



"We make the invisible visible"

## PROPERTY REPORT

Example

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104 Pring St Tarragindi QLD 4121

Lot 6 on RP62444



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Report Prepared by: Streamline Property Buyers  
info@streamlineproperty.com.au  
streamlineproperty.com.au

## Contents

Section 1 – Subject Property .....	3
Table 1 - Property Details.....	3
Table 2 – Location .....	4
Location Plan .....	4
Contours.....	6
Section 2 – Planning Scheme .....	7
Table 3 – Planning Scheme Overlays .....	7
Section 3 – Infrastructure .....	8
Table 4 – Infrastructure .....	8
Section 4 – Historical Sales / Rent Data7 .....	13
Section 5 – Local Insights .....	14
Nearby Schools.....	14
Suburb Profile – Tarragindi .....	14
Median Property Price – Houses.....	14
Median Property Price - Trends .....	14
Supply and Demand .....	15
Demographics .....	16
Appendix A – Land Zone .....	17
Appendix B – Walk Score .....	19
Appendix C – Transit Score .....	19
Appendix D – Planning Scheme Overlays.....	20
Appendix E – Flood Report.....	21

## Section 1 – Subject Property

Table 1 - Property Details

Property Address	104 Pring Street Tarragindi, QLD 4121
Lot and Plan	Lot 6 on RP62444
Site Area	779sqm
Site Frontage	21.71m
Local Authority	Brisbane City Council
Existing Use	Single Dwelling – Post-war (constructed 1935)
Property Type	1 story / high set
Potential Use	Single Dwelling
Land Zone	LDR low density residential – See Appendix A Summary of Residential Zones
Unimproved Land Value	\$910,000 (Valuation Date 30 June 2020 – Val # 00076500000000)
Previous Development Approvals	No previous developments approvals noted on council records
Easements	Nil
Site Inspection Undertaken	

### The property has the following features:

With a massive 21.7m2 frontage this elevated north facing post war home is situated on a large 779m2 allotment. In a precinct dominated by executive homes, the opportunity exists to utilise both the block size and hilltop position to capitalise on its magnificent district and city skyline vistas from upper levels.

Buyers who appreciate the character of the existing art deco inspired residence can take advantage of its solid construction, current glimpses and potential for outstanding city views to undertake further extension and renovation on this substantial parcel of land.

This stunning home offers luxury & lifestyle across an expansive single level. Within, a spacious layout offers a collection of stylish and versatile living and entertaining areas, ensuring there is ample space whether you are wanting to enjoy time together or relax alone. Character details including the ornate ceilings and cornices as well as timber flooring which have been meticulously preserved and sit seamlessly amongst brand new spaces with the latest technology.

Features of this wonderful home:-

- Four spacious air conditioned bedrooms
- Expansive lounge & dining opening to the front verandah
- Tiled family room with built in study nook
- Renovated bathroom
- Renovated and internal laundry with adjoining powder room
- Massive rear deck
- Renovated kitchen with waterfall stone benchtops
- Alarm and split systems throughout
- Storage shed
- Underneath lock up garage & an abundance of storage
- Mixture of Plantation shutters and blinds

104 Pring Street offers the opportunity to either call your architect and plan a stunning new residence reflective of this allotment's position and outlook or simply move in and enjoy the current renovated home.

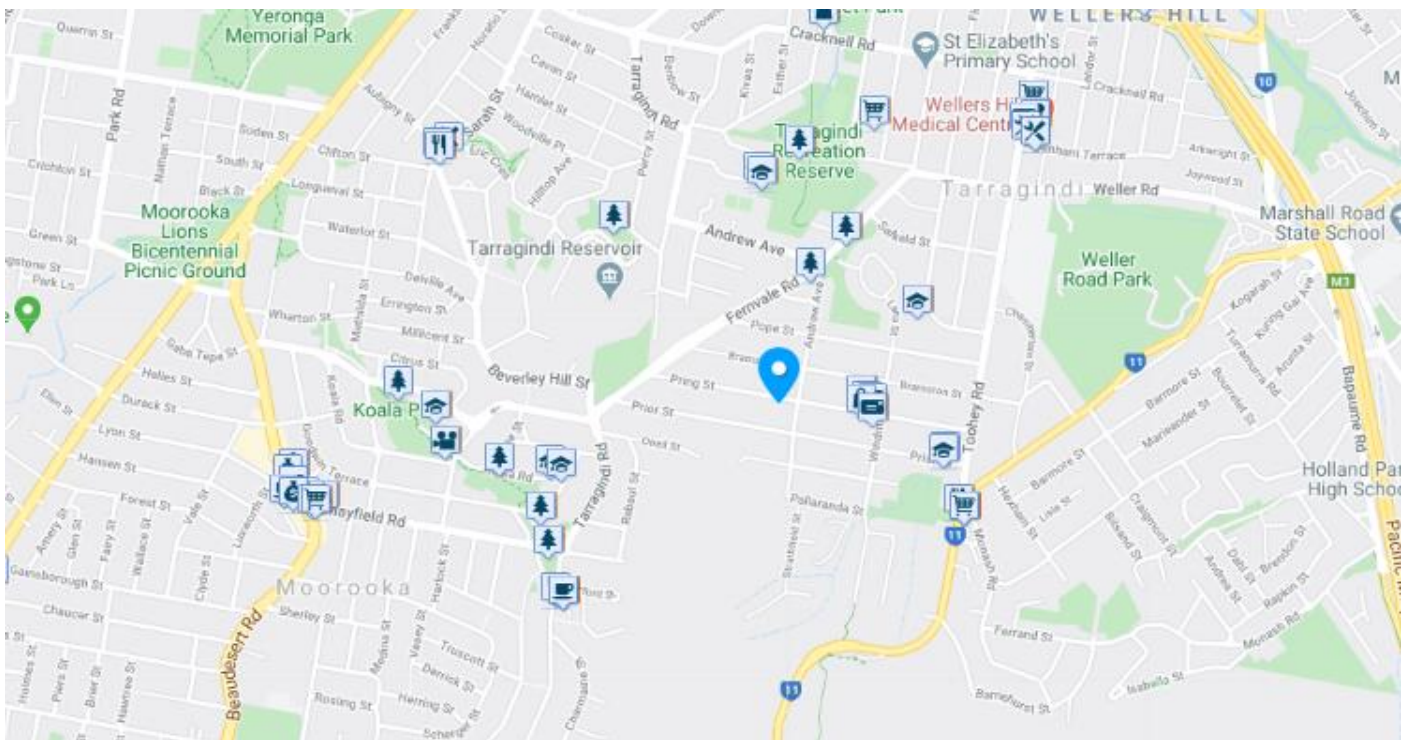
Located close to shops, parklands, bus, Toohey Forest entry and walks, as well as both Wellers Hill State School and St Elizabeth's Primary School. Also boasting easy access to major arterial routes connecting to the CBD, secondary schools, hospitals, universities as well as major shopping centres.

The property condition is very good – refer to inspection photos and videos.

