



DEMONSTRATION REPORT

Property Opportunity Screen

1-9 Spring Street, Melbourne VIC 3000

Test one new two-bedroom dwelling before purchase.

AMBER - PROCEED WITH CAUTION

Decision horizon

Report purpose

Transaction now

Public demonstration of a buyer-focused screen

This demonstration uses a real property address and publicly available planning material to show the form and depth of a Fecund Property Screen. It is not current advice about the property and should not be relied upon for a transaction.

Your decision, in plain language

AMBER PROCEED WITH CAUTION

A two-bedroom dwelling may have a planning pathway, but the transaction should proceed only after a measured concept tests heritage, design, parking and the site-specific SCO8 control.

Why this may still work

A self-contained two-bedroom dwelling fits the statutory definition of a dwelling and is included within Accommodation. The CCZ1 schedule identifies Accommodation as a Section 1 use, potentially avoiding a use permit if the proposal is correctly classified and all schedule conditions are met.

However, buildings and works, heritage, parking and SCO8 requirements remain decisive. This screen establishes no approval.

This screening report is not a planning approval, building permit, survey, engineering certification or legal opinion. It identifies the strongest supportable pathway and the next questions that matter.

What the research means for this property

1

SUPPORTED

The proposed two-bedroom self-contained residence can potentially be classified as a Dwelling within the Accommodation use category.

The intended use is not shown as inherently prohibited on the available evidence, but the classification must be tested against the final design and all applicable conditions.

Evidence: land-use:Dwelling; CCZ:CCZ1:schedule

2

CONDITIONAL

CCZ1 identifies Accommodation, other than a corrective institution, as a Section 1 use that may not require a use permit when correctly classified and schedule conditions are met.

A use-permit pathway may be available, but this does not remove buildings-and-works, schedule-information, acoustic, urban-context or other approval requirements.

Evidence: CCZ:base; CCZ:CCZ1:schedule

3

ESTABLISHED

Mapped heritage controls apply to the parcel, including the Shell House heritage place and Victorian Heritage Register reference H2365.

The concept must retain and respond to heritage significance. Demolition, alteration or construction cannot be treated as exempt without heritage-specific assessment.

Evidence: HO:base; HO:HO1235:row; HO:HO637:row

Design and site-specific controls

4

ESTABLISHED

The mapped DDO controls require schedule requirements to be met and call for site-specific design assessment, an urban context report and potentially a three-dimensional model.

A dimensioned concept is necessary to test built form, lower-level arrangements, landscape, basement parking and the relevant height or setback implications before relying on a dwelling pathway.

Evidence: DDO:base; DDO:DDO1:schedule; DDO:DDO10:schedule

5

UNRESOLVED

The available evidence indicates a one-space-per-dwelling parking limit under PO1 and a project-specific SCO8 control whose approved-use material is limited to office and retail.

The dwelling's parking arrangement and compatibility with the exact SCO8 control must be confirmed. The available material does not establish that a new dwelling is approved or automatically permitted.

Evidence: PO:base; PO:PO1:schedule; SCO:SCO8:document; SCO:SCO8:row

What still controls the decision

These are specific uncertainties, not a generic instruction to check with council.

1	Can a dimensioned two-bedroom dwelling concept be fitted while meeting the mapped heritage and built-form requirements?
	The proposal cannot be economically tested from bedrooms alone because heritage, lower-level design, landscape, parking and site-specific responses may determine whether construction is viable.
Evidence needed	A parcel-referenced dimensioned concept showing retained heritage fabric, building envelope, access, parking, lower levels and landscape response.
Who resolves it	Architect or building designer, with heritage-aware design input where the concept affects the listed place.
If unresolved	If the concept cannot satisfy mandatory requirements or produces unacceptable heritage impacts, stop or redesign before relying on it for purchase.
2	Does the measured concept have a viable planning pathway under CCZ1 after accounting for the exact SCO8 project control?
	CCZ1 may support Section 1 Accommodation, but SCO8 is project-specific and the available document identifies approved office and retail uses only.
Evidence needed	A written planning-authority response addressing classification, permits, CCZ1 conditions, SCO8 applicability and whether an approval or amendment is required.
Who resolves it	The planning authority through its current verified enquiry channel, using the parcel address and measured concept.
If unresolved	Proceed only if the written response confirms a viable pathway subject to stated conditions; otherwise pause or obtain specialist advice.

