

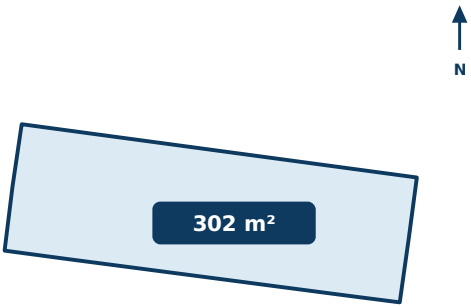
# Know before you buy

213 NICHOLSON Street, Carlton, VIC, 3053

1\TP238798 • 302 m<sup>2</sup> • Melbourne

BUYER REPORT

**Site plan & dimensions**



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

## At a glance

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

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## 1 About This Property

### 213 NICHOLSON Street, Carlton, VIC, 3053

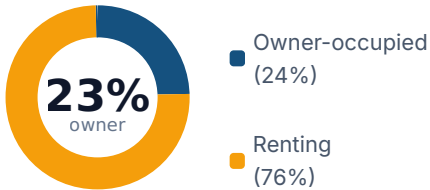
1\TP238798 • 302 m<sup>2</sup> • Melbourne

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 What Can You Build?

#### DEVELOPMENT OVERVIEW

### Low

This property has limited development potential — good for neighbourhood stability, but fewer options if you want to build or extend significantly.

## 3 Key Considerations

#### Heritage Listed

This property has heritage significance. Changes to the building exterior require heritage approval, which adds time and cost to renovations.

- HO1 (local significance)

#### Heritage Overlay

Heritage Overlay — 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.

### Parking Overlay

Parking Overlay — 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.

### 8 Contaminated Sites Within 500m

Nearby contaminated sites may affect this property. Consider requesting a contamination assessment as part of due diligence.

- 300-302 Nicholson St, Fitzroy Vic 3065 300-302 Nicholson St — Environmental Audit (95m away)
- 19-23 Rose St Fitzroy Rose St — Environmental Audit (103m away)
- 19-23 Rose St Fitzroy Rose St — Environmental Audit (106m away)
- 300-302 Nicholson St, Fitzroy Vic 3065 300-302 Nicholson St — Environmental Audit (123m away)
- 25-33 Rose St — Environmental Audit (127m away)
- 35 Rose St — Environmental Audit (163m away)
- 45 Rose Street Fitzroy 45 Rose Street — Environmental Audit (168m away)
- 40-42 Rose St — Environmental Audit (181m away)

## 4 Development 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 Development Potential

### Can you add a second storey?

 Yes — the height limit (11m) allows a two-storey building.

### Can you build a granny flat?

 Granny flats are not permitted in this zone.

### Can you subdivide?

 Subdivision is permitted with consent. No minimum lot size control is mapped for this location — check with council.

### Can you build a dual occupancy?

 Dual occupancy is not permitted in this zone.

## 6 What's Permitted

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 What's Coming

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

## 8 Questions for Your Solicitor

Based on the planning controls affecting your property, ask your solicitor or conveyancer these questions before exchange:

### 1. Are there any current or pending development applications for this property or adjacent lots?

Why: Nearby DAs could affect your property value, views, or amenity.

### 2. What are the specific zone controls that apply to this property?

Why: Your solicitor can verify our findings and identify any recent changes.

### 3. What are the implications of the Local heritage listing for renovations or additions?

Why: Heritage listing means changes to the exterior (and sometimes interior) require heritage approval, adding time and cost.

### 4. Has a heritage impact assessment been done for any proposed changes?

Why: If the vendor has done recent work, check if proper heritage approvals were obtained.

### 5. Are there any contamination concerns arising from nearby listed contaminated sites?

Why: There are 8 listed potentially-contaminated site(s) within 500m. Contamination can migrate through groundwater. Consider commissioning a preliminary site investigation and request an EPA Victoria Priority Sites Register search as part of due diligence.

### 6. What approvals are needed to add a second storey?

Why: The height limit allows a two-storey building, but you'll need to understand the full DA process and costs.

## 9 Development Activity Insights

### 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.

## 10 Neighbourhood Context

Population

**16,655 (9158/km<sup>2</sup>)**

Median household income

**\$67,028/yr**

Dwelling mix

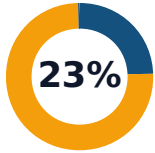
Tenure

**81.1% apartments, 1.3% houses**

**23.4% owner, 72.3% renting**

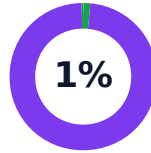
Median age  
**27.0**

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 score

Nearest 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 &amp; LAND VALUE

House median (2023)

**\$1.49M +48% since 2013**

Unit/Apartment median (2024)

**\$409k -8% since 2014**Residential 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.

# 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

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**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](http://legislation.vic.gov.au)) and confirm with Melbourne and a qualified professional before acting. © 2026 ZoneDSS.