



Property Feasibility Report

[Address Redacted], Brighton VIC 3186

PROPERTY	[Address Redacted], Brighton VIC 3186
LOT / PLAN	[Redacted]
SPI	[Redacted]
COUNCIL	Bayside City Council
ZONE	General Residential Zone - Schedule 9 (GRZ9)
OVERLAYS	DDO18, DCPO1
LOT SIZE	346 m ²
REPORT DATE	10 April 2026
REPORT ID	LP-2026-SAMPLE

This report provides an indicative overview of the development potential of your property based on publicly available planning data from the Victorian Government's VicPlan system and the Bayside Planning Scheme. It is not professional planning or legal advice. Always consult a qualified town planner before making decisions about your property.

Executive Summary

This property is a 346 m² residential lot within the General Residential Zone Schedule 9 (GRZ9) under the Bayside Planning Scheme. The property is located approximately 11 km southeast of Melbourne CBD within the Bayside City Council local government area.

Two planning overlays apply to the property: the Design and Development Overlay Schedule 18 (DDO18) and the Development Contributions Plan Overlay Schedule 1 (DCPO1). The property is not affected by a Heritage Overlay, although heritage-listed properties exist on the adjacent land to the west. The property is not in a bushfire prone area and is not subject to flooding overlays.

Based on the zoning, overlays, lot size, and recent planning activity in the area, this property has **limited but viable development potential**:

Option	Viability	Notes
Dual occupancy (2 dwellings)	Moderate	Most realistic option. Tight site requires careful design. DDO18 adds design requirements. Adjacent heritage properties require sensitive design response.
Granny flat / secondary dwelling	Good	Up to 60 m ² dependent dwelling. Streamlined approval pathway under VC267 changes.
Subdivision (2 lots)	Unlikely	Resulting lots would be very small (~170 m ² each). Unlikely to meet council expectations.
3+ townhouses	Unlikely	346 m ² is too small. Would also trigger Cultural Heritage Management Plan requirement.

1. Zoning and What It Allows

This property is zoned **General Residential Zone - Schedule 9 (GRZ9)** under the Bayside Planning Scheme. The GRZ is designed to encourage a diversity of housing types and moderate housing growth in areas that are well connected to shops, services, jobs and transport.

What GRZ9 permits

Control	Requirement
Maximum building height	11 metres / 3 storeys (mandatory)
Minimum garden area	Not applicable for lots under 400 m ²
Single dwelling	No planning permit required
Two or more dwellings	Planning permit required - assessed under Clause 55 (ResCode)
Subdivision	Planning permit required
Home occupation	No planning permit required (conditions apply)

VC267 Update (March 2025): The Victorian Government introduced the Townhouse and Low-rise Code via Planning Scheme Amendment VC267, effective 31 March 2025. This introduced a "deemed to comply" pathway for townhouses and low-rise developments up to 3 storeys under Clause 55. Where a proposal meets all applicable standards, it cannot be refused on those grounds and third-party objector appeal rights are removed. However, because the DDO18 overlay also applies, a planning permit is still required under the overlay provisions and the DDO18 requirements must also be satisfied.

2. Planning Overlays and Restrictions

Planning overlays add additional controls on top of the base zone. The following overlays apply to this property based on the VicPlan Planning Property Report.

Design and Development Overlay - Schedule 18 (DDO18)

The DDO18 applies to land in and around the Bay Street (North Brighton) Activity Centre. It controls the design and built form of new development to ensure it responds to the character of the area. A planning permit is required to construct a building or carry out works on land affected by this overlay.

What this means: Any development proposal will need to address the DDO18 design objectives in addition to the standard ResCode requirements. This typically covers building height, setbacks, overshadowing, street interface, and how the development relates to neighbouring properties. The DDO18 does not prevent development — a 10-apartment boutique development was recently approved and constructed on the immediately adjacent property under the same GRZ9/DDO18 controls.

Development Contributions Plan Overlay - Schedule 1 (DCPO1)

The DCPO1 implements the Bayside Drainage Development Contributions Plan. If the property is developed and impervious surfaces increase (roofing, paving, driveways), a development contribution to Bayside Council toward drainage infrastructure upgrades may be required.

