

ADVERTISED PLAN



JBS&G 70076 | 174,276 (REV1)

70076_Stockland Collingwood_Planning Letter_174,276_REV1

23 March 2026

Sam Zimbler

Department of Transport and Planning (DTP) c/- Stockland Development

Via email: sam.zimbler@stockland.com.au

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Re: Environmental Assessment Outcome – 79-81 Victoria Parade, Collingwood, Victoria

Supporting State Planning Decision Through the DTP Development Facilitation Program (DFP):

Confirmation that Data Supports No Environmental Audit is Required

Dear Sam,

On the basis outlined below, it was considered that the site was not classified as Contaminated Land (consistent with the EP Act 2017 and shared definitions with the P & E Act 1987) and would not likely warrant an Environmental Audit, or a Preliminary Risk Screen Assessment (PRSA) to determine whether an Audit would be warranted.

1. Introduction

JBS&G Australia Pty Ltd (JBS&G) acts for Stockland Corporation Ltd (Stockland) in relation to the proposed development comprising high-density residential with ground-floor retail and a two-level basement at 79-81 Victoria Parade, Collingwood, Victoria. This letter is provided to support the State-level planning decision under the Department of Transport and Planning (DTP) Development Facilitation Program (DFP).

To support the application, a detailed site assessment (Detailed Site Investigation, DSI) has been completed for the subject land. The conclusions in this letter are based on:

- **JBS&G (2025).** Detailed Site Assessment (DSI) – 79-81 Victoria Parade, Collingwood VIC, dated 1 December 2025, prepared for Stockland Corporation Ltd by JBS&G Australia Pty Ltd, ref. no.: 70076 – 171,485-Rev 0 (the “Assessment Report”).

1.1 Background

JBS&G was engaged by Stockland to conduct a detailed site assessment/ DSI for the property located at 79-81 Victoria Parade, Collingwood, VIC (the site).

The assessment was undertaken with reference to the following (not exhaustive):

- *Planning and Environment Act 1987 (P&E Act)*
- *Environment Protection Act 2017 (EP Act)*
- *Environment Protection Regulations 2021*
- Ministerial Direction No. 1 – Potentially Contaminated Land
- Planning Practice Note 30 – Potentially Contaminated Land

- DTP guidance for the Development Facilitation Program (DFP).

Current Site Use: At the time of the investigation, the site was a three-storey commercial building, including a single level basement covering the entire footprint of the site. The site was occupied by Qantas/ Jetstar (office), a gym and CarePark carparking.

Proposed Site Use: The site is proposed for development. The current redevelopment masterplan includes a two-level basement, retail ground floor and high density residential from the first floor onwards.

DTP – DFP Requirements (Potential Contamination)

In context the proposed development, JBS&G was engaged by Stockland to provide an environmental contamination assessment of the site to meet the requirements of the DFP preliminary application requirements process. The Department of Transport and Planning (DTP) Preliminary Application Requirements document outlines requirements when a DFP Application is lodged with the DFP program under Clause 53.23 – Significant Residential Development with Affordable Housing, or a request to amend a planning scheme for significant residential development with affordable housing.

In particular, issue/ application requirement Item 25 of the DFP document relates to site contamination and remediation. The requirement states the following:

- Investigate potential site contaminants and identify how impacts can be avoided, managed, or mitigated to an acceptable degree.
- Identify if other (non-planning) statutory approvals are required to facilitate proposed use/ development.

The DFP document, under Item 25, provides a number of examples of documentation that may be required to meet this requirement. JBS&G has adopted an approach to undertake a Detailed Environmental Site Assessment/ contaminated land assessment, including response to Ministerial Direction No. 1 - Potentially Contaminated Land and Planning Practice Note 30 (PPN30) (i.e. this DSI, this document).

This approach has necessarily considered various environmental media (including soil, groundwater and vapour) and has provided inference relating to the contamination status of the site. Consistent with the Planning decision framework outlined in PPN30, this report has delivered conclusions, on the basis of the detailed assessment undertaken, as to whether triggers exist for more rigorous regulation of contamination, through the Planning Approval process.

