

Benalla Fawckner Drive

Masterplan Report

Concept Design Report
February 2024



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INTRODUCTION.

PROJECT BACKGROUND

Benalla Rural City (Benalla) is a small local government area (2,350 sq km) located in the north-eastern region of Victoria. It comprises the township of Benalla and the communities of Baddaginnie, Devenish, Goorambat, Swanpool, Tatong, Thoona and Winton. Only two hours from Melbourne along the Hume Freeway, the Rural City has a population of over 14,000, with 9,000 people living in the Benalla urban area.

Council's vision is to provide a sustainable, thriving and cohesive community where lifestyle, culture, health and wellbeing are supported by strong leadership and community partnership.

ABOUT THE DRAFT FAWCKNER DRIVE PRECINCT MASTERPLAN

The Draft Masterplan has been developed to ensure that Councils' objectives to ensure open space and public places in existing and developing communities are thoughtfully planned, connected, green, sustainable, accessible, engaging and inclusive and consider the needs of ageing community.

The Fawckner Drive Precinct is a highly valued community open space that is enjoyed by a broad cross-section of the community. The precinct is bordered by the Benalla CBD, Lake Benalla and hosts the monthly Benalla Market. The precinct is comprised of the Skatepark and BMX track, community event spaces, Lake Benalla walking track, RV Camping site, Sir Edward 'Weary' Dunlop Learning Centre (Benalla Library) and the Senior Citizens Centre.

The Precinct Masterplan is a living document that will undergo periodic reviews to ensure it meets the future needs of the community

WHAT IS THE PURPOSE OF THE DRAFT MASTERPLAN

- Future improvements are well planned
- Opportunities and challenges are identified
- Assist Council to advocate to other tiers of government for funding
- Incorporate community and user groups feedback
- To create a space that encourages use for all community members
- Enhance and protect natural assets
- To capitalise on tourism and economic development opportunities
- Improve pedestrian connections and link existing infrastructure
- Align recreational planning with other planning strategies and processes
- Establish priorities and costings for any improvements to the precinct

WHAT IS OUTSIDE THE SCOPE OF THE DRAFT MASTERPLAN?

The Draft Masterplan does not offer detailed design for proposed projects within it. Should the Council decide to pursue a project outlined in the Draft Masterplan, it would necessitate thorough design development and active involvement of the community through engagement initiatives.

Upgrades to Council owned facilities within the precinct such as the Benalla Senior Citizens Centre and Sir Edward 'Weary' Dunlop Learning Centre (Benalla Library) or the installation of additional public toilets will be considered separately by the Council.

COMMUNITY CONSULTATION SUMMARY

This section outlines the result of the consultations undertaken for Benalla Fawckner Drive Masterplan. Working with Benalla Rural City Council, Playce conducted face-to-face community consultations, skate-focused consultation and events, Age Friendly group consultation, meetings with Council reference groups, and 3 weeks of an online survey, there were more than 100 participants engaged in the consultation process. Ideas and thoughts were collected from the community and a number of key needs and wants were identified.

This feedback was then used to inform the Masterplan design of the Benalla Fawckner Drive Precinct.