What this means: Budget for a development contribution payment as part of project costs. The amount is calculated based on the increase in impervious area. A town planner or council can provide an estimate.

Heritage Overlay

This property is **not** covered by a Heritage Overlay. However, properties immediately to the west are subject to Heritage Overlays (HO651, HO663). While this does not directly restrict what can be done on this land, any development proposal will need to demonstrate a sensitive design response to the neighbouring heritage properties. Council will consider the impact on the heritage setting when assessing an application.

Aboriginal Cultural Heritage Sensitivity

All or part of this property is within an area of Aboriginal cultural heritage sensitivity, under the Aboriginal Heritage Regulations 2018.

Cultural Heritage Management Plan (CHMP): A CHMP is required when a listed "high impact activity" is proposed on land in an area of cultural heritage sensitivity. A subdivision into 3 or more lots is a high impact activity and would trigger a CHMP. However, construction of one or two dwellings, works ancillary to a dwelling, and minor works are **exempt**. A dual occupancy (2 dwellings) would NOT trigger a CHMP.

Other Checks

Check	Result
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Bushfire Prone Area	No — not in a designated bushfire prone area.
Special Building Overlay (flooding)	No — not affected.
Vegetation Protection Overlay	No — not affected. Clause 52.17 may apply if removing indigenous plants.
Environmental Significance Overlay	No — not affected.
Melbourne Water	Inside drainage boundary. Referral authority for subdivision.
Power distributor	United Energy
Water retailer	South East Water
Fire authority	Fire Rescue Victoria

3. Height Limits and Site Coverage Rules

The following ResCode standards (Clause 55) apply to the development of two or more dwellings. The DDO18 may impose additional or modified requirements.

Standard	This Property
Maximum height	11 metres / 3 storeys (mandatory under GRZ9)
Site coverage (Cl. 55.03-3)	Max 60% = approx. 208 m ² building footprint
Permeability (Cl. 55.03-4)	Min 20% = approx. 69 m ² permeable surface
Front setback (Cl. 55.03-1)	Average of adjoining properties (typically 7-9m in Brighton)
Side setback (Cl. 55.04-1)	1m minimum for walls up to 3.6m, increases with height
Rear setback (Cl. 55.04-1)	Varies based on wall height and orientation
Private open space (Cl. 55.05-4)	40 m ² with min 3m dimension (ground) or 8 m ² balcony
Car parking	1 space per 1-2 bed dwelling, 2 spaces per 3+ bed dwelling
Garden area	Not applicable (lot is under 400 m ²)

What this means in practice: On a 346 m² lot, the maximum building footprint is around 208 m². With 3 storeys permitted, theoretical gross floor area reaches up to 624 m² — however setbacks, open space, overshadowing, and DDO18 design requirements will reduce this significantly. A realistic dual occupancy would likely deliver two dwellings of approximately 120-150 m² each across 2 storeys.

4. Planning Permits Approved Nearby

Recent planning permit activity near this property gives the best indication of what Bayside Council is currently approving.

Location	Description	Status
Adjacent property	"Mode de Vie" by Kervale — boutique development of 10 apartments across low-rise building on 578 m ² GRZ9/DDO18 lot. 1-bed from \$597k, 2-bed from \$975k, 3-bed penthouse from \$1.39M. Designed by Martino Leah Architects.	Complete
Same street	Three-storey residential development on GRZ land (770 m ² lot)	Approved
Same street	Multi-dwelling development — apartments over 3 levels	Approved
Nearby	Subdivision of land into 29 lots	Approved
Bay St precinct	Multiple townhouse and dual occupancy developments within GRZ/DDO18 area	Various

Key takeaway: A 10-apartment boutique development was approved and built on the immediately adjacent property under the same GRZ9/DDO18 controls. This is strong evidence that council supports well-designed multi-dwelling development in this location. The adjacent development's lot was 578 m² compared to 346 m² for this property, so a smaller-scale development is appropriate.

5. What You Could Realistically Build

Based on the GRZ9 zoning, DDO18 and DCPO1 overlays, 346 m² lot size, adjacent heritage properties, and recent approval patterns, here is our assessment.

Option A: Dual Occupancy (2 dwellings) — Recommended

A dual occupancy is the most viable multi-dwelling option for a 346 m² lot. This typically involves demolishing the existing dwelling and constructing two side-by-side or front-and-rear townhouses, each 2 storeys with 2-3 bedrooms and approximately 120-150 m² of floor area.

