

## 5. Visitor Information Centre Redevelopment

SF/664

Dom Testoni – Chief Executive Officer

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### PURPOSE OF REPORT

The report presents for information on the Benalla Visitor Information Centre Redevelopment project pending release of the construction tender in September 2021.

### BACKGROUND

The Benalla Visitor Information Centre at 14 Mair Street, Benalla includes visitor servicing, being the provision of regional dispersal information and retail sales for visitors and residents, the Costume and Kelly Museum and work rooms for the Benalla Historical Society.

The venue attracts between 12,000 and 15,000 people per year, of which between 3,000 and 4,000 visit the Costume and Kelly Museum.

At its meeting on 23 June 2021 the Council considered a report which presented details of a project, 'Visitors, Cinema and History for Benalla', to co-locate the existing Benalla Cinema within an expanded Visitor Information Centre and Costume and Kelly Museum building.

The project will improve display space, enhance visitor engagement and enrich the Benalla Cinema experience.

The project will also provide Benalla Rural City with a financially sustainable cinema into the future, a thriving, contemporary visitor servicing space, destination Museum and a new and modern cafe. The relocation of Benalla cinema aims to increase patronage from the current 15,000 per year to 30,000 over time.

The Visitor Information Centre is a major dispersal point for visitors to Benalla Rural City. It plays an important role in ensuring visitors stay longer and see more in our region, thus contributing in a direct and positive way to the visitor economy.

The Visitor Information Centre occupies a premium space on the foreshore of Lake Benalla well within walking distance of the central business district and retail precinct.

The visitor servicing function is accessed by both visitors and permanent residents for region-wide visitor and general information.

At the meeting the Council resolved: "That the Visitors, Cinema and History for Benalla project be approved".

## DISCUSSION

After the Council meeting, Brandrick Architects were engaged to complete the detailed design and development of the project and prepare documentation for the release of the construction tender.

Concept images of the project are attached as **Appendix 1**. Floor plans are attached as **Appendix 2**.

The project is scheduled to be completed by mid-2022. Construction will be managed by the Council's Assets and Infrastructure team and overseen by a project control group comprising councillors, staff and representatives from the Benalla Historical Society.

## ***COUNCIL PLAN 2017-2021 (2019 REVIEW)*** IMPLICATIONS

### **Engaging and Accessible Places and Spaces**

- *We will provide community places and spaces to meet the needs of our community and focus on thoughtfully planned growth to maintain and enhance the high amenity and character of our Rural City.*

### **Connected and Vibrant Community**

- *Maintain and capitalise on the Lake Benalla precinct encouraging and promoting tourism and population attraction*
- *Actively support and promote tourism events across Benalla Rural City.*
- *In partnership with key stakeholders develop a Benalla Rural City Tourism and Events strategy.*
- *Keep our community informed about the range and availability of our services and functions.*

## **POLICY IMPLICATIONS**

- *A thriving, contemporary visitor space aims to support increased visitor dispersal and yield in growing the Benalla Visitor Economy.*
- *An enhanced Museum space supports the presentation of the Ned Kelly sash, knowing the Ned Kelly tourism experience has the ability to attract both domestic and international visitors, and drive strong outcomes to the local visitor economy.*
- *Increased economic development with the inclusion of a new café will service the visitor economy and local community.*
- *A modern purpose-built cinema to ensure the community has continued access to this valued recreational past time.*

**FINANCIAL IMPLICATIONS**

This is a \$2.014 million project, to which the Victorian Government has committed \$875,000 and the Australian Government \$115,000. The balance is funded by the Council with the project forecast to be delivered in the 2021/22 financial year.