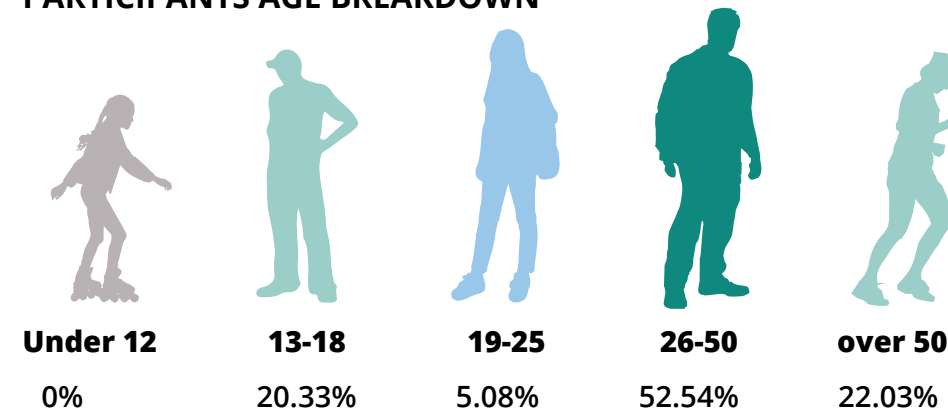
COMMUNITY CONSULTATION SUMMARY

PARTICIPANTS

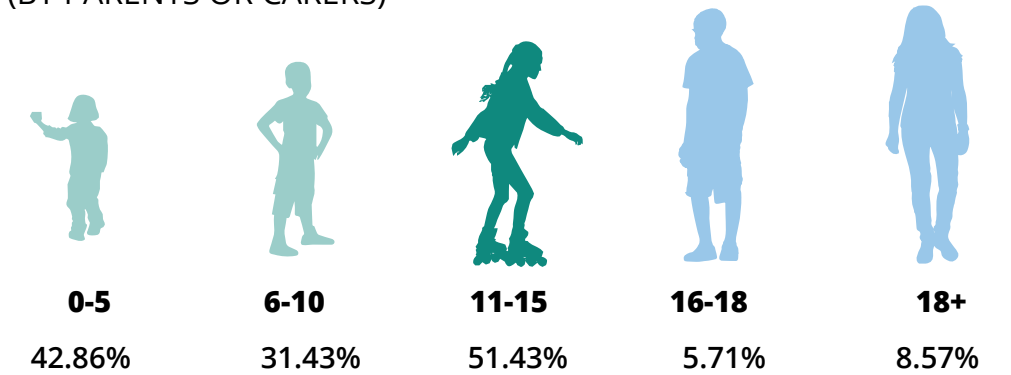
= 100+ People engaged

- + 58 survey responses
- + 3 weeks online consultation
- + 1 month community consultation
- + Council reference groups
- + Stall at Benalla farmers market
- + Benalla BMX, Skate, Scoot event

PARTICIPANTS AGE BREAKDOWN



CHILDREN REPRESENTED IN SURVEY (BY PARENTS OR CARERS)



WHICH IS MOST IMPORTANT TO YOU AND WOULD LIKE TO SEE DEVELOPED FIRST?



Upgraded Pump Track



Upgraded Skate Park



New Skate Plaza



Social and Active Play



Multi-functional Social Space



Lawn Space with Stage for large events



Multi-purpose Sports Court and Terraces

PREFERRED SOCIAL AND ACTIVE PLAY



Flying Fox



Mini Golf



Fitness Element

PREFERRED MULTI-FUNCTION SPACE FACILITY



Shade Structure



Picnic Spot



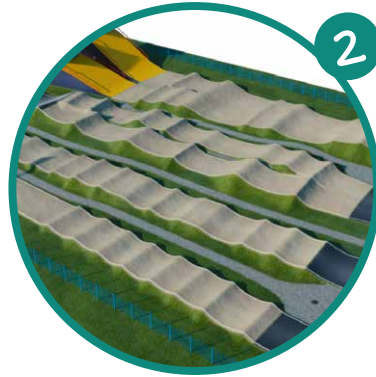
Lounging Space

COMMUNITY CONSULTATION SUMMARY

PREFERRED PUMP TRACK STYLE



1
Pump Track
For bikes, skate and scooters



2
BMX racing track
Competition level



3
Jumps Track
Tricks and jumps for BMX

WHAT SKILL LEVEL PUMP TRACK WOULD YOU LIKE TO SEE?

1 Intermediate pump track
51.35%

2 Beginner pump track
27.03%

3 Advanced pump track
21.62%

PREFERRED MULTI-PURPOSE COURT FACILITY



1
Rebound wall & climbing wall



2
Table Tennis / Foosball



3
Full court with Basketball & Netball hoops

PREFERRED STYLE



1
Park / Mixed
A combination of street and transition elements



2
Transition / Bowl
Transition / bowled elements, vert / extensions, & volcanoes



3
Street / Plaza
Ledges, rails, banks, stairs, & flat ground elements

PREFERRED FEATURES



1
Mini Ramp



2
Hips / Transition



3
Spine / Volcano



4
Bowl

OVERALL CONSULTATION SUMMARY

Over face-to-face community consultations, skate-focused consultation, Age Friendly group consultation, and 3 weeks of an online survey, there were more than 100 participants engaged in the consultation process. Ideas and thoughts were collected from the community and a number of key needs and wants were identified.

Overall, there was strong interest across the board in upgrading the pump track, upgrading the skate facility, having more social and active play, space for events, and multi-purpose courts. There were leading trends for the upgraded pump tracks, the upgraded skate parks, and social and active play; there was also a strong emphasis on a space with a shade structure, providing outdoor social and hangout space, sports court for multi-purposes.

