

Site Assessment

Ackerly Avenue site assessment	Poor	Fair	Favorable
Site Conditions for intended Scope of Works		●	
Site Services Access and Condition		●	
Site Planning and Layout	●		
Town Planning Overlays and Restrictions		●	
Impacts during Construction Period	●		

- Site Notes
- Development restricted by Existing Assets
  - Site Subject to Flooding and Rising Damp
  - Area available for Development is small

Churchill Reserve site assessment	Poor	Fair	Favorable
Site Conditions for intended Scope of Works		●	
Site Services Access and Condition		●	
Site Planning and Layout			●
Town Planning Overlays and Restrictions			●
Impacts during Construction Period			●

- Site Notes
- Located in a residential Area
  - Investigation suggest some areas of site could be previously used as Tip
  - Existing Building Quality considered average

Barkly Street site assessment	Poor	Fair	Favorable
Site Conditions for intended Scope of Works			●
Site Services Access and Condition		●	
Site Planning and Layout	●		
Town Planning Overlays and Restrictions	●		
Impacts during Construction Period			●

- Site Notes
- Existing Building Quality considered poor-average
  - Aged Infrastructure
  - Potential Heritage listing
  - Site does not have an Overall Masterplan

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



**Weblink:**  
[haveyoursay.benalla.vic.gov.au/birc](https://haveyoursay.benalla.vic.gov.au/birc)

**Consultation**  
Council would like to seek community feedback on the proposed sites. Later in the process, feedback will also be sought on the community vision for the new facility.