

SITE DEVELOPMENT

SITE	AREA
492 VULTURE ST	708m ²
85 LINTON ST	708m ²
LOT 1 - 85RP11335	
SUBJECT TO FINAL SURVEY	

TOTAL SITE AREA 1,416m²

TOWER SITE COVER 855m²
TOWER SITE COVER % 60%

GFA
PODIUM 2,400m²
TOWER 01 7,500m²

TOTAL GFA 9,900m²

COMMUNAL / LANDSCAPE AREA

L00 LANDSCAPE	30m ²
L01 LANDSCAPE	30m ²
L02 LANDSCAPE	30m ²
L03 LANDSCAPE	30m ²
L04 PODIUM COMMUNAL	850m ²
L05-19 ON FLOOR COMMUNAL	900m ²
L20 ROOFTOP COMMUNAL	460m ²

TOTAL AREA 2,330m²
% TO SITE AREA 164%

PARKING PROVISION

PODIUM AUTOMATED STACKING SYSTEM

TOTAL PARKS 72

SERVICE VEHICLES

L00 GROUND LEVEL
MRV PARKING 2 SPACES
VAN PARKING 2 SPACES

END OF TRIP FACILITIES
L01 PODIUM (VULTURE ST PEDESTRIAN ACCESS)
220 SECURE BICYCLE PARK CENTRE

RESIDENTIAL UNITS

2 BED	105	UNITS
PENTHOUSE	1	UNIT
TOTAL	106	UNITS TOTAL

GABBA STADIUM



INSIGHT@SHELTACO.COM.AU
07 3522 5725
SANDGATE
QLD, 4017, AUSTRALIA

No.	DTE	DES
A	31/01/2025	SFD SUBMISSION REVIEW
B	04/02/2025	SFD SUBMISSION
C	10/10/2025	DRAFT FOR REVIEW
D	17/10/2025	DRAFT FOR REVIEW

PROJECT NUMBER
250207

492 VULTURE ST KANGAROO POINT

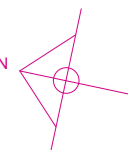
FOR DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

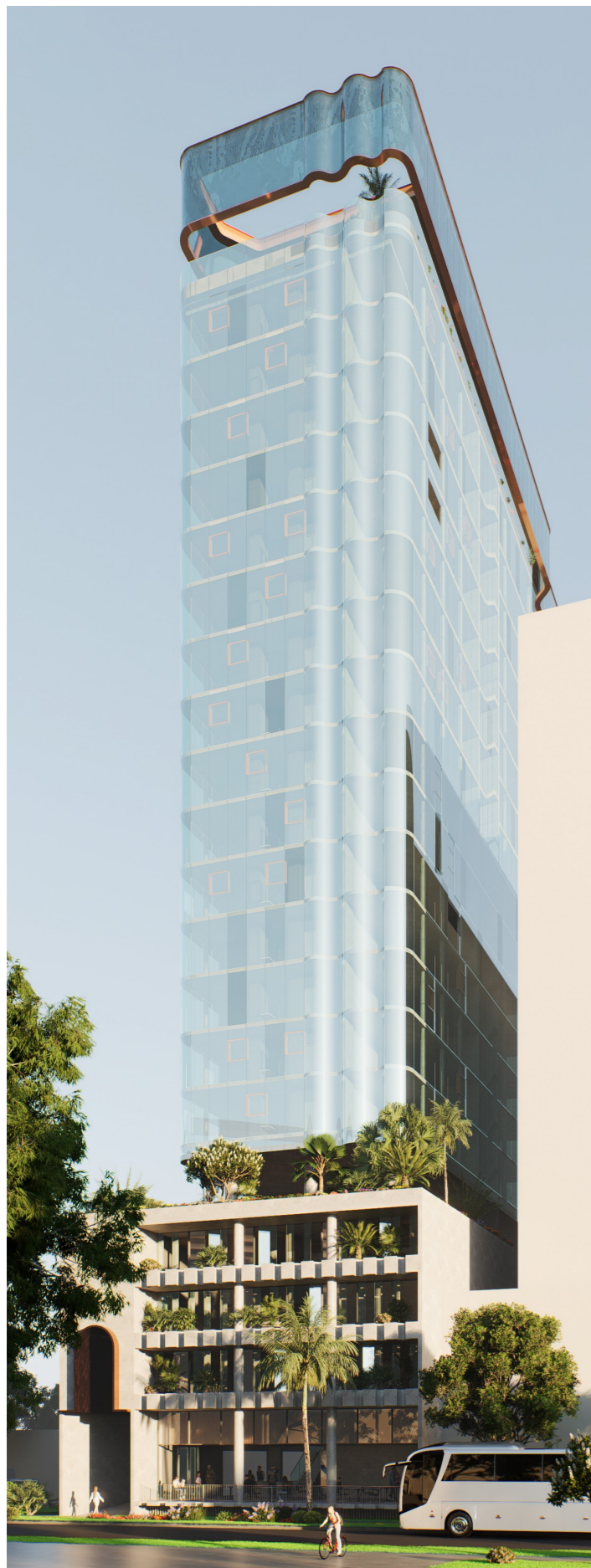
DRAWING NUMBER
A-00-00
NAME
SITE PLAN

SCALE(A1)
1 : 300

APPROVED
GB

CHECKED
GB
ISSUE
D





SHELTA CO

INSIGHT@SHELTACO.COM.AU
07 3522 5725
SANDGATE
QLD, 4017, AUSTRALIA

No.	DTE	DES
A	31/01/2025	SFD SUBMISSION REVIEW
B	10/10/2025	DRAFT FOR REVIEW
C	17/10/2025	DRAFT FOR REVIEW

PROJECT NUMBER
250207

492 VULTURE ST KANGAROO POINT

FOR DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

DRAWING NUMBER
A-00-11
NAME
SITE CAMERA VIEWS

SCALE(A1)

APPROVED
GB

CHECKED
GB
ISSUE
C



SHELTA CO

INSIGHT@SHELTACO.COM.AU
07 3522 5725
SANDGATE
QLD, 4017, AUSTRALIA

No.
A
B
C

DTE
31/01/2025
10/10/2025
17/10/2025

DES
SFD SUBMISSION REVIEW
DRAFT FOR REVIEW
DRAFT FOR REVIEW

PROJECT NUMBER
250207

492 VULTURE ST KANGAROO POINT

FOR DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

DRAWING NUMBER
A-00-12
NAME
SITE CAMERA VIEWS

SCALE(A1)

APPROVED
GB

CHECKED
GB
ISSUE
C



INSIGHT@SHELTACO.COM.AU
07 3522 5725
SANDGATE
QLD, 4017, AUSTRALIA

No.	DTE	DES
A	31/01/2025	SFD SUBMISSION REVIEW
B	10/10/2025	DRAFT FOR REVIEW
C	17/10/2025	DRAFT FOR REVIEW

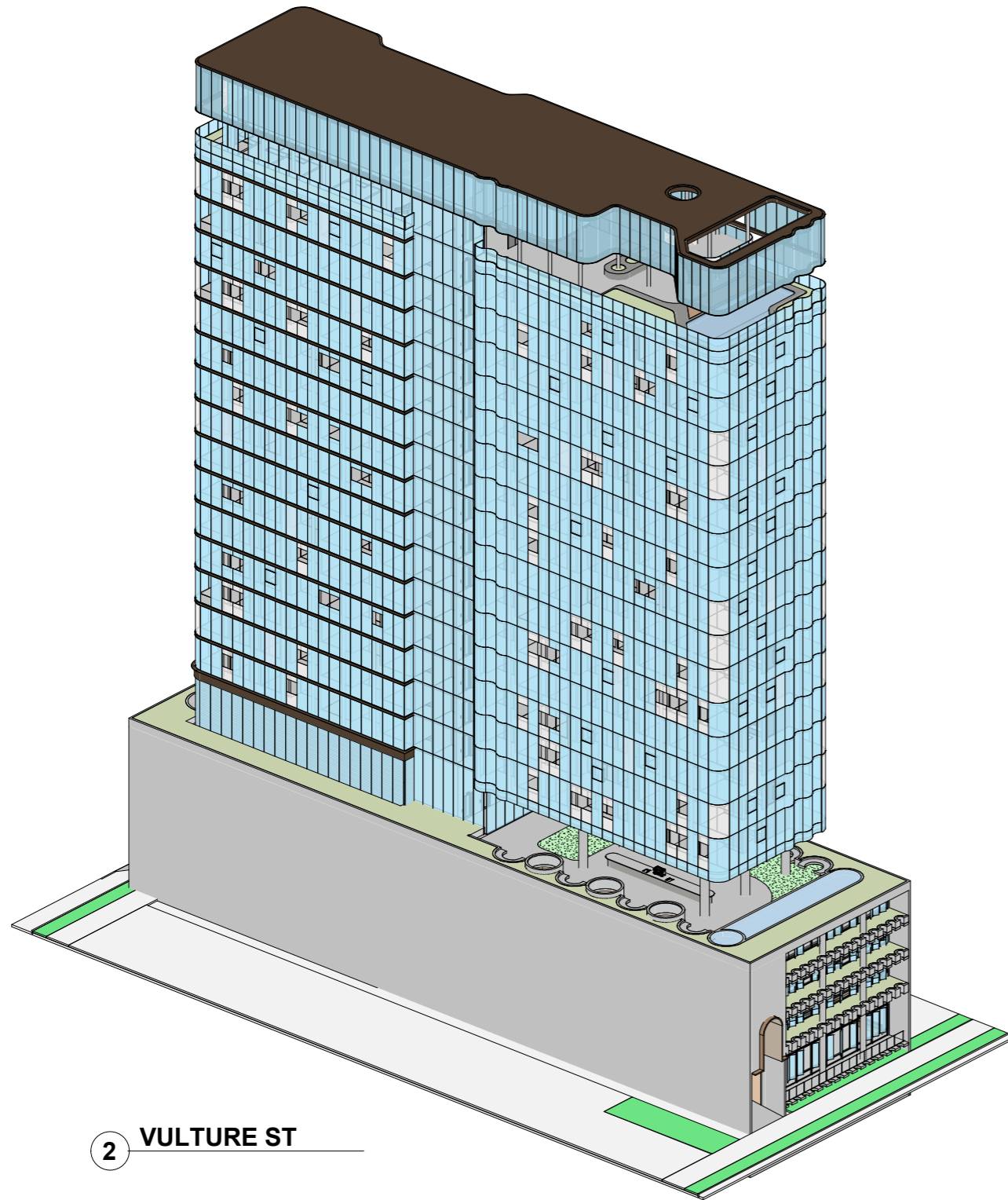
PROJECT NUMBER
250207
492 VULTURE ST KANGAROO POINT

FOR DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

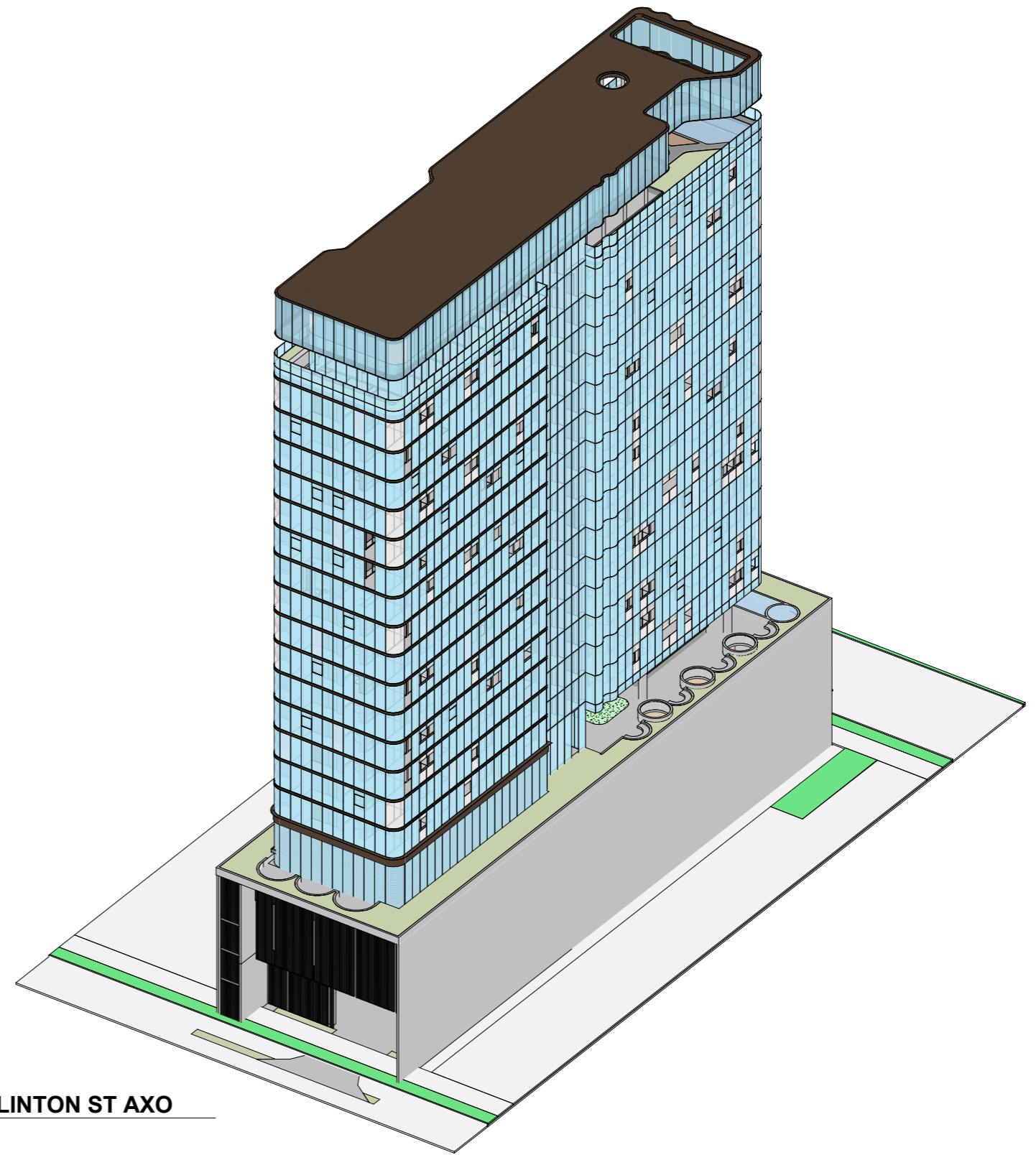
DRAWING NUMBER
A-00-13
NAME
SITE CAMERA VIEWS

