

Finance and Planning Committee

Agenda

Date: Wednesday 10 April 2024

Time: 5.30pm

**Venue: Civic Centre (Council Meeting Room)
13 Mair Street, Benalla**

Any person wishing to participate in public submissions in accordance with Rule 7.3 of the *Governance Rules 2020* should contact the Council by emailing council@benalla.vic.gov.au or telephoning Governance Coordinator Jess Pendergast on (03) 5760 2600.

In accordance with Rule 6.4 of the *Governance Rules 2020* the Committee meeting will be lived streamed via the Council's website and an audio recording will be made of the proceedings of the meeting.

Members of the public are encouraged to watch the live broadcast of the meeting at www.benalla.vic.gov.au

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Agenda

Chair Cr Bernie Hearn

Councillors Councillor Danny Claridge (Mayor)
 Councillor Peter Davis
 Councillor Don Firth
 Councillor Punarji Hewa Gunaratne
 Councillor Justin King
 Councillor Gail O'Brien

In attendance Dom Testoni Chief Executive Officer
 Robert Barber General Manager Corporate
 Nilesh Singh Manager Development
 Keith Biglin Project Manager
 Joel Ingham Planning Coordinator
 Jess Pendergast Governance Coordinator

Opening and Acknowledgment of Country

The Chair will open the meeting and recite the following Acknowledgement of Country.
We, the Benalla Rural City Council, acknowledge the traditional custodians of the land on which we are meeting. We pay our respects to their Elders past and present and to Elders from other communities who may be here today.

Apologies

Recommendation:
That the apology/ies be accepted.

Governance Matters

This Committee Meeting is conducted in accordance with the *Local Government Act 2020* and the Benalla Rural City Council *Governance Rules 2020*.

Recording of Council Meetings

In accordance with the *Governance Rules 2020* clause 6.4 meetings of Council will be audio recorded and made available for public access, with the exception of matters identified as confidential items in the agenda.

Behaviour at Meetings

Members of the public present at a meeting must remain silent during the proceedings other than when specifically invited to address the Committee.

The Chair may remove a person from a meeting for interjecting or gesticulating offensively after being asked to desist, and the chair may cause the removal of any object or material that is deemed by the Chair to be objectionable or disrespectful.

The Chair may call a break in a meeting for either a short time, or to resume another day if the behaviour at the Council table or in the gallery is significantly disrupting the meeting.

Disclosures of Conflict of Interest

In accordance with the *Local Government Act 2020*, a Councillor must declare any Conflict of Interest pursuant to Section 130 of the Act in any items on this Agenda.

At the time indicated in the agenda, a Councillor with a conflict of interest in an item on that agenda must indicate they have a conflict of interest by clearly stating:

- the item for which they have a conflict of interest
- whether their conflict of interest is general or material; and
- the circumstances that give rise to the conflict of interest.

Immediately prior to the consideration of the item in which they have a conflict of interest, a Councillor must indicate to the meeting the existence of the conflict of interest and leave the meeting.

Confirmation of the previous Meeting Minutes

The minutes have been circulated to Councillors and posted on the Council website www.benalla.vic.gov.au pending confirmation at this meeting.

Recommendation:

That the Minutes of the Finance and Planning Committee Meeting held on Wednesday 7 February 2024 be confirmed as a true and accurate record of the meeting.

Business

1. **Development of the land for restricted retail premises, create and alter access to a road in a Transport Zone 2 and a reduction in car parking requirements at 203-209 Bridge Street East, Benalla**

DA2113

Joel Ingham – Planning Coordinator
Nilesh Singh – Manager Development

PURPOSE OF REPORT

This report is to inform of a planning permit issued for the development of the land for restricted retail premises at 203-209 Bridge Street East, Benalla.

BACKGROUND

Site Address	Lot 2 on LP60000 203-209 Bridge Street East, Benalla.
Existing Use	The land is currently vacant
Proposal	Development of the land for restricted retail premises, create and alter access to a road in a Transport Zone 2 and a reduction in car parking requirements
Applicant	Spiire
Zone	Commercial 1 Zone
Overlays	<ul style="list-style-type: none"> ▪ Parking Overlay – Precinct 1 ▪ Design and Development Overlay – Schedule 1
Referrals	<ul style="list-style-type: none"> ▪ Department of Transport & Planning (Transport) ▪ Engineering Unit

PROPOSAL

The proposal sought approval to develop the land for restricted retail, create and alter access to a road in a Transport Zone 2 and to reduce car parking requirements. Specifically, the proposal allows for the following:

Restricted retail premises:

- Total floor area of 21,560 square meters (Tenancy A – 1,200 square meters / Tenancy B – 950 square meters).
- Large, box style development with a height of 8 meters (9.4 meters at the parapet).
- Constructed from precast concrete panels with the frontage (south and east) to be painted red and the rear walls (north and west) to be patterned grey toned panels.
- Solid front walls with fenestration restricted to the entrances to both tenancies, which will also comprise of a canopy entrance with an area nominated for signage.
- Nominated area for signage on external walls (signage not included as part of the proposal).
- Warehouse entry for unloading/ loading in the north east corner and southwest corner of the building.

- Hours of operation 7 days a week 7.00am – 5.30pm.
- Two metre high Colorbond fence along northern boundary.
- Landscaping to include 1.5 meters width along Bridge Street East and 3.29 meters along Witt Street.

Carparking and access:

- Left in and left out access via crossover from Bridge Street East (western edge of property).
- Full directional crossover from Witt Street (northern edge of the property – location of existing crossover).
- On site loading bays provided for deliveries and waste (one per tenancy).
- 63 car parking spaces and two disabled car parking spaces.
- Six bicycle parking spaces.

A plan of the proposal is attached in **Appendix 1**.

Site and Surrounds

An inspection of the site and the surrounding area was undertaken.

The land is located on the north west side of the roundabout intersection with Witt Street, Benalla and Bridge Street East, Benalla. The land is irregular in shape and has an area of 4536 square meters. The site is currently vacant with access via a crossover from Witt Street, Benalla. There is some planted vegetation along the frontage, with a large native tree on the eastern boundary.

LOCALITY MAP



Public Notification

The planning application was advertised in accordance with Section 52 of the Planning and Environment Act 1987 and Council's policy by way of the following:

- placing a sign on the Bridge Street East, Benalla and Witt Street, Benalla frontage of the site.
- sending notices to all adjoining and opposite landowners and occupiers.

No objections were received.

Planning Scheme Provisions

Municipal Planning Strategy

Clause 02.03-1 Settlement identifies Benalla as the major urban centre of the municipality. The CBD includes a traditional shopping centre along a main road and suffers from retail fragmentation.

Clause 02.03-5 Built environment and character states that in promoting development that respects neighbourhood character, Council seeks to:

- *Protect established neighbourhood character while providing for urban growth.*
- *Ensure that new development responds to the established neighbourhood character of an area.*
- *Retain significant mature trees when redeveloping existing urban areas.*

Clause 11.03-1L Benalla Central Business District seeks to reinforce the structure and function of the Benalla Central Business District. The following strategies apply:

- *Locate major retail and business uses in the Benalla Central Business District.*
- *Protect and enhance the existing character of commercial centres.*
- *Preference infill retail and business development before expanding the CBD or rezoning further business areas along the Old Hume Highway.*
- *Encourage 'landmark' and 'gateway' buildings on Bridge Street/Sydney Road, Coster Street, and Midland Highway that provide visual interest, are distinguished from surrounding buildings and that use a variety of quality finishes made from robust, durable and attractive materials.*
- *Limit the eastwards expansion of the Commercial 1 Zone.*
- *Discourage small scale retailing in peripheral areas of the Central Business District and highway entrances to Benalla.*
- *Encourage retail or restricted retail development in locations shown on the Benalla CBD Structure Plan (refer Clause 11.01-1L) to reduce escape expenditure to centres outside the municipality.*

The proposal is located within the CBD area.

Clause 15.01-1S seeks to create environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Clause 15.01-2S Building design seeks to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Clause 17.02-1S Business seeks to encourage development that meets the community's needs for retail, entertainment, office and commercial services.

The following strategies apply:

- *Plan for an adequate supply of commercial land in appropriate locations.*
- *Ensure commercial facilities are aggregated and provide net community benefit in relation to their viability, accessibility and efficient use of infrastructure.*
- *Locate commercial facilities in existing or planned activity centres.*
- *Provide new convenience shopping facilities to provide for the needs of the local population in new residential areas and within, or immediately adjacent to, existing commercial centres.*
- *Provide small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.*
- *Provide outlets of trade-related goods or services directly serving or ancillary to industry that have adequate on-site car parking.*

Zones

Clause 34.01 Commercial 1 Zone (C1Z)

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.*
- *To provide for residential uses at densities complementary to the role and scale of the commercial centre.*

Pursuant to Clause 34.01-4 a planning permit is required to construct a building or construct or carry out works.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The interface with adjoining zones, especially the relationship with residential areas.*

Building and works

- *The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.*
- *The provision of car parking.*
- *The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.*
- *The storage of rubbish and materials for recycling.*
- *Defining the responsibility for the maintenance of buildings, landscaping and paved areas.*
- *Consideration of the overlooking and overshadowing as a result of building or works affecting adjoining land in a General Residential Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.*
- *The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.*
- *The availability of and connection to services.*
- *The design of buildings to provide for solar access.*

Overlays

Design and Development Overlay – Schedule 1

The subject site is located within a Design and Development Overlay – Schedule 1. The objectives of this overlay are as follows:

- *Protect Benalla aerodrome, an important asset from development that may affect the safe flying environment of the aerodrome and approaches.*
- *Protect the approaches to the Benalla Aerodrome by regulating the construction and height of buildings or works or natural vegetation.*
- *Specify the height limitations which apply to the area around the Benalla Aerodrome and along the flight path approaches to the runways.*

A planning permit is required pursuant to Clause 43.02-2 of the Benalla Planning Scheme for any buildings and works within the Design and Development Overlay. This overlay limits the height of buildings. The height limitation for the subject site is approximately 19m. The maximum height of the proposed structure is 8m which complies with the height limitation of the overlay.

Parking Overlay – Schedule 1

The subject site is located in a Parking Overlay Schedule 1. The parking objectives of this overlay are as follows:

- *To achieve a balanced outcome with respect to the provision of public and private car parking facilities throughout the Benalla Central Business Area.*

- *To identify appropriate car parking rates for various land uses within the Benalla Central Business Area.*
- *To provide for the collection of financial contributions to contribute to the construction of shared car parking facilities.*
- *To provide the future orderly development of the Benalla Central Business Area and its environs, and improvements to public amenity.*

In this instance the proposal seeks a reduction of one car parking space for the development.

Pursuant to Clause 5.0 of the Schedule, the responsible authority may consent to a reduced number of car parks subject to a financial contribution arrangement.

Particular Provisions

Clause 52.06 Car parking

The proposal includes 63 car parking spaces. Pursuant to Clause 52.06, the use of the land for restricted retail premises requires 3 car parking spaces to each 100sqm. The proposal includes a floor area of 2150sqm, therefore 64.5 car parking spaces are required. The proposal includes 63 car parking spaces, therefore a reduction in one car park space is required.

Clause 52.29 Land adjacent to the principal road network

Pursuant to Clause 52.29-2 a permit is required to alter access to a road in a Transport Zone 2.

The application was referred to DoT who advised they have no objections to the proposal subject to conditions to be placed on any planning permit issued regarding access and detailed design.

Referrals

External Referrals/Notices required by the Planning Scheme:

Clause 55

Department of Transport and Planning (Transport) – No objections subject to conditions in relation to access, design of loading bays and detailed design requirements.

Engineering – no objections subject to conditions relating to access, drainage, car parking and road construction.

ASSESSMENT

Outlined below is the assessment that occurred for the issuing of the planning permit. The planning permit issued is attached in **Appendix 2**.

The site is located in a Commercial 1 Zone. The purpose of the Zone is to create a vibrant mixed use commercial centre. The proposal will allow for the establishment of two national chains within the identified Central Business District of Benalla.

The design, while imposing, incorporates elements of design within close proximity, with other buildings at this end of Bridge Street East utilising bold corporate colours and large industrial style buildings in their design. Perhaps the difference of this proposal is its location on a prominent entranceway to the town.

As discussed earlier, the merits of the proposal must be assessed against a range of policy provisions in the planning scheme, including built form and design, accessibility, location and siting and benefit to the community.

Light

The application does not include detail in relation to lighting however it is anticipated all lighting will be to the front of the building, facing into the balance of the site. The built form and fencing on the site will mitigate any light spill to the north and west, however conditions can be placed on any planning permit issued ensuring appropriate measures to control light spill.

Noise

An acoustic report prepared by Renzo Tonin & Associates was submitted in support of the proposal. The report found that the proposal could operate with minimal impact to the surrounding properties in terms of both building noise (speakers and customers) and traffic noise (waste deliveries and vehicle traffic) subject to some guidance on operating hours. Given the location of the building and the design of the site, with vehicle and human traffic focused to the front away from residential development, the proposal is considered appropriate subject to conditions regarding delivery and opening hours.

Operational matters

The proposal includes normal hours of operation, seven days a week from 7am – 5.30pm and these will be ensured via a condition on any planning permit issued, with waste management and deliveries to occur within these timeframes as per the Acoustic Report. This is considered acceptable in the commercial area and given the existing businesses along Bridge Street East to the west.

Traffic and car parking

The Traffic report submitted with the application from Traffix Group assessed the relevant traffic, loading and unloading, car parking and bicycle facility requirements and found that level of traffic generated by the proposed development can be accommodated within the surrounding road network without any noticeable impact.

The report identifies the majority of site generated traffic will be passer-by traffic that already exists on the road network. The report found that the proposed access and site layout for the site is appropriate in relation to the expected traffic generated by the use.

The proposal includes a left in and left out only access from Bridge Street East to minimize impacts on through traffic, while the overall traffic movement generated by the development is found to be acceptable.

The proposal includes the provision of six bicycle spaces, in accordance with requirements of Clause 52.34.

The application was referred to Council's Engineer who reviewed the information and found the proposal is generally acceptable, subject to conditions to be placed on any planning permit issued to manage, drainage, car parking, waste management and access.

The application was referred to Department of Transport and Planning (Transport) who had no objection subject to conditions to be placed on any planning permit issued in relation to access, functional layout plans, and road construction works. DTP also require the redesign of the on-site loading bay to ensure access to Bridge Street East is not obstructed. This will be included as a condition on any planning permit issued.

The proposal includes 63 car parking spaces. As discussed earlier in this report, 64 car parking spaces are required pursuant to Clause 52.06. The reduction is in part due to a redesign of the car parking and access in response to Council comments about access and landscaping. The reduction of a single car park space is not considered significant in terms of the proposed use of the site, particularly given its location and available parking opportunities in close proximity. The reduction is acceptable and a financial contribution will be sought in line with the Parking Overlay that applies to the site.

Built form and Urban design

The building is a large box style development, presenting a large, prominently solid form within the streetscape. In addition, the building will be visually arresting, proposed to be painted in a red colour to match the corporate branding of the tenants.

The proposal is on a prominent street corner, providing a gateway development for the east end of Benalla. Efforts were made by planning officer's to reduce the impact of the bulk and height of the building within the streetscape. In response, the applicant made some modifications to the proposal including areas of fenestration and articulation around the entrances and adding a parapet and protruding canopy, to add interest and activation along the frontage.

The applicant noted the building has been setback into the northwest corner of the site to allow for landscaping within the frontage to ameliorate the visual impact. The proposal retains the corporate building colour.

The proposal includes a redesigned car park to retain an existing substantial native tree within the front landscaping and will incorporate areas of landscaping along both frontages, with some medium scale planting proposed.

To the rear of the building, the application proposes grey coloured cement with a pattern imprinted into the wall to create visual interest and reduce the impact on the adjoining properties in residential zones.

The proposal locates the large building along the property boundary to the north and west. The application included shadow diagrams that indicates there will be some impact to the properties to the west. Of these properties, two units (6 and 7/19 Mary Street, Benalla will have their private open space impacted by the proposal. The applicant has stated, 'overshadowing impacts will be minimal'.

Council planners acknowledge that overshadowing will occur to these two units throughout the year as shown on the diagrams, however, the overshadowing from the proposed building will only occur during the morning hours and is well within residential requirements for overshadowing located elsewhere in the planning scheme.

Given the nature of the units in a Commercial area it is considered that the extent of the overshadowing, including its reach and its shifting throughout the day, will still allow a measure of balance between sunlight and shade throughout the year that is acceptable. No objections were received to the proposal, including in relation to overshadowing.

While the building itself is large and visually prominent, it is acknowledged that the proposal is located in a commercial area, with different expectations on design and built form outcomes. Further, the proposal will provide for two national chain stores, with the associated economic benefit for Benalla in terms of employment and retail offerings. In this instance, the proposal is considered acceptable within the streetscape, providing a balance between commercial development opportunities of a large gateway site and respect for the gateway character of the entrance into town.

COUNCIL PLAN 2021-2025 IMPLICATIONS

Community

- *A connected, involved and inclusive community.*

Livability

- *Vibrant public spaces and places.*
- *Connected and accessible roads, footpaths, transport and parking.*

Economy

- *Thriving business and industry.*
- *Flourishing tourism.*

Environment

- *Healthy and protected natural environment.*
- *Sustainable practices.*

LEGISLATIVE AND STATUTORY IMPLICATIONS

A decision by the Council to grant a permit for the proposal may be appealed to VCAT by the applicant against conditions of the permit.

FINANCIAL IMPLICATIONS

The Council, as the responsible authority under the *Planning and Environment Act 1987*, must determine the permit application.

If the Council decision is appealed by the applicant to VCAT, the Council has a statutory role in being a party to the appeal and informing and assisting VCAT.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflicts of interest in this matter.

Recommendation:

That the report be noted.



DEVELOPMENT SUMMARY

TOTAL SITE AREA	4,469m² approx.
Tenancy A	1,200m² approx.
Tenancy B (Super Cheap Auto)	950m² approx.
TOTAL BUILDING AREA	2,150m² approx.
Coverage	48%
Proposed Parking Bays	64 Bays

NOTE:

- This concept plan is intended for feasibility purposes only / development application. No planning advice has been sought from statutory authorities in the preparation of this plan. All setbacks, site coverage, car parking numbers, landscape areas and the like are subject to statutory approval.
- No assurance is given as to the features, attributes, feasibility or accuracy of anything shown on or disclosed in this plan.
- All existing & proposed features, dimensions, areas and boundaries are approximate only and subject to verification via detailed site survey by licensed surveyor.

FOR INFORMATION ONLY
SUBJECT TO STATUTORY APPROVAL

SITE CONTEXT - PROPOSED

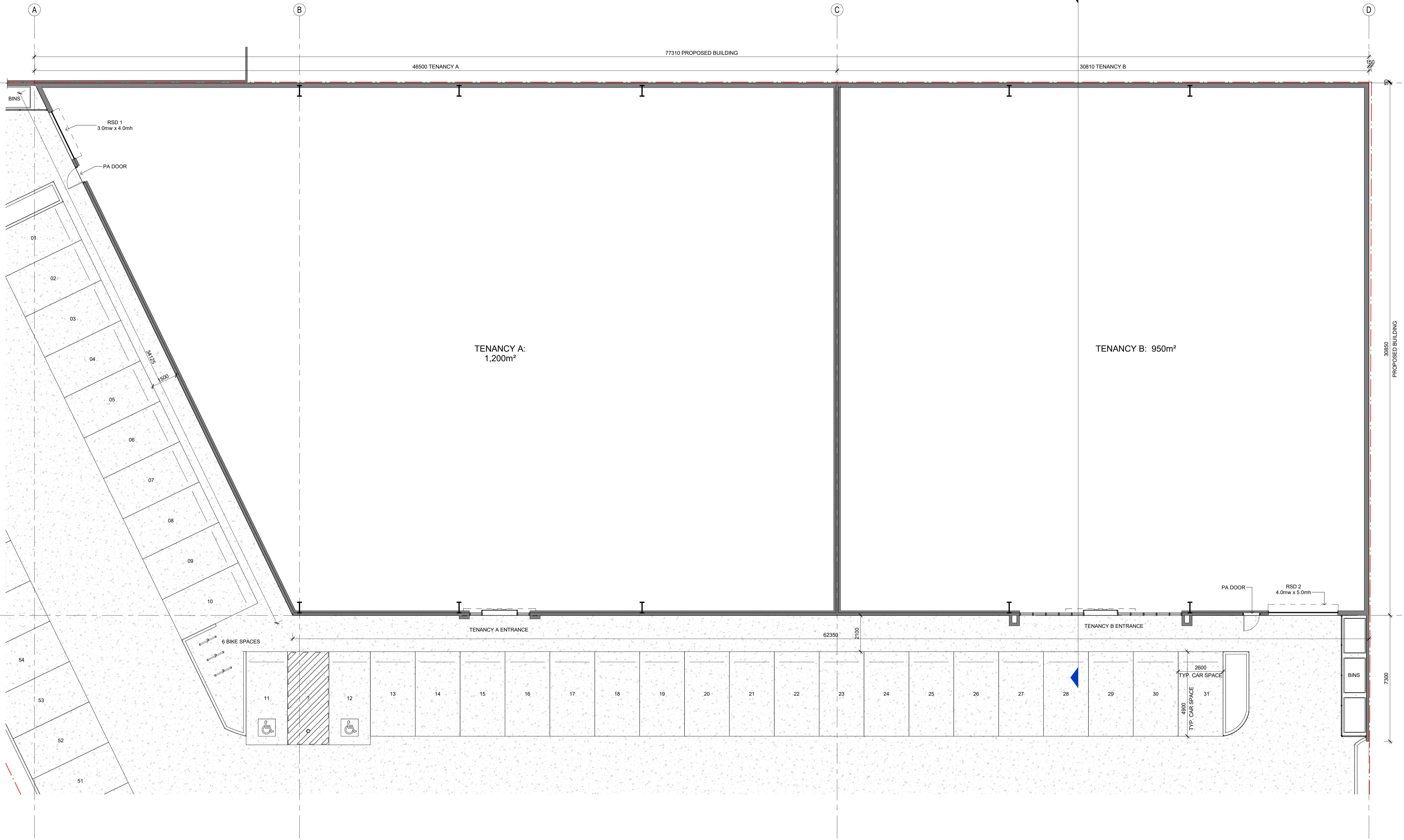
203-209 Bridge St., Benalla VIC

JOB NO: 23132 **TP01**

DATE: 19/09/2023
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 SCALE @ A3:
 REVISION: A

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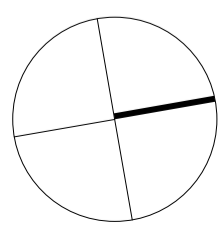


