

# Property planning report

28 ELIZABETH Street, Melbourne, VIC, 3000

11\PS617983 • 356 m<sup>2</sup> • Melbourne

DEVELOPER REPORT



## At a glance

Land area	356 m <sup>2</sup> (cadastre)
Approx. dimensions	22.6 × 15.8 m
Lot / Plan	11\PS617983
Zone	CCZ2 — Capital City Zone - Schedule 2
Council	Melbourne
Postcode	3000

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## 1 Site Summary

Address	<b>28 ELIZABETH Street, Melbourne, VIC, 3000</b>
Lot Reference	11\PS617983
Site Area	356 m <sup>2</sup> Source: Vicmap Property · guide only — verify with a surveyor before reliance
LGA	Melbourne
Tenure	<b>Freehold Title</b>
Zone	<b>CCZ2</b> — Capital City Zone - Schedule 2 (activity_centre)
planning scheme	Melbourne Planning Scheme
Heritage	Yes — 1 item
Environmental Overlays	3 overlays applicable
Contamination Status	<b>3 contaminated site(s) within 500m</b>
Victoria Planning Provisions Count	0
Total Obligations	13 (prohibition: 1, structural: 2, condition: 2, requirement: 2, obligation: 5, threshold: 1)
Population Context	9,848 persons, density 12279/km <sup>2</sup> , 2.1 persons/dwelling (s7.11 contribution basis)
Composite Scores	Regulatory complexity: 100/100 — Amenity: 49.8/100

## 2 Zoning Analysis

### CCZ2 — Capital City Zone - Schedule 2

Category: activity\_centre | Instrument: Melbourne Planning Scheme

## 3 Development Envelope

Control	Value	Source	Notes
<b>Maximum Building Height</b>	9 m	Clause 43.02 (DDO1)	Maximum building heights in VIC are typically set by Design and Development Overlay schedules (Clause 43.02) or zone-specific provisions. Exceeding a discretionary maximum requires a planning permit that demonstrates compliance with the schedule's design objectives. Mandatory maximums require a scheme amendment.

## 4 Compliance Obligations

### Building Height (1 obligation)

**DCP Melbourne Planning Scheme** · Schedule DDO1 (Schedule 1 to Cl. 43.02) · DDO1 - Maximum building height 9.0 m  
The maximum building height permitted under DDO1 within Central Melbourne is 9.0 metres.

### Design & Built Form (6 obligations)

**DCP Melbourne Planning Scheme** · Schedule DDO1 (Schedule 1 to Cl. 43.02) · DDO1 - Integrate and contribute to street hierarchy context

To ensure that development integrates with, and makes a positive contribution to, its context, including the hierarchy of main streets, streets and la...

**DCP Melbourne Planning Scheme** · Schedule DDO1 (Schedule 1 to Cl. 43.02) · DDO1 - Promote legible, walkable pedestrian environment

To ensure that development promotes a legible, walkable and attractive pedestrian environment.

**DCP Melbourne Planning Scheme** · Schedule DDO1 (Schedule 1 to Cl. 43.02) · DDO1 - Strong relationship of internal layout to public realm

To ensure that the internal layout including the layout of uses within a building has a strong relationship to the public realm.

**DCP Melbourne Planning Scheme** · Schedule DDO1 (Schedule 1 to Cl. 43.02) · DDO1 - Visually interesting, human-scaled, safe public realm edge

To ensure that development provides a visually interesting, human scaled and safe edge to the public realm.

**DCP Melbourne Planning Scheme** · Schedule DDO1 (Schedule 1 to Cl. 43.02) · DDO1 - Active frontage requirement  
Development must provide active frontages within Central Melbourne under DDO1.

+ 1 more obligation in this category

### Heritage (3 obligations)

**DCP Melbourne Planning Scheme** · Cl. 43.01 / Schedule HO506 · Demolition permit required — Flinders Lane Precinct (HO506)

Demolition of buildings or works on 'Flinders Lane Precinct' (HO506) requires a planning permit under Cl. 43.01-1.

**DCP Melbourne Planning Scheme** · Cl. 43.01 / Schedule HO506 · Heritage place: Flinders Lane Precinct (HO506, melb)  
Heritage Overlay HO506 (melb) applies to 'Flinders Lane Precinct' (precinct significance). Permit required for buildings, works, demolition, and exter...

