

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:

- 1 **Site identification**
Completed
- 2 **Site due diligence**
Commenced
- 3 **Concept and schematic design**
Commenced
- 4 **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.

<p>Land survey</p>  <p>This includes the 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.</p>	<p>Cultural Heritage</p>  <p>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.</p>	<p>Soil Contamination</p>  <p>Determines whether there are chemical substances or waste present in the soil at levels above what would be expected to occur naturally, and that present a potential or actual risk to health or the environment. Soils naturally contain many minerals, and levels may be above what is normally expected. However, this does not necessarily mean the soil is dangerous.</p>
<p>Arborist</p>  <p>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).</p>	<p>Traffic</p>  <p>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.</p>	<p>Ecological</p>  <p>Ecological (flora and fauna) reports identify potential species located on the proposed site (or surrounding areas) to determine potential impacts of building a new VICSES facility.</p>
<p>Geotechnical</p>  <p>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.</p>	<p>What happens next?</p> <p>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.</p>	

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