Planning and Environment
Interim Regulations 2026

Form 4 Regulation 22

PLANNING PERMIT

Permit No.:	PA2604564
Planning scheme:	Stonnington Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	7-9 Ormsby Grove, Toorak Lot 9 on Plan of Strata Subdivision 028115Y

THE PERMIT ALLOWS:

Planning scheme clause	Matter for which the permit has been granted
32.10-5	Construct two or more dwellings on a lot.
52.06-3	Provide more than the maximum parking requirement specified in clause 52.06-5
53.25-2	Buildings and works associated with the construction of eight or more dwellings and associated reduction in car parking under the Great Design Fast Track pathway

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Compliance with documents approved under this permit

1. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.

Commencement

2. This permit will operate from the issued date of this permit.

Approved and endorsed plans – changes required

3. Before the development starts, including demolition, bulk excavation and site preparation works, plans must be approved and endorsed by the responsible authority. The plans must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions, be generally in accordance with the Town Planning Plans prepared by DKO, Revision 04, dated 4 August 2026, but amended to show the following details:

Date of issue: 15 October 2026 **Signature for the responsible authority:**

a) Remove direct access from the development (Apartment 2) to the Carters Avenue playground.

b) Provision of adequate space for larger cargo bicycles in the bicycle store, associated access and manoeuvring.

c) Future provision for the installation of EV charging stations to all car parking spaces across both levels of the basement.

d) Demonstrate compliance with Standard E4-2 of the Stonnington Planning Scheme for the following:

- East facing: Apt 4 – Bed 2 window and Apt 5 -Primary bedroom window, Bed 3 window
- South facing: Apt 5 – Bed 2 window, Bed 3 window, dining rooms windows

These must be clearly demonstrated on the floor and elevation drawings. Any screens used to obscure a view must be in accordance with Standards E4-2 and incorporated as an integral part of the overall architectural design.

e) All street trees shown as 'to be retained' and annotations detailing the nominal root zone(s), associated tree protection fencing and tree protection measures in accordance with the Tree Protection Plan required below, of this Permit.

Layout not altered

4. The development as shown on the endorsed plans must not be altered (unless the Stonnington Planning Scheme specifies that a permit is not required) without the prior written consent of the responsible authority.

Retention of Architects

5. Except with the consent of the responsible authority, DKO Architects must be retained to complete and provide architectural oversight during construction of the detailed design as shown in the endorsed plans to the satisfaction of responsible authority.

Façade strategy

6. Before the development starts, including demolition, bulk excavation and site preparation works, a façade strategy must be approved and endorsed by the responsible authority, in consultation with the Office of the Victorian Government Architect (OVGA). The façade strategy must be prepared to the satisfaction of the responsible authority and be generally in accordance with the Town Planning Plans prepared by DKO, Revision 04, dated 4 August 2026, and must include:
   a) How the development meets the application requirements and purpose of Clause 53.25 (Great Design Fast Track) of the Stonnington Planning Scheme.
   b) How the development meets the design principles of Clause 53.25 of the Stonnington Planning Scheme.
   c) A concise description by the architect of the building design concept and how the façade works to achieve this.

d) A schedule of colours, materials and finishes, including the colour, type and quality of materials showing their application and appearance. This can be demonstrated in coloured elevations or renders from key viewpoints, to show the materials and finishes, and linking them to an electronic sample board with clear coding.
e) Elevation details generally at a scale of 1:50, or other suitable scale agreed to by the responsible authority, illustrating typical building details, entries and doors, utilities, and any special features which are important to the building's presentation.
f) Cross sections or other method of demonstrating the façade systems, including fixing details indicating junctions between materials and significant changes in form and/or material.
g) Information about how the façade will be accessed, maintained and cleaned.
h) Example prototypes and/or precedents that demonstrate the intended design outcome as indicated on plans and perspective images, to produce a high-quality built form outcome in accordance with the design concept.
i) Details of materials and finishes to demonstrate these will be of high quality, robust, and require low maintenance.
j) Details of all screening measures and how they complement the design intention of the development.

