Austin Cram

From: Nick Kennedy <Nicholas.Kennedy@epa.vic.gov.au>
Sent: Wednesday, 19 August 2026 2:06 PM
To: Ella Warde
Cc: Austin Cram; Connor Thorn; Nicholas Felstead; Gabrielle Pugh
Subject: RE: Comments Requested - Bass Coast Planning Scheme Amendment C179

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Good afternoon Ella,

Thank you for your e-mail.

Based on the information available, EPA notes that the PSI identified a low potential for contamination at the site, with the residual risk relating to waste containing stockpiles. EPA understands that Council intends to remove the identified waste-containing stockpiles prior to the commencement of any development consistent with the recommendations of the PSI.

Having regard to the information provided, including Council's proposed management measures, EPA does not identify any significant risks to human health, amenity or the environment arising from the proposed amendment. On this basis, EPA has no further comments regarding the proposed amendment in relation to potential impacts on the environment, amenity or human health under Ministerial Direction 19

Many thanks,

Nick

Nick Kennedy
Senior Planning Advisor
Development Advisory

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Please note I work Tuesday - Friday

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From: Ella Warde <Ella.Warde@basscoast.vic.gov.au>
Sent: Thursday, 6 August 2026 5:16 PM
To: development.advisory@epa.vic.gov.au
Cc: Austin Cram <Austin.Cram@basscoast.vic.gov.au>; Connor Thorn <Connor.Thorn@basscoast.vic.gov.au>; Nicholas Felstead <Nicholas.Felstead@basscoast.vic.gov.au>; Gabrielle Pugh <Gabrielle.Pugh@basscoast.vic.gov.au>
Subject: Comments Requested - Bass Coast Planning Scheme Amendment C179

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Good Afternoon,

Bass Coast Shire Council has commenced Planning Scheme Amendment C179basc to rezone the land at 49 Ventnor Road, Cowes, from the Farming Zone (FZ) to the Public Park and Recreation Zone (PPRZ). The amendment will facilitate the future development of a sporting precinct, which will include a children's playground.

In accordance with Planning Practice Note 30 (Potentially Contaminated Land) (PPN30) and Ministerial Directions 1 and 19, Council commissioned Presna Pty Ltd to undertake a Preliminary Site Investigation (PSI) to determine whether the land meets the definition of "potentially contaminated". This PSI is attached for your reference:

151847M PSI 49 Ventnor Rd Cowes.pdf

The PSI concluded that the site has a low potential for contamination based on an assessment of the site's historical land uses and physicochemical soil analyses. The investigation also recommended that the waste-containing stockpiles identified as WP01–WP07 be removed prior to development.

Council undertook a detailed review of the PSI and after careful consideration and as the Planning Authority, accepts Presna Pty Ltd's conclusion that the site has a low potential for contamination. Council also accepts the recommendation that the identified waste-containing stockpiles be removed before development proceeds.

On the basis of the PSI findings and Council's acceptance of its recommendations, the land does not meet the definition of "potentially contaminated" under PPN30. Accordingly, Ministerial Direction 1 does not apply.

Pursuant to Ministerial Direction 19, in preparing the Amendment, Council is required to:

- *Seek the written views of the EPA about the potential impacts of the proposed review or amendment and any strategies, policies, plans or reviews forming the strategic basis for the review or amendment, including precinct structure plans, on the environment, amenity and human health; and*
- *For a planning scheme amendment, include in the explanatory report a statement of how the proposed amendment addresses the views of the EPA.*

Could the EPA please provide its written views on the potential impacts of the proposed amendment on the environment, amenity and human health, so that Council can include, in the Explanatory Report, a statement outlining how those views have been addressed?

In providing its response, Council requests that the EPA consider the recommendation of the PSI, that all waste-containing stockpiles be removed prior to any development. Council has programmed the removal of the identified waste-containing stockpiles before the end of the calendar year and prior to the commencement of any development, in accordance with the recommendations of the PSI.

Kind Regards,

Ella Warde
Cadet Strategic Planner

BASS COAST

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I acknowledge the Traditional Custodians of the lands and waters on which I live and work. I pay respect to Community Elders and Respected Peoples of the past, present and future.

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