Basketball Office & Storage	1	20	20
Meeting Room	1	25	25
Control Room	1	15	15
Manager	1	15	15
			175

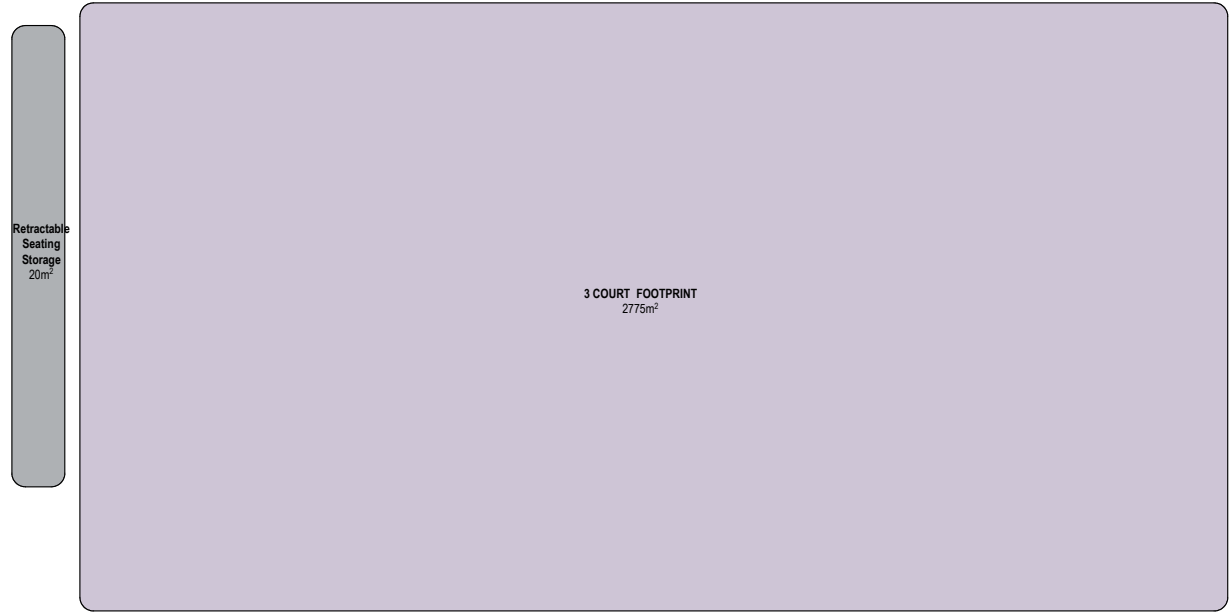
Function & Community Use	No.	Sub Total (m2)	Total (m2)
Multi Purpose Room	2	80	160
Multi Purpose Room Store	2	30	60
Café	1	30	30
Café Lounge	1	80	80
			330