FLOOR PLAN - GROUND FLOOR

203-209 Bridge St., Benalla VIC

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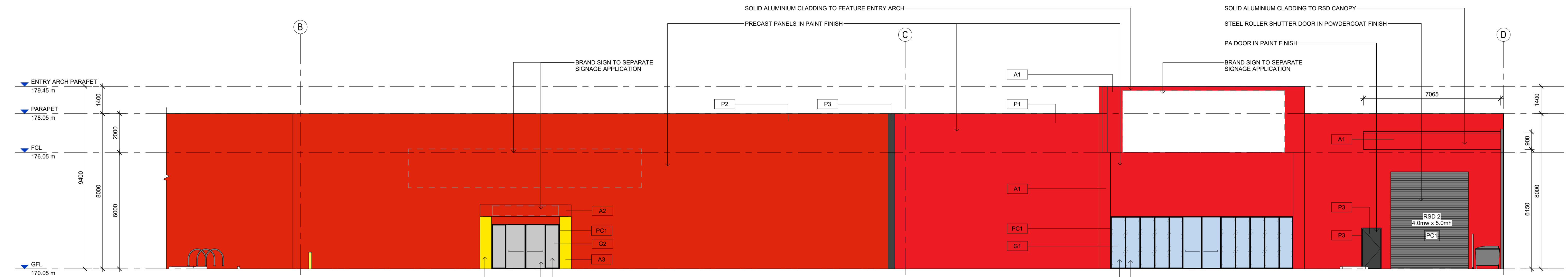
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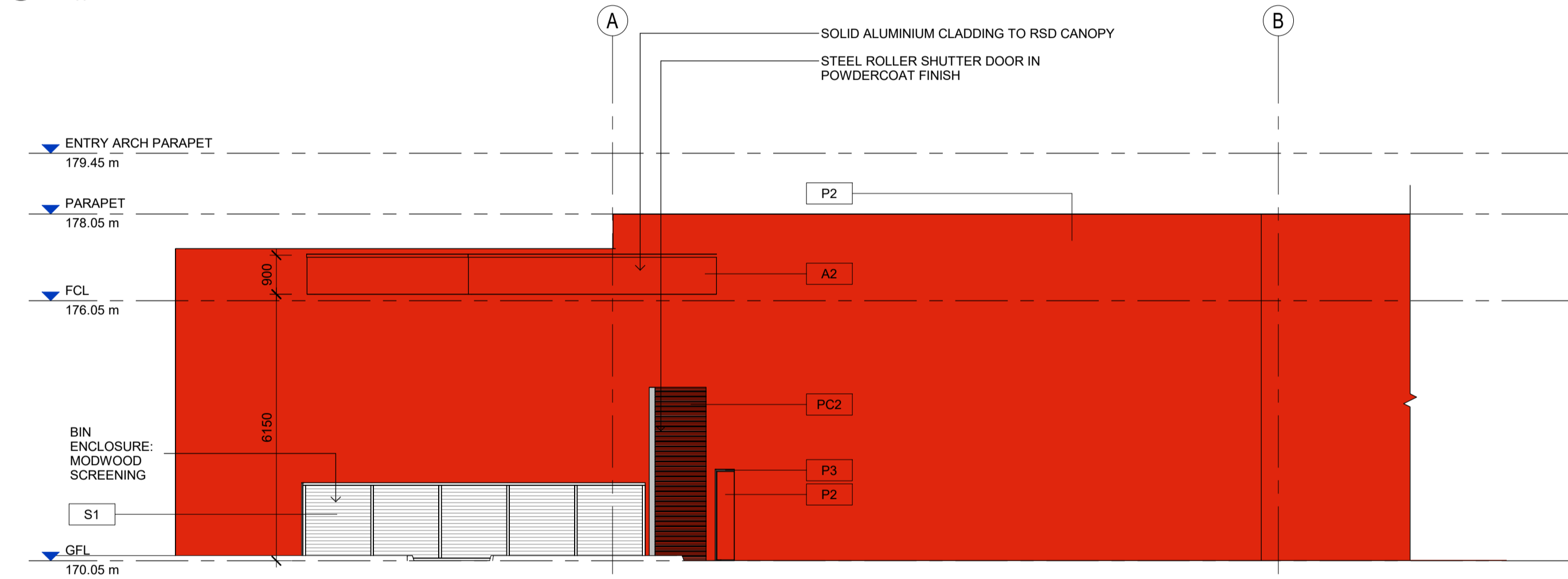
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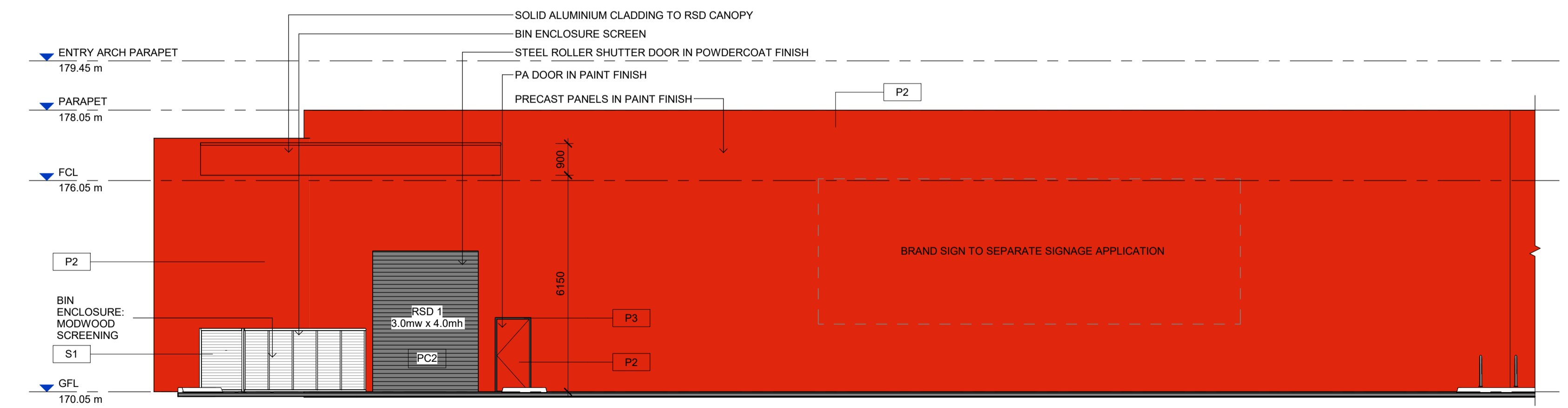
1 TP - EAST ELEVATION - PART 1
1:100



2 TP - EAST ELEVATION - PART 2
1:100



3 TP - SOUTH ELEVATION
1:100



4 TP - SOUTH TRUE ELEVATION
1:100

MATERIALS AND COLOUR SCHEDULE		
NO.	MATERIAL / DESCRIPTION	IMAGE
A1	SOLID ALUMINIUM CLADDING TO MATCH 'SUPER CHEAP AUTO RED' OR EQUIVALENT	
A2	SOLID ALUMINIUM CLADDING TO MATCH CORPORATE COLOUR 'RED' OR EQUIVALENT	
A3	SOLID ALUMINIUM CLADDING TO MATCH CORPORATE COLOUR 'YELLOW' OR EQUIVALENT	
CO	NATURAL PRECAST CONCRETE FINISH	
G1	SHOPFRONT GLAZING	
G2	SHOPFRONT GLAZING WITH MIRROR TINT	
P1	PRECAST PANELS IN PAINT FINISH TO MATCH 'SUPER CHEAP AUTO RED' OR EQUIVALENT	
P2	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH CORPORATE COLOUR 'RED' OR EQUIVALENT	
P3	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'MONUMENT' OR EQUIVALENT	

MATERIALS AND COLOUR SCHEDULE		
NO.	MATERIAL / DESCRIPTION	IMAGE
P4	PAINT FINISH DULUX 'WESTERN MYALL' OR EQUIVALENT	
P5	PAINT FINISH DULUX 'KLUTE' OR EQUIVALENT	
P6	PAINT FINISH DULUX 'ENDLESS DUSK' OR EQUIVALENT	
P7	PAINT FINISH DULUX 'TRANQUIL RETREAT' OR EQUIVALENT	
PC1	POWDERCOAT FINISH DURATEC ZEUS 'MONUMENT'	
PC2	POWDERCOAT FINISH DURATEC ZEUS TO MATCH CORPORATE COLOUR 'RED' OR EQUIVALENT	
R1	COLORBOND METAL ROOF IN 'SURFMIST'	
S1	SCREENING IN MODWOOD 'SILVER GUM' ON STEEL POSTS	

ELEVATIONS

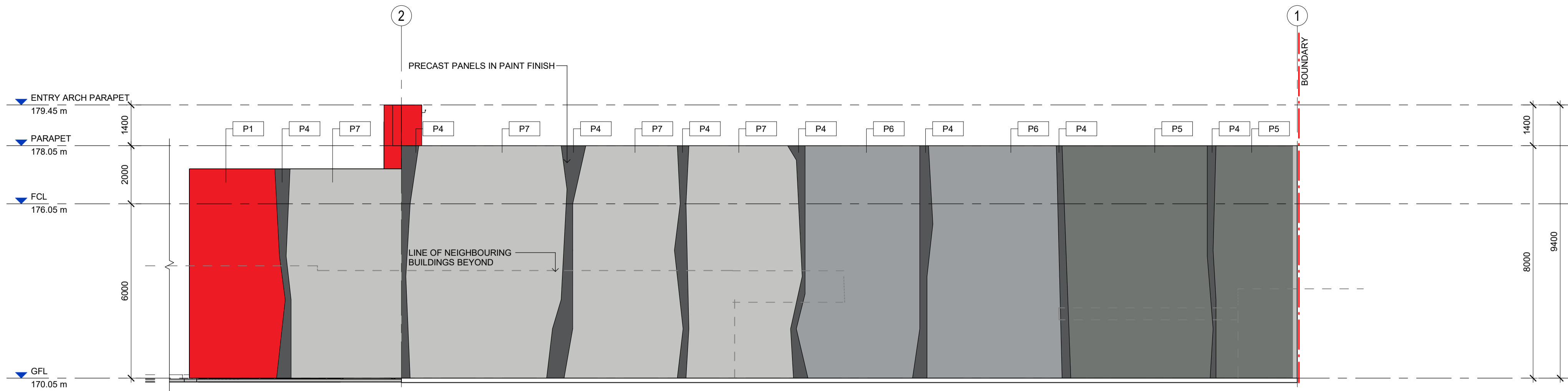
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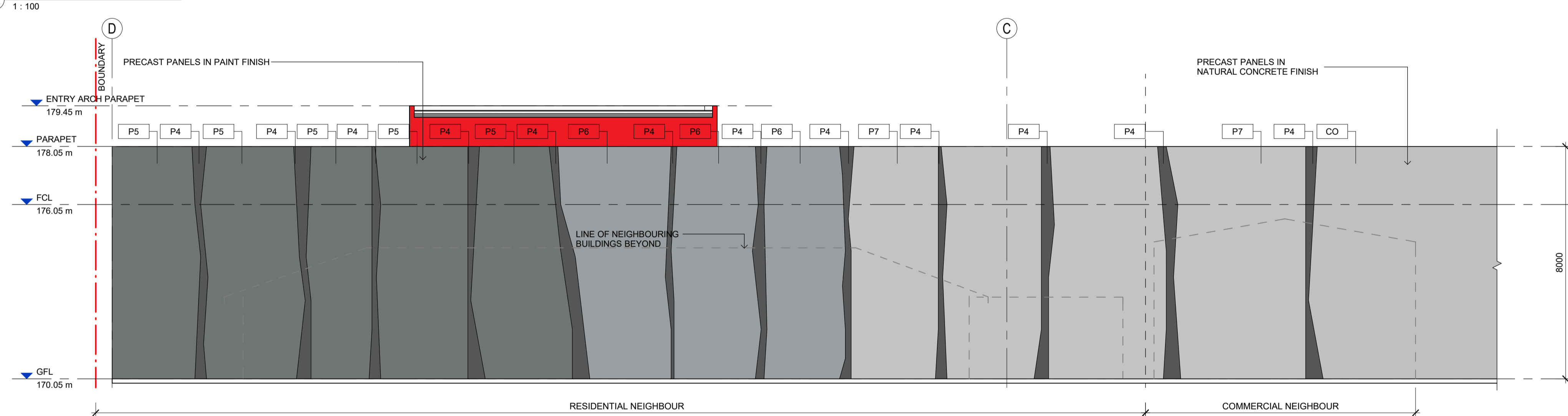
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TP03

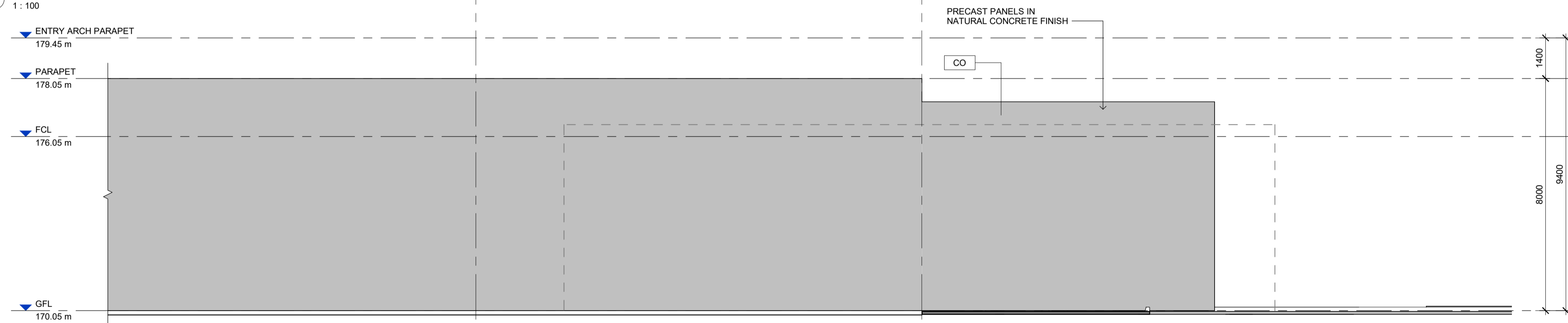
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3 TP - NORTH ELEVATION



2 TP - WEST ELEVATION - PART 1



1 TP - WEST ELEVATION - PART 2

ELEVATIONS

203-209 Bridge St., Benalla VIC

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G1	SHOPFRONT GLAZING	
G2	SHOPFRONT GLAZING WITH MIRROR TINT	
P1	PRECAST PANELS IN PAINT FINISH TO MATCH 'SUPER CHEAP AUTO RED' OR EQUIVALENT	
P2	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH CORPORATE COLOUR 'RED' OR EQUIVALENT	
P3	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'MONUMENT' OR EQUIVALENT	

MATERIALS AND COLOUR SCHEDULE		
NO.	MATERIAL / DESCRIPTION	IMAGE
P4	PAINT FINISH DULUX 'WESTERN MYALL' OR EQUIVALENT	
P5	PAINT FINISH DULUX 'KLUTE' OR EQUIVALENT	
P6	PAINT FINISH DULUX 'ENDLESS DUSK' OR EQUIVALENT	
P7	PAINT FINISH DULUX 'TRANQUIL RETREAT' OR EQUIVALENT	
PC1	POWDERCOAT FINISH DURATEC ZEUS 'MONUMENT'	
PC2	POWDERCOAT FINISH DURATEC ZEUS TO MATCH CORPORATE COLOUR 'RED' OR EQUIVALENT	
R1	COLORBOND METAL ROOF IN 'SURFMIST'	
S1	SCREENING IN MODWOOD 'SILVER GUM' ON STEEL POSTS	

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TP04

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PLANNING PERMIT

Permit No: **P0128/23**

Development Approval Number: **DA2113**

Planning Scheme: **Benalla Planning Scheme**

Responsible Authority: **Benalla Rural City Council**

ADDRESS OF THE LAND:

203-209 Bridge Street East, Benalla, Lot 2, LP60000, Parish of Benalla

THE PERMIT ALLOWS:

The development of land for restricted retail premises, create and alter access to a road in a Transport Zone 2 and the reduction in car parking requirements in accordance with the endorsed plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. Before the use or development starts, amended plans must be submitted for approval and endorsed by the responsible authority. The plans must be generally in accordance with the plans forming part of the application but amended to show the following details:
 - a) Redesign of the on-site loading bay in accordance with Condition No. 28.

Endorsed Plans

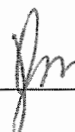
2. All works constructed or carried out must be in accordance with the endorsed plans to the satisfaction of the responsible authority.

Amenity provisions

3. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
 - a) transport of materials, goods, or commodities to or from the land
 - b) appearance of any building, works or materials.
 - c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil
 to the satisfaction of the responsible authority.
4. All goods, refuse and packaging material associated with the development shall be stored within the premises at all times unless the Responsible Authority has approved, in writing, alternative arrangements.
5. All lighting used to externally illuminate buildings, works and uses shall be fitted with cut-off luminaires (baffles), so as to prevent the emission of direct and indirect light onto adjoining roadways, land and premises.

Date Issued: 18 March 2024

Signature for the
Responsible Authority: _____



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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Loading/unloading.

6. The provision of waste services from the proposed development shall be undertaken from within the subject site. The maximum sized waste vehicle shall be 10.5m in length as detailed in the Traffix Group traffic engineering assessment report provided with the application.

Waste storage

7. All waste and recyclables must be stored in and collected from an area set aside for this purpose. This area must be graded, drained, and screened from public view to the satisfaction of the responsible authority.

Waste management plan


8. Before the development as appropriate commences, a waste management plan must be approved and endorsed by the responsible authority. The waste management plan must:
- be prepared to the satisfaction of the responsible authority.
 - be submitted in electronic form.
 - include the following:
 - anticipated volumes of waste and recycling that will be generated and how they are determined.
 - the type and size of trucks required for waste collection.
 - a plan detailing adequate areas for waste bin storage and collection for the required type and number of bins.
 - frequency of waste collection and collections times within 6.30am – 8pm Monday to Saturday.

Detailed construction plans – Carparking and Accessway Surfacing

9. Before construction works start the provision of carparking and accesses, construction plans must be provided showing detailed layout plans demonstrating compliance with AustRoads Publication 'Guide to Traffic Engineering Practice: Part 11 Parking' to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. The plans must be drawn to scale with dimensions. Before the use starts, the area(s) set aside for parking of vehicles and access lanes as shown on the endorsed plans must be:

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- a) all weather sealed surface,
- b) constructed and completed to the satisfaction of the Responsible Authority,
- c) drained in accordance with an approved drainage plan,
- d) line-marked to indicate each car space and all access,
- e) measures taken to prevent damage to fences or landscaped areas of adjoining properties and to prevent direct vehicle access to an adjoining road other than by a vehicle crossing.

The areas must be constructed and drained to prevent diversion of flood or drainage waters and maintained in a continuously useable condition to the satisfaction of the Responsible Authority. Car spaces, access lanes and driveways must be kept available for these purposes at all times.

Drainage Discharge Plan

10. Before any of the development starts a properly prepared drainage discharge plan with computations to the satisfaction of the responsible authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit.

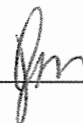
The plans must be drawn to scale with dimensions and a minimum of three copies (or as specified) must be provided. The information submitted must show the details listed in the council's Infrastructure Design Manual and be designed in accordance with the requirements of that manual.

The information and plan must include:

- a) details of how the works on the land are to be drained and/or retarded.
- b) computations including total energy line and hydraulic grade line for the existing and proposed drainage as directed by Responsible Authority
- c) underground pipe drains conveying stormwater to the legal point of discharge.
- d) measures to enhance stormwater discharge quality from the site and protect downstream waterways including the expected discharge quality emanating from the development (output from MUSIC or similar) and design calculation summaries of the treatment elements;

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PLANNING PERMIT

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- e) a max discharge rate from the site is to be determined by computation to the satisfaction of Council or 37L/s/ha.
- f) documentation demonstrating approval from the relevant authority for the legal point of discharge.
- g) the provision of gross pollutant and/or litter traps installed at the drainage outfall of the development to ensure that no effluent or polluted water of any type may be allowed to enter the Council's stormwater drainage system.
- h) the details of the incorporation of water sensitive urban design designed in accordance either "Urban Stormwater Best Practice Environmental Management Guidelines" 1999.
- i) maintenance schedules for treatment elements.

Before the use begins all works constructed or carried out must be in accordance with those plans, to the satisfaction of the Responsible Authority

Car park construction

11. Before the development commences, the area(s) set aside for the parking of vehicles and bicycles, and access lanes as shown on the endorsed plans must be:
- a) constructed
 - b) properly formed to such levels that they can be used in accordance with the plans
 - c) surfaced with an all-weather wearing surface per geotechnical specification
 - d) drained and properly retarded in accordance with council and IDM specifications
 - e) line marked to indicate each car space and all accessways
 - f) clearly marked to show the direction of traffic along accessways and driveways to the satisfaction of the responsible authority.

At all times car spaces, accessways and driveways must be kept available for these purposes.

Vehicle manoeuvring

12. All car parking spaces must be designed to allow all vehicles to drive forwards when entering and leaving the property.

Number of car spaces required

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

13. No fewer than 63 car spaces must be provided on the land.

Cycle parking

14. Prior to the commencement of the use, provision must be made for bicycle racks to accommodate 6 bicycles. Bicycle racks must be designed, constructed and located to the satisfaction of the responsible authority.

Car parking for disabled persons

15. A minimum 2 car space(s) must be provided for the exclusive use of disabled persons.

The car space(s) must be provided as close as practicable to a suitable entrance of the building and must be clearly marked with a sign to indicate that the space(s) must only be utilised by disabled persons to the satisfaction of the responsible authority.

The dimensions and layout of the car space(s) must be in accordance with Australian Standard AS2890.6-2009 (Accessible (Disabled) Car Parking Requirements) and the Building Code of Australia.

Car Parking Payment

16. Before the use begins and/or the building(s) is/are occupied, the applicant must pay a monetary contribution of \$8104.40 in lieu of a one (1) car parking space in accordance with the schedule to Clause 45.09 of the planning scheme.

New vehicular crossings

17. Before the use commences, any new vehicular crossing(s) must be constructed to the satisfaction of the responsible authority.

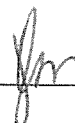
Vehicle crossing removal

18. Before the use commences, all existing disused or redundant vehicle crossings must be removed and the nature strip and kerb and channel reinstated to the satisfaction of the Responsible Authority at the cost of the owner.

Traffic Requirements

Date Issued: 18 March 2024

Signature for the Responsible Authority: _____



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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

19. Prior to the commencement of the construction activities within the Road Reserve, the Traffix Group traffic engineering assessment must be revised to include consideration and any mitigating works required with the following matters:

- a) provide comment on how the left in / left out access on Bridge Street will be arranged to prevent right in right out manoeuvres.
- b) provide comment on available sight distances for the Witt Street access and including the impact of traffic turning over the painted median treatment.
- c) review available sight lines for drivers exiting both accesses, especially associated with pedestrian due to the presence of a concrete wall along the west boundary and a metal fence along the northern boundary.

to the satisfaction of the Responsible Authority.

20. The road shoulder in Witt Street shall be constructed and sealed as part of the construction of the vehicle access. The extent of sealing shall be from the existing seal to approximately 3m in front of 7 Witt Street. The works shall be undertaken to a standard consistent with the Infrastructure Design Manual and to the Satisfaction of the Responsible Authority.

Carpark interface with Landscape/Fencing

21. Before the use commences, protective kerbs to prevent damage to fences or landscaped areas must be provided to the satisfaction of the responsible authority.

Completion of landscaping

22. Before the use commences, the landscaping shown on the approved landscape plan must be carried out and completed to the satisfaction of the responsible authority.


Landscaping maintenance

23. At all times the landscaping shown on the approved landscape plan must be maintained (including the replacement of any dead, diseased or damaged plants) to the satisfaction of the responsible authority.

