



22 CLEELAND ROAD
SOUTH OAKLEIGH VIC 3167
AUSTRALIA

(ACN 004 230 013)

Ref: 25082A-DE-CAN00

15th December 2025

Stockland
Level 36, 525 Collins Street
Melbourne VIC 3000
Attn: Sam Zimble

Dear Sam,

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

**ADVERTISED
PLAN**

**Stockland Collingwood
79-81 Victoria Parade Collingwood
Wind Considerations**

MEL Consultants completed a Computational Fluid Dynamics (CFD) analysis of the proposed built form for the development based on a 3D model issued on the 21st August, 2025. The results of the CFD analysis were presented in MEL Consultants document 25082A-CFD-ENV00. The CFD analysis indicated the proposed built form would not have any ground level pedestrian safety (Figure 1) exceedances and satisfy the pedestrian walking comfort criterion as a minimum (Figure 2)

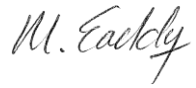
The design of the 79-81 Victoria Parade Development has been revised based on feedback from the Planning Authority and these changes are shown in Figure 3. The CFD analysis indicated the wind conditions satisfied the pedestrian safety and walking comfort criteria for the August, 2025, built form, and the Planning Authority requested modifications do not significant alter the built form, therefore the revised built form would be expected to achieve similar wind conditions as the CFD analysis.

Stockland has commissioned the wind tunnel study to quantify the pedestrian level wind conditions for a revised design and this is to be completed in 2026. This study will

analyse the design detailed in the 80% Town Planning drawing set issued 15th December, 2025, by Wardle.

If there are any queries, please contact MEL Consultants.

Yours sincerely,

A handwritten signature in cursive script that reads "M. Eaddy".

M. Eaddy

MEL Consultants Pty Ltd

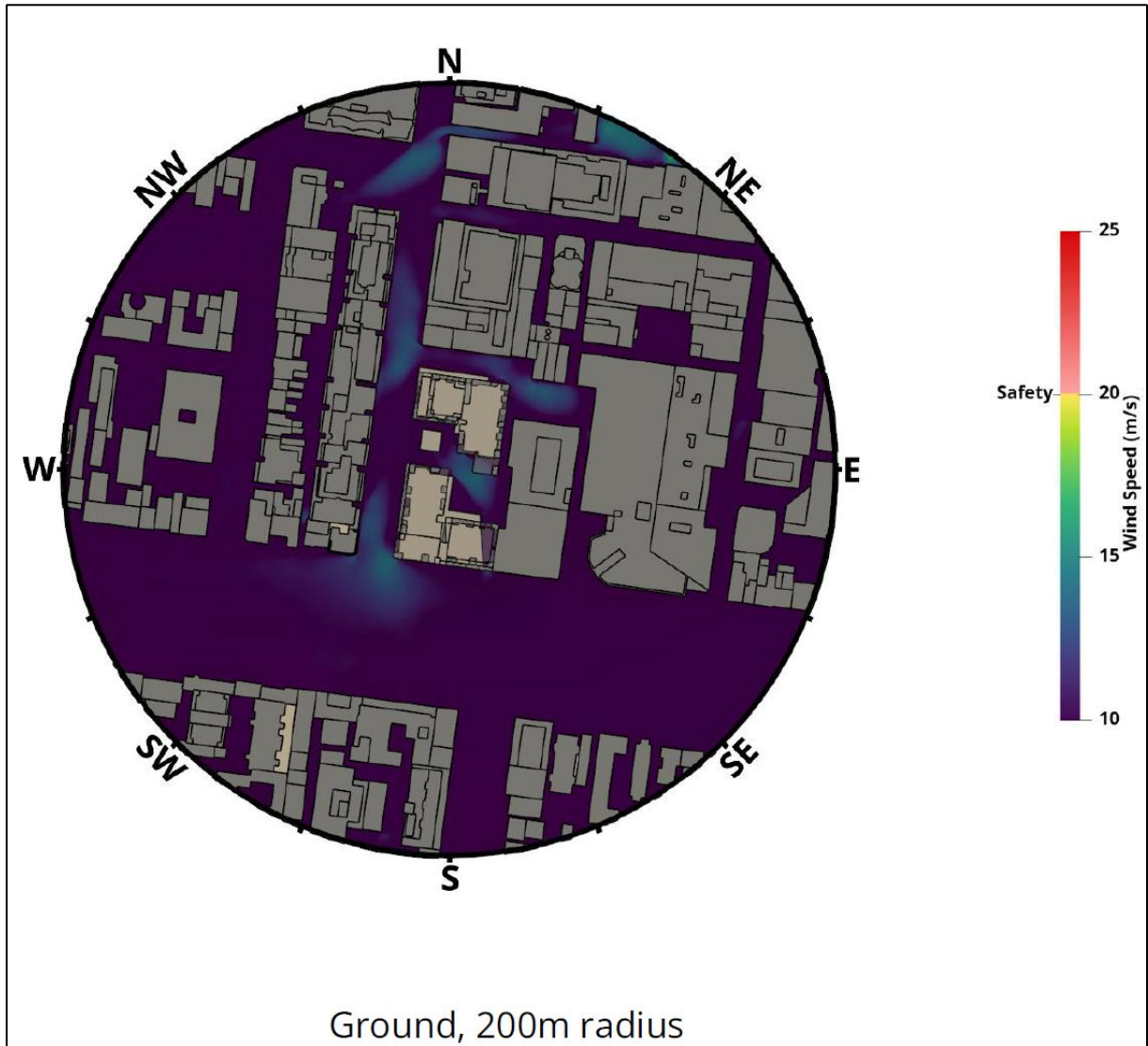


Figure 1 Pedestrian Safety – Ground Level

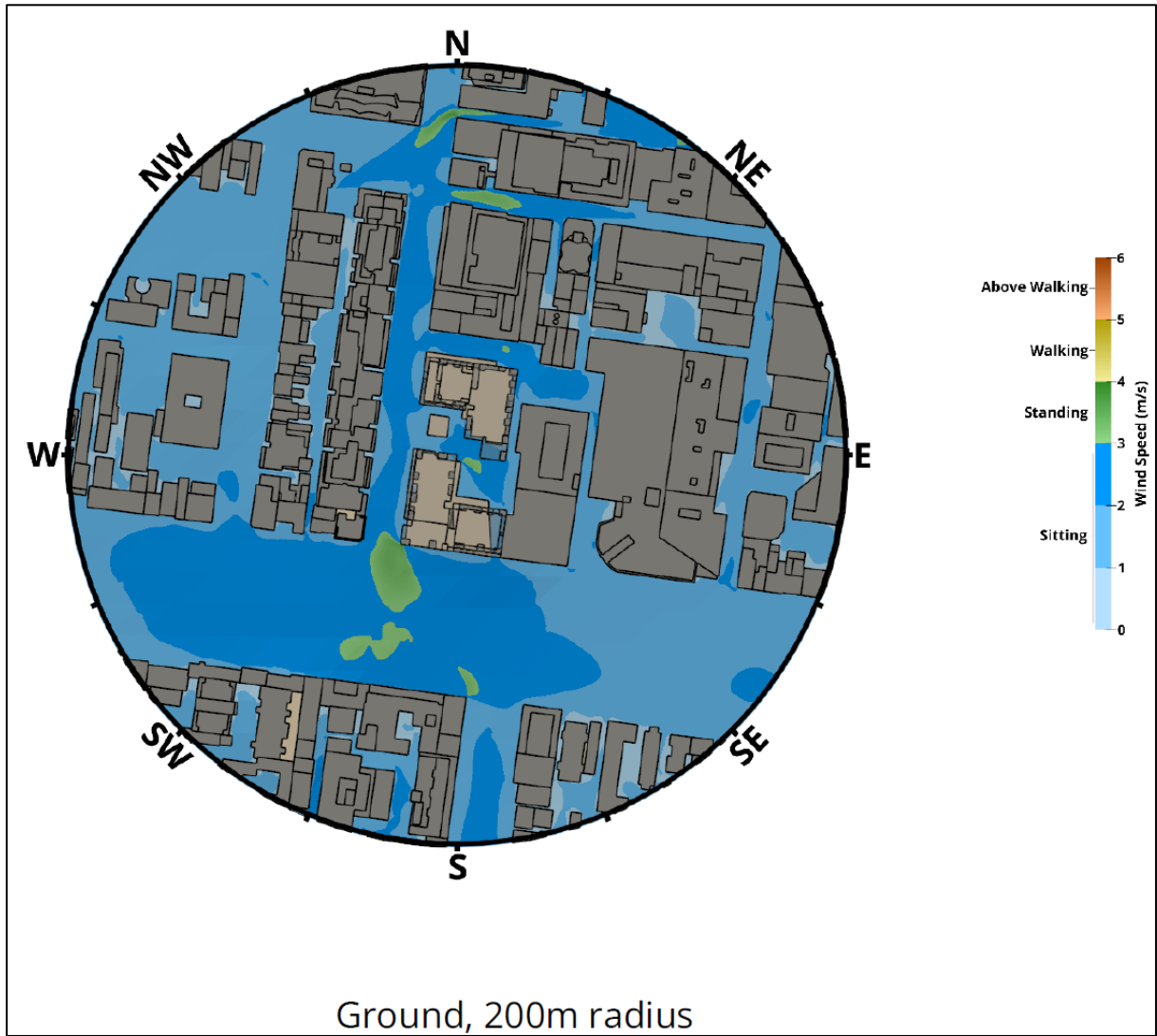


Figure 2 Pedestrian Comfort – Ground Level

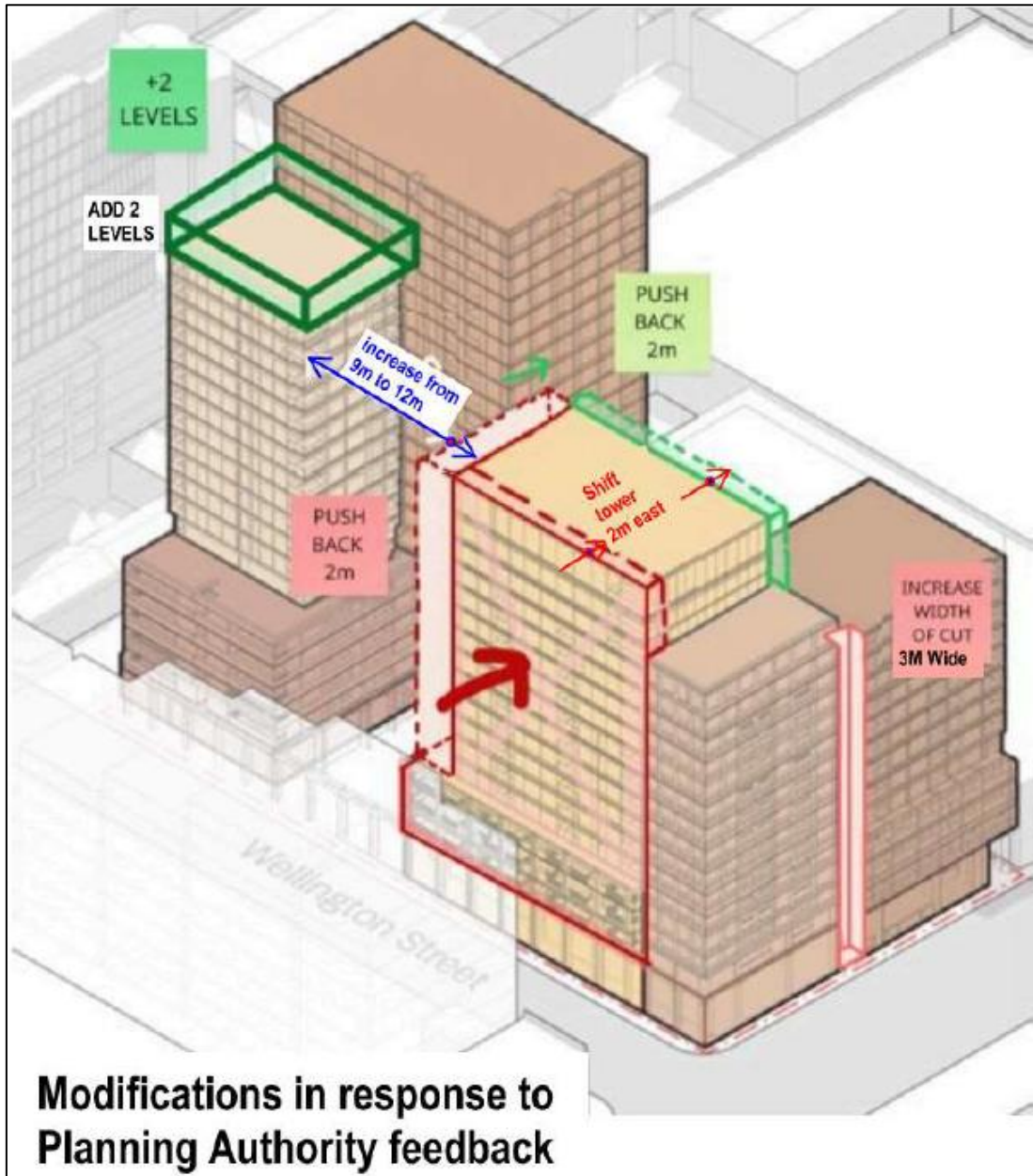
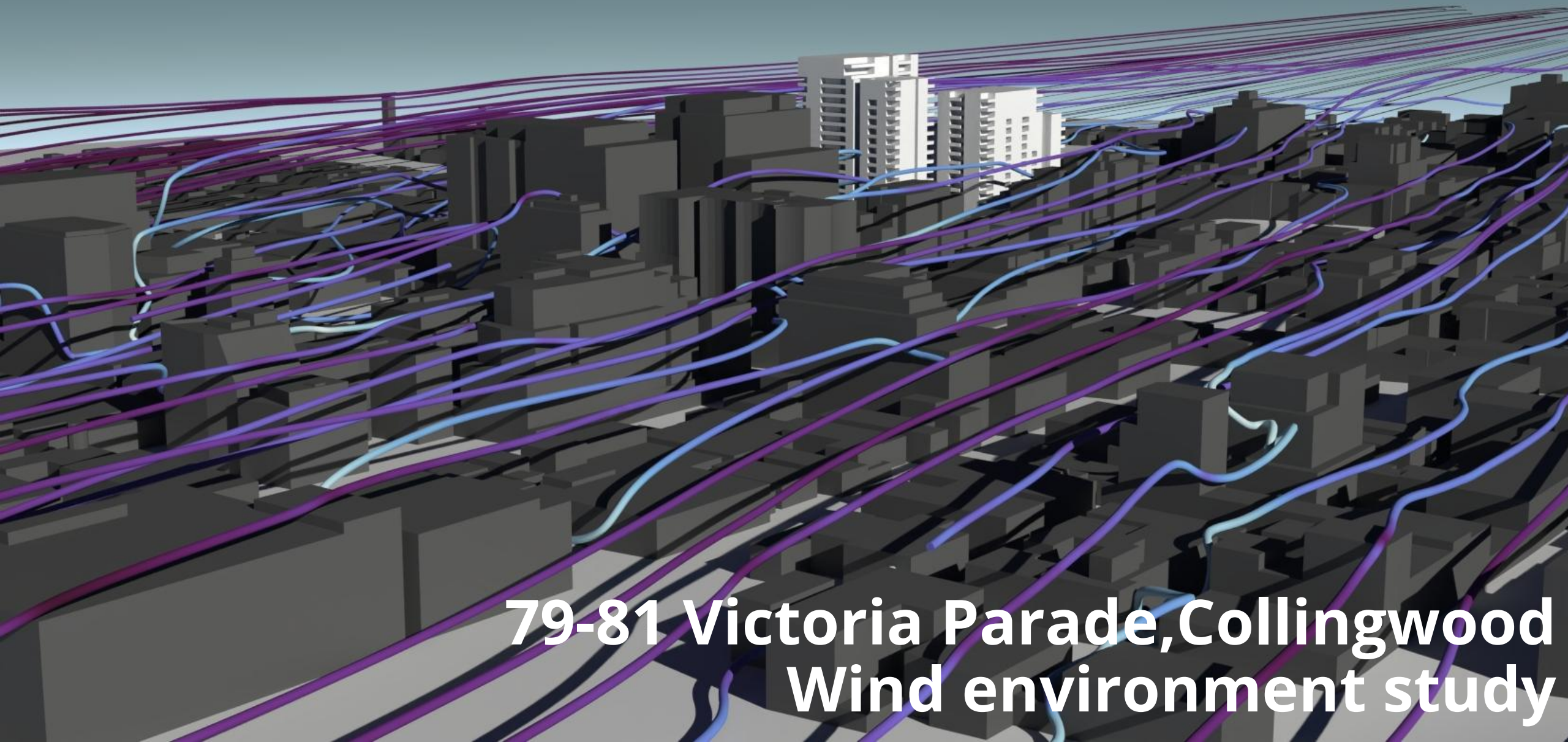


Figure 3 Planning Authority requested modifications



**79-81 Victoria Parade, Collingwood
Wind environment study**

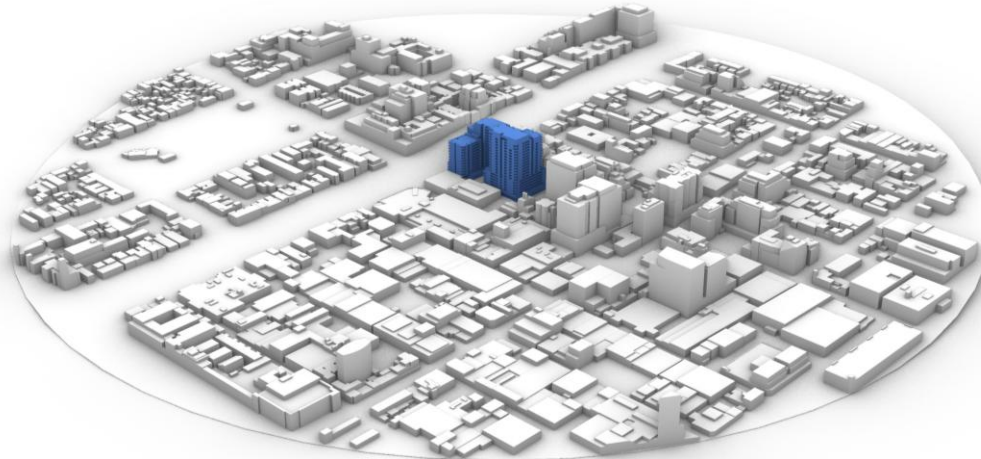
GEOMETRY



View from east



View from southwest



View from north

Technical details:

Configuration

One configuration: baseline (16 directions)

CFD Model Size

0.5km radius

Modelled

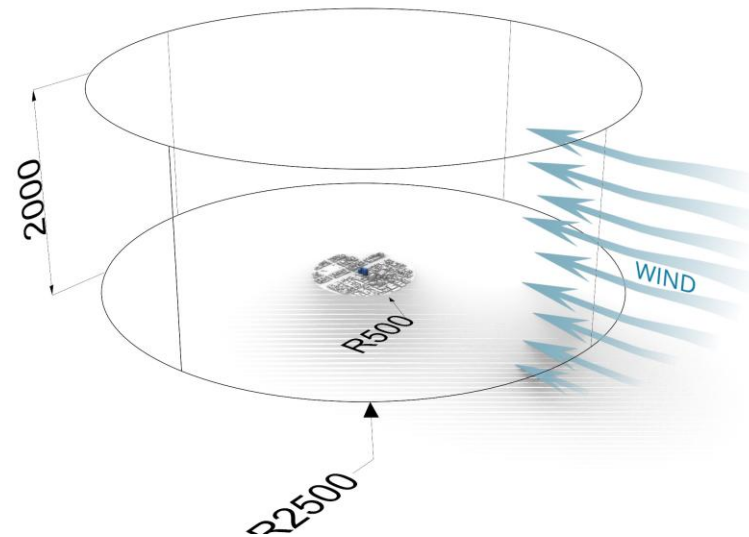
Terrain, existing/under construction buildings and permanent structures to (no soft landscaping or vehicles)

Boundary Layer

Terrain Categories: 3 (all directions)

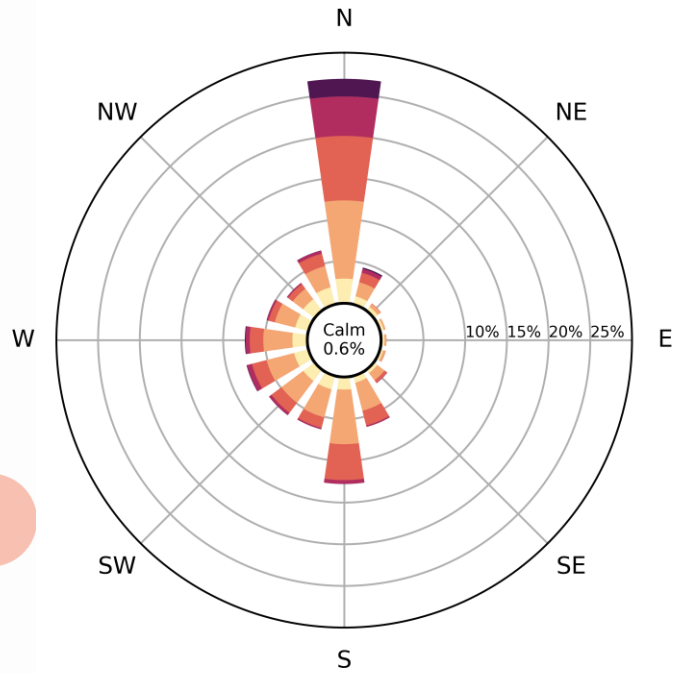
Model

RANS customised k-epsilon turbulence model

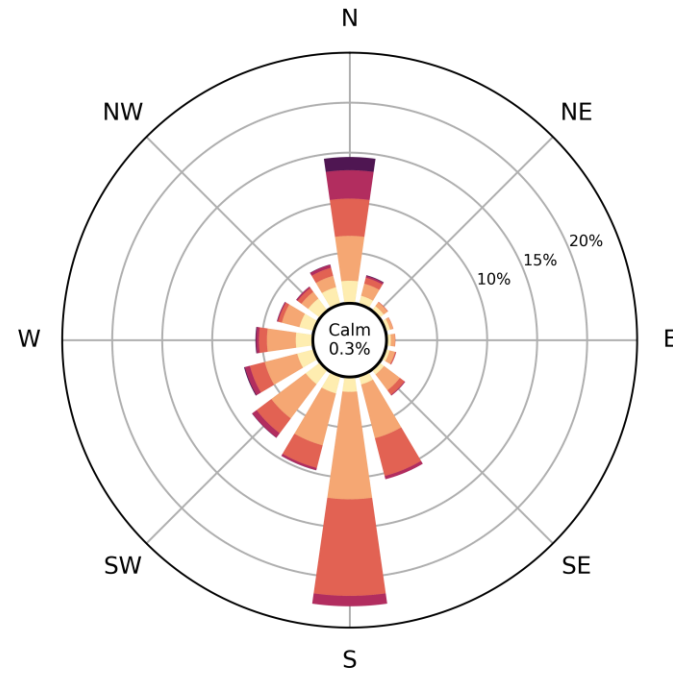


CLIMATE - All Hours

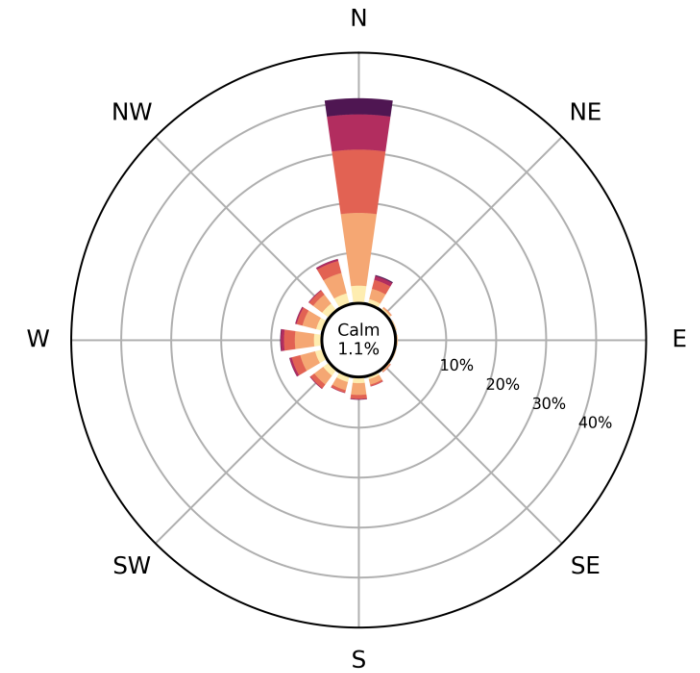
Annual



Summer



Winter



Location: Melbourne Airport
 Years: 2000 to 2021
 Data Set: BOM 1 Minute
 Corrected to: TC2 @ 10m

WIND IMPACT ASSESSMENT

Planning Scheme Clause 58.04-4 – Yarra City Council

Unsafe wind conditions (Mandatory)

Annual maximum 3 second gust wind speed exceeding 20 metres/second with a probability of exceedance of 0.1% considering at least 16 wind directions.

