

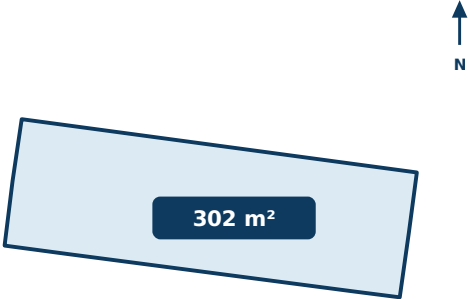
Property planning report

213 NICHOLSON Street, Carlton, VIC, 3053

1\TP238798 • 302 m² • Melbourne

AGENT REPORT

Site plan & dimensions



A diagram of a rectangular lot, tilted slightly. A north arrow is located in the top right corner. A dark blue rounded rectangle is overlaid on the lot, containing the text '302 m²'.

Boundary & dimensions from Vicmap Property. Indicative only — not a registered survey; not for legal boundary purposes.

At a glance

Land area	302 m ² (cadastre)
Approx. dimensions	31.2 × 11.2 m
Lot / Plan	1\TP238798
Zone	GRZ1 — General Residential Zone - Schedule 1
Council	Melbourne
Postcode	3053

Contents

- 1. Property Overview 3
- 2. Marketing Highlights..... 3
- 3. Development Potential 4
- 4. Key Controls 4
- 5. Disclosure Requirements 4
- 6. Permitted Uses..... 5
- 7. Upcoming Changes 6
- 8. Market Activity & Council Performance 6
- 9. Neighbourhood Context..... 7
- 10. Rental Yield & Growth 9

APPENDICES

- Appendix A — Planning Scheme Defined Terms 10
- Appendix B — Planning Reference 10

213 NICHOLSON Street, Carlton, VIC, 3053 · Agent Report · Generated 7 June 2026

1 Property Overview

213 NICHOLSON Street, Carlton, VIC, 3053

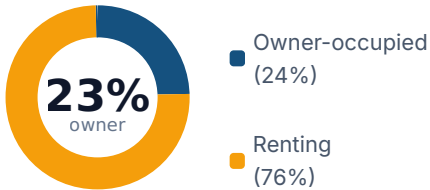
1\TP238798 • 302 m² • Melbourne

Source: Vicmap Property · guide only — verify with a surveyor before reliance

Freehold Title

principal: principal (~15.4m)

Neighbourhood Tenure Mix



Zone: General Residential Zone - Schedule 1

This is a residential property — you can live here and potentially develop further.

2 Marketing Highlights

Zoning

Zoned GRZ1 (General Residential Zone - Schedule 1) — family-friendly residential zoning.

Development Upside

11m height limit (3–4 storeys).

Heritage Character

Located in the HO1 conservation area — heritage streetscape adds character value and protects neighbourhood amenity.

Lot Size

302 m²

Source: Vicmap Property · guide only — verify with a surveyor before reliance

PROPERTY HIGHLIGHTS

- Amenity score: 39/100
- Lifestyle score: 100/100
- Healthcare access score: 100/100

Environmental Overlays

2 overlays detected (hoverlay, poverlay). Buyers should be aware.

3 Development Potential

Key development opportunities for prospective buyers:

Second storey: Height limit allows 11m (3–4 storeys). Potential to add a level.

4 Key Controls

Maximum Building Height: 11 metres

That's about 3–4 storeys. You can build a standard two-storey home with a pitched roof.

Proposals exceeding this limit may be possible via a planning permit assessed by the responsible authority under the relevant scheme provision.

5 Disclosure Requirements

A vendor's statement under s32 of the Sale of Land Act 1962 (VIC) must disclose prescribed matters before sale. Separately, since 1 March 2020 vendors and their estate agents must disclose known **material facts** that could affect a purchaser's decision (Estate Agents Act 1980 (VIC); guidelines issued by Consumer Affairs Victoria), and must not engage in misleading or deceptive conduct (Australian Consumer Law). The following should be disclosed in the s32 statement, agency agreement and marketing material.

Heritage Overlay — HO1 **MUST DISCLOSE**

This place is in the Heritage Overlay (Clause 43.01 (Heritage Overlay), Melbourne Planning Scheme). A planning permit is required for buildings, works, demolition and many external changes. Development restrictions apply to changes affecting heritage significance. **Must disclose.**

Heritage Overlay **SHOULD DISCLOSE**

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. Good practice to disclose to prospective buyers.

Parking Overlay SHOULD DISCLOSE

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. Good practice to disclose to prospective buyers.

Nearby Potentially-Contaminated Sites (8 within 500 m) SHOULD DISCLOSE

8 potentially-contaminated or audited site(s) within 500 m (EPA Victoria Priority Sites Register / Environmental Audit notices). Contamination can migrate through groundwater — good practice to disclose and to request a Priority Sites Register search.

6 Permitted Uses

General Residential Zone - Schedule 1 (GRZ1) has **50** land use classifications.

