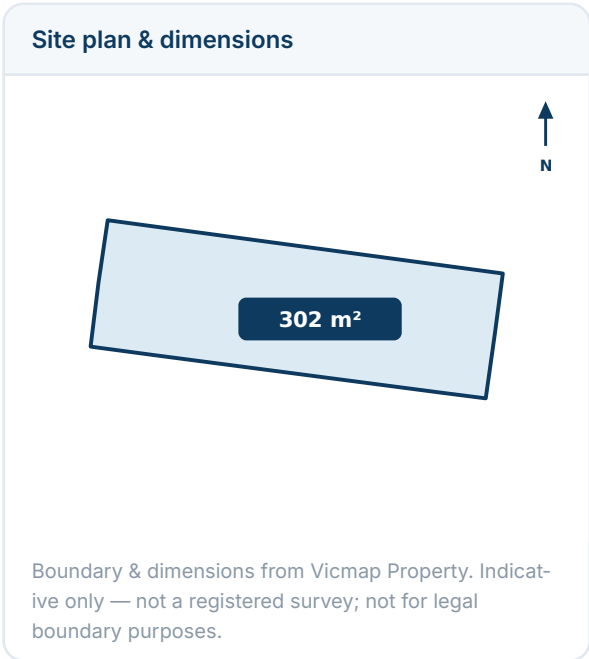


What you can do with your home

213 NICHOLSON Street, Carlton, VIC, 3053

1\TP238798 • 302 m² • Melbourne

HOMEOWNER REPORT



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

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

1 Your Property

213 NICHOLSON Street, Carlton, VIC, 3053

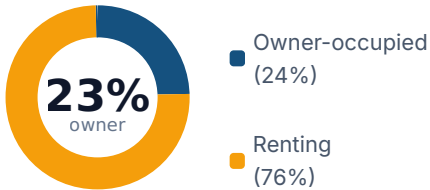
1\TP238798 • 302 m² • Melbourne

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 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 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.

4 **Building Limits**

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 **Income & Rental Potential**

i **Short-Term Rental (Airbnb)**

Short-stay accommodation in apartments is regulated under the Short Stay Accommodation Act 2018 (VIC). Some councils require host registration. Owners corporations may impose stricter rules under the Owners Corporations Act 2006. For detached dwellings, council planning controls and the relevant zone's permit triggers apply.

MARKET CONTEXT

- Median weekly rent in your area: **\$900/wk**

6 Things to Know

i Heritage Item — HO1

Your property is locally heritage listed. Changes to the exterior require heritage consent. Interior works are generally unaffected.

i 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.

i 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.

7 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)

8 What's Changing

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

9 Development Activity in Your Area

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/km²)

Median household income
\$67,028/yr

Dwelling mix

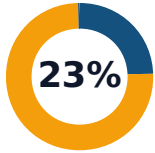
Tenure

81.1% apartments, 1.3% houses

23.4% owner, 72.3% renting

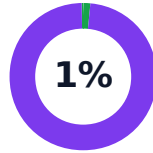
Median age
27.0

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 & 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.

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.