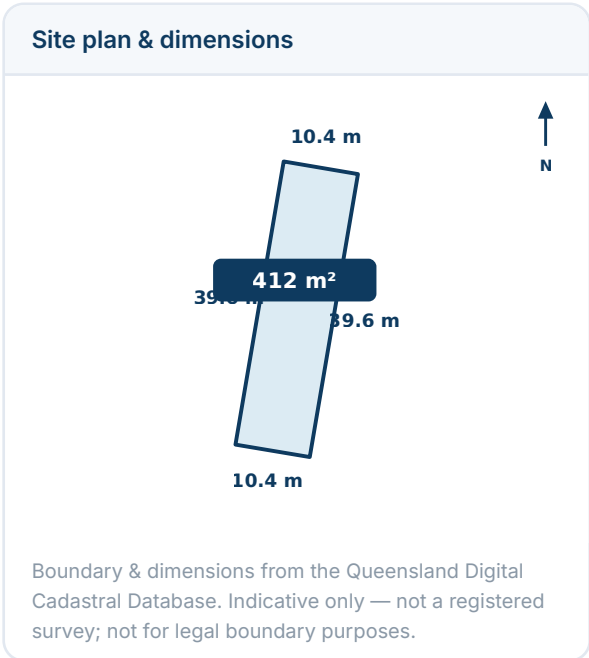


# Property planning report

237 VULTURE Street, South Brisbane, QLD, 4101

3RP11692 • 412 m<sup>2</sup> • Brisbane City

AGENT REPORT



## At a glance

Land area	412 m <sup>2</sup> (cadastre)
Approx. dimensions	39.6 × 10.4 m
Lot / Plan	3RP11692
Zone	LMDR — Low-medium density residential
Council	Brisbane City
Postcode	4101

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237 VULTURE Street, South Brisbane, QLD, 4101 · Agent Report · Generated 7 June 2026

## 1 Property Overview

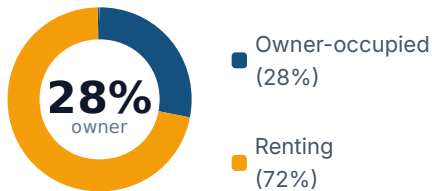
### 237 VULTURE Street, South Brisbane, QLD, 4101

3RP11692 • 425 m<sup>2</sup> • Brisbane City

Source: QLD cadastre (computed from polygon) · guide only — verify with a surveyor before reliance

#### Freehold Title

Neighbourhood Tenure Mix



#### Zone: Low-medium density residential

This is a residential property — you can live here and potentially develop further.

Planning objectives for this zone:

- The purpose of the low-medium density residential zone is to provide for a variety of low to medium density dwelling types; and community uses, and small-scale services, facilities and infrastructure, to support local residents.

## 2 Marketing Highlights

#### Zoning

Zoned LMDR (Low-medium density residential) — family-friendly residential zoning.

#### Heritage Character

Located in the Queensland heritage register places (ESA Cat B) conservation area — heritage streetscape adds character value and protects neighbourhood amenity.

#### Lot Size

425 m<sup>2</sup>

Source: QLD cadastre (computed from polygon) · guide only — verify with a surveyor before reliance

#### Environmental Overlays

4 overlays detected (vegetation, flood, koala, agricultural). Buyers should be aware.

### 3 Development Potential

Key development opportunities for prospective buyers:

Limited development potential detected. Check with a planning consultant for options.

### 4 Key Controls

Development control data is not yet available for this location. Check with your local council.

### 5 Disclosure Requirements

Under the Property Occupations Act 2014 (QLD) ("POA 2014") and the mandatory seller-disclosure regime under the Property Law Act 2023 (QLD) (commenced 1 August 2025, supplemented by the Land Sales Act 1984 (QLD) for off-the-plan / proposed-lot transactions), agents must disclose material facts that could affect a buyer's decision. The following items should be disclosed in your agency agreement and marketing materials.

#### Heritage Item — Queensland heritage register places (ESA Cat B) **MUST DISCLOSE**

The property is heritage listed (Queensland heritage register places (ESA Cat B)) (Queensland Heritage Act 1992, Brisbane City Plan 2014). Development restrictions apply to external alterations under the planning scheme heritage overlay code. **Must disclose.**

#### Regulated Vegetation — rvm\_exempt **SHOULD DISCLOSE**

This land contains regulated vegetation under the Vegetation Management Act 1999. Clearing may require a permit or code notification through the Department of Resources.. Good practice to disclose to prospective buyers.