Overall, it is a great outcome. The community embraced many ideas presented on the Dotmocracy board, and see it as an opportunity for a space that can be enjoyed by all residents of Benalla.

MASTERPLAN CONCEPT

The Masterplan for Benalla Fawckner Drive Reserve Precinct recognises the importance of enhancing connectivity within the area while identifying potential for community engagement through versatile event spaces, a community market area, sports courts, picnic spots, upgrades to the existing skate park and pump track, and fitness facilities.

The design objectives focus on establishing a well-connected, green, sustainable, and inclusive precinct that caters to diverse age groups and abilities. The masterplan aims to promote community participation by providing a wide range of recreational opportunities and fostering community engagement.

To ensure accessibility and functionality, the precinct features an interconnected network of accessible paths that connect various facilities such as swings, a flying fox, picnic tables, the skate park, the pump track, and other amenities. The design incorporates flexibility, prioritising multi-use spaces. For instance, the multi-sports court can be transformed into a community market area through the use of removable bollards. Additionally, the main social area, equipped with shelters, a stage, and modular furniture, enables the hosting of community events.

By unifying the reserve and offering flexibility, recreational value, and community activations, the precinct becomes an integral part of the Benalla community, providing a vibrant space for residents to enjoy.

MASTERPLAN CONCEPT



KEY ELEMENTS

- 01 **Stage/Events Space**
Stage for large community events such as festivals and concerts
 - 02 **Multi-sports Court**
Multi-purpose hard stand and sports court for small to medium community events and markets and well as sports for daily use
 - 03 **Rebound Wall / Climbing Wall**
Offering climbing and bouldering experiences
 - 04 **Shelter, Social Area and BBQ area**
Small stage with outdoor seating and BBQ facility for socialising, small events such as gigs and exhibitions
 - 05 **Table Tennis / Ping Pong Table**
 - 06 **Hammocks + Nets**
Hammocks and Net structure for social play and hanging out
 - 07 **Upgraded Skate Park**
Replacing the existing steel skate elements within the skatepark with a "park style" facility, potential inclusion of elements such as a mini ramp, banks, hips, transitions, volcano, manual pads, ledges, and rails.
 - 08 **Single Point Swing**
Accessible via rubber path
 - 09 **Pump Track**
Proposed intermediate pump track - asphalt
 - 10 **Fitness Station**
Fitness Area with varied equipments, Climbing bars, and all abilities options
 - 11 **Shelter with picnic seating and BBQ**
 - 12 **Flying Fox**
accessible via rubber path, offering all ability seats
 - 13 **Market Space**
Semi-Formalized gravel area with dedicated car parking spots. This space can also be closed off for market overflow, events bump in and bump out as well as food truck parking during large events
 - 14 **Picnic + Social area facing the Lake**
 - 15 **Lawn**
Reduce car park and provide additional lawn space for library
 - 16 **Terrace Seating**
Terrace seating utilising existing mound to create social seating and viewing of court and events
 - 17 **Improved Access**
Improve library access paths from car park and to new recreation spaces
 - 18 **Connection to the Island & Playground**
Path connection from Carier St to the island and the Playground
 - 19 **Formalise Existing Car Park**
- * Note: all paths and pedestrian circulation are accessible