Table 2 – Location

Adjoining Properties	West side boundary: 106 Pring Street Tarragindi (Post-war dwelling) East side boundary 135 Pring Street Tarragindi (Post-war dwelling) 139 Pring Street Tarragindi (Post-war dwelling)
Surrounding Density	Pring Street is all zoned Ldr (low density residential) so the immediate area will remain predominantly single dwelling homes at the front of the sites with some small-scale infill housing (such as dual occupancy or multiple dwelling) between or behind existing dwellings.
Walk Score (see Appendix B)	57 – Somewhat Walkable
Transit Score (see Appendix C)	39 – Some Transit
Proximity to Parks	300m (Private Andrew Clark Memorial Park)
Proximity to Public Transport	2km to the future metro station
Proximity to Industrial Land Uses	N/A

#### Location Plan

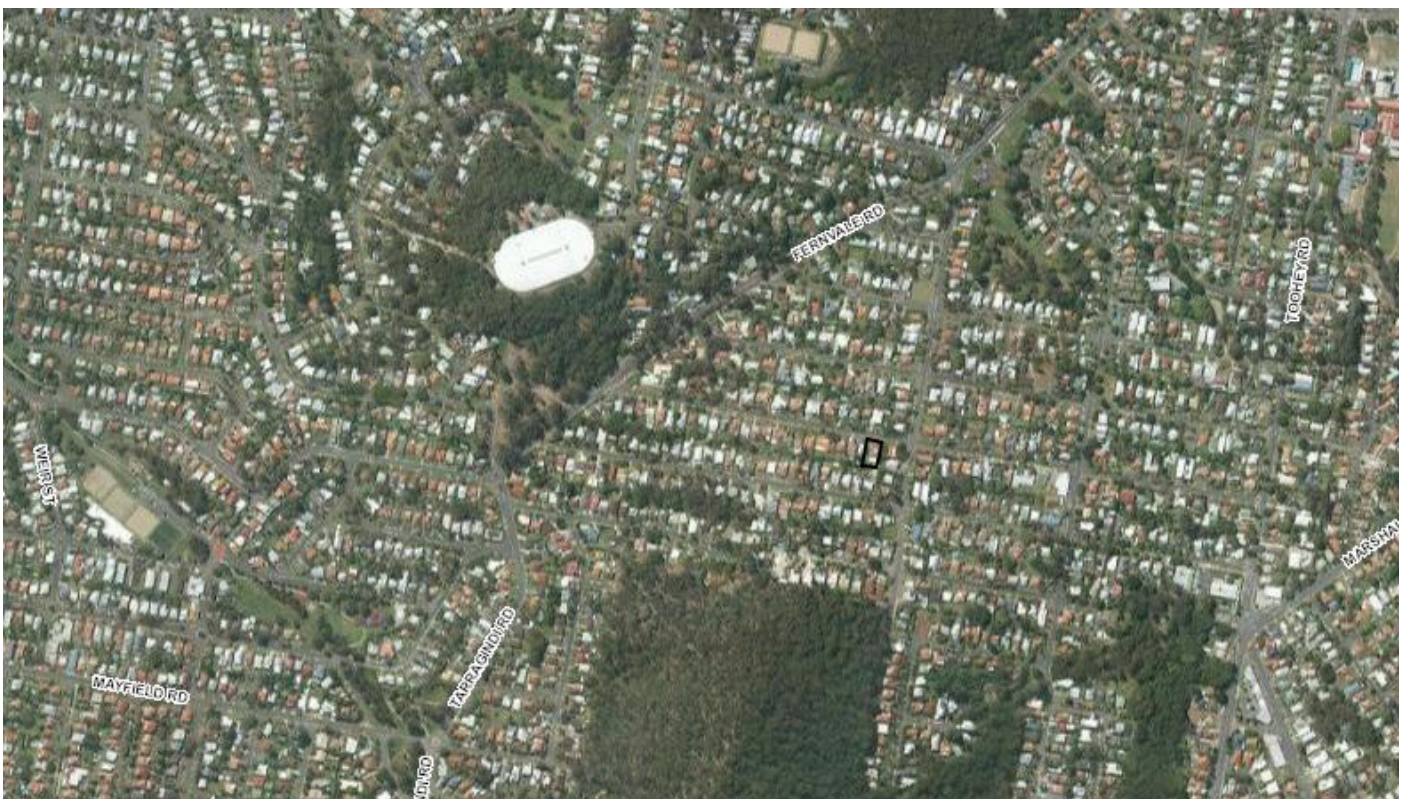




Aerial Photography - 1946



Aerial Photography - 2012



### Contours

The site falls approximately 3.5m diagonally from the back left to the front right.





## Section 2 – Planning Scheme

Area Classification	LDR – Low Density Residential
Overlays	Refer to Table 3 below – See Appendix D
Neighbourhood Plan	Holland Park - Tarragindi District Neighbourhood plan. Not in an identified sub-precinct. No impact identified.

Table 3 – Planning Scheme Overlays

Overlay	Applicable	Sub-Precinct
Active Frontage in Residential Zone	✗	Not Applicable
Airport Environs Overlay	✓	OLS – Approach and departure limitation surface boundary
Bicycle Network Overlay	✗	Not Applicable
Biodiversity Area Overlay	✗	Not Applicable
Bushfire Overlay	✗	Not Applicable
Coastal Hazard Overlay	✗	Not Applicable
Commercial Character-Building Overlay	✗	Not Applicable
Community Purposes Network Overlay	✗	Not Applicable
Critical Infrastructure and Movement Network Overlay	✓	Critical infrastructure and movement planning area
Dwelling House Character Overlay	✓	None
Extractive Resources Overlay	✗	Not Applicable
Flood Overlay (see Appendix E)	✗	Not Applicable
Heritage Overlay	✗	Not Applicable
Industrial Amenity Overlay	✗	Not Applicable
Landslide Overlay	✗	Not Applicable
Potential and Actual Acid Sulfate Soil Overlay	✗	Not Applicable
Pre 1911 Building Overlay	✗	Not Applicable
Regional Corridor and Substations Overlay	✗	Not Applicable
Road Hierarchy Overlay	✓	Neighbourhood road
Significant Landscape Tree Overlay	✗	Not Applicable
Streetscape Hierarchy Overlay	✓	Neighbourhood street minor
Traditional Building Character Overlay	✗	Not Applicable
Transport Air Quality Corridor Overlay	✗	Not Applicable
Transport Noise Corridor Overlay	✗	Not Applicable
Water Resources Catchment Overlay	✗	Not Applicable
Waterway Corridors Overlay	✗	Not Applicable
Wetlands Overlay	✗	Not Applicable

✓ Indicates that overlay is applicable. The effect of the overlay will be subject to further investigation.

✗ Indicates that overlay is not applicable to the subject site.

For further information refer to Appendix D.