Comfortable wind conditions

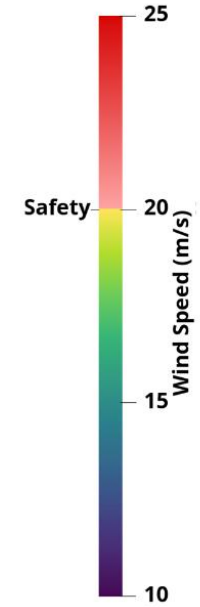
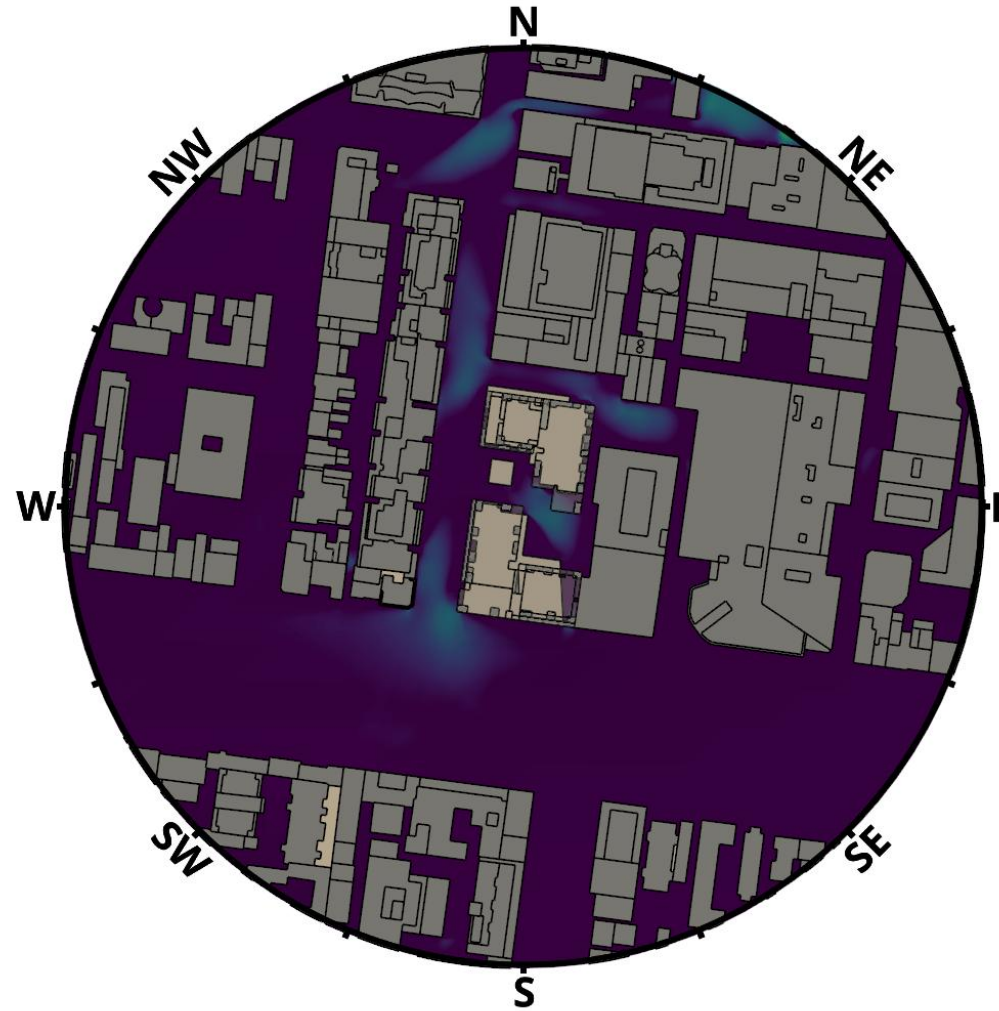
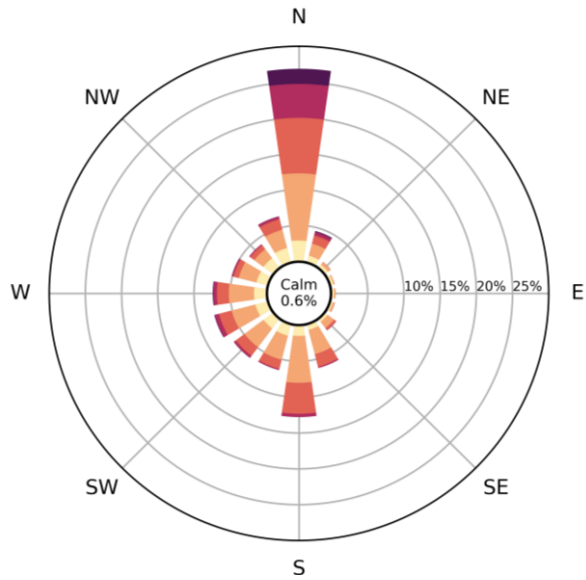
Hourly mean wind speed or gust equivalent mean speed (3 second gust wind speed divided by 1.85), from all wind directions combined with probability of exceedance less than 20% of the time, equal to or less than:

- 3 metres/second for sitting areas
- 4 metres/second for standing areas
- 5 metres/second for walking areas

Baseline - Safety Annual -
Combined

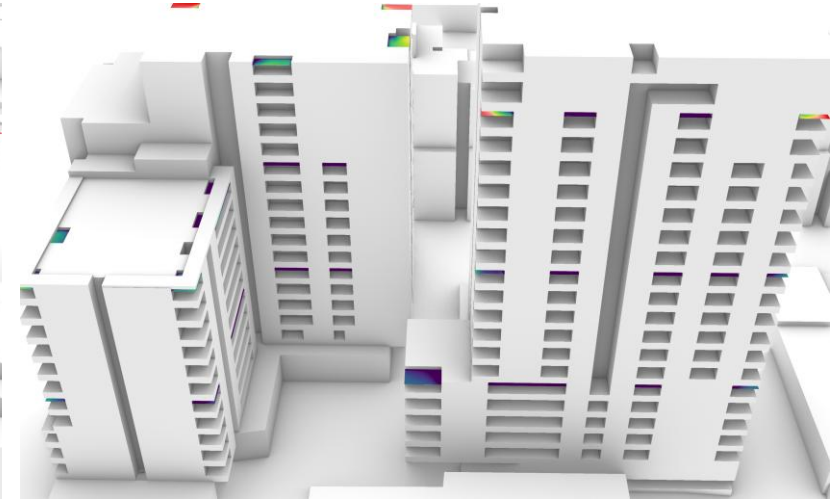
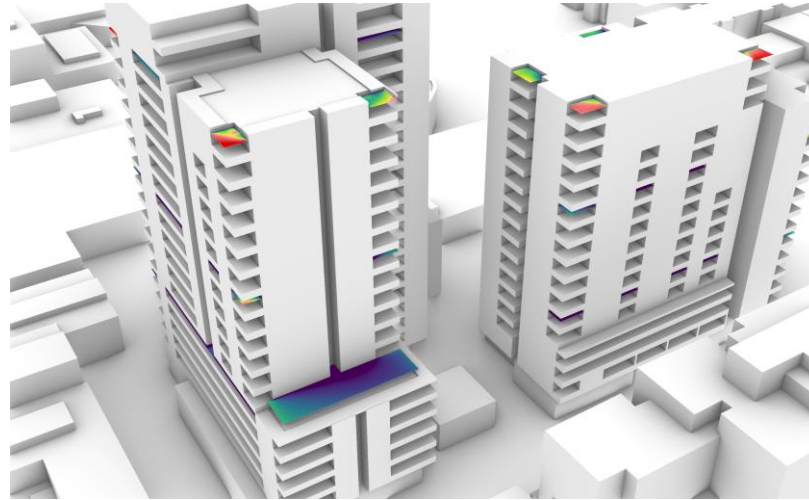
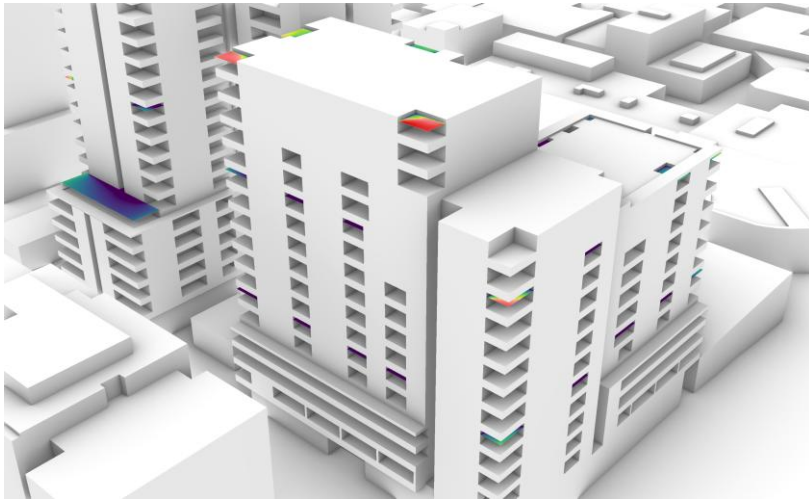
COMBINED WIND DIRECTIONS - SAFETY CRITERIA - PLANVIEW - ANNUAL

Baseline



Ground, 200m radius

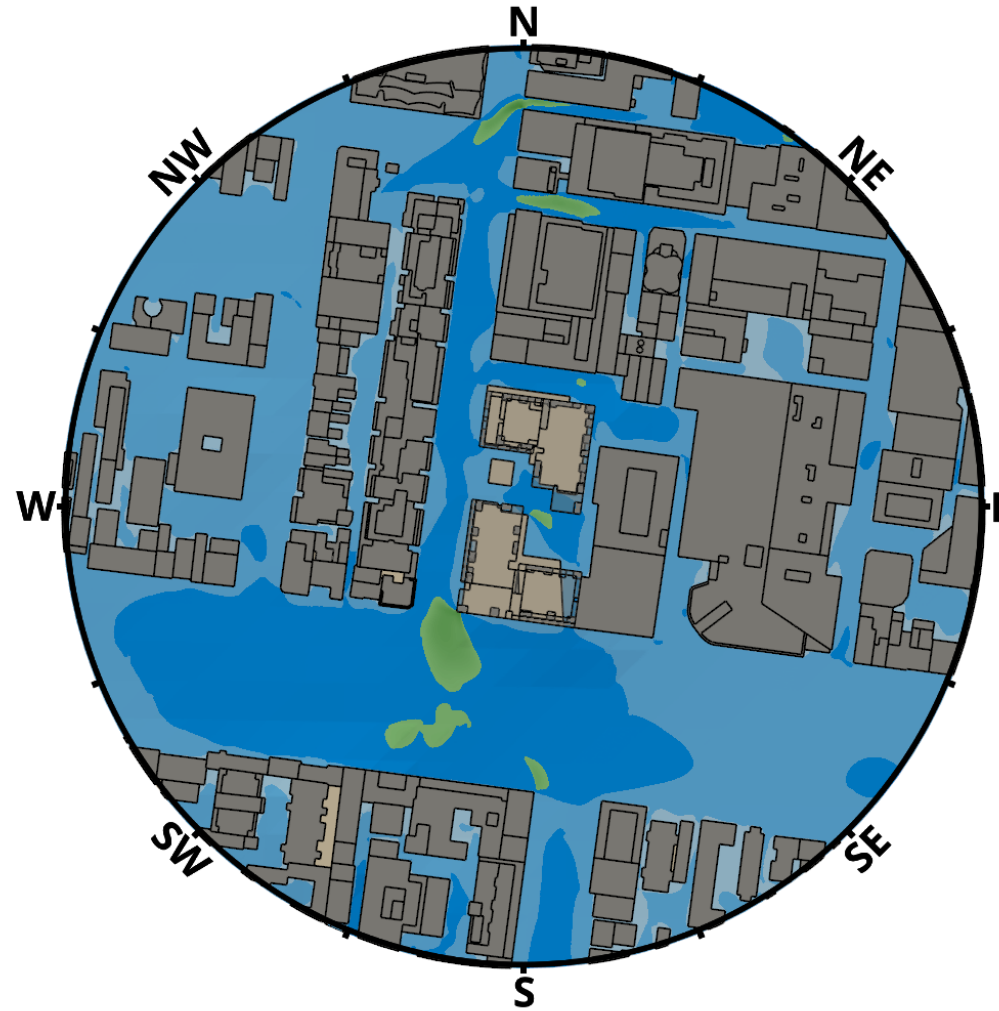
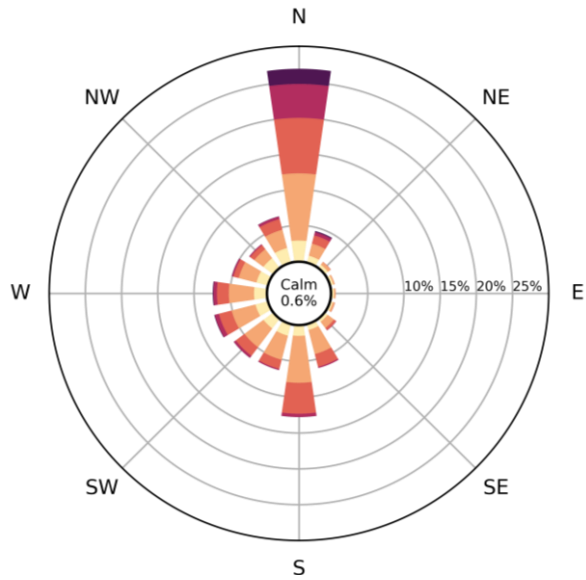
COMBINED WIND DIRECTIONS - SAFETY CRITERIA - PLANVIEW - ANNUAL



Baseline - Comfort Annual -
Combined

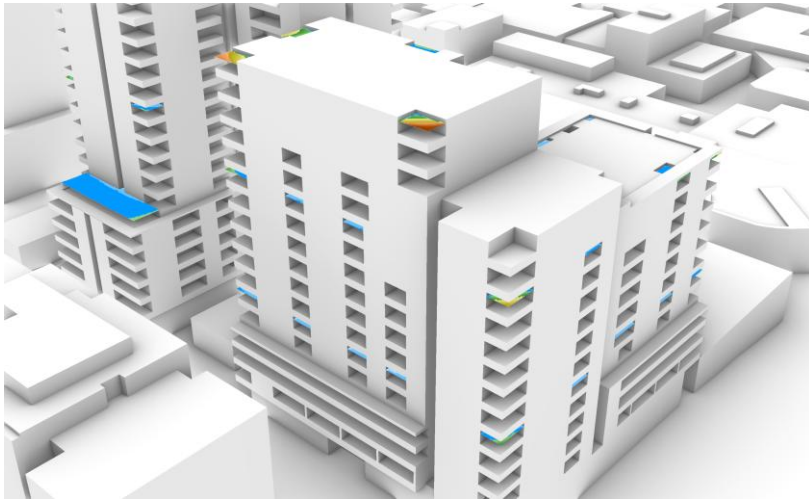
COMBINED WIND DIRECTIONS - COMFORT CRITERIA - PLANVIEW - ANNUAL

Baseline

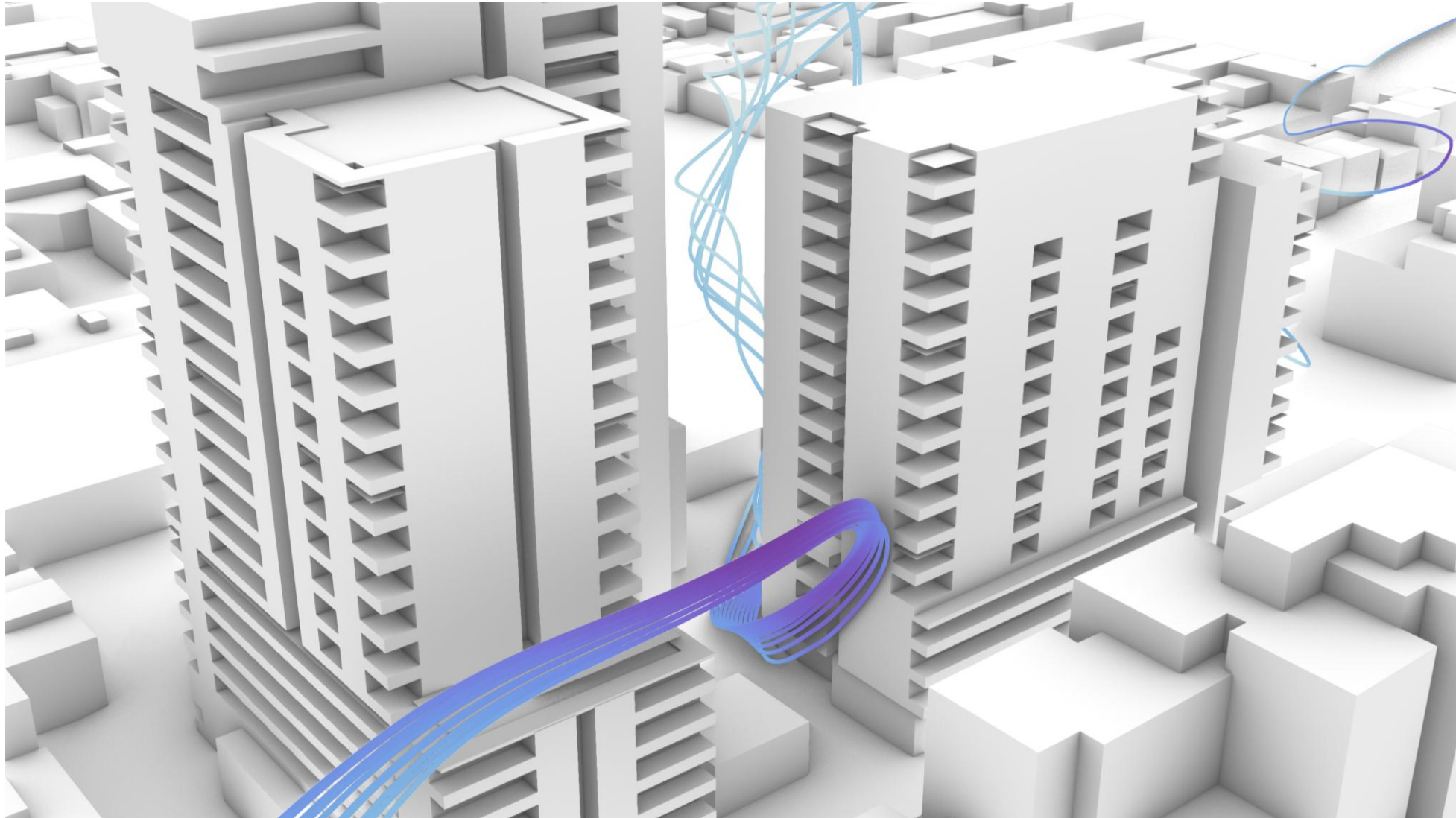


Ground, 200m radius

COMBINED WIND DIRECTIONS - COMFORT CRITERIA - PLANVIEW - ANNUAL



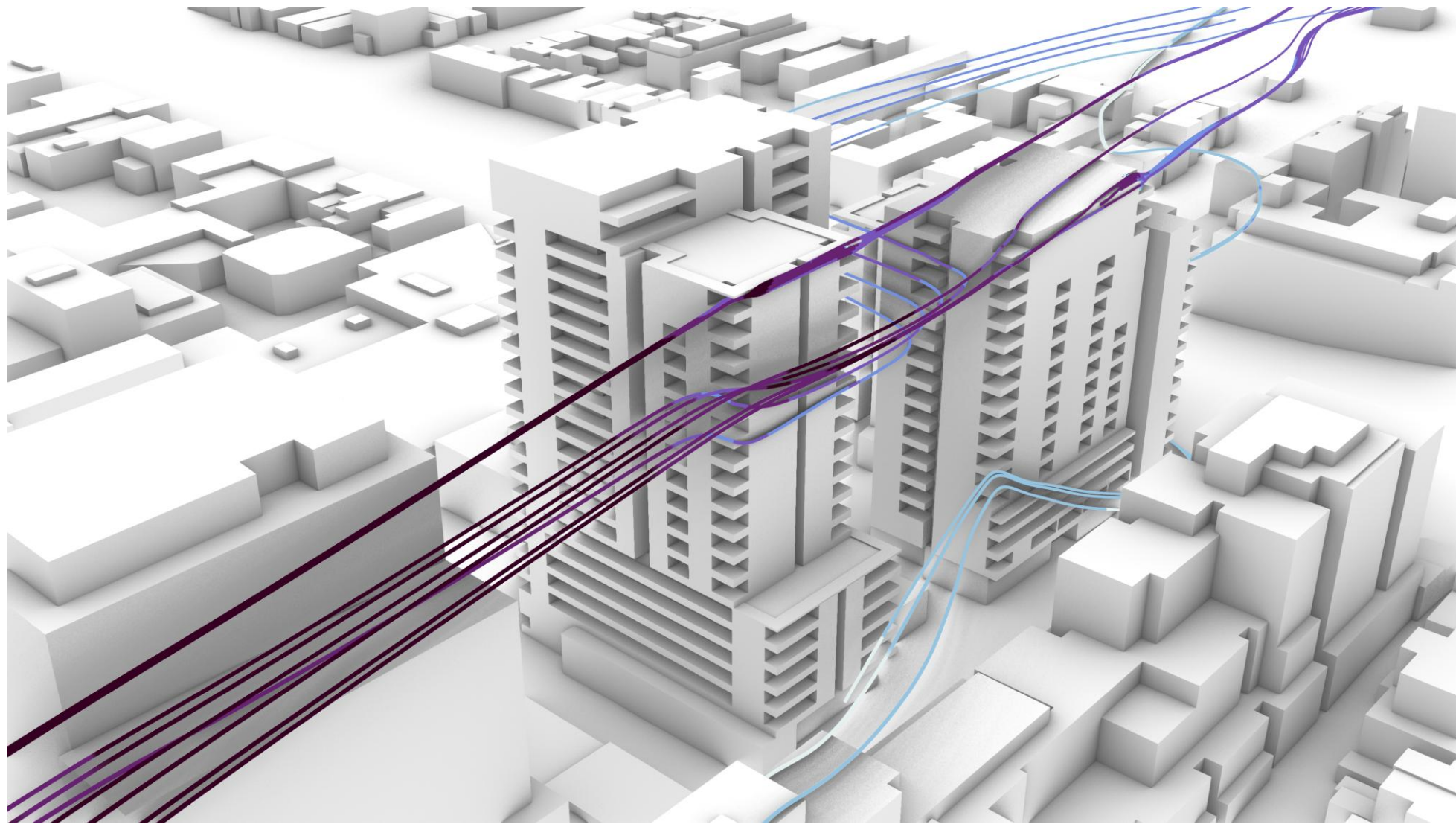
NORTH WIND DIRECTION - STREAMLINES



WEST WIND DIRECTION - STREAMLINES



NORTH WIND DIRECTION - STREAMLINES



Conclusions

- There are no exceedances of the safety criterion at ground level however there are exceedances of the safety criterion on upper private balconies
- At ground level, the sitting criterion is satisfied across most of the site, with an area between the two towers achieving the standing criterion (due to contributions from most westerly wind directions)
- On private balconies, the standing and above standing criterion is achieved on upper private balconies