**Recommendation:**

**That the report be noted.**

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Concept Image 1

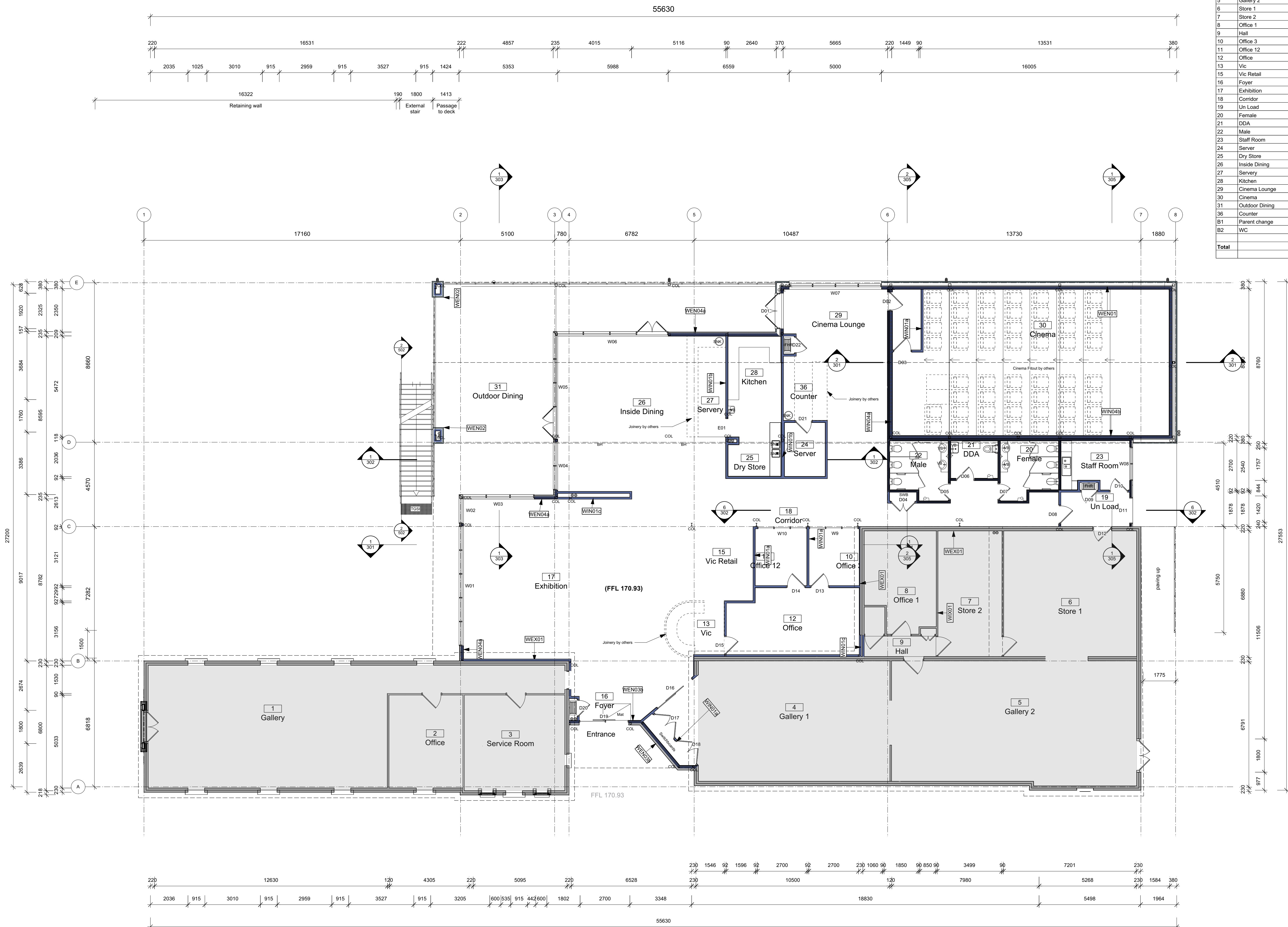




Concept Image 2







Number	Space Name	Display	Net Area sqm
1	Gallery		101sqm
2	Office		20sqm
3	Service Room		28sqm
4	Gallery 1		77sqm
5	Gallery 2		88sqm
6	Store 1		49sqm
7	Store 2		24sqm
8	Office 1		22sqm
9	Hall		4sqm
10	Office 3		9sqm
11	Office 12		9sqm
12	Office		25sqm
13	Vic		9sqm
15	Vic Retail		14sqm
16	Foyer		43sqm
17	Exhibition		80sqm
18	Corridor		52sqm
19	Un Load		7sqm
20	Female		10sqm
21	DDA		5sqm
22	Male		10sqm
23	Staff Room		10sqm
24	Server		7sqm
25	Dry Store		6sqm
26	Inside Dining		68sqm
27	Servery		11sqm
28	Kitchen		16sqm
29	Cinema Lounge		33sqm
30	Cinema		119sqm
31	Outdoor Dining		59sqm
36	Counter		8sqm
B1	Parent change		10sqm
B2	WC		7sqm
			0sqm
<b>Total</b>			<b>1040sqm</b>

## Drawing Legend:

## Abbreviation

AH	Access Hatch
BH	Bulkhead Over
COL	Structural Column
DP	Downpipe
FHR	Fire Hose Reel
FW	Floor Waste
NIC	Not In Contract
SWB	Switch Board
TBC	To be Confirmed
TCL	Tactile
VB	Vanity Basin
SNK	Sink

## Symbols Legend:

Waste	
DP Down Pipe	
COL Column	
W01 Window No:	
D01 Door No:	
Access Hatches 600x600mm, Refer to reflected ceiling plan & Mechanical Plan	
Section Reference	
Drawing Sheet Number	
Level No:Room No :	

## Denotes floor box :

RL 0.000	General Level.
RL	Relative Finished Level.
AHD	Structure Slab Level to AHD.
RL-S	Structural Slab Level.

## Ceiling Tag

Ceiling Type - Refer To Ceiling Drawings For Details	
Ceiling Height Above Finished Floor Level.	

## Floor Finishes Tags

Car-1	Carpet to be commercial grade
Flt-1	Concrete brush float Finish
Vinyl-1	Commercial Non-Slip Floor Vinyl Sheet
Flt-2	Timber strip flooring

## Handrail Tags

HR1	Handrail Type 1: Powdercoated handrail to main feature stair in accordance with AS1428. Refer to Architectural drawings & Specification for details.