SCALE(A1)

APPROVED	CHECKED
GB	GB
	ISSUE
	C



2 VULTURE ST



1 LINTON ST AXO



SHELTA CO

INSIGHT@SHELTACO.COM.AU
07 3522 5725
SANDGATE
QLD, 4017, AUSTRALIA

No.	DTE	DES
A	31/01/2025	SFD SUBMISSION REVIEW
B	10/10/2025	DRAFT FOR REVIEW
C	17/10/2025	DRAFT FOR REVIEW

PROJECT NUMBER
250207

492 VULTURE ST KANGAROO POINT

FOR DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

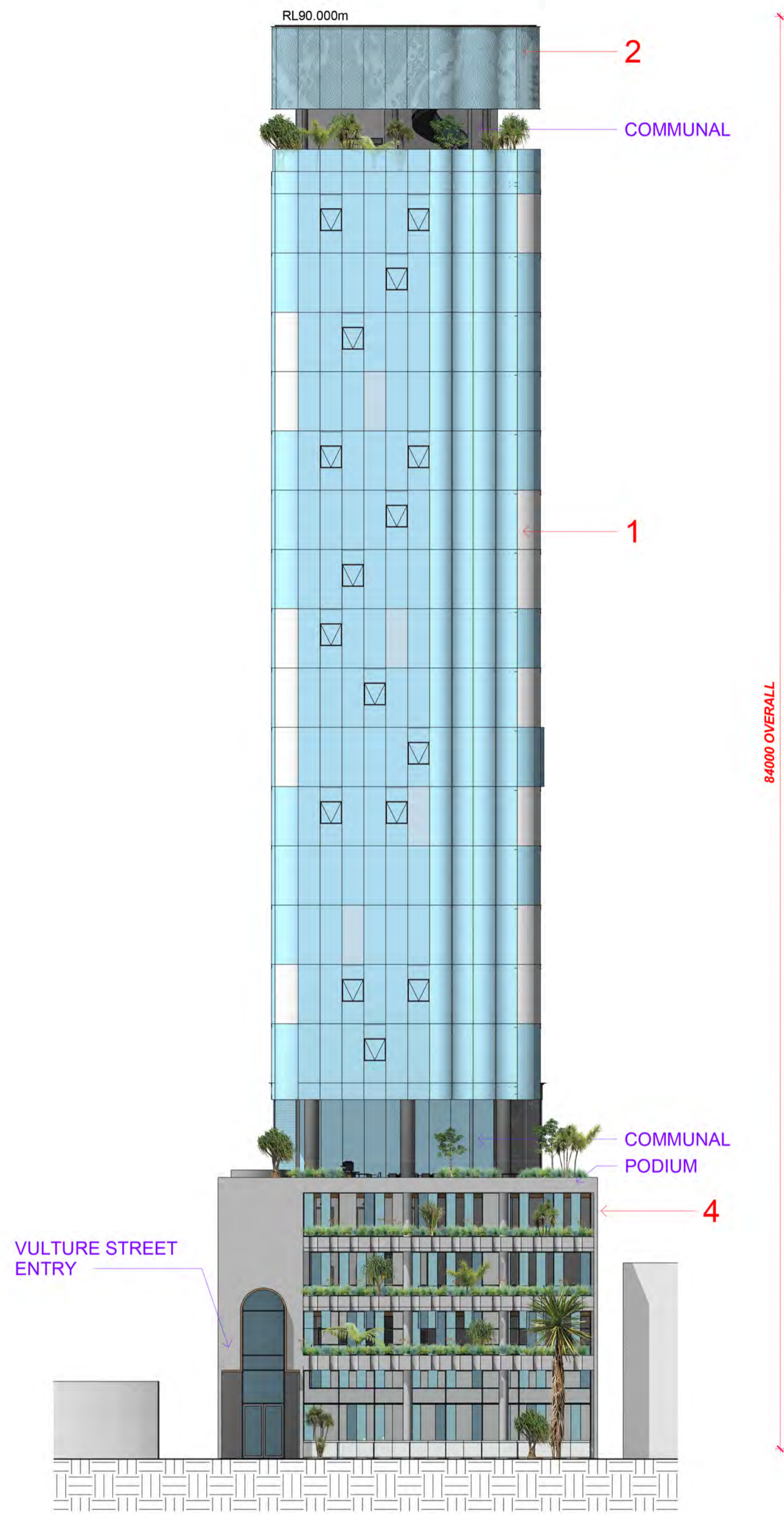
DRAWING NUMBER
A-00-15
NAME
SITE AXONOMETRIC VIEWS

SCALE(A1)

APPROVED
GB

CHECKED
GB
ISSUE
C

MATERIAL LEGEND	
1.	GLASS CURTAIN WALL
2.	GLASS FRIT ROOF TOP HALO
3.	POWDERCOATED SCREEN BATTEN
4.	CONCRETE WALL



1 SOUTH ELEVATION
1 : 200



3 EAST ELEVATION
1 : 200



INSIGHT@SHELTACO.COM.AU
07 3522 5725
SANDGATE
QLD, 4017, AUSTRALIA

No. A B
DTE 31/01/2025
10/10/2025
DES SFD SUBMISSION REVIEW
DRAFT FOR REVIEW

PROJECT NUMBER
250207
492 VULTURE ST KANGAROO POINT

FOR DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

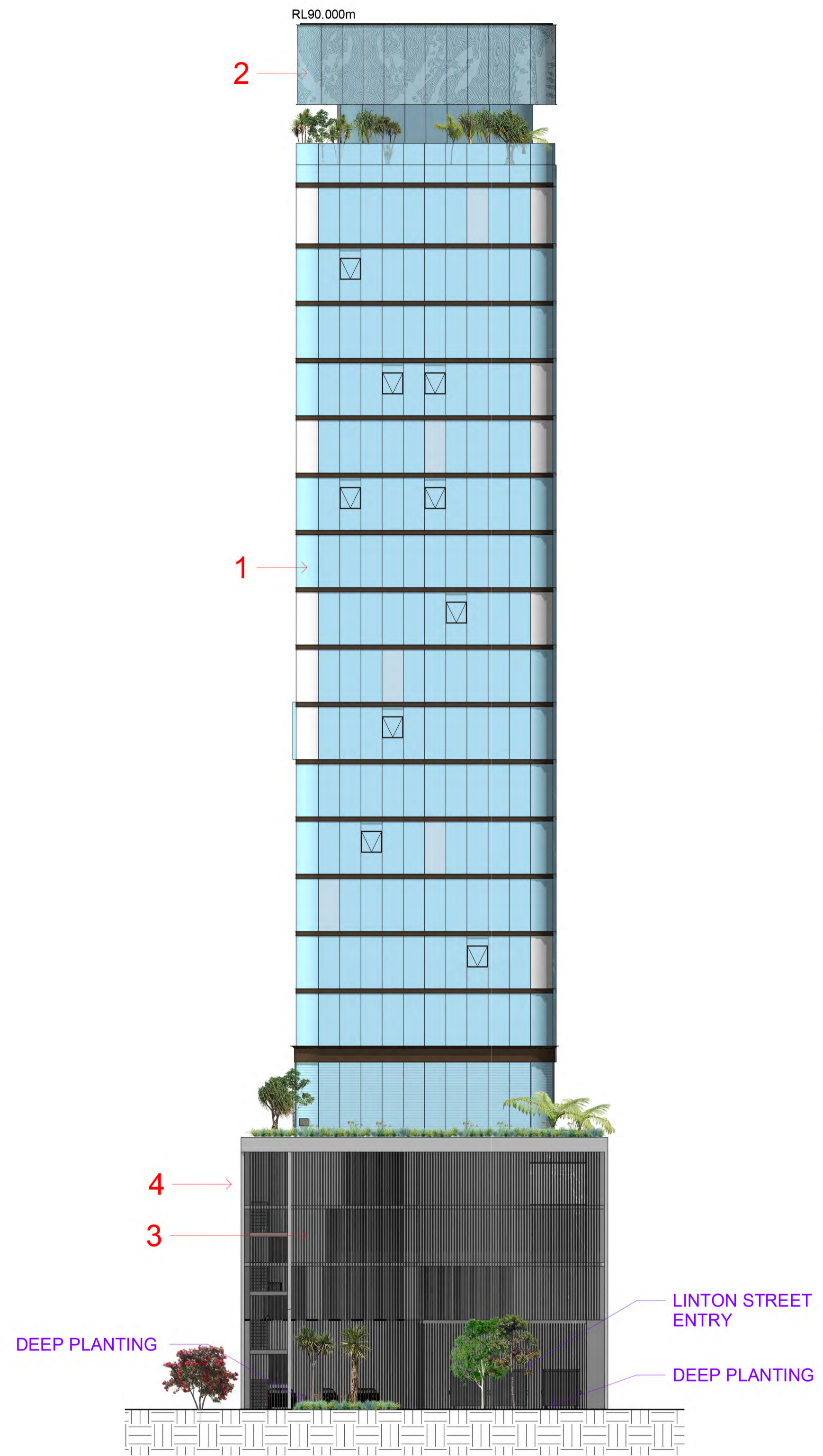
DRAWING NUMBER
A-00-20
NAME
SITE ELEVATIONS

SCALE(A1)
As indicated

APPROVED
GB

CHECKED
GB
ISSUE
B

MATERIAL LEGEND	
1.	GLASS CURTAIN WALL
2.	GLASS FRIT ROOF TOP HALO
3.	POWDERCOATED SCREEN BATTEN
4.	CONCRETE WALL



1 NORTH ELEVATION
1 : 200

- LEVEL 22
- LEVEL 21
- LEVEL 20
- LEVEL 19
- LEVEL 18
- LEVEL 17
- LEVEL 16
- LEVEL 15
- LEVEL 14
- LEVEL 13
- LEVEL 12
- LEVEL 11
- LEVEL 10
- LEVEL 09
- LEVEL 08
- LEVEL 07
- LEVEL 06
- LEVEL 05
- LEVEL 04
- LEVEL 03
- LEVEL 02
- LEVEL 01
- GROUND LEVEL 00



2 WEST ELEVATION
1 : 200



INSIGHT@SHELTACO.COM.AU
07 3522 5725
SANDGATE
QLD, 4017, AUSTRALIA

No. A B
DTE 31/01/2025 10/10/2025
DES SFD SUBMISSION REVIEW DRAFT FOR REVIEW

PROJECT NUMBER
250207
492 VULTURE ST KANGAROO POINT

FOR DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

DRAWING NUMBER
A-00-21
NAME
SITE ELEVATIONS

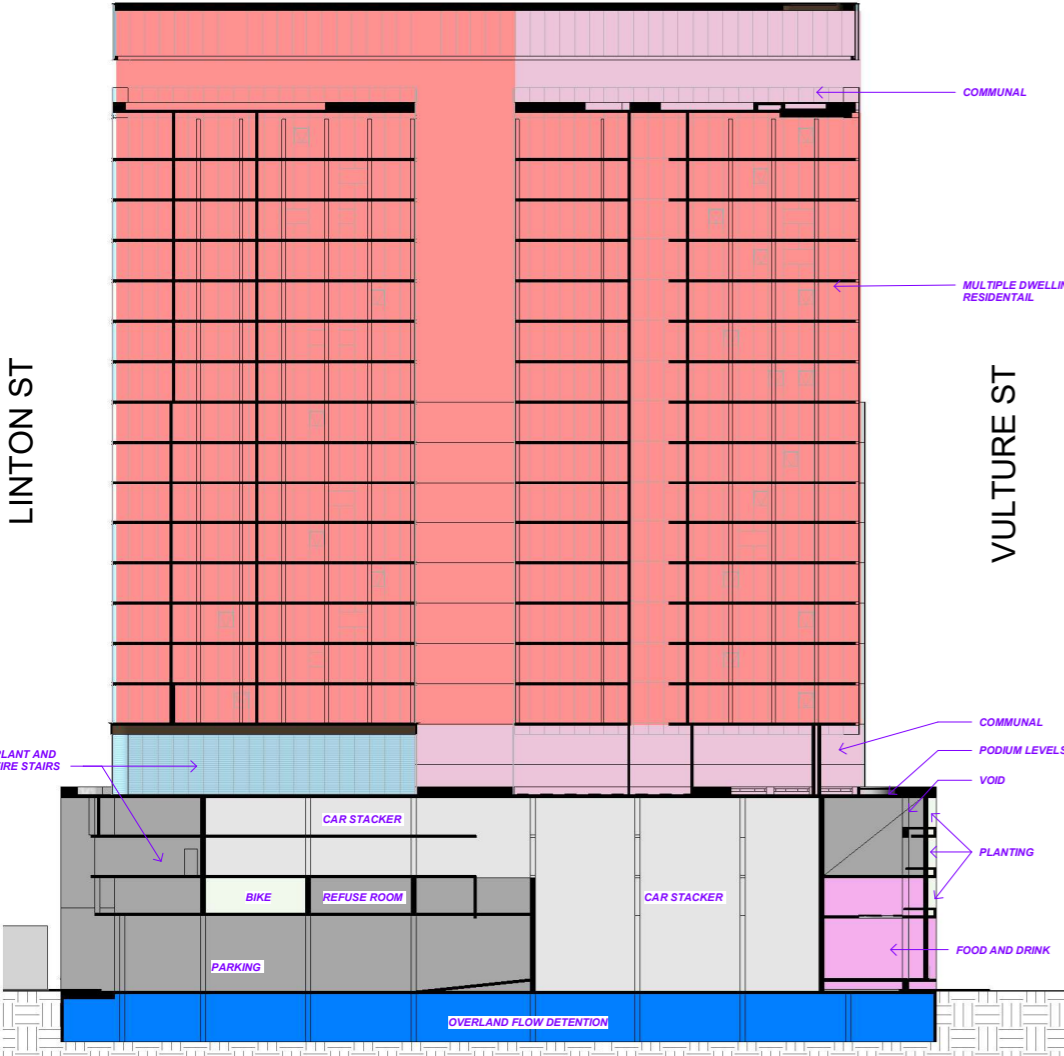
SCALE(A1)
As indicated

APPROVED
GB

CHECKED
GB
ISSUE
B

LINTON ST

VULTURE ST



- LEVEL 22
- LEVEL 21
- LEVEL 20
- LEVEL 19
- LEVEL 18
- LEVEL 17
- LEVEL 16
- LEVEL 15
- LEVEL 14
- LEVEL 13
- LEVEL 12
- LEVEL 11
- LEVEL 10
- LEVEL 09
- LEVEL 08
- LEVEL 07
- LEVEL 06
- LEVEL 05
- LEVEL 04
- LEVEL 03
- LEVEL 02
- LEVEL 01
- GROUND LEVEL 00
- BASEMENT 01



