

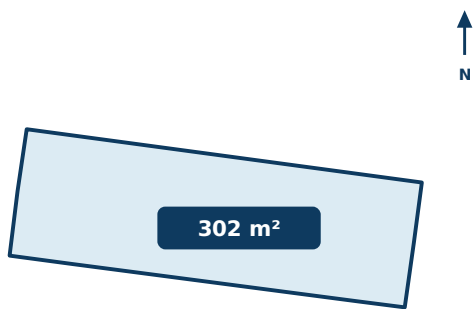
Your property at a glance

213 NICHOLSON Street, Carlton, VIC, 3053

1\TP238798 • 302 m² • Melbourne

FREE PROPERTY 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 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. Your Property 3
- 2. What You Can Do 3
- 3. What's Allowed on Your Land..... 3
- 4. Improvement Options 4
- 5. Neighbourhood Context..... 5
- 6. Defined Terms 6

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1 Your Property

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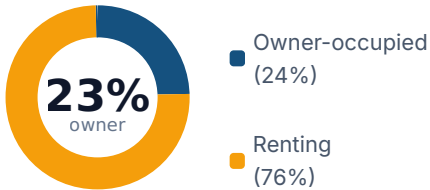
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Source: Vicmap Property · guide only — verify with a surveyor before reliance

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 You Can Do

Your property is zoned GRZ1 — General Residential Zone - Schedule 1

Here's what this means for what you can do with your property.

✓ Building Height

Your property allows buildings up to 11m — enough for a second storey addition or loft conversion.

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

! Subdivision

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

3 What's Allowed on Your Land

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)

4 Improvement Options**✓ Second Storey Addition**

Your height limit is 11m, which allows a second storey. You'll need a PA (planning application) through Melbourne. **Heritage note:** Your property is heritage listed. The addition must be sympathetic to the existing character.

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

✗ Granny Flat

Secondary dwellings are not permitted in your zone.

i Swimming Pool

Pools are generally exempt development (no PA needed) if they meet setback and fencing requirements under VPP Clause 62 (Uses not requiring a permit) and the VicSmart streamlined permit class (Clause 71.06).

! Subdivision

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

5 Neighbourhood Context

Population

16,655 (9158/km²)

Median household income

\$67,028/yr

Dwelling mix

81.1% apartments, 1.3% houses

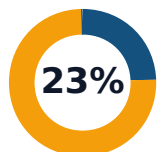
Tenure

23.4% owner, 72.3% renting

Median age

27.0

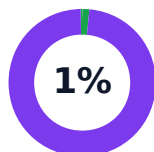
Tenure



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 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 & 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.

6 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>

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