2. Summary of Environmental Findings

Based on the investigation documented in the Assessment Report (JBS&G, 2025), the site does not meet the definition of “Contaminated Land” under:

- Section 3 of the P&E Act.
- Section 35 of the EP Act.

Further, the Assessment Report concludes the following:

- No contaminants were found at levels that pose a material risk of harm.
- Site conditions are suitable for the intended high-density residential and commercial use, with application of environmental duties (EP Act, 2017).
- No trigger exists for a Preliminary Risk Screen Assessment (PRSA).
- No statutory requirement exists for an Environmental Audit.

On the basis of the findings of the Assessment Report, the following planning decision outcome is considered by JBS&G to be supported:

- A PRSA is not required.
- An Environmental Audit is not required.
- The site is not considered “Contaminated Land” under the P&E Act or EP Act.

Accordingly, there are assessed to be no environmental constraints (contamination context) that would affect the State Planning Decision under the DTP Development Facilitation Program (DFP). Should the Department require further detail from the Assessment Report, or a copy of the Assessment Report (JBS&G, 2025) in its entirety, we would be pleased to provide it.

There is good confidence, supported with site specific detailed assessment data, that the land can be made suitable for its proposed use, and that residual contamination will not preclude that use.

The inherent nature of the proposed high density residential and retail mixed-use development will prevent access to underlying soils (through basement construction and concrete capping). Further, any management measures through development or occupation are not considered likely to be onerous and will not likely require any legal or regulatory mechanism specifically relating to their ongoing implementation (outside of normally expected building asset management agreements and general regulatory duties).

Environmental Duties (EP Act, 2017) form the regulatory basis for ongoing contamination risk management throughout development (such as the management of soil importation and disposal and, managing unexpected finds etc). This approach can be integrated into typical construction environmental management procedures.

JBS&G notes that, notwithstanding the above, the Planning Authority may, at its discretion, request a level of assessment to support Planning Scheme Amendments and Planning Approvals (e.g. accompanying a Planning Application) – this may take the form of a PRSA to determine whether an Environmental Audit is required, however we do not consider that it is either required nor warranted in this instance, based upon the findings from the detailed level of environmental investigations completed to date, as presented in the Assessment Report (JBS&G, 2025).

It is considered that any residual contamination that is identified can be readily managed as a function of Environmental Duties (EP Act, 2017) and standard construction management controls, given the observed absence of contamination risk (including that which would present a risk to future commercial and high-density residential occupants), and the absence of indicators of site-sourced, off-site contamination risk. Current environmental laws in Victoria (Environmental Duties) mandate an enduring requirement to manage any unexpected contamination conditions encountered during the course of site development and occupation.

*The content of this document is subject to the Limitations presented in **Attachment A**. This document should be considered with the JBS&G ‘Assessment Report’ in its entirety.*

3. Closing

We trust this Environmental Assessment Outcome summary (this document), is largely suitable for Stockland and the DTP's purposes at this time.

Should you have any queries or require any clarification, please do not hesitate to contact the undersigned on (03) 9642 0599 or 0407 885 099 or via email: csmiljanic@jbsg.com.au.

Yours sincerely:



Clinton Smiljanic
Principal
JBS&G Australia Pty Ltd

Reviewed/ Approved by:



Dr Lyndon Bell
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Attachments

Attachment A Limitations

Attachment A Limitations

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the client and other parties. The report has been prepared specifically for the client for the purposes of the commission, and no warranties, express or implied, are offered to any third parties and no liability will be accepted for use or interpretation of this report by any third party.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose. This report should not be amended in any way without prior approval by JBS&G, or reproduced other than in full including all attachments as originally provided to the client by JBS&G.

Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements or agreed scope of work.

Limited sampling and laboratory analyses were undertaken as part of the investigations undertaken, as described herein. Conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history and which may not be expected at the site.

Changes to the conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.