HR2	Handrail Type 2: 40mm dia Galvanised Steel Handrail in accordance with AS1428. Refer to Architectural drawings & Specification for details.

## Tactile Indicators

TT01	Tactile Indicator Type 1: Refer to Architectural drawings & Specification for details. Stainless steel 20mm shaft - Pathfinder Systems Australia
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Denote existing, not part of contract work.

## CONSTRUCTION DOCUMENTATION

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Upon full payment of the Construction Document fee the architect will grant the client a non-exclusive license for the work produced as a part of that phase for the purposes of reproducing the material by constructing the building or structure in a single instance on the project site. The architect is entitled to proper attribution of their work whenever information about the project is published.  
Do not scale from drawing. Use figured dimensions only.  
Check all dimensions on site before any manufacture or construction.

BUILDING CLASS

Other

PROJECT

VISITOR . INFO. CENTRE REDEVELOP.

ADDRESS

LOT 1, 14 MAIR ST BENALLA, VIC

CLIENT

BENALLA RURAL CITY COUNCIL

DRAWING

Floor Plan

**BRANDRICK**  
ARCHITECTS  
plan for perfection

PROJECT #	2020-597	DWG STATUS	T
DWG DATE	March 2021	CAD FILE NAME	597-03-21-C-0.vwxp
PLOT DATE		DWG #	REVISION
ORIGINAL SHEET SIZE	ISO A1		
SCALE	As Shown		
DRAWN	GR	CHKD	SJ

T 103

OF 22



Internal Area Schedule Report			
Number	Space Name	Display	Net Area sqm
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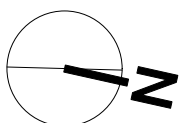
DRAWING  
Basement Plan



PROJECT #	2020-597	DWG STATUS	T
DWG DATE	March 2021	CAD FILE NAME	597-03-21-C-0.vwxp
PLOT DATE		DWG #	REVISION
ORIGINAL SHEET SIZE	ISO A1		
SCALE	As Shown		
DRAWN	GR	CHKD	SJ

T 104

OF 22



2 Basement Plan  
Scale: 1:100