## Section 3 – Infrastructure

## Table 4 – Infrastructure

**Electricity Connection**

**Overhead connection**

**Map Sheet: 1**

**Paper Size: A3 Scale: 1:5000**

**Map Key:**

**Legend**

Distribution Main	Gas Assets and Fittings	Pipe Materials
Class 400 Transmission	Gate Valve	CS Cast Iron
Class 400 Transmission	Regulator Station	CS Copper
Class 300 Transmission	4" x 4" Bore Emergency Valve	Galv. Hot-dipped Galvanized Iron
High Pressure Steel	4" x 4" Isolation Valve	POAC Hot-rolled wrought reinforced iron
High Pressure PE Trench	Test Point	ST Steel
High Pressure Class 500	4" x 4" Isolation Valve	MS1011 Nylon
Medium Pressure PE (Vulcan)	4" x 4" Isolation Valve	PE Polyethylene
Medium Pressure (MPC)	4" x 4" Isolation Valve	MORE Medium Density Polyethylene
Low Pressure	4" x 4" Isolation Valve	HDPE High Density Polyethylene
LDPE	4" x 4" Isolation Valve	DN Ductile Ductile
SP	4" x 4" Isolation Valve	OD Outside Diameter
Proposed Under Construction	4" x 4" Isolation Valve	
HDPE Gas Pipe	4" x 4" Isolation Valve	
Abandoned Gas Pipe	4" x 4" Isolation Valve	
Steel	4" x 4" Isolation Valve	

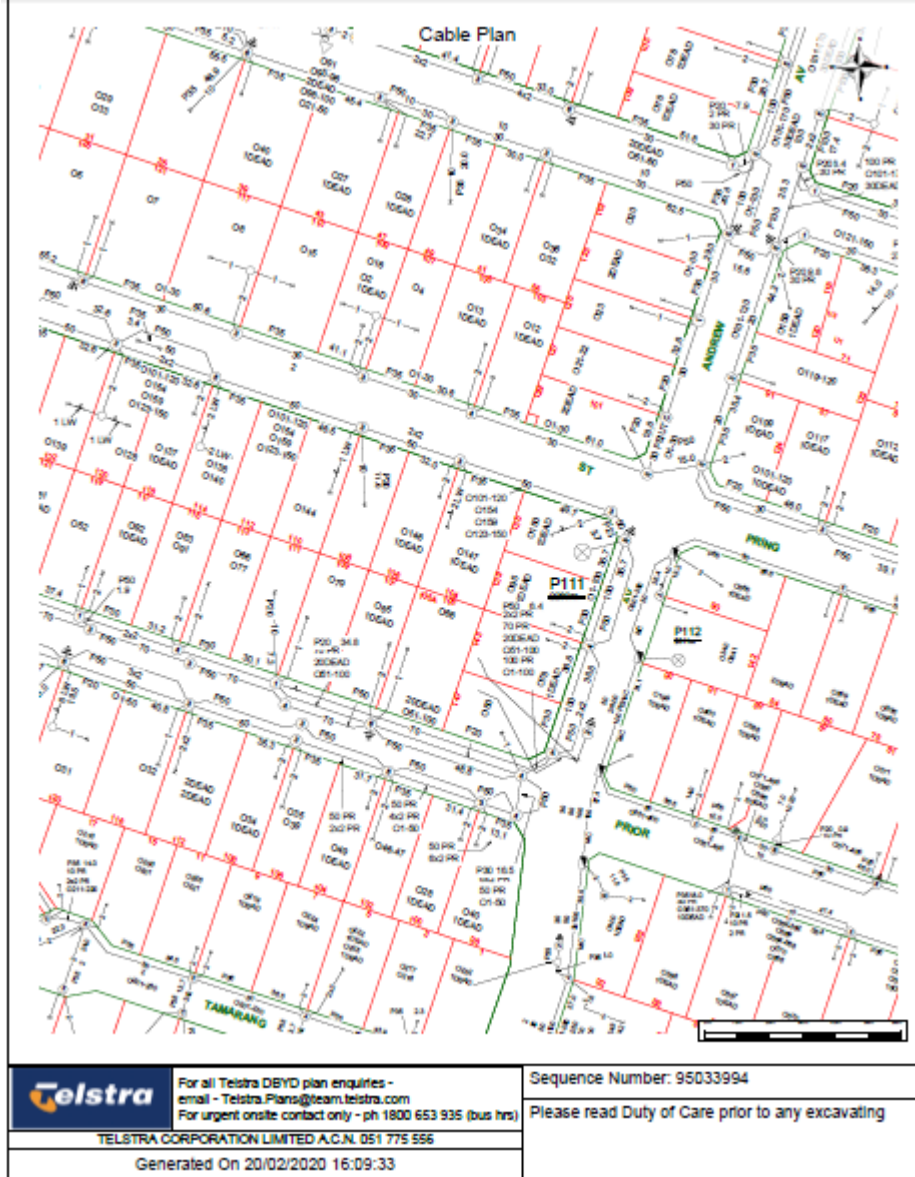
**Example:**

400mm Polyethylene in an 800mm Reinforced Ductile Cast Iron Sleeve

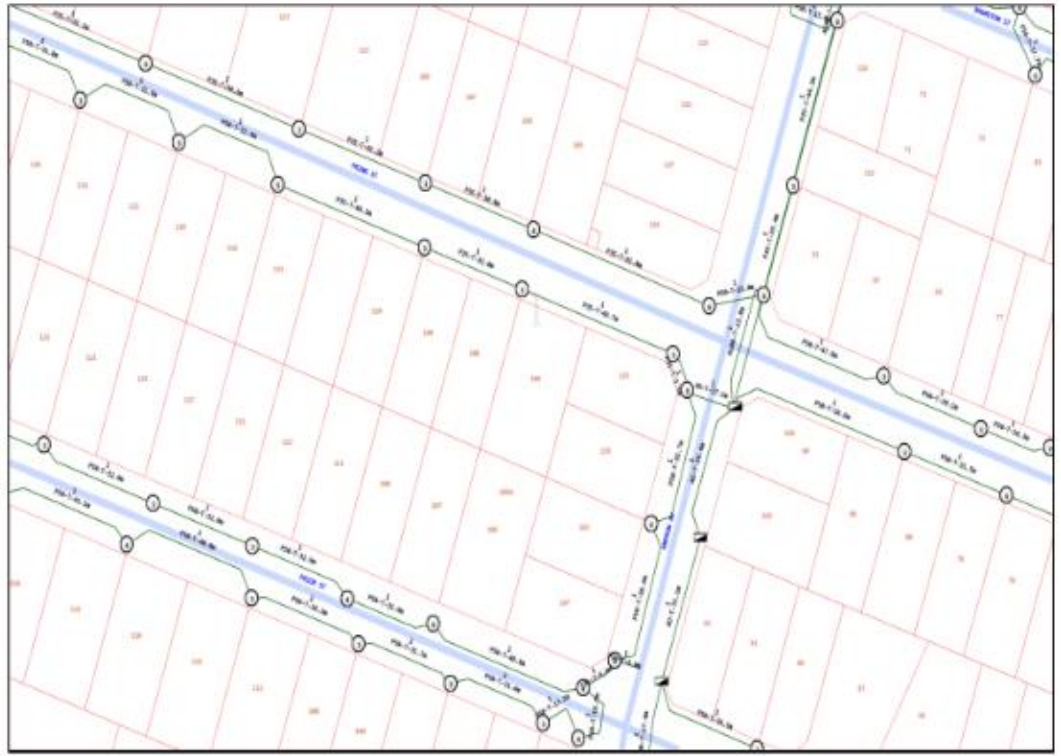
400mm Polyethylene marked in another pipe



Telecommunication



NBN Services



Natural Gas

The APA DBYD search result indicates that underground gas supply is not available.