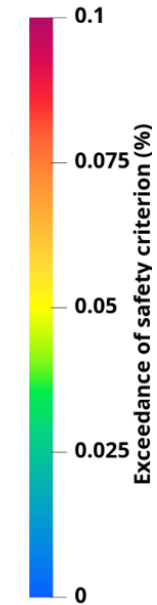
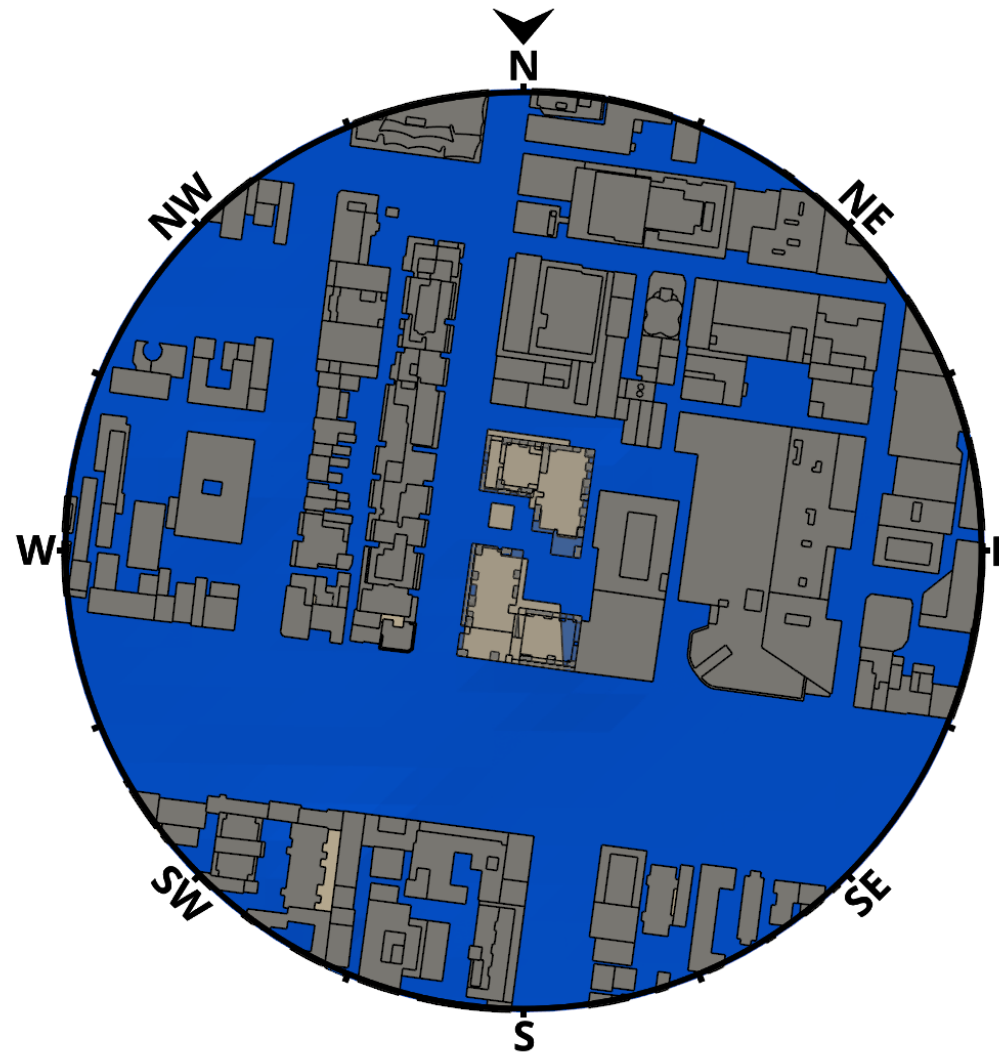
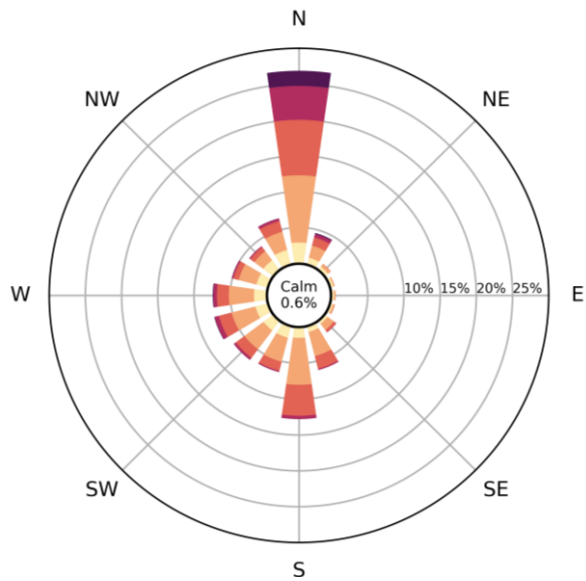
THANK YOU



Baseline - Safety Annual -
Directional Contributions
(sum of exceedances = combined annual)

SAFETY CRITERIA - NORTH CONTRIBUTION - PLANVIEW - ANNUAL

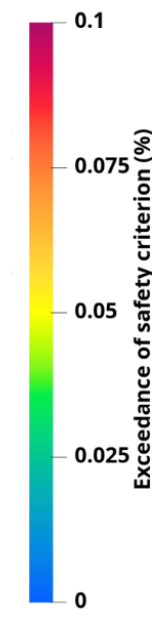
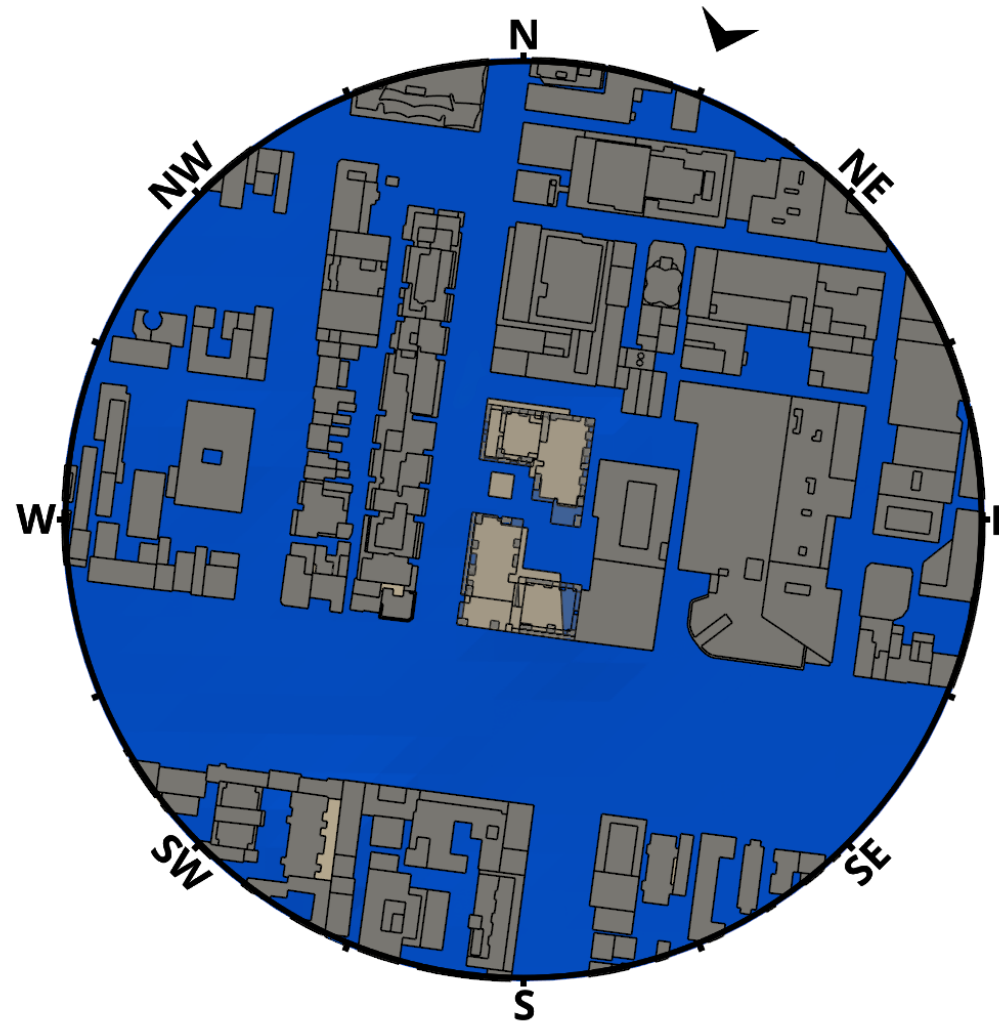
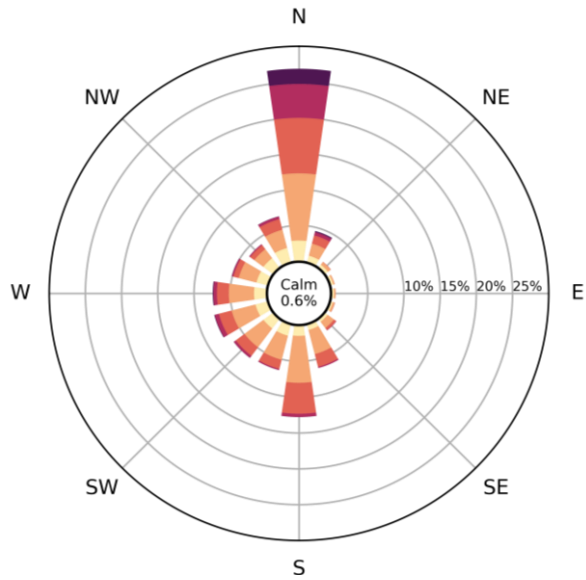
Baseline



Ground, 200m radius

SAFETY CRITERIA - NORTH-NORTHEAST CONTRIBUTION - PLANVIEW - ANNUAL

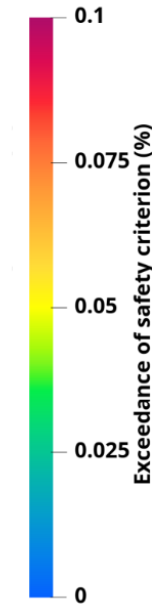
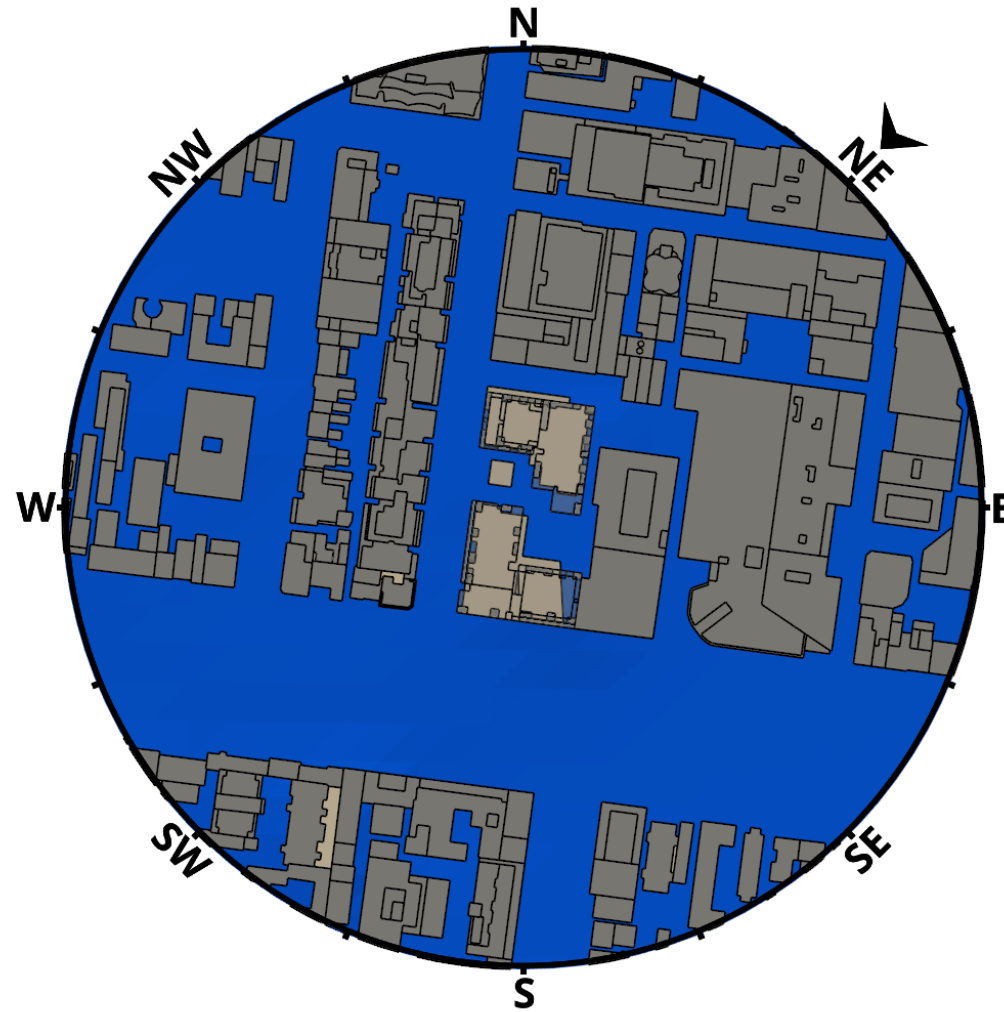
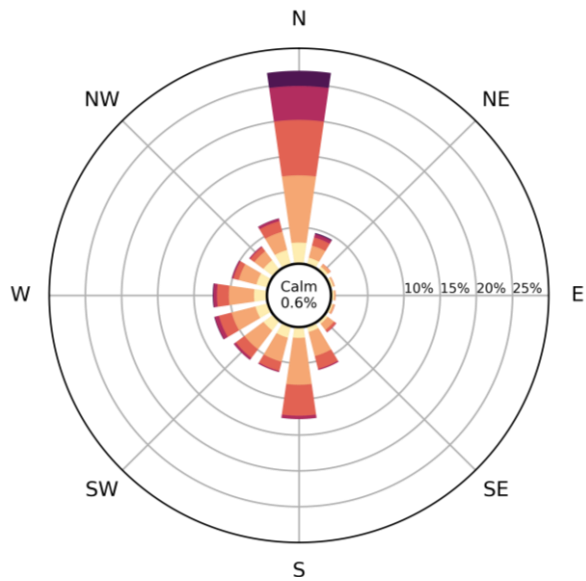
Baseline



Ground, 200m radius

SAFETY CRITERIA - NORTHEAST CONTRIBUTION - PLANVIEW - ANNUAL

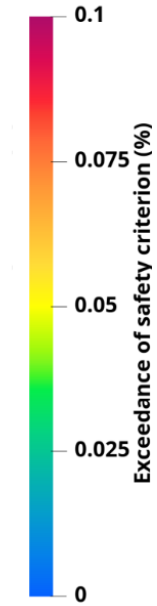
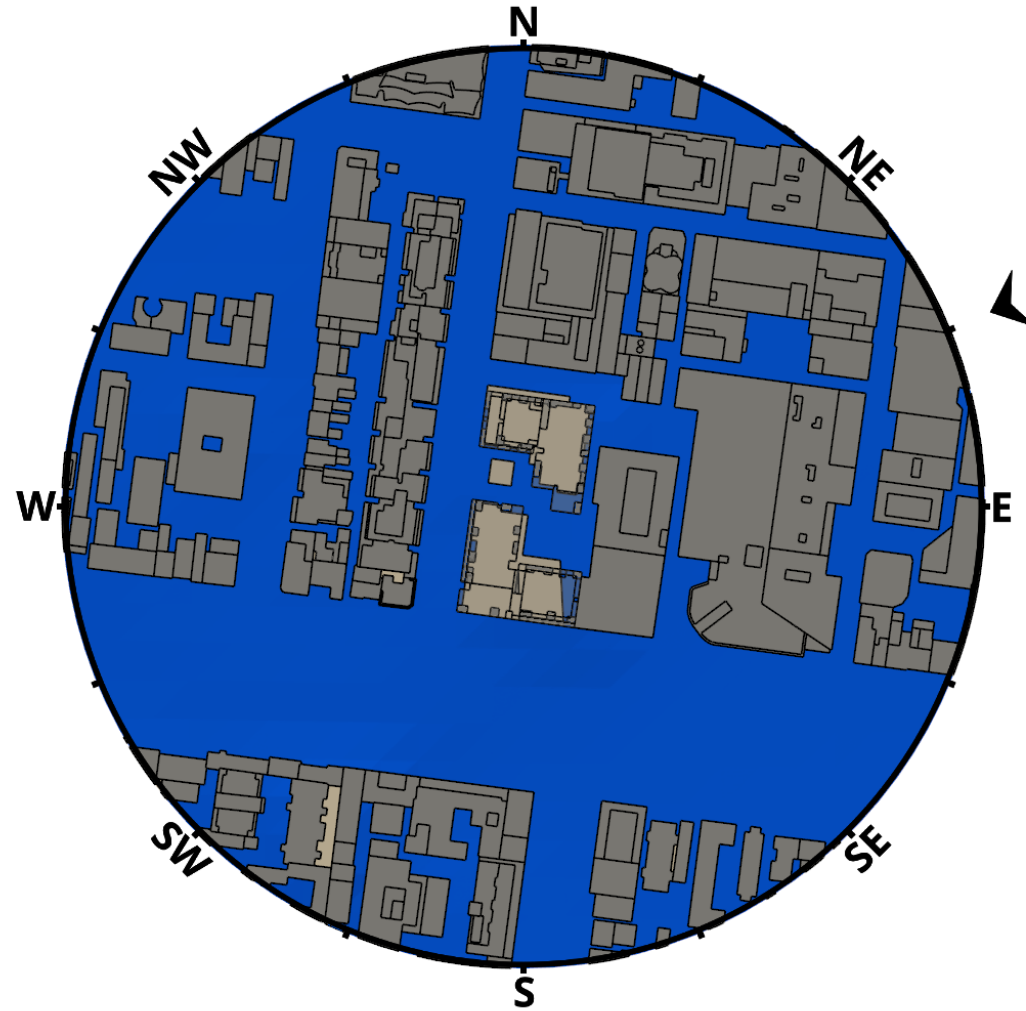
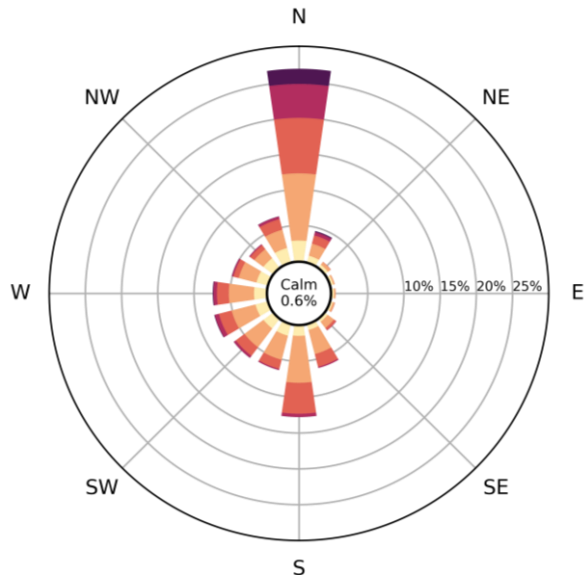
Baseline



Ground, 200m radius

SAFETY CRITERIA - EAST-NORTHEAST CONTRIBUTION - PLANVIEW - ANNUAL

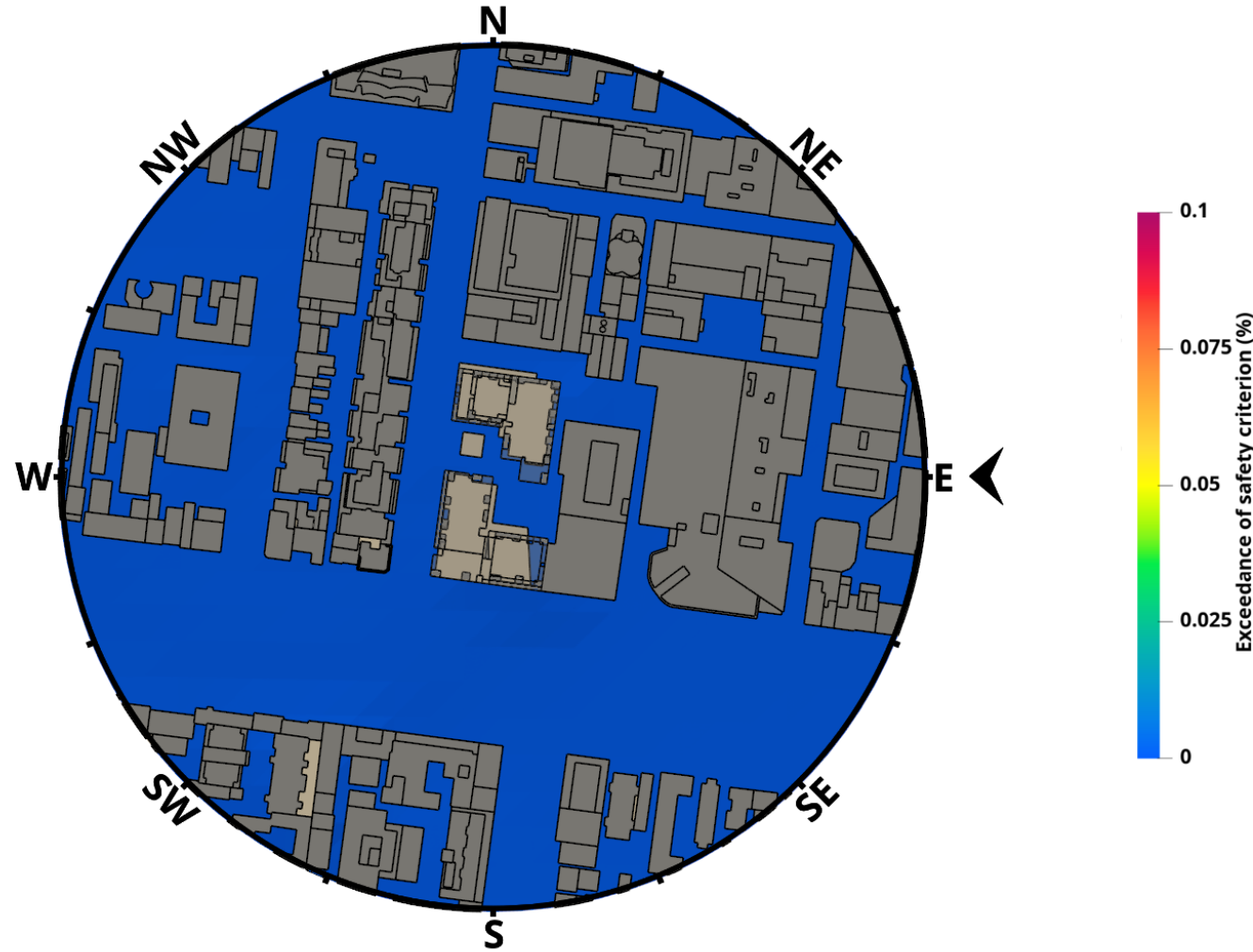
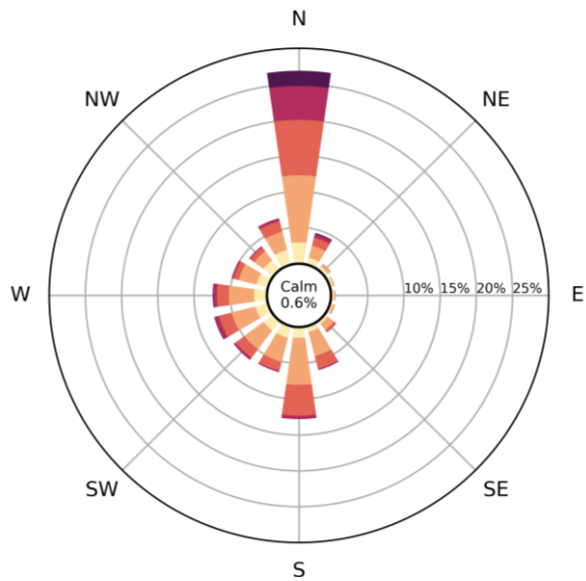
Baseline