INSIGHT@SHELTACO.COM.AU
07 3522 5725
SANDGATE
QLD, 4017, AUSTRALIA

No. A B
DTE 10/10/2025 17/10/2025
DES DRAFT FOR REVIEW DRAFT FOR REVIEW

PROJECT NUMBER
250207
492 VULTURE ST KANGAROO POINT

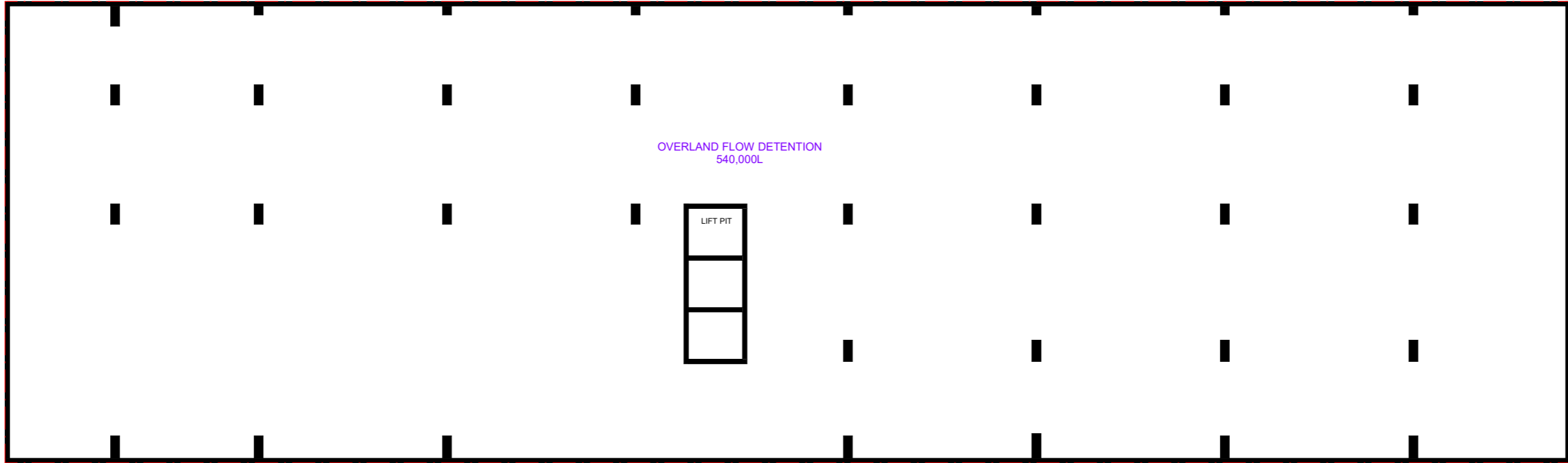
FOR DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

DRAWING NUMBER
A-00-22
NAME
SITE LONG SECTION

SCALE(A1)
1:300

APPROVED
GB

CHECKED
GB
ISSUE
B



SHELTA CO

INSIGHT@SHELTACO.COM.AU
07 3522 5725
SANDGATE
QLD, 4017, AUSTRALIA

No.	DTE	DES
A	10/10/2025	DRAFT FOR REVIEW
B	17/10/2025	DRAFT FOR REVIEW

PROJECT NUMBER
250207
492 VULTURE ST KANGAROO POINT

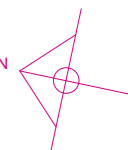
FOR DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

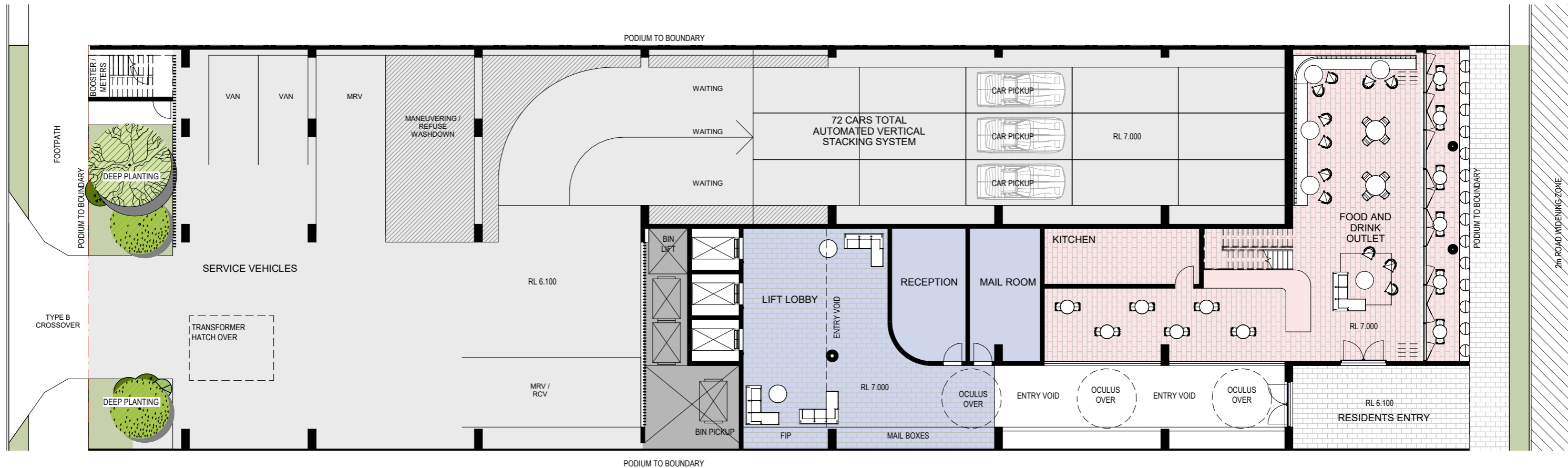
DRAWING NUMBER
B-B01
NAME
BASEMENT 01 GENERAL ARRANGEMENT
PLAN

SCALE(A1)
1 : 100

APPROVED
GB

CHECKED
GB
ISSUE
B





INSIGHT@SHELTACO.COM.AU
07 3522 5725
SANDGATE
QLD, 4017, AUSTRALIA

No.	DTE	DES
A	31/01/2025	SFD SUBMISSION REVIEW
B	10/10/2025	DRAFT FOR REVIEW
C	17/10/2025	DRAFT FOR REVIEW

PROJECT NUMBER
250207

492 VULTURE ST KANGAROO POINT

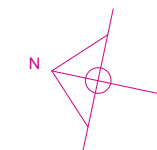
FOR DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

DRAWING NUMBER
B-L00
NAME
**LEVEL 00 GROUND GENERAL
ARRANGEMENT PLAN**

SCALE(A1)
1 : 100

APPROVED
GB

CHECKED
GB
ISSUE
C





INSIGHT@SHELTACO.COM.AU
07 3522 5725
SANDGATE
QLD, 4017, AUSTRALIA

No. A B
DTE 10/10/2025 17/10/2025
DES DRAFT FOR REVIEW DRAFT FOR REVIEW

PROJECT NUMBER
250207
492 VULTURE ST KANGAROO POINT

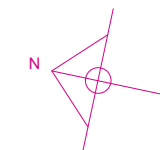
FOR DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

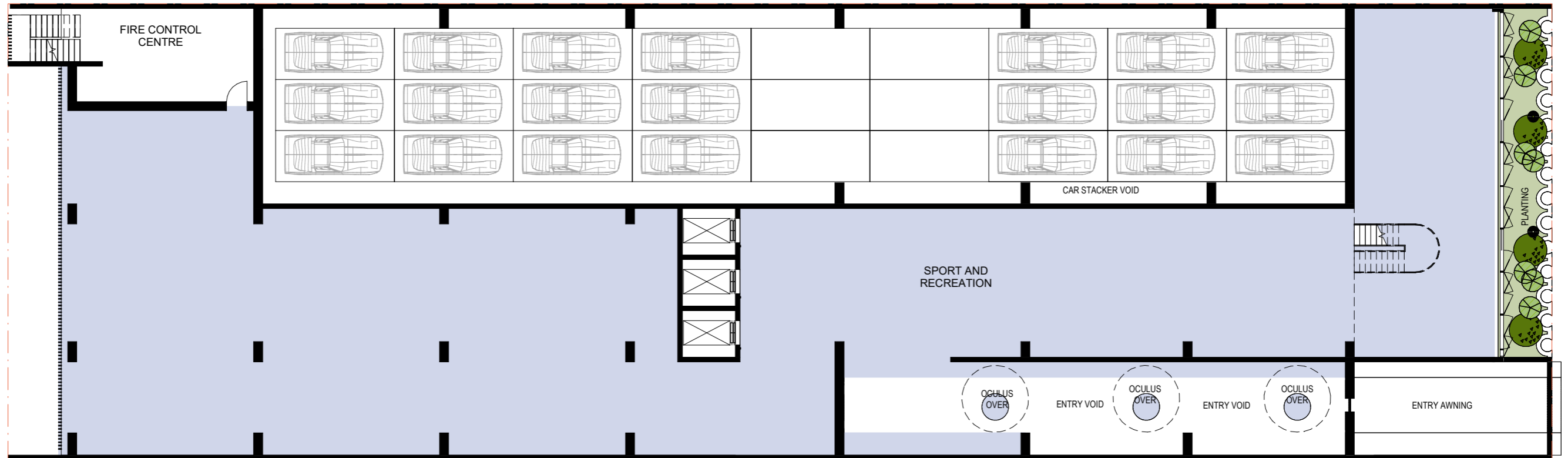
DRAWING NUMBER
B-L01
NAME
LEVEL 01 GENERAL ARRANGEMENT PLAN

SCALE(A1)
1 : 100

APPROVED
GB

CHECKED
GB
ISSUE
B





INSIGHT@SHELTACO.COM.AU
07 3522 5725
SANDGATE
QLD, 4017, AUSTRALIA

No.	DTE	DES
A	10/10/2025	DRAFT FOR REVIEW
B	17/10/2025	DRAFT FOR REVIEW

PROJECT NUMBER
250207
492 VULTURE ST KANGAROO POINT

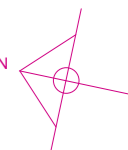
FOR DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

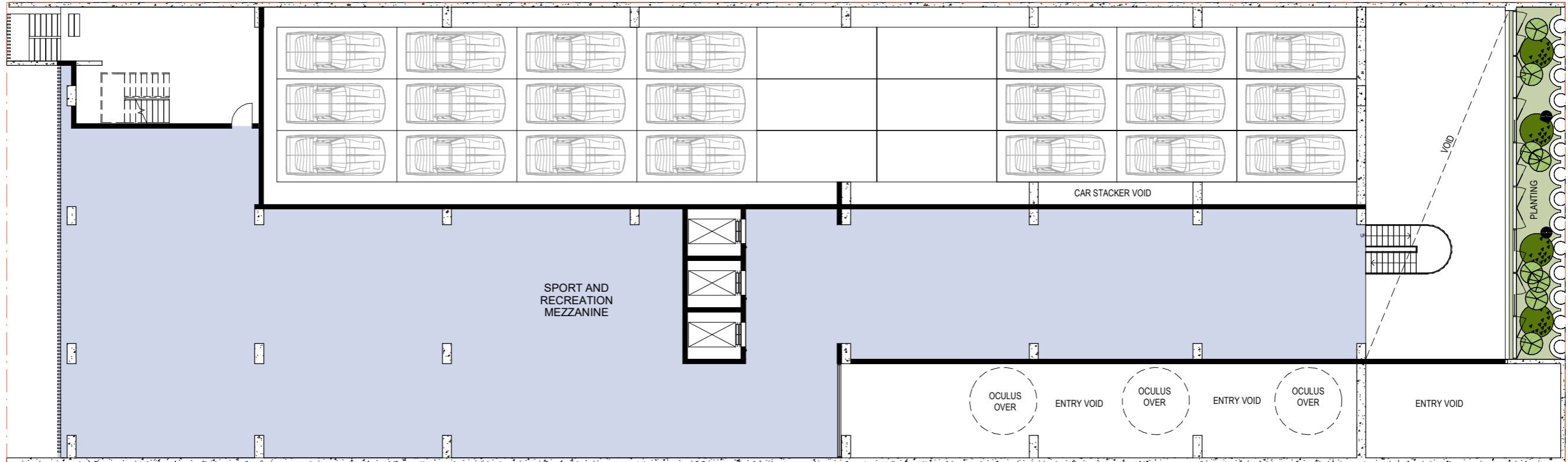
DRAWING NUMBER
B-L02
NAME
LEVEL 02 GENERAL ARRANGEMENT PLAN

SCALE(A1)
1 : 100

APPROVED
GB

CHECKED
GB
ISSUE
B





INSIGHT@SHELTACO.COM.AU
07 3522 5725
SANDGATE
QLD, 4017, AUSTRALIA

No.	DTE	DES
A	10/10/2025	DRAFT FOR REVIEW
B	17/10/2025	DRAFT FOR REVIEW

PROJECT NUMBER
250207
492 VULTURE ST KANGAROO POINT

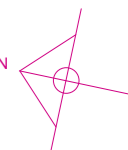
FOR DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