Stormwater



BCC Stormwater and Cable Networks

Sequence Number: 95033993

**Disclaimer:**

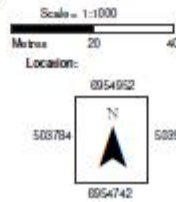
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Caution: This map may contain the location of abandoned underground utilities. Council gives no warranty in the complete accuracy or currency of the map. It is recommended that users verify the location of all utilities.



Date: Feb 20, 2020

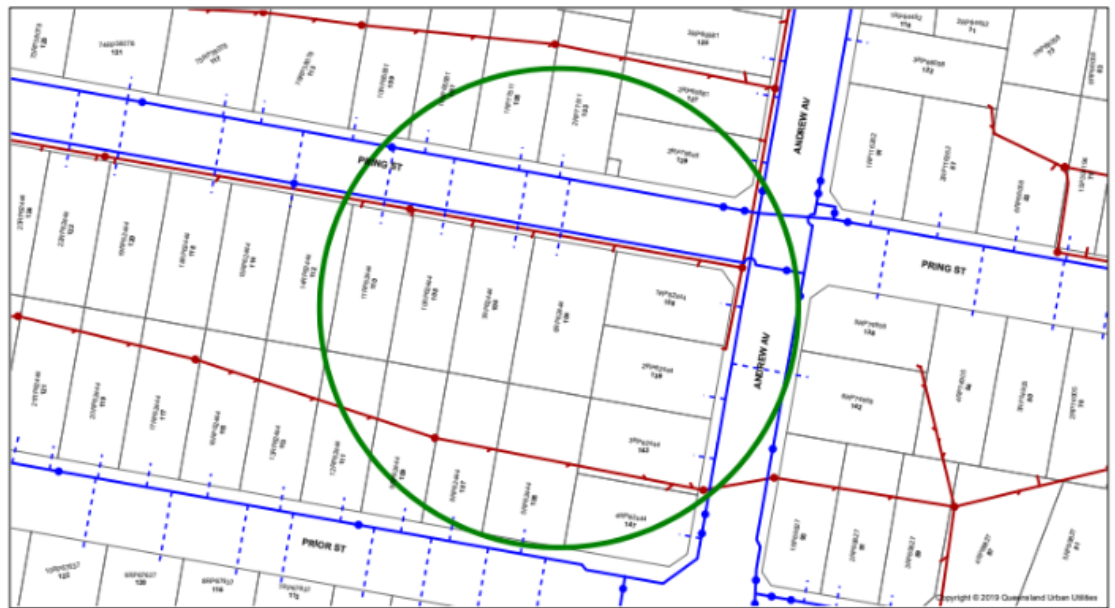


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## Sewer & Water Supply

The Queensland Urban Utilities DBYD search result shows the sewer connection (red line) and the water supply (blue line).

### Queensland Urban Utilities - Water & Sewer Infrastructure





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## Section 4 – Historical Sales / Rent Data7

Previous Sales history for this property according to RP Data is as follows:

Transfer Date	Price
December 1, 2007	\$755,000
February 22, 2020	\$1,187,500

Previous Rental History for this property according to RP Data is as follows:

Last Listed Date	Last Listed Price
Never Rented	

*Please note these are “advertised” prices and not necessarily “achieved” prices for rent*

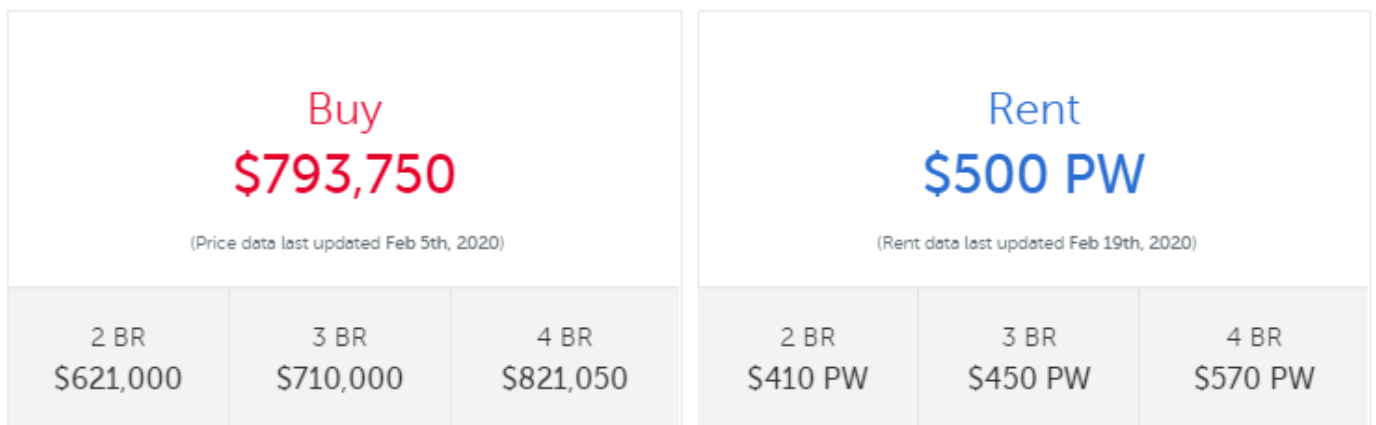
## Section 5 – Local Insights

### Nearby Schools

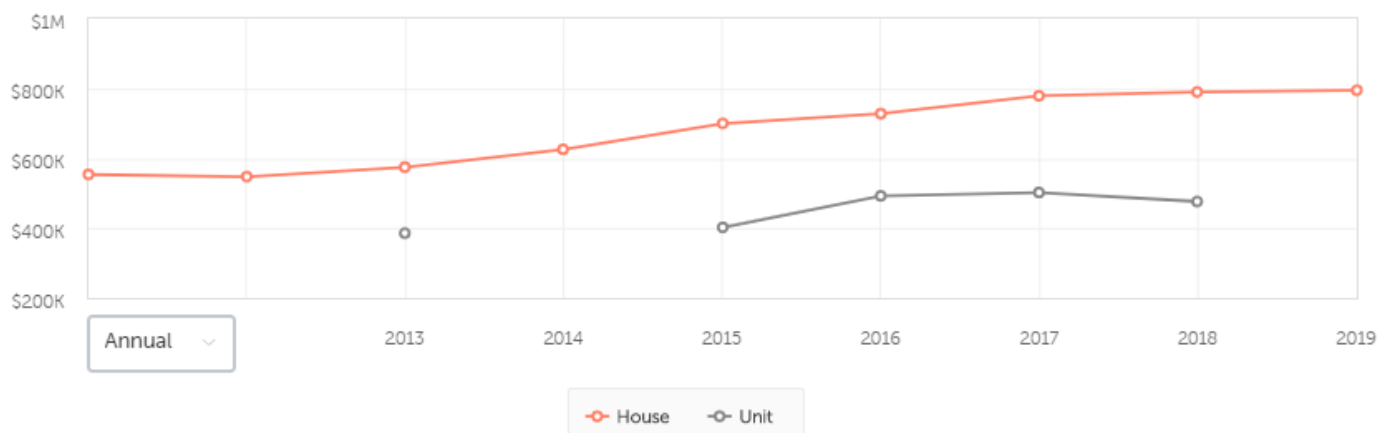
Wellers Hill State School	Primary	Government	0.69km
St Elizabeth's School	Primary	Catholic	1.08km
Mary Immaculate Primary School	Primary	Catholic	1.66km
Moorooka State School	Primary	Government	1.72km
Marshall Road State School	Primary	Government	1.95km