Circulation	203
Total Net Floor Area	3992

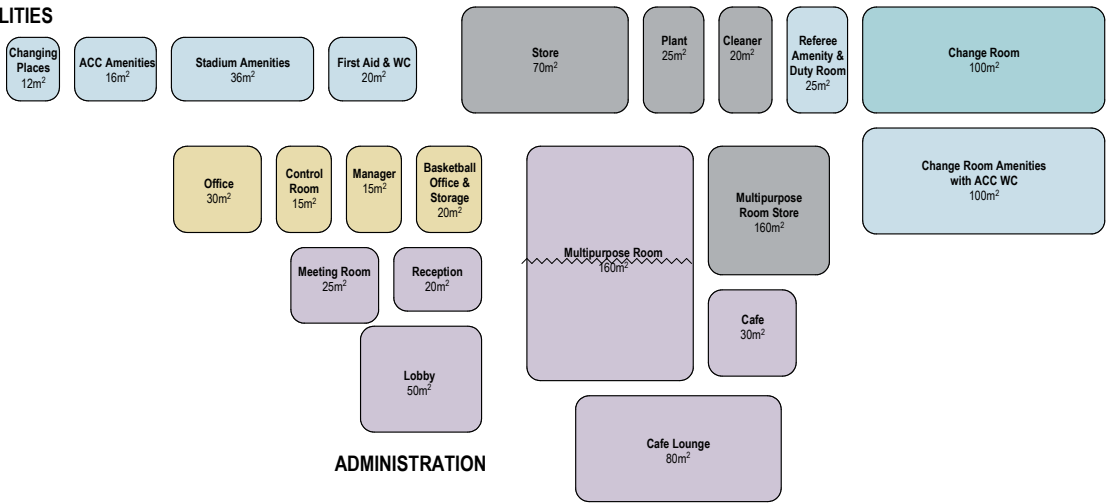
6. Area and Diagram

Area Bubble

PLAYING COURTS



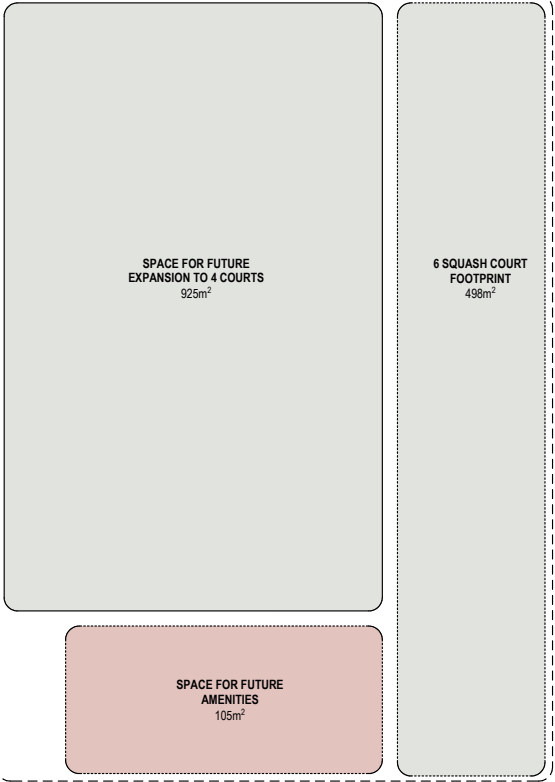
SHARED FACILITIES



ADMINISTRATION

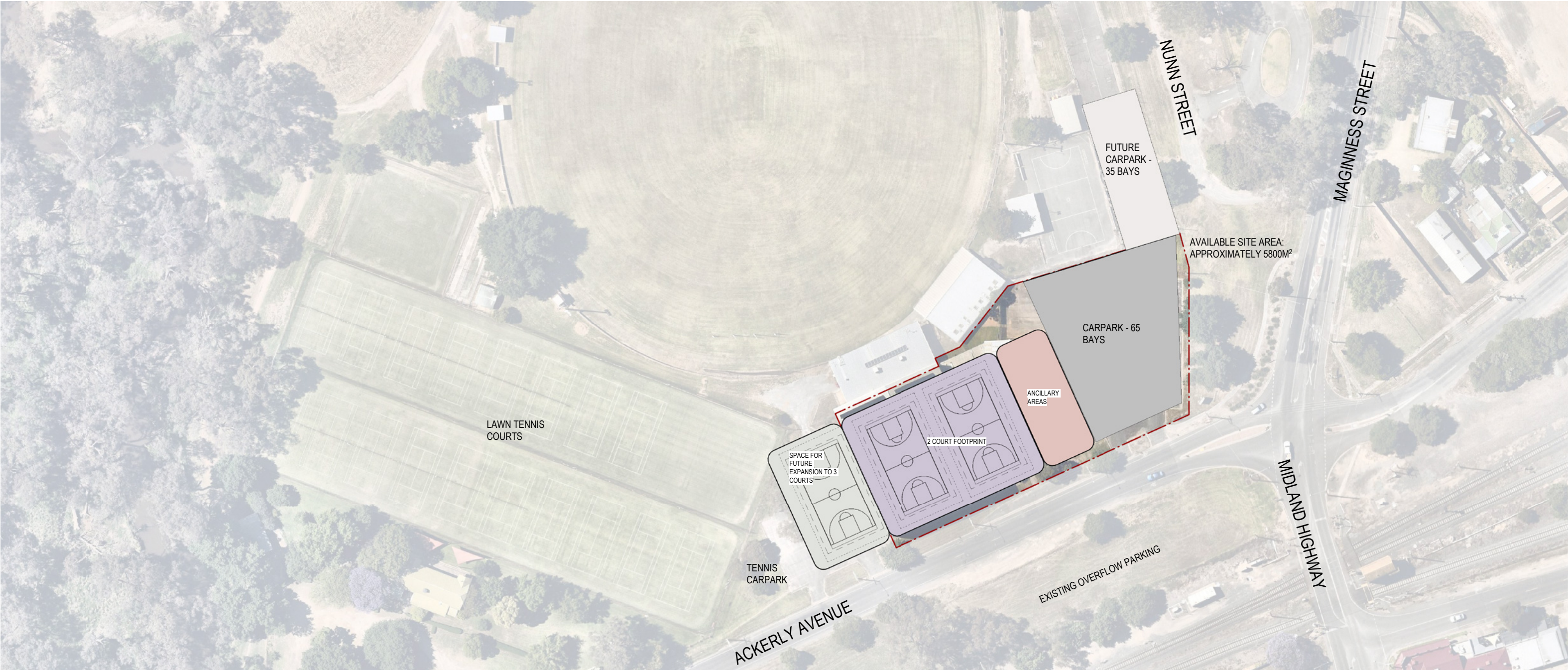
FUNCTION & COMMUNITY USE

EXPANSION



Example Only - For discussion of scale, context and options

6. Area and Diagram



Site 1) Benalla Indoor Recreation Centre | Acklerly Street, Benalla
VIC 3672

Example Only - For discussion of scale, context and options

6. Area and Diagram



Site 2) Churchill Recreation Reserve | 103 Waller St, Benalla VIC 3672

Example Only - For discussion of scale, context and options

6. Area and Diagram



Site 2) Churchill Recreation Reserve | 103 Waller St, Benalla VIC 3672

Example Only - For discussion of scale, context and options

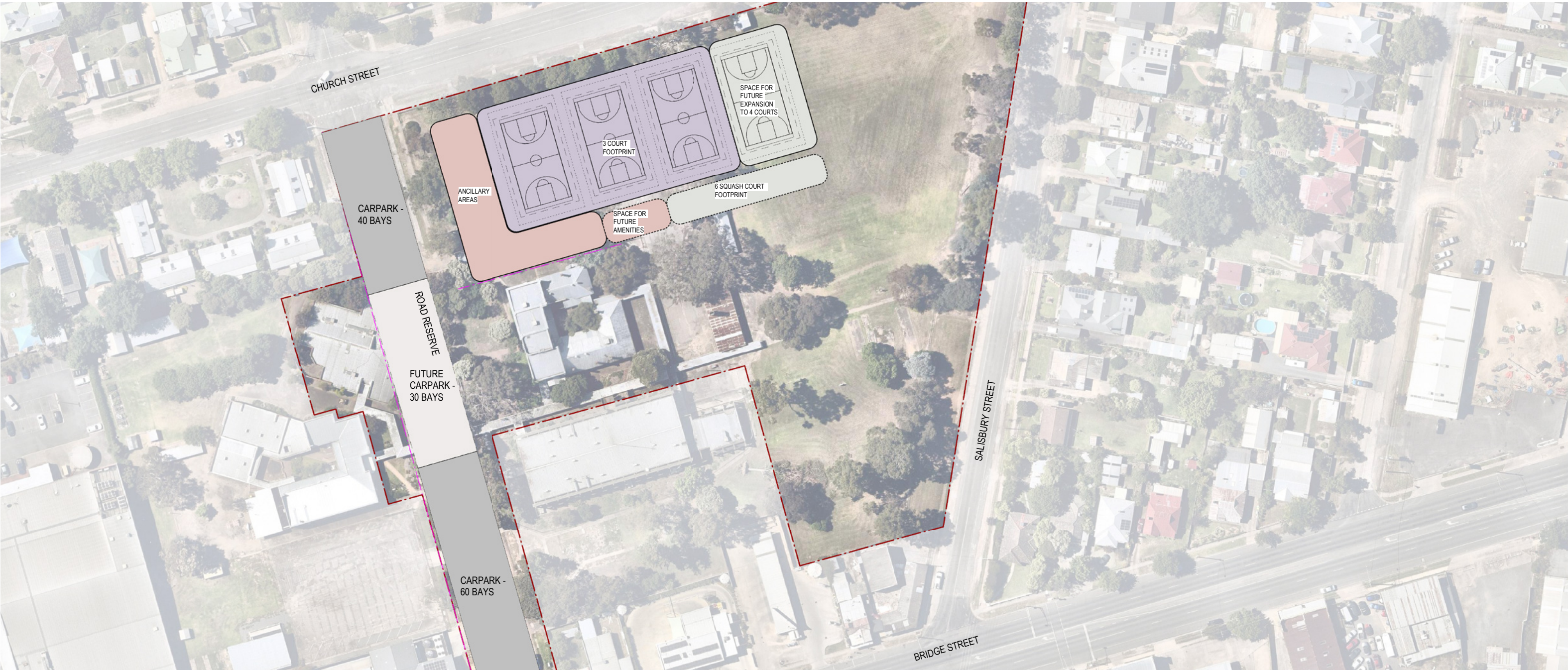
6. Area and Diagram



Site 2) Churchill Recreation Reserve | 103 Waller St, Benalla VIC 3672

Example Only - For discussion of scale, context and options

6. Area and Diagram



3) Benalla College | Barkly St, Benalla VIC 3673

Example Only - For discussion of scale, context and options

6. Area and Diagram








3) Benalla College | Barkly St, Benalla VIC 3673

