

492 VULTURE ST KANGAROO POINT DEVELOPMENT APPLICATION SUBMISSION

MAY 2026

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No.	DTE	DES
A	30/04/2026	PLANNING SUB REVIEW
B	07/05/2026	PLANNING SUB REVIEW

PROJECT NUMBER
250207
492 VULTURE ST KANGAROO POINT

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DRAWING NUMBER
A-000
NAME
COVER PAGE

CHECKED GB	SCALE(A1)
APPROVED GB	ISSUE B

ARCHITECTURAL IMPACT STATEMENT

492 VULTURE STREET
KANGAROO POINT / WOOLLOONGABBA PRIORITY DEVELOPMENT AREA

PROJECT SUMMARY

THIS SUBMISSION PROPOSES A 22-LEVEL, 105-APARTMENT RESIDENTIAL BUILDING AT 492 VULTURE STREET, KANGAROO POINT. THE PROJECT DELIVERS A SCULPTED PODIUM TO VULTURE STREET, A SLENDER ARTICULATED TOWER, AND A FRITTED GLAZED CROWN CARRYING AN INTEGRATED INDIGENOUS ARTWORK THAT SIGNALS THE BUILDING'S ROLE WITHIN THE EMERGING WOOLLOONGABBA SKYLINE. EVERY RESIDENT FLOOR IS PAIRED WITH A DEDICATED INTERNAL COMMUNAL LOUNGE TO THE EASTERN INTERFACE, AN 850M2 LANDSCAPED PUBLIC PODIUM ADDRESSES VULTURE STREET, AND A 460M2 COMMUNAL ROOFTOP ANCHORS LEVEL 20.

THE SCHEME IS A CONSIDERED RE-CALIBRATION OF AN EARLIER 40-LEVEL PROPOSAL. THE REVISED MASSING SITS COMFORTABLY BELOW THE PDA HEIGHT MAXIMUM FOR THIS SUB-AREA, RESPONDS WITH PRECISION TO THE LONG, NARROW SITE GEOMETRY, AND REPOSITIONS THE PROJECT AS A DESIGN-LED, NEIGHBORHOOD-SCALE CONTRIBUTION TO PRECINCT 1 OF THE WOOLLOONGABBA PDA.

DESIGN VISION

THE BUILDING IS CONCEIVED AS A VERTICAL NEIGHBOURHOOD WITHIN A LANDSCAPE ARMATURE. THREE HORIZONTAL STRATA - THE ACTIVATED PODIUM, THE ARTICULATED RESIDENTIAL MIDSECTION, AND THE FRITTED ARTWORK CROWN - STACK INTO A CLEAR, LEGIBLE FIGURE ON THE VULTURE STREET SKYLINE. COMMUNAL SPACE IS NOT AN APPLIED FINISH; IT IS A STRUCTURAL MOVE THAT OCCUPIES THE PODIUM, CLIMBS THE EASTERN FACE THROUGH ON-FLOOR COMMUNAL LOUNGES, AND CAPS THE BUILDING AT LEVEL 20 WITH A GENEROUS ROOFTOP TERRACE.

THE ARCHITECTURAL AMBITION IS RESTRAINT AT THE TOWER AND GENEROSITY AT THE GROUND. A DISCIPLINED CONCRETE FRAME PERMITS THE PODIUM TO BE CARVED, PLANTED AND ACTIVATED; THE TOWER TO BE QUIETLY ARTICULATED; AND THE CROWN TO CARRY A PUBLIC-FACING CULTURAL GESTURE VISIBLE FROM SOUTH BRISBANE, THE GABBA PRECINCT AND THE RIVER CORRIDOR.

URBAN CONTEXT & PDA ALIGNMENT

492 VULTURE STREET SITS WITHIN PRECINCT 1 (WOOLLOONGABBA CORE) OF THE WOOLLOONGABBA PDA, WITHIN WALKING DISTANCE OF THE CROSS RIVER RAIL WOOLLOONGABBA STATION, THE PROPOSED BRISBANE METRO, THE GABBA STADIUM AND THE KANGAROO POINT CLIFFS. VULTURE STREET IS IDENTIFIED IN THE SCHEME AS A KEY STREETScape INTERFACE AND A SUBTROPICAL BOULEVARD IN TRANSITION.

THE PROPOSAL DIRECTLY REINFORCES THE STRUCTURAL INTENT OF THE WOOLLOONGABBA PLAN. THE TOWER CONTRIBUTES TO THE CONCENTRATION OF MIXED-USE, HIGH-DENSITY LIVING THE SCHEME SEEKS TO CATALYSE AROUND MAJOR PUBLIC TRANSPORT INVESTMENT. THE PODIUM DELIVERS A LANDSCAPED, PUBLICLY ACCESSIBLE GROUND PLANE THAT STRENGTHENS ACTIVE TRAVEL CONTINUITY ALONG VULTURE STREET. THE HEIGHT, BULK AND TOWER SHAPE MAINTAIN THE OPENNESS OF THE STREET VISTA AND ARE COMFORTABLY BELOW THE MAXIMUM BUILDING HEIGHT FOR THE SUB-AREA.