#### Flood Hazard Area — investigation\_only **MUST DISCLOSE**

This land is within a mapped flood hazard area. A flood study or flood hazard assessment may be required under the relevant planning scheme's flood overlay code.. This is a material fact that must be disclosed.

#### Koala Habitat Area — regional\_protection **SHOULD DISCLOSE**

This land is mapped as koala habitat under the State Planning Regulatory Provisions (Koala Conservation). Clearing and development are subject to additional assessment.. Good practice to disclose to prospective buyers.

**Important Agricultural Area — priority\_living\_area** SHOULD DISCLOSE

This land is mapped as Important Agricultural Area under the State Planning Policy. Non-agricultural development requires state-interest assessment.. Good practice to disclose to prospective buyers.

**Contamination-Adjacent Signals Nearby** ADVISORY

Signals adjacent to formal EMR/CLR listings — PFAS investigation sites, underground petroleum storage (UPSS) proxy sites, and National Pollutant Inventory (NPI) industrial emitters. These are not contaminated-land listings, but are relevant to due diligence.

- **Underground petroleum storage (UPSS)** — Liberty (medium signal · on EMR) · ~219 m
- **NPI-reporting emitter** — Mater Health Services (Hospitals (Except Psychiatric Hospitals)) · ~716 m

## 6 Permitted Uses

Low-medium density residential (LMDR) has 0 land use classifications.

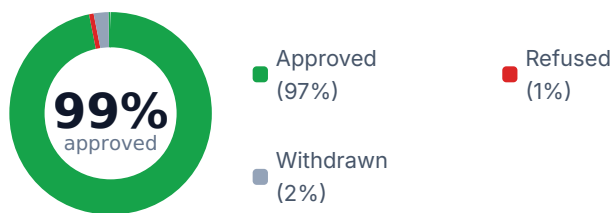
## 7 Upcoming Changes

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

### Nearby Development Activity

No recent development applications found within 300m.

### Council DA Outcomes



## 8 Market Activity & Council Performance

**99.1%**

Approval Rate  
Brisbane City

**92**

Avg Days to Decision  
median: 51d

**79,461**

Total DAs Since 2019

Based on 79,461 actual DA outcomes since 2019. Historical data — not a prediction for future applications.