Design considerations specific to this site:

- The compact lot requires careful attention to setbacks, overlooking, and overshadowing controls.
- A front-and-rear configuration may work better than side-by-side given the lot dimensions.
- The DDO18 will require demonstration of good design outcomes at the street interface.
- Heritage properties to the west mean design must be sensitive on that boundary — consider reduced height, increased setback, and sympathetic materials on the western elevation.
- Crossover and driveway access will need to be efficient to preserve usable space.
- The DCPO1 drainage contribution will add to project costs.
- No Cultural Heritage Management Plan required for 2 dwellings.

Option B: Granny Flat / Secondary Dwelling

A secondary dwelling (up to 60 m²) at the rear of the existing home is a lower-cost, lower-risk option. This could provide rental income or family accommodation without demolishing the existing house. Under the VC267 changes (March 2025), small secondary dwellings may benefit from a streamlined approval pathway. A 1-2 bedroom unit of 45-60 m² is realistic.

Option C: Renovate and Extend Existing Dwelling

GRZ9 allows extending the existing dwelling up to 3 storeys (11 metres). A second-storey addition or rear extension could significantly increase value given Brighton's median house price of approximately \$3.2 million. Note that DDO18 still triggers a planning permit for buildings and works.

6. Comparable Sales and Market Context

The following sales and development data provides context on property values in the immediate area.

Adjacent development — Mode de Vie (completed)

Type	Beds	Price From
Apartment	1	\$597,000
Apartment	2	\$975,000 - \$1,097,000
Penthouse	3	\$1,390,000+

Nearby street sales

Property	Type	Beds	Sale Price	Date
Subject property	House	3	\$848,500	Mar 2013
Nearby house	House	4	\$3,650,000	Apr 2022
Nearby townhouse	Townhouse	3	~\$2.3M	2021

Brighton market: Median house price approximately \$3.2 million. Average 49 days on market. 72% owner-occupied. Predominant age group 50-59 years. A dual occupancy development on this lot could yield a combined end value of \$3M-\$4.5M depending on quality and configuration. New townhouses on this street have sold in the \$1.5M-\$2.3M range.

7. Recommended Next Steps

1. Check the certificate of title for restrictive covenants

VicPlan does not show restrictive covenants (e.g. "only one dwelling permitted" or height restrictions). These are on the certificate of title, available from LANDATA (landata.vic.gov.au) for approximately \$30. If a covenant restricts development, an application to VCAT to remove or vary it may be required.

2. Engage a qualified town planner

A town planner will provide a formal feasibility assessment including detailed site analysis, preliminary concept options, and advice on the planning permit process. They will review the DDO18 requirements in detail. Expect \$2,000-\$5,000 for an initial assessment. This report gives you the foundation to have an informed conversation.

3. Get a preliminary design

Work with an architect or building designer to prepare plans that respond to ResCode, DDO18, and the adjacent heritage properties. This shows what can physically fit on the site.

4. Budget for the full project

For a dual occupancy in Brighton, expect total costs (demolition, construction, professional fees, council contributions including DCPO1 drainage levy, permit fees) of \$800,000-\$1,200,000 depending on quality. Factor in a timeline of 18-24 months from planning permit to completion.

5. Talk to a mortgage broker experienced in construction lending

Development finance has different requirements to standard home loans. A broker experienced in construction lending can advise on feasibility and staged drawdown structures.

Disclaimer

This report has been prepared by Lodgepath Pty Ltd (ABN 20 854 572 110) using publicly available planning data from the Victorian Government's VicPlan system, the Bayside Planning Scheme, and other public sources. This report provides indicative feasibility information only and does not constitute professional planning, legal, or financial advice. Development potential is subject to detailed site assessment, council discretion, and compliance with all applicable planning controls. Lodgepath is not a registered town planning firm. Always engage a qualified town planner before making decisions about your property. This report does not include information about restrictive covenants on the certificate of title.

Data sources: VicPlan Planning Property Report, Bayside Planning Scheme, publicly available property sales records, Bayside Council planning application records.

Questions? Contact us at hello@lodgepath.com