**DCP Melbourne Planning Scheme** · Cl. 43.01 / Schedule HO506 · External paint controls — Flinders Lane Precinct (HO506)

External paint colour changes to 'Flinders Lane Precinct' (HO506) require a planning permit under Cl. 43.01.

### Prohibited Uses (1 obligation)

**DCP Melbourne Planning Scheme** · Zone CCZ Section 3 catch-all · Catch-all: any other use prohibited in Zone CCZ (melb)  
Any use not listed in Section 1 or Section 2 of Zone CCZ (melb scheme) is prohibited (Section 3 catch-all under Cl. CCZ-2).

### Scheme Structure (2 obligations)

**DCP Melbourne Planning Scheme** · Schedule DDO1 (Schedule 1 to Cl. 43.02) · DDO1 - Urban Design in Central Melbourne structural root

Schedule 1 to the Design and Development Overlay (DDO1) applies to Urban Design in Central Melbourne and establishes design and development objectives...

**DCP Melbourne Planning Scheme** · Schedule 2 to Schedule 2 to Cl. 37.04 · CCZ2 (Schedule 2 to Schedule 2 to Cl. 37.04)

— applies in melb

Schedule 2 to Cl. Schedule 2 to Cl. 37.04 (CCZ2) applies to land in melb scheme. Schedule name: CAPITAL CITY ZONE.

0 of 13 obligations are qualitative (require professional judgment rather than numerical compliance).

## 5 Heritage & Environmental

### Heritage Items (cl. 5.10)

Item ID	Name	Significance	Type	Clause
HO506	HO506	local	Heritage Overlay	Clause 43.01 (Heritage Overlay)

### Environmental Overlays

Overlay	Classification	Clause	Implication
Design and Development Overlay	Design and Development Overlay	Clause 43.02	This land is within a Design and Development Overlay (VPP Clause 43.02). The schedule sets discretionary controls — typically maximum building height plus setback and design requirements.
Heritage Overlay	Heritage Overlay	Clause 43.01	This place is included in the Heritage Overlay (VPP Clause 43.01). A planning permit is required for buildings, works, demolition, and many minor changes that affect heritage significance. State-level Victorian Heritage Register listings under the Heritage Act 2017 carry additional Heritage Council controls.
Parking Overlay	Parking Overlay	Clause 45.09	This land is within a Parking Overlay (VPP Clause 45.09). Car-parking provision and (for some schedules) financial contributions may differ from the default Clause 52.06 rates.

#### Nearby EPA Contaminated Sites (3 within 500m)

- 433-455 Collins St, Melbourne Vic 3000 433-455 Collins St — Environmental Audit (398m)
- 433-455 Collins St, Melbourne Vic 3000 433-455 Collins St — Environmental Audit (453m)
- Stage 1 Commercial Area Freshwater PI, Southbank Bvd Compr... — Environmental Audit (491m)

Consider contamination migration risk in site investigation scope.

## 6 SEPP Override Analysis

No Victoria Planning Provisions overrides apply.

## 7 DCP Guidelines

No DCP data available.

## 8 L&E Court Precedent

### VCAT precedent — Planning & Environment List

270 planning decisions on record for Melbourne in the Victorian Civil and Administrative Tribunal (Planning & Environment List), 23 in the last 3 years. Recent decisions:

Citation	Matter	Outcome	Date
[2024] VCAT 1187	Billboards Australia Pty Ltd v Melbourne CC [2024] VCAT 1187 (31 December 2024)	affirmed	2024-12-31
[2024] VCAT 768	Wotherspoon v Melbourne CC [2024] VCAT 768 (12 August 2024)	dis-missed	2024-08-12
[2024] VCAT 681	Seafirst Australia Pty Ltd v Melbourne CC [2024] VCAT 681 (18 July 2024)	dis-missed	2024-07-18
[2024] VCAT 608	Mayne v Melbourne CC [2024] VCAT 608 (8 July 2024)	affirmed	2024-07-08
[2024] VCAT 555	Leftbank Right Pty Ltd v Melbourne CC [2024] VCAT 555 (13 June 2024)	set-aside	2024-06-13
[2024] VCAT 501	Laneway Developments Pty Ltd v Melbourne CC [2024] VCAT 501 (12 June 2024)	affirmed	2024-06-12
[2024] VCAT 384	Dowling v Melbourne CC [2024] VCAT 384 (3 May 2024)	varied	2024-05-03
[2024] VCAT 332	Port Melbourne Storage Pty Ltd v Melbourne CC [2024] VCAT 332 (17 April 2024)	set-aside	2024-04-17

Source: VCAT Planning & Environment List decisions (AustLII). Outcomes are matter-specific and not predictive of any individual application.