### How does your council compare?

#### Approval Rate

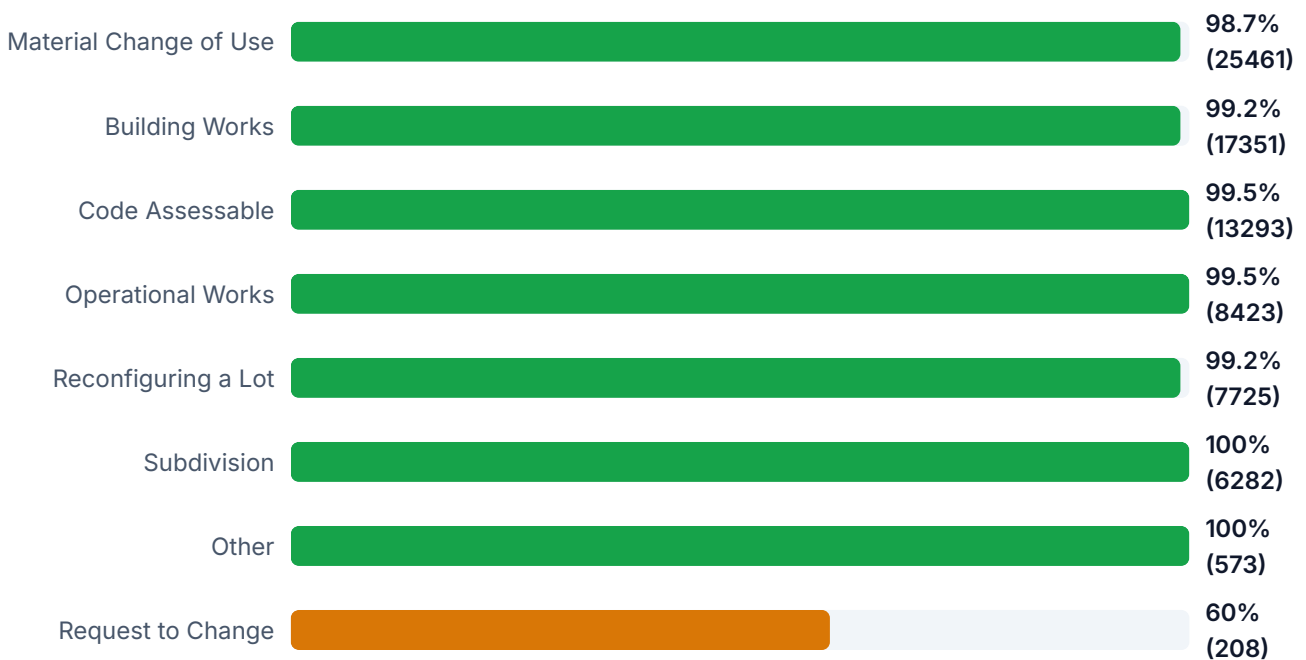


#### Avg Days to Decision



### Historical Approval Rates by Development Type

Based on actual DA decisions in Brisbane City. Individual outcomes depend on the specific proposal and merit assessment.



### DA Activity Trend



↓ 72% fewer DAs this year vs last year

### Activity Around You

**67**  
Within 300m  
1 active

**1386**  
Within 1km  
27 active

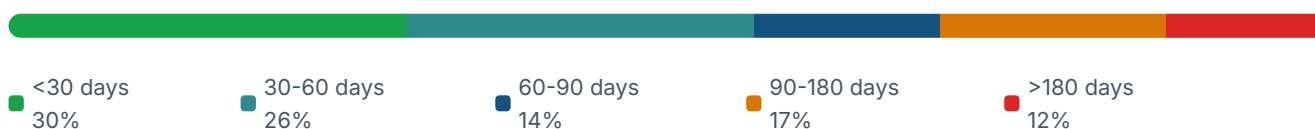
**10544**  
Within 3km  
233 active

### Nearby Councils Comparison

Council	Approval	Avg Days	Total DAs
<b>Brisbane City</b>	<b>99.1%</b>	<b>92d</b>	<b>79,461</b>
Gold Coast City	99.9%	0d	48,305
Logan City	99.7%	79d	26,984
Moreton Bay City	99.5%	84d	15,847
Sunshine Coast Regional	98.4%	105d	13,651
Townsville City	99%	63d	9,616

### Historical Time to Decision

Based on past DA processing times. Actual timeframes vary depending on application complexity.



### What's Popular Nearby? (3km)

1. Material Change of Use	3679 DAs	<b>98.9%</b>
2. Code Assessable	2980 DAs	<b>99.5%</b>
3. Building Works	2488 DAs	<b>99.2%</b>
4. Subdivision	503 DAs	<b>100%</b>
5. Reconfiguring a Lot	374 DAs	<b>99.1%</b>
6. Operational Works	342 DAs	<b>100%</b>

Based on 79,461 development applications lodged since January 2015. Source: QLD council DA portals via DataQLD.

## 9 Neighbourhood Context

Population  
**14,243 (7063/km<sup>2</sup>)**

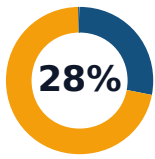
Median household income  
**\$95,212/yr**

Dwelling mix  
**93.5% apartments, 4.4% houses**

Tenure  
**27.6% owner, 70.2% renting**  
→ High rental demand — relevant for dual occupancy / boarding house

Median age  
**29.0**

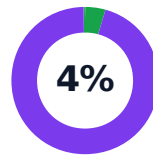
Tenure



Owner (28%)

Renter (72%)

Housing Type



Houses (4%)

Apartments (96%)

Population density 7063/km<sup>2</sup> — above metro average. Relevant to Clause 4.6 density arguments and infrastructure capacity assessments.

Median weekly rent: \$850/wk (2BR unit), \$887.45/wk (house) — postcode 4101

**Community safety:** 321 offences per 100,000 / month **↑ 18% YoY**

441 property · 87 person (per 100k/mo)

Source: Queensland Police Service reported offences — Brisbane City LGA (12 months to 2026-04-01)

MARKET & DEVELOPMENT MOMENTUM

Median price (Greater Brisbane) — House \$1,100,000 **↑ 17.6%** 12mo · Unit \$793,000 **↑ 21.1%** 12mo

Sales volume **↓ 11.3%** 12mo

DA lodgements (Brisbane City) 527/mo avg → **0.5%** YoY

Supply pipeline — 1,142 dwellings approved (qtr) **↑ 16.0%** YoY · pipeline-to-stock 36.9%

Price & volume at Greater-Capital-City grain (QLD has no free per-suburb sale price); development pipeline at LGA grain. Price series to 2025-10-01.