Existing Council's Assets

Date Issued: 18 March 2024

Signature for the
Responsible Authority: _____



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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

24. Before the development starts or subdivision works commences, the owner or developer must submit to the Responsible Authority a written report and photos of any prior damage to public infrastructure. Listed in the report must be the condition of kerb & channel, footpath, seal, street lights, signs and other public infrastructure fronting the property and abutting at least two properties either side of the development. Unless identified with the written report, any damage to infrastructure post construction will be attributed to the development. The owner or developer of the subject land must pay for any damage caused to the Councils assets/Public infrastructure caused as a result of the development or use permitted by this permit.

Works Prior to Commencement of Use

25. The use must not start until:

- a) The parking area(s) shown on the endorsed plan(s) have been constructed to the requirements and satisfaction of the Responsible Authority; and
- b) The carparking parking and roadway/paving area(s) has been line-marked to the satisfaction of the Responsible Authority, and
- c) The garden and landscape area(s) shown on the endorsed plan(s) have been planted to the requirements and satisfaction the Responsible Authority

Nature Strip

26. Prior to commencement of use, the nature-strip and all disturbed areas are to be topsoiled and seeded to establish grass cover. Alternative finishes may be approved by written agreement.

Head, Transport for Victoria Conditions

27. Only one left-in/left-out vehicle access will be permitted from the subject land to Bridge Street East located as shown on the plan appended to the application.
28. The on-site loading bay must be redesigned to ensure that loading and waste collection can occur without obstructing access to the crossover to Bridge Street East.
29. Prior to commencement of the use:
 - a) A Functional Layout Plan must be submitted to and approved by the Head, Transport for Victoria. When approved by the Head, Transport for Victoria, the plans must be endorsed by the Responsible Authority and will then form part of the permit. The plans must show treatments to physical prevent right turn access from Bridge Street East.

Date Issued: 18 March 2024

Signature for the
Responsible Authority: _____



PLANNING PERMIT

Permit No: **P0128/23**

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- b) A functional layout stage road safety audit must be submitted to and approved by the Head, Transport for Victoria. The road safety audit must be undertaken by a suitably qualified road safety auditor.
- c) The following roadworks must be completed on Bridge Street East to the satisfaction of and at no cost to the Head, Transport for Victoria
 - i. Treatments to physical prevent right turn access from Bridge Street East in accordance with the approved Functional Layout Plan
 - ii. Any other works required

Permit Expiry

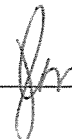
This permit will expire if one of the following circumstances applies:

- a) the use or development is not commenced within two years after the issue of the permit;
- b) the development is not completed within four years after the issue of the permit.

The Responsible Authority may extend the commencement date if a request is made in writing by the owner or the occupier of the land to which the permit applies before the permit expires or within 6 months afterwards.

Date Issued: 18 March 2024

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Responsible Authority: _____



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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

General Notes

1. The granting of this permit does not obviate the necessity for compliance with the requirements of any other authority under any act, regulation or local law.
2. An asset protection permit is required prior to the commencement of any works on site.
3. Before undertaking any works that cross onto public land or roads, the permit holder must obtain a permit from the relevant authority giving Consent to Work within a Road Reserve.
4. This permit does not authorise the commencement of any demolition works. Before any such development may commence, the applicant must apply for and obtain appropriate building permit approval.

Head, Transport for Victoria Notes

5. Separate consent for works within the road reserve and the specifications of these works is required under the Road Management Act 2004.

Further information regarding consent to work within the road reserve can be found on the VicRoads Website: www.vicroads.vic.gov.au/business-and-industry/design-and-management/working-within-the-road-reserve.
6. The proposed development requires the construction of a crossover and reinstatement of disused crossovers to kerb and channel. Separate approval under the Road Management Act 2004 for this activity may be required from the Head, Transport for Victoria. Please contact the Department of Transport and Planning prior to commencing any works.

Date Issued: 18 March 2024

Signature for the
Responsible Authority: _____



2. Building and Planning Approvals – February 2024

SF/255

Sarah Ford – Building Coordinator
 Joel Ingham – Planning Coordinator
 Nilesh Singh – Manager Development

PURPOSE OF REPORT

The report details planning permit applications and building approvals for February 2024.

Planning Permit Applications Determined under Officer Delegation

File No	Description	Property Address	Decision	
1	DA7308	Development of a dwelling and outbuilding	69 Lakeside Drive, Chesney Vale	Approved
2	DA7608	Development of a dwelling	2A Salisbury Street, Benalla	Approved
3	DA7375	Construction of a shed	22A Salisbury Street, Benalla	Approved
4	DA1582	Construction of a shed	6 Goodwin Street, Benalla	Approved
5	DA4931	Alterations to the existing roof and construction of a carport	80 Arundel Street, Benalla	Approved
6	DA7594	Alterations and additions to the existing dwelling	405 Kelleher Road, Tarnook	Approved
7	DA7592	Construction of a dwelling and associated outbuilding	98 Inglis Road, Benalla	Approved
8	DA3762	Two lot subdivision	98 Heaney Road, Lima East	Approved

Planning Permit Amendments Determined Under Officer Delegation

File No	Description	Property Address	Decision	
1	DA7229	Construction of a shed	11 Silva Drive, Benalla	Approved
2	DA7593	Relocation of a dwelling	105 Faithfull Street, Benalla	Approved

Planning Permits Issued Under VicSmart

There were no VicSmart applications issued during the month of February 2024.

Planning Permit Applications Determined by the Council

There were no planning permit applications determined by the Council during the month of February 2024.

Planning Permit Amendments Determined by the Council

File No	Description	Property Address	Decision
1 DA6595/7	Development of a precast concrete manufacturing facility, the removal of native vegetation and a reduction of car parking spaces.	270 Murray Road, Benalla	Approved – Notice of Decision

Planning Permit Applications Withdrawn or Lapsed

File No	Description	Property Address	Decision
1 DA5062	Use of land for dog breeding	11 Peck Road, Goorambat	Withdrawn

Notices of Decision

File No.	Description	Property Address
1 DA6595/7	Development of a precast concrete manufacturing facility, the removal of native vegetation and a reduction of car parking spaces.	270 Murray Road, Benalla
2 DA3762	Two lot subdivision	98 Heaney Road, Lima East

A Notice of Decision (NOD) is issued when Council has decided to grant a planning permit when objection(s) are received regarding the application.

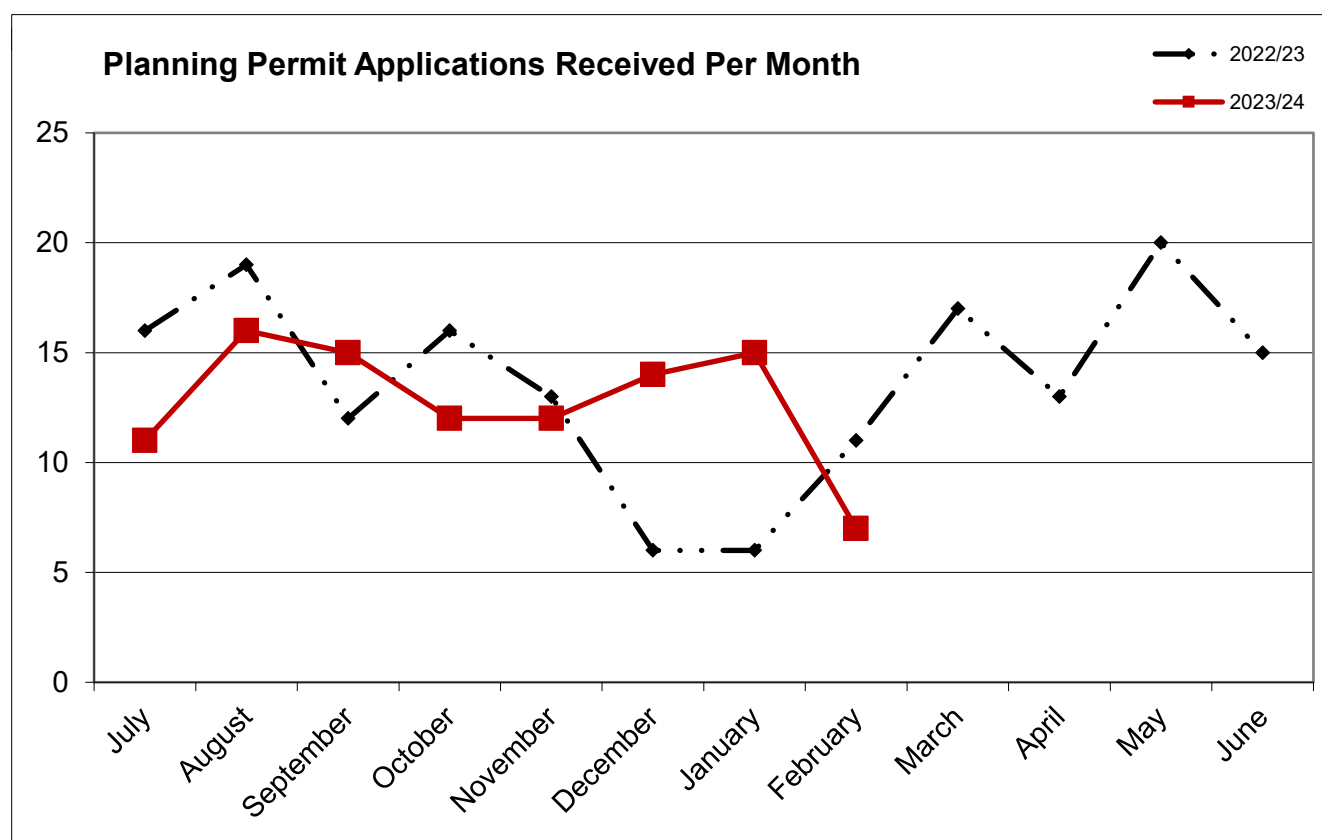
An objector may appeal to Victorian Civil and Administrative Tribunal (VCAT) against the decision to grant the permit within 21 days of a Notice of Decision being issued. After 28 days if no appeal has been lodged Council will issue the Planning Permit.

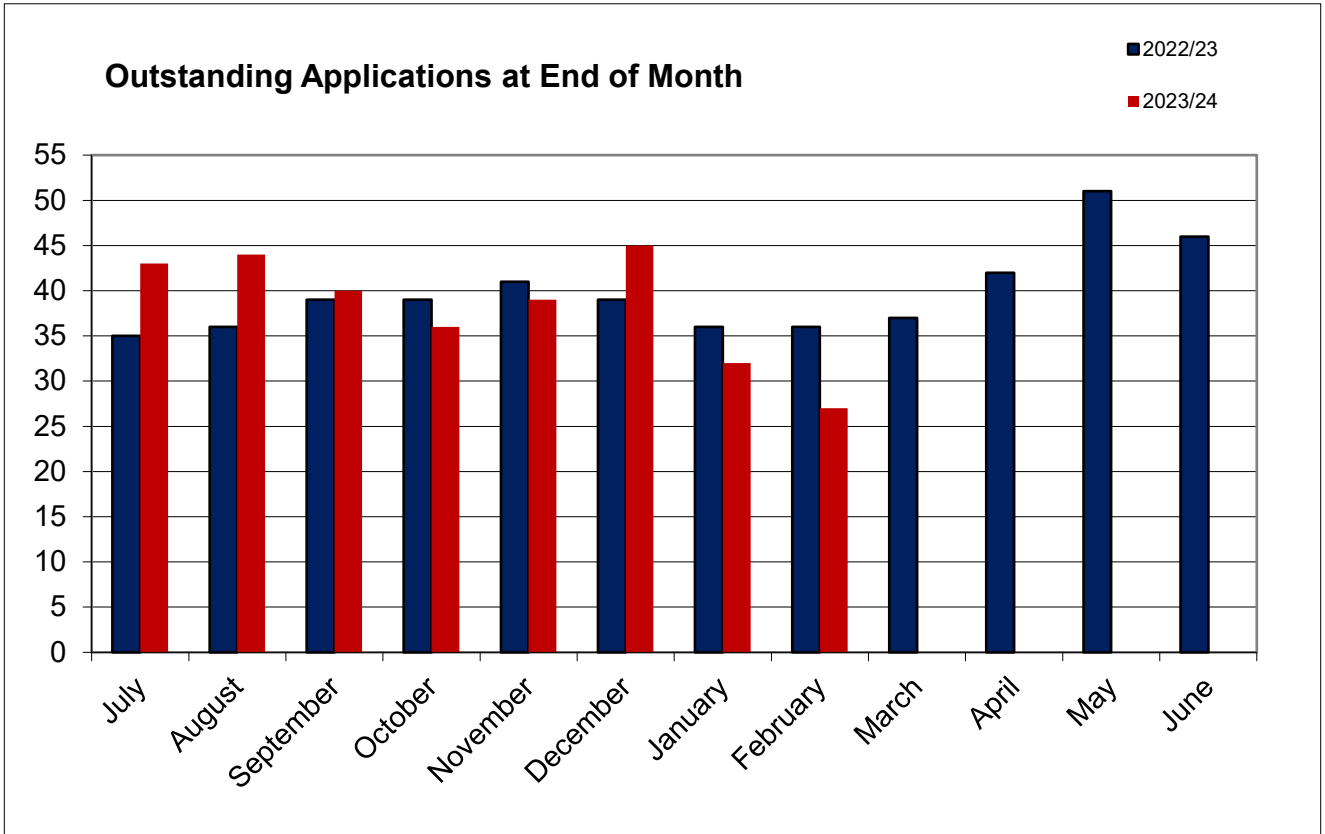
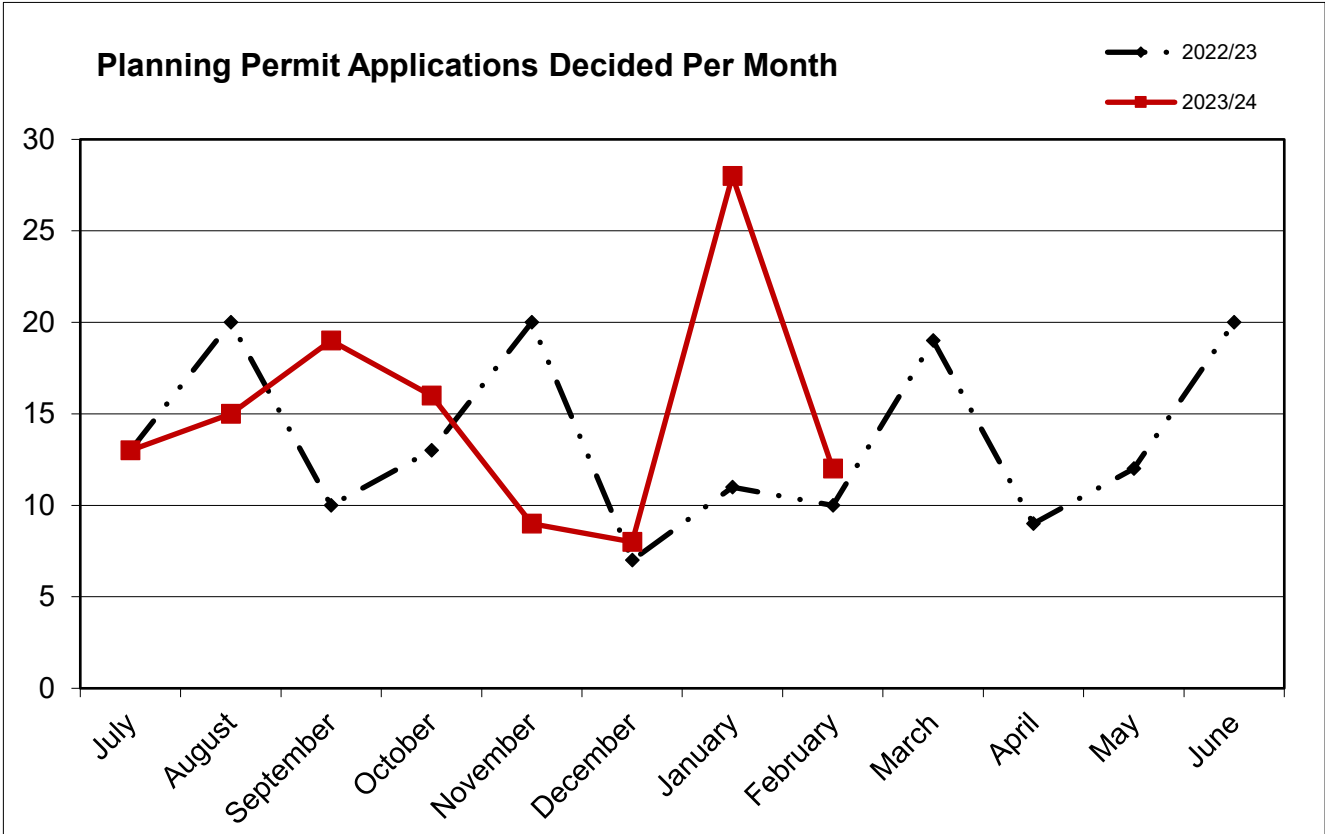
Planning Permit Applications Determined by VCAT

There were no planning permit applications determined by VCAT during February 2024.

Matters Before VCAT

DA7395	Use and development of land for extractive industry (Sand quarry) at 1726 Dookie Devenish Road, Devenish
Status	At a Council meeting on 19 April 2023 it was resolved that the Council refuse to grant a permit for the use and development of the land for extractive (sand quarry). The applicant has lodged an appeal to VCAT. The appeal was heard on the 4 March 2024 with representatives from Council, the objectors and the applicants present. The Tribunal has reserved their decision and to date a decision has not been made.