### Suburb Profile – Tarragindi

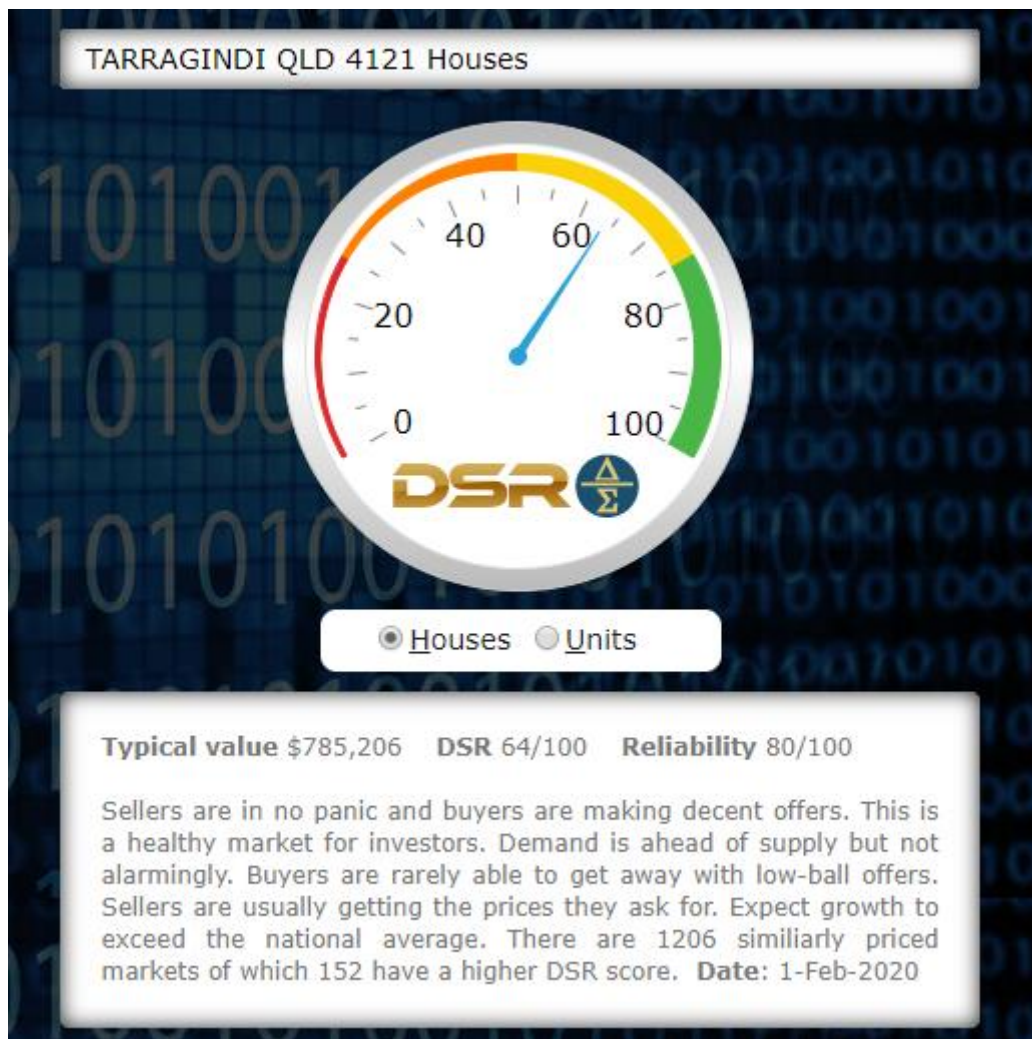
#### Median Property Price – Houses



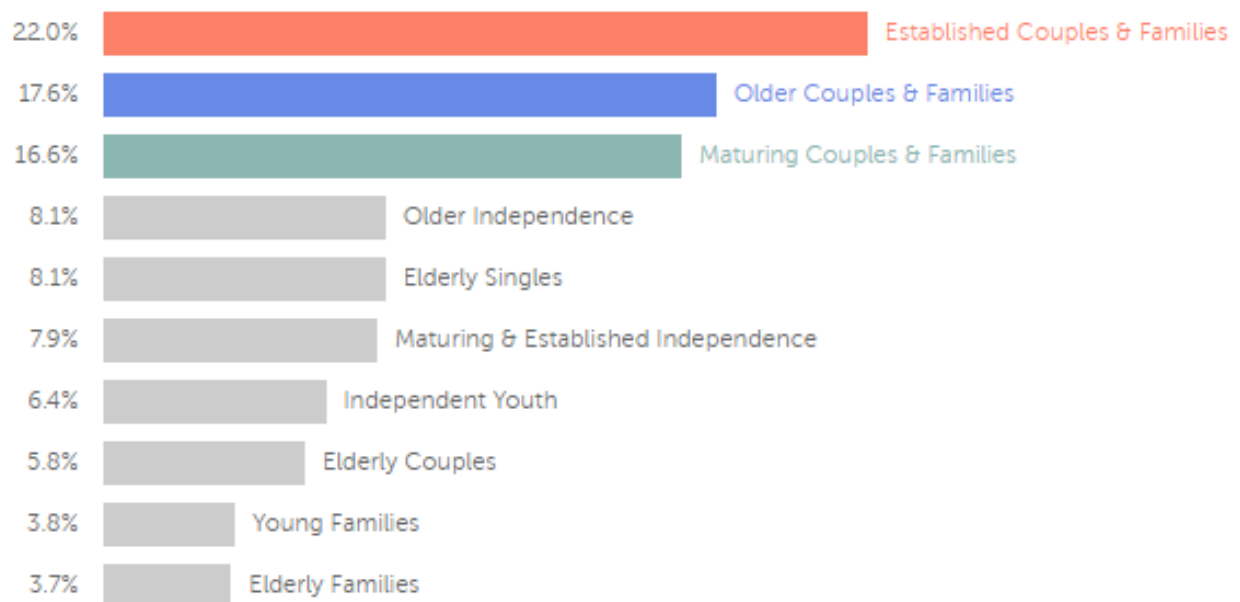
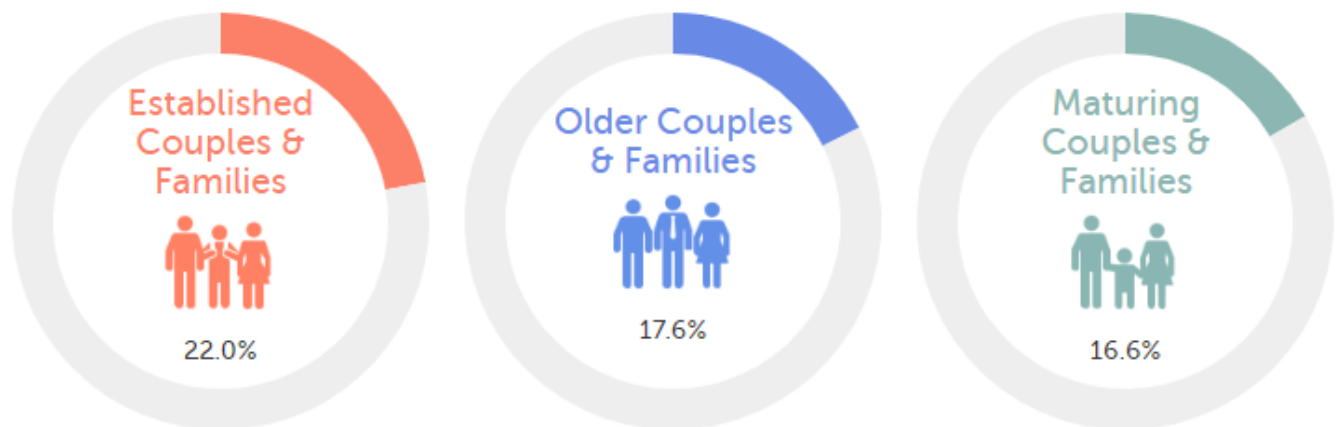
#### Median Property Price - Trends