THE DENSITY IS LOCATED WHERE THE SCHEME DIRECTS IT - ON A WELL-SERVICED CORRIDOR BETWEEN THE CRR SUB-AREA AND THE KANGAROO POINT CLIFFS - AND THE GROUND PLANE IS DESIGNED TO KNIT INTO THE CREEK TO CLIFFS GREEN CORRIDOR AND THE PEDESTRIAN NETWORK RADIATING FROM THE WOOLLOONGABBA STATION.

SITE STRATEGY

THE LONG, NARROW SITE AS AN ASSET

THE SITE'S LONG, EAST-WEST PROPORTIONS ARE TREATED AS A DESIGN OPPORTUNITY RATHER THAN A CONSTRAINT. THE PLAN IS ORGANISED ALONG A SINGLE LIFT AND SERVICE CORE, WITH APARTMENTS PUSHED HARD TO THE WESTERN BOUNDARY AND A CONTINUOUS COMMUNAL LOUNGE ZONE PLACED ALONG THE EASTERN INTERFACE ON EVERY RESIDENTIAL FLOOR.

WEST ACTIVATION, EAST COMMUNAL

HABITABLE ROOMS ARE CONCENTRATED ON THE WESTERN SIDE OF THE PLATE, DRAWING RESIDENTS AWAY FROM THE BUSIER EASTERN ADJOINING BOUNDARY. THE EASTERN FACE IS OCCUPIED BY SHARED COMMUNAL LOUNGES, SERVICING, AND CIRCULATION, PROVIDING A CONTINUOUS RESIDENTIAL BUFFER AND ENSURING OVERLOOKING, PRIVACY AND BUILDING-SEPARATION PERFORMANCE IS ACHIEVED AT EVERY LEVEL. THIS STRATEGIC STEP-BACK DELIVERS A LEGIBLE TOWER FORM, REDUCES THE PERCEPTION OF BULK WHEN VIEWED FROM VULTURE STREET, AND ACTIVATES THE EASTERN FACADE WITH LIFE RATHER THAN BLANK WALL.

THE PODIUM - VULTURE STREET INTERFACE

THE PODIUM IS THE PROJECT'S MOST PUBLIC MOVE. A SCULPTED FOUR-STOREY CONCRETE FRAME IS CUT WITH A RHYTHMIC PATTERN OF RECESSES AND PLANTED VOIDS THAT CREATE DEPTH, SHADOW AND TEXTURE ACROSS THE VULTURE STREET ELEVATION. RATHER THAN A UNIFORM BASE, THE PODIUM READS AS A SERIES OF ARTICULATED BAYS THAT RESOLVE THE SCALE OF THE STREET AND PROVIDE WEATHER PROTECTION, SHADE AND A FINE-GRAINED HUMAN SCALE AT PEDESTRIAN LEVEL.

AN 850M2 LANDSCAPED PUBLICLY ACCESSIBLE OPEN SPACE IS CARVED INTO AND ACROSS THE PODIUM, EXTENDING THE PUBLIC REALM OF VULTURE STREET INTO THE SITE. THE TERRACED PLANTING CLIMBS THE BUILDING, ESTABLISHING A CONTINUOUS GREEN EDGE THAT READS FROM BOTH STREET LEVEL AND FROM SURROUNDING TOWERS. A GENEROUSLY PROPORTIONED ARCHED THRESHOLD - LINED IN PATINATED METAL - MARKS THE RESIDENTIAL ENTRY AND CREATES AN UNAMBIGUOUS, LEGIBLE POINT OF ARRIVAL.

THE GROUND PLANE IS CONCEIVED AS A TENSIONED INTERFACE: THE WEIGHT AND TEXTURE OF CONCRETE ARE BALANCED AGAINST THE SOFTNESS OF SUBTROPICAL PLANTING AND THE TRANSPARENCY OF THE GLAZED RESIDENT LOUNGE, FOOD AND DRINK TENANCY, AND LOBBY. THE RESULT IS A PODIUM THAT ACTIVATES, NOT DECORATES - A PIECE OF CITY RATHER THAN A BUILDING BASE.

THE TOWER - ARTICULATED RESIDENTIAL MIDSECTION

THE TOWER RISES AS A SLENDER, VERTICALLY-EXPRESSED VOLUME. A HIGH-PERFORMANCE, HIGHLY ARTICULATED FACADE TREATS EACH HABITABLE BAY AS A DISCRETE ELEMENT, WITH OPERABLE OPENINGS, RECESSED BALCONY ZONES AND SHADING SCREENS SET INTO A DISCIPLINED STRUCTURAL RHYTHM. HORIZONTAL PLANES ARE BROKEN AT EVERY LEVEL BY THE EXPRESSED SLAB EDGE AND THE SET-BACK EASTERN COMMUNAL LOUNGE, AVOIDING LONG UNINTERRUPTED WALL LENGTHS AND ELIMINATING ANY READING OF BLANK FACADE.

THE TOWER FLOOR PLATE IS WELL WITHIN THE 1,200M2 RESIDENTIAL MAXIMUM FOR THE PDA. TOWER SETBACKS TO VULTURE STREET AND THE