DRAWING NUMBER
B-L03
NAME
LEVEL 03 GENERAL ARRANGEMENT PLAN

SCALE(A1)
1 : 100

APPROVED
GB

CHECKED
GB
ISSUE
B





INSIGHT@SHELTACO.COM.AU
07 3522 5725
SANDGATE
QLD, 4017, AUSTRALIA

No.	DTE	DES
A	10/10/2025	DRAFT FOR REVIEW
B	17/10/2025	DRAFT FOR REVIEW

PROJECT NUMBER
250207
492 VULTURE ST KANGAROO POINT

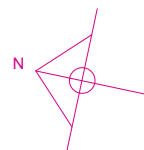
FOR DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

DRAWING NUMBER
B-L04
NAME
LEVEL 04 GENERAL ARRANGEMENT PLAN

SCALE(A1)
1 : 100

APPROVED
GB

CHECKED
GB
ISSUE
B





INSIGHT@SHELTACO.COM.AU
07 3522 5725
SANDGATE
QLD, 4017, AUSTRALIA

No.	DTE	DES
A	10/10/2025	DRAFT FOR REVIEW
B	17/10/2025	DRAFT FOR REVIEW

PROJECT NUMBER
250207

492 VULTURE ST KANGAROO POINT

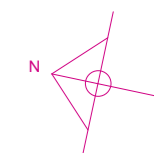
FOR DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

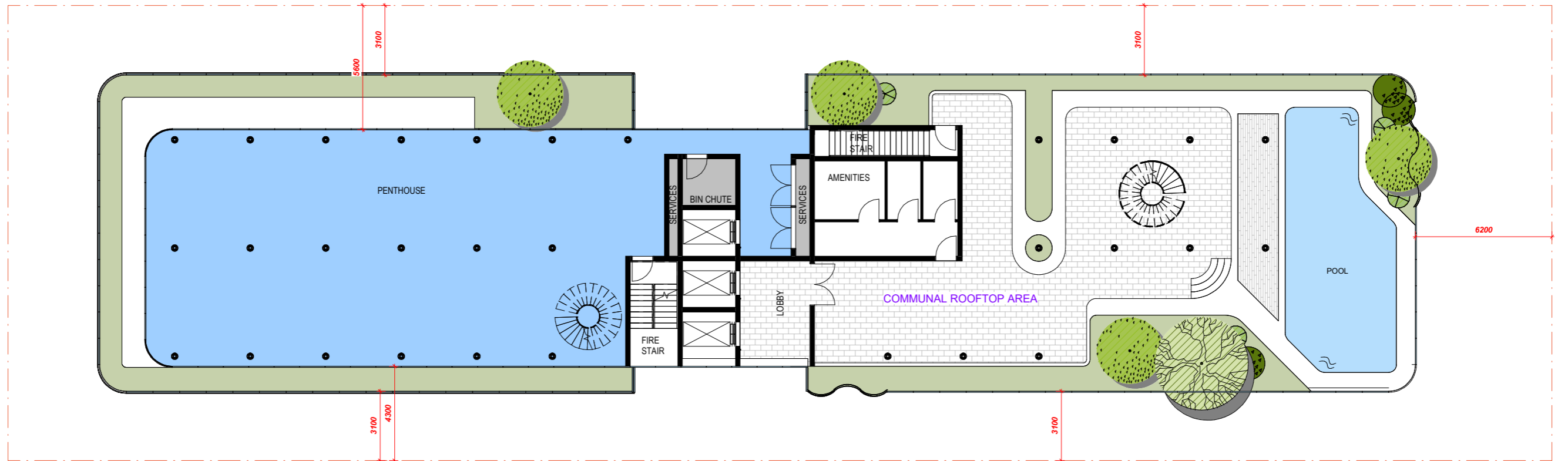
DRAWING NUMBER
B-L05-19
NAME
**LEVEL 05-19 GENERAL ARRANGEMENT
PLAN**

SCALE(A1)
1 : 100

APPROVED
GB

CHECKED
GB
ISSUE
B





INSIGHT@SHELTACO.COM.AU
07 3522 5725
SANDGATE
QLD, 4017, AUSTRALIA

No.	DTE	DES
A	10/10/2025	DRAFT FOR REVIEW
B	17/10/2025	DRAFT FOR REVIEW

PROJECT NUMBER
250207
492 VULTURE ST KANGAROO POINT

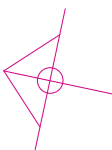
FOR DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

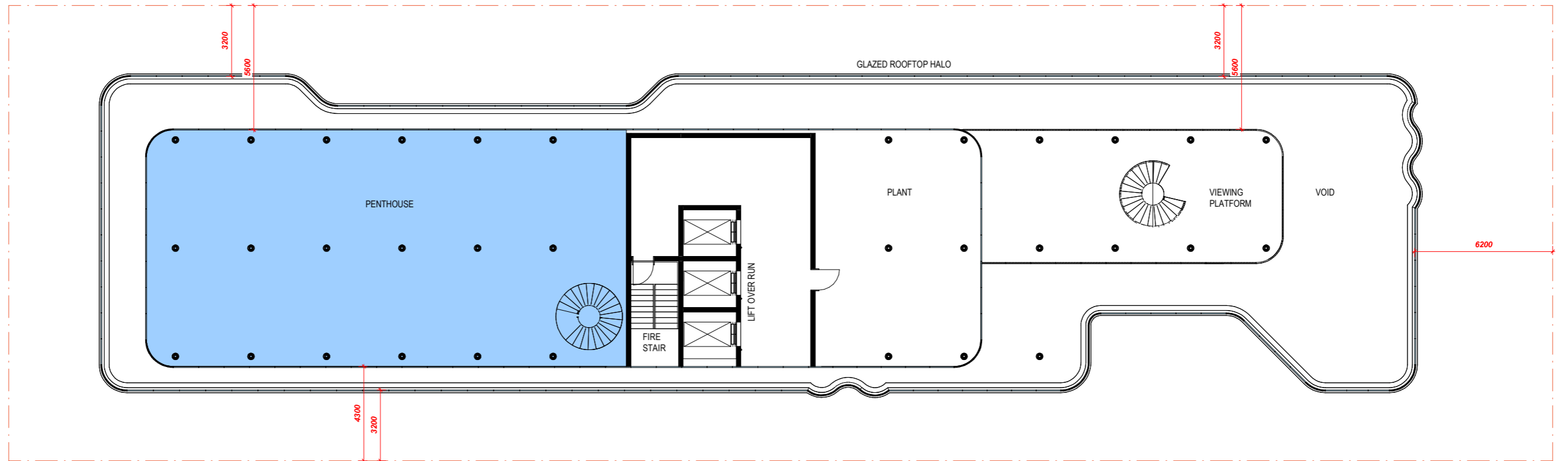
DRAWING NUMBER
B-L20
NAME
LEVEL 20 GENERAL ARRANGMENT PLAN

SCALE(A1)
1 : 100

APPROVED
GB

CHECKED
GB
ISSUE
B





INSIGHT@SHELTACO.COM.AU
07 3522 5725
SANDGATE
QLD, 4017, AUSTRALIA

No.	DTE	DES
A	10/10/2025	DRAFT FOR REVIEW
B	17/10/2025	DRAFT FOR REVIEW

PROJECT NUMBER
250207
492 VULTURE ST KANGAROO POINT

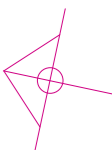
FOR DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

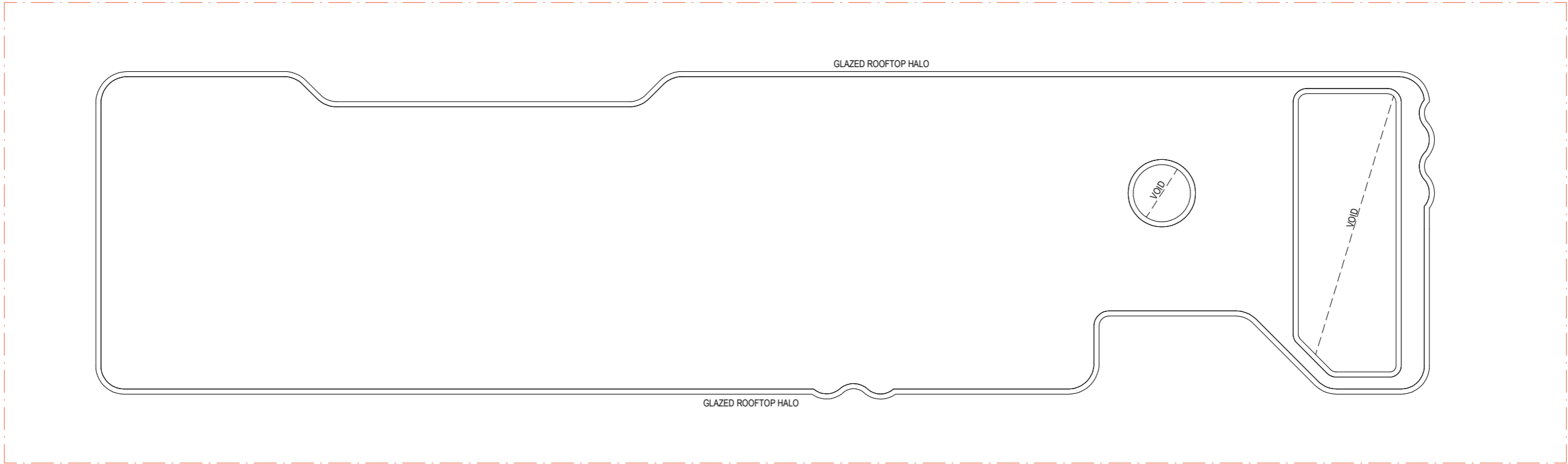
DRAWING NUMBER
B-L21
NAME
LEVEL 21 GENERAL ARRANGMENT PLAN

SCALE(A1)
1 : 100

APPROVED
GB

CHECKED
GB
ISSUE
B





INSIGHT@SHELTACO.COM.AU
07 3522 5725
SANDGATE
QLD, 4017, AUSTRALIA

No.	DTE	DES
A	10/10/2025	DRAFT FOR REVIEW
B	17/10/2025	DRAFT FOR REVIEW

PROJECT NUMBER
250207
492 VULTURE ST KANGAROO POINT

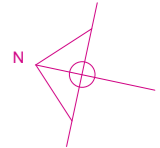
FOR DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

