



Deliverable Capacity Index

Quarterly housing capacity monitoring for Victorian councils. The DCI separates the capacity a planning scheme permits from the capacity the market will actually deliver, and reports it as a Feasible Capacity Statement at small area (SA2) level.

3 Layer model, theory to delivery	SA2 Feasible Capacity Statement level	2051 Tracked to Plan for Victoria targets
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WHAT'S INSIDE

Theoretical capacity is not deliverable capacity.

Zoned capacity assumes every feasible site is built. The DCI applies a viability gate and a delivery reconciliation to show what is left.

01

Theoretical capacity

Zoned capacity at small area level under the controls currently in force.

02

Viability gate

A margin hurdle applied to total development cost, site by site. Cost parameters are disclosed, not measured.

03

Delivery reconciliation

Leakage between approval and completion, tracked via UDP and PPARS.

04

Trajectory scoring

Quarterly RAG rating against the LGA's Plan for Victoria 2051 target.

05

Contribution yield

DCP and ICP charge areas, GAIC applicability and open space contributions.

06

Affordable housing sensitivity

The viability gate re-run across a 0 to 20% set-aside under Clause 53.23.

FROM

Foundation

Program subscription · scoped directly

- Quarterly RAG trajectory scoring
- Leakage tracked via UDP and PPARS
- Rates vintage-flagged at runtime
- Fails visibly, never stale figures

WHO IT IS FOR

Strategic planning, housing strategy and finance teams

SEE IT FIRST

Foundation pilots: City of Yarra (inner metro), Cardinia Shire (interface) and Greater Bendigo (regional). See the [DCI page](#) for a sample statement.

GOVERNMENT SOURCES ONLY

ABS Census 2021

ABS Building Approvals

ABS PPI

DTP Urban Development Program

PPARS (DTP)

Valuer-General Property Sales Report

Plan for Victoria 2051

Council Planning Schemes

Retrieve first. Explain second.

Figures are retrieved from government sources and validated before any narrative is written. AI explains the data. It never generates it.

Scheme controls read

Zoning, overlays and schedules resolved to SA2 geography.

Costs and values fetched

Contribution rates and sales evidence pulled at runtime.

Viability tested

Each layer is gated before it is counted as capacity.

Statement issued

A Feasible Capacity Statement per SA2, refreshed quarterly.

Know which of your zoned capacity will actually be built.

Talk to us at info@placeau.com. We respond within one business day.

Discuss a foundation place



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