Example Only - For discussion of scale, context and options

6. Area and Diagram

ESD Performance Parameters

Project Level

				
Working with Nature	Climate and Energy	Culture and Wellness	Circularity	Water Conservation
Reduce urban heat island effect by increasing heat resilience	Implement strategies for Climate Readiness in all projects	Design for Inclusion	Reduce waste through prevention, reduction, recycling and reuse during operation, construction and demolition	Reducing potable water use
Protect, support and regenerate site ecology	Reduce Embodied Carbon by 40% in all projects by 2030	Promote human health and mindfulness through design	Design for longevity through ease of maintenance, flexibility and adaptability or deconstruction and re-usability	Reducing storm-water discharge and pollutant entry into storm-water systems
Facilitate connection with nature through incorporation of Biophilic principles in design	Reduce Operational Carbon - Achieve net zero operational carbon in all projects by 2030	Incorporate 'Responsible Procurement' specifications in all projects	Preferable procurement for materials and products with high recycled content and recyclability	Preferable procurement of materials and products with low Embodied Water
	Accelerate the use of renewable energy systems	Design with respect to First Nation's value		
	Facilitating uptake of low carbon transport	Design with respect to Cultural and Heritage values		

7. Community Engagement for New Stadium

Concept Phase (mid):

Public Information - announce the project and the rationale behind the site selection process & why other potential sites were discarded.

Method:

Newsletter & Council Website

Schematic Design (early):

Public Information & Feedback Campaign - to gather input on the look & feel of the recreation centre, potential spaces and uses of the facility.

Method:

Online survey (Council website)

Postcard-drop

Social media and website updates: to inform the community about progress & encourage participation.

Design Development Phase (early):

Public Information on project progress

Method

Drop-in sessions - to view design plans, provide comments, & ask questions.

Publicise through local newspapers, social media, & community bulletin boards.

Design Development Phase (late):

Public information - to highlight how Community comment has influenced the final design

Method:

Newsletter or email update

Website & social media updates

Thank you



Brand Architects