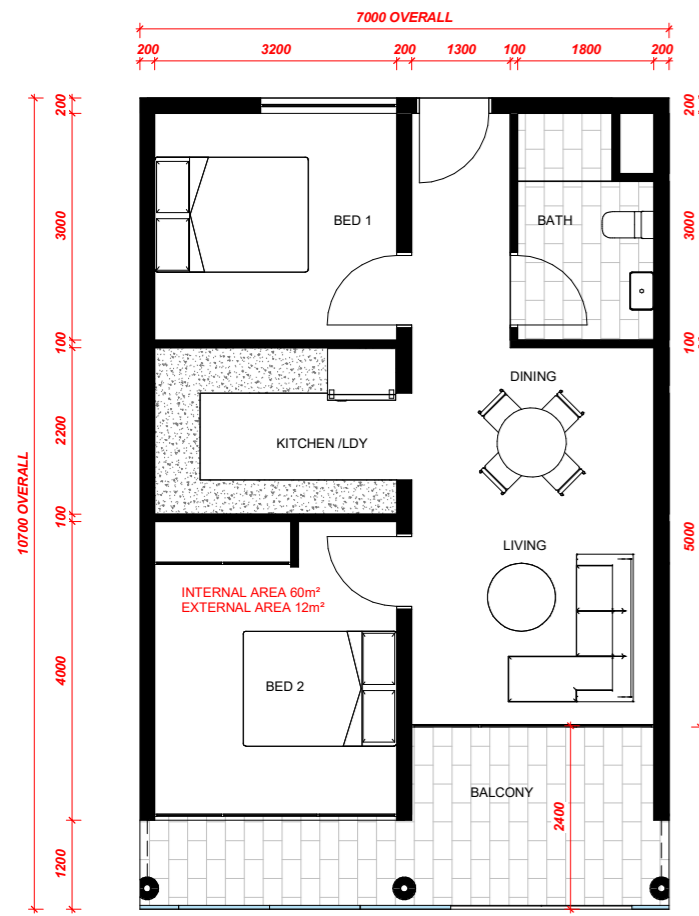
DRAWING NUMBER
B-L22
NAME
ROOF GENERAL ARRANGMENT PLAN

SCALE(A1)
1 : 100

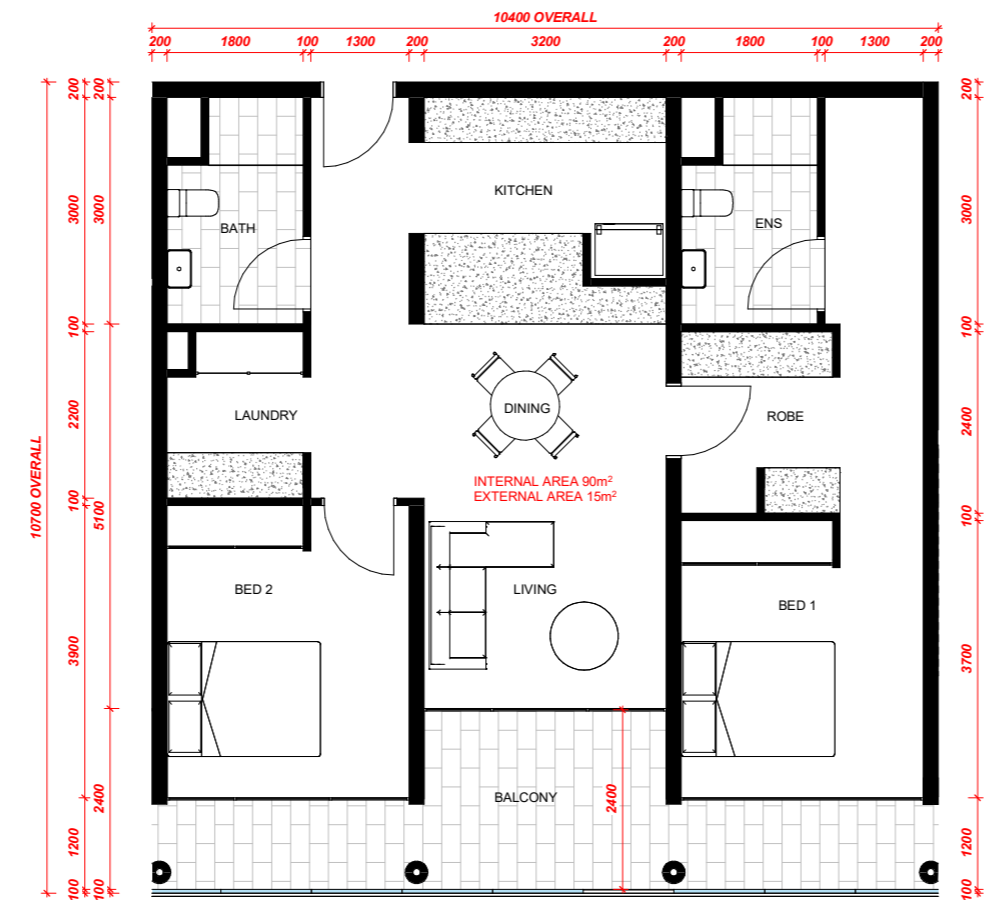
APPROVED
GB

CHECKED
GB
ISSUE
B





3 2 BED TYPE A
1:50



1 2 BED TYPE B
1:50



INSIGHT@SHELTACO.COM.AU
07 3522 5725
SANDGATE
QLD, 4017, AUSTRALIA

No. A B
DTE 10/10/2025 17/10/2025
DES DRAFT FOR REVIEW DRAFT FOR REVIEW

PROJECT NUMBER
250207
492 VULTURE ST KANGAROO POINT

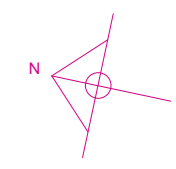
FOR DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

DRAWING NUMBER
BB-01
NAME
UNIT PLANS

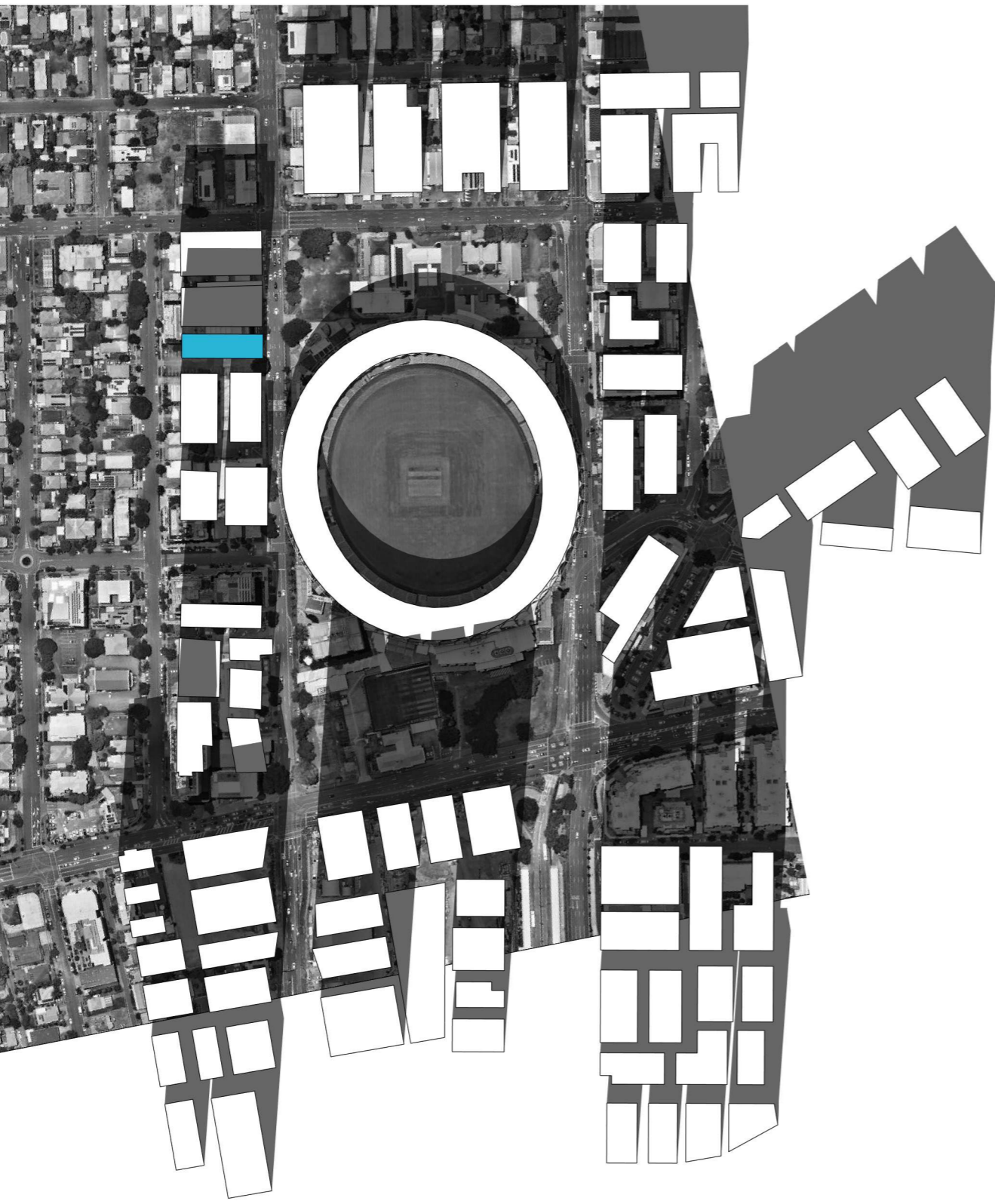
SCALE(A1)
1:50

APPROVED
GB

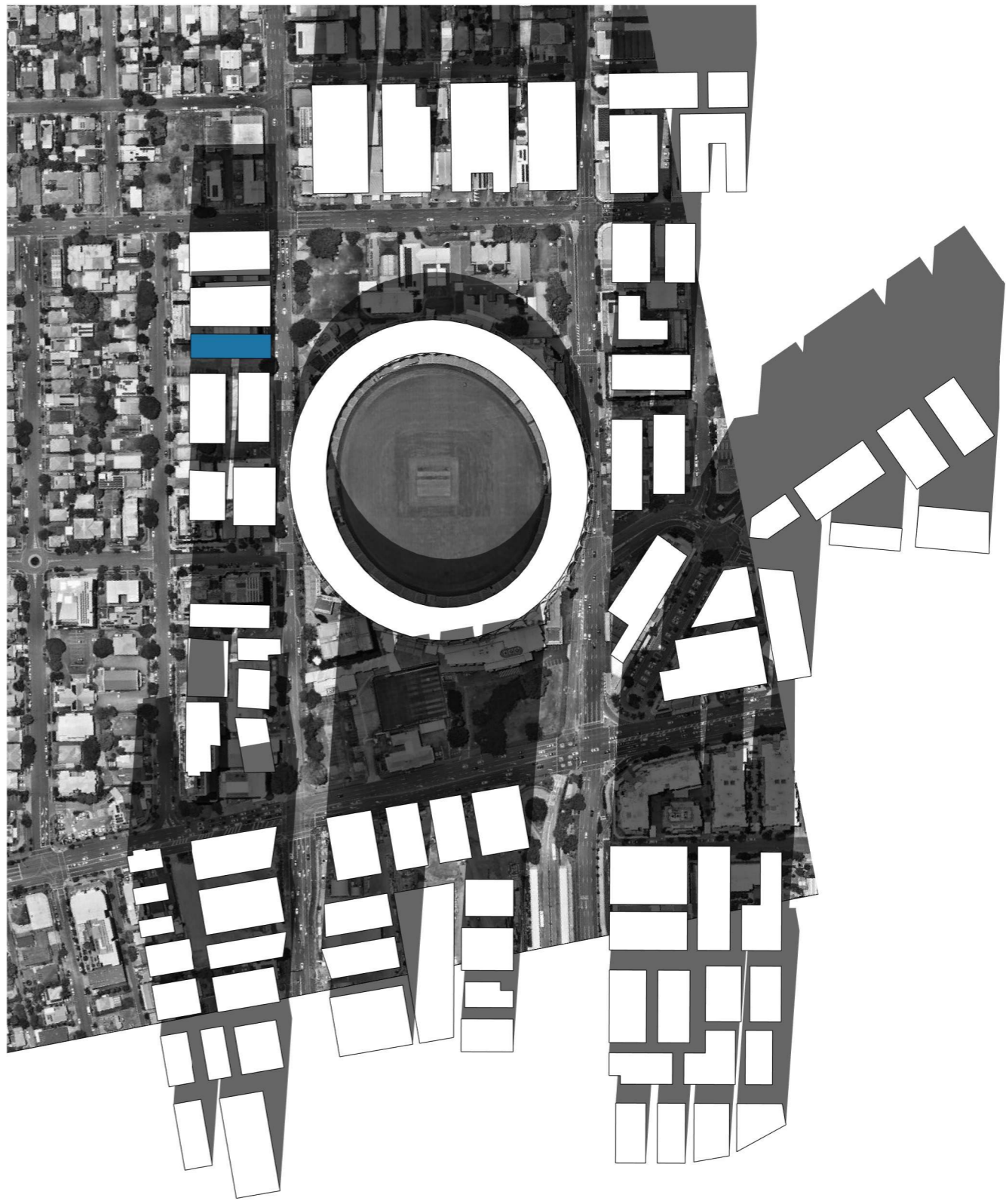
CHECKED
GB
ISSUE
B



WOOLONGABBA PDA
 MAXIMUM BUILDING
 HEIGHTS SHOWN



3 3PM SUMMER - PROPOSED HEIGHT
 1 : 2000



1 3PM SUMMER - PDA HEIGHT
 1 : 2000



INSIGHT@SHELTACO.COM.AU
 07 3522 5725
 SANDGATE
 QLD, 4017, AUSTRALIA

No.	DTE	DES
A	31/01/2025	SFD SUBMISSION REVIEW
B	10/10/2025	DRAFT FOR REVIEW
C	17/10/2025	DRAFT FOR REVIEW

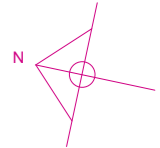
PROJECT NUMBER
250207
 492 VULTURE ST KANGAROO POINT