PRECEDENT IMAGERY

MULTI PURPOSE AREA

+

SOCIAL AREA

+

FITNESS AREA & CLIMBING WALLS

+

UPGRADED SKATE & PUMP TRACK

PRECEDENT - MULTI PURPOSE AREA

Key Plan



Multi-sports Court + Line Marking



Table Tennis



Rebound Wall with Line Marking



Terrace Seating for Events



Community Market Space



Terrace Seating and Stage



Seating integrated with Garden Bed

PRECEDENT - SOCIAL AREA

Key Plan



Shelter



Modular Seating



Nets for Social Play



Flying Fox



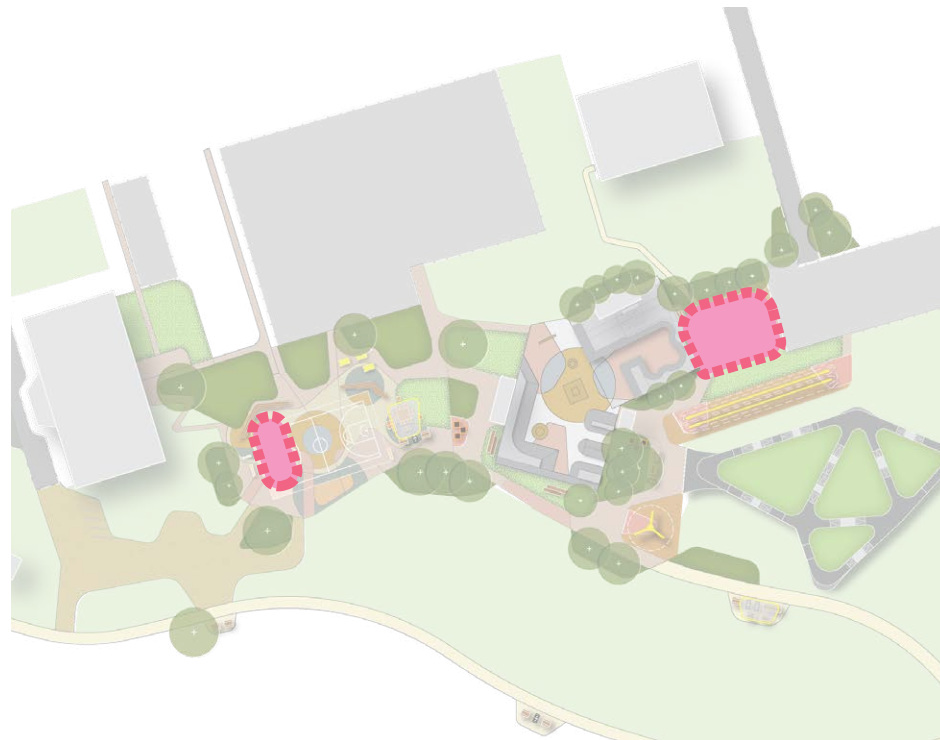
Hammocks



Single Point Swing

PRECEDENT - FITNESS AREA & CLIMBING WALL

Key Plan



Climbing Bars



Climbing Walls with Playful Elements



Outdoor Fitness Stations for all ages



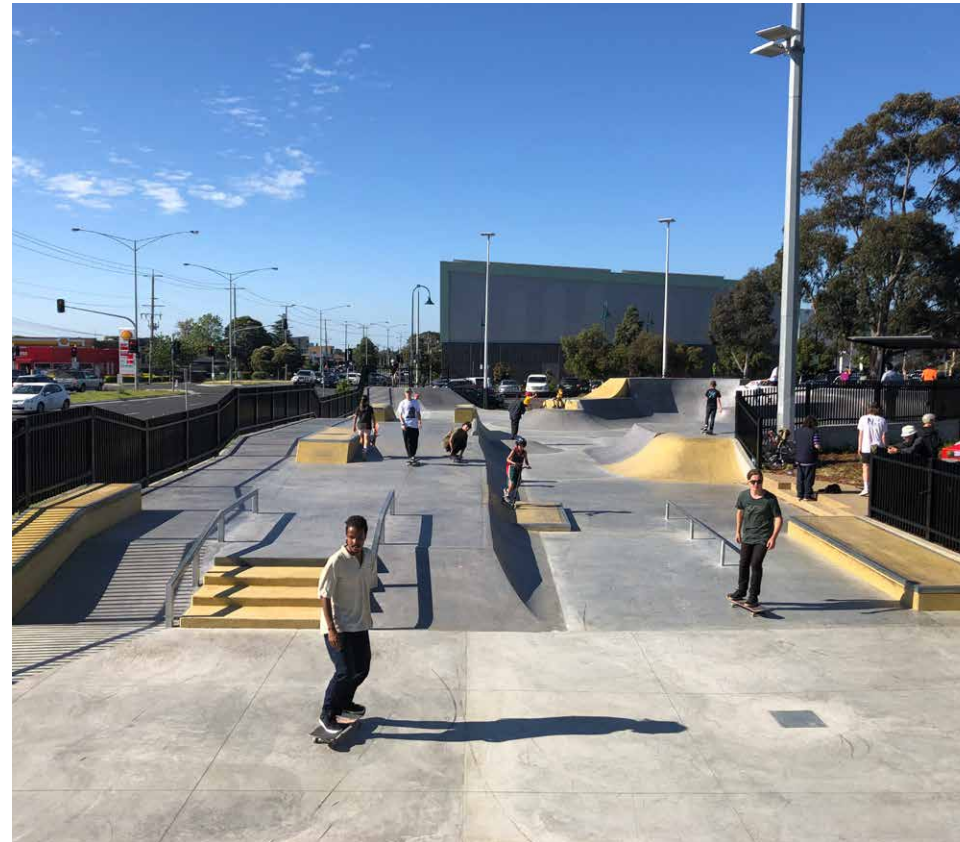
Sculptural-like Climbing Walls



Fitness Bars and Exercise equipment

PRECEDENT - UPGRADED SKATE AND PUMP TRACK