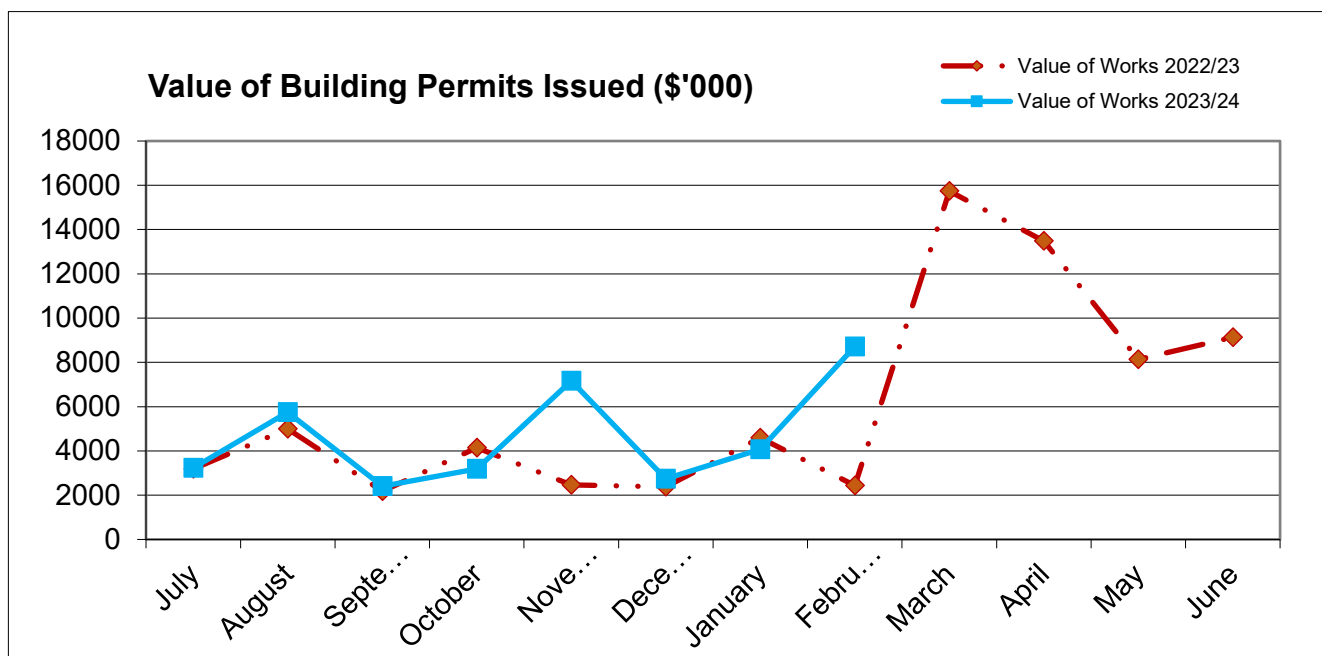


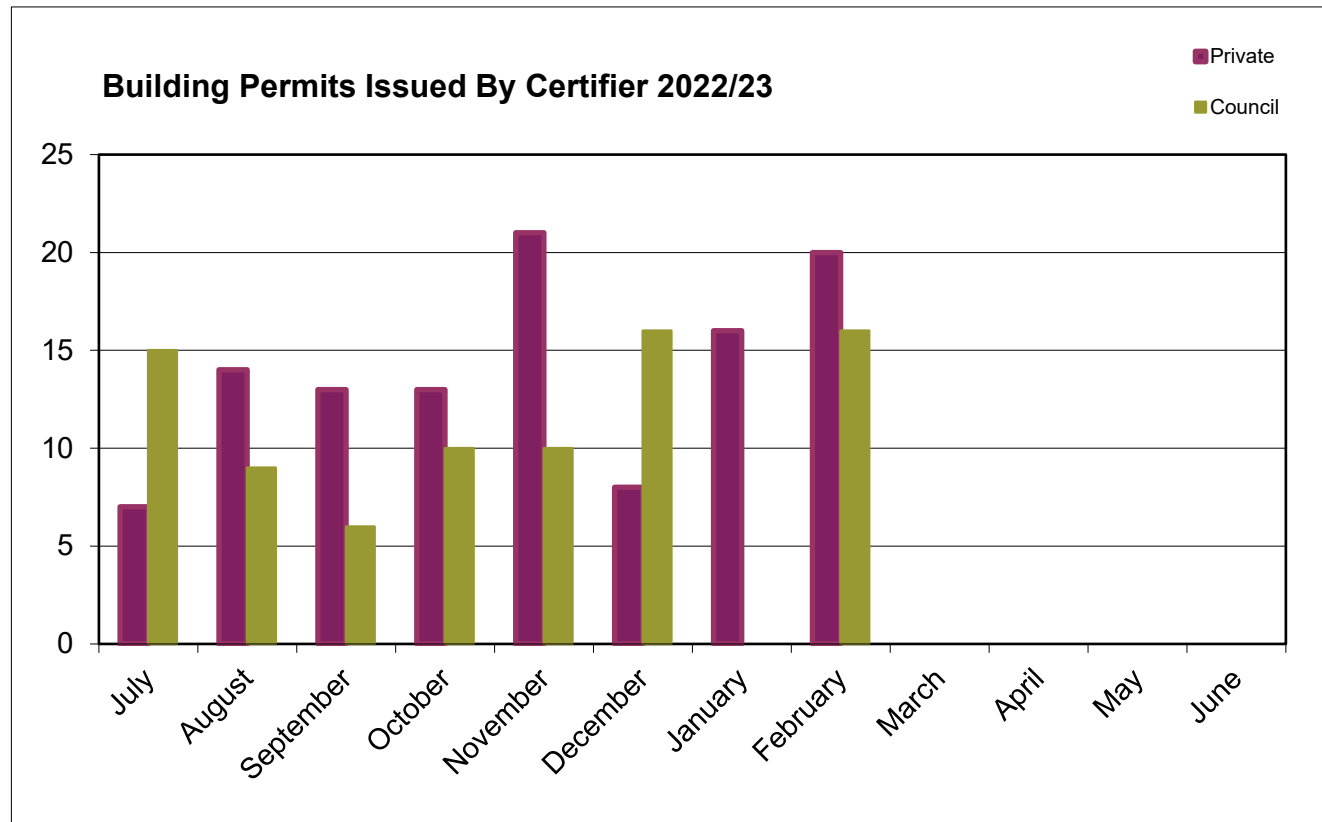
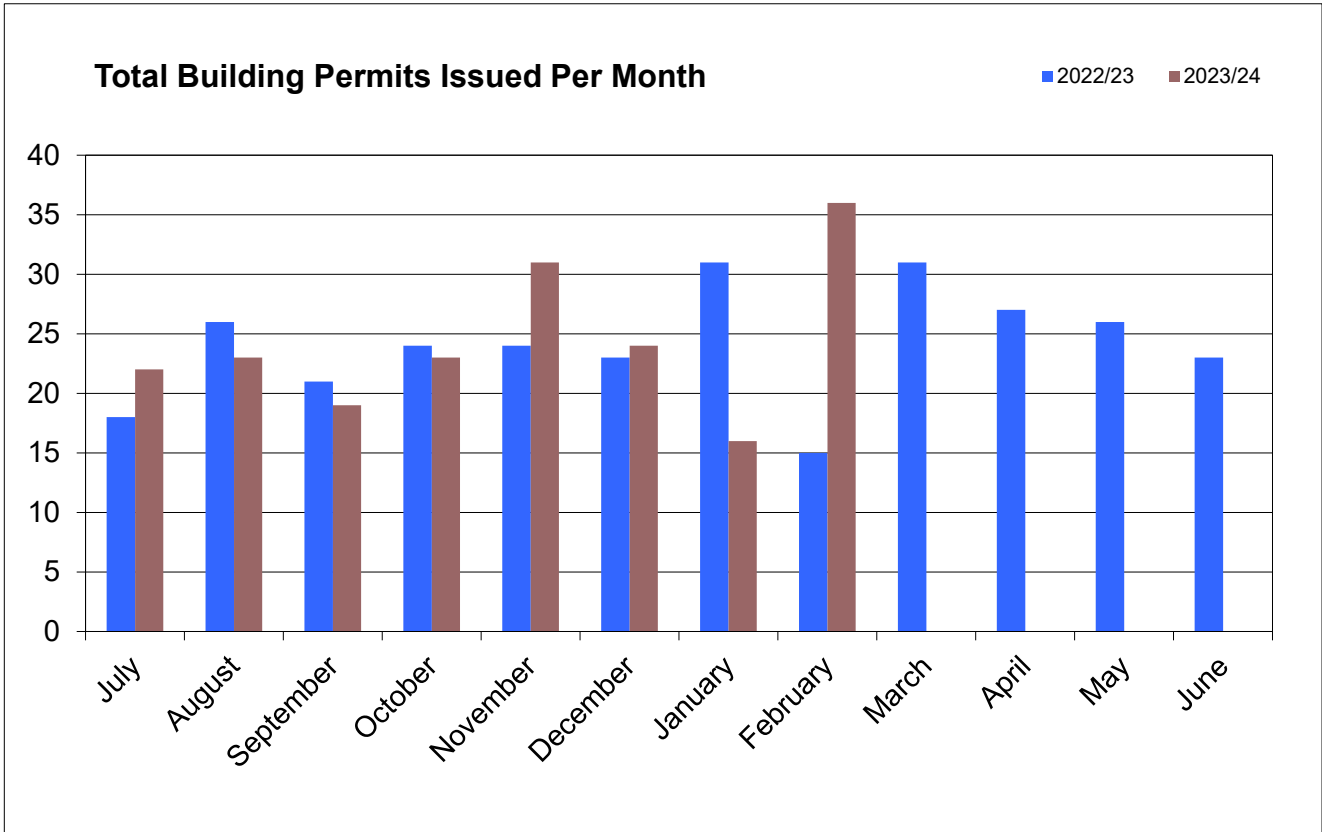
Building Approvals Issued by Council and Private Practitioners

File No		Description	Property Address	Value
1	DA6716	Construction of a dwelling	133 Gillies Street, Benalla	\$220,058
2	DA7504	Construction of a carport	26 Arundel Street North, Benalla	\$7,111
3	DA7577	Construction of a shed	50 Wedge Street, Benalla	\$26,311
4	DA7154	Construction of a dwelling and shed	947 Tarnook Road, Goomalibee	\$250,000
5	DA6229	Construction of a shed	40 Palmerston Street, Baddaginnie	\$30,000
6	DA7580	Construction of a carport	70 Benson Street, Benalla	\$15,754
7	DA7157	Construction of a shed	19 Meadows Avenue, Benalla	\$27,943
8	DA7415	Construction of a garage	2 Mayfair Drive, Benalla	\$40,236
9	DA7277	Construction of a disabled toilet	34 Main Street, Devenish	\$40,000
10	DA7131	Construction of a shed	36 Hall Drive, Benalla	\$15,000
11	DA3943	Construction of a garage/carport	6 Coster Street, Benalla	\$15,300
12	DA7229	Construction of a farm shed	11 Silva Drive, Benalla	\$51,705
13	DA7121	Construction of a shed	4 Levy Court, Benalla	\$12,720
14	DA7508	Construction of a shed	151B Grant Drive, Benalla	\$76,634
15	DA7483	Construction of a shed	22 Roynic Parade, Benalla	\$15,666
16	DA3011	Construction of a farm shed	989 Greta Road, Glenrowan West	\$30,000
17	DA7618	Construction of a dwelling and garage	26 Moran Street, Benalla	\$378,535
18	DA7619	Construction of a dwelling and garage	28 Moran Street, Benalla	\$376,735
19	DA7624	Construction of a dwelling and garage	38 Moran Street, Benalla	\$369,597
20	DA7621	Construction of a shed	60 William Street North, Benalla	\$24,020
21	DA4874/2	Construction of a garage	236 Granite Road, Upper Lurg	\$81,743
22	DA4073	Re-erect a dwelling	25-29 Gillies Street, Benalla	\$220,000
23	DA5471/2	Additions and alterations to a dwelling	36 Arundel Street, Benalla	\$439,621

File No	Description	Property Address	Value	
24	DA5967	Fire protection equipment to a warehouse	32 Enterprise Drive, Benalla	\$150,000
25	DA5586	Construction of a dwelling, carport and alfresco	249 Baileys Road, Taminick	\$758,374
26	DA4233	Construction of a carport and garage	4 Arundel Street, Benalla	\$14,600
27	DA6761	Reconstruction of a commercial building roof	104-106 Bridge Street East, Benalla	\$280,000
28	DA7627	Construction of a dwelling and garage	22 Goodenia Drive, Benalla	\$409,569
29	DA7625	Construction of a dwelling and garage	30 Roynic Parade, Benalla	\$503,346
30	DA7632	Construction of a dwelling and garage	32 Moran Street, Benalla	\$377,097
31	DA7623	Construction of a shed	11 Gillies Street, Benalla	\$61,579
32	DA5011	Construction of a hard top structure	26 Carrier Street, Benalla	\$32,779
33	DA758/6	BER Building Early Works, In-ground services, and structure of new admin building	20 Faithfull Street, Benalla	\$3,000,000
34	DA7482	Construction of a swimming pool and safety barrier	127 North Road, Benalla	\$67,140
35	DA2462	Construction of a mobile communication facility	27 Trewin Road, Goorambat	\$250,000
36	DA7512	Construction of 3 relocatable units.	253 Baddaginnie Benalla Road, Benalla	\$45,000
Total			\$8,714,173	

Building Permits Issued by Certifier by Month





COUNCIL PLAN 2021-2025 IMPLICATIONS

Community

- A healthy, Safe and resilient community.
- A connected, involved and inclusive community.

Livability

- Vibrant public spaces and places.
- Connected and accessible roads, footpaths, transport and parking.

Economy

- Population growth.

Environment

- Healthy and protected natural environment.

Leadership

- Good governance.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflicts of interest in this matter.

Recommendation:

That the report be noted.

3. Benalla Indoor Recreation Centre Redevelopment Project – Consideration of Submissions

SF/5247

Tom Arnold – Community Development Coordinator

Keith Biglin – Project Manager

Adrian Gasperoni – Manager Assets and Infrastructure

PURPOSE OF REPORT

The report considers submissions received on the *Benalla Indoor Recreation Centre (BIRC) Redevelopment project*.

BACKGROUND

On 23 May 2023, the Honourable State Member for Northern Victoria – Jaclyn Symes announced \$15 Million funding for the redevelopment of the Benalla Indoor Recreation Centre (BIRC).

The Council, at its meeting on 11 October 2023, resolved to award the Benalla Indoor Recreation Centre Redevelopment Architectural Services Contract to architects Brand & Co Pty Ltd.

The Council, at its meeting on 13 December 2023, adopted the *Benalla Indoor Recreation Centre Redevelopment Project Community Engagement Plan* and placed the *Benalla Indoor Recreation Centre Redevelopment Project* on public exhibition.

Community engagement commenced on 14 December 2023 to 9 February 2024. The focus of the first stage of community engagement was to determine the Benalla Rural City communities preferred site for the redevelopment.

The three sites provided by Council for consideration were:

- current Benalla Indoor Recreation Centre – Ackerly Avenue, Benalla.
- disused Benalla P-12 College Barkly Street Campus – 41-55 Barkly Street; Benalla.
- Churchill Recreation Reserve – 103 Waller Street, Benalla

Feedback was received from more than 700 submitters. The submissions revealed varying preferences among community members, with the disused Benalla P-12 College Barkly Street Campus emerging as the most favored potential site.

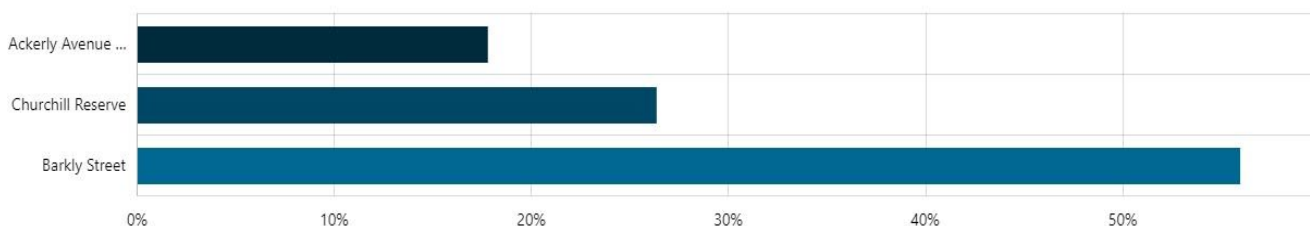
DISCUSSION

The response from the community to the BIRC redevelopment project has been significant with a total of 716 surveys completed. 642 surveys were completed electronically through the project's website and 74 paper surveys were completed. The project website has been visited over 2,000 times and over 300 people have subscribed to updates and future consultation opportunities.

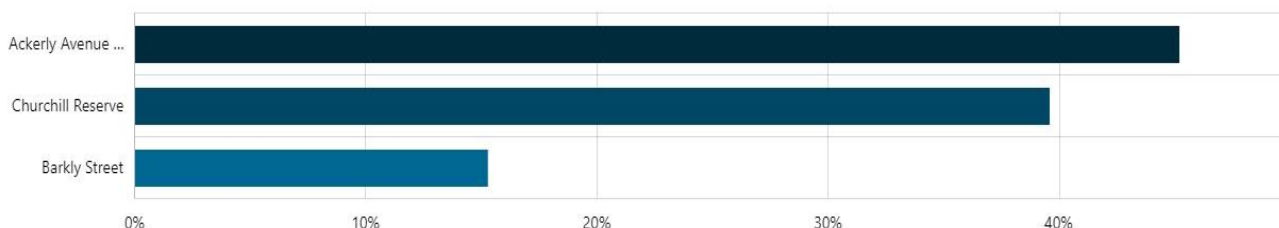
A review of the surveys submitted revealed contrasting trends between the electronic and paper-based surveys.

Electronic Survey Data

- Benalla P-12 College Barkly Street was the preferred location for the project 55.9 percent (359 votes), 26.3 percent (169 votes) prefer Churchill Recreation Reserve and 17.7 percent (114 votes) selected the current Benalla Indoor Recreation Centre at Ackerly Avenue.



- The current Benalla Indoor Recreation Centre at Ackerly Avenue was the least preferred location at 45.2 percent (290 votes), followed by Churchill Recreation Reserve 39.5 percent (254 votes) and Benalla P-12 College Barkly Street 15.3 percent (98 votes).



Paper-Based Surveys

- The current Benalla Indoor Recreation Centre at Ackerly Avenue was the preferred location for the project at 83.8 percent (62 votes), 12.1 percent (9 votes) prefer Benalla P-12 College Barkly Street site and 4.1 percent (3 votes) selected Churchill Recreation Reserve.
- Churchill Recreation Reserve was the least preferred location at 59.1 percent (39 votes), followed by Benalla P-12 College Barkly Street site 34.8 percent (23 votes) and current Benalla Indoor Recreation Centre at Ackerly Avenue 6.1 percent (4 votes)

Combined Data

- Most preferred site: Benalla P-12 College Barkly Street site received 51 percent of votes, the current Benalla Indoor Recreation Centre at Ackerly Avenue received 24.5 percent of votes and Churchill Recreation Reserve received 24.5 percent of votes.
- Least preferred site: the current Benalla Indoor Recreation Centre at Ackerly Avenue received 41 percent of votes, Churchill Recreation Reserve received 41 percent of votes and Benalla P-12 College Barkly Street site received 18 percent of votes.

The community was also given the option of including a comment as to why they had selected their first preference. These comments as well as a summary of the electronic submissions received are attached as **Appendix 1**.

Themes

Many submissions have included a statement to support their choice. There are some common themes that have emerged based on people's preferences.

Disused Benalla P-12 College Barkly Street, Benalla

'Barkly location is close to the town centre. Users will find it attractive to use other businesses within the CBD when attending events at this site. Proximity to the CBD means there would be less impact to residents from increased traffic. Proximity to the Train Station, and access to local buses increases accessibility.'

- Proximity to CBD and convenience for users.
- The site is in very poor condition and in need of redevelopment.
- Lower risk of flooding.

Churchill Recreation Reserve, Waller Street, Benalla

'Churchill Reserve is an established and valued sporting facility. There is an opportunity to look at the area as a sporting precinct rather than just a single building. The project should take in the broader precinct and look at opportunities to complement other existing and new sporting and community opportunities.'

- Opportunity to develop sporting precinct – existing users could benefit from new, shared, facilities.
- Provides a needed new facility for Benalla West's growing community.
- Lower risk of flooding.

Benalla Indoor Recreation Centre Ackerly Avenue, Benalla

'Make sense to revamp the current location instead of disrupting a new site. I'm not in favour of having the centre in a residential area due to the disruption to traffic, parking and noise. I opted to live a quiet part of town and this will change the dynamic of my suburb'

- The site is already fit for purpose and has multiple neighbouring sports.
- Is not in a residential area.
- Costs less than building a new stadium and has existing masterplan.

COUNCIL PLAN 2021-2025 IMPLICATIONS

Community

- *A healthy, safe and resilient community.*
- *A connected, involved and inclusive community.*

Livability

- *Vibrant public spaces and places.*
- *Connected and accessible roads, footpaths, transport and parking.*

Economy

- *Thriving business and industry.*
- *Flourishing tourism.*

Environment

- *Healthy and protected natural environment.*

Leadership

- *Engaged and informed community.*

FINANCIAL IMPLICATIONS

The Victorian State Government has allocated \$15 million towards the *Benalla Indoor Recreation Centre (BIRC) Redevelopment project*.

The Council at its meeting on 11 October 2023 resolved to award the BIRC Architectural Services Contract to architects Brand & Co Pty Ltd.

COMMUNITY ENGAGEMENT

The *Benalla Indoor Recreation Centre Redevelopment Project Community Engagement Plan* was adopted by Council at its meeting on 13 December 2023.

Community engagement on the *Benalla Indoor Recreation Centre Redevelopment Project* commenced on 14 December 2023 to 9 February 2024. The focus of the first stage of community engagement was to determine the Benalla Rural City communities preferred site for the redevelopment.

Community Engagement was undertaken at the 'Involve' level under the International Association for Public Participation's IAP2 public participation spectrum as per the *Benalla Indoor Recreation Centre Redevelopment Project Community Engagement Plan*.

Feedback was invited via the Council's 'Have your Say' website. The project website has been visited over 2,000 times and over 300 people have subscribed to updates and future consultation opportunities.

Community Engagement techniques used to promote the *Benalla Indoor Recreation Centre Redevelopment Project* included:

- post on Council's social media accounts.
- notices in the *Benalla Ensign*.
- Multiple large posters on display at the three potential locations.
- promotion and paper-based surveys made available at the Benalla Library and Council's Customer Service Centre.
- Council Staff meeting with local sporting groups and stakeholders.
- Councilor pop-up sessions in the central business district, Churchill Recreation Reserve and the current Benalla Indoor Recreation Centre.

Following the first stage of community engagement, Brand & Co Architects will continue to work in partnership with the Council to manage tasks and priorities with ongoing consultation with the community on the project.

The survey and consultation period closed Friday 9 February 2024.

LEGISLATIVE AND STATUTORY IMPLICATIONS

It is considered that the report is consistent with the *Charter of Human Rights and Responsibilities Act 2006* and *Gender Equality Act 2020*.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflicts of interest in this matter.

CONCLUSION

That a report on the *Benalla Indoor Recreation Centre Redevelopment Project* be presented to the Council at its meeting on 24 April 2024.

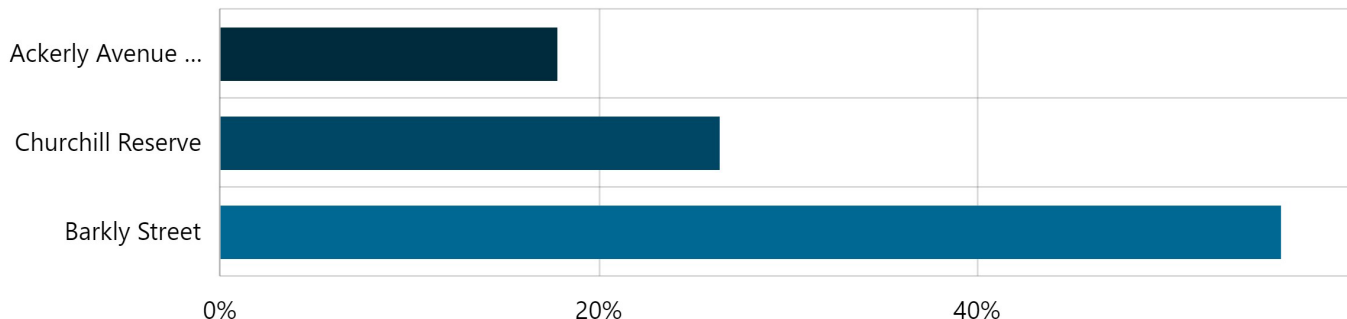
Recommendation:

That the report be noted.

BIRC Redevelopment Survey Summary of online submissions

1. Select your MOST preferred site? Required

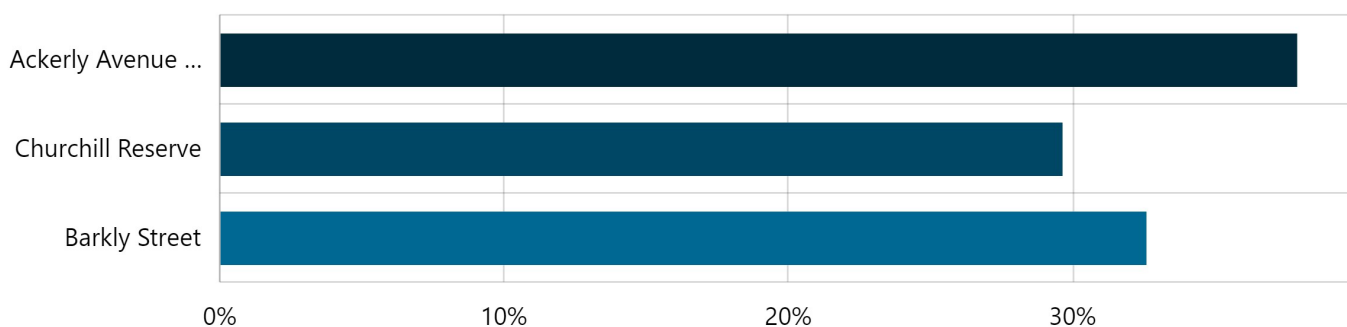
Multi Choice | Skipped: 0 | Answered: 642 (100%)



Answer choices	Percent	Count
Ackerly Avenue (current site)	17.76%	114
Churchill Reserve	26.32%	169
Barkly Street	55.92%	359
Total	100.00%	642

2. Select your SECOND most preferred site? Required

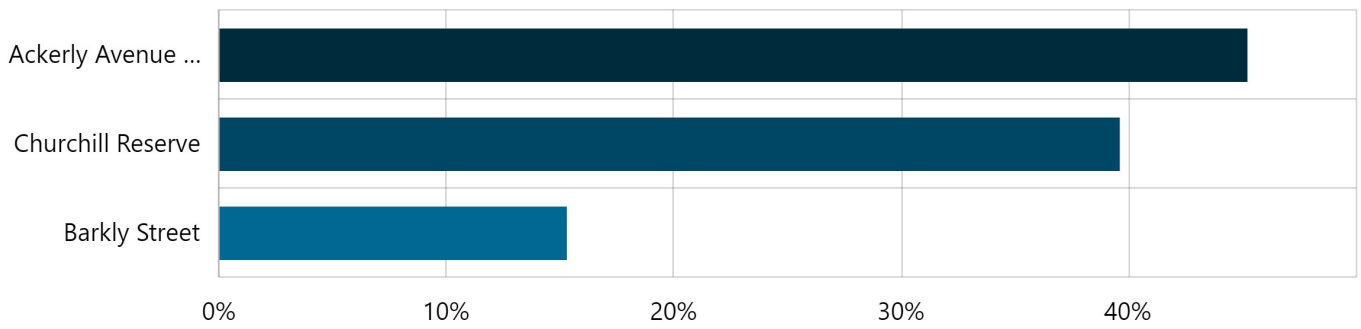
Multi Choice | Skipped: 0 | Answered: 642 (100%)



Answer choices	Percent	Count
Ackerly Avenue (current site)	37.85%	243
Churchill Reserve	29.60%	190
Barkly Street	32.55%	209
Total	100.00%	642