Supply and Demand



## Demographics





## Appendix A – Land Zone

## RESIDENTIAL ZONES

BRISBANE CITY PLAN 2014 • DEVELOPMENT ASSESSMENT FACT SHEET • 3

*Dedicated to a better Brisbane*

**Brisbane City Plan 2014 (City Plan)** has been developed by Brisbane City Council in consultation with the community to support a simple, fast and clear development assessment process. The plan guides how land in Brisbane can be used and developed to support population growth, while protecting our city's enviable way of life.

*Brisbane City Plan 2014 replaces Brisbane City Plan 2000.*

This factsheet provides information on the Residential zone category.

#### What is a zone?

All of Brisbane is divided into zones. These zones guide the type of development that may occur on a site.

The City Plan further divides some zones into numbered zone precincts. These precincts provide more specific information about the types of development intended for particular locations.

#### Residential zones

Residential zoning provides for a variety of housing choices to meet community needs now and into the future. The City Plan divides residential land into the below zones to identify where different types of housing can occur.

- Character residential
- Low density residential
- Low-medium density residential
- Medium density residential
- High density residential
- Tourist accommodation
- Emerging community
- Rural
- Rural residential
- Township
- Environmental management.

#### What are overlays?

An overlay maps different features that also need to be considered when developing land, for example, flooding, heritage and timber and tin character. Overlay maps are available in Council's interactive mapping tool to help you identify whether or not your property is in an overlay or has particular characteristics that need to be considered during the preparation of your development application.

An overlay may apply to all or part of the property and a property may also be affected by more than one overlay. Overlays may affect the type and level of development assessment required, along with design requirements such as building height, landscaping or vehicle access.

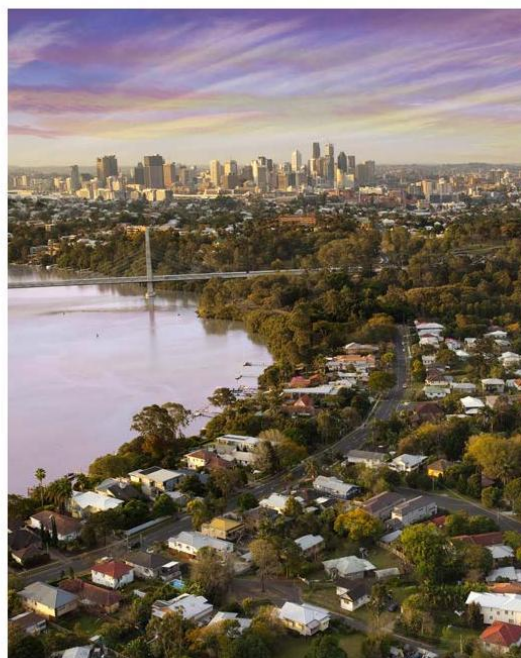
#### Traditional building character overlay map

The Traditional building character overlay map (previously called a Demolition Control Precinct under *Brisbane City Plan 2000*) identifies land where existing character houses and new development must reflect the neighbourhood's traditional building character.

#### How do I check what zones, precincts and overlays apply to my property?

The City Plan interactive mapping tool allows you to view your property on a map to see the zones, precincts, overlays and neighbourhood plans that apply to your site. The maps are colour and number coded to help you clearly identify development requirements.

It is important to check your property on the interactive map and include relevant information in your development application before submitting it to Council.



### Residential zones and zone precincts

The following table gives you more information about zones and zone precincts, including the corresponding colours used in the interactive map and intended development.

Brisbane City Plan 2014 zone	Brisbane City Plan 2014 zone precinct	Houses	Granny flats	Rooming accommodation	Duplexes	Townhouses, row houses, villas	Apartments	Short-term accommodation	Retirement village	Residential care e.g. supported living	Home-based business
		✓ = intended development types, x= generally inappropriate development									
Low density residential (LDR)*	—	✓	✓	✓	-	-	-	-	-	-	✓
Character residential (CR)*	CR1 Character	✓	✓	✓	-	-	-	-	-	-	✓
	CR2 Infill housing	✓	✓	✓	✓	✓	-	-	-	-	✓
Low medium density residential (LMDR)	LMR1 2 storey mix	✓	✓	✓	✓	✓	✓	✓	✓	-	✓
	LMR2 2 or 3 storey mix	✓	✓	✓	✓	✓	✓	✓	✓	-	✓
	LMR3 Up to 3 storeys	✓	✓	✓	✓	✓	✓	✓	✓	-	✓
Medium density residential (MDR)	—	-	-	✓	✓	✓	✓	✓	✓	✓	✓
High density residential (HDR)	HDR1 Up to 8 storeys	-	-	✓	-	-	✓	✓	✓	✓	✓
	HDR2 Up to 15 storeys	-	-	✓	-	-	✓	✓	✓	✓	✓
Tourist accommodation (TA)	—	Short-term accommodation and other tourism related uses									
Emerging community (EC)	—	Land with potential for future development for range of residential uses subject to detailed planning and provision of infrastructure									
Rural (RU)	—	Houses, granny flats and home-based business as well as a variety of other uses appropriate in a rural setting									
Rural residential (RR)	—	Houses, granny flats and home-based business on large lots									
Township (T)	—	Houses, granny flats and home-based business in a small coastal or rural settlement such as Moreton Island									
Environmental management (EM)	—	Houses, granny flats and home-based business on large lots, appropriately sited to respect environmental values									

\*Note: Some forms of multi-unit development may be considered on sites greater than 3000 m².