FOR DEVELOPMENT APPLICATION ONLY
 NOT FOR CONSTRUCTION

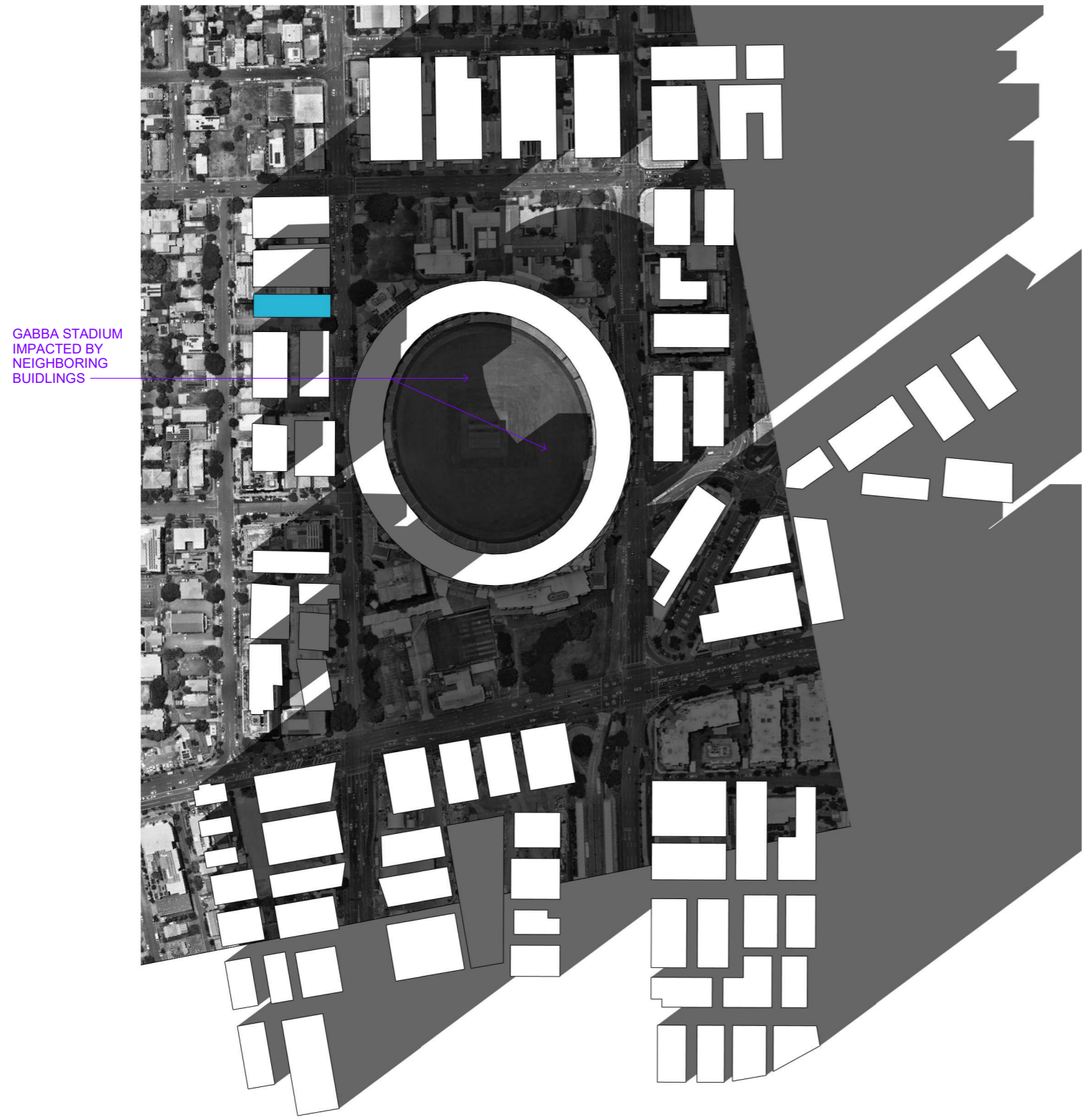
DRAWING NUMBER
S-00-00
 NAME
 SUN STUDY COMPARISON 3PM SUMMER

SCALE(A1)
 1 : 2000

APPROVED	CHECKED
GB	GB
	ISSUE
	C

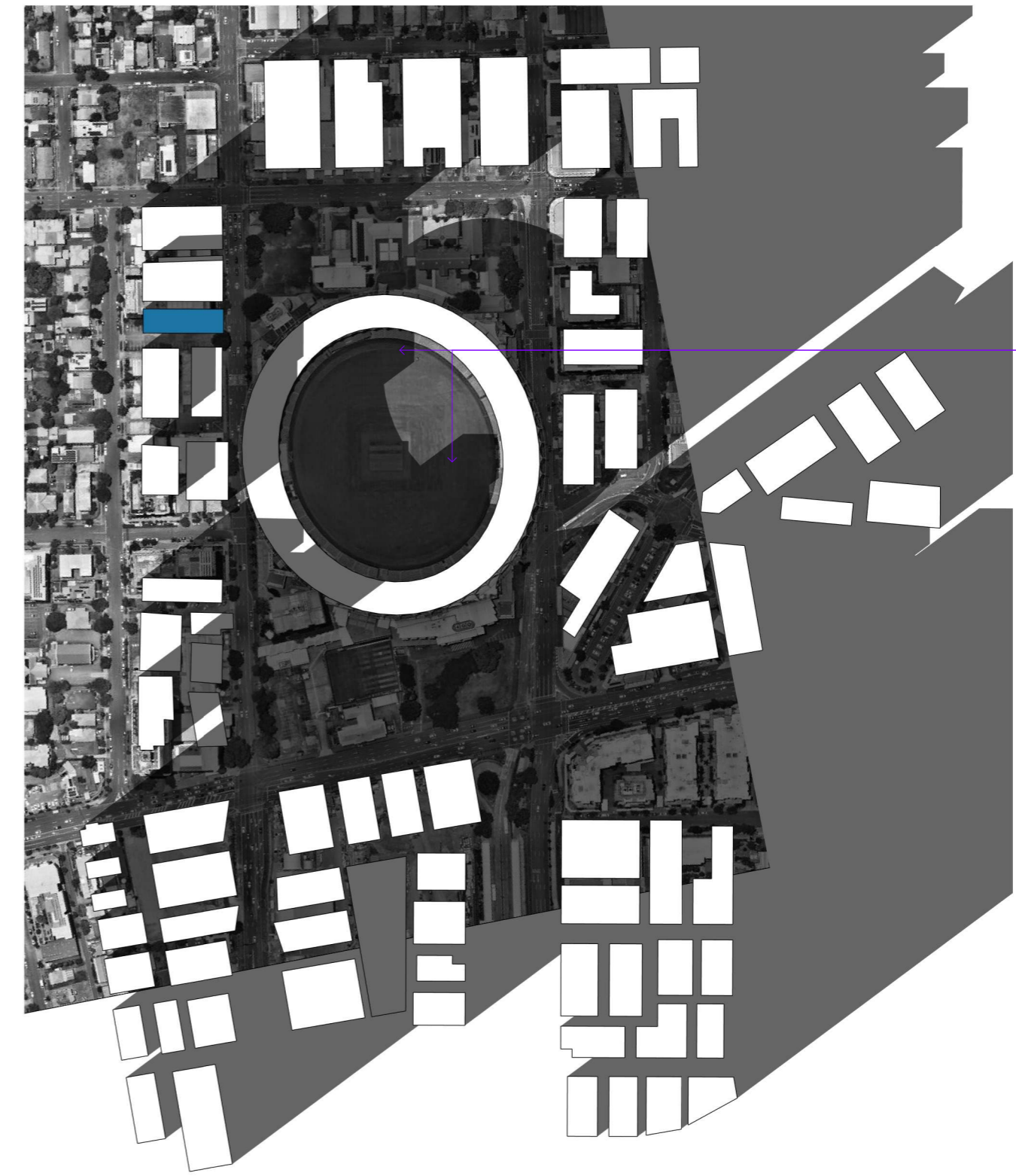


WOOLLOONGABBA PDA
 MAXIMUM BUILDING
 HEIGHTS SHOWN



GABBA STADIUM
 IMPACTED BY
 NEIGHBORING
 BUIDLINGS

1 3PM WINTER - PROPOSED HEIGHT
 1 : 2000



GABBA STADIUM
 IMPACTED BY
 NEIGHBORING
 BUIDLINGS

2 3PM WINTER - PDA HEIGHT
 1 : 2000



INSIGHT@SHELTACO.COM.AU
 07 3522 5725
 SANDGATE
 QLD, 4017, AUSTRALIA

No. A B
 DTE 10/10/2025 17/10/2025
 DES DRAFT FOR REVIEW DRAFT FOR REVIEW

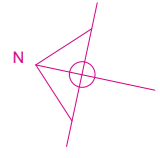
PROJECT NUMBER
250207
 492 VULTURE ST KANGAROO POINT

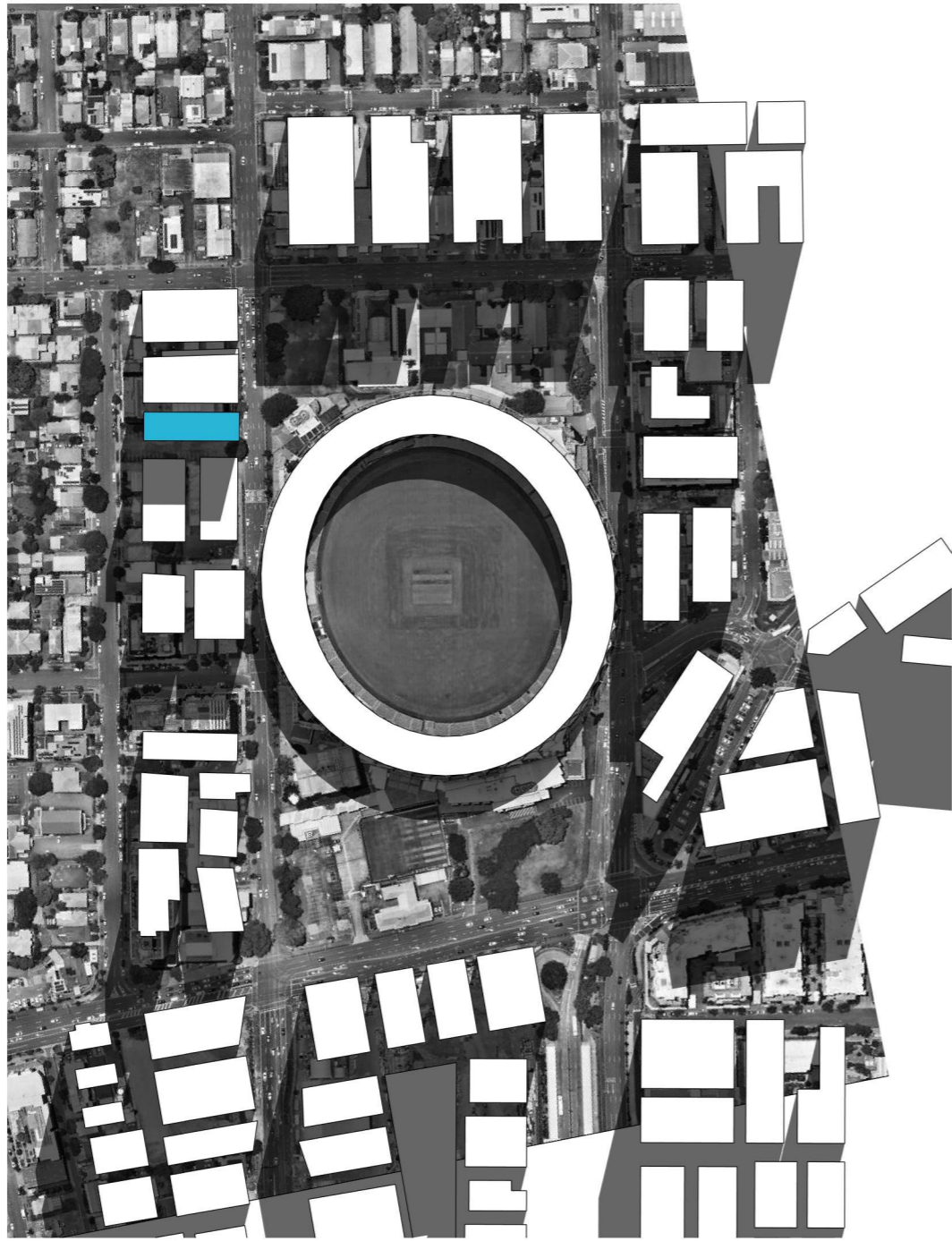
FOR DEVELOPMENT APPLICATION ONLY
 NOT FOR CONSTRUCTION

DRAWING NUMBER
S-00-01
 NAME
 SUN STUDY COMPARISON 3PM WINTER

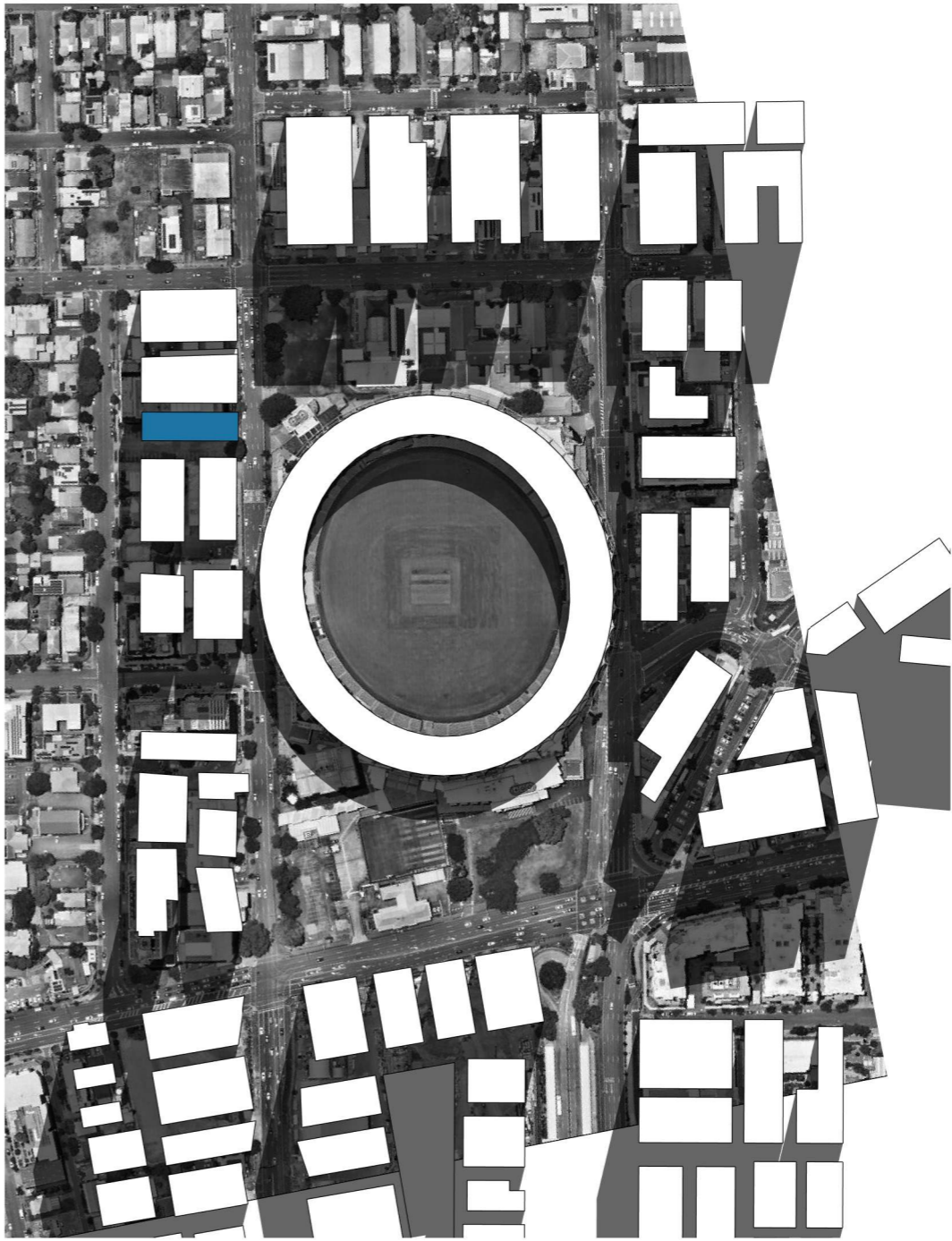
SCALE(A1)
 1 : 2000

APPROVED
 GB
 CHECKED
 GB
 ISSUE
 B





1 9AM SUMMER - PROPOSED HEIGHT
 1 : 2000



2 9AM SUMMER - PDA HEIGHT
 1 : 2000



INSIGHT@SHELTACO.COM.AU
 07 3522 5725
 SANDGATE
 QLD, 4017, AUSTRALIA

No. A B
 DTE 10/10/2025 17/10/2025
 DES DRAFT FOR REVIEW DRAFT FOR REVIEW

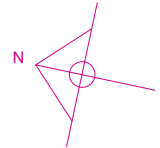
PROJECT NUMBER
250207
492 VULTURE ST KANGAROO POINT