3. Select your LEAST preferred site? Required

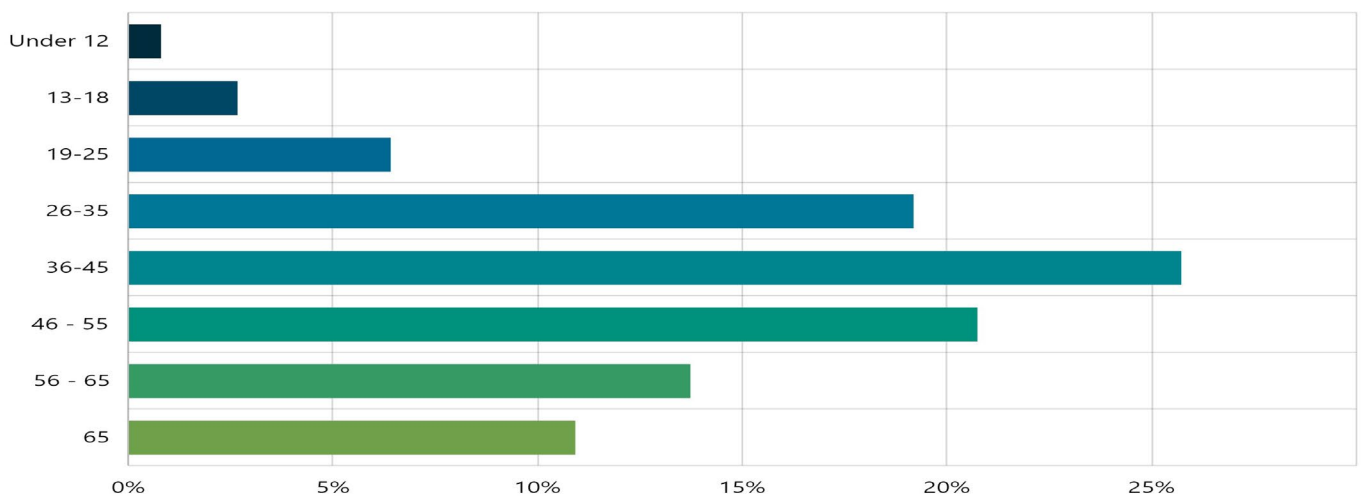
Multi Choice | Skipped: 0 | Answered: 642 (100%)



Answer choices	Percent	Count
Ackerly Avenue (current site)	45.17%	290
Churchill Reserve	39.56%	254
Barkly Street	15.26%	98
Total	100.00%	642

5. What is your age group? Required

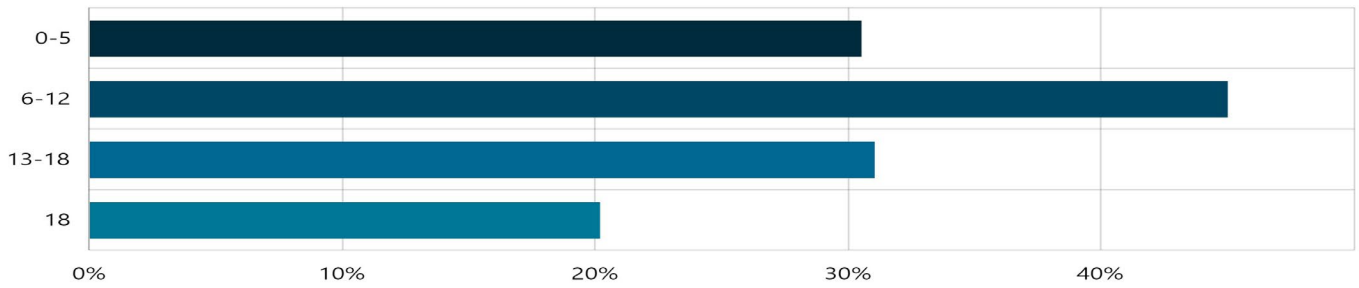
Multi Choice | Skipped: 0 | Answered: 642 (100%)



Answer choices	Percent	Count
Under 12	0.78%	5
13-18	2.65%	17
19-25	6.39%	41
26-35	19.16%	123
36-45	25.70%	165
46 - 55	20.72%	133
56 - 65	13.71%	88
65	10.90%	70
Total	100.00%	642

6. If you are a parent or carer, how old are the children you care for? Required Multi Choice | Skipped:

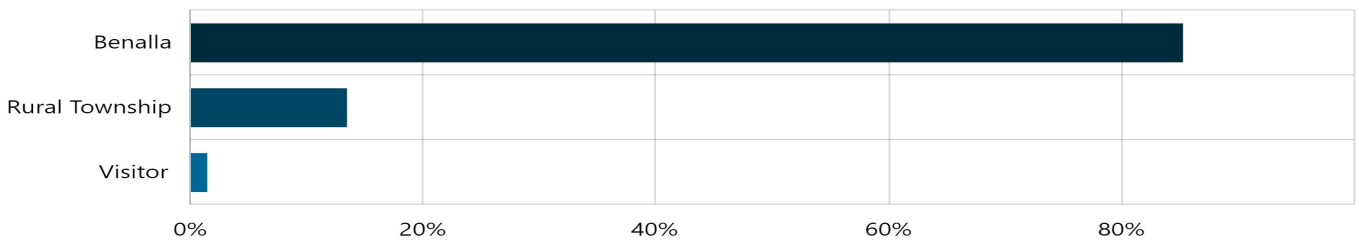
255 | Answered: 387 (60.3%)



Answer choices	Percent	Count
0-5	30.49%	118
6-12	44.96%	174
13-18	31.01%	120
18	20.16%	78

7. Where do you live? Required

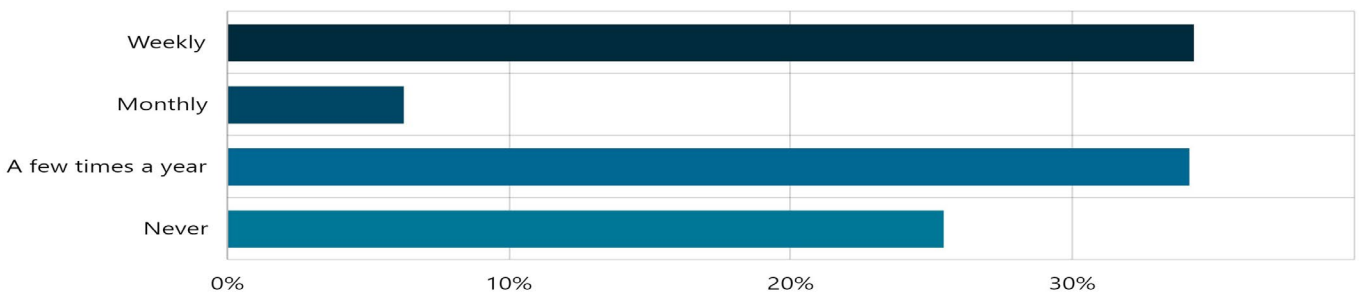
Multi Choice | Skipped: 0 | Answered: 642 (100%)



Answer choices	Percent	Count
Benalla	85.20%	547
Rural Township	13.40%	86
Visitor	1.40%	9
Total	100.00%	642

8. How often do you use the current Benalla Indoor Recreation Centre? Required

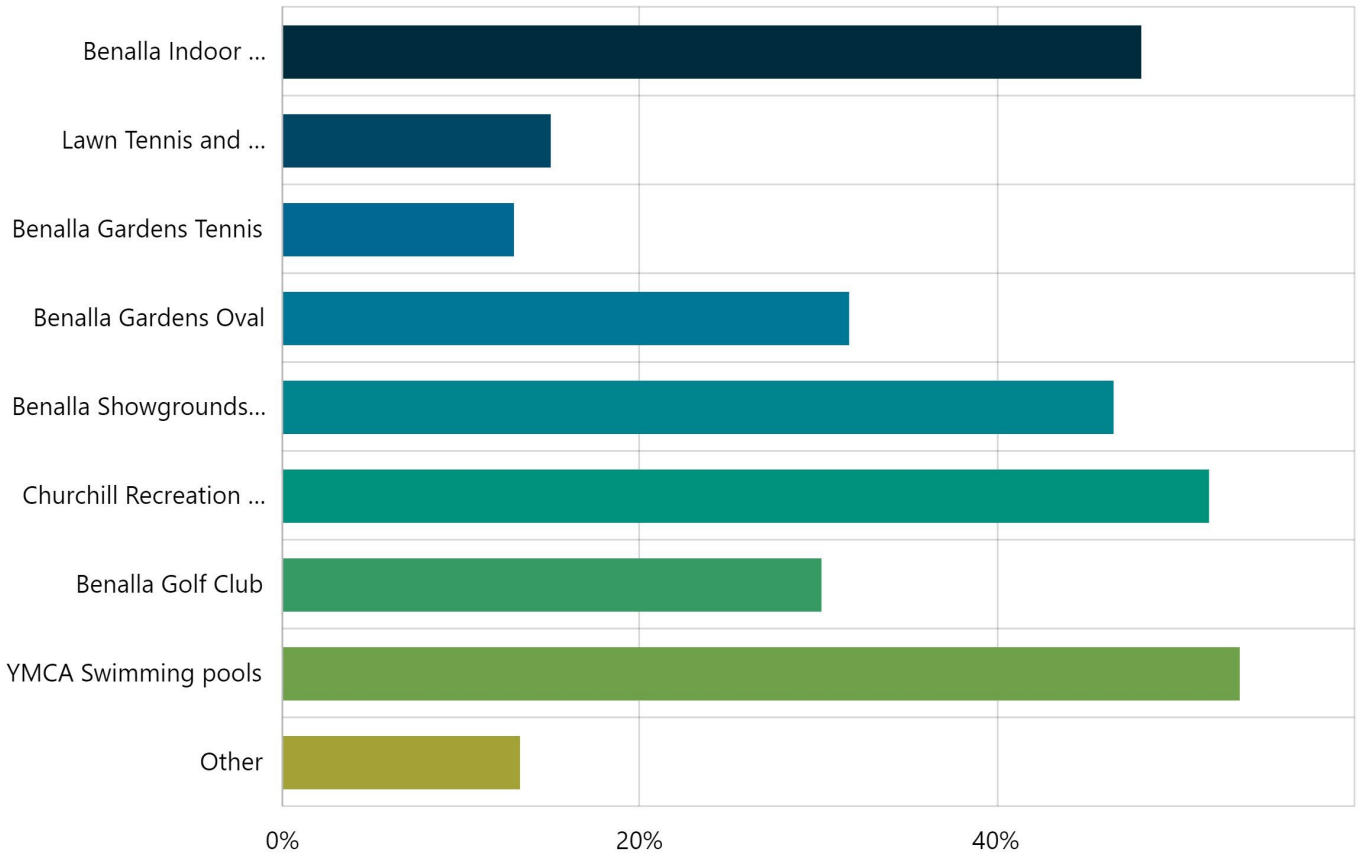
Multi Choice | Skipped: 0 | Answered: 642 (100%)



Answer choices	Percent	Count
Weekly	34.27%	220
Monthly	6.23%	40
A few times a year	34.11%	219
Never	25.39%	163
Total	100.00%	642

9. What existing local sporting facilities do you use?

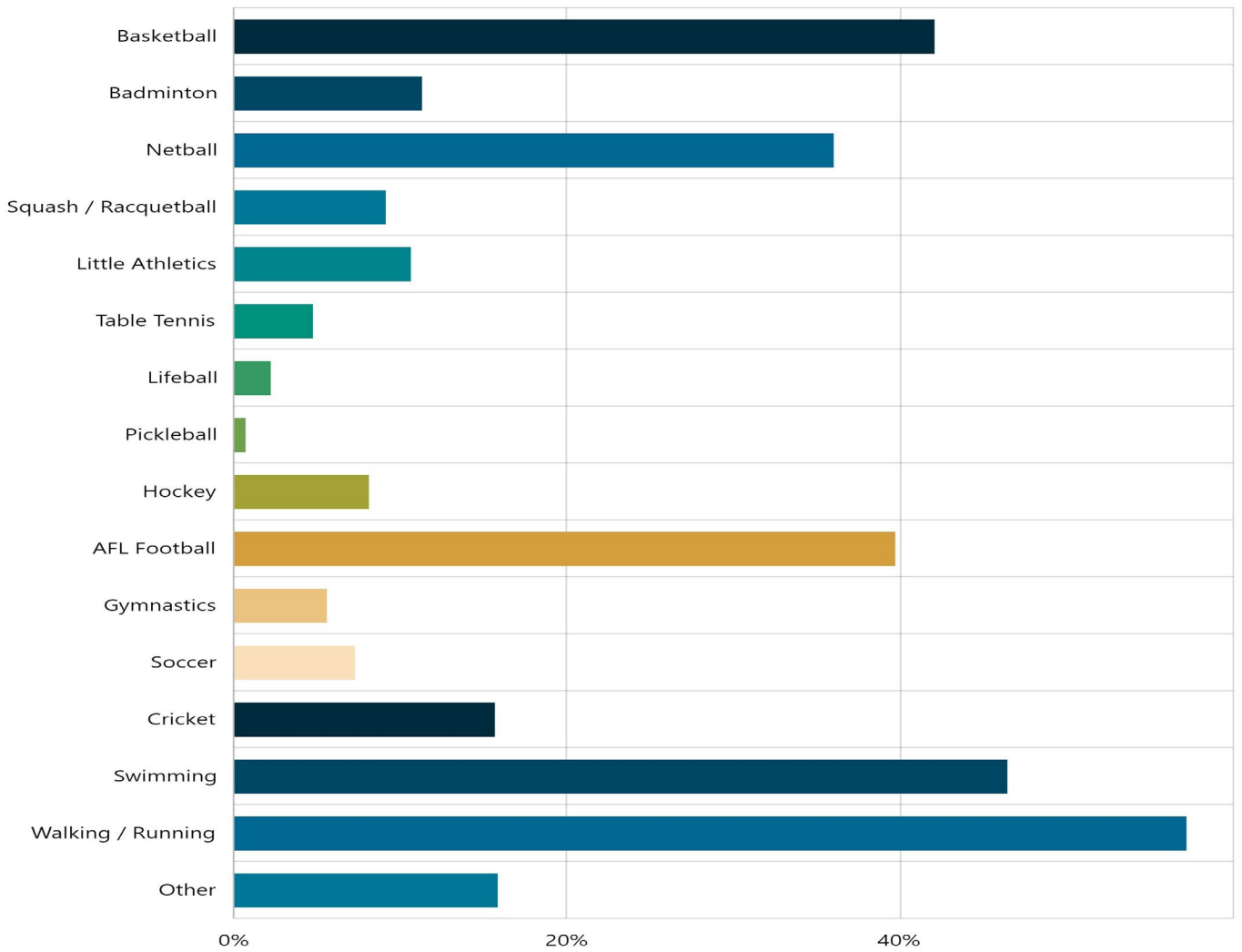
Multi Choice | Skipped: 61 | Answered: 581 (90.5%)



Answer choices	Percent	Count
Benalla Indoor Recreation Centre (BIRC)	48.02%	279
Lawn Tennis and Croquet Club	14.97%	87
Benalla Gardens Tennis	12.91%	75
Benalla Gardens Oval	31.67%	184
Benalla Showgrounds and Recreation Reserve	46.47%	270
Churchill Recreation Reserve	51.81%	301
Benalla Golf Club	30.12%	175
YMCA Swimming pools	53.53%	311
Other	13.25%	77

10. What sport or recreation activities do you or your family participate in? Multi Choice | Skipped:

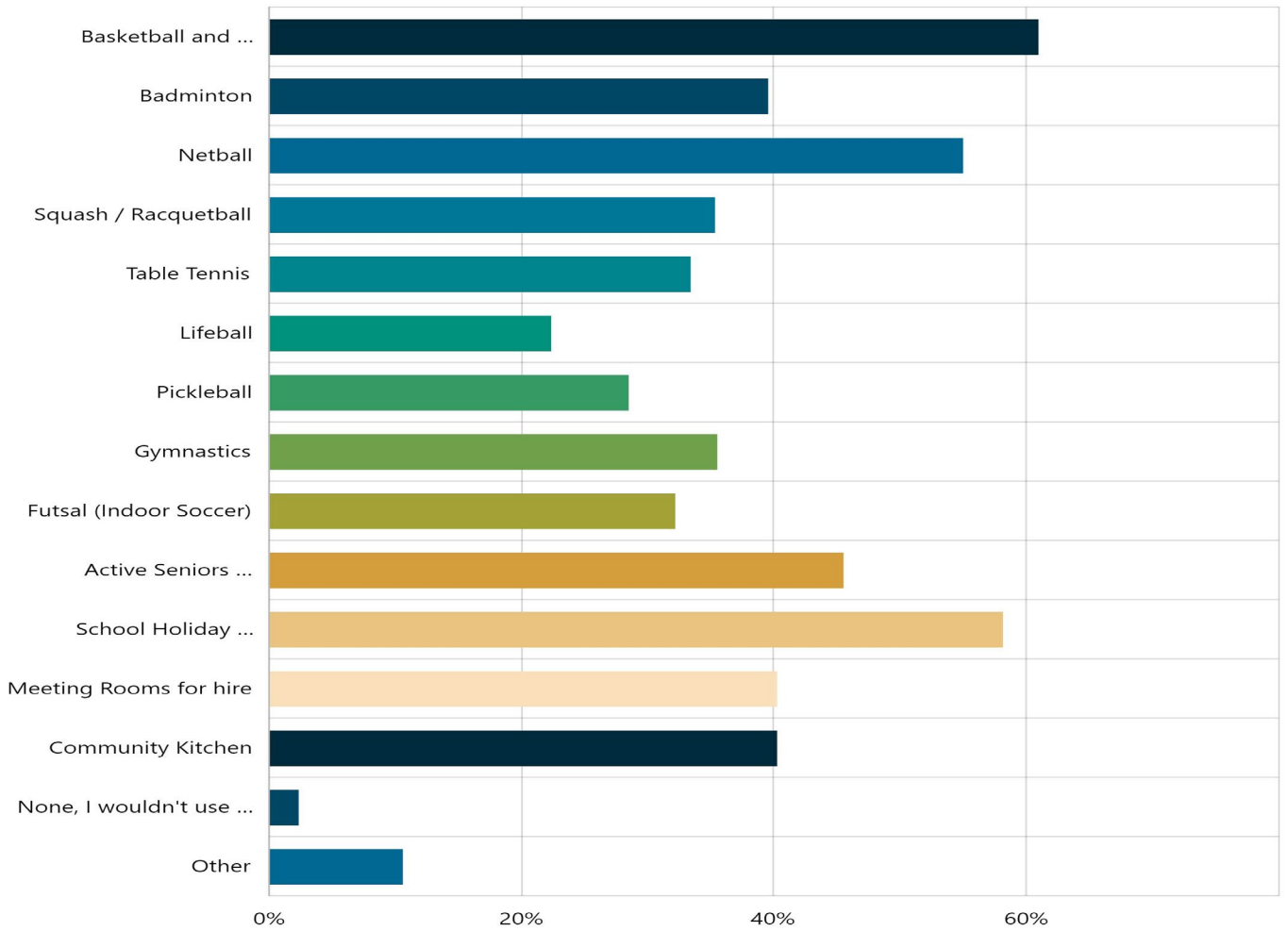
47 | Answered: 595 (92.7%)



Answer choices	Percent	Count
Basketball	42.02%	250
Badminton	11.26%	67
Netball	35.97%	214
Squash / Racquetball	9.08%	54
Little Athletics	10.59%	63
Table Tennis	4.71%	28
Lifeball	2.18%	13
Pickleball	0.67%	4
Hockey	8.07%	48
AFL Football	39.66%	236
Gymnastics	5.55%	33
Soccer	7.23%	43
Cricket	15.63%	93
Swimming	46.39%	276
Walking / Running	57.14%	340
Other	15.80%	94

11. What activities or facilities would you, or people in your household, like to see offered at an indoor sporting and recreation venue in Benalla?

Multi Choice | Skipped: 72 | Answered: 570 (88.8%)

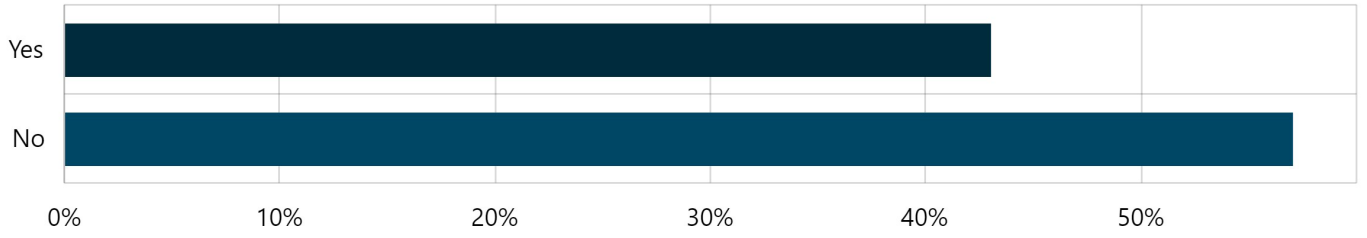


Answer choices	Percent	Count
Basketball and Wheelchair Basketball	60.88%	347
Badminton	39.47%	225
Netball	54.91%	313
Squash / Racquetball	35.26%	201
Table Tennis	33.33%	190
Lifeball	22.28%	127
Pickleball	28.42%	162
Gymnastics	35.44%	202
Futsal (Indoor Soccer)	32.11%	183
Active Seniors Programs	45.44%	259
School Holiday Programs	58.07%	331
Meeting Rooms for hire	40.18%	229
Community Kitchen	40.18%	229
None, I wouldn't use the facility	2.28%	13
Other	10.53%	60

12. Would you like to be contacted with future updates or involved in upcoming consultation opportunities?

Required

Multi Choice | Skipped: 0 | Answered: 642 (100%)



Answer choices	Percent	Count
Yes	42.99%	276
No	57.01%	366
Total	100.00%	642

Survey Comments

Disused Benalla P-12 College Barkly Street Campus – 41-55 Barkly Street; Benalla.
Closest option to city centre, this will help support the local eateries and shopping outlets. This site is an eyesore and needs to be utilised.
Least impact on residents. Seems a good use of a currently abandoned site. It would be a terrible waste of useful and valued outdoor space to build on Churchill Reserve.
Barkly site is preferred because it is central to all sporting users needs. There is nothing else being done with this site. It has more space than other sites to add to. It's a win win for Benalla.
Because Barkly street is currently unused and has no other purpose. Would be stupid and a waste of money, resources and uproot existing clubs/social groups to go to Churchill Reserve. Current site floods 10 times a year.
Barkley street seems like the perfect place as it's currently like wasted space. The current sites flooding issues makes it a silly spot to put a new building and Churchill is currently used for other activity's
Easy parking. Close to shops and restaurants/cafes Options to expand and utilise an unused area.
Most importantly, this site has all major services in place for development, its right in the middle of town and sits above flood levels. Barkly Street could easily be opened back up by removing some of the most recent buildings on the site to make the whole site easily accessible!!
Close to town, large site, existing nature that can be incorporated into the development, each access to local businesses.
Central. Good parking. Other two locations are flood prone / used for other recreational activities without a lot of space or parking .
Barkley Street makes the most sense, as it is closer to the CBD, and this will help local businesses. This is a MASSIVE opportunity to help our town to keep business's open. People don't want to have to get in their car and drive away from the sport venue to buy food. It is in such close proximity to the CBD, that people can walk down the street to shop our business's, and buy coffee or lunch etc
Churchill is already a great open grass area. Please don't change it
I believe it would be a great way to transform the site from something that needs serious attention to a brand new stadium.
The old High school site is now an eyesore. The Education Department is allowing it to slowly disintegrate. They must be forced to reinstate by dismantling or maintaining to be safe including security eg reinstatement of disused mines. The grant allows Council to redevelop the site. The education department needs to gift the site to Council or pay for the site to be fixed not just left abandoned
Bartley Street appears to have the largest amount of land and therefore the centre size would not have to be restricted. The street is wide and could take extra foot and vehicle traffic. And there would be land for a adequate carpark.
The Barkly St site's long period of disuse & current lack of purpose for the community could be turned into an advantage. Being in a residential area makes it easily accessible to the Community. The redevelopment of the site has the potential to transform it into a valuable asset such as a Community Hub Aligning with the growing demand for accessible community spaces and wellbeing of residents
Better situated plenty of room for parking and very central
Not prone to flooding. Make use of current government land whilst proving an additional indoor sporting venue. Indoor cricket training nets would be awesome!!!!
This hole area is not being used. Buildings dilapidated and damaged. Need to be replaced. what better place and area for a recreational area Plenty of space for building and car parking Central for everyone Walking driving and riding bikes Area needs to be utilised

Disused Benalla P-12 College Barkly Street Campus – 41-55 Barkly Street; Benalla.