Ground, 200m radius

SAFETY CRITERIA - EAST CONTRIBUTION - PLANVIEW - ANNUAL

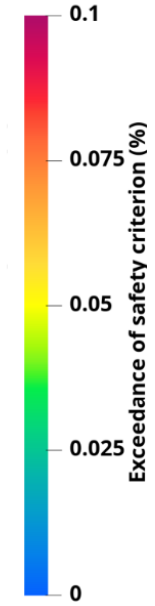
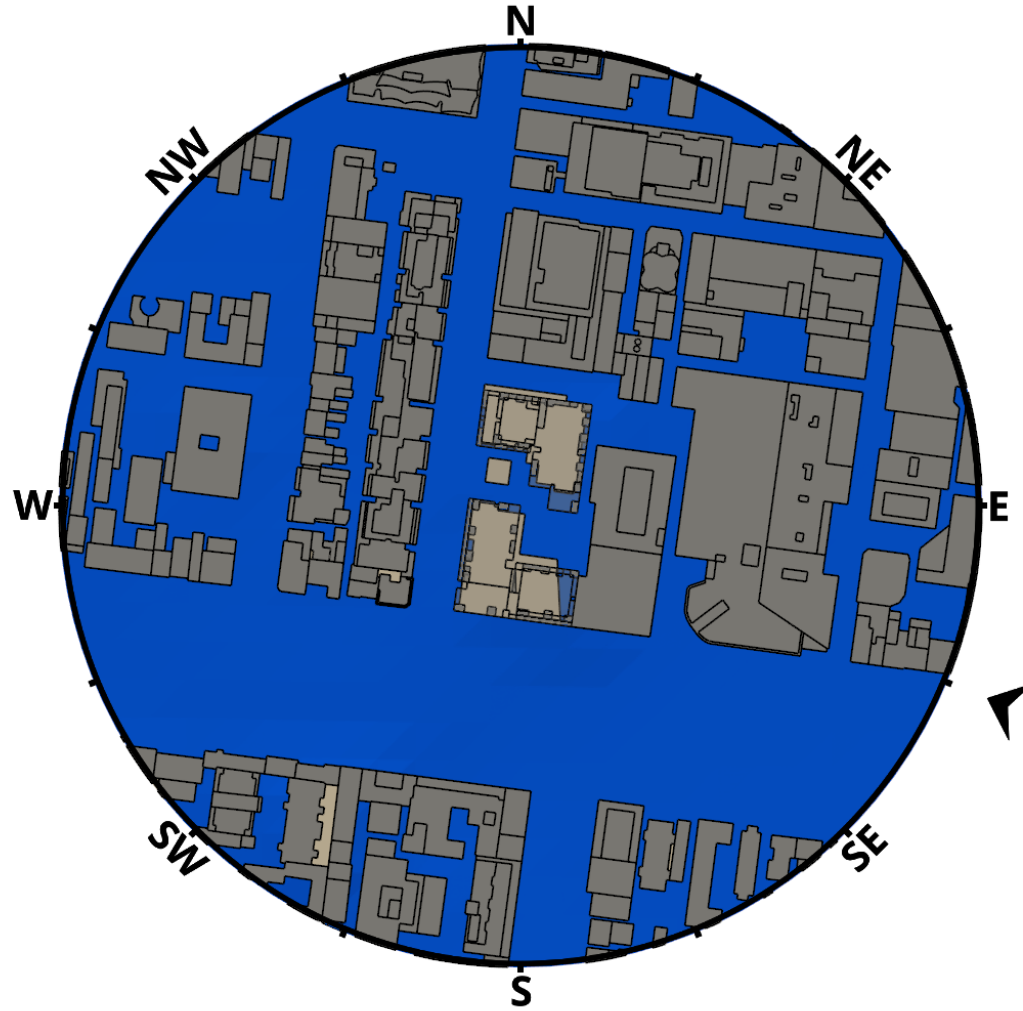
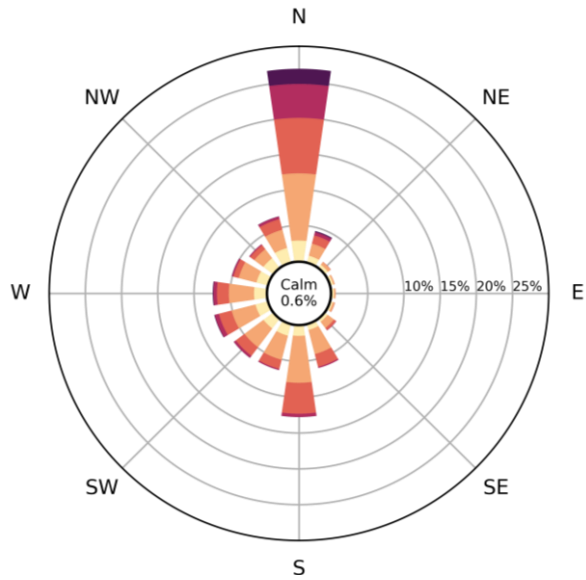
Baseline



Ground, 200m radius

SAFETY CRITERIA - EAST-SOUTHEAST CONTRIBUTION - PLANVIEW - ANNUAL

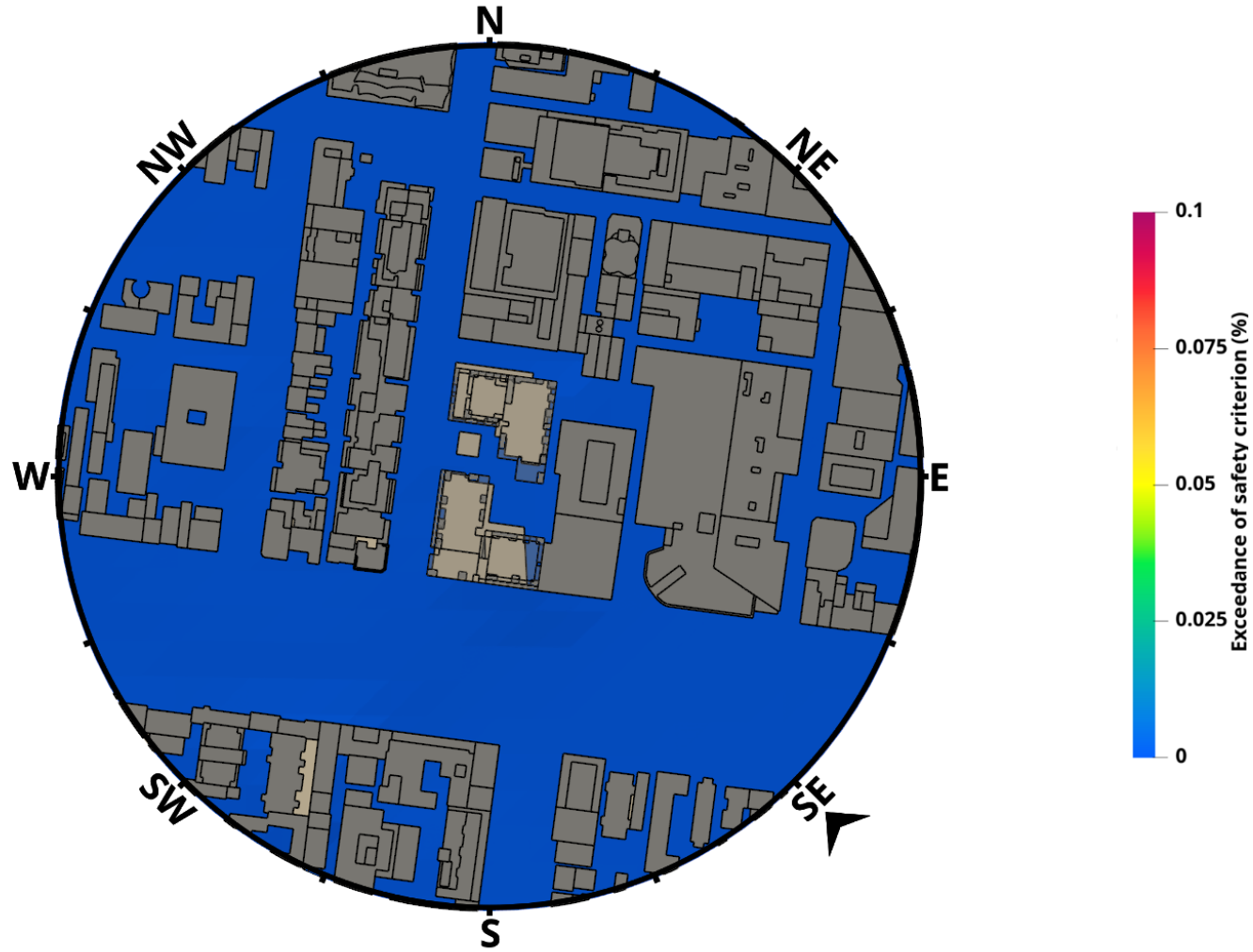
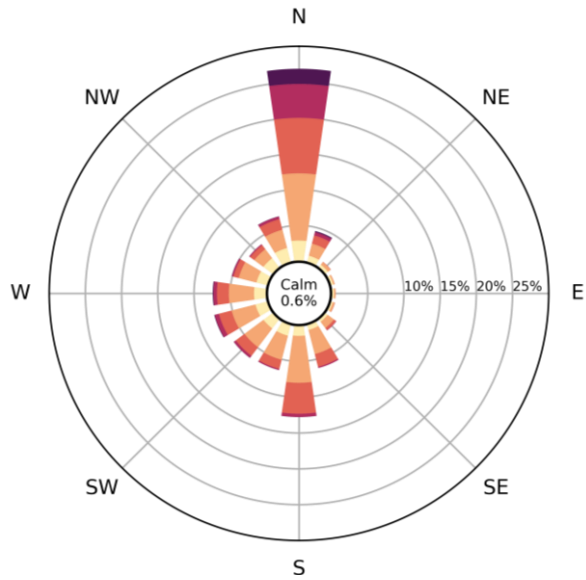
Baseline



Ground, 200m radius

SAFETY CRITERIA - SOUTHEAST CONTRIBUTION - PLANVIEW - ANNUAL

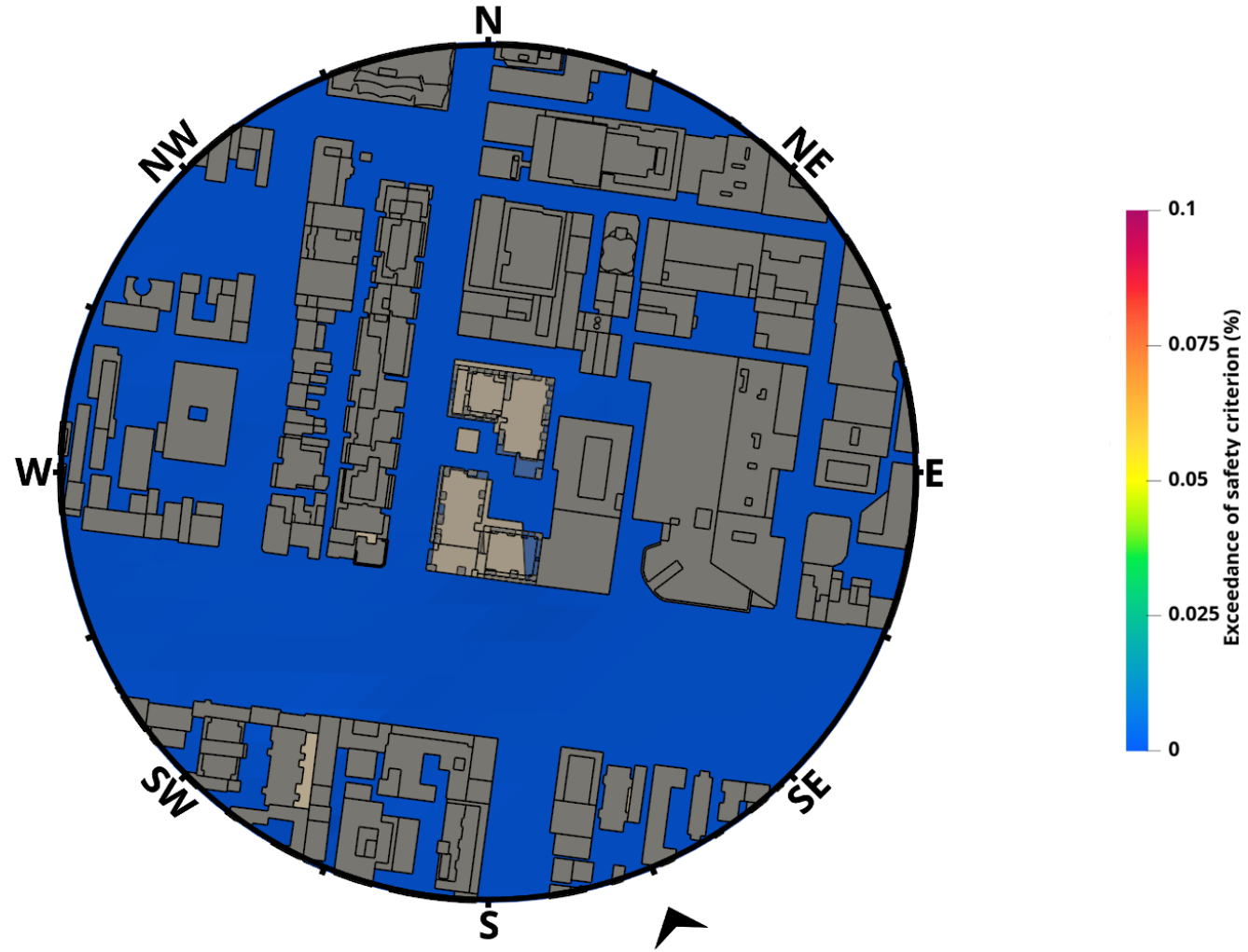
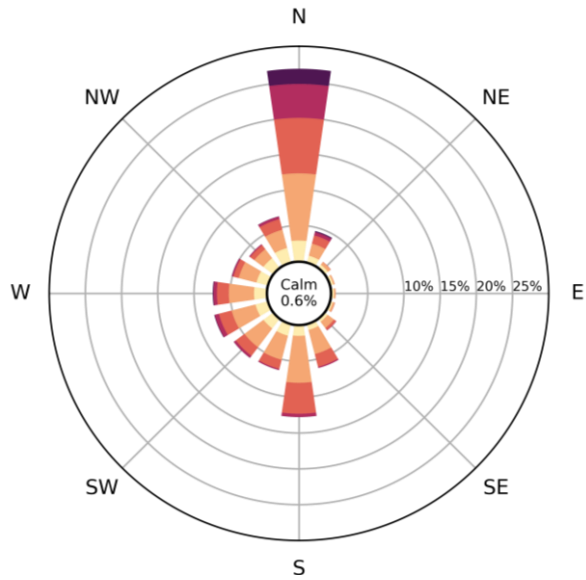
Baseline



Ground, 200m radius

SAFETY CRITERIA - SOUTH-SOUTHEAST CONTRIBUTION - PLANVIEW - ANNUAL

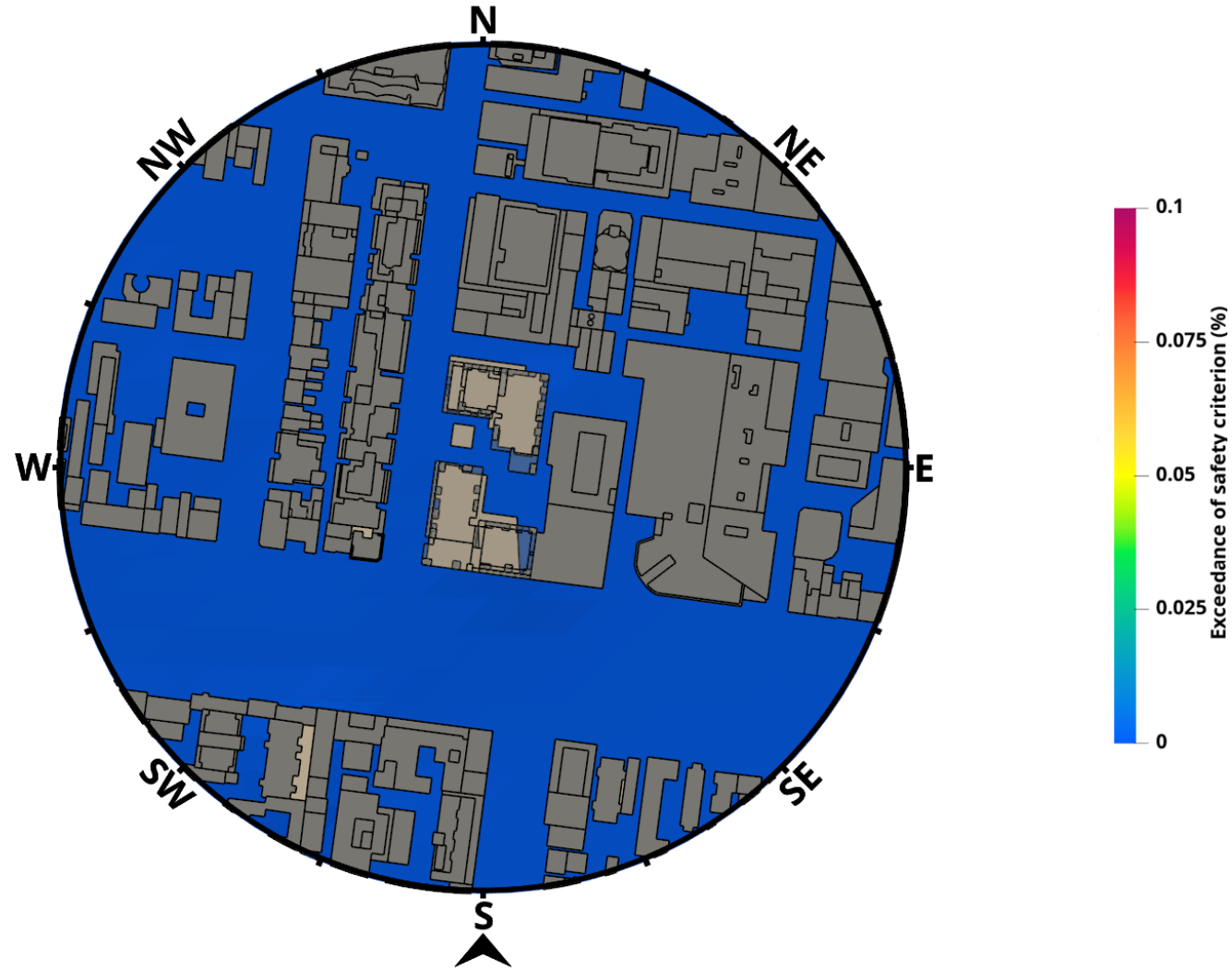
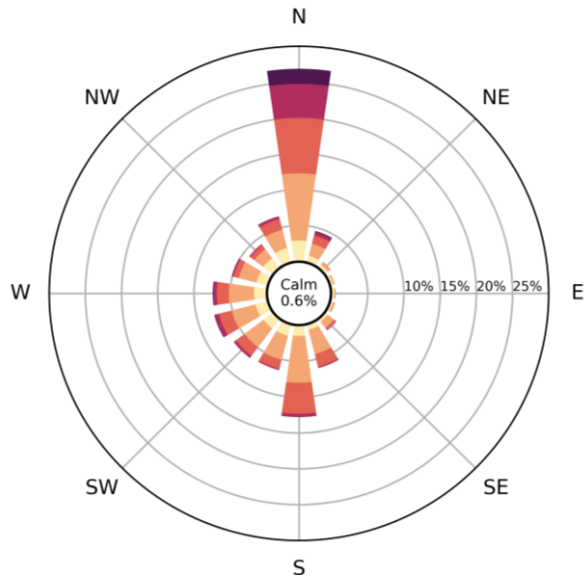
Baseline



Ground, 200m radius

SAFETY CRITERIA - SOUTH CONTRIBUTION - PLANVIEW - ANNUAL

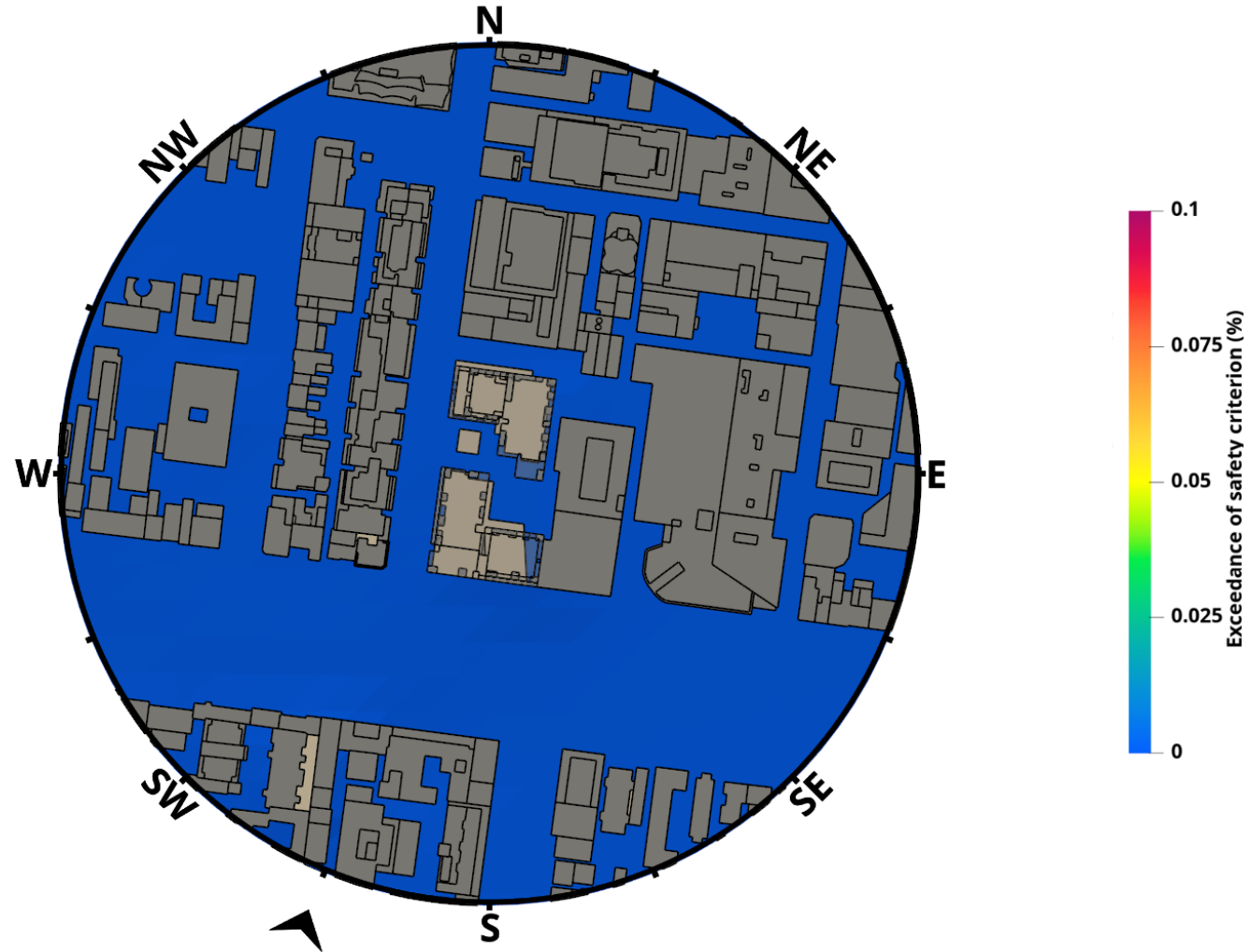
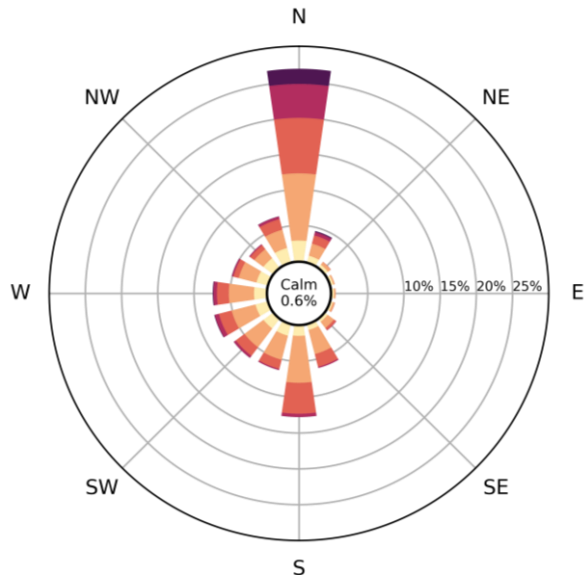
Baseline