What to do next

Two targeted requests to resolve the questions that matter.

1

For the architect or building designer

Minimum dimensioned concept for 1-9 Spring Street

Please prepare the minimum parcel-referenced dimensioned concept for testing one new two-bedroom dwelling at 1-9 Spring Street, Melbourne VIC 3000. Show the dwelling layout and self-contained facilities, building envelope, height, access, lower-level arrangement, parking, landscape, adjoining interfaces and heritage fabric proposed to be retained. Do not treat this as an approval application. Identify any immediate conflict with the mapped heritage, DDO, parking or other design requirements, and list the few assumptions requiring confirmation in the targeted planning-pathway enquiry.

This resolves: Whether a workable measured concept exists and which design assumptions are likely to be decisive.

Evidence: DDO:base; HO:base; PO:base

2

For the planning authority enquiry officer

Targeted dwelling pathway enquiry for 1-9 Spring Street

Please review the attached parcel-referenced dimensioned concept for one new two-bedroom self-contained dwelling at 1-9 Spring Street, Melbourne VIC 3000. Please provide a written pathway response, not an approval, addressing: dwelling classification; CCZ1 Section 1 treatment; required permits and application information; heritage and Victorian Heritage Register implications; the PO1 parking arrangement; and whether the exact SCO8 project control allows, prohibits or requires further approval or amendment for a dwelling. Please identify every condition or unresolved fact that would prevent reliance on the pathway before purchase.

This resolves: Whether the measured concept has a viable planning pathway and whether SCO8 is a transaction-stopping constraint.

Evidence: CCZ:base; SCO:SCO8:document

Evidence register

Public sources consulted for this demonstration screen. Links and requirements should be rechecked before any current decision.

1	CCZ:base https://planning-schemes.app.planning.vic.gov.au/MELBOURNE/ordinance/37.04
2	CCZ:CCZ1:schedule https://planning-schemes.app.planning.vic.gov.au/MELBOURNE/ordinance/37.04-s1
3	DDO:base https://planning-schemes.app.planning.vic.gov.au/MELBOURNE/ordinance/43.02
4	DDO:DDO1:schedule https://planning-schemes.app.planning.vic.gov.au/MELBOURNE/ordinance/43.02-s1
5	DDO:DDO10:schedule https://planning-schemes.app.planning.vic.gov.au/MELBOURNE/ordinance/43.02-s10
6	HO:base https://planning-schemes.app.planning.vic.gov.au/MELBOURNE/ordinance/43.01
7	HO:HO1235:row https://planning-schemes.app.planning.vic.gov.au/MELBOURNE/ordinance/43.01-s
8	HO:HO637:row https://planning-schemes.app.planning.vic.gov.au/MELBOURNE/ordinance/43.01-s
9	land-use:Dwelling https://planning-schemes.app.planning.vic.gov.au/MELBOURNE/ordinance/73.03
10	PO:base https://planning-schemes.app.planning.vic.gov.au/MELBOURNE/ordinance/45.09
11	PO:PO1:schedule https://planning-schemes.app.planning.vic.gov.au/MELBOURNE/ordinance/45.09-s1
12	SCO:SCO8:document https://planning-schemes.app.planning.vic.gov.au/static/incorporateddocs/C401melb/gazetted/1%20Spring%20Street%20and%2021-25%20Flinders%20Street,%20Melbourne%20(Department%20of%20Transport%20and%20Planning,%20March%202024).pdf
13	SCO:SCO8:row https://planning-schemes.app.planning.vic.gov.au/MELBOURNE/ordinance/45.12-s

Prepared as a public demonstration in September 2026. It illustrates the product structure and research approach; it is not current property advice.