Key Plan



Park / Mix style Skate Park



Mini Ramp



Hips / Transition



Pump Track for Bikes, Skate and Scooters



Pump Track - Berm feature



Pump Track - Rollers, Bank Turns

SUPPORTING INFORMATION

ZONING PLAN

+

MOVEMENTS & ACCESS PLAN

+

SITE ANALYSIS & CONSTRAINTS PLAN

+

SITE OPPORTUNITIES

SUPPORTING INFORMATION - ZONING PLAN



LEGEND

- SOCIAL PLAY AREA
- ACTIVE WHEEL SPORTS AREA
- RECREATIONAL AREA
- MULTI USE HARDSTAND / SPORTS COURT
- SEMI FORMALISED PARKING AND EVENT SPILL-OUT SPACE

The recreational areas are designed to be open and flexible. The lawn space can be utilized for picnics and community events, and a stage is proposed to the west of the Library for potential large festivals.

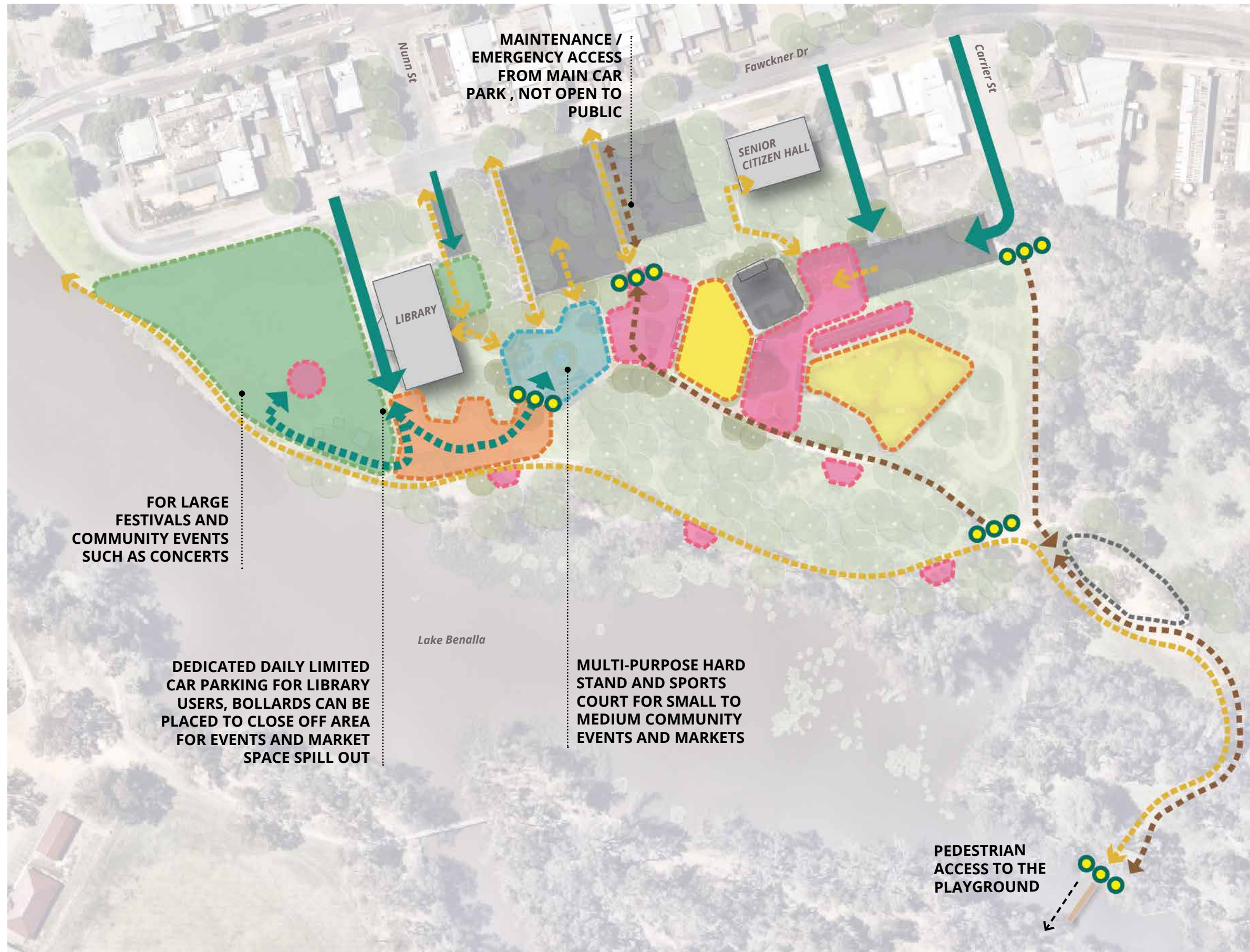
A semi-formal parking and events spill-out space is located to the south of the library.