## 9 DA Analytics & Council Benchmarking

### Recent building activity — 2020–2023, postcode 3000

Building permits

**5,530**

Residential permits

**505**

New dwellings

**35,504**

Dwellings demolished

**22**

Reported works value

**\$11.2B**

A net **35,482** dwellings added (new less demolished) over the window — a direct measure of how fast the local housing stock is growing.

Source: Victorian Building Authority building-permit dataset. New-dwelling counts are reliable from 2020 onward. VIC has no statewide DA-decision dataset, so building permits are the best available construction signal.

### Housing supply vs demand — Melbourne CBD - East

Approvals (12 mo)

**0**

Implied demand (12 mo)

**272**

Supply–demand gap

**-272**

Population growth

**+4.2%/yr**

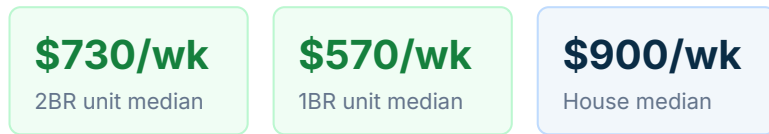
This SA2 is **under-supplied**: dwelling approvals are running below the demand implied by population growth, with a 30.7% dwelling vacancy rate. A persistent deficit supports development feasibility and signals upward price and rent pressure.

Source: ABS building approvals + Estimated Resident Population (SA2). Implied demand is derived from population growth and average household size.

## 10 Rental Market & Demand Pipeline

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### Rental Market (postcode 3000)



Source: rental bonds authority (Q3 2025).

**Market Momentum (lot\_profiles)**  
Suburb median rent: \$900/wk

## 11 Regulatory Landscape

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Regulatory landscape data is not available for this location.

# Appendices

The planning instruments and land-use permissibility this report relies on, reproduced in full as the legal reference basis. The complete defined-terms dictionary is provided as a free companion glossary (referenced below).

## A Planning Scheme Defined Terms

### Melbourne Planning Scheme — Defined Terms

The defined terms of **Melbourne Planning Scheme** are reproduced in full in a free companion glossary, so this report stays focused on your property. The glossary is shared across every report under this instrument and updated with it.

Download the full defined-terms glossary (PDF) → <https://zonedss.com/glossary/melbourne-planning-scheme.pdf>

## B Permissibility Matrix

### Permitted Without Consent (1)

Use	Group	Derivation	Conditions	Definition
Any use in Section 1 of the schedule to this zone	—	section-1	—	

### Permitted With Consent (2)

Use	Group	Derivation	Conditions	Definition
Any other use not in Section 1 or 3 of the schedule to this zone	—	section-2	—	
Any use in Section 2 of the schedule to this zone	—	section-2	—	

### Prohibited (1)

Use	Group	Derivation	Conditions	Definition
Any use in Section 3 of the schedule to this zone	—	section-3	—	

## C Applicable Instruments

Type	Instrument	Description
planning scheme	Melbourne Planning Scheme	Primary planning instrument. Statutory controls for height, FSR, lot size, heritage, and land use permissibility.

**Sources.** Vicmap Property (boundaries, areas & dimensions), the Victorian Planning Provisions and planning schemes (zoning & overlays) and ABS Census 2021 (demographics). All figures are **indicative only and are not legal, survey, or valuation values** — they may contain er-

errors and must not be relied on for development, financial, or legal decisions. This automated summary is general information, not professional advice; verify current operative provisions against Victorian Legislation ([legislation.vic.gov.au](http://legislation.vic.gov.au)) and confirm with Melbourne and a qualified professional before acting. © 2026 ZoneDSS.