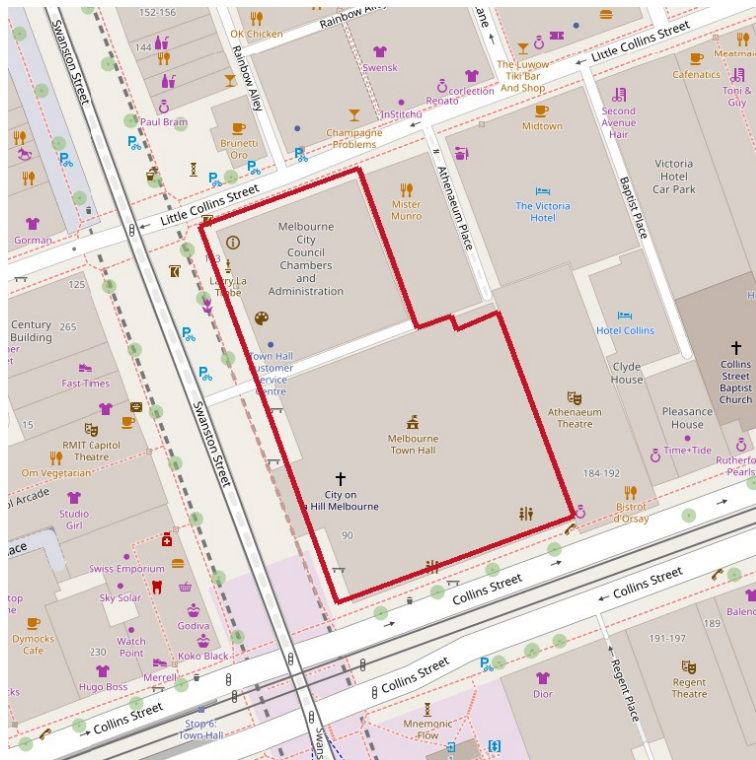


Victorian Property Report — 90-130 SWANSTON STREET MELBOURNE 3000

Melbourne · prepared 24 October 2026 from Vicmap open data (CC BY 4.0) · spi-vic.pages.dev

Summary

Check	Result
Land	1\TP971324 (3,006 m ²); 2\PS713409 (1,655 m ²); 20A~11\PP5514C (259 m ²)
Addresses	90-130 SWANSTON STREET MELBOURNE 3000
Council property number	109416
Planning zone	CCZ1
Overlays	DDO1, DDO2, DDO2-A9, DDO70, HO504, HO746, PO1
Heritage	H0001, H7822-1753, H7822-1756
Bushfire prone area	no
Recorded flood history ≤ 100 m	none recorded



Land boundary in red (Vicmap Property). Base map © OpenStreetMap. About 181 × 181 m.

1. Land parcels

SPI	Lot	Plan	Area m ²	Status
1\TP971324	1	TP971324	3,006	A
2\PS713409	2	PS713409	1,655	A
20A~11\PP5514C	—	—	259	A

2. Planning zone and overlays (Vicmap Planning)

Parcel	Zone	Description	Share of parcel
1\TP971324	CCZ1	Capital City Zone - Schedule 1	100%
2\PS713409	CCZ1	Capital City Zone - Schedule 1	100%

Parcel	Zone	Description	Share of parcel
20A~11\PP5514C	CCZ1	Capital City Zone - Schedule 1	100%
Parcel	Overlay	Description	Share of parcel
1\TP971324	DDO70	Design And Development Overlay - Schedule 70	86%
1\TP971324	DDO1	Design And Development Overlay - Schedule 1	100%
1\TP971324	PO1	Parking Overlay - Precinct 1	100%
1\TP971324	HO746	Heritage Overlay (Ho746)	100%
1\TP971324	DDO2-A9	Design And Development Overlay - Schedule 2 (Hc-9)	100%
1\TP971324	HO504	Heritage Overlay (Ho504)	100%
1\TP971324	DDO2	Design And Development Overlay - Schedule 2	100%
2\PS713409	DDO70	Design And Development Overlay - Schedule 70	100%
2\PS713409	DDO1	Design And Development Overlay - Schedule 1	100%
2\PS713409	PO1	Parking Overlay - Precinct 1	100%
2\PS713409	HO746	Heritage Overlay (Ho746)	100%
2\PS713409	DDO2-A9	Design And Development Overlay - Schedule 2 (Hc-9)	100%
2\PS713409	HO504	Heritage Overlay (Ho504)	100%
2\PS713409	DDO2	Design And Development Overlay - Schedule 2	100%
20A~11\PP5514C	DDO70	Design And Development Overlay - Schedule 70	100%
20A~11\PP5514C	DDO1	Design And Development Overlay - Schedule 1	100%
20A~11\PP5514C	PO1	Parking Overlay - Precinct 1	100%
20A~11\PP5514C	HO746	Heritage Overlay (Ho746)	100%
20A~11\PP5514C	DDO2-A9	Design And Development Overlay - Schedule 2 (Hc-9)	100%
20A~11\PP5514C	HO504	Heritage Overlay (Ho504)	100%
20A~11\PP5514C	DDO2	Design And Development Overlay - Schedule 2	100%

Overlays add permit requirements to the zone: a Heritage Overlay controls demolition and external works; LSI0 and FO cover flood-prone land; BMO requires bushfire protection measures; ESO, VPO and SLO protect environment, vegetation and landscape. The schedule number points to the council's planning scheme ordinance.

3. Heritage

Number	Place	Share of parcel
H0001	Melbourne Town Hall & Administration Building	100%
H7822-1753	Council Chambers	99%
H7822-1756	Town Hall	99%
H0001	Melbourne Town Hall & Administration Building	100%
H7822-1753	Council Chambers	99%
H7822-1756	Town Hall	99%
H0001	Melbourne Town Hall & Administration Building	100%
H7822-1753	Council Chambers	100%
H7822-1756	Town Hall	100%

4. Bushfire and flood

Designated bushfire prone area: no.

No recorded flood extent within about 100 m in the public flood history layer.

5. What this report does not cover

- The title (Register Search Statement: owner, mortgages, covenants, easements) — LANDATA.
- The council's planning scheme ordinance text and permits.
- Building, soil and valuation advice. This report reflects Vicmap data on the date above; it is not a Section 32 statement or legal advice.

Sources

Vicmap Property, Vicmap Address, Vicmap Planning and the Victorian Heritage Register © State of Victoria (Department of Transport and Planning), CC BY 4.0; Vicmap bushfire prone area and flood history © State of Victoria (CC BY 4.0). Retrieved 24 October 2026.