NEARBY SCHOOLS & HEALTH

Somerville House Aquatic Centre (unknown) · 193 m

TAFE Queensland - South Bank (unknown) · 347 m

Somerville House (South Brisbane) (independent) · 361 m

Nearest public health facility — Queensland Children's Hospital (public\_acute\_hospital) · 907 m

ICSEA = ABS Index of Community Socio-Educational Advantage (state mean 1000). Source: ACARA / Queensland Health.

SITE RISK PROFILE

**low** (composite 19/100)

Main factors: Industrial emitter proximity, Heritage, Flood, UPSS proximity

Consolidated hazard screen across 20 dimensions (flood, bushfire, contamination, coastal, heritage, acquisition, ...). Indicative only — confirm with a site-specific assessment.

Source: ABS Census 2021 (SA2: South Brisbane)

## 10 Rental Yield & Growth

### Rental Market — Postcode 4101

2BR unit: \$850/wk | House: \$887.45/wk

### Growth Area

South Brisbane is projected to grow 49% in population by 2036. Growing areas signal sustained demand.

## 11 Major Projects Nearby

Major projects declared or assessed by the Office of the Coordinator-General (Queensland) — coordinated projects, state development areas, and large-scale developments within 25 km that may affect the surrounding area.

Project	Industry	Status	Distance
<b>Cross River Rail Project</b> Proponent: Cross River Rail Delivery Authority · Est. \$5.4B capital investment	trans- port_infra- structure	report_issued	1.2 km
<b>Underground Bus and Train Project</b> Proponent: Queensland Department of Transport and Main Roads · Est. \$5.0B capital investment	trans- port_infra- structure	lapsed	1.5 km
<b>Clem Jones Tunnel</b> Proponent: Brisbane City Council · RiverCity Motorways was contracted to build, finance and maintain the project. · Est. \$900M capital investment	trans- port_infra- structure	approved	1.7 km
<b>Legacy Way</b> Proponent: Brisbane City Council · Est. \$1.7B capital investment · 1,400 peak construction jobs	trans- port_infra- structure	approved	2.7 km
<b>Airport Link Project</b> Proponent: The State of Queensland. The State contracted BrisConnections to finance, design, construct, commission, operate and maintain Airport Link for 45 years. State-owned City North Infrastructure Pty Ltd provides management services related to the agreement between the State and BrisConnections. · Est. \$1.2B capital investment · 615 peak construction jobs	trans- port_infra- structure	approved	3.0 km
<b>Cairncross Dockyard Brisbane Project</b> Proponent: Cairncross Dockyard Brisbane Project · Est. \$2.5B capital investment	defence	eis_preparation	5.9 km
<b>Northern Queensland Prawn Precinct Development (Hamilton Bay)</b>	agricultural	declared	6.6 km

Project	Industry	Status	Dis- tance
<b>Gateway Upgrade</b> Proponent: Department of Transport and Main Roads	trans- port_infra- structure	<b>approved</b>	8.1 km

Source: Queensland Office of the Coordinator-General project register (BL-QLD-024).

# 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

### Brisbane City Plan 2014 — Defined Terms

The defined terms of **Brisbane City Plan 2014** 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/brisbane-city-plan-2014.pdf>

## B Planning Reference

This section contains technical planning references for your planner or solicitor.

### Applicable Instruments

**planning scheme:** Brisbane City Plan 2014

### Heritage Items

— Queensland heritage register places (ESA Cat B) (Queensland) [Queensland Heritage Act 1992]

### Environmental Overlays

Regulated Vegetation: rvm\_exempt [arcgis]

Flood Hazard Area: investigation\_only [arcgis]

Koala Habitat Area: regional\_protection [arcgis]

Important Agricultural Area: priority\_living\_area [arcgis]

### Brisbane City DA Statistics

**99.1%**

approval rate

**92**

avg days to decision

**79,461**

total DAs

**Sources.** the Queensland Digital Cadastral Database (boundaries, areas & dimensions), Queensland planning schemes (zoning & overlay codes) 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 Queensland Legislation ([legislation.qld.gov.au](http://legislation.qld.gov.au)) and confirm with Brisbane City and a qualified professional before acting. © 2026 ZoneDSS.