The multi-purpose area consists of a hardstand surface primarily used as sports courts on a daily basis, but it can be transformed into a community market space during weekends. It also provides relevant facilities for hosting events.

The social area serves as a cohesive element for the entire precinct, offering shaded areas, various seating options, BBQ and picnic facilities, as well as fitness equipment. Social and motion play elements are considered, including a large single-point swing, hammocks, and a flying fox, are incorporated to promote a fun and relaxing social environment that caters to a diverse range of user groups.

The skate park and pump track are upgraded based on the community's preferred elements.

SUPPORTING INFORMATION - MOVEMENTS & ACCESS PLAN



LEGEND

-  REMOVABLE BOLLARDS
-  MAIN VEHICULAR ACCESS
-  LIMITED VEHICULAR ACCESS
- FOR EVENT USE, NOT GENERAL PUBLIC
-  PEDESTRIAN ACCESS INTO RECREATIONAL AREAS FROM TOWN
-  MAINTENANCE VEHICULAR ACCESS
- NOT FOR GENERAL PUBLIC

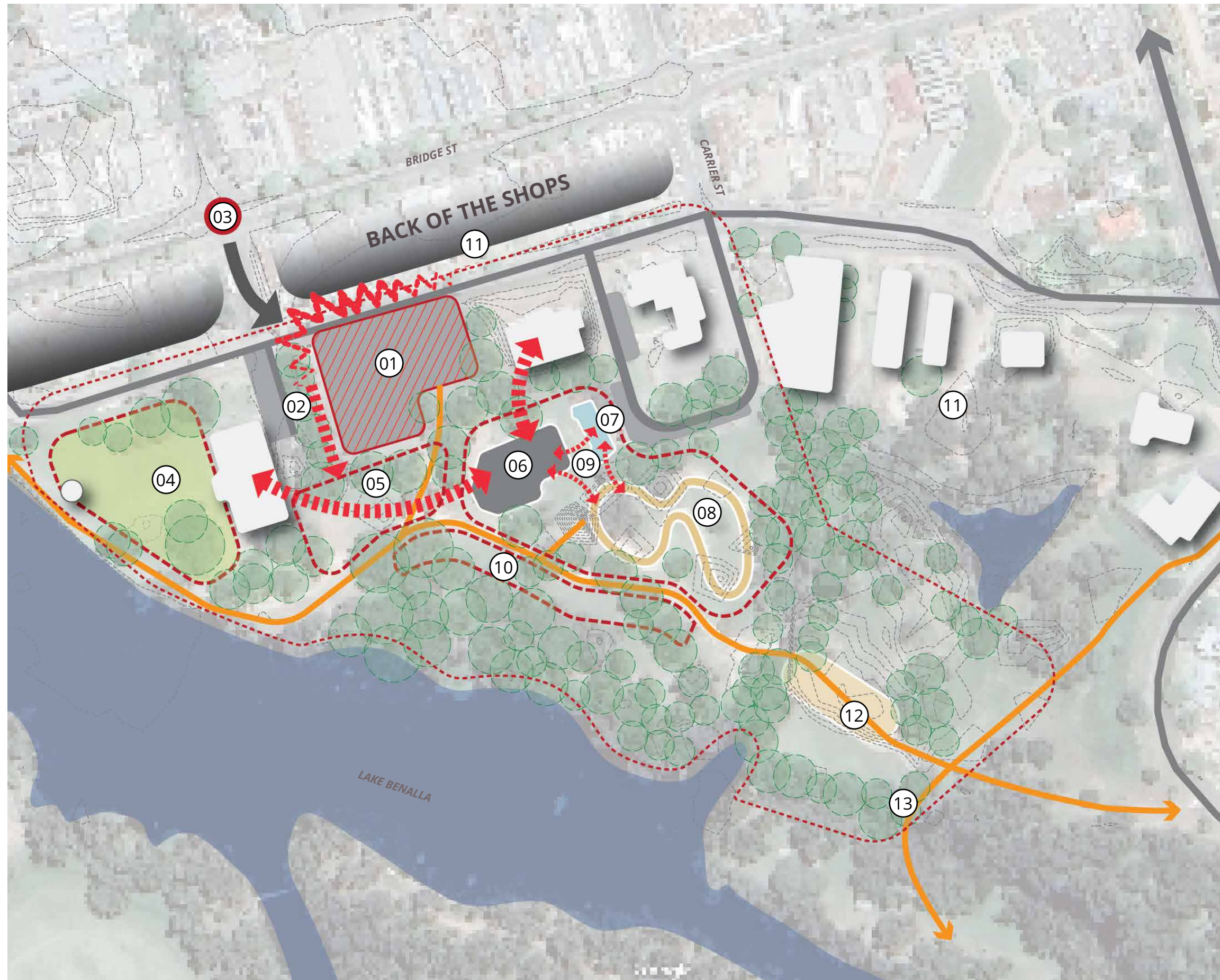
The masterplan aims to establish a well-connected precinct with different zones offering a variety of programs and functions.