### More information

For more information about City Plan and to access the interactive mapping tool, visit [www.brisbane.qld.gov.au](http://www.brisbane.qld.gov.au) and search for *Brisbane City Plan 2014* or call Council on (07) 3403 8888.

If you would like to be kept up to date with future services and general planning and development in the city, you can register your details by emailing [newcityplan@brisbane.qld.gov.au](mailto:newcityplan@brisbane.qld.gov.au)

Disclaimer: The content of this information sheet is a summary and has been prepared to assist the reader to understand the City Plan. Please refer to the full City Plan document, entitled *Brisbane City Plan 2014*, on Council's website for further detail.

Brisbane City Council  
Information  
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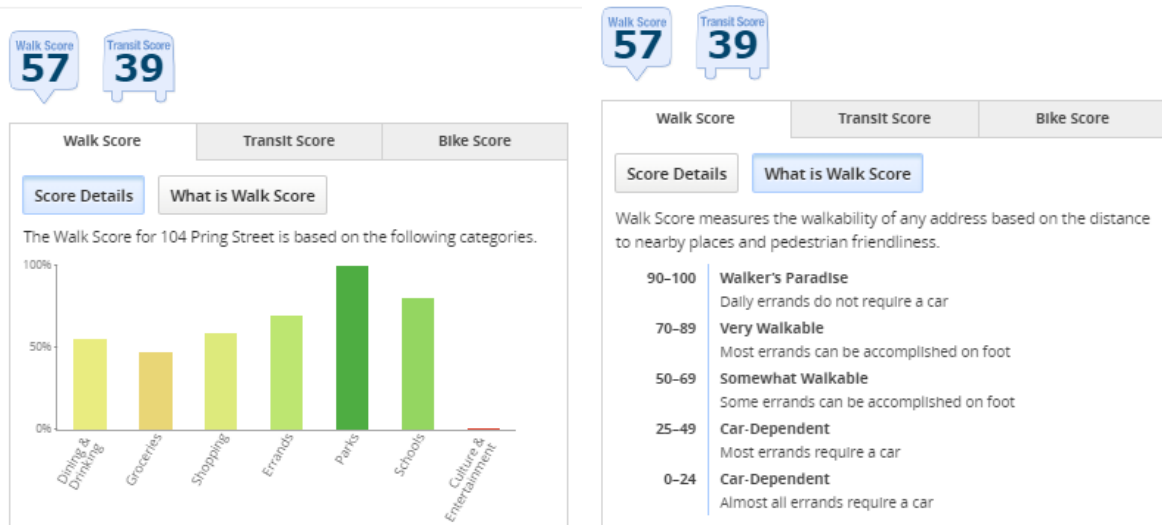
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## Appendix B – Walk Score

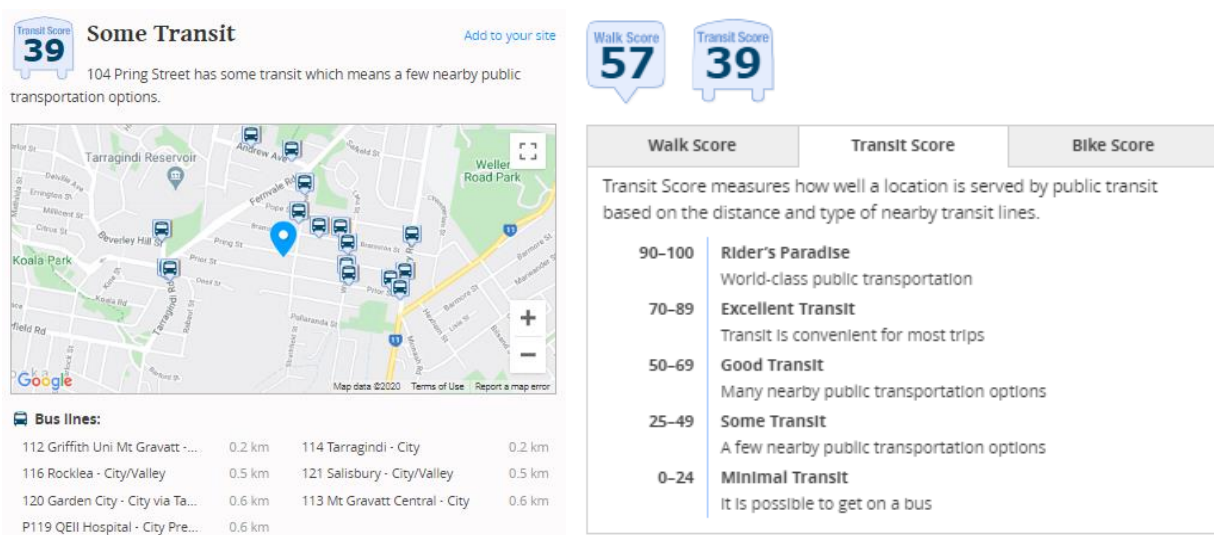
104 Pring Street has a Walk Score of 57 out of 100. This location is Somewhat Walkable, so some errands can be accomplished on foot.

This location is in the Tarragindi neighbourhood in Brisbane. Nearby parks include Private Andrew Clark Memorial Park, Sandy Creek Park and Mary Chayter Park

### Scores for 104 Pring Street



## Appendix C – Transit Score





## Appendix D – Planning Scheme Overlays

### Overlays

An overlay shows unique characteristics of a property such as Queensland Government interests or particular local circumstances relevant to development, like features to protect, valuable resources and planning matters to consider, such as flooding. All overlays are mapped and form part of [Brisbane City Plan 2014](#).

The purpose of overlays is to identify areas that:

- are sensitive to the effects of development
- constrain land or development
- are subject to valuable resources
- present opportunities for development.

Overlays have related overlay codes. These overlay codes are located in [Part 8 of Brisbane City Plan 2014](#). Overlay codes only apply to the area of a site that is identified within the mapped overlay area.

### Overlays and development

Overlays can affect the level of assessment for development, as well as the development requirements for a property.

Where an overlay is inconsistent with a development code, zone code or neighbourhood plan code in City Plan, the requirements of the overlay take priority. City Plan has more information about the [hierarchy of assessment](#) benchmarks in Part 1.5.



## Appendix E – Flood Report



## Brisbane City Council FloodWise Property Report

Report Reference

1582175798165

20/02/2020 15:16:38

*Dedicated to a better Brisbane***THIS REPORT IS FOR BUILDING AND DEVELOPMENT PURPOSES ONLY**

The FloodWise Property Report provides property or lot-based flood information for building and development requirements. This report provides information on estimated flood levels, habitable floor level requirements and more technical information on the four sources of flooding: river, creek / waterway, storm tide and overland flow. Refer to the Useful Definitions section for a glossary of terms.