Ground, 200m radius

SAFETY CRITERIA - SOUTH-SOUTHWEST CONTRIBUTION - PLANVIEW - ANNUAL

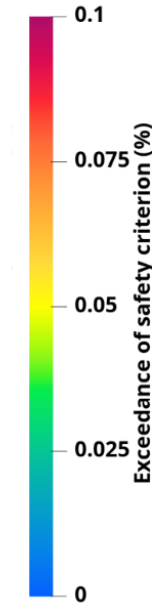
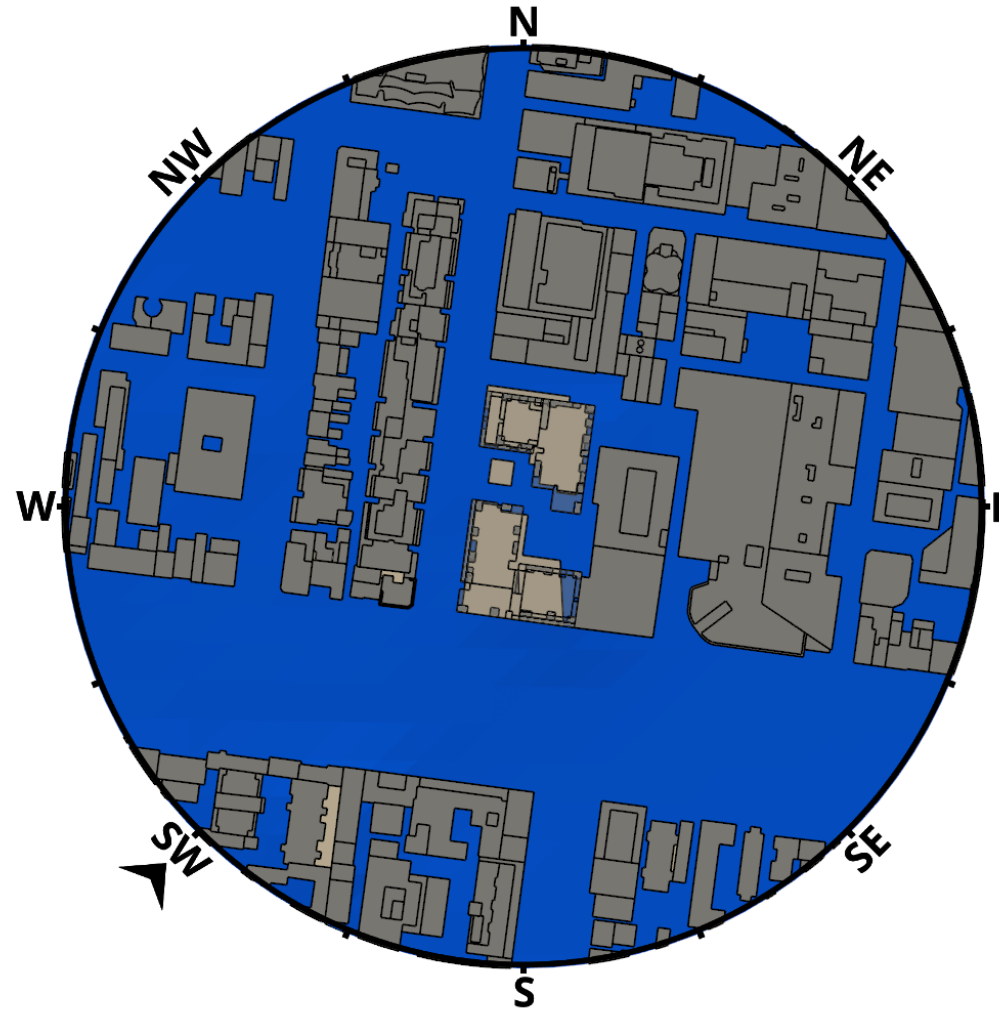
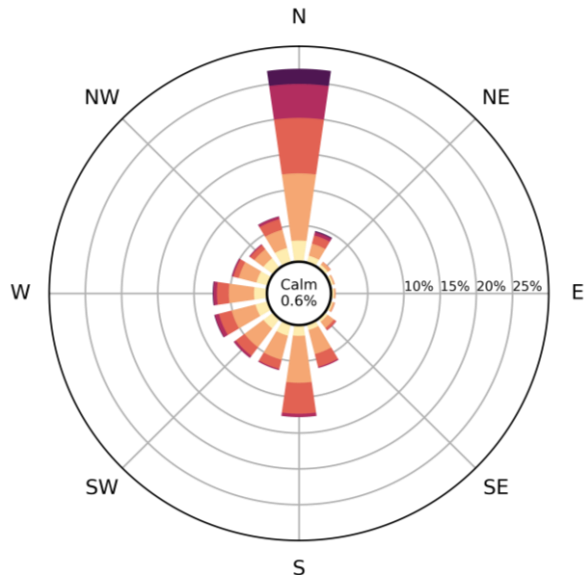
Baseline



Ground, 200m radius

SAFETY CRITERIA - SOUTHWEST CONTRIBUTION - PLANVIEW - ANNUAL

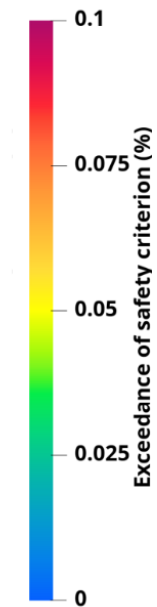
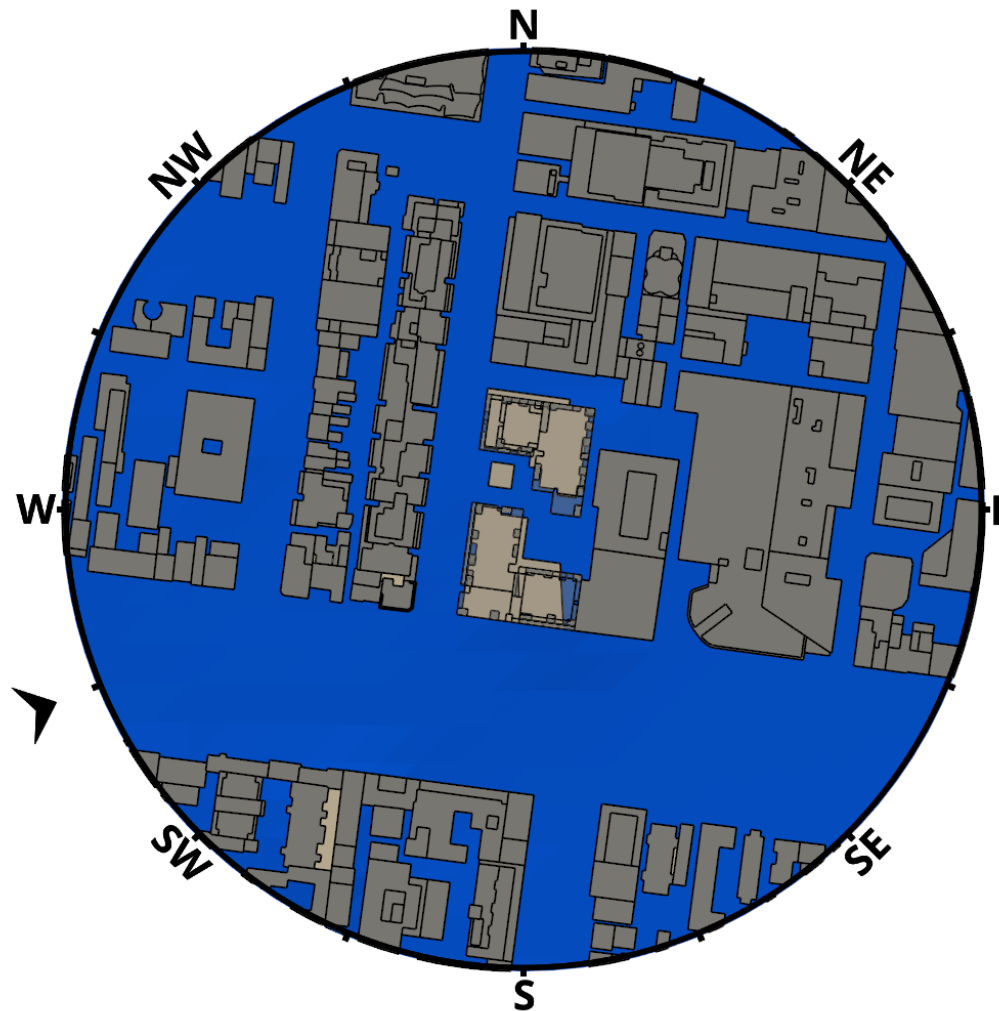
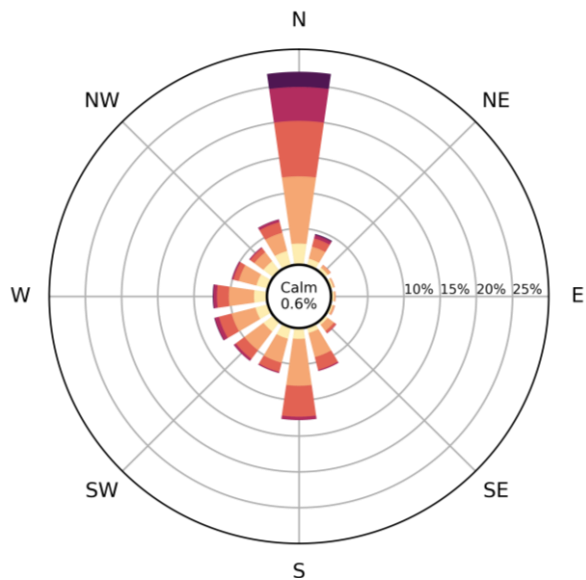
Baseline



Ground, 200m radius

SAFETY CRITERIA - WEST-SOUTHWEST CONTRIBUTION - PLANVIEW - ANNUAL

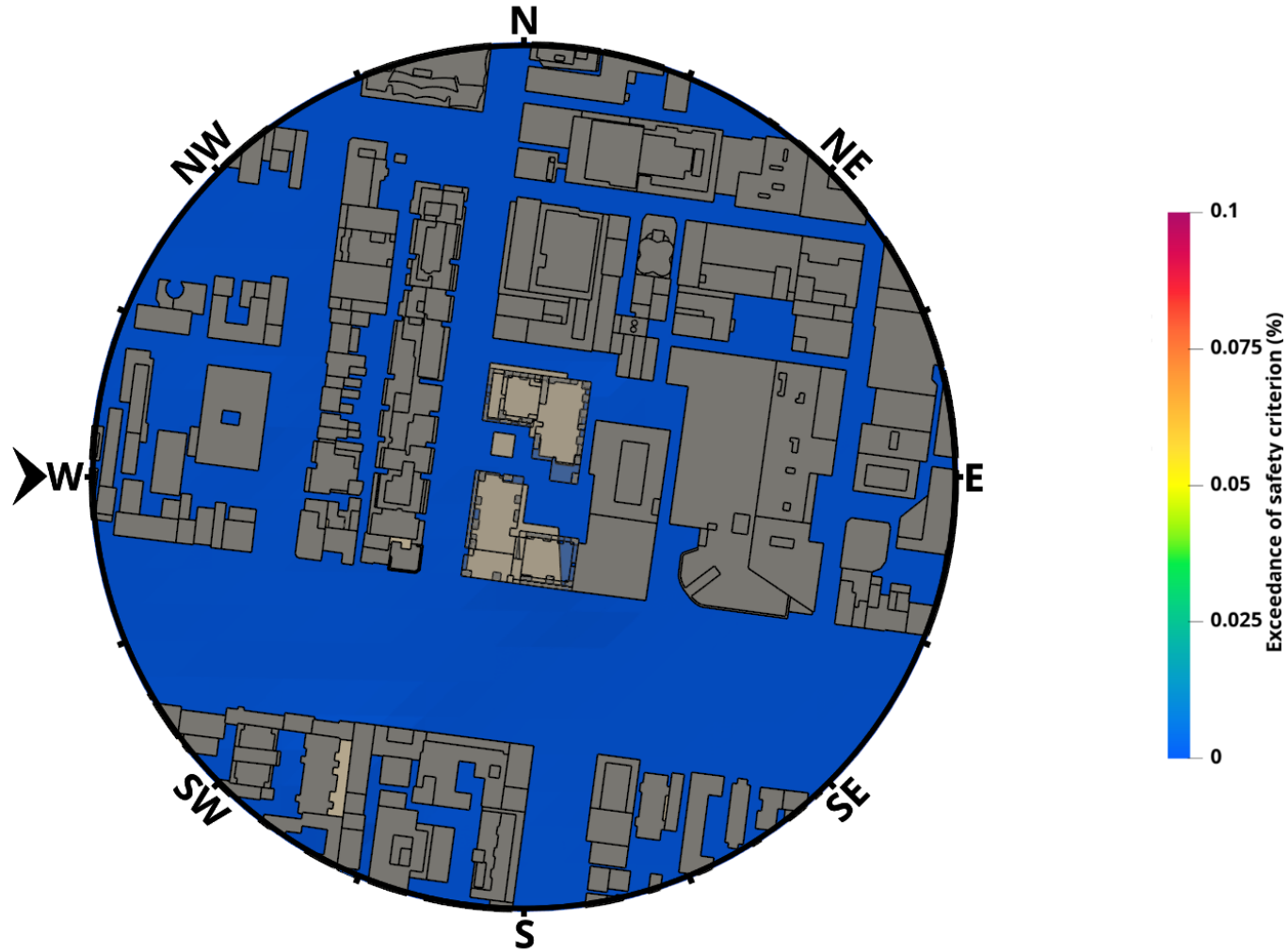
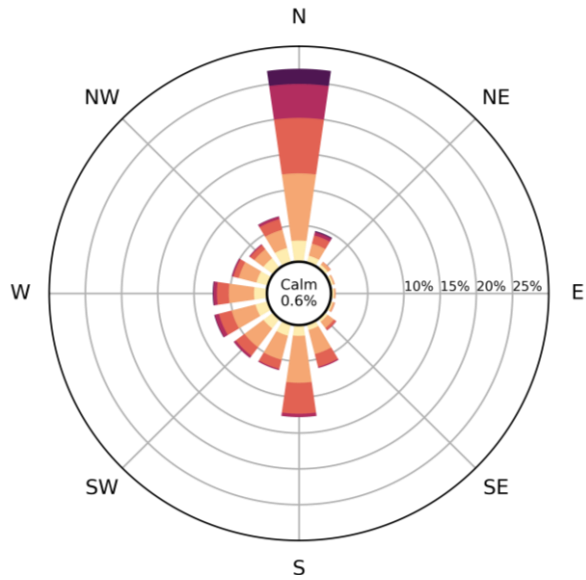
Baseline



Ground, 200m radius

SAFETY CRITERIA - WEST CONTRIBUTION - PLANVIEW - ANNUAL

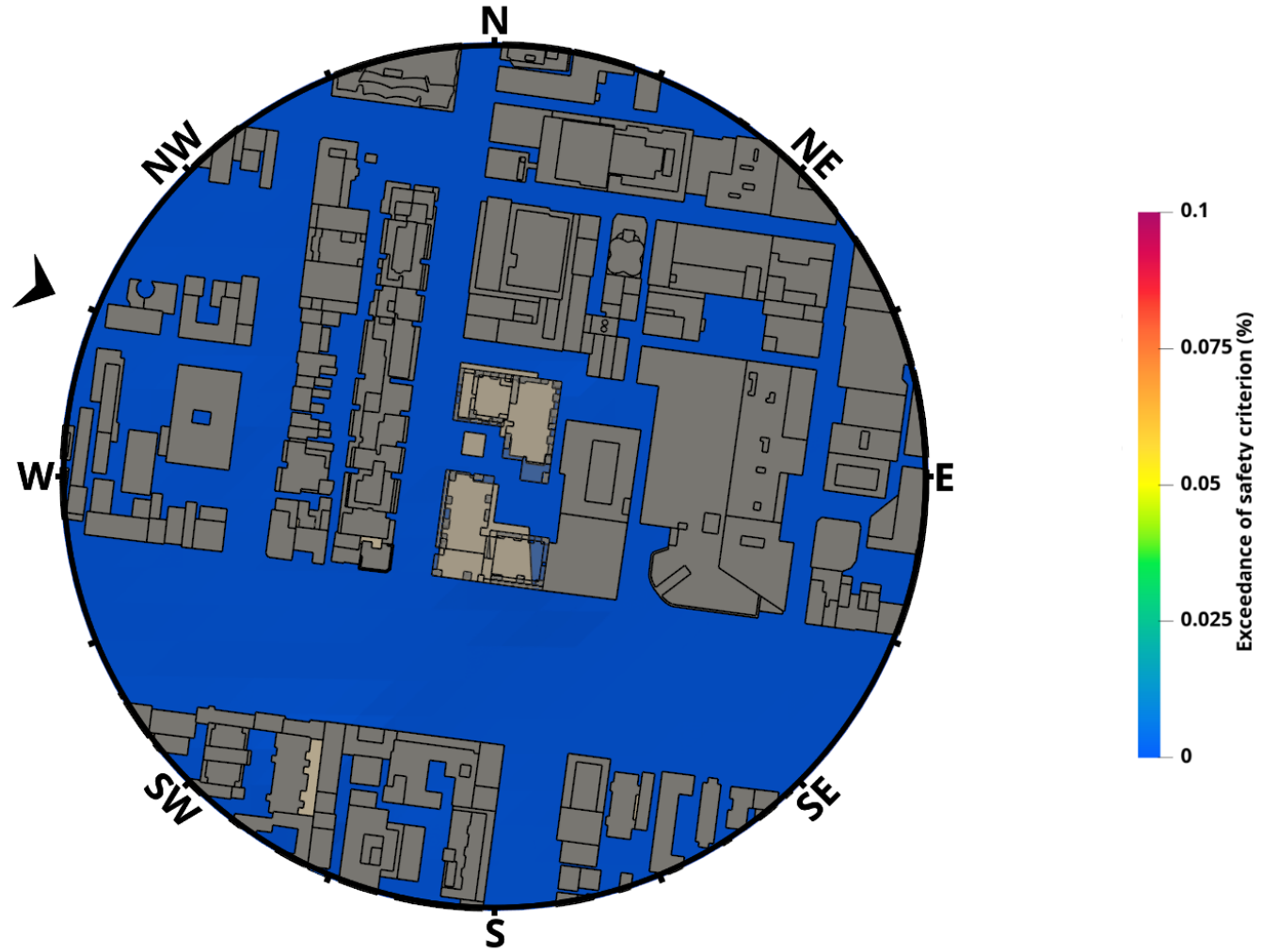
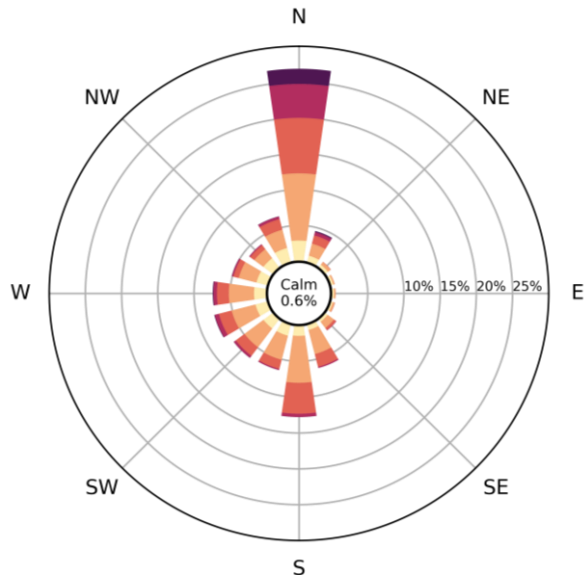
Baseline



Ground, 200m radius

SAFETY CRITERIA - WEST-NORTHWEST CONTRIBUTION - PLANVIEW - ANNUAL

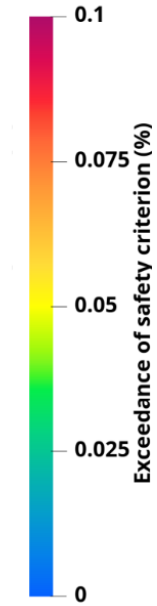
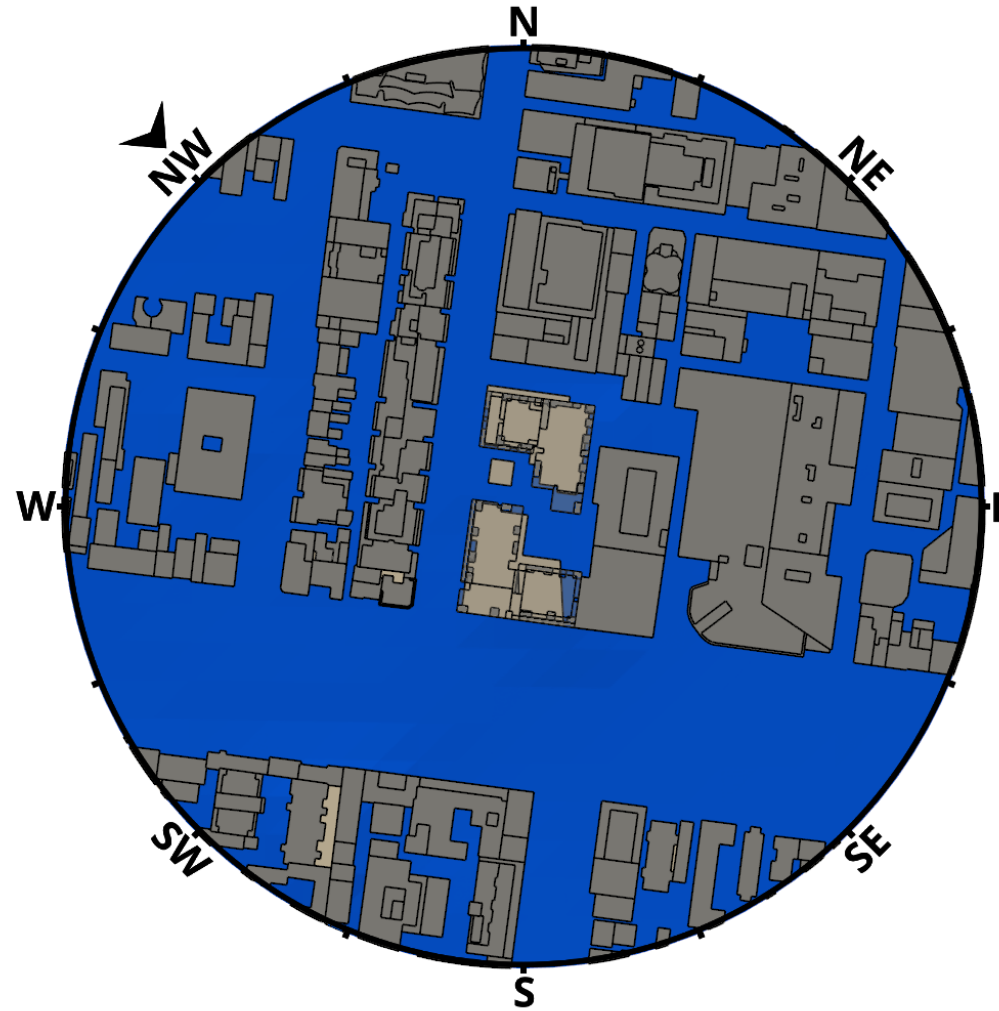
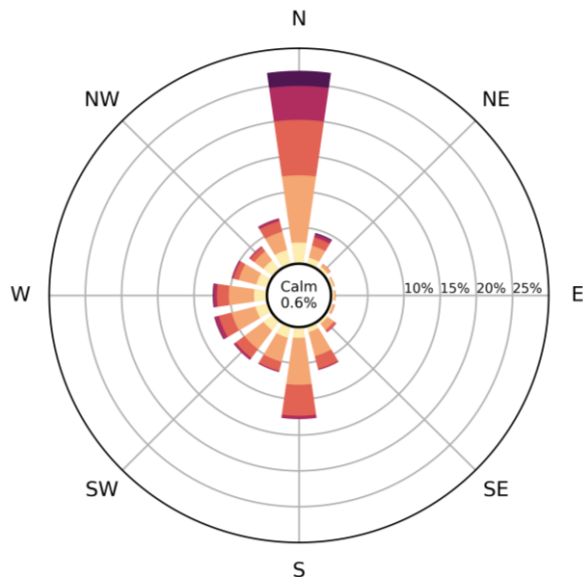
Baseline



