VICSES Devon Meadows (Clyde)

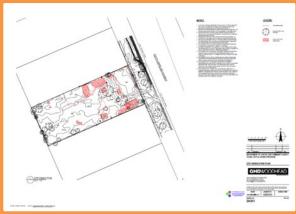
Update
July 2023





Project update

- Land settlement occurred at 1910 South Gippsland Highway, Devon Meadows on 1 March 2023.
- A Statement of Works was released in June 2023 for the provision of a Demolition Contractor to clear the site of its existing buildings. Contract execution is currently underway with works to commence in August 2023.
- Due diligence works are underway with a Cultural Heritage Management Plan (CHMP) in progress.



Demolition Site Plan



Next steps

- Demolition works scheduled to be completed by October 2023.
- Finalisation of Cultural Heritage Management Plan.
- Progress facility design in preparation for a planning permit.

This update is current at time of distribution, however due to unforeseen circumstances, changes may occur.

Project timeline:

- Site identification
 Completed
- Site due diligence Commenced
- Concept and schematic design Commenced
- Town planning and zoning approval
 Not started
- 5 Detailed design
 Not started
- 6 Procure and appoint construction firm
 Not started
- 7 Construction commences
 Not started
- 8 Construction concludes
 Not started
- 9 Handover of facility
 Not started







Site due diligence

Once a potential site for a new VICSES facility is identified, appropriate site due diligence must be undertaken as part of the site selection process before it can be considered for acquisition or lease.

Why is site due diligence important?

Site due diligence assessments aim to determine a site's suitability for the construction of a fit-for-purpose facility. Most of the due diligence reports are also required as part of the town planning process, however they are also vital to understanding any risks involved. Failure to consider site due diligence outcomes can affect the project's scope, budget and delivery timeline.

Land survey

measurement and mapping of a site using mathematics, specialised technology and equipment. These measurements are used by architects to interpret and utilise the landscape in the design, while they enable engineers to plan structures accurately – ensuring buildings are constructed to

comply with building regulations

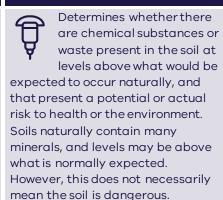
and planning conditions.

This includes the

Cultural Heritage

Determines whether the proposed development could affect Aboriginal cultural heritage. A Cultural Heritage Management Plan may be required if a high impact activity is planned in an area of cultural sensitivity. It outlines measures to be taken before, during and after an activity in order to manage and protect Aboriginal cultural heritage in the area.

Soil Contamination



Arborist



An arborist assesses the health of all trees and plants on a site and any neighbouring or

roadside trees that may be impacted by the development (during construction or once completed).

Traffic



Traffic impact assessments are required to evaluate the impact of the anticipated use of a

site (during construction and once the facility is operational) and the ability of the road network to handle transport generated.

Ecological



Ecological (flora and fauna) reports identify potential species located posed site (or

on the proposed site (or surrounding areas) to determine potential impacts of building a new VICSES facility.

Geotechnical



A geotechnical report provides information about the physical site properties to inform

design of the building's pilings and foundations and complete any earthworks that may be required to ensure stability and safety of the site.

What happens next?

Sites are either acquired through a purchase between VICSES and the landowner, or by VICSES entering a long-term lease for the site. The ES-VICSES Sector Coordination Group must endorse all land acquisitions for new VICSES facilities and it considers the terms of the acquisition as well as the suitability of the site using pre-determined metrics and due diligence assessments.



Contact: emergencyservicesenguiries@justice.vic.gov.au



Website: www.csba.vic.gov.au