An opportunity to do something with the currently unused and neglected site. Planning and design should also address the entire precinct of the former High School.

David and Wendy Hall

Churchill reserve is on a tip and has very busy roads
Barkly st is currently not being used and already has access roads
It would be good to repurpose this site

Well the old P12 site isn't getting used atm so it's a waste of property. The site will be a big open space once the old buildings are demolished. So it's a perfect spot.

Barkly Street has so much potential and a much larger area to build, extend, maintain and car parks

Barkly street has access to Main Street and businesses. Plenty of parking. Easy access to and from with the current street infrastructure. Minimal impact on community.
Churchill reserve has dangerous intersections- Clarke /bridge etc. Too far from main street/businesses and accommodation.

Ackerly - flood, out dated, poor parking, dangerous intersections etc

Plenty of space, unused space going to waste

It would be great to see Barkly used and really improve the access to town for families visiting for sporting events. Hopefully bring some more money into town businesses.

We would love the ability to train at a minimum for hockey and be able to safely encourage new families to get involved in hockey in Benalla. Current facilities are unsafe and turn people away from the sport.

I picked barkly Street because it would be good to have something operational in place of a closed down school

Close to city centre. Shops, big area for parking and trees around that can be used.No chance of flooding every time the river comes up.

Benalla Hockey Club position is for Barkly, as a synthetic hockey field can't be built at Churchill due to subsidence, it won't fit at Ackerley.

Consultation must include ALL sporting groups in Benalla to identify and prioritise all needs, to create a truly inclusive, planned and forward-thinking sporting area for the community. Squash is essential. What other venues are possible Equestrian area?

Benalla Hockey Club position is for Barkly, as a synthetic hockey field can't be built at Churchill due to subsidence and won't fit at Ackerley.

Barkly Street site is close to CBD, railway station, ample parking within site & on street + a dedicated bus parking area used when a school

The location, easily accessed by locals/visitors and not encroaching on a large residential area

A great opportunity to further develop a derelict site

Does not flood, an ideal site for emergency refuge

Waller/Clarke St not suited to increased traffic

Barkley is a bigger site currently unused and a wasted piece of land, there is plenty of room for parking and people can walk down to the shops when tournaments are on and spend their money in town.

Churchill bad site lack of parking and would need roads upgraded as there are many accidents in the area now.

Ackley avenue is bad due to flood zone

Good to see the old Dunlop campus being utilised.

Area is not subject to frequent flooding.

Fairly central in town.

Central in the town. Would revitalise a site that is not used and have less detrimental impact on the surroundings than Churchill. Easy access to shops, cafes etc when used for tournaments.

The Barkly St site is central with plenty of parking.

The site at the moment is currently in disrepair and an eyesore in the CBD

The old High School building could be repaired and incorporated into the new building as it is of historical significance

It's also close to the Avon St campus of the Benalla P-12 college which would enable easy access for use of the facility for the students

Disused Benalla P-12 College Barkly Street Campus – 41-55 Barkly Street; Benalla.
A building of this size would be better suited to barkly street. Most definitely not Church Hill Reserve and why not where it is.
This location is within walking distance to main street, this will generate more traction in town to local businesses when events occur
The proposed site needs to be utilised and not left to rot. It is a central location and has a lot of options for parking, close to shops etc and the least amount of preparation required to build.
Less impact on existing sporting clubs.
Minimal disruption to current user groups, site improvement, minimal flood risk.
Close to the CBD and great for kids.
Barkly Street end of town never floods and it's central to town centre and walking distance to everything. Churchstreet still loads a little bit but not as much risk as ackerly street. And why would you put the stadium back in the same spot to have the same risks present them serve and we would still have the same problems we are having now .
Barkly Street is the preferred site and best option because the other two options have flaws, like Churchill doesn't need updating currently there is plenty of use at the dog park, hockey and netball courts. Ackerly Avenue would be a waste of money due to the flooding every year. Barkly Street is in a great, accessible location, close to majority of Main Street.
you have land at Barkly street isn't being used. churchill is used for so many things like school sports it's a large area used for schools. Barkly street waste away. - Barkly is in the centre of town - there's plenty of room for parking - not going to be disturbing locals residents
Least impact on residents. Barkly St site connects easy access with the shopping precinct and central location. Churchill site is a loss of vital green space (town needs more not less) that will impact on future residents and adds to traffic issues around Clarke, Margaret and Waller Sts.
Churchill comes at the loss of existing outdoor sporting fields, ackerly Avenue is flood's.... barkly st is an area that would benefit from development. Proximity to main St would see more economic benefit to the town from tournaments run at the centre.
Would be fantastic to see Barkly Street used again & is so central for shops etc
Bring Barkly street useable again & to stop the vandalism at the same time. Suits all the users to with regards to food outlets etc
The school site is not been used. It is central in Benalla & a good location. So new facilities there would be wonderful.
It is a more central location and does not remove existing sporting facilities such as the Little Athletics track.
This site is centrally located and would provide a great site for the town. Churchill reserve is not ideal as we already have sporting bodies using this facility What happens to the Little Athletics club?
Barkly St site is unoccupied, no need to liaise with any other tenants, and will shortly be managed by Council. Lots of land to work with. Residents have been used to similar traffic when school was there, unlike Churchil reserve area that will experience major increase in traffic. Just the most logical choice.
Barkley St would enhance and BENEFIT OUR CBD BUSINESS and MAKE USE OF A LONG TERM DEAD SPACE.. Churchill would use a much need GREEN SPACE for that end of town questioning traffic congestion around the area and ???soundness of site to build. Ackerly Avenue prone to continued FLOODING - major issue and can it accommodate additional sports and parking
Currently unused. Plenty of space for stadium and parking with minimal impact on surrounding residences. Not subject to flooding. Fairly central for access by car, foot or bike, scooter etc
Location

Disused Benalla P-12 College Barkly Street Campus – 41-55 Barkly Street; Benalla.
Barkley street does not flood Churchill is on an old dump site Stop wasting good money after bad in flood zone or an old dump site. It's not rocket science
Doesn't interfere with existing activities and has space required
Because Churchill takes out to many current sport communities if you want the stadium to be large enough to be decent and the current venue is a bad area when it rains and I think the Barkly st would be best because it's making something that doesn't get used into something that's one of the best things in town when it is built there
The Barkly site is currently not in use and has a great location suitable to many. It will not flood (otherwise will be much less likely to flood). The other two sites will either flood or take away other sporting opportunities that the town currently uses such as the athletics and netball.
Barkly St enables re-use of a former "public use" site, and enables people from Benalla East to have ready access to new green space whilst not depriving Churchill users of existing limited active and passive green space. Ackerley Ave redevelopment could be managed to avoid the claimed adverse impacts noted in the site assessment. Ackerley Ave is best for access, then Barkly, then Churchill.
It is unused space that isn't impacted by floods
Its central and will help revitalise the town centre
It's away from flooding, plus the site needs to be utilised and it's very central A new facility is desperately needed for all levels of activities, for all age groups
Preferably the Barkley st site as it is currently abandon and a waste. Churchill is currently being utilised and traffic would need to drive down residential streets to access the venue when events on. Barkly street has access to the Main Street and all the facilities that visitors from out of town go looking for such as food and drink.
Close to Main Street, good parking options, sad looking unused land. Would be nice to see some movement there again.
Current site has incurred significant flooding, poor parking and I feel is inconvenient for transport. Barkly St is central, less prone to flood damage.
Seems an ideal area with plenty of room for future development of other sports and community based interests and the trees and parking is a big plus
Closure to Main Street where participants can go down the street and enjoy local businesses. The area needs something done to it. It shouldn't be residential. It will allow an opportunity for the use of the grounds for sport's participants or just a place for local residents to go and walk around and do some own exercise More room for parking etc I don't think it would disturb local residents
Central location Less prone to flood damage
Closer to the centre of town. Will have the shops bussling
More room - less traffic in that area and a wasted block of land
Ideal. Middle of the Town. Big enough site with car parking. Going to waste. Would make a wonderful landmark centre.
So much potential, no issue with flooding and having to have the stadium shut for weeks/months at a time. Great location for the Main Street.
Great for the towns economy being central. Uses up a very big wasted space in the middle of town. Its a win win, and i live close buy and may be affected parking wise but im still voting for this site.
Its an unused area with good parking. Close to the Main Street so local businesses can get some benefit.
No interruptions to the current activities and also a flood-free site.

Disused Benalla P-12 College Barkly Street Campus – 41-55 Barkly Street; Benalla.
<p>Within walking distance of the CBD Opportunity to provide ample parking without impacting on local streets Noise impact on the local neighbourhood will not be as great as a development on Churchill reserve but less than Ackerly Ave Doesn't impact on green space which is becoming reduced with every development in Benalla the new building would have a similar footprint to the existing buildings</p>
Makes sense being in centre of town and road network.
There is room to develop, not taking over existing sporting clubs, more parking as there are more tournaments, away from homes
Barkly street site is central and offers the opportunity to develop this other wise in unused land. It offers the opportunity for a complete community hub of activities.
Make use of a derelict space. Ackerley avenue is a terrible corner with a lack of safe car parking.
This site is the central to everyone.
It was not a tip.
It is by far the best site for a development like this.
Wasted space at the moment that's less likely to be flood damaged than the existing site
Barkly street is a fantastic opportunity to provide a venue that has plenty of room, services already connected, is in a flood free zone, very accessible and already has connection to the community. It would be also great to combine this area with other community groups such Creative arts, yoga, martial art and other community clubs.
It's no longer in use.
Need a position for multipurpose stadium, not in flood zone area
I think that Barkley Street is the preferred site because it is central and we should utilise the old school site for the Community of Benalla. There would be plenty of parking spaces available. Also it would not get flooded!
Location, current infrastructure & will have its own identity. Not crowded & fighting for space like Churchill
Barkley site is close to town services, lots of space for parking and would be a good use of space, football club could use old stadium area to build new club rooms and Churchill already has lots of clubs and limited parking.
Plenty of parking already partially developed and has all services connected
it make the most sense having the infrastructure already there that only needs to upgraded. the potential for growth & use by a broader community for mutli activities indoor & out door.
As it's not currently being utilised and needs to be utilised ideal for a purpose built stadium and that leaves the old stadium to be used when tournaments are on .
Barkly street is easy access, close to town and looks like the best option.
Ackerly ave least preferred due to natural flood events. Chruchill (CR) is built on a known tip site with user groups noting that subsidence occurring regularly. CR is one of the last public green spaces for south west residence. What sports facilities will be lost if built on CR? Leaving Barkly as the only viable option in my opinion with no impact to current sporting clubs during construction.
Utilising space that at the moment seems to have no purpose/function. Churchill already has many user groups.
Does not seem to have a purpose at the moment.
it is so central, close to all shopping places
Opportunity to create new site for sports in Benalla Can be built upon with add ons in the future where the other locations are space limited
It's a pitty it can't be build near the pool and it all together, but barkly st site looks terrible and more centralized
The size of the land allows for future development with other sporting activities, walking distance to shops in between competitions and for general tourism for the town, copious parking space, wide streets

Disused Benalla P-12 College Barkly Street Campus – 41-55 Barkly Street; Benalla.
surrounding location, the zone is a mix of commercial and residential, easy to locate off main road, would beautify the much neglected land, best option by far!
I don't believe the other two sites are big enough for the project Churchill may be at a push
Large spaces on Main Street
Barkly street is close to town centre for visitors to be able to easily spend money in town on food and maybe in the shops. Barkly street is currently falling apart and deserves a new lease of life.
Barkly isn't currently being used by other sporting clubs it's a huge area being wasted and it's very central to town.
Doesn't flood, plenty of parking
Location to town centre and use of derelict land. Already existing infrastructure to support primary activity in the facility. Maintain current green area footprint of town.
Existing site with no current use, central location, potential for other complementary site uses/development opportunities as a larger precinct.
Was not affected by 1993 floods, site currently in disrepair- this would be a better use of land. Hopefully keep the historic original Benalla High building. Concern of what would happen to Little Athletic facilities if you put the stadium on their oval- this oval is also used by all local schools for their athletics carnivals
Barkly Street won't impact current sporting facilities. Currently it's a site not in use.
There are a number of disengaged students who attend school on the Barkly Street site. They would feel so proud to have a stadium close by, they also currently have zero areas to play games and sports. Currently they play sport in a car port at their school! Students have regularly asked the school for a half court however there's no funding available. This would make these students so happy!
Very accessible for all of the community, very central and the land is currently an eyesore. The other site options are already great and are used regularly. Barkly Street needs this building.
Barkly street is close to Benalla Flexible Learning Centre for students who are disengaged from mainstream schooling. It would be absolutely amazing to have facilities such as this, so close to the school, that does currently not have any sporting facilities.
Less likely to be impacted by future flooding events in Benalla. Churchill site is least preferred due to it being an old landfill site & there would be significant costs associated with the stabilisation of the grounds to be able to support such a large building.
Space and cleans up an eyesore
Students from Benalla Flexible Learning have no where to play sport in winter Avon Street P/12 students could also Access. We need a sporting facility on the East of town.
Churchill is not a suitable site. It is a residential area with little to no footpaths so the large increase in traffic would be extremely hazardous.
It is not being used, is located within a major residential district, and is not flood prone. Placing it on Churchill puts the athletics and soccer clubs at risk of closure, eliminating two sports in Benalla.
I believe it is most central
Barkley street has heaps of free space
Being currently on the busy road it is, I think Barkley street would be a great location. Myself with 2 basketballers and rep players we are quite often at the current stadium. It's quite unsafe sometimes waiting to turn into the stadium.
There is plenty of space for all sorts of sports and will stop the vandals doing more damage to site.
Close to the centre of town. Increase visitors and foot traffic to Main Street. Highly visible
Because it's vacant land already and will be nice to see activity in it again

Disused Benalla P-12 College Barkly Street Campus – 41-55 Barkly Street; Benalla.
The accessibility of Barkly street to the whole of the community is far better than both other locations. The Barkly street site has the potential with the development of a master plan to be a great central hub for the community and it would be best to have the BIRC incorporated as part of that.
Barkly st has potential for car parking and is a Ber pretty site.
Central, plenty of parking in surrounding streets, if events are held there (example basketball tournament), families are able to easily walk into CBD to access town facilities. Makes use of a current unoccupied location which could be developed without disturbing the user groups of the other suggested locations. Could be used as an emergency management/evacuation facility if ever required.
Barkly location is close to the town centre. Users will find it attractive to use other businesses within the CBD when attending events at this site. Proximity to the CBD means there would be less impact to residents from increased traffic. Proximity to the Train Station, and access to local buses increases accessibility.
Higher ground and a large area enough for parking facilities. No point ackerly ave floods and Churchill will be too cramped
More space and higher ground parking
Barkley Street would be a great space for a Sports and Rec Centre. It has great proximity to the main street (especially important for sporting days with travelling teams looking for food). I also think that some of the campus would be a great new Senior Citz Centre, which would leave the site next to the skate park as a perfect spot for a youth drop-in centre or youth cafe (eg Retro Lane Albury).
Unused area in the center of town. This option doesn't affect residential areas.
Parking, above flood level of current site, less competition in area (other sites may have other events happening causing traffic congestion and Parking issues)
Plenty of parking
It is an unused space that is just sitting there rotting away, why not turn it into something the community can enjoy.
May as well do something with the old school site as it's a bit of an eye sore and will just get vandalised
I choose my preferred site because it's close to the middle of town with plenty of parking around
This area needs to be turned into something for the children instead Of abandon place. And this would be close to home for my child.
Ease of access and walking distance to town centre for visitors to Benalla.

Goorambat needs a basketball court

Disused Benalla P-12 College Barkly Street Campus – 41-55 Barkly Street; Benalla.
Barkly St is an eyesore for benalla and could use an new building put there. It's close to the main St so kids can walk there and there is plenty of room for parking
Making use of unused land. Ease of access
It's out of a flood plain, has the land mass for what's needed with adequate land for parking. Monies would not be wasted in soil testing.
Because it is wasted space it is close to small business of Benalla promoting local eating and close to maccas and kfc safer for unsupervised kids to eat during competitions. It won't stop current sports groups from performing
I feel that it is an easy assessable spot and also close to town for when sporting events happen. This location has a stadium you could also potentially build on from and also plenty of parking available.
More central location, better access with less impact on surrounding residents.
Flood free, plenty of room, not poaching existing open playing space (as at Churchill reserve)
It's in a good spot more central
Such a large unused site with plenty of space and more room for parking without traffic issues ona busy intersection like the current site ..
Barkly st is the most central location. A sports complex here will have further reaching economic benefits as visiting people attending sporting events can easily access the cbd and spend money at local businesses.
Not flood effected and close to the Main Street and large retail outlets.
Close to town amenities
Barkley street is a great location, and will develop the neglected site. New facilities will also help local businesses with the accessibility to main st
Ackerly is flood zone and we know the issues with that. If you were to rebuild there a whole new site would have to be construct and extra 3 metres of car park underneath stadium above. Churchill is a tip zone - no way should it go there..
It is the only site that will not considerably impact other sporting clubs or local residents. What space will this take from Little Athletics, Soccer, Netball & Hockey clubs. You just spent money erecting a fenced dog park. Will this be impacted by the build? Please use the space in Barkly Street, which is currently falling into disrepair & improve the overall aesthetic of our town.
Big parcel of land, access from main roads, room to add on into future. Too much flood risk at ackerly ave.
In the middle of town. All major services are already on the site. The building which was built over Barkly St could easily be demolished opening up Barkly St once again which would be great for access.
I work in the water sector and if Benalla is to flood in future years to come the Ackerly street site would be impacted. Insurances etc would be costly. Barkly street presents the best location - close enough to shops and small businesses to benefit directly from those attending the venue. Churchill is a safe option but is in a residential area.
Closer to town centre supporting local stores. Would be using underutilised land.
Central position. Current building in state of disrepair. Government owned land, need to be put to use by the community
Central location.
Because of the reduce risk of flooding, Closer to main shopping precinct, To be able to use a currently unused site into a Benalla asset for the community.

Disused Benalla P-12 College Barkly Street Campus – 41-55 Barkly Street; Benalla.
Barkly street would be good facility to utilise as it is currently not being used and an eyesore. Also plenty of room for development without impacting current facilities being used by various community groups already. A lot more room for car parks ect.
Just seems like it would have the space to for a new rec centre and is a reasonable spot for a new sporting hub development site
Makes sense to me this way
Barkley street is just waisting away and looks like an isore So it would be great to make the area look decent again
So we can have somewhere to use while it is being built
The vacant lot in Barkly has been idle for long time so better to utilise it and develop.
Convenient access and more central in the town.
Barkly street is a great location and easily accessible. Ackerly Ave is not easily accessible and it floods
Lots of potential for parking on a currently unused site. Ackerly ave has been a beautiful location but with climate change in full effect, I fear flooding will continue to affect the area.
It is away from the floods. Ackerly avenue is an area which is prone to flooding. Churchill reserve currently has netball courts, which are rundown and old, but if you remove these courts & the grass for soccer, I am concerned they will not be replaced. Barkly street is run down & an eye sore for the community. It is in an area which is easily accessible.
Barkly st is centrally located, walking distance to the main Street and food venues, higher chance of more money being spent in town.
Barkly Street already has ample parking & a good base & it would be great to see this space that's no longer used actually utilised for something.
Not in flood zone and perfect site that is going to waste
New site allows for no demolition of current site. Which will give benalla multiple indoor rec centres.
To make use of a unused site which is deteriorating very quickly and is an eye sore for the current residents in the area. Some facilities are already present at Barkly street which may need construction to fix. Brings/maintains a sporting facility on the East side of town. Plenty of room for car parking on site and in other streets surrounding the complex. Room for other sports facilities later.
Because I live across from Churchill and don't want to look at a huge building every day! Why take away a great oval that is used for for all different things when you have other perfectly good locations with parking options? Main concern is there is no parking in Waller Street.
Good use of a large piece of land. Central. Plenty of options for parking. Near town.
Ability to host increased parking on site. Room for double basketball/netball court on site.
Because Barkly Street needs to be re commissioned.
The site is within walking distance to town centre and the main shopping strip which will help local business grow.
I think parking is a big thing to think about. Some families bring caravan campers to save on accommodation. accommodating more parking and making it safer for families to cross the road as the current site is on 2 busy roads.
Better location - more accessibility less likely to have flooding
Great location, plenty of room, area going to waste and isn't used.
Barkly St sits unused and is currently a wasted space. It would make sense to repurpose the site as a community space.
Utilise unused land. Opportunity and space to expand in future. Room for car parking

Disused Benalla P-12 College Barkly Street Campus – 41-55 Barkly Street; Benalla.
Because it is an open space that no one is currently using. It would be a prime opportunity to have unused land go to good use.
Location
Location to town
Location
Centre of town close to schools
Central
Not being used; Ability to build new facilities, free from flood damage. Site has large amount of space to accommodate all indoor court sports and required facilities needed for all abilities to access and room for parking. Church Street; there is no area that is not used by other sports requiring different courts. There already is not enough parking space. Ackerly; heavy flood zone. Limited park
Churchill reserve is not big enough to facilitate a building and remain intact.
It's central location with a lot more room and more parking oops It's also closer to eateries and accommodation when tournaments are on
The old Benalla High School site should be utilised and the original facade retained. It's a building that has enormous significance to the community. Benalla Council need to preserve these buildings and adapt it for Community use, while maintaining the character. It's a public building suitable for community use again. Doesn't appear to have flooding issues.
Near to schools and houses that need facilities close by.
I think it would be good to have something nice at Barkly street. It looks sad at the moment
Large site with access to allow lots of parking
Ackerly Avenue gets flood damage too often. It is a great location, but for this problem. Need ample parking however, and churchhill reserve is already developed enough. It's nice to have that open space, and relatively quiet for all the houses around it. So Barkly is the only option left..
Put the old campus to good use
Great location
My preferred site is Barkly. Its close to the centre of town. The site is currently unused and is not prone to flooding like Ackerly. Benalla needs to retain an athletics ground which is currently Churchill reserve. Barkly will have adequate parking, is close to all shops, accommodation needs of visitors using the facility and is simply a great location that is currently in need of redevelopment.
Perfect location and size for all aspects. Parking, building size and ease of traffic movement around the area when it's busy. Would be nice to see the area functional again
Plenty of room, doesn't flood. Room for parking.
I think the location to shops is good distance which would make it easy for people attending sports there to call into and boost the economy of Benalla businesses. I also think it's an eyesore and a waste of space. I've lived in Benalla since 2018 and it's only getting more derelict the longer it sits vacant.
Remediating a central old college site will bring more people to the CBD providing an economic benefit to the nearby shops, cafes and amenities. Parking already exists & it is also much closer to train and bus main routes than the Churchill site. I believe it's a future proof site too as the old school buildings would be an excellent way to link into other types of facilities/services.
No brainer. DOESN'T FLOOD, location, large area/space and revamps a currently very ugly, derelict and unsafe site.
Every day I look at the old High school just sitting there... So much unused potential