Existing vehicular access to the car park will be enhanced, and stronger pedestrian connections will be formally established from Fawckner Drive to the northern part of the space.

Strategically placed removable bollards ensure the space's functionality on a day-to-day basis while providing flexibility for events and maintenance access.

Social areas also act as key gathering spaces, fostering connections between different zones along the west-east axis.

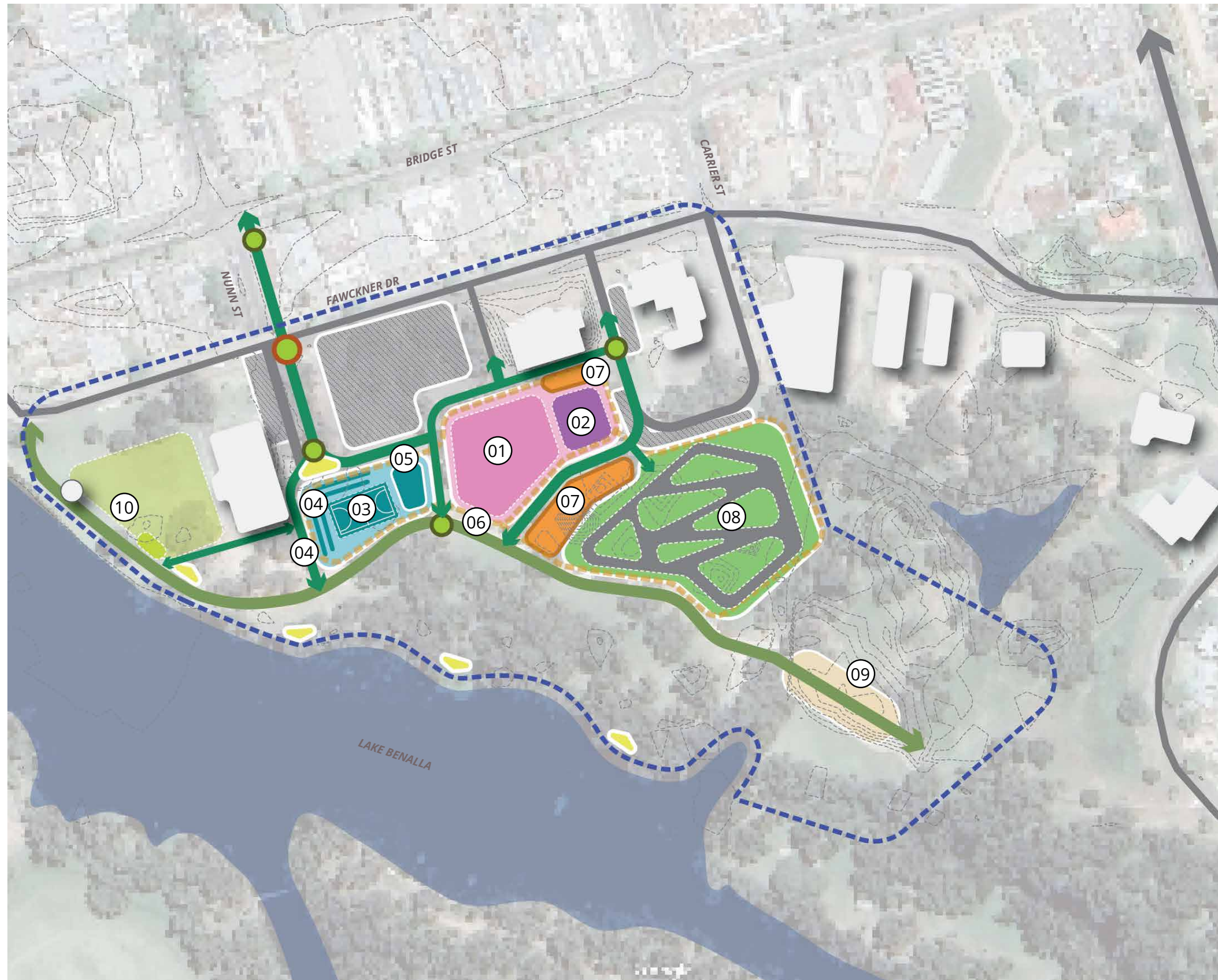
SUPPORTING INFORMATION - ANALYSIS & CONSTRAINTS PLAN



KEY ELEMENTS

- 01 Existing car park is both a visual and physical barrier to the site
- 02 Lack of clear connection to the main street no clear pedestrian priority of access from town centre
- 03 Lack of way-finding and awareness of existing facilities facility
- 04 Lawn space being utilised as event space, however missing other relevant amenities such as stage
- 05 Under utilised lawn space between library and recreational areas
- 06 Existing skate park - older facility opportunity to upgrade. Currently it is geared towards BMX, opportunity to include beginner level skaters and other styles of skating.
- 07 Existing 3 x half courts, currently under-utilised, no full court available for games. Opportunity for other sports and games
- 08 Existing pump track - not well maintained berms and pumps have overgrown and washed out. Opportunity to upgrade,
- 09 Existing active recreational facilities are disjointed are older facilities. Opportunity to provide linkages, social amenity and upgrade facilities.
- 10 Lawn Space and gravel path currently used as market space. This causes conflict with other pedestrians and dog walkers. Other issues include muddy and wet ground conditions after rainfall, making it an unpleasant user experience.
- 11 Back of the shops - less activated areas. Opportunity to increase passive surveillance via community activation of the precinct.
- 12 Current path used as road to access RV Parking. This is potential safety issue and promotes conflict between users. This will only increase as the precinct is redeveloped. RV parking location to be reviewed for better suited location,
