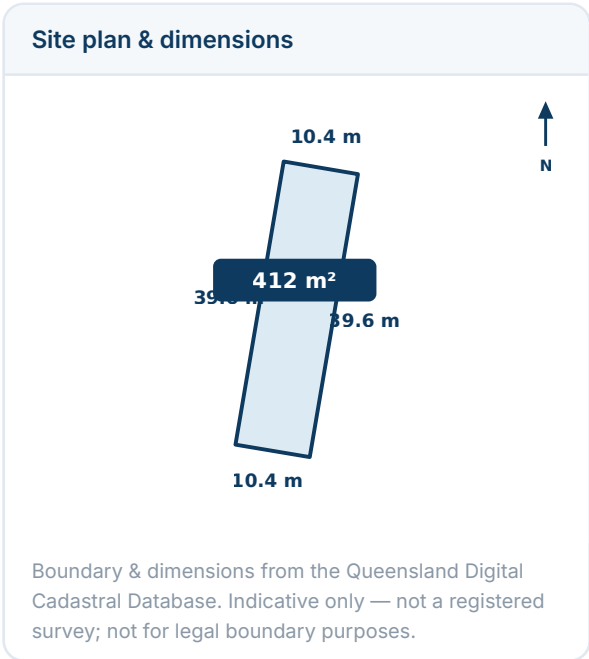


Know before you buy

237 VULTURE Street, South Brisbane, QLD, 4101

3RP11692 • 412 m² • Brisbane City

BUYER REPORT



At a glance

Land area	412 m ² (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 · Buyer Report · Generated 7 June 2026

1 About This Property

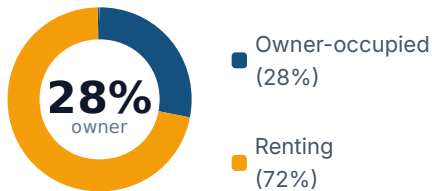
237 VULTURE Street, South Brisbane, QLD, 4101

3RP11692 • 425 m² • 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 What Can You Build?

DEVELOPMENT OVERVIEW

Very Restricted

This property has very limited development potential — significant constraints apply. See Key Considerations for details.

3 Key Considerations

Heritage Listed

This property has heritage significance. Changes to the building exterior require heritage approval, which adds time and cost to renovations.

- Queensland heritage register places (ESA Cat B) (Queensland significance)

● Regulated Vegetation

rvm_exempt — This land contains regulated vegetation under the Vegetation Management Act 1999. Clearing may require a permit or code notification through the Department of Resources.

● Flood Hazard Area

investigation_only — This property is in a flood planning area. Building approval will require a flood study, and floor levels may need to be raised. Insurance premiums are typically higher.

● Koala Habitat Area

regional_protection — This land is mapped as koala habitat under the State Planning Regulatory Provisions (Koala Conservation). Clearing and development are subject to additional assessment.

● Important Agricultural Area

priority_living_area — This land is mapped as Important Agricultural Area under the State Planning Policy. Non-agricultural development requires state-interest assessment.

4 Development Controls

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

5 Development Potential

Can you add a second storey?

i Check with council — we don't have height data for this location.

Can you build a granny flat?

× Granny flats are not permitted in this zone.

Can you subdivide?

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

Can you build a dual occupancy?

× Dual occupancy is not permitted in this zone.

6 What's Permitted

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

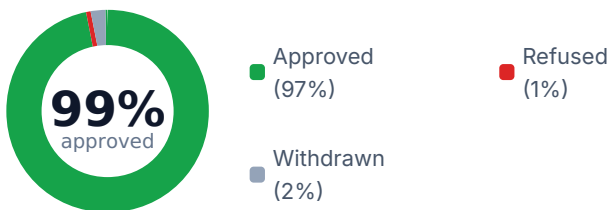
7 What's Coming

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 Questions for Your Solicitor

Based on the planning controls affecting your property, ask your solicitor or conveyancer these questions before exchange:

1. Are there any current or pending development applications for this property or adjacent lots?

Why: Nearby DAs could affect your property value, views, or amenity.

2. What are the specific zone controls that apply to this property?

Why: Your solicitor can verify our findings and identify any recent changes.

3. What are the implications of the Local heritage listing for renovations or additions?

Why: Heritage listing means changes to the exterior (and sometimes interior) require heritage approval, adding time and cost.

4. Has a heritage impact assessment been done for any proposed changes?

Why: If the vendor has done recent work, check if proper heritage approvals were obtained.

5. What is the flood planning level for this property, and what insurance implications does it have?

Why: Flood-prone properties face higher insurance premiums and stricter building requirements.

