

# VICSES Devon Meadows (Clyde)

## Update

December 2023



### Project update

- The commencement of the demolition process for the current structures at 1910 South Gippsland Highway is slated for mid-December, following the conclusion of the overhead abolishment work by AusNet.
- The Cultural Heritage Management Plan (CHMP) is currently in development, and advanced investigations for the CHMP are currently in progress.
- The conceptual design for the site is in progress, with a focus on securing approval from the Sector Coordination Group (SCG) in early 2024.



VICSES Clyde – Demolition Plan



### Next Steps

- The completion of the demolition works and securing of the site.
- Finalisation of the CHMP.
- Progress the facility concept and schematic design in preparation for the town planning application.

### Project timeline:

- 1 Site identification Completed
- 2 Site due diligence Completed
- 3 Concept and schematic design Commenced
- 4 Town planning and zoning approval July 2024
- 5 Detailed design August 2024
- 6 Procure and appoint a construction firm. November 2024
- 7 Construction commences. December 2024
- 8 Construction concludes. September 2025
- 9 Handover of facility October 2025

# VICSES facility types

In our last update we explained concept designs, which is a standardised layout for new VICSES unit facility types. Concept designs have now been developed and endorsed for five different unit types, but why do we need different 'types'?

As you know, not all VICSES units have the same requirements or responsibilities. The concept designs have been developed to align with the requirements of different types of units, so it's not just about having a bigger facility to accommodate more volunteers, it's about ensuring that each facility is fit-for-purpose and will allow you to focus on the critical work you do in supporting your community and other Emergency Service Organisations. VICSES HQ considers these requirements and responsibilities when determining the type of new facility, a unit will receive. The five VICSES unit types are:



## What is the difference between unit types?

The different unit types have varying land size, number of motor bays and operational area requirements. However, there may also be constraints at a local level which means a concept design layout has to be reconfigured. For example, local (or State) planning requirements, an extra motor bay or two-storey instead of a single-storey building. These variations are actioned in the schematic design phase, to ensure they meet the needs of the relevant unit, so some units may end up as a hybrid VICSES unit type.

### **Our unit is getting a type A but we think we need a type B, who can we speak to about this?**

VICSES HQ is responsible for determining the type of unit that will be constructed, which will be communicated to you once the schematic designs have been approved. If you think your unit's operational requirements and responsibilities do not align with the allocated unit type, please contact your Regional Manager in the first instance.

### **Our site is big enough to fit a Type C, so why are we only building a Type B?**

It's not about building the biggest facility that will fit on a site, it's about building a fit-for-purpose facility. Maintaining a larger-than-required building can be expensive and doesn't make sense operationally. Additional land also provides greater space for training and potential expansion if operational requirements increase in the future.

### **The unit type selected for our unit does not have enough motor bays for all vehicles to be stored on-site.**

An audit of your unit's equipment and motor vehicles may be necessary to determine whether your unit requires a larger unit type or you simply have surplus vehicles or equipment based on your operational needs.

### **We have a small volunteer base, but we operate in a growth corridor, how can we ensure that we won't outgrow our facility in a few years?**

Future-proofing is a key component of the concept designs. For example, a Type B can be extended to a Type C later if required. When determining the type of unit that will be constructed, VICSES HQ considers many factors, including environment, operational requirements and forecast population growth and development.

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