FOR DEVELOPMENT APPLICATION ONLY
 NOT FOR CONSTRUCTION

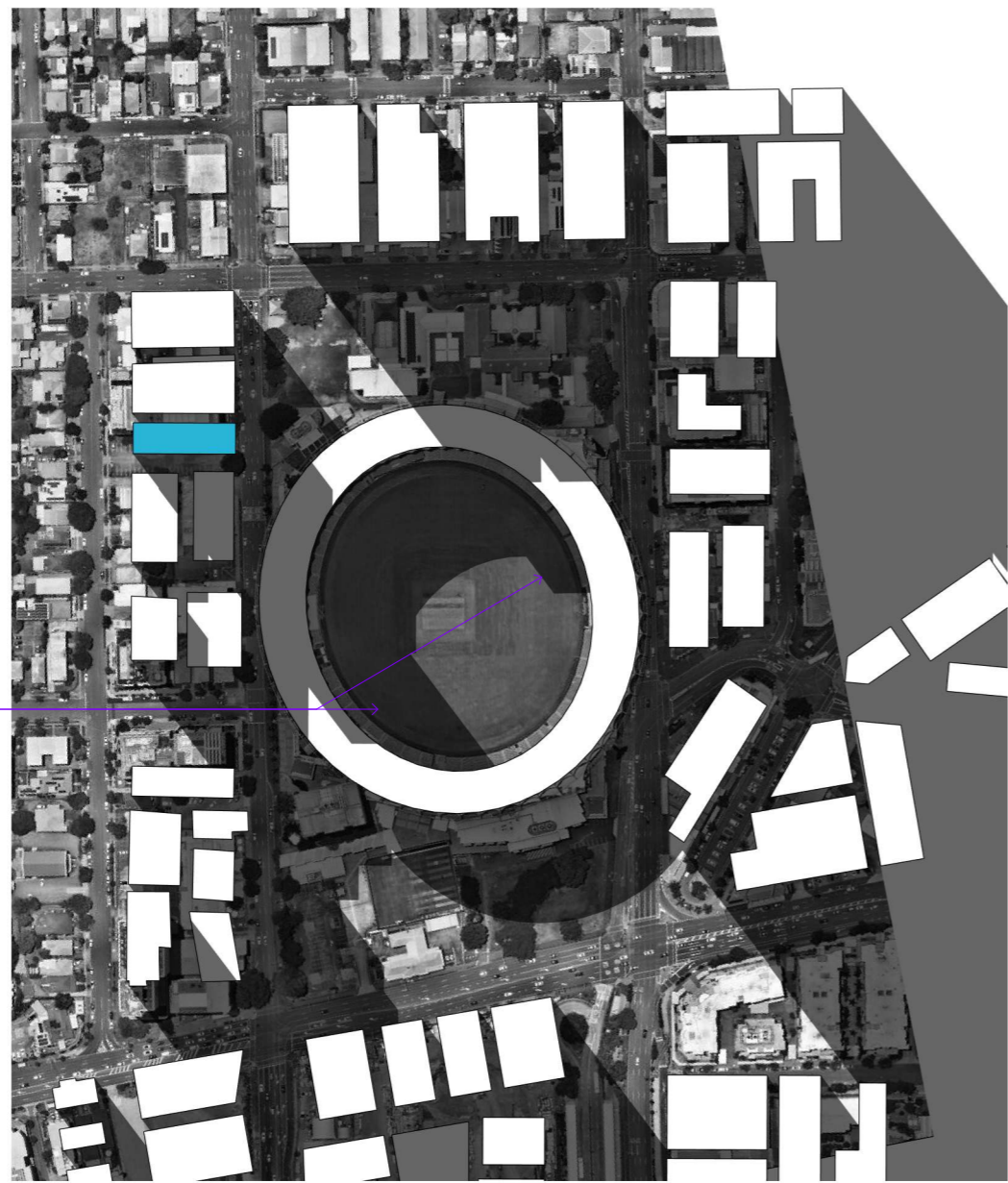
DRAWING NUMBER
S-00-02
 NAME
SUN STUDY COMPARISON 9AM SUMMER

SCALE(A1)
1 : 2000

APPROVED
 GB
 CHECKED
 GB
 ISSUE
 B

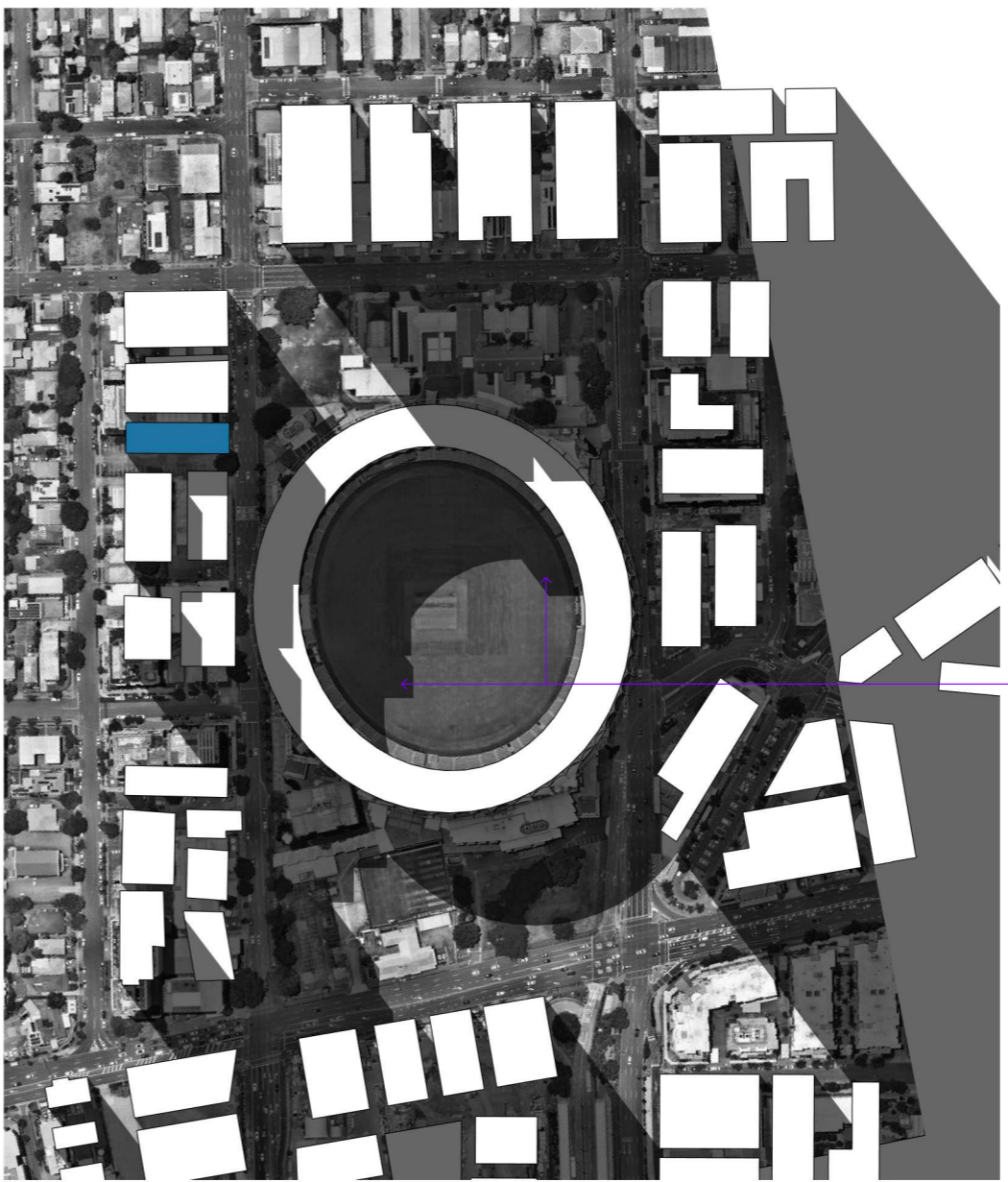


WOOLLOONGABBA PDA
 MAXIMUM BUILDING
 HEIGHTS SHOWN



GABBA STADIUM
 IMPACTED BY
 NEIGHBORING
 BUILDINGS

1 9AM WINTER - PROPOSED HEIGHT
 1 : 2000



GABBA STADIUM
 IMPACTED BY
 NEIGHBORING
 BUILDINGS

2 9AM WINTER - PDA HEIGHT
 1 : 2000



INSIGHT@SHELTACO.COM.AU
 07 3522 5725
 SANDGATE
 QLD, 4017, AUSTRALIA

No. A B
 DTE 10/10/2025 17/10/2025
 DES DRAFT FOR REVIEW DRAFT FOR REVIEW

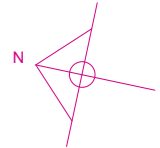
PROJECT NUMBER
250207
 492 VULTURE ST KANGAROO POINT