Disused Benalla P-12 College Barkly Street Campus – 41-55 Barkly Street; Benalla.
A very large site out the flood area currently not being used with good parking options and close to main road. Would also be great for those nearby.
My greatest concern is the potential of flooding to the existing site, whereas Barkly St is an unused site which is close to amenities, so benefiting the township with families having easier access to food etc within walking distance.
Barkly street would be the ideal location, the size of the site would allow for a large facility with enough room for parking to match. In addition to this it is only a short walk down bridge street for attendees to get to our shopping district.
There is a future opportunity with the Barkly site to repurpose/reuse existing buildings to provide coworking and flexible community spaces, exhibition space, cafe, emergency refuge that is central to the CBD. Moving the BIRC to this site is converting a currently derelict unused site into an active one. It's closer to the train station for public transport than Churchill Reserve.
It is a central location to Benalla's CBD with plenty of parking and existing infrastructure. The old high school deserves to be made into something great again !
Would be good to have such a good resource for the community in the CBD and out of a flood prone area.
Unused site and a shame to see it in its current state of disrepair. Central area of town and with less flood risk than other potential sites. A great option.
Great location for everyone to get to. Run down part of town that needs work done on it.
Central, currently under utilised and not in a flood zone.
Land needs to be developed there is also potential to use existing infrastructure
the site already has the basic bones for a recreation centre & just needs to be upgraded instead of a new build. It is central in town with Public transport access. There are supporting building that can be utilized by the broader community & community groups for various activities. More that ample parking and entry from many sides. The expansive outdoor area can also be used by community groups
Barkly street site under utilised - I personally don't feel the old school is worth preserving - flexible learning centre could go 2 stories if they want to expand maybe? And it would be an education department decision
IN the middle of town & plenty of parking & doesn't flood
Central location. Doesn't flood. Large area
Barkly St site is an eye sore, falling down and often vandalised. However PLEASE keep the oval greenspace at this site. It is a space used by the community daily for dogs, kicking the footy etc. Keeping the oval where it is would also mean that the space close to residential buildings is kept green whilst the new carpark and actual building could be placed at the back of the site away from homes.
Because putting it in Ackerly Avenue which is a flood zone would create ongoing problems.
I think it's a good use of an otherwise wasted landscape.
Easy accessibility. Walking distance to town center
It's a good site for a basketball stadium.
It's central and it would be nice to revive that central location in town.
Old school grounds is currently unused and wasting away, this is a great opportunity for our town to showcase our need for progress. By putting the new stadium on this site it will have a positive flow on effect to local business, especially on weekends where a tournament is being held. Ease of access to local shop and amenities for player and families.
Its not being used to It's full potential. It's central and has the most space.
Access to town facilities and space for parking. In addition, we need to get away from flood area that causes issues with availability and utilisation.
It needs to be used for something
central location, proximity to school so they could use it also, long-term lease option, easy to find for out-of-towners, existing infrastructure

Disused Benalla P-12 College Barkly Street Campus – 41-55 Barkly Street; Benalla.
Barkly Street is the most logical location. The existing buildings in use by other organisations won't be affected and construction can occur immediately. It has been sitting as vacant land for years. There is sufficient space to build the current building planned and to one day expand if needed in the future. There is more space for the building, car park options and least impact on residents
Where will the school sports be held if you slam a sports stadium in the middle of it
I think it's a great central location. The other two locations are already being used/utilised as sporting facilities and the Barkly St site has lots of unused space and decrepit buildings that need an upgrade to be utilised properly.
Easy access/walking distance to CBD for visitors and locals
It's would be good to see the site redeveloped.
No flooding Activates a disused site Main road for visiting teams also close to accommodation options for out of towners.
Location and accessibility
Central Disused site Hasn't flooded
Barkly street makes sense, huge block of land in the heart of town. It doesn't flood there as it used to be the evacuation site. You could put the original Street back making Barkly Street a continuous Street as it was back in the day. It's my preferred site 100%
Barkly Street is currently and sadly an unused dilapidated site which desperately needs development. This would be ideal to make use of the site in a positive way and provide the east side of town with close access to a recreation facility.
Central to shops Can act as evacuation centre on east side of benalla Never flooded Not on old tip.
Large complex availability - not in a flood affected zone. Not impacting on Churchill reserve precinct.
Potential to get bigger ie other sport facilities. Was already used as natural disaster relief site during 1993 floods so out of flood zone. Just sitting unused at the moment. Will be nice to see it looking fresh again and not just wasted land
More central, so would be more convenient for public transport and events to draw people in to Benalla
I believe Barkly St would be a good area to use as not much of anything happens in that area, currently wasted space. Would provide good parking. Churchill is an athletics area. Soccer is played there, also all the schools use Churchill.
It's a great location and a good use of a site that is not being used.
Construction at barkely has two main benefits, repurposing an unused site and no loss of amenity at the other sites. If that is not possible, then re-invigorating the old BIRC may give best bang for buck in terms of how many facilities can be provided in the limited budget. Churchill is least preferred due to the loss of the soccer field. Do what is best for us not what is easy for the architect.
Barkly St is more central and close to amenities - fast food, supermarkets, fuel. Churchill Reserve is built on the old tip site which would affect the foundations of the rec centre.
Churchill reserve was a brickworks and then a tip. This was at a time of no regulation and I believe the site would prove unstable over time. The Ackerly avenue site does have shortcomings with flooding but could be built to mitigate the effects of flooding. The Barkley st site is central and does not have the issues of the other two sites
Barkly St doesn't interrupt any existing groups (None noted on statement as against the other two sites) It would be the start of revitalising a neglected area. Statement notes demolition of trees and buildings but Churchill Reserve doesn't note that or that the soccer pitch could possibly be lost. I class myself as a visitor but was born and raised in Benalla and return frequently.

Disused Benalla P-12 College Barkly Street Campus – 41-55 Barkly Street; Benalla.
Barkly street is an eyesore that needs development. Churchill would lose the athletics area which is important for young children.
This area is located close to CBD which would afford participants attending major sporting events access to food venues such as Maccas, KFC and other coffee shops. Vehicular access is good from several streets. Avon Primary school is close by, as is the Year 9 connect . Currently the site has been allowed to fall into disrepair. Happy to discuss face to face.
because Churchill is important to remain a grass land field for this part of Benalla
Current land available & ample space for parking. Mini map impact on residential. Central
Central location and away from flood risk.
Because the building site is already established and would have less impact and current site is also established. why anyone would want to put a big building on Church Hill Reserve is beyond common sense.
Seems to have the greatest potential for expansion to accommodate all sporting needs in the local area including parking. Site is going to waste, underutilized currently and in recent years.
I believe the Barkly st site provides the best option with minimal disruption and access to all services such as public transport etc. will need better options than currently available for parking but would expect that the options would be available for this.
Accessibility on foot, ackerly still being available to play on. Wifi accessibility would be good
Barkly St is not used, has plenty of space and in central location. Is also getting into a dilapidated state. Concerned that Churchill Reserve will lose Athletic/soccer fields. Concerned about ground stability due to site of old tip. Ackerly ave is not an option as it is too small a site and the sporting clubs that use it cannot afford to have it unusable for 2 years or so while out of action.
The current locations is prone to flooding and church hill reserve is already filled with sporting facilities.
It's not effecting any other sports
Barkly St is on higher ground, would have great access, and during the redevelopment, it would cause minimal interruption to ongoing programs.
It has a great location, easy to access. Minimal impact for other people, community activities.
Need to move this facility out of flood area Barkly Street has adequate on street and off street parking Placing the BIRC at Barkly Street would provide a much need update to this precinct. The Barkly street site has relatively low density traffic making it safer for users. Barkly Stret site is close to CBD and would attract custom for CBD business's.
Barkly Street does not flood. Ackerly Avenue is on major road(s) and truck route, has dangerous entry and exit. Barkley Street has lots of parking space. Barkly Street is close to CBD, users would be attracted to shops in CBD,
Closer to centre of town , for convenience of cafes and shopping
Good location, plenty of parking, closer to shops for better businesses in town Not as residential
Barkly St is in close proximity to the main shopping centre. There will probably be a significant increase in trade for these businesses when tournaments and special events are held at BIRC in Barkly St. The old school site is an eyesore. It needs to be demolished and the site used for the benefit of the community. The ECA Centre is an existing space and could be incorporated into the project.
Barkly St needs to be redeveloped and already has an existing stadium facility that could form part of the new Indoor Recreation facility. It is closer to the centre of town and has easy access and sufficient space

Disused Benalla P-12 College Barkly Street Campus – 41-55 Barkly Street; Benalla.
for parking. It will not disrupt residential areas, unlike if the facility is built on Churchill Reserve. It is less flood prone than Ackerly Ave.
More space, better parking areas, centrally located.
The Barkly st school is an eyesore currently, and is ready for redevelopment it's also a more central location.
Barkley St is my only preference because it is not currently used by anyone or likely in the new future. Churchill reserve is currently used by many people. Even though the soccer field is not currently used, to loose the ability in the future would be disastrous for the community. The open grass areas are a great asset for the people of Benalla and should not changed to a large building site.
Good use of very large empty unutilised space that is central, and the site that would be more beneficial to the Benalla retail/food businesses, than other sites.
The Barkly St. Site is central to town and would benefit local businesses in the main shopping area. The other two sites would require visitors to drive to the main area for cafes or other shopping. If constructed at Churchill Reserve what consideration would be given for the running track for Little Athletics?. The Barkly St. Site is under used at the moment and is a prime site for vandalism,
Better use of the land that is just sitting idle and its access to the city centre is better than the other two options.
To make use of a wasted space that is central to the town.
Barkly street will allow continued use of the current facility until the new facilities are built. People in the main sporting groups that will use the new facilities like Barkly street option. New facilities at Barkly street would be well situated centrally in the township. Given Churchill reserve is on an old tip I think there could be significant soil stability & groundwater contamination issues.
I choose this site because it close to town and has heaps of parking for people. Very easy for the public to get food for lunch and tea which in turn would provide a lot more back to the community. I dislike the idea of Churchill as you are then taking away school sports and little ath's which is a great sport for the kids and gets there heads in the right space for the future
Central location Potential to expand the site Minimal disruption to existing sporting groups during construction Close to cbd The site currently has limited use and a new centre will lift the amenity of the area Concerns about Churchill being in a residential area and the unknown conditions due to it previously being used as a tip
Proximity to city centre, food and services. Semi central location that is currently under-utilised. Potential for expansion without compromising the aesthetics of the other two sites. Concerns of disturbing the cache of toxic waste contained below the Churchill reserve, a refuse site from an era of limited to no control of toxic chemical dumping. Ackerly Ave is a current multi-functional site.
Because we would love an indoor hockey field and a synthetic ground can't be build at the other 2 sites!
Central location Size Ease of access No disruption to existing clubs Existing hall could be used for indoor archery range. It would be helpful for BRC to support a range of sporting clubs (not just the larger more well known)
Close to shops driving foot traffic to businesses during competition/events Keep current facility at Ackerly that can be repurposed No disruption to the green patch at Churchill
I'm worried about loosing the athletics track at Churchill. Will the track be moved or could the facility face bond street?
Will fit a synthetic Hockey field , & would them a better chance of playing home games as the GVHA are not a fan of sand fields due to OHS issues

Disused Benalla P-12 College Barkly Street Campus – 41-55 Barkly Street; Benalla.
Old school will be able to cater for a lot more sports with modifications to current buildings. Perfect position for access & will not be in jeopardy of flooding.
Benalla Hockey Club position is for Barkly, as a synthetic hockey field can't be built at Churchill due to subsidence and won't fit at Ackerley.
A synthetic hockey field can't be built at Churchill due to subsidence and won't fit at Ackerley. This looks like a massive opportunity to grow sport in Benalla so let's choose a site that can grow the sports.
It is more suitable for for a turf to be laid and it would beautify an area that is currently an eyesore
Due to being outside the flood zone and a sybthetic hockey ground is really needed as that is what is played on in shepparton.
'Cause it's really close to my house
The Barkly St Site has been vacant for years and provides opportunities and constraints relating to existing heritage buildings, the ECA centre and adjoining education, residential and major retail activity. The site has abuttal to existing streets and in time a frontage to Sydney Rd could become available. This would expose the site to passing traffic creating interest in the site and activities.
So we have a hockey field for everyone to use and enjoy. At the moment Benalla doesn't have a proper hockey field Benalla has nothing like other towns and so then other towns can come and use ours for competition. Benalla always has to travel to other towns as our field isn't suitable for comps.
Churchill Reserve was a tip despite scant acknowledgement or understanding of this issue by Brands. Ackerley hasn't worked and has too many flood events. Barkly is central and easier for people to access. It's re-development is important and it is an excellent place to recreate. Heritage concerns could be addressed with a positive outcome and conservation of particular parts.
An unused site close to CBD and supported by local shops. It is also easily accessible including from the train station and bus stops. The site is also ideal for other uses, VEC voting, relief centres during all emergencies and provides a location on the east side of town if we're split by floods. Easier to justify its positioning if it serves alternative purposes for the community.
Because of it goes to Churchill it will get rid of little aths and soccer.
Site is large enough for a synthetic hockey field, current hockey field is non playable for teams to come and compete. Ackerly ave is not abig enough site.
The Barkly St site has little to no risk of flooding, and has the space to accommodate parking facilities required. It is also close to the CBD which will be convenient for people traveling to the site from other towns. Also, as it stands now, the Barkly St site is a disgrace. It is a haven for snakes and vermin, and a n attractive option for those who seek to engage in antisocial behavior.

Churchill Recreation Reserve – 103 Waller Street, Benalla
potential for growth
I believe this site has the potential to house this development along with developing what is already there.
Convenience
The experts believe it is the best option. I also think it would be great for the west side of town to have it. Encourage other development in the area.
All sporting areas are together
Because there is existing sporting facilities at Churchill Reserve. It makes sense to group them together.
It's already close to other sporting areas for families that have kids doing different sports in different locations
Best facilities for the West of Benalla.
Relatively central to Benalla, family area, near most of the school campuses so good opportunity for shared site
This appears to be the most favorable location.
Already council owned. Plenty of room. Not flood prone.
Churchill needs the development. I am concerned that there is no alternative location for athletics during construction.
The ability to have a 'sports precinct' that all user can access would be great for the town.
So the stadium would incorporate other sporting bodies and perhaps update there facilities and would not be in a flood zone!
Churchill Reserve already services a number of community sporting groups and the development will have minimal impact on the organised sport that runs in our community.
Keeps it on the same side of the lake
Development ease.
Closer to users
Assuming the soil isn't contaminated and it's suitable for building, it's a central location with scope for it to become a real sporting precinct.
None of the sites are perfect. Churchill would hugely impact that big grassed and close residential area and wouldn't have enough parking for a big tournament. Historical considerations at Barkly. Is it owned by the Dept of Education?? If it was only the oval area that would be a possibility. Is there another area that used to belong to Benalla East - an oval nearby to the Avon Campus?
Room for later expansion, good access for contractors and community. Colocation with existing sporting and rec facilities
The Churchill Reserve site is in an area which is currently growing residentially and therefore can act as an attraction to continue to expand that area of Benalla. The site was well established as a sporting area, however has become less popular. I believe with the new sporting facilities, this site can return to its original use.
Plenty of parking and open space
Very open space and would be a great place to accommodate more than 1 sport etc
<ul style="list-style-type: none"> •Large site with plenty of potential to expand and develop further, add parking etc. •Convenient location close to schools, making it easier for parents to get children to after school activities. •Excellent opportunity for current sporting groups using the reserve. •Out of the hustle and bustle of the main part town making it easy to find a park. •Excellent for current home owners in the area
Churchill should be the home of netball and basketball!

Churchill Recreation Reserve – 103 Waller Street, Benalla
Location... amenities already using this site
Because it doesn't get flooded
It incorporates other outside sports making it a central location for Benalla community
Less likely to flood
I think you're able to build the desired complex and it works well with the netball and hockey club being there.
It's much more open and would be and essentially a greenfield site. Barkly street is a total disgrace and it would be incomprehensible to build a fantastic new facility only to be surrounded by the dilapidation of the existing college buildings. Ackerly avenue would be too constrained. Tennis club to the west, football club rooms to north, you'd have size issues.
Lots of room, no flooding.
I chose churchhill - Opportunity to build a sporting precinct with already existing sporting clubs. Multipurpose Barkly street would be good too due to the space available, however there would need to be consideration how to get the most out of this opportunity for the community. What would it be linked to?
Churchill reserve needs the most attention out of the three.
It's close to the majority of the schools so it's convenient. It would also be easily accessible should Ackerly St get flooded again.
Makes sense. The whole site could do with a master plan and redesign
Churchill Reserve is a clear site with no requirement to clear existing infrastructure. It is currently used for recreation purposes.
I live close to Churchill & the specifications note this as the best site all round.
As it is already a sporting hub location and will have minimal impact, current building demolition not required.
It's close to my house and I think the space is not used to its full potential
Feel that it is most suited as near multiple schools
Plenty of room for parking and netball courts are already there.
Because it has the space, isn't used to its full potential
Because churchill reserve is not in a flood zone! Would be nice to see the other side of town get developed.
Great open space for new layout . Little costs in knocking down old buildings meaning more money spent on the actual facilities . Away from flood waters , creating less risk on money needed for repairs such as flood damage .
Least possible to flood and already has other sporting facilities there not as busy as ackerly ave
Good space easy access less likely to flood
Churchill reserve is already a sporting hub and less likely to flood.
Churchill reserve is already an established sporting area accessible to the whole community. This would open up the opportunity to create an updated sporting area for multiple sports to access with up to date facilities. My only concern would be its placement and ensuring that the other fields - netball, hockey and athletics are also updated and truly useable by the community.
<ul style="list-style-type: none"> - Largest of the 3 sites. - Adequate space for venue & onsite parking - Council already own the site - Not flood prone
This site makes sense as it is council owned, a larger footprint, would integrate existing users into the completed project and seems to be the less disruptive site from a construction perspective. Would be good to see the entire site utilised for community sport and recreation, not partial as it is today. The SW area of town is growing rapidly so this site would be a wise choice for the BRCC.

Churchill Recreation Reserve – 103 Waller Street, Benalla
Churchill reserve will enable you to use the out side area aswell. I'd rather see it used for events rather than peoples dogs on it. People who chose to have dogs It is their responsibility to look after them, not the councils to find them places to walk and run them. Also no so busy with traffick.
This location offers many sporting opportunities and more developmental prospects for the future. The current site floods continuously. I think Churchill is already a well used spot for sporting groups from all around the area.
Best multi use site for all and also is safe from flooding
Churchill Has the space and doesn't regularly flood. Also at Churchill further development to existing facilities would complement the reserve and make it more of a sporting precinct. It also has the space for parking.
Central location with other sporting facilities and the current vacant location
Would be a great facility to lift the amenity of Benalla West. Close to a local primary school and very popular small independent supermarket and other sports groups. If it could easily transfer to a suitably equipped emergency staging post to accommodate people of the West in any catastrophic incident would be an excellent needed resource too.
It is more accessible to all areas of the community. It's much easier to get to.
I think the redevelopment of Churchill Reserve would be good for the community, as long as it includes an upgrade of all amenities and user groups. Churchill could be a central sporting venue, but it must include money spent on the netball courts, hockey field and athletics track
Already the home of Benalla Rovers and other sporting groups.
No flood risk, good parking, less buildings to mess with.
Its not in a designated flood area, also it would cause the least disruption during construction.
It is out of the flood zone and in the future it could possibly be developed to something similar to Bar reserve in Wangaratta.
Space Opportunity to include all sports at the site - netball and hockey and athletics Big picture for the community to include the above Future planning for the community
It is clear that Churchill is the obvious choice, however saying that, something needs to be done with the eyesore of Barkley street.
Convenient location with further opportunity to develop. Fantastic for residents of surrounding area. Benefit to existing sporting groups.
Is already in a sporting precinct and a secure area if in need of evacuation
From the information provided it seems the most logical. Also definitely want the option to extend to 4 courts in the future.
Large open space for development, good access, site already owned by Council.
The area is safer, with less traffic and slower speed limits than the other sites. This makes it safer especially for children. It is also not an area that is prone to flooding. Barkley Street is not ideal due to its location. It is not a central spot to travel. Church hill is walking distance from both FCJ college and P-12 College.
I believe the best value for the funding would be at Churchill based upon the tenders evaluation of each of the three sites. Ackerly has limited space and Barkly would be a nightmare of red tape, heritage listing, aged buildings and problems that may arise. Churchill is essentially a blank canvas that has a lot of potential.
Churchill Reserve is an established and valued sporting facility. There is an opportunity to look at the area as a sporting precinct rather than just a single building. The project should take in the broader precinct and look at opportunities to complement other existing and new sporting and community opportunities.
There is already 2 recreation sites in the eastern segment of the town. Another facility located on the west of the town would be more accessible for the residents on that side. Aswell as this the development of

Churchill Recreation Reserve – 103 Waller Street, Benalla
infrastructure in a relatively neglected sports precinct would benefit the many sports that use that use the facility and the many residents who could use the site for recreation.
Plenty of parking. Less traffic congestion in the main street. Plenty of open space
I just know how much the stadium is used for indoor netball and netball squad training. So it would make sense.
A sporting hub at Churchill reserve would be great for the town. However this project needs to include upgrades to the current sporting clubs e.g. new netball courts, athletics track upgrade, hockey field replacement. There would also need to be work to surrounding streets, such as sealing Bond Street, creating parking etc
Good area. central to many sporting clubs. good spot for a reserve
Doesn't flood,
Much more space & has a supermarket across the road
Space, multipurpose recreation centre is smart for the town
More area for various sporting codes, more parking availability, out of the flood zone
Proximity
Less flood prone. Fit in nicely with existing surroundings. Family entertainment complex with existing facilities such as "leash free" dog park, netball etc.
Best use of current resources and infrastructure. Good parking and keeps lots of sports together and share toilets and other buildings. Away from main roads so safer for users.
i think the Churchill site is perfect for development with the least amount of time and expense needed to get the site ready for development, leaving more of the budget to put into the actual facilities. Churchill reserve is a vast area compared to the other two sites and as such would create no noise or inconvenience problems for residents.
Already expanding on current sports site. From what information I can see, low risk of flooding since that's become a major issue for current site.
Not in the flood zone. Closer to other sporting clubs and less dangerous intersections around
Excellent site Easily accessed by buses Very close to a school Located in a major residential area Very central to 'community' Families can easily walk to this site from their homes, increasing the likelihood of greater participation by young people in a range of healthy activities =better physical and mental health Minimal disruption during build Architects' findings favour Churchill
Accessibility, already known as a sports/recreational precinct in Benalla
Churchill Reserve is very well located for families/ young people/ adults who may not have ever involved themselves in clubs/sporting groups. There is a shop located nearby, the dog park, quiet streets surrounding. Barkley is my next vote, parking is good, but not as ideal as Churchill.
Minimal disruption during construction hopefully. In the heart of a residential area where a large group of people can easily access. Value adding to what already exists in this area. Access to shop/supermarket (if required). Should be plenty of room for parking (cars) and bus access.
Because it does not flood .And there will be more room for people to park there cars
I think we need to combine sporting facilities and have a multi sport facility at Churchill Reserve. The Ackerly avenue site is not suitable due to floods and seems silly to create a new precinct at Barkly street. I think there is a possibility to combine the netball facility better at Churchill and use some of the outdoor court space, instead of impacting Little Aths space as much.