Permitted without planning permit (16)

Any use listed in Clause 62.01 Automated collection point Bed and breakfast
 Community care accommodation Domestic animal husbandry (other than Domestic animal boarding)
 Dwelling (other than Bed and breakfast) Home based business Informal outdoor recreation
 Medical centre Place of worship Racing dog husbandry Railway Residential aged care facility
 Rooming house Small second dwelling Tramway

Permitted with planning permit (20)

Accommodation (other than Community care accommodation, Dwelling, Residential aged care facility, Rooming house and Small second dwelling)
 Agriculture (other than Animal production, Animal training, Apiculture, Domestic animal husbandry, Horse husbandry and Racing dog husbandry)
 Any other use not in Section 1 or 3 Car park Car wash Convenience restaurant
 Convenience shop
 Domestic animal husbandry (other than Domestic animal boarding) – if the Section 1 condition is not met
 Food and drink premises (other than Convenience restaurant and Take away food premises)
 Grazing animal production Leisure and recreation (other than Informal outdoor recreation and Motor racing track)
 Market Office (other than Medical centre)
 Place of assembly (other than Amusement parlour, Carnival, Cinema based entertainment facility, Circus, Nightclub and Place of worship)
 Plant nursery Retail premises (other than Convenience shop, Food and drink premises, Market and Plant nursery)
 Service station Store Take away food premises
 Utility installation (other than Minor utility installation and Telecommunications facility)

Prohibited (14)

Amusement parlour	Animal production (other than Grazing animal production)	Animal training	
Cinema based entertainment facility	Domestic animal boarding	Extractive industry	Horse husbandry
Industry (other than Automated collection point and Car wash)	Motor racing track	Nightclub	Saleyard
Small second dwelling – if the Section 1 condition is not met	Transport terminal	Warehouse (other than Store)	

7 Upcoming Changes

Recent and pending planning activity in the area, plus state policy overrides that may change what can be built here.

8 Market Activity & Council Performance**Recent building activity — 2020–2023, postcode 3053**

Building permits

525

Residential permits

187

New dwellings

120

Dwellings demolished

4

Reported works value

\$522M

A net **116** 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 — Carlton

Approvals (12 mo)

249

Implied demand (12 mo)

559

Supply–demand gap

-310

Population growth

+5.5%/yr

This SA2 is **under-supplied**: dwelling approvals are running below the demand implied by population growth, with a 29.2% 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.

9 Neighbourhood Context

Population

16,655 (9158/km²)

Median household income

\$67,028/yr

Dwelling mix

81.1% apartments, 1.3% houses

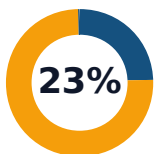
Tenure

23.4% owner, 72.3% renting

Median age

27.0

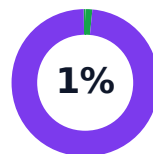
Tenure



Owner
(24%)

Renter
(76%)

Housing Type



Houses
(2%)

Apartments
(98%)

POPULATION, GROWTH & LOCAL ECONOMY — CARLTON

Population — ERP 2025p

25,267 +5.5%/yr

Dwelling vacancy

29.2%

Unemployment

11.5%

Workforce participation

62.7%

Largest employing industry

Professional, Scientific & Technical Services

Socio-economic decile (IRSAD)

8/10 nationally

Housing stock: 10.1% owned with mortgage • 10.3% social housing • 1.3% separate houses.

Household types: 19.1% couple-with-children • 14.2% one-parent • 63.6% non-family.

Source: ABS Estimated Resident Population & Census 2021 (SA2 level).

LIVEABILITY & AMENITY

39 Amenity score (0–100)**100** Healthcare access score**100** Lifestyle scoreNearest station: **Parkville Railway Station** (1.5 km) • Nearest hospital: 113 m • Nearest primary school: 139 m • 824 amenities in suburb**Median weekly rent:** \$900/wk (3BR house), \$730/wk (2BR unit), \$570/wk (1BR unit)

Source: DFFH Victorian Rental Report (Q3 2025) — postcode 3053.

SUBURB MARKET & LAND VALUE

House median (2023)

\$1.49M +48% since 2013

Unit/Apartment median (2024)

\$409k -8% since 2014Residential land-value indexation: **+6%** (2025) — Valuer-General factor applied to site values.

Source: Valuer-General Victoria — Carlton. Suburb medians; treat as market context, not a property-specific valuation.

Classified road nearby: principal — ~15 m from the property.

Land in or abutting a Road Zone Category 1 (RDZ1) requires a permit referral to the Head, Transport for Victoria for new or altered access (VPP Clause 52.29).

8 potentially contaminated / audited sites within 500 m — nearest Environmental Audit at ~95 m.

Source: EPA Victoria Priority Sites Register + Environmental Audit notices. Consider a Priority Sites Register search as part of due diligence.

Source: ABS Census 2021 (SA2: Carlton), DFFH Victorian Rental Report, EPA Victoria. Suburb-level statistics; treat as neighbourhood context, not a property-specific valuation.

10 Rental Yield & Growth

Rental Market — Postcode 3053

2BR unit: \$730/wk | House: \$900/wk

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 Planning Reference

This section contains technical planning references for your planner or solicitor.

Applicable Instruments

planning scheme: Melbourne Planning Scheme

Development Controls

Height: 11m (Clause 43.02)

Heritage Items

HO1 — HO1 (local) [Clause 43.01 (Heritage Overlay)]

Environmental Overlays

Heritage Overlay: Heritage Overlay [Clause 43.01]

Parking Overlay: Parking Overlay [Clause 45.09]

Obligation Summary (11 total)

5 planning scheme • 6 Victoria Planning Provisions • 0 DCP

Building Height	2	Setbacks	1
Heritage	3	Prohibited Uses	1
Scheme Structure	1	garden_area	1
permeability	1	site_coverage	1

Site Intelligence

Amenity: 39/100 | Healthcare: 100/100 | Lifestyle: 100/100

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 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) and confirm with Melbourne and a qualified professional before acting. © 2026 ZoneDSS.