Development Contributions

7. Prior to the issue of a Building Permit in relation to the development approved by this permit, a Development Infrastructure Levy must be paid to Stonnington City Council in accordance with the approved Development Contributions Plan Overlay schedule 1.

Tree Protection Management Plan

8. Before the development starts, including demolition, bulk excavation and site preparation works, a Tree Protection Management Plan (TPMP) must be submitted to and approved by Stonnington City Council. The TPMP must be prepared to the satisfaction of the Stonnington City Council, be prepared by a suitably qualified person, and must include the following:

    a) A tree retention plan addressing the retention of all Street Trees on the nature strip abutting the subject site along Carters Avenue.

    b) Measures to ensure the protection of all trees identified for retention, determined in accordance with Australian Standard AS4970-2009 - Protection of Trees on Development Sites.

Street Tree Protection

9. Before the development starts, including demolition, bulk excavation and site preparation works, a tree protection fence must be erected around the street trees identified for retention and protection, at a minimum radius from the base of the trunks to define a TPZ in accordance with the endorsed TPMP.

10. The tree protection fencing and TPZ must be established and maintained in accordance with the following requirements to the satisfaction of Stonnington City Council:

    a) the tree protection fence must be constructed of a material to form a physical and visual barrier that is continuous and will prevent access.

    b) the tree protection fence must remain in place until the development is completed.

11. During the course of construction, the TPZ must not be used for:
    a) vehicular or pedestrian access
    b) trenching or soil excavation
    c) storage or dumping of materials, tools, equipment or waste

    Stonnington City Council may consent in writing to vary any of these requirements.

Landscape Plan

12. Before the development starts, including demolition, bulk excavation and site preparation works, a landscape plan must be submitted to, approved and endorsed by the Stonnington City Council. The landscape plan must be prepared to the satisfaction of the Stonnington City Council, be drawn to scale with dimensions, be generally in accordance with the Landscape Plan Prepared by Danger Barin Smith, Revision, dated 3 August 2026, and must include the following:
    a) Widths for raised planter beds nominated as 400mm minimum, to allow adequate space for planting, irrigation and soil health.
    b) Private open spaces of all apartment provided with irrigation drip lines to support longevity as indicated in planting details.
    c) Any changes required to align with the plans for endorsement.

    Once endorsed, the Landscape Plan will form part of this permit, and the development must be carried out in accordance with the endorsed plan to the satisfaction of the Stonnington City Council.

Completion of landscaping

13. Before the development is occupied, the landscaping shown on the approved landscape plan must be carried out and completed to the satisfaction of Stonnington City Council. Stonnington City Council may consent in writing to vary this requirement.

Landscaping Maintenance

14. At all times the landscaping shown on the approved landscape plan must be maintained (including the replacement of any dead, diseased or damaged plants) to the satisfaction of Stonnington City Council.

Construction Management Plan

15. Before the development starts, including demolition, bulk excavation and site preparation works, a construction management plan (CMP) must be submitted to and be approved by the of Stonnington City Council. The CMP must be prepared and address the following:
    a) be prepared in accordance with the Civil construction building and demolition guide, Publication 1834 (EPA, 2020) and address the following:
        i. a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure.
        ii. works necessary to protect road and other infrastructure.
        iii. remediation of any damage to road and other infrastructure.

iv. containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land facilities for vehicle washing, which must be located on the land.
v. the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street.
vi. site security.
vii. management of environmental hazard including (but not limited to):
- noise and vibration
- erosion, sediment and dust
- contaminated land and groundwater
- chemicals
- waste
- stormwater contamination from run-off and wash-waters
- washing of concrete trucks and other vehicles and machinery
- spillage from refuelling cranes and other vehicles and machine

viii. an emergency contact that is available for 24 hours per day for residents and the of Stonnington City Council, in the event of relevant queries or problems experience

b) the working hours schedule for construction, building and demolition noise in accordance with the EPA requirements.