Ground, 200m radius

SAFETY CRITERIA - NORTHWEST CONTRIBUTION - PLANVIEW - ANNUAL

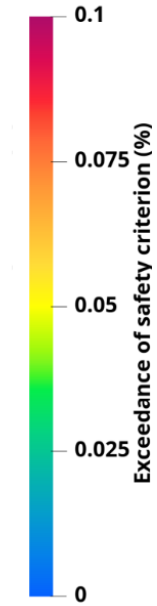
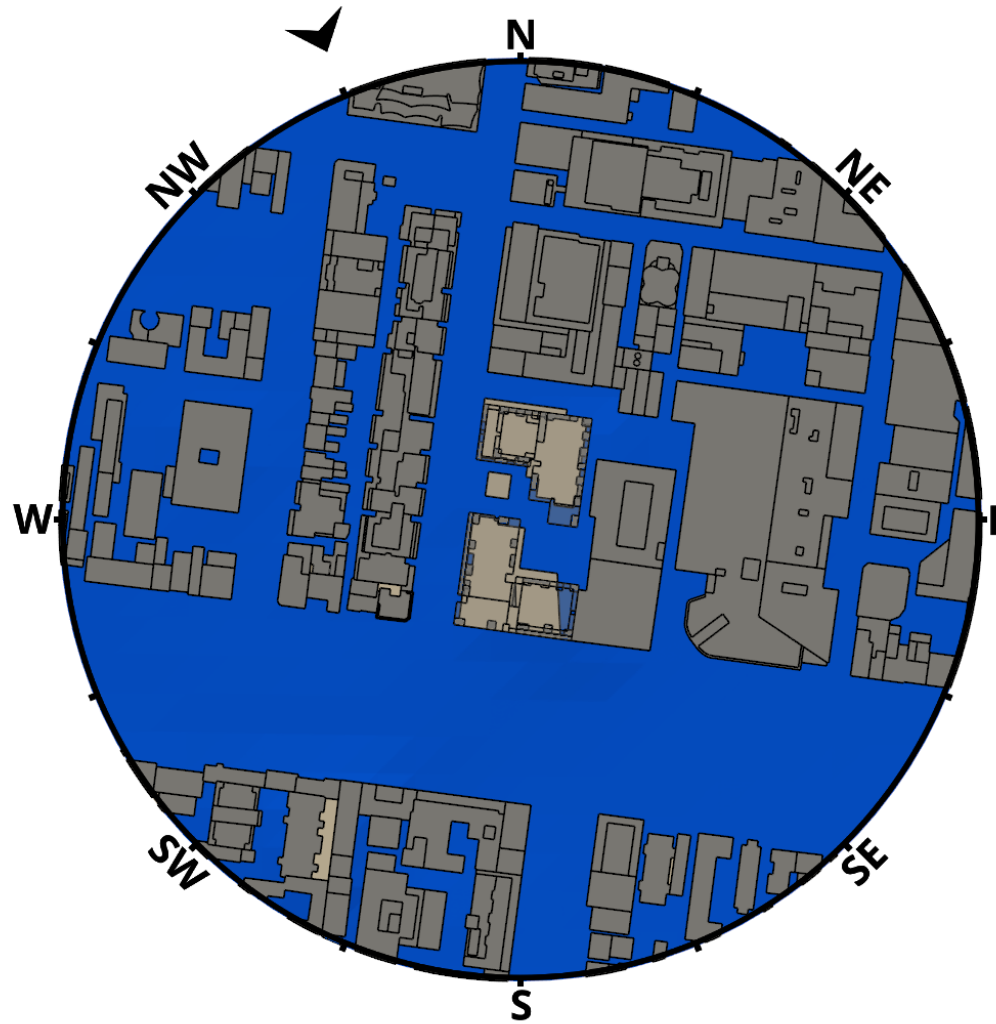
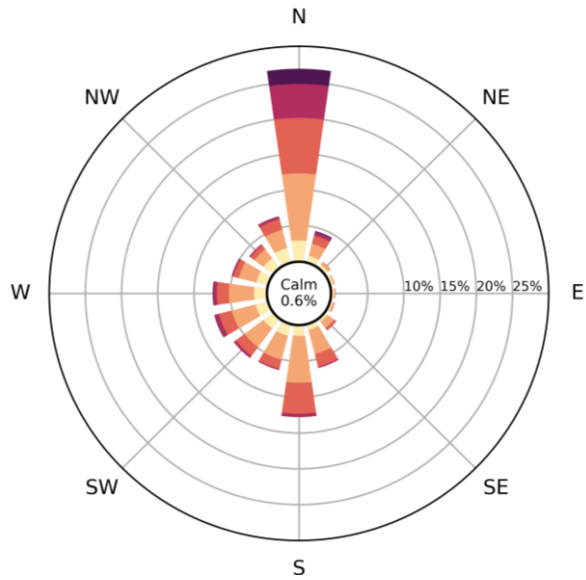
Baseline



Ground, 200m radius

SAFETY CRITERIA - NORTH-NORTHWEST CONTRIBUTION - PLANVIEW - ANNUAL

Baseline

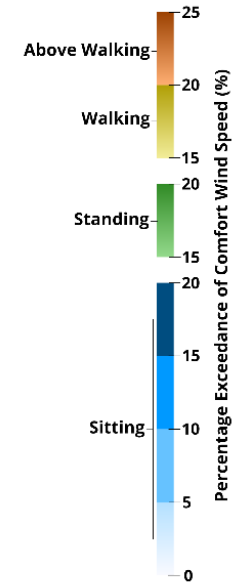
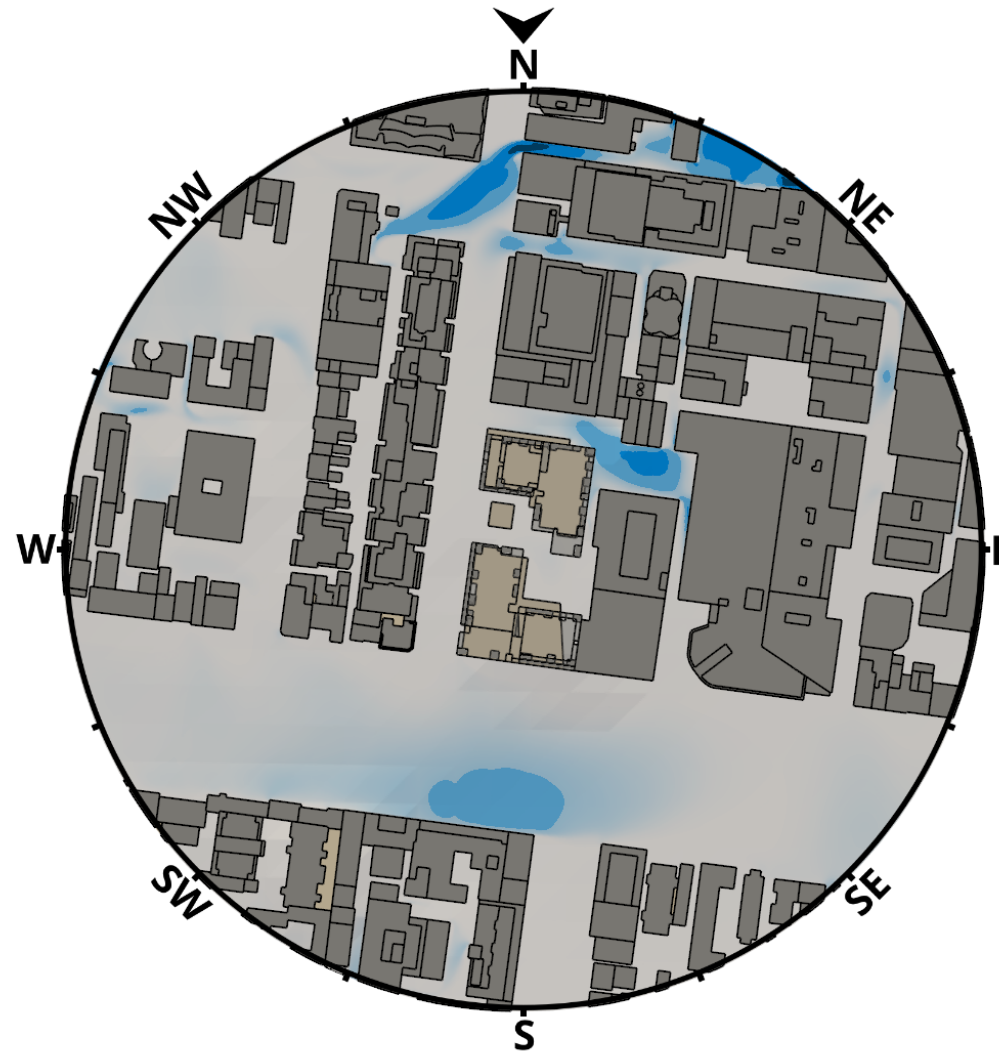
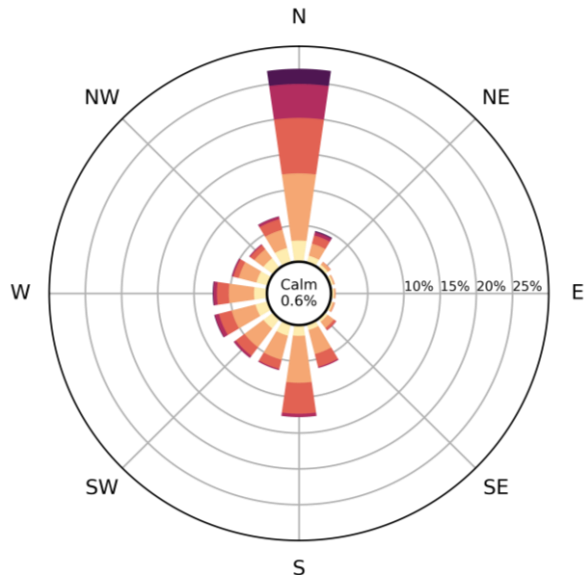


Ground, 200m radius

Baseline - Comfort Annual -
Directional Contributions
(sum of exceedances = combined annual)

COMFORT CRITERIA - NORTH CONTRIBUTION - PLANVIEW - ANNUAL

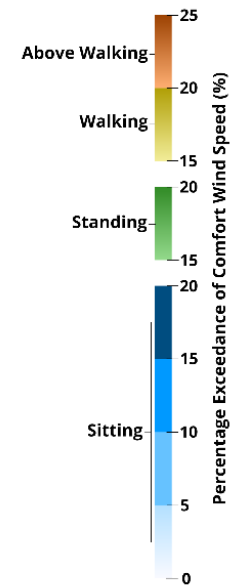
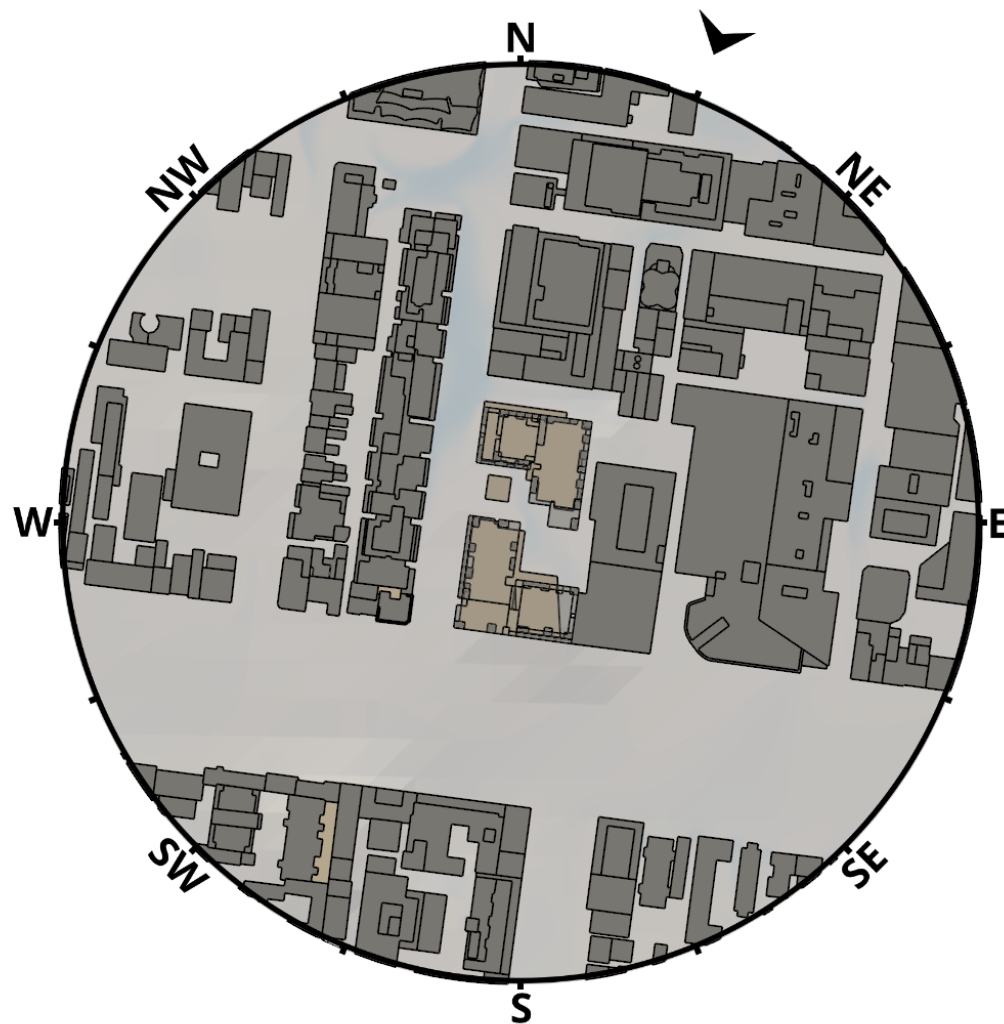
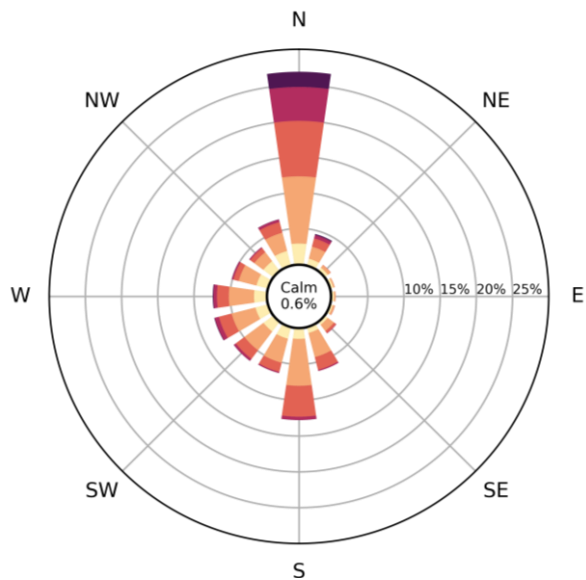
Baseline



Ground, 200m radius

COMFORT CRITERIA - NORTH-NORTHEAST CONTRIBUTION - PLANVIEW - ANNUAL

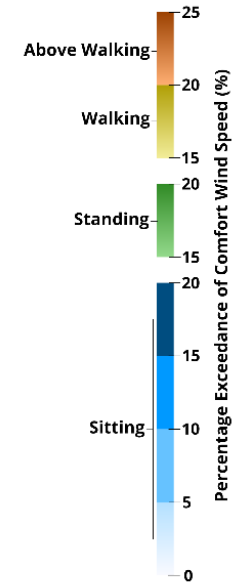
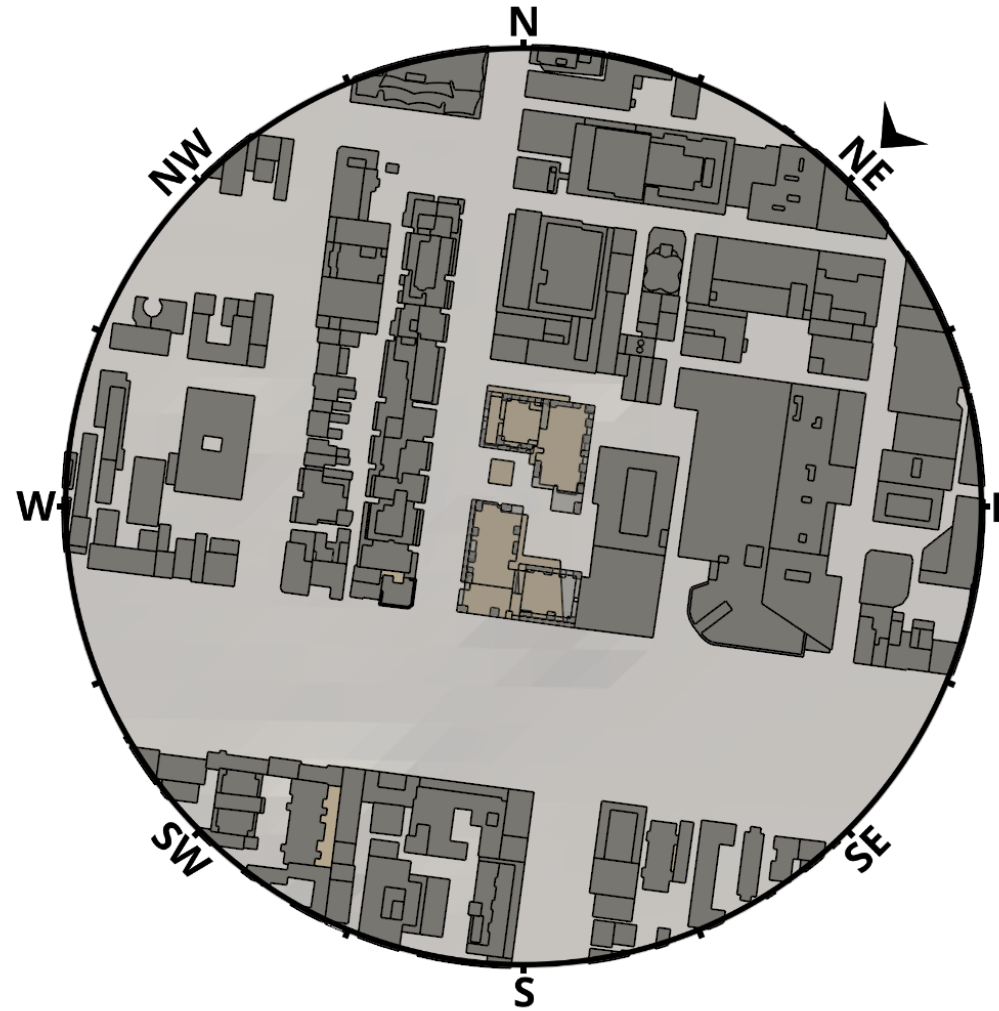
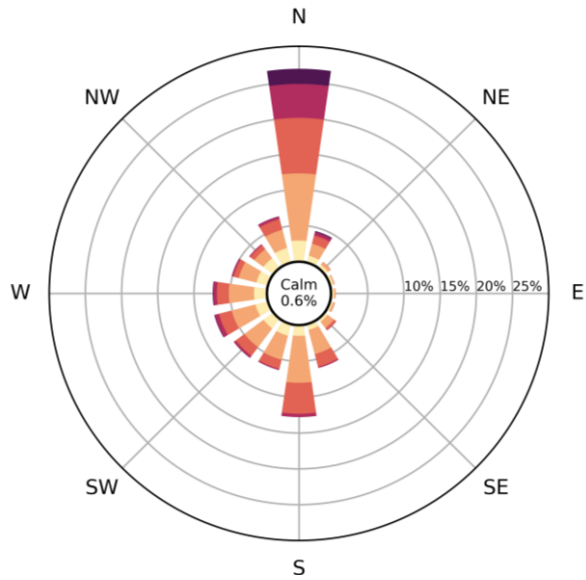
Baseline



Ground, 200m radius

COMFORT CRITERIA - NORTHEAST CONTRIBUTION - PLANVIEW - ANNUAL

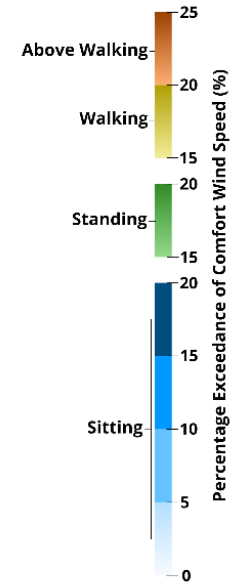
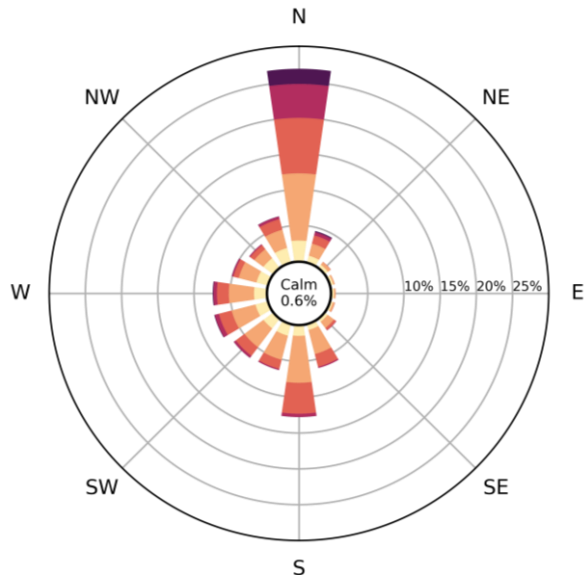
Baseline



Ground, 200m radius

COMFORT CRITERIA - EAST-NORTHEAST CONTRIBUTION - PLANVIEW - ANNUAL

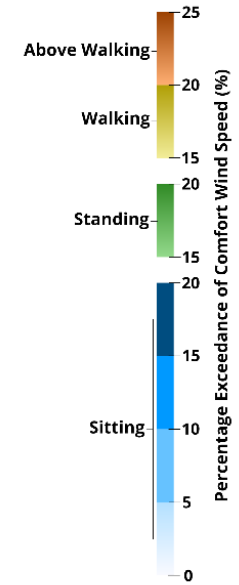
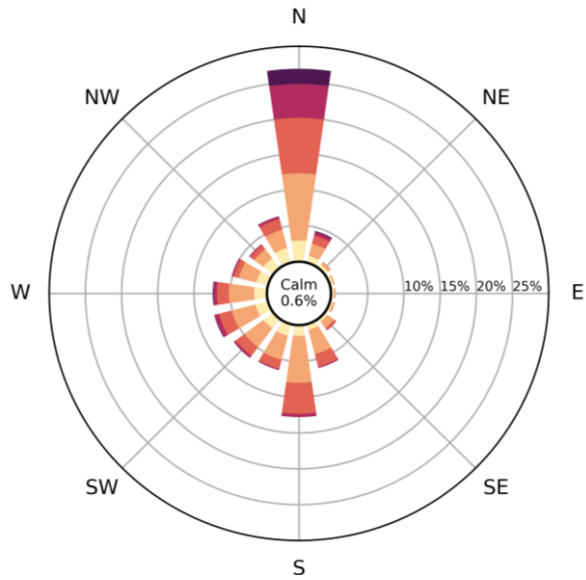
Baseline



