

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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