

Saleyards Road Dog Park

Project Plan

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Benalla Rural City Council



OFFICIAL

Document Control

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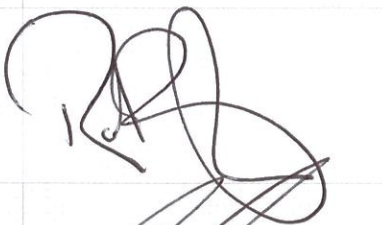
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Review and approval

Signatures constitute an acceptance and agreement of the document's content.

Name	Title	Approval Signature	Date
Nilesh Singh	Manager Development	Endorsed via Records Hub	28/08/2025
Robert Barber	General Manager		02/09/2025
Peter Keane	Chief Executive Officer		02/9/25

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1. Project location

Vacant land at 15 Saleyards Road, Benalla – Property assessment number A3757.



2. Existing conditions

Vacant paddocks located alongside the disused livestock saleyards, north east of the CBD with easy access from residential areas east of Benalla Lake. Paddock has traditionally been used for grazing of livestock, predominantly cattle and contains drainage ponds that will not be incorporated in the current dog park design. The site is undeveloped land, zoned industrial, opposite industrial land currently utilised by storage and landscaping businesses. The land is owned by the Department of Energy, Environment and Climate Action, and managed by Benalla Rural City Council.



3. Background

This project is driven by community demand and the space limitations of existing facilities at the smaller dog park in Churchill Reserve. As part of the *Domestic Animal Management Plan 2021-2025* (DAMP) consultation process, the community identified the need for more off-leash dog areas within the Benalla municipality. This feedback, along with the more recent open space strategy consultation in 2025, showed a strong demand for a larger dog park than the one currently located in the south western area of the Benalla township.

The community have indicated they would prefer a larger enclosed area with a separate section for nervous or small dogs. A new park in the Saleyard's Road area will cater to the growing Benalla community in line with ongoing residential development in the surrounding area. It will provide significant community benefits and strengthen social connections. It will encourage attendance and use by dog owners, particularly older residents, who may not otherwise visit a dog park as the area is larger, and dogs are not required to be in such close contact with each other.

Benalla Rural City has a current population growth rate of approximately 4.812 per cent and animal registrations have increased from 49 per cent to around 63 per cent of the population. The construction of a 2nd and larger dog park in the Saleyards Road area will meet the objectives of the DAMP and open space strategy and address identified community needs.

4. Project need

Benalla Rural City has a current population growth rate of approximately 4.812 per cent and animal registrations have increased from 49 per cent to around 63 per cent of the population. The construction of a 2nd and larger dog park in the Saleyards Road area will meet the objectives of the DAMP and open space strategy and address identified community needs. Community surveys conducted as part of the *Domestic Animal Management Plan 2021-2025* (DAMP) consultation process indicate strong support for more off-leash dog parks. This project also supports the Victorian Government's *Open Space for Everyone Strategy 2021* by optimising underutilised public land for community use.

The existing small, fenced dog park at Churchill Reserve on the western side of the river has limited capacity and cannot accommodate multiple dogs effectively. Despite these limitations, the park has received continuous use and positive feedback from the community, with no complaints from neighbouring properties. Community feedback indicates a strong demand for a larger enclosed area with a separate "time out" section for nervous or small dogs. This new park on the eastern side of the river will cater to the growing community, in line with ongoing development in the area.

The construction of the Churchill Reserve dog park has fostered regular group meetings, socialisation, and self-policing behaviour among users, such as picking up after dogs and providing enrichment toys. A larger dog park on the eastern side of town will provide significant community benefits and strengthen social connections. It will encourage attendance and use by dog owners, particularly older residents, who may not otherwise visit a dog park.

5. Project objectives

The project will provide a new dedicated off-leash park with design elements that encourage dog sensory enrichment and socialisation. It aligns with the program aims by enabling more people to exercise and socialise their dogs off-leash in a safe and accessible environment. The park will be fully fenced to prevent dogs from wandering onto the road, with large airlock-style entries ensuring all abilities access.

Crushed rock paths will withstand high use and provide a level surface for all visitors, encouraging them to walk with their dogs. Benches will be available for resting, and raised landscaped sections with sand, dog-friendly plants, and rockeries will enhance the sensory experience and reduce dog stress.

The park will be easily accessible, with ample parking and low traffic density, and will be signposted for easy location by residents and visitors. This will be particularly beneficial for travellers along the Hume Highway, providing a safe place to exercise their dogs and reduce driving fatigue. The existing native shade trees will be supplemented with additional planting to further enhance the sensory experience and contribute to urban greening and cooling.