Churchill Recreation Reserve – 103 Waller Street, Benalla
It seems to be a good fit with existing sports clubs on site. Potential for development of Netball and Hockey sites too. Could be a small sporting hub.
This is an opportunity for Benalla to have a sports hub. All sporting groups using this area would benefit being able to use “shared facilities eg change rooms, toilets, canteen. This area does not flood.
Accessibility, efficiency, capacity
I think it is a better site, as it is bigger than the current site and it is also closer to more homes and the city centre
I think Churchill would be a great location my only concern is taking away the current little athletics track if it was to be improved I'd highly recommend
Church Hill doesn't flood. flexi learning wants to use Barkley St to expand their school witch is currently in the adjoining building so they can offer better learning options to vonrablue children that is desperately needed in our community why take that option away. we should be supporting flex to do everything we can for these children because improving their outcomes improves our community
It will provide upgraded facilities for a wide range of users already at Churchill and I'm sick of being locked out of the basketball stadium due to flooding
There are no squash courts on the Ackerly Ave Brand examples, seems to be more options for layout and addition of 4th basketball court at Churchill. Makes sense to additional purpose of evacuation area.
Best spot, big size
best spot, good size
Because it includes 6 squash courts as I am a member of the Benalla Squash Club and this would be a great place to haver the new courts.
I want to see new squash courts in the town please
Already zoned for this kind of use and plenty of outdoor space left for outdoor activities when the center is built. Unlikely to get flooded, and a great gathering area for natural disasters.
no brainer - best location
I believe there is significant potential to construct the new stadium on the North East corner of Churchill Reserve absorbing the 2 most northerly under utilised Netball Courts adjacent to Bond Street. The mainly rectangular building could extend westerly by approx 80m from the adjoining private property fence in the North East corner onto the existing under utilised grass Soccer training pitch.
There's more space for all the community sports clubs in town that require a space to play, like the Squash club who will lose their courts to redevelopment.
Churchill is better located for access to families without their own transport. It will mean that Ackerly can continue to be used while the new site is under construction.
Because it is close to most of the schools. It's a level site with plenty of room for parking.
Out of all these unsuitable sites, Churchill Reserve would be the best, provided that it was taken into account that this site was previously a deep brick pit and a tip, and there may be soil stability issues for foundations.
All been in one hub makes the use of this space/ facility more accessible for all sporting groups and infrastructure around will be multipurpose.
Can't be in the same spot again
I think with all the new housing developments around the area it would be a good choice Also its out of the way a bit not to close to the centre of the town which gets busy enough
Churchill reserve could / should be turned into a state of the art sporting facility.
The site is in the perfect area to make a sporting Mecca, plenty of space for hosting large sporting tournaments.
There seems to be the most room at this site for expansion and to fit the squash courts in which is important to me. I also like the dual functionality of it being an emergency gathering area. I would also like it if there was minimal / no tree removal to fit the building(s).

Churchill Recreation Reserve – 103 Waller Street, Benalla
The susceptibility to flooding at Ackerly Avenue and that it cannot be used as an emergency gathering place = unsuitable.
Churchill reserve is already host to little athletics, hockey and netball. There is ample open space and plenty of area for parking, and keep our sporting precinct in one area without the nightmare traffic congestion of the Barkly St site and without the red tape of Barkly St. The current site is floodprone, Churchill is the logical option
Flood risk only.
Above flood level
Location and best proposal
Plenty of room. Lots of flexibility to choose layout rather than having to work with existing site.
Link in with existing facilities, parking, green spaces
This site is not a flood zone and has more modern drainage infrastructure
Ackerly Avenue is on a flood area and is on the cbd truck bypass route.
Would be great to see new facilities in a new place

Current Benalla Indoor Recreation Centre – Ackerly Avenue, Benalla
<p>Process of elimination equals Ackerly Avenue. The history of Barkly street should be preserved. Churchill is fit for purpose as is. Ideally, use Barkly street and keep historical facade, but that wasn't an option.</p>
<p>Seems to make sense to re-do the existing building</p>
<p>What would you do with the current site? Why move when there is clearly a fine building and location.</p>
<p>Use the friendlies oval multiple times per week. People who maintain the building work very hard with what they have, they're outdated and are most definitely in need of a freshen up. Post rain events the ovals drainage is one of the worst I've seen personally, would be great to see a small struggling local football/netball club who have very rich history in our community receive some help.</p>
<p>Great central location and plenty of history there!</p>
<p>To redevelop the existing site is the most sustainable</p>
<p>This is as per the promise made by local government.</p>
<p>love where it is barkly is nice churchill isn't good</p>
<p>Convenience</p>
<p>Leave it where it is or another building g will be left empty</p>
<p>Great location, plenty of parking and the promised new all blacks netball courts are important to the community</p>
<p>Fantastic site central to all facilities and very well known to all users and only needs netball and football players facilities upgraded. Club rooms already a fantastic set up</p>
<p>Familiar with site, child uses site often.</p>
<p>I've played for panthers for nearly 20 years and this has been in the plan for most of that time! And now you might change locations! We have missed out on grant upgrades for our netball courts because this was always the plan! Be disappointed if we miss out! It's the best place to develop as a few sporting clubs benefit from this. Please, the club needs two courts to keep moving forward</p>
<p>Needs it the most</p>
<p>I am associated with the All Blacks football and netball club and the facilities there have been poor for a very long time. very hard to attract people to the club when the facilities are so outdated - only 1 netball court (most clubs now have 2 minimum so all levels can train together creating a better culture and atmosphere. Also the football facilities need a huge overhaul - lights, water etc</p>
<p>established sports facility. with multiple clubs involved, from junior football, netball and basketball, all the way to men's and women's adult teams.</p>
<p>Because it's in desperate need of an upgrade especially the netball courts as it is outdated</p>
<p>On the edge of town it will be appealing to the eye for people coming in or just passing through. It has potential to be a fabulous precinct for sports in our town!</p>
<p>Cost less, why change, and I think the Barkly site needs a better redevelopment plan than just a recreational location</p>
<p>Ackerly avenue ensures another site isn't left to waste away! It benefits Benalla All Blacks who desperately need updated facilities. If built at Churchill it would destroy athletics facilities, park land and playground for surrounding neighbourhoods.</p>
<p>Benalla all blacks Football and Netball Club deserve the courts they were promised! waiting years for this to finally go ahead the club has missed out on many opportunities to have upgrades done around the club, Their current court is becoming unsafe in the rain and they have to share 1 very small change room with other clubs as well as trying to fit 5 teams onto 1 court on a training night!</p>

Current Benalla Indoor Recreation Centre – Ackerly Avenue, Benalla
This site is already dedicated as a sporting precinct. The new facility can be built above the flood levels to resolve flood mitigation issues. Akerley Avenue site will not impact on any residential premises! It is a central site to both East & West Benalla so no residents are disadvantaged. Totally opposed to the Churchill site as this greenspace is critical to Benalla West residents!
Because it was the original proposed site for it to be upgraded and keep the commitment for new netball courts for the Benalla All Blacks Football Netball Club
Perfect location next to the Panthers football club! This will make for one of the best sporting complex's in the area!
Most things already there. Barkly has heritage listing for some reason and more expensive to work around.
After viewing the information and weighing up all the pros and cons of each site I feel Ackerly Avenue is the best site.
I believe the current site is the most practicable site.
This will benefit a multitude of clubs and sports, uniting sport in general in benalla in 1 location
Ackerly Ave site has the least residential impact.
Make sense to revamp the current location instead of disrupting a new site. I'm not in favour of having the centre in a residential area due to the disruption to traffic, parking and noise. I opted to live a quiet part of town and this will change the dynamic of my suburb
Barkley street area is not suitable due to proximity to residential areas, and car parking is insufficient
Barkly street should have been given to the useless private school that has taken over 'our community' BPACC area and causing nothing but anxiety and stress to ALL the aged care residents (in not just one but TWO facilities) that have resided there for decades, it's a damn disgrace treating our elderly like that, whoever decided that should be ashamed of themselves!!
Site already allocated for this purpose
The others are stupid sites. Please fix town roads and drainage in town.
The upgrade will only enhance what is already available at that space for basketball, netball, football & tennis. A lot of the community use these facilities and putting the upgrade there on that site will bring the facilities up to standard of many other clubs/towns.
The current site works has parking m Access to lake walk to art gallery shops etc green area close to tennis courts O football oval crochet . Short walk too if travelling by train.
Least disruptive to residents and it's not in a residential area. This site is already fit for purpose.
Least impactful on visual amenity and green space availability. Least disruptive to Benalla residents Churchill reserve development would reduce available green space and negatively impact house prices.
I think the original site is the best option for the building, the infrastructure is already there, more cost affective and far less disruption. The other sites have been used for many other activities and I think to put a big building in the middle of the space at Church Hill Reserve which will in time be used again for open ball sports would be a very sad option. Please keep these open areas
There is already infrastructure in place at the Friendlies Precinct site to add to. Other sports are currently being played there meaning that when the facility is improved, there will be opportunity for 'cross pollination' of players to other sports. There is already a MasterPlan for the Friendlies, so the public know what is going to be included & that process would not have to be repeated.
That's where I like it
Keep it where it is. Build a levee that will protect it from flooding or build it up higher. Would cost less money and people are already used to it being there. It's a sporting area where it is with the football club and tennis courts. Makes sense to keep it all together.
Using current site will cause the least disturbance during both construction and use
Low disruption to residents during construction phase. Central location for access and use when construction is completed. Makes sense site be reused for the same purpose.

Current Benalla Indoor Recreation Centre – Ackerly Avenue, Benalla
I believe if this site is not chosen Benalla All Blacks Netball Football Club will be greatly disadvantaged due to aging facilities. The club has not applied for grants that they would have been entitled to due to being told the new works would be carried out at this site
Location, accessibility, as well as it is already in desperate need for renovations already strong sporting history at the location for Benalla also
I love the old stadium
As it is in a good spot where it is now and a lot of other sporting clubs would benefit from it been there
All the other sporting clubs will get more out of it been there
We have been promised an upgrade to the existing site for years and years and years and as yet nothing has ever been done. Please don't let down the All Blacks girls down yet again.
Plans already available for this site. New home for squash
Existing infrastructure setup and ready to go. Let other sports be able to develop push them out of being able to progressively develop in this community. There are sports out there getting next to non help from this council who had no coordination to include other organisations.
There is already a building there that can be renovated and/or extended to add additional local sports, including use by smaller clubs. Archery is an international sport and members can compete in national and international events using their local club membership. With the right facilities available, Benalla could potentially host national or international Archery competitions.
existing facilities
I know it will cost money to build but what should be done to ensure that moneys are used to better our future sports facilities. What would happen to current site if one of the other sites were chosen? Would the building be destroyed? Why not fit it out correctly Sams well as future proof it
Its location
There is no reason to move it. Build it to flood specifications.
It is the existing sports hub. What happens when the facility is no longer being used? Does it become another derelict building in Benalla? In regards to Disaster Relief Centres, the existing facilities at Barkly Street and Churchill/Bond Street can currently cater for both sides of town in the event of a flood.
To further develop the existing complex
the site is already a sports precinct and while there is some issues with flooding I can't see that they cannot be overcome. If no built here there is an issue that the site would become under utilised. The \$s already committed could lead to the redevelopment of the whole area including the Tennis Courts
Keeping all the sports facilities together in the same precinct would be ideal and enhance the present areas such as the tennis club and Allblacks football ground
Our family have been on committees & participated in all facilities over the past 42yrs. Important that max # sporting clubs use new shared facilities. Lawn tennis & All Blacks to be included in development plans, not left behind especially if final site chosen is not Ackerly Ave. Leaves Barkly St to be developed separately for modern sustainable housing incorporating natural & gardening spaces.
To keep the council accountable. It would be irresponsible to say that the current facility isn't working and then just leave it there to be derelict. Building elsewhere where no demolition is necessary is easier but environmentally irresponsible.
The Ackerly Avenue area is aesthetically much more pleasant and provides a natural outlook conducive to a more relaxing environment. Easily identifiable and accessible for visitors. Less impact on surrounding residents regarding noise levels and vehicular traffic. Safer.
I am not convinced that sporting groups at Churchill Reserve are not being compromised. The Churchill option appears to disregard the Little Athletics facilities - it is the only athletic facility in Benalla used also by schools. What will happen to the current stadium - will it become a white elephant if a new one is built at Churchill Reserve? Ackerly Ave does not impact on residential areas.

Current Benalla Indoor Recreation Centre – Ackerly Avenue, Benalla
Ackerly Ave is central to the town and the best site. It could be built on stilts to add extra parking and avoid future flooding. It has easy access for people coming from other towns due to its location and familiarity and it's close to other sporting venues. Churchill Reserve site was once a tip so the cost for suitable foundations could be extremely costly and less parking space available.
Isolated from residential areas. Keeps a lot of sporting and recreational activities in the same area. I have concerns about the impact for current users of Churchill Reserve. A lot of schools for example, use the site for their athletics. All the time, effort and planning for the redevelopment of BIRC was done on the premise that Ackerly Ave was the site.
churchill is the only green space for benalla west residents and it is an old tip site keep it as green space. ackerly av site stops the fragmentation of rec facilities in benalla but a rec study is required to address site issues.
Better parking not near people's houses
We have had issues from noise at the current site sometimes late into the night. Barkley St is deep in residential areas and if the sports complex was there O would be one of the first to have an issue with the noise.
It's easy for me to walk to
Current site is away from residential areas and is within a sports precinct. The potential of flood risk could be eliminated by designing the building in an appropriate manner. The current site is near main roads within town reducing the impact on small residential streets. This site does not impact on the valuable green spaces that are Churchill Reserve and Barkly St.
It is Central to most people There is already great sport facilities there Churchill is too exclusively West. Barkly Street is great but what happens to the old school. It needs lots of work now.
Because it would be very sad to see the current stadium just left to rot away! Could build new stadium above floor level. Also will benefit Benalla all blacks! I would hate to see Churchill used as it is the only green space area for the houses around.
Great location. Central to cbd and already a football ground present
There are many sport and recreational users and groups that currently use the Ackerly Avenue site that would benefit from this development. If not there I am afraid that their facilities will be once again left behind.
great parking facilities, central location for kids that dont have transport and a great all round venue.
Seems like a good idea with the space available and facilities nearby
All the promises are kept
Because it is a good location. It makes sense to have a basketball stadium there.
Best site for it and all blacks football club as well

4. 2023/2024 Major Events Funding

SF/2857

Kate Nolan – Events Coordinator

Courtney Naughton – Manager Economic Development and Sustainability

PURPOSE OF REPORT

The report presents funding applications for the 2023/24 Major Event Funding Program.

BACKGROUND

The Council’s Major Event Funding Program enables local community groups, clubs, organisations and external event groups to seek up to \$2,000 in funding to assist in the staging of events that will provide measurable economic benefit and enhance the image and liveability of Benalla Rural City.

DISCUSSION

Major Event Funding

Applications for consideration under the 2023/24 Major Event Funding program are detailed in the table below.

Applicant	Details	Amount Requested	Proposed Assistance
Benalla Bowls Club	<p>Benalla Music Festival 4 Day Music Festival – 13 June until 16 June 2024. Commencing with a free show on Thursday 13 June 2024 from 5pm until 9pm. Friday, Saturday and up to 4pm on Sunday will be a ticketed event with continual music for approximately 10 hours per day. The house band will support the handpicked entertainers who will rotate on a 30-minute spot. There will be a higher profile country music artist who is not often seen in this area as a draw card for festival goers. It is anticipated that the event will attract more than 270 participants and spectators. With 200 estimated participants and visitors staying overnight. This event will bring new visitors to the town requiring food and accommodation from local retailers. Whilst the event is held at the bowls club it would be impossible to cater for all attendees at the one venue. This is also a winter event that would fill an otherwise quiet time in the town. It has long been an ambition of the Benalla Bowls Club CEO to conduct an event such as this for the benefit of the members and the broader community. When the opportunity occurred the CEO presented the idea to the board of directors who were very supportive of being the major sponsor of the event.</p>	\$2,000	\$2,000

Applicant	Details	Amount Requested	Proposed Assistance
	<p>As this is the inaugural Music Festival for the club, profitability is unknown. We have forecasted an estimated profit given expected numbers and individual spends statistics.</p> <p>The event will be held in the club’s function room which is a separate area from the main club activities.</p> <p>It is the decision of the board that any profits from the festival will go towards the Benalla Bowls Club Lighting project. The Benalla Bowls Club is looking to install new lighting on the bowling greens. Improved lighting will enable the club to host high profile night time bowling events, which will attract players and spectators to Benalla. Improved lighting would also provide additional evening events for community social bowling activities and would provide a bowls opportunity for juniors (school children) and working adults who would not otherwise be able to enjoy the sport.</p>		
Total		\$2,000	\$2,000

COUNCIL PLAN 2021-2025 IMPLICATIONS

Community

- *A healthy, Safe and resilient community.*
- *A connected, involved and inclusive community.*

Leadership

- *Engaged and informed community.*

COMMUNITY ENGAGEMENT

In accordance with the Council’s *Community Engagement Policy*, it is proposed that community engagement be undertaken at the ‘Inform’ level under the International Association for Public Participation’s IAP2 public participation spectrum.

Level of Public Participation	Promise to the community	Techniques to be used
Inform	We will provide information	<ul style="list-style-type: none"> ▪ Promotion of program via media, website and social media. ▪ Program presented in public reports to the Council. ▪ Outcomes advised directly to applicants. ▪ Grant presentation ceremony. ▪ Outcomes detailed in Annual Report. ▪ Media release.

FINANCIAL IMPLICATIONS

The *2023/24 Budget* allocates \$12,000 to the Major Event Funding program. To date \$10,000 has been allocated this financial year. The inclusion of this event will bring the total budget spend to the full allocation of \$12,000.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflicts of interest in this matter.

Recommendation:

That the Finance and Planning Committee, acting under its delegated authority of Council, resolve:

That a \$2,000 grant from the 2023/24 Major Event Funding program be allocated to the Benalla Bowls Club.

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5. Local Government Performance Reporting Framework – Report Of Operations For Half-Year Ending 31 December 2023

SF/2495

Robert Barber – General Manager Corporate

PURPOSE OF REPORT

The report presents half-year service performance indicator results under the Local Government Performance Reporting Framework.

BACKGROUND

The Council is required to prepare and publish a half-yearly report detailing its performance against service performance indicators under the State Government’s Local Government Reporting Framework.

The Local Government Performance Reporting Framework is a mandatory system of performance reporting for all Victorian councils. It ensures that councils are measuring and reporting on their performance in a consistent way to promote transparency and accountability in the local government sector.

The framework is made up of 58 measures from a range of service areas, including roads, planning, animal management and waste.

The Council’s full year report is published in its Annual Report and made available to the public via the *Performance Report* page on the Local Government Victoria website.

DISCUSSION

The *Benalla Rural City Council Local Government Performance Report of Operations as at 31 December 2023* is attached as **Appendix 1**. The report includes comments on material variances.

COMMUNITY ENGAGEMENT

In accordance with the Council’s *Community Engagement Policy* community engagement will be undertaken at the ‘Inform’ level under the International Association for Public Participation’s IAP2 public participation spectrum as detailed in the table below:

Level of Public Participation	Promise to the community	Techniques to be used
Inform	We will provide information	<ul style="list-style-type: none"> ▪ Report to the Council. ▪ Report published on Council’s website.

COUNCIL PLAN 2021-2025 IMPLICATIONS

Leadership

- *Good governance*
- *Engaged and informed community*

FINANCIAL IMPLICATIONS

There are no material financial implications in the collation of the data and report.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflicts of interest in this matter.

Recommendation:

That the report be noted.

Ref	Service Performance Indicators	Year End Results 2019/20	Half Year Results as at 31/12/20	Year End Results 2020/21	Half Year Results as at 31/12/21	Year End Results 2021/22	Half Year Results as at 31/12/22	Year End Results 2022/23	Half Year Results as at 31/12/23	Comments
	Food safety									
FS1	Timeliness Time taken to action food complaints	1	1	1	1	1	1	1	1	No material change.
FS2	Service standard Food safety assessments	71%	98%	78%	35%	50%	16%	34%	18%	No material change.
FS3	Service cost Cost of food safety service	\$431	\$191	\$421	\$231	\$555	\$262	\$628	\$242	No material change.
FS4	Health and safety Critical and major non-compliance outcome notifications	100%	0%	0%	0%	0%	0%	0%	0%	No material change.

Ref	Service Performance Indicators	Year End Results 2019/20	Half Year Results as at 31/12/20	Year End Results 2020/21	Half Year Results as at 31/12/21	Year End Results 2021/22	Half Year Results as at 31/12/22	Year End Results 2022/23	Half Year Results as at 31/12/23	Comments
	Governance									
G1	Transparency Council decisions made at meetings closed to the public	13%	14%	11%	9%	10%	12%	10%	5%	No material change.
G2	Consultation and engagement Satisfaction with community consultation and engagement	55/100	-	52/100	-	47/100	-	42/100	-	
G3	Attendance Councillor attendance at council meetings	93%	94%	100%	100%	98%	100%	100%	79%	No material change.
G4	Service cost Cost of elected representation	\$33,595	\$14,339	\$31,357	\$17,199	\$35,960	\$19,515	\$40,079	\$17,625	No material change.
G5	Satisfaction Satisfaction with council decisions	54/100	-	57/100	-	48/100	-	43/100	-	

Ref	Service Performance Indicators	Year End Results 2019/20	Half Year Results as at 31/12/20	Year End Results 2020/21	Half Year Results as at 31/12/21	Year End Results 2021/22	Half Year Results as at 31/12/22	Year End Results 2022/23	Half Year Results as at 31/12/23	Comments
	Statutory Planning									
SP1	Timeliness Time taken to decide planning applications (days)	29	28	34	27	35	36	36	47	The result of this measure has increased due to the number of applications received by Council.
SP2	Service standard Planning applications decided within required time frames	85%	85%	83%	90%	88%	83%	74%	80%	No material change.
SP3	Service cost Cost of statutory planning service	\$1,564	\$816	\$1,009	\$1,263	\$1,452	\$1,655	\$1,748	\$2,168	The result for this measure has increased due to being short staffed which resulted in the need to use consultants which impacted on the cost of providing the service.
SP4	Decision making Council planning decisions upheld at VCAT	50%	N/A	0%	33%	33%	0%	0%	0%	No decisions were set aside by VACT in the period of 1 July 2023 to 31 December 2023.

Ref	Service Performance Indicators	Year End Results 2019/20	Half Year Results as at 31/12/20	Year End Results 2020/21	Half Year Results as at 31/12/21	Year End Results 2021/22	Half Year Results as at 31/12/22	Year End Results 2022/23	Half Year Results as at 31/12/23	Comments
	Waste Collection									
WC1	Satisfaction Kerbside bin collection requests	135.30	68.93	137.80	68.43	173.16	122.51	280.25	98.50	No material change.
WC2	Service standard Kerbside collection bins missed	11.93	5.80	6.55	7.20	8.60	9.76	7.59	8.15	No material change.
WC3	Service cost Cost of kerbside garbage bin collection service	\$58	\$29	\$55	\$31	\$55	\$31	\$71	\$38	Increase due to significant increase in CPI and higher fuel costs.
WC4	Service cost Cost of kerbside recyclables collection service	\$77	\$44	\$82	\$44	\$87	\$50	\$99	\$49	No material change.
WC5	Waste diversion Kerbside collection waste diverted from landfill	61%	63%	61%	61%	60%	60%	59%	60%	No material change.

6. Urgent Business

Closure of Meeting