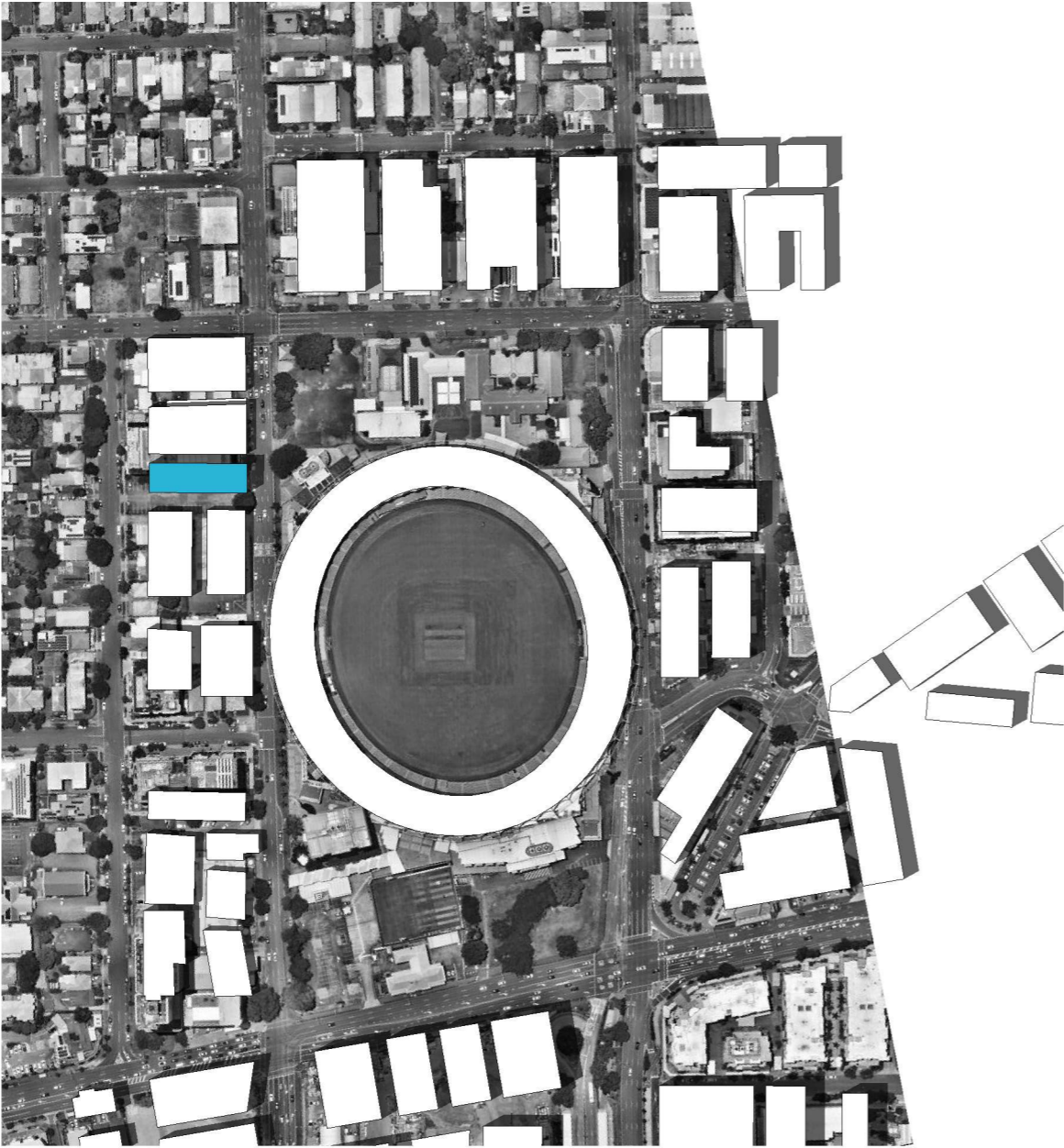
FOR DEVELOPMENT APPLICATION ONLY
 NOT FOR CONSTRUCTION

DRAWING NUMBER
S-00-03
 NAME
 SUN STUDY COMPARISON 9AM WINTER

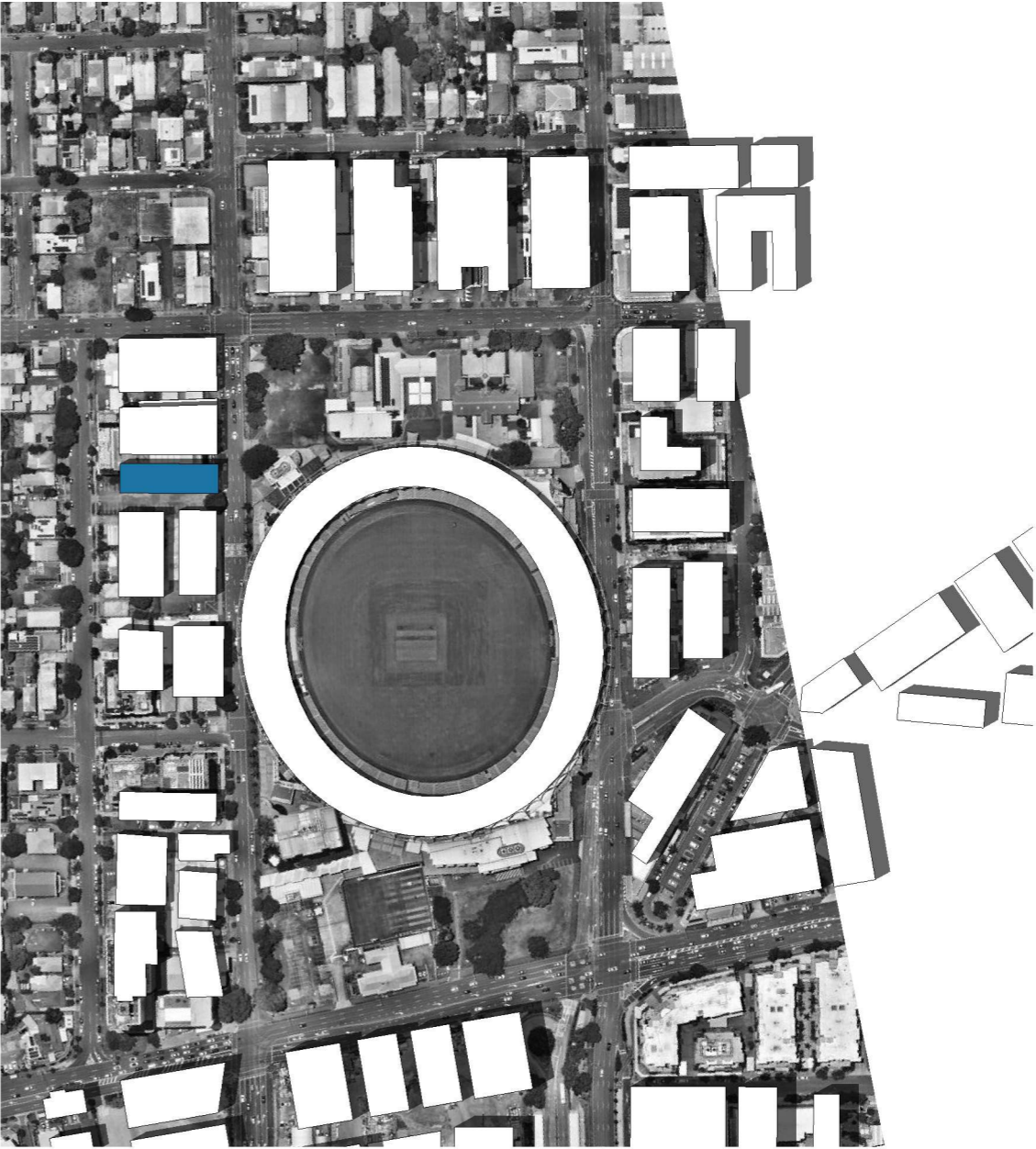
SCALE(A1)
 1 : 2000

APPROVED GB
 CHECKED GB
 ISSUE B

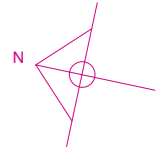


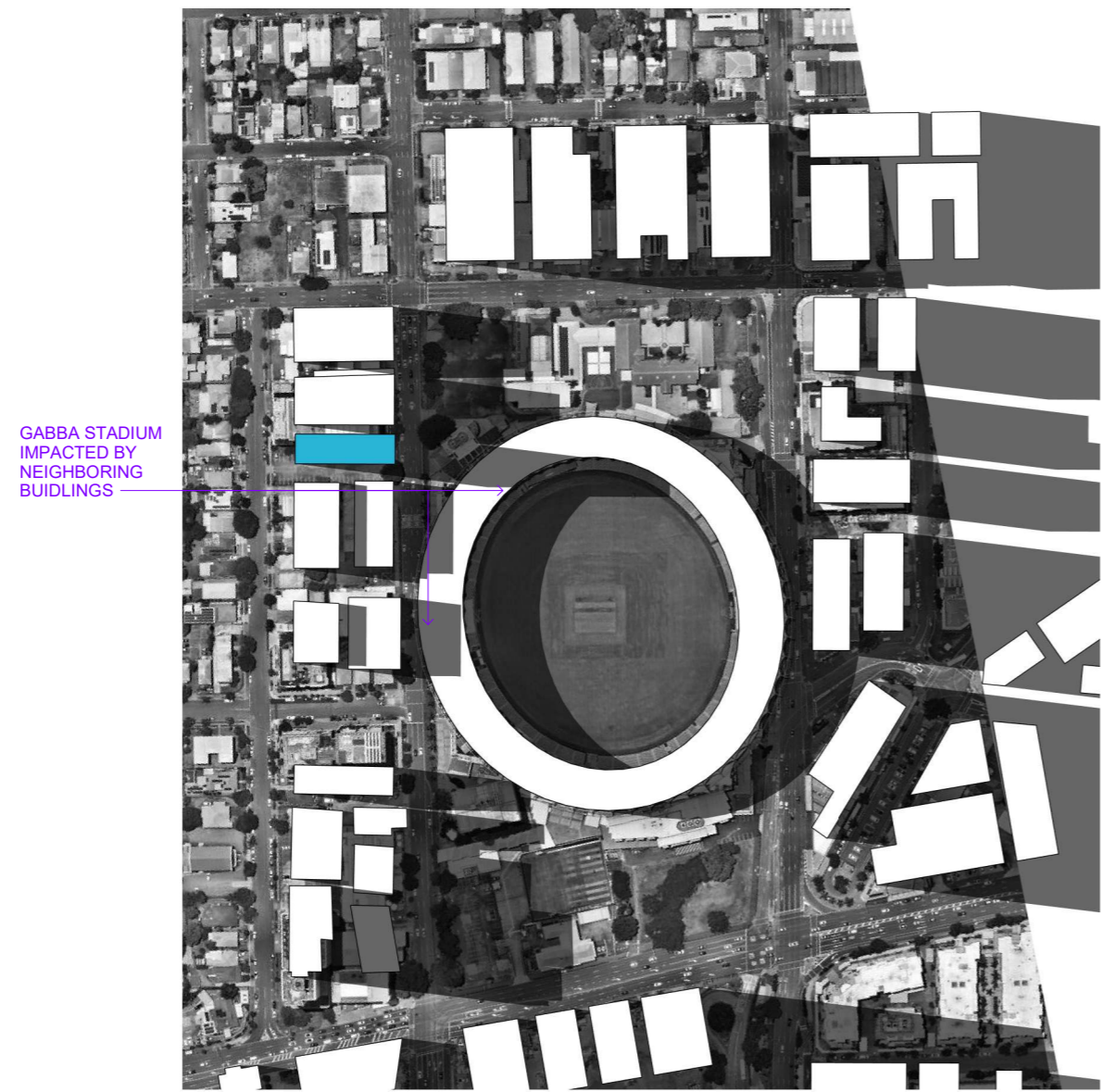


1 12 NOON SUMMER - PROPOSED HEIGHT
 1 : 2000



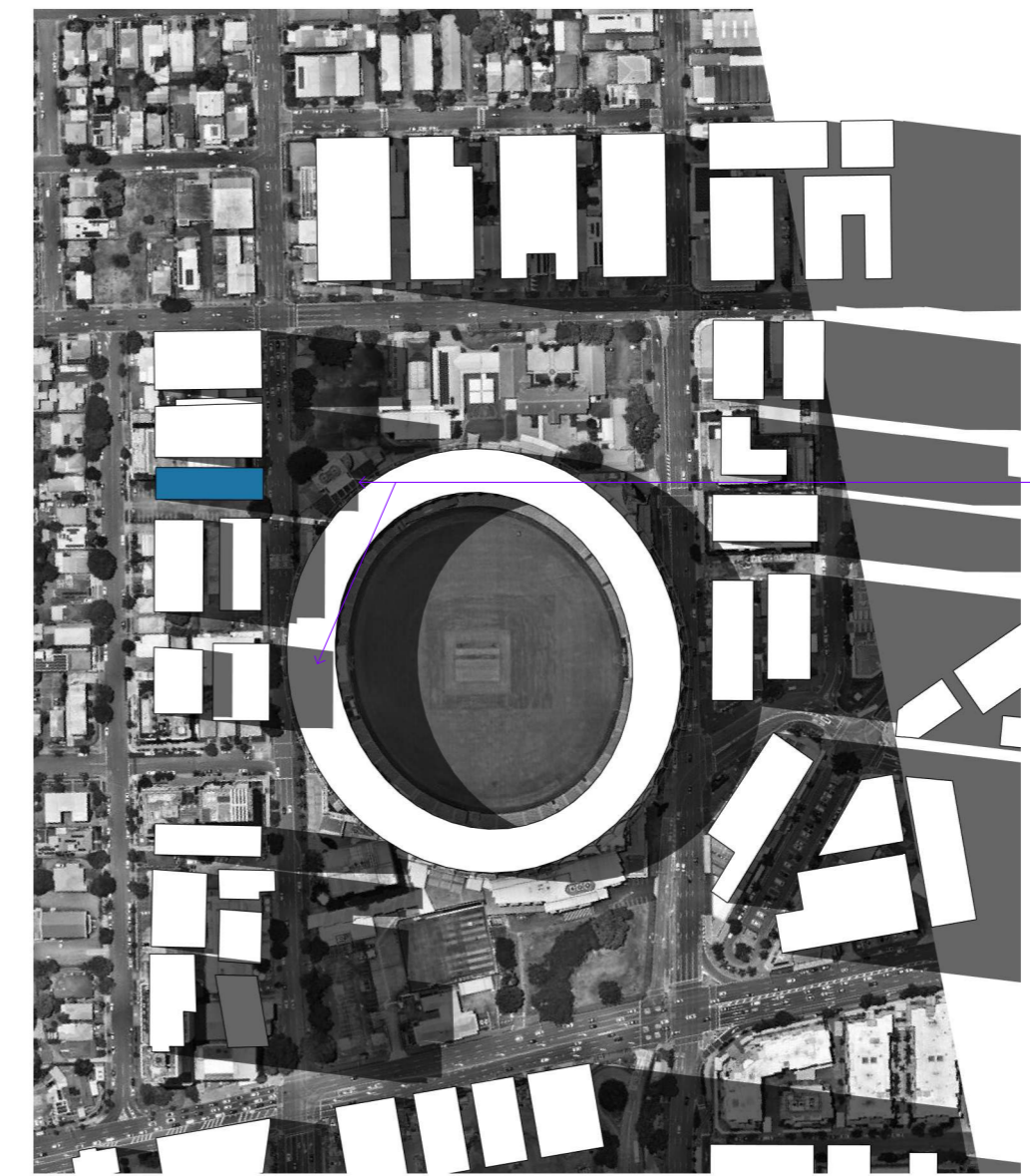
2 12 NOON SUMMER - PDA HEIGHT
 1 : 2000





GABBA STADIUM
 IMPACTED BY
 NEIGHBORING
 BUILDINGS

1 12 NOON WINTER - PROPOSED HEIGHT
 1 : 2000



GABBA STADIUM
 IMPACTED BY
 NEIGHBORING
 BUILDINGS

2 12 NOON WINTER - PDA HEIGHT
 1 : 2000



INSIGHT@SHELTACO.COM.AU
 07 3522 5725
 SANDGATE
 QLD, 4017, AUSTRALIA

No. A B
 DTE 10/10/2025 17/10/2025
 DES DRAFT FOR REVIEW DRAFT FOR REVIEW

PROJECT NUMBER
250207
 492 VULTURE ST KANGAROO POINT

FOR DEVELOPMENT APPLICATION ONLY
 NOT FOR CONSTRUCTION

DRAWING NUMBER
S-00-05
 NAME
 SUN STUDY COMPARISON 12PM WINTER

SCALE(A1)
 1 : 2000

APPROVED GB
 CHECKED GB
 ISSUE B