6. Project methodology

Council has a proven track record of delivering similar projects effectively and efficiently. The small, fenced dog park at Churchill Reserve was completed under budget (\$81,000) and within the established timeframe, following extensive community consultation. This project will utilise a 26,048 square metre area at 15 Saleyards Road, Benalla, adjacent to the livestock saleyards. The site has access to water and electricity, sufficient parking, and public toilets within 100 metres.

Council has consulted a fencing contractor, estimating costs at \$120 per linear metre and \$3,000 per airlock entrance, totalling approximately \$100,000. Constructing a wide path with crushed rock is estimated at \$74,000, with landscaping at \$50,000. Installing two water fountains suitable for dogs and people is approximately \$6,000 each. The total estimated construction cost is \$200,000, including a 10 per cent contingency.

Council will provide in-kind contributions for planning, design, and project management. Construction is anticipated to begin in September 2025 and complete by late December 2025. The project will be managed by Council Compliance staff, with local contractors engaged to design and construct the park, ensuring efficient and effective delivery.

7. Project Approvals

Type	Status	Timeframe
Building Permit	As there are no structures or boundary fencing required for the project, there are no building permits required.	N/A
Land Contamination	Statutory Declarations and reports compiled from land users, planning and building departments, along with aerial photographs over 20 years, attesting that land has never been used for any purpose that would cause contamination of the project site.	N/A
Land Owner Consent (LOC) Crown Land	Interim consent obtained from DEECA for use of crown land. Formal consent required prior to project completion	13/10/2025
Melbourne Water Approval	Not located within 400m of any waterway.	N/A
Planning Permit	No planning permit required for project as land zoned industrial	N/A
Planning Permit – Removal, Destruction and Lopping of Native Vegetation	No requirement to remove any native vegetation is anticipated.	N/A

8. Project milestones

Project milestone	Responsibility	Due Date	Status
Victorian Common Funding Agreement signed by both parties	DEECA and Your Organisation	16/05/2025	Complete
Project Plan submitted to DEECA	Project Manager	14/08/2025	Complete
Apply for Landowner Consent	Project Manager	13/10/2025	In progress
Contamination investigations	Project Manager	13/10/2025	In Progress
Final Park Design, Budget and required approvals submitted to DEECA	Project Manager	15/09/2025	In progress
Construction Commenced Project Progress Report	Project Manager	13/10/2025	In progress
Construction Completed Project Report	Project Manager	13/02/2026	TBA
Event	Project Manager	13/04/2026	TBA
Financial Acquittal	Project Manager	13/05/2026	TBA

9. Project budget

Resource	\$'000 (excl GST)
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Income	
DEECA grant contribution	\$150,000
Council financial contribution	\$50,000
Council in-kind contribution	\$25,000
Total Project Income	\$225,000

Expenditure	
Project construction: site preparation, fencing, entry gates, water points, path installation, landscaping.	\$180,000
In-kind expenses: In house planning, design, advice	\$25,000
Other expenses (10 per cent contingency over all construction and planning costs)	\$20,000
Total Project Expenditure	\$225,000

10. Project governance

Identify the key **roles and responsibilities** of project team members and any external contributors (including DEECA). Include the name or title of the person or organisation undertaking each role, where known. Add or delete rows as required.

Name	Role	Responsibility/authority
Manager Development Nilesh Singh	Project Sponsor	Final sign-off on detailed project design. Approval of significant variations to project scope. Final sign-off of project upon completion.
Compliance Coordinator Wayne Rich	Project overview	General overview of project, design and milestones. Approval of variations to design and project scope. Inspection and recommendations prior to sign off upon completion.
Technical Services Support Officer Paul Scipione	Project manager	Overall responsibility day-to-day project management and successful delivery of project. Financial and other reporting. Liaison with key stakeholders.

11. Stakeholder engagement and communication

Stakeholder	Level of engagement required (inform, consult, involve, collaborate or empower)
Local community: Residents, dog owners, veterinary services and pet welfare groups	Inform and consult on the dog park design and construction elements.
DEECA	Inform of project's progress, consult at relevant milestones, involve in project communications at key milestones. Collaborate as landowners with construction and use.
Internal council staff (Local Laws, Capital Works etc.)	Consult, Involve and collaborate in project design and delivery.
Project Manager – Benalla Rural City Council	Inform, consult, involve and collaborate in dog park design and construction elements.