c) include a Traffic Management Plan showing:
i. Construction vehicle access routes, delivery schedules and truck movements to minimise impacts on the local road network, including Ormsby Grove and Carters Avenue.
ii. swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction and measures to ensure that construction vehicles can safely access and exit the site without adversely affecting traffic circulation within the cul-de-sac.
iii. Temporary management of any on-street parking impacts and restrictions associated with construction activities and proposed parking locations for construction vehicles and construction workers' vehicles
iv. any impacts upon adjacent roads and pedestrian walkways and provision for adequate movement and circulation of vehicles and pedestrians adjacent to the land during the construction phase
v. preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency
vi. an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services.
vii. Coordination of construction activities, where practicable, having regard to other major developments occurring within the locality to minimise cumulative impacts on surrounding residents and businesses.
viii. the provision of a traffic management plan to comply with provisions of AS 1742.3 - 2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on road.

Once endorsed, the CMP will form part of this permit, and the development must be carried out in accordance with the endorsed plan to the satisfaction of the Stonnington City Council.

Date of issue: 15 October 2026 **Signature for the responsible authority:**



Sustainable Management Plan

16. Before the development starts, including demolition, bulk excavation and site preparation works, a Sustainability Management Plan (SMP) must be approved and endorsed by the Stonnington City Council. The SMP must be prepared to the satisfaction of the Stonnington City Council, be generally in accordance with the SMP Revision C, prepared by GIW Environmental Solutions, dated 31 July 2026, and must ensure:

    a) All relevant details listed on the SMP and plans must be consistent.

    Once endorsed, the Sustainability Management Plan will form part of this permit, and the development must be carried out in accordance with the endorsed plan to the satisfaction of the Stonnington City Council.

Stormwater Management Plan

17. Before the development starts, including demolition, bulk excavation and site preparation works, a Stormwater Management Plan must be submitted to, approved and endorsed by the Stonnington City Council. The stormwater management plan must be prepare to the satisfaction of the Stonnington City Council, and must:

    a) be consistent with the details contained the Sustainability Management Plan (SMP) as it relates to stormwater management.
    b) include details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system.
    c) set out how the stormwater management system will be managed on an ongoing basis, as appropriate.
    d) demonstrate how all relevant standards set out in the planning scheme relating to stormwater management will meet the objectives in the planning scheme, including modelling and calculations.
    e) confirm that the water quality performance will satisfy Best Practice Environmental Management Guidelines for Stormwater (CSIRO, 1999).

    Once endorsed, the Stormwater Management Plan will form part of this permit and the development must be carried out in accordance with the endorsed plan to the satisfaction of the Stonnington City Council.

Implementation of ESD Statement Initiatives

18. Within six months of the occupation of the development, a report from a suitably qualified professional must be submitted to and approved by the Stonnington City Council. The report must outline how the design initiatives implemented within the completed development achieve the performance outcomes specified in the endorsed report, including that:

    a) The proposed development achieves a minimum NatHERS rating of 8.0 stars for all dwellings.
    b) All Environmentally Sustainable Development (ESD) initiatives identified in this report.

Waste Management Plan

19. Before the development starts, including demolition, bulk excavation and site preparation works a Waste Management Plan (WMP) must be submitted to, approved by and endorsed to the satisfaction of the Stonnington City Council. The WMP must be generally in accordance with the Waste Management Plan prepared by Traffic Group dated May 2026,

unless otherwise agreed in writing by the Stonnington City Council. Once endorsed, the Waste Management Plan will form part of this permit and the development must be carried out in accordance with the endorsed plan to the satisfaction of the Stonnington City Council.

Once endorsed, the WMP will form part of this permit, and the development must be carried out in accordance with the endorsed plan to the satisfaction of the Stonnington City Council.

Underground cables

20. Overhead cables from the power pole to the subject site are to be relocated underground in consultation with the relevant service authority at no cost to Stonnington City Council or the Responsible Authority. Any variation to this requirement must be approved by the Minister of Planning.

