

[REDACTED]

From: [REDACTED]
Sent: Monday, 31 March 2025 3:38 PM
To: Genna Walkley (VPA)
Cc: [REDACTED]
Subject: re: Melton East PSP - DJCS justice and emergency services agency responses
Attachments: VICSES and Fire Agencies Land acquisition requirements for emergency services.xlsx
Categories: Orange category

Good afternoon Genna, hope you are well.

Thank you for providing the opportunity for DJCS to express interest from justice and emergency services agencies in servicing the Melton East PSP. Please note our agency responses below.

Fire Services: There is a need for a fire services facility in the Melton East PSP to respond to the projected growing demand. As VPA is aware, ~~of~~ there is overlap between the fire services agencies' boundaries CFA and FRV.

Both agencies have expressed interest and presented different, but nearby, options for a proposed facility. In previous correspondence, VPA mentioned they had met with both agencies to better understand and resolve the boundary issue. To support a comprehensive and aligned response, we would appreciate if you can please advise outcome of these discussions.

If VPA and the agencies have not resolved which agency will service the PSP please let us know as DJCS will need to work with the fire agencies to agree on the service delivery approach for the PSP and where the facility would be best located. Below are the options we received from our fire services agencies. FRV is happy with the existing location identified in the PSP, whereas CFA has proposed a new nearby location. As mentioned above, we will need to discuss with agencies to determine an agreed location.

Potential option 1: A fire services facility located in the southeast of the PSP (cnr Taylor and Leakes Road) is the preferred location for fire and rescue services based on projected population density, as it would best enable a timely response to the anticipated future demand. The location would require a cross over and traffic light management.

The proposed esf site to the northwest of the PSP, has not been proposed as a preferred location.

Potential option 2: The site preference is in Rockbank North close to or on the intersections of Beatty and Leakes Roads.


VICSES: VICSES requires 0.5 hectares to service the PSP which can ~~could~~ be placed in already reserved land for emergency services northwest of the PSP.

VICPOL: No interest.

Please reach out if you have any questions.

Kind regards,



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Land acquisition requirements for emergency services

Agencies: State Emergency Service (VICSES), Country Fire Authority (CFA), Fire Rescue Victoria (FRV)