- 13 Opportunity to increase safety for pedestrians by relocating RV parking, and providing clearer paths of travel for passive recreation, dog walking and nature walks to the islands and natural surrounds.

SUPPORTING INFORMATION - SITE OPPORTUNITIES PLAN



LEGEND

- Pump Track
- Upgraded Existing skate park
- New Skate Plaza
- Multi-purpose Court
- Active community space
- Picnic/ Social Areas
- Active Social Play Area
- Large space for events/ performances
- Possible stage for events
- Way-finding
- Way-finding Entry Feature
- Running track
- ↔ Pedestrian Connections / Key Paths
- ↔ Waterfront Promenade
- Extent of Works

KEY ELEMENTS

- 01 Upgraded Skate Park**
Upgrade of existing Skate park, this area is geared more towards BMX and other wheel play, upgrading of older steel elements to more contemporary style
- 02 New Skate Plaza**
Convert 3 existing half courts into a new skate plaza area with street style elements.
- 03 Multi-purposes Court**
Multi-purpose hard stand area featuring a full size court to replace half courts. This area converts to a space for markets and community events with a social space that includes a stage.
- 04 Terrace seating**
A back drop to the stage and community space/ sports court, terraces take advantage of the existing embankment to create viewing seats for games, events and concerts.
- 05 Multi-functional Active Social space**
Modular seating and shade structures combine to create a multi-functional space that acts as a frame work for many community events.
- 06 Running and walking track**
This track skirts all the active areas providing access and great running surface for the community.
- 07 Proposed Social + Play Area**
Older teen play - hangout modular seating, hammocks and nets, giant basket swing and other large play equipments
- 08 Pump Track**
Upgrade of run-down pump track to include pumps, berms and other elements.
- 09 RV Parking to be reconsidered**
This is to be reviewed as best location for RV parking. With proposed work and community spaces being introduces this becomes a conflict between pedestrians and vehicles
- 10 Large scale events**
Lawn space and possible stage for large scale concerts, events and performances.