To find out more about how the contents of this report may affect building or development on this property, please visit [www.brisbane.qld.gov.au/planning-building](http://www.brisbane.qld.gov.au/planning-building). For more general information about understanding your flood risk and how to prepare your property, family or business for potential flooding visit [www.brisbane.qld.gov.au/beprepared](http://www.brisbane.qld.gov.au/beprepared)

**THIS IS A REPORT FOR:**

Rateable Address: 104 PRING ST, TARRAGINDI QLD 4121

Lot Details: L 6 RP.62444

**This property has no flood levels or flags for building or development purposes**

Brisbane City Council has not assigned flood level information for this property for building or development purposes.

For professional advice or a detailed assessment of a property contact a Registered Professional Engineer of Queensland.

For general information about your flood risk and how to prepare your home or business for potential flooding visit [www.brisbane.qld.gov.au/beprepared](http://www.brisbane.qld.gov.au/beprepared).

**TECHNICAL SUMMARY**

This section of the FloodWise Property Report contains more detailed flood information for this property so surveyors, builders, certifiers, architects and engineers can plan and build in accordance with Council's planning scheme. For more information about building and development in Brisbane please visit [www.brisbane.qld.gov.au/planning-building](http://www.brisbane.qld.gov.au/planning-building) or talk to a Development Assessment Planning Information Officer via Council's Contact Centre on (07) 3403 8888.

**THIS IS A REPORT FOR:**

Rateable Address: 104 PRING ST, TARRAGINDI QLD 4121

Lot Details: L 6 RP.62444

*No Defined Flood Levels (DFL), Residential Flood Level (RFL) or Overland Flow flags for this property*

There are no Defined Flood Levels, Residential Flood Level, Overland Flow or other flood related flags associated with this property.

## FLOOD PLANNING DEVELOPMENT INFORMATION

This section of the FloodWise Property Report contains information about Council's planning scheme overlays. Overlays identify areas within the planning scheme that reflect distinct themes that may include constrained land and/or areas sensitive to the effects of development.

### FLOOD OVERLAY CODE

There are currently no River, Creek/Waterway, or Overland Flow Flood Planning Areas that apply to this property.

### COASTAL HAZARD OVERLAY CODE

There are currently no Coastal Hazard Overlays that apply to this property.

#### Useful Definitions

**Australian Height Datum (AHD)** - The reference level for defining ground levels in Australia. The level of 0.0m AHD is approximately mean sea level.

**Annual Exceedance Probability (AEP)** - The probability of a flood event of a given size occurring in any one year, usually expressed as a percentage annual chance.

**Defined Flood Level (DFL)** - The DFL for Brisbane River flooding is a level of 3.7m AHD at the Brisbane City Gauge based on a flow of 6,800 m<sup>3</sup>/s.

**Maximum and Minimum Ground Level** - Highest and lowest ground levels on the property based on available ground level information. A Registered Surveyor can confirm exact ground levels.

**Minimum Habitable Floor Level** - The minimum level in metres AHD at which habitable areas of development (generally including bedrooms, living rooms, kitchen, study, family and rumpus rooms) must be constructed.

**Council's Planning Scheme** - The City Plan (planning scheme) has been prepared in accordance with the Sustainable Planning Act as a framework for managing development in a way that advances the purpose of the Act. In seeking to achieve this purpose, the planning scheme sets out the Council's intention for future development in the planning scheme area, over the next 20 years.

**Residential Flood Level (RFL)** - Residential flood level (RFL) for Brisbane River flooding equates to the flood level applicable to the extent of January 2011 floods as depicted by mapping on the Queensland Reconstruction Authority website or the Council's defined flood level (DFL) for the Brisbane River, whichever is higher.

**Rateable Address** - A Lot or Property may have more than one street address. The address shown on this report is the address used by Council for the Lot or property selected.

**Property** - A property will contain 1 or more lots. The **Multiple Lot Warning** is shown if you have selected a property that contains multiple lots.

**2017 Brisbane River Catchment Flood Study (BRCFS)** - The BRCFS is a project led by the Queensland Government. The flood study was released in 2017. The 1% AEP flood levels from the flood study is yet to be adopted for application in planning schemes and is for information only. Other % AEPs will be updated with new information from the flood study as part of any relevant changes to City Plan 2014 as soon as is practicable.

#### Brisbane City Council's Online Flood Tools

Council provides a number of online flood tools:

- to guide planning and development
- to help residents and businesses understand their flood risk and prepare for flooding.

#### Planning and Development Online Flood Tools

Council's online flood tools for planning and development purposes include:

- FloodWise Property Report
- Flood Overlay Code

For more information on Council's planning scheme and online flood tools for planning and development:

- phone 07 3403 8888 to talk to a Development Assessment Customer Liaison Officer
- visit [www.brisbane.qld.gov.au/planning-building](http://www.brisbane.qld.gov.au/planning-building)
- visit a Regional Business Centre.

#### Helping residents and businesses be prepared for flooding

Council has a range of free tools and information to help residents and businesses understand potential flood risks and how to be prepared. This includes:

- Flood Awareness Map
- Flooding in Brisbane - A Guide for Residents
- Flooding in Brisbane - A Guide for Businesses
- Early Warning Alert Service. Visit [www.brisbane.qld.gov.au/earlywarning](http://www.brisbane.qld.gov.au/earlywarning) to register for email, home phone or SMS severe weather alert updates.

**Note:** The Flood Awareness Map shows four levels of flood likelihood from high likelihood (flooding is very likely to occur) through to very low likelihood (very rare and extreme flood events).

For more information on Council's online flood tools for residents and business:

- Visit [www.brisbane.qld.gov.au/beprepared](http://www.brisbane.qld.gov.au/beprepared)
- Phone (07) 3403 8888.

## Disclaimer

1. Defined Flood Levels and Residential Flood Levels, and the Minimum Habitable Floor Levels are determined from the best available information to Council at the date of issue. These flood levels, for a particular property, may change if more detailed information becomes available or changes are made in the method of calculating flood levels.
2. Council makes no warranty or representation regarding the accuracy or completeness of a FloodWise Property report. Council disclaims any responsibility or liability in relation to the use or reliance by any person on a FloodWise Property Report.



## Planning to build or renovate?

For information, guidelines, tools and resources to help you track, plan or apply for your development visit [www.brisbane.qld.gov.au/planning-building](http://www.brisbane.qld.gov.au/planning-building)

You can also find the Brisbane City Plan 2014 and Neighbourhood Plans as well as other information and training videos to help with your building and development plans.

### Disclaimer:

The information in this report is not intended as investment, financial, legal, taxation, building, development or any other advice and must not be relied upon as such. You should obtain independent professional advice and make further independent enquiries before making financial, legal, taxation, building, development or investment decisions. Past performance is not an indicator of future performance. Streamline Property Buyers does not predict or guarantee capital growth, rental or investment returns or profits and expressly disclaims any responsibility or liability for any direct or indirect damage, loss, claims, costs, or expenses, as a result of relying on any capital growth, rental, development estimates or investment returns based on information given or omitted by Streamline Property Buyers or any of its associates, directors or employees. The information contained herein and any appendices is intended for the named recipients. It may contain privileged confidential information.