Ground, 200m radius

COMFORT CRITERIA - EAST CONTRIBUTION - PLANVIEW - ANNUAL

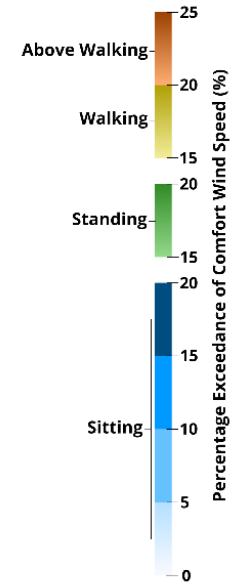
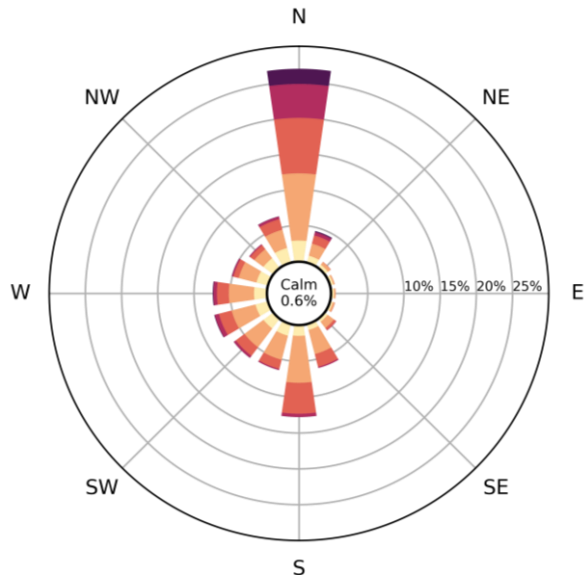
Baseline



Ground, 200m radius

COMFORT CRITERIA - EAST-SOUTHEAST CONTRIBUTION - PLANVIEW - ANNUAL

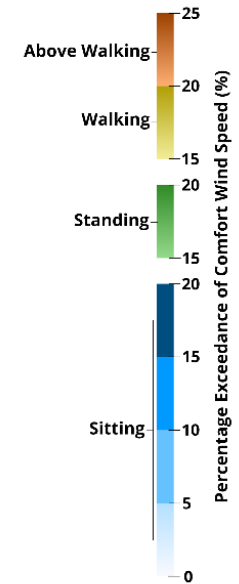
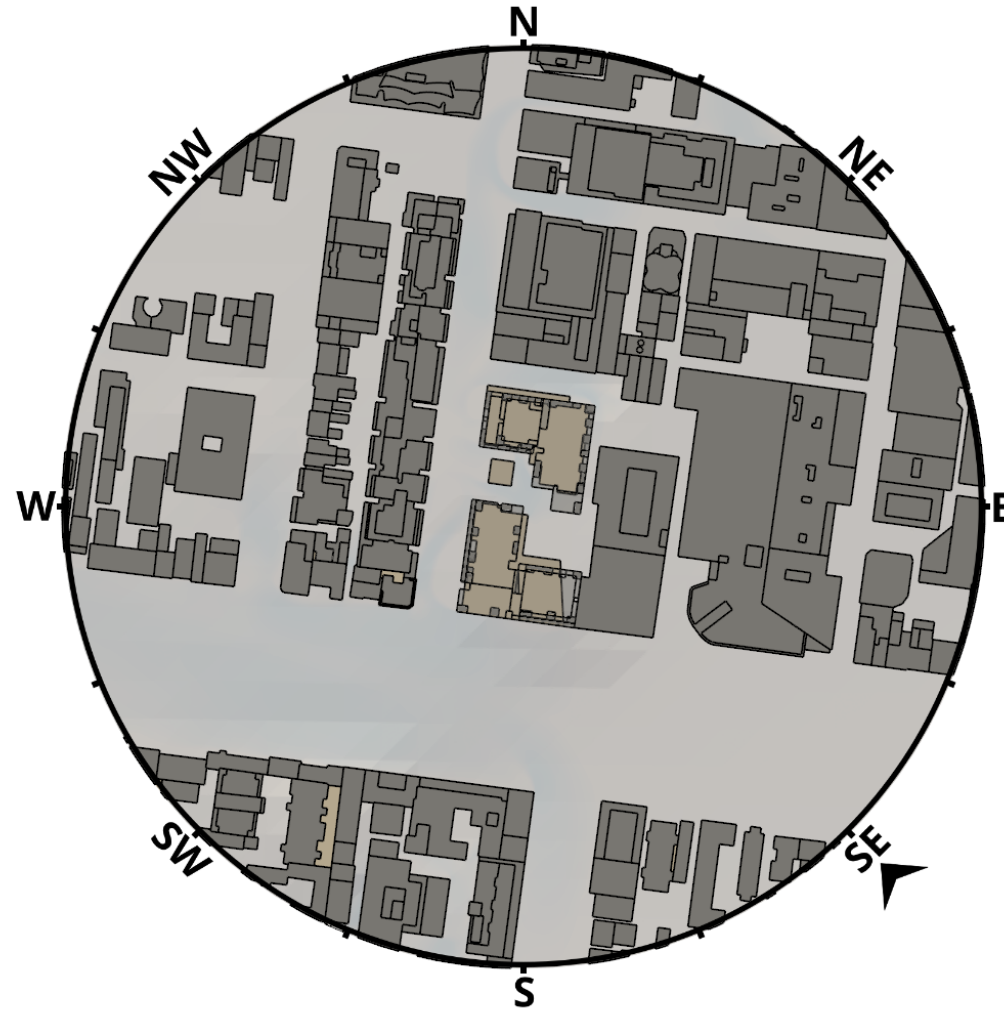
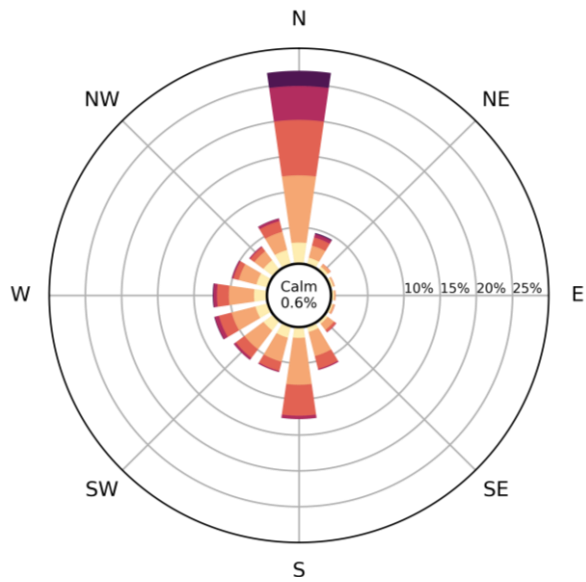
Baseline



Ground, 200m radius

COMFORT CRITERIA - SOUTHEAST CONTRIBUTION - PLANVIEW - ANNUAL

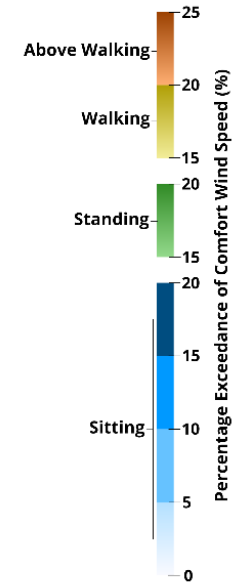
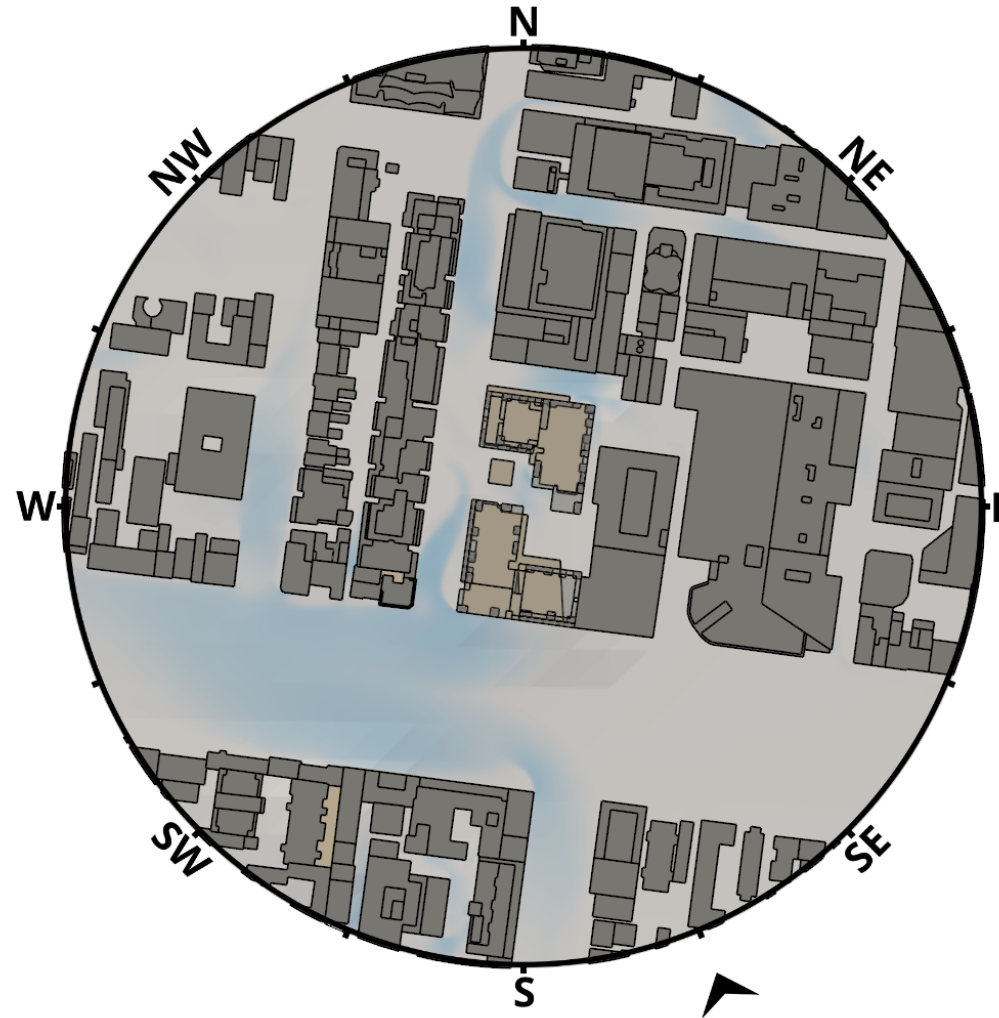
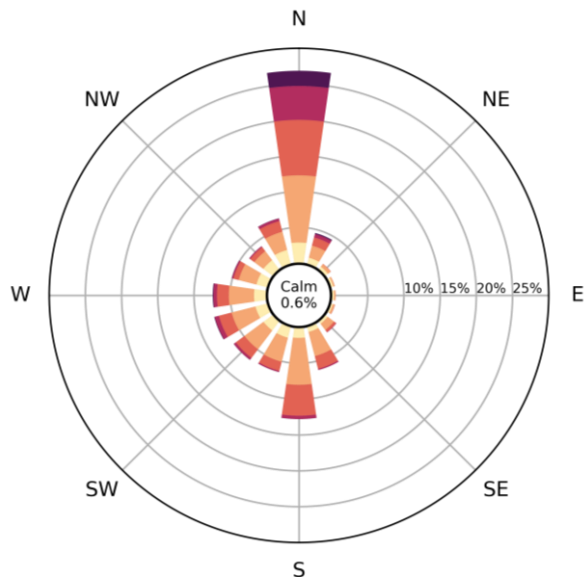
Baseline



Ground, 200m radius

COMFORT CRITERIA - SOUTH-SOUTHEAST CONTRIBUTION - PLANVIEW - ANNUAL

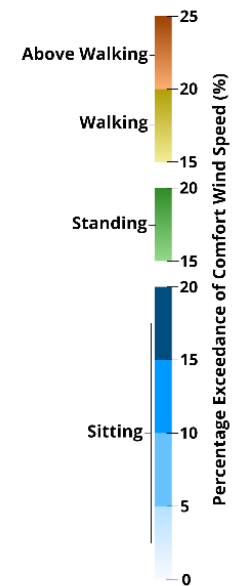
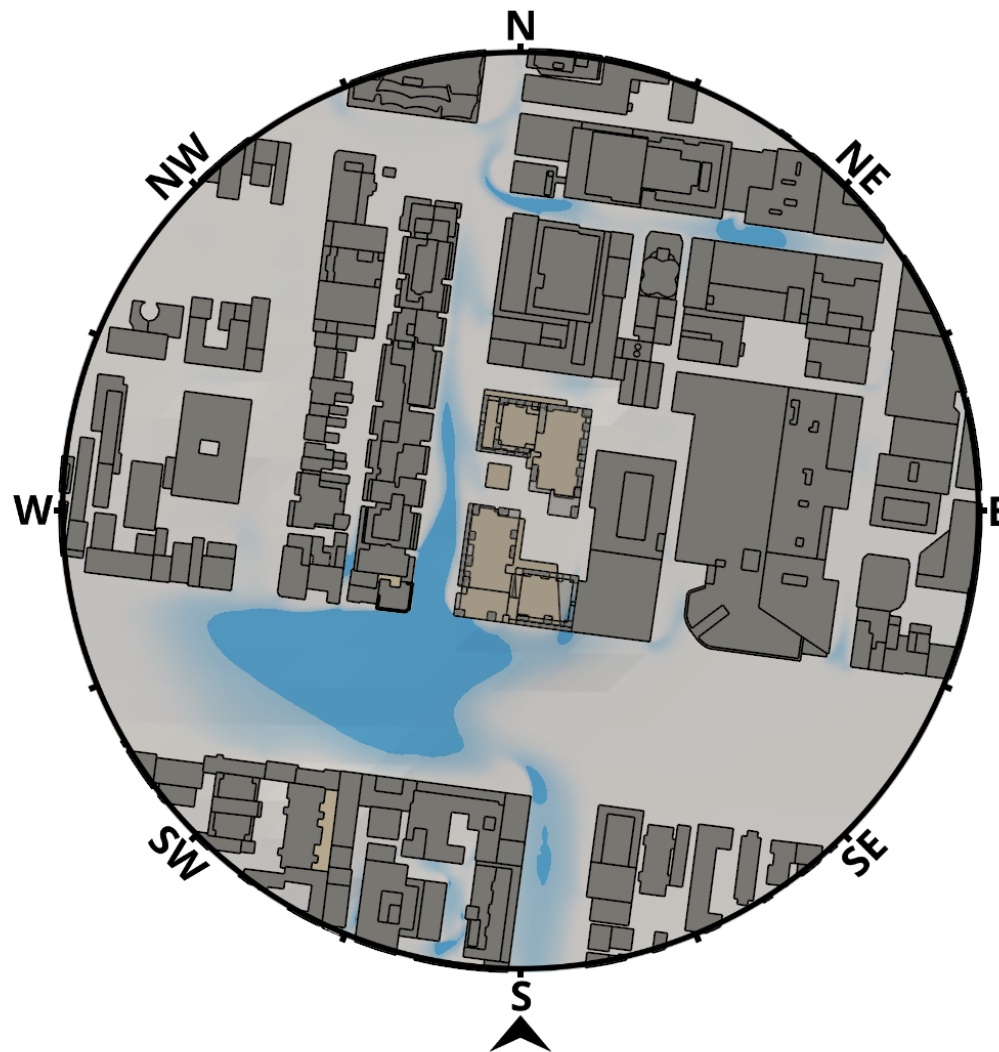
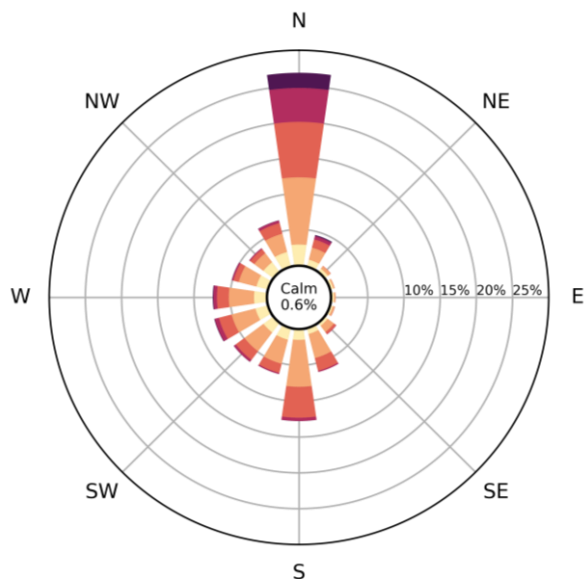
Baseline



Ground, 200m radius

COMFORT CRITERIA - SOUTH CONTRIBUTION - PLANVIEW - ANNUAL

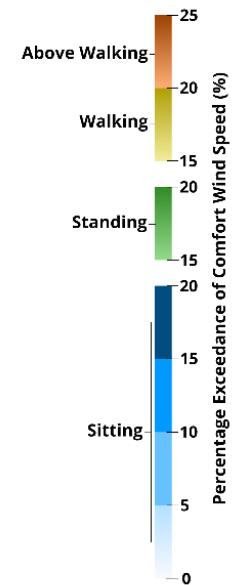
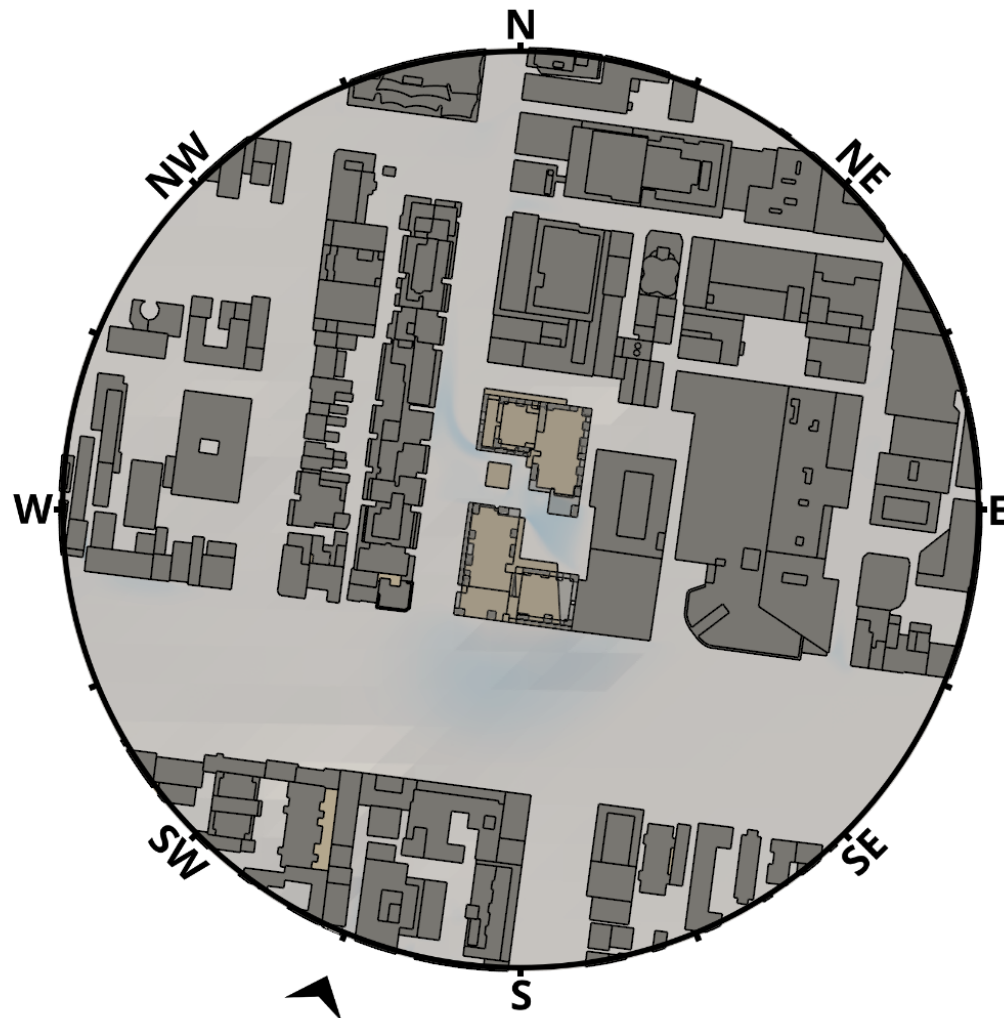
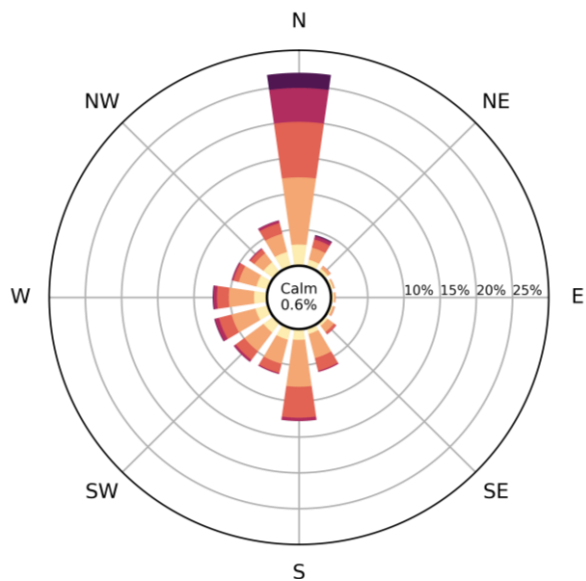
Baseline



Ground, 200m radius

COMFORT CRITERIA - SOUTH-SOUTHWEST CONTRIBUTION - PLANVIEW - ANNUAL

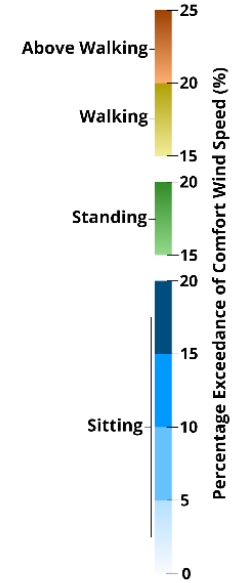
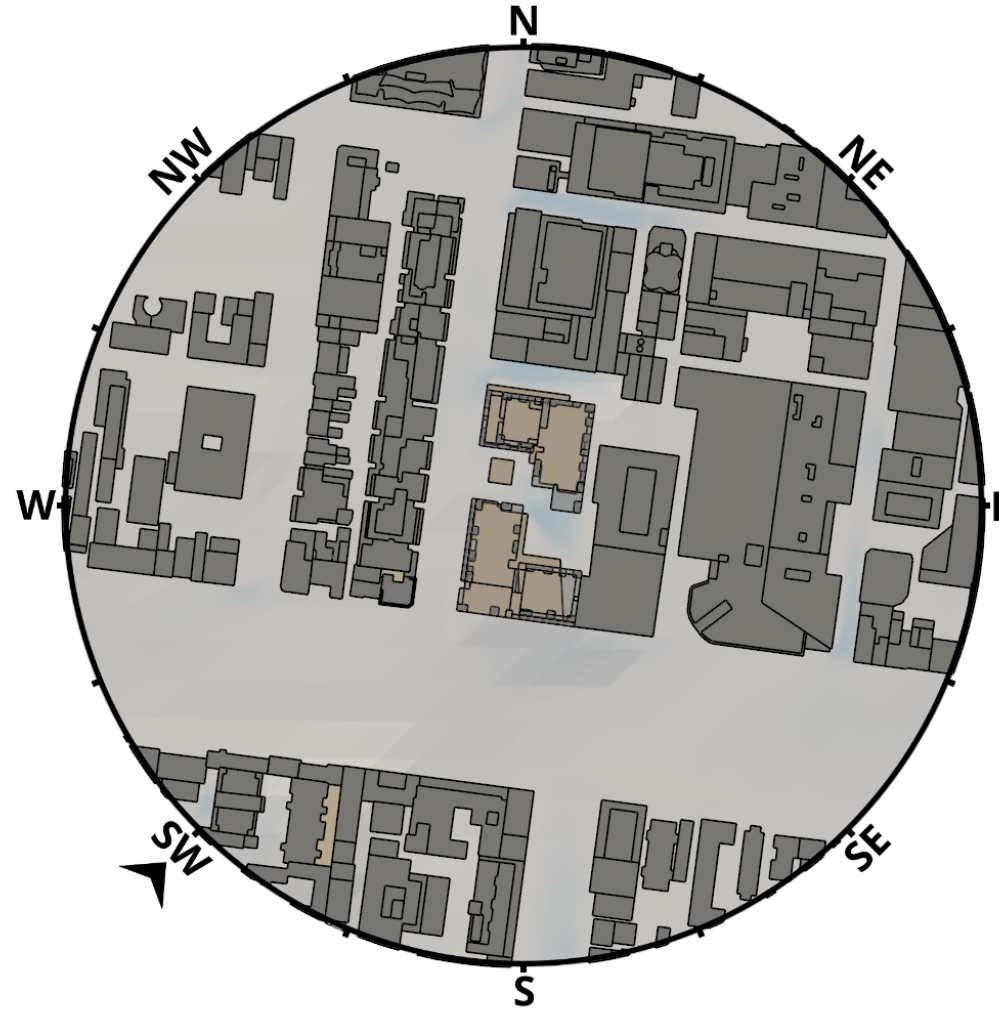
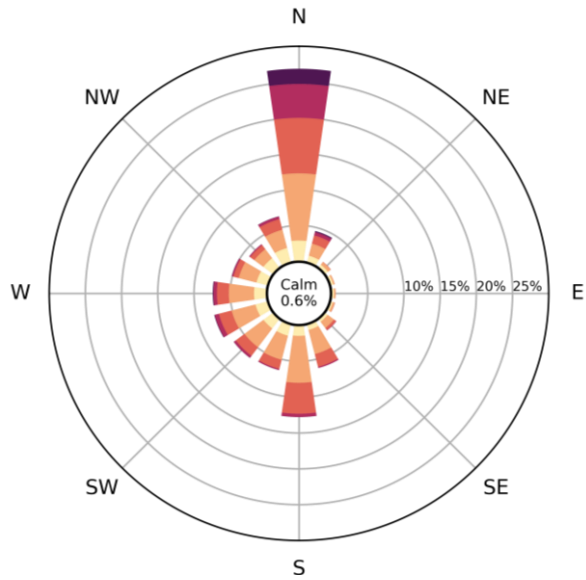
Baseline



