

ROOMING HOUSE SITE ASSESSMENT REPORT

Generated: 16 February 2026 at 09:04 | Address: Melbourne CBD, VIC

✓ **Suitable**
Site is well-located and meets key criteria

EXECUTIVE SUMMARY

| Metric | Value |
|------------------|------------------|
| Viability Status | Suitable |
| Overall Score | 92.5/100 |
| Risk Level | LOW |
| Assessment Date | 16 February 2026 |

SITE LOCATION & ZONING

| | |
|----------------------------|--------------------------------|
| Planning Zone | General Residential Zone (GRZ) |
| Zone Suitability | SUITABLE |
| Heritage/Character Overlay | NO |
| Coordinates | -37.8136, 144.9631 |

PHYSICAL SUITABILITY

| Metric | Value | Requirement | Status |
|--------------------------|---------|----------------|---------|
| Lot Width | 15.0m | ≥14m | ✓ PASS |
| Lot Depth | 24.0m | ≥24m | ✓ PASS |
| Lot Area | 360 sqm | ≥336 sqm | ✓ PASS |
| Site Slope | Flat | Flat preferred | ✓ Ideal |
| Single Dwelling Covenant | NO | - | ✓ |

REGULATORY COMPLIANCE (Dec 2025 / 2030 Standards)

| Standard | Status |
|----------------------------|-------------|
| Fixed Heating in All Rooms | ✓ CONFIRMED |
| Blind Cord Safety | ✓ CONFIRMED |

| | |
|--------------------------------|-------------|
| All-Electric / Heat Pump Ready | ✓ CONFIRMED |
| Compliance Score | 3/3 |

PROXIMITY & TRANSPORT ANALYSIS

| Metric | Value | Standard |
|---------------------------------------|-----------|----------|
| Distance to Transport/Activity Centre | 350m | ≤800m |
| Status | COMPLIANT | - |

RISK ASSESSMENT & CONSTRAINTS

No significant constraints identified.

Overall Risk Level: LOW - Site appears suitable for development

RECOMMENDATIONS

- Proceed with detailed design

Next Steps:

- Engage local architect for detailed site assessment
- Commission geotechnical survey if slope > 5%
- Obtain formal council pre-lodgement advice
- Engage town planning consultant for zoning confirmation

NEARBY AMENITIES & SERVICES (1km Radius)

Public Transport Stops

- Flinders Street Station (629m)
- Melbourne Central Station (418m)

Educational Facilities

- Melbourne High School (943m)
- RMIT University (633m)

Parks & Recreation

- Flagstaff Gardens (883m)

Shopping & Services

- Bourke Street Mall (139m)

Report generated by Vic Rooming House Assessor on 16 February 2026 at 09:04

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