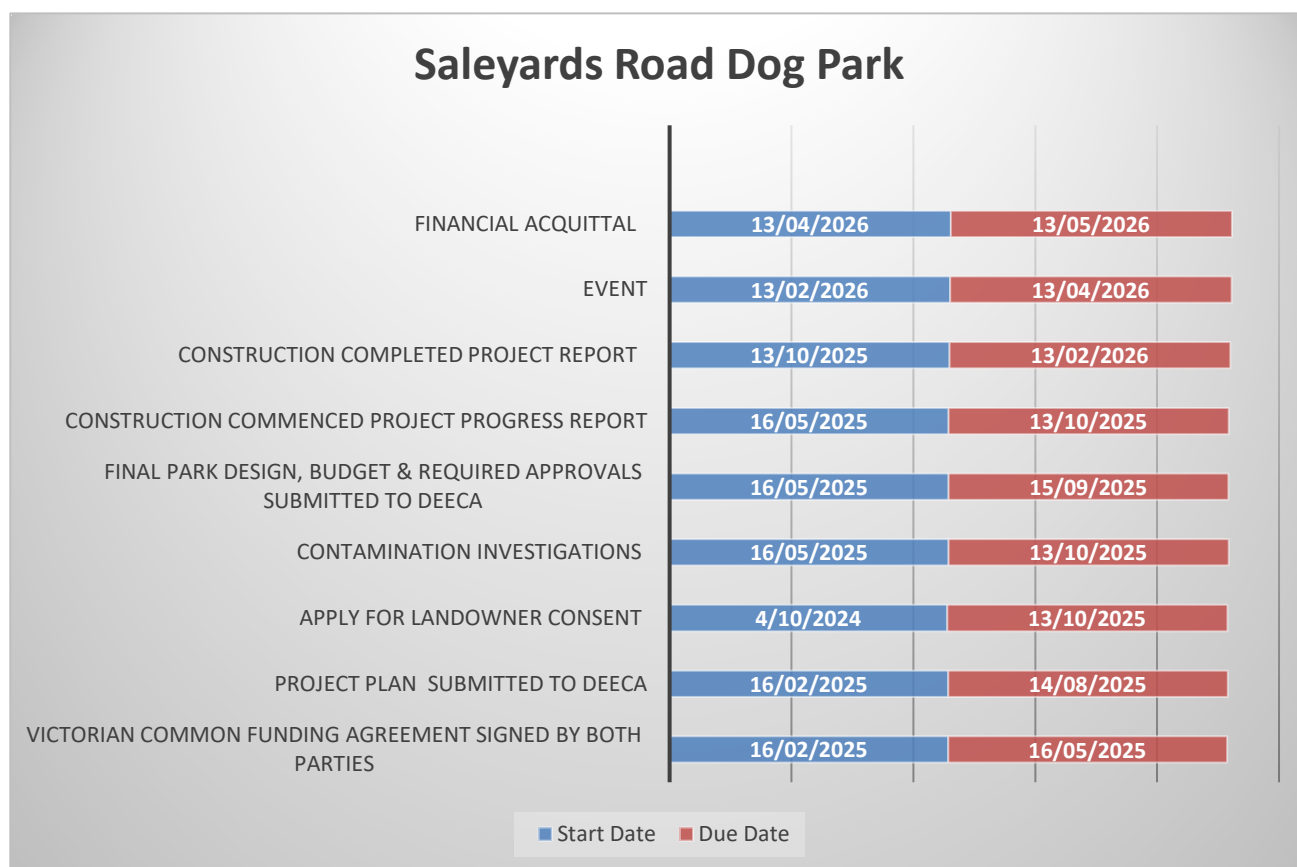
12. Project risks

ID	Risk	Proposed mitigation action
1	Consultant or contractor delays	Include late penalties in contracts. Build in and protect lead time in the schedule. Communicate schedule early.
2	Unplanned work that must be accommodated	Attend project scheduling workshops. Check previous projects, for actual work and costs. Check all plans and quantity surveys. Document all assumptions made in planning and communicate to the project manager before project kick off.
3	Scope creep	Document the project scope in a Project Plan and Project Design and get it authorised by the Project Manager. Refer to it throughout the project and assess all changes against it also ensuring alignment of any changes with the Project Plan.
4	Delays in project phases jeopardizes ability to meet fixed dates	Ensure the project plan is as accurate as possible using scheduling workshops and work breakdown structure. Use Tracking Gantt chart and Project Plan to identify schedule slippage early.
5	Equipment or materials delays	Obtain delivery guarantees from suppliers Built in time/date contingencies to allow for unavoidable delivery delays or supply line disruption

13. Concept plan



14. Project Timeline / Gantt Chart



15. Project Communication and Engagement Plan

Community need for a second dog park within the municipality was addressed during the recent public consultation on public spaces in Benalla prior to the grant application being submitted. Community will be kept informed on works and progress during the planning and construction period as per the DEECA publicity guidelines and a project communication plan to be finalised.