Ground, 200m radius

COMFORT CRITERIA - SOUTHWEST CONTRIBUTION - PLANVIEW - ANNUAL

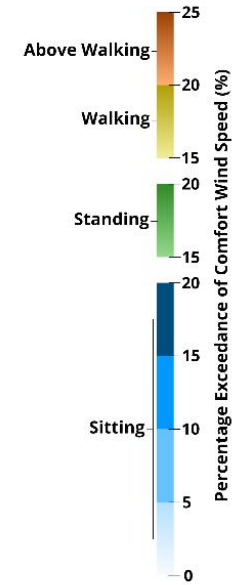
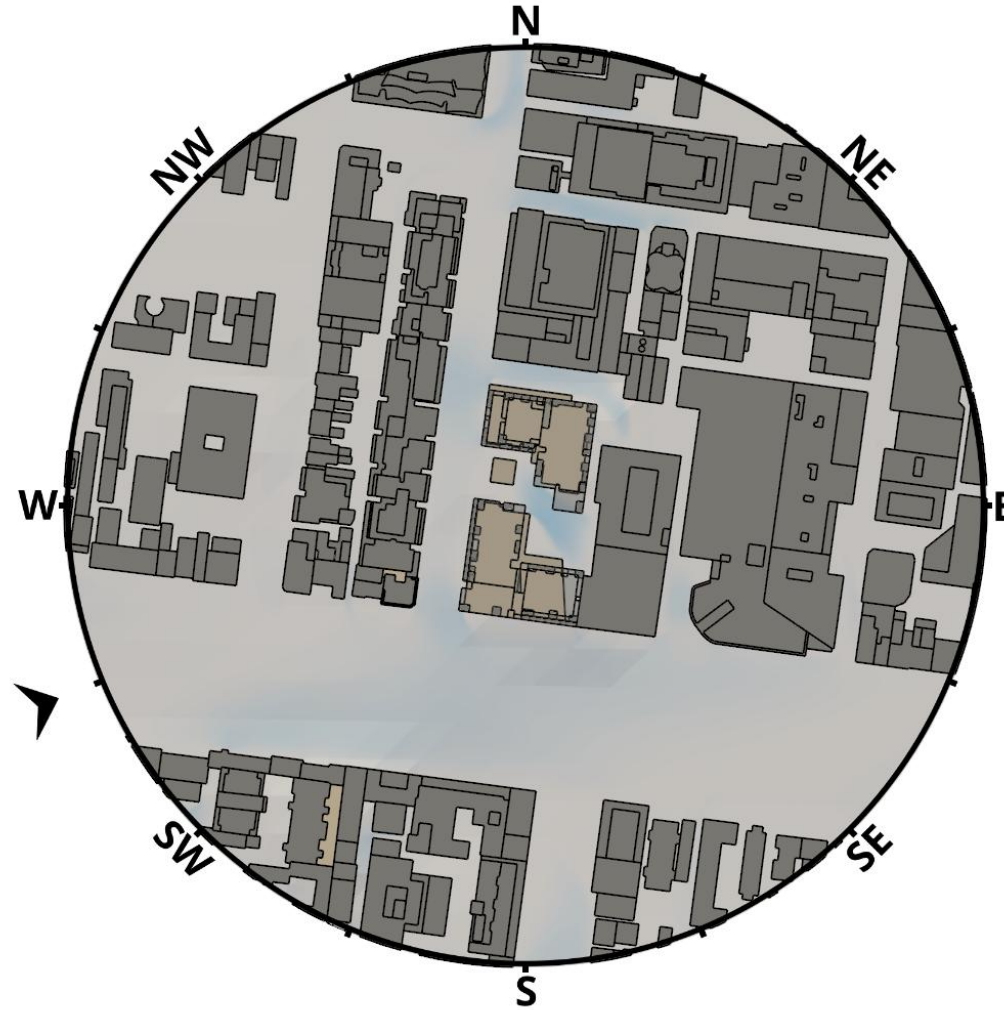
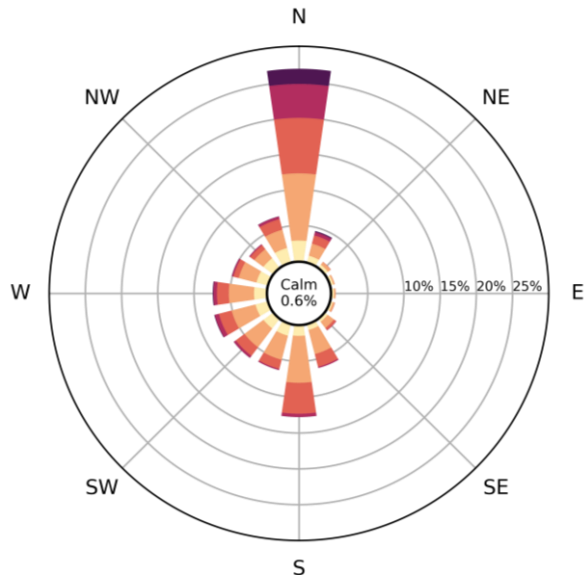
Baseline



Ground, 200m radius

COMFORT CRITERIA - WEST-SOUTHWEST CONTRIBUTION - PLANVIEW - ANNUAL

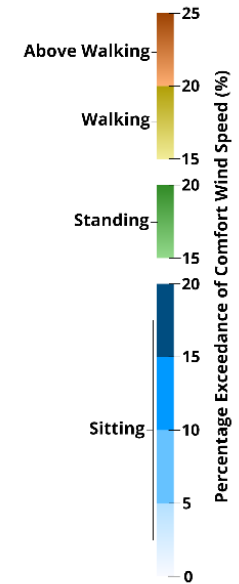
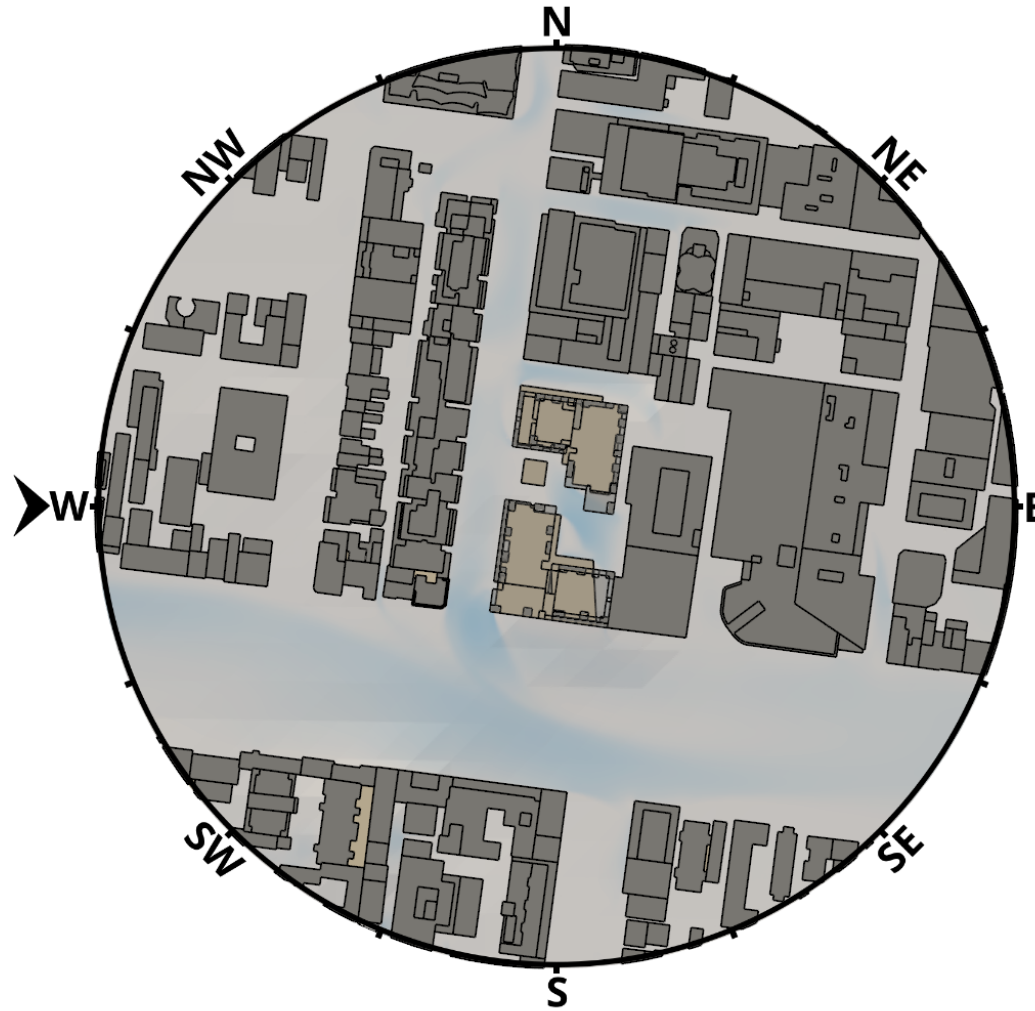
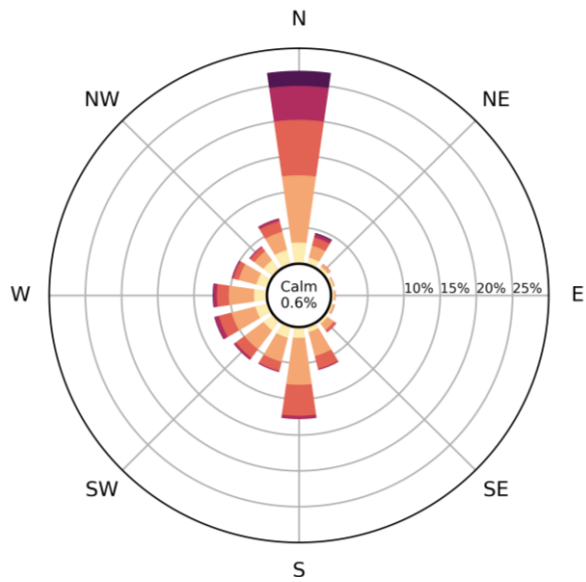
Baseline



Ground, 200m radius

COMFORT CRITERIA - WEST CONTRIBUTION - PLANVIEW - ANNUAL

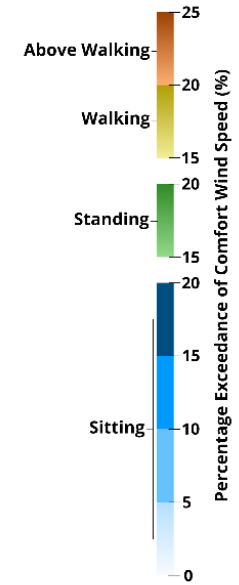
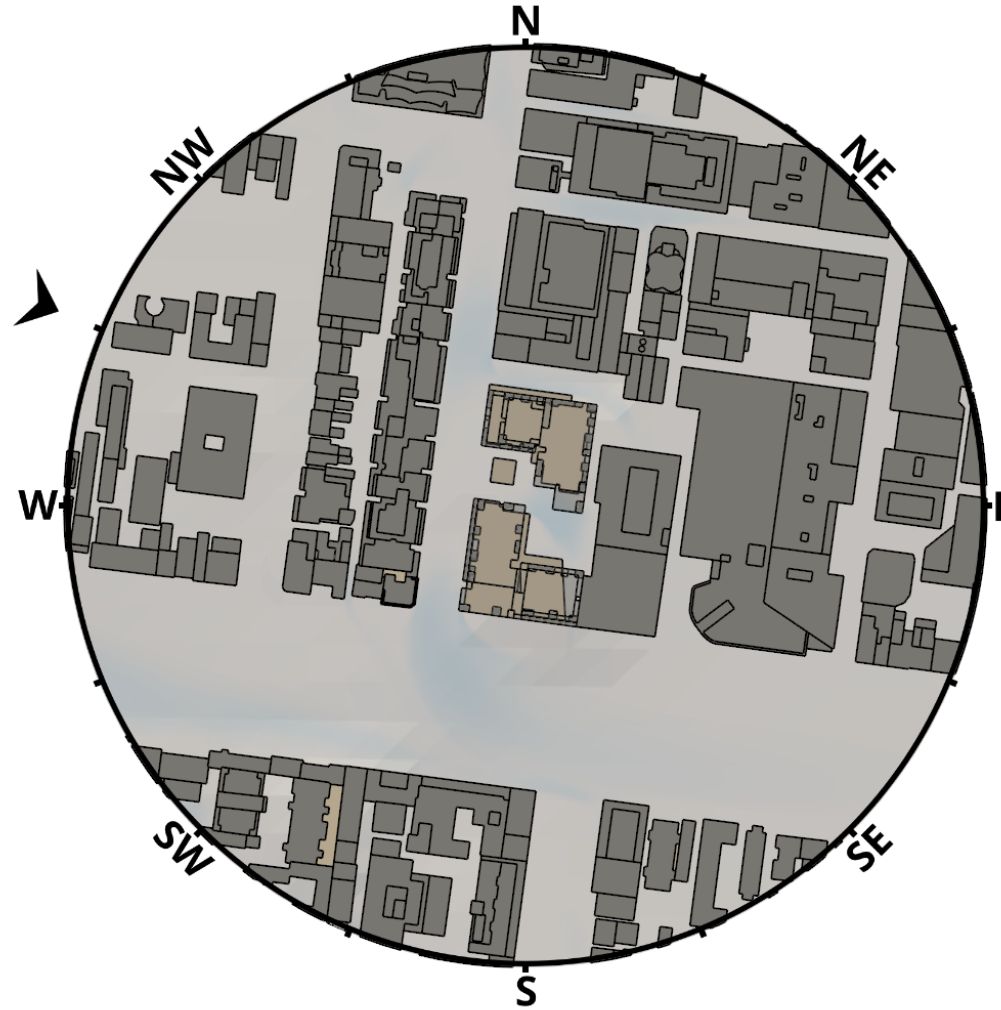
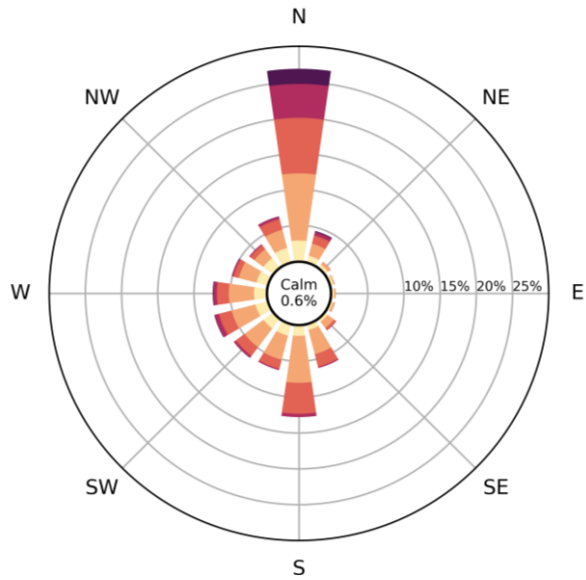
Baseline



Ground, 200m radius

COMFORT CRITERIA - WEST-NORTHWEST CONTRIBUTION - PLANVIEW - ANNUAL

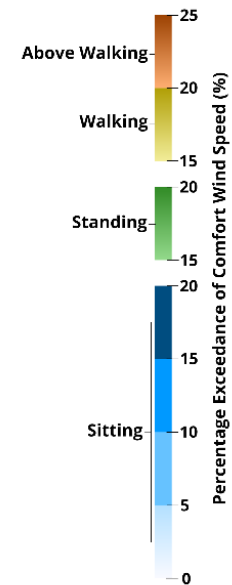
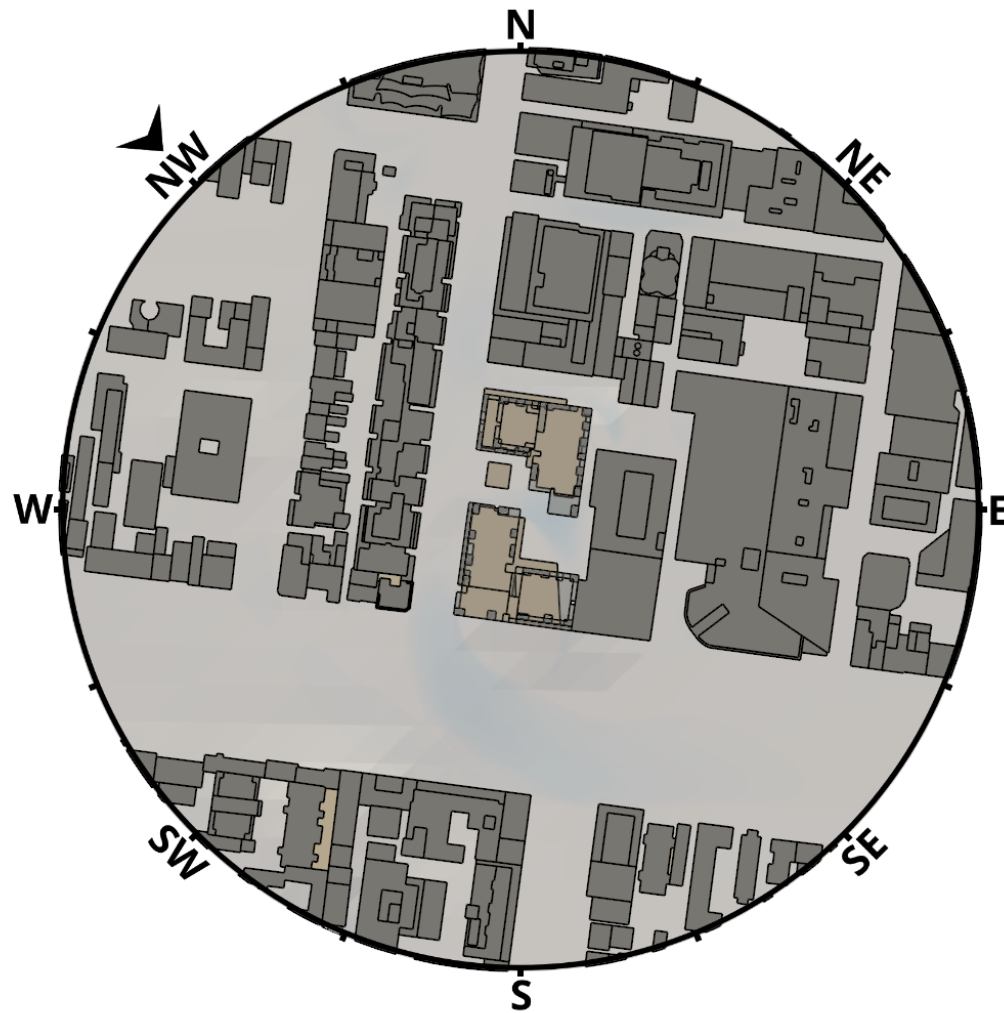
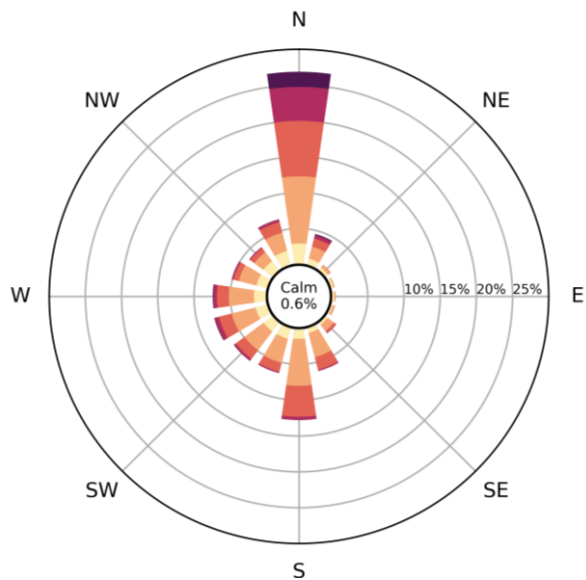
Baseline



Ground, 200m radius

COMFORT CRITERIA - NORTHWEST CONTRIBUTION - PLANVIEW - ANNUAL

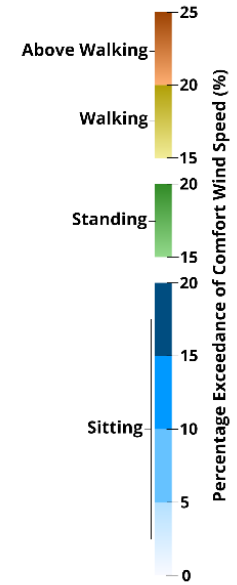
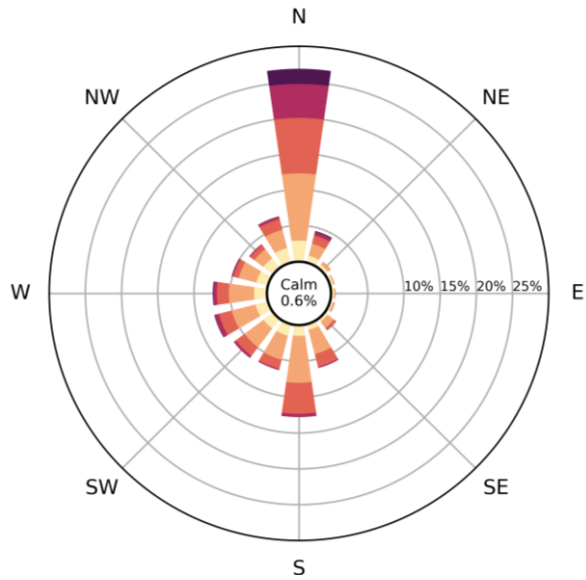
Baseline



Ground, 200m radius

COMFORT CRITERIA - NORTH-NORTHWEST CONTRIBUTION - PLANVIEW - ANNUAL

Baseline



Ground, 200m radius