9 Development Activity Insights

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

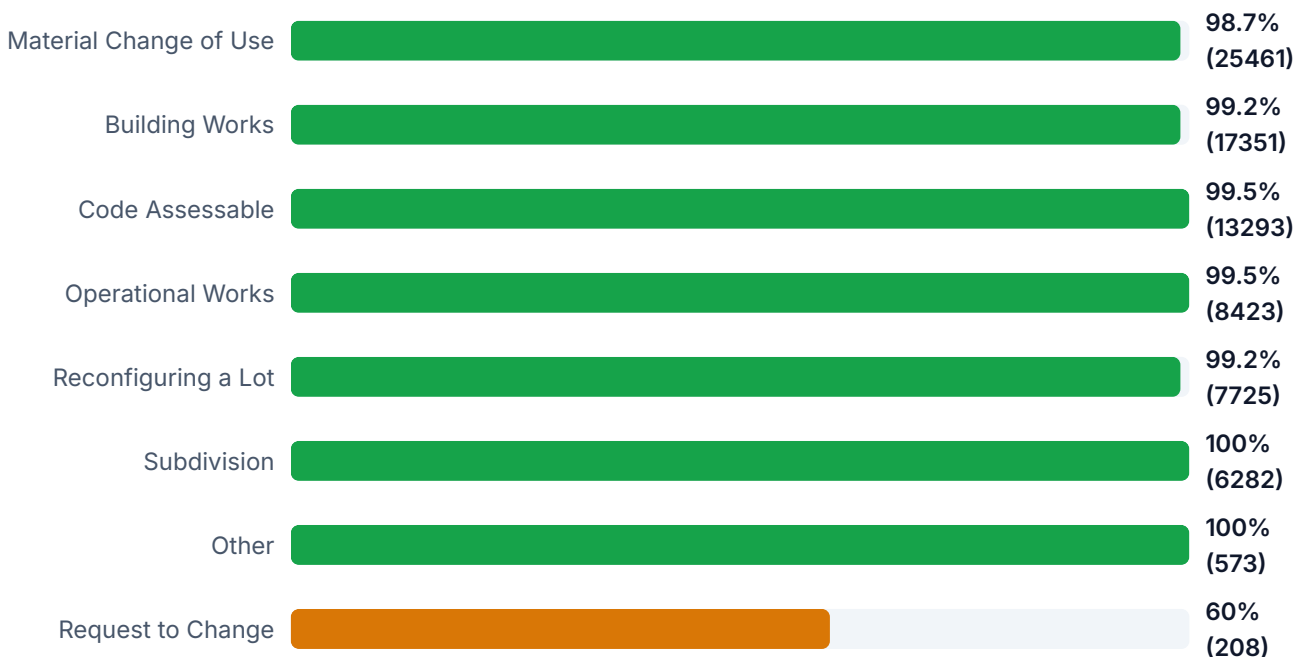


Avg Days to Decision



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

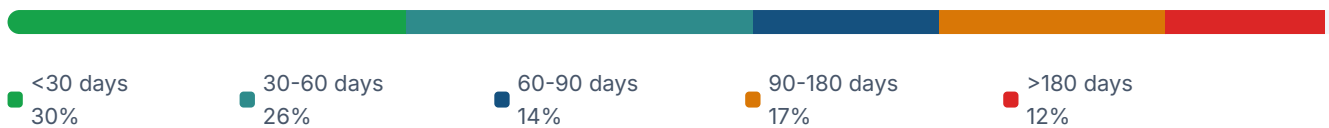
10544
Within 3km
233 active

Nearby Councils Comparison

Council	Approval	Avg Days	Total DAs
Brisbane City	99.1%	92d	79,461
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	98.9%
2. Code Assessable	2980 DAs	99.5%
3. Building Works	2488 DAs	99.2%
4. Subdivision	503 DAs	100%
5. Reconfiguring a Lot	374 DAs	99.1%
6. Operational Works	342 DAs	100%

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

10 Neighbourhood Context

Population
14,243 (7063/km²)

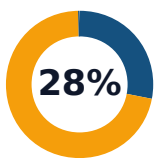
Median household income
\$95,212/yr

Dwelling mix
93.5% apartments, 4.4% houses

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

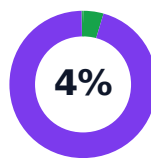
Median age
29.0

Tenure



- Owner (28%)
- Renter (72%)

Housing Type



- Houses (4%)
- Apartments (96%)

Population density 7063/km² — 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)

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
Cross River Rail Project Proponent: Cross River Rail Delivery Authority · Est. \$5.4B capital investment	transport_infrastructure	report_issued	1.2 km
Underground Bus and Train Project Proponent: Queensland Department of Transport and Main Roads · Est. \$5.0B capital investment	transport_infrastructure	lapsed	1.5 km
Clem Jones Tunnel Proponent: Brisbane City Council . RiverCity Motorways was contracted to build, finance and maintain the project. · Est. \$900M capital investment	transport_infrastructure	approved	1.7 km
Legacy Way Proponent: Brisbane City Council · Est. \$1.7B capital investment · 1,400 peak construction jobs	transport_infrastructure	approved	2.7 km
Airport Link Project 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	transport_infrastructure	approved	3.0 km
Cairncross Dockyard Brisbane Project Proponent: Cairncross Dockyard Brisbane Project · Est. \$2.5B capital investment	defence	eis_preparation	5.9 km

Project	Industry	Status	Distance
Northern Queensland Prawn Precinct Development (Hamilton Bay)	agricultural	declared	6.6 km
Gateway Upgrade Proponent: Department of Transport and Main Roads	transport_infrastructure	approved	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) and confirm with Brisbane City and a qualified professional before acting. © 2026 ZoneDSS.