General

21. The external lighting must be designed, baffled and located to prevent any adverse effect on adjoining and nearby land to the satisfaction of the Responsible Authority.
22. The walls on the boundary of the adjoining properties must be cleaned and finished to the satisfaction of Stonnington City Council.
23. The land must be drained to the satisfaction of Stonnington City Council.
24. No plant, equipment, services or structures other than those shown on the endorsed plans are permitted above the roof level of the buildings without the prior written consent of the responsible authority
25. Before occupation of the development, the areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:

    a) constructed;
    b) properly formed to such levels that they can be used in accordance with the plans;
    c) surfaced with an all-weather sealcoat;
    d) drained;
    e) line-marked to indicate each car space and all access lanes; and

    to the satisfaction of the Stonnington City Council.

26. Before the occupation of the development all vehicular crossing(s) must be constructed to align with approved driveways to the satisfaction of the Stonnington City Council. All redundant crossing(s), crossing opening(s) or parts thereof must be removed and replaced with footpath, naturestrip and kerb and channel to the satisfaction of the Stonnington City Council
27. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:

    a) transport of materials, goods or commodities to or from the land
    b) appearance of any building, works or materials
    c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil
    d) presence of vermin

Date of issue: 15 October 2026 **Signature for the responsible authority:**



to the satisfaction of the Stonnington City Council

Residential reticulated gas service connection

28. Any new dwelling allowed by this permit must not be connected to reticulated gas services (within the meaning of clause 53.03 of the relevant planning scheme). This conditions to have force and effect after the development authorised by this permit has been completed.

Expiry Development

29. This permit as it relates to development (buildings and works) will expire if one of the following circumstances applies:

    a) The development is not started within three (3) years of the issued date of this permit.
    b) The development is not completed within five (5) years of the issued date of this permit.

    In accordance with Section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the permit if a request is made in writing before the permit expires, or within six months afterwards. The responsible authority may extend the time for completion of the development if a request is made in writing within twelve months after the permit expires and the development started lawfully before the permit expired.

[End of permit conditions]

Date of issue: 15 October 2026 **Signature for the responsible authority:**



Form 4

Regulation 22

THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

Date of amendment	Brief description of amendment	Name of responsible authority that approved the amendment	Section of the Act under which the permit has been amended
N/A	N/A	N/A	N/A

THIS PERMIT HAS BEEN EXTENDED AS FOLLOWS:

Date of extension	Brief description of the extension	Duration of extension
N/A	N/A	N/A

USEFUL INFORMATION:

(the following information does not form part of this permit)

- The permitted use or development may need to comply with, or obtain the following further approvals:
  - A building permit under the Building Act 1993.
  - Any street tree removal.
  - Any proposed landscape public realm upgrades must be undertaken in consultation with and consent of Stonnington City Council in accordance with any local law requirements
- This Planning Permit represents the planning approval for the use and/or development of the site and does not represent the approval of other Council departments or statutory authorities. Other approvals may be required before the use/and or development allowed by this planning permit starts.
- Any failure to comply with the conditions of this planning permit may result in the issue of an Enforcement Order against some or all persons having an interest in the site. Non-compliance may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.

Date of issue: 15 October 2026 **Signature for the responsible authority:**



Planning and Environment
Interim Regulations 2026

Form 4 Regulation 22

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit.

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The responsible authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

WHEN DOES A PERMIT BEGIN?

A permit operates:

- from the date specified in the permit; or
- if no date is specified, from–
  (a)the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
  (b) the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if–
   - the development or any stage of it does not start within the time specified in the permit; or if no time is specified, within 3 years after the issue of the permit; or
   - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within 2 years of the issue of the permit, unless the permit contains a different provision; or
   - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation, within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if–
   - the use does not start within the time specified in the permit, or if no time is specified, within 3 years after the issue of the permit; or
   - the use is discontinued for a period of 3 years.
3. A permit for the development and use of land expires if–
   - the development or any stage of it does not start within the time specified in the permit; or if no time is specified, within 3 years after the issue of the permit; or
   - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within 5 years after the issue of the permit; or
   - the use does not start within the time specified in the permit, or, if no time is specified, within 3 years after the completion of the development; or
   - the use is discontinued for a period of 3 years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision–
   - the use or development of any stage is to be taken to have started when the plan is certified; and
   - the permit expires if the plan is not certified within 2 years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

Date of issue: 15 October 2026 **Signature for the responsible authority:** 