Requirement	VICSES	Priority	CFA	Priority	FRV	Priority
Area	~2,000 sqm for a smaller facility (satellite) ~3,000-6,000 sqm for larger units	High	A corner block with a size between 4,000 – 6,000m2 to allow for required station typology size	High	> than 5,000 sqm	High
Frontage / road	Direct access onto arterial, primary or connector road: >80 metres frontage 50 metres minimum frontage	High	Minimum frontage 50m - Optimal frontage 80 m	High	Direct access to connector or arterial road: (north-south and east-west connection)	High
			Frontage or proximity to an arterial/connector road with the ability for traffic to merge safely	High	Close to highways/freeways (with both on and off-ramp access preferred to enable quick dispatch in all directions) and main roads	High
					Ramped entry and exit access or flat entry/exit (ensure truck doesn't bottom out when entering/exiting site)	High
					Corner block/dual frontage block	High
					Road suitable for heavy vehicles	High
					Avoid blind-spots or potential risks when vehicles entering/exiting site	High
					Slip lanes for high-speed roads (>80kmh)	High
Location	Non-residential minimise sensitive interfaces, to allow for afterhours training	High	Good access and egress to the site to support brigade response requirements	High	In optimal location to meet projected demand and state control priorities (highest achievable within the MA) that avoids high congestion/foot traffic, traffic management devices, school zones, public transport etc	High
	High visibility and exposure to engage volunteers	Medium	Non-residential A location some distance away from busy community infrastructure, such as shops and schools (to reduce pedestrian and vehicular traffic risk during peak times)	High	Medium to high visibility exposure	High
	In proximity to commercial or civic precinct to facilitate rapid response	Medium	High visibility and exposure to engage volunteers	Medium		
			Flood zone Preference not to be located in a flood zone	Medium		
			Feasibility of ESO co-location within one site depends on individual service response requirements and catchment constraints (to be negotiated with ESOs on a case-by-case basis)	Medium		
			Ensure location allows for appropriate coverage for industrial areas when located in and near employment / industrial precincts	High		
			To be located within reasonable proximity to the town or major activity centres, major infrastructure, and high-risk areas such as employment/industrial precincts, heavy-traffic areas or schools	Medium		
			To be located so as to provide the most efficient use of fire services' resources including consideration of current and likely FRV district boundaries	High		
			Surrounding street network supports inbound and outbound access	High		
			Avoid proximity to educational centres including day care and after school care, any use that could impact traffic flow	High		
			Consider infrastructural barriers that could inhibit ability to meet response times for example, level crossings, train lines, speed-humps, low-height tunnels or bridges, roundabouts	High		
			Existing services Connection to services such as sewer, water, power, storm water, telecommunications, RFI reception, and other utilities to avoid use of septic systems, underground water tanks and other solutions that add cost and constrain use of site. Utility services must be available or proposed to be delivered to the site to ensure that the site will be suitable for emergency service usage.	High		
	Enabling infrastructure such as drainage, footpaths, paved roads, vehicular crossovers, kerbs and channels to be in place or provision planned	High				
Development constraints	Existing services Connected to reticulated sewerage, drainage, stormwater, electricity, and other utilities	High	Does not contain: Significant trees or vegetation requiring State or Australian government environmental approvals or offsets	High	Existing services connected (or planned connection with compatible delivery timeframes) to reticulated sewerage, drainage, stormwater, electricity, and other utilities (with existing funding source)	High
	Does not contain: •Native vegetation, significant biodiversity •Aboriginal cultural heritage •Contaminated land (PFAS, asbestos)	Medium	Avoid heritage features (including sites of Cultural Heritage Sensitivity), site slope, extreme topographical features involving extensive on-site earthworks, contamination, erosion, fill, easements, flooding, bushfire risk or other features that would lead to complicated design solutions or otherwise increase the cost of building on the site.	High	Does not contain: • Native vegetation • Aboriginal cultural heritage • Contaminated land	Medium
	Flat topography facilitate radio/comms, minimal site cut/fill	Medium	Vacant site cleared of all substantial improvements and encumbrances	Medium	Flat topography	Medium
	Vacant site cleared of all substantial built assets	Medium	Single parcel of land that is of regular (square or rectangular) shape	Medium	Site cleared of all built assets	Low
	Encumbrances Minimal easements restricting development area	Medium			Geotechnical conditions conducive to station build	Medium
					Fibre access to the site to support technical requirements	Medium
					Sufficient services water supply/pressure electricity capacity to draw from and recharge (future supply and charging requirements)	Medium
Tenure	Freehold ownership or public freehold. Unreserved Crown land is undevelopable	High	Freehold ownership	Medium	Freehold property ownership or long term tenure in line with building lifecycle (40-50 years)	Medium
Town Planning	Does not contain development services schemes requiring additional levies/payments or infrastructure	High	Avoid sites with encumbrances such as Planning Scheme overlays restricting, inh biting or otherwise causing potential delay and/or undue costs to the development. Particular overlays to be aware of are flooding overlays, bushfire management overlays and development contribution overlays (if an emergency services facility is not exempt from paying contributions)	Medium	Does not require multiple statutory approvals	Medium
	Commercial / industrial zoning "Emergency Services Facility" is <u>not</u> a prohibited use in most zones, Clause 52.30 can be applied.	Medium	Preference to not be located on a site which does not require multiple statutory approvals such as Marine and Coastal Act, Heritage Act, Environment Protection and Biodiversity Conservation Act, Native Title Act etc.	Medium	Does not contain development services schemes requiring additional levies/payments or infrastructure	Medium
	Does not contain overlays restricting, inhibiting or requiring additional levies or payments	Medium	Avoid sites that are subject to a Melbourne Water Drainage Scheme as this can add cost and additional works requirements to the project	Medium		

	Does not require multiple statutory approvals <i>Marine and Coastal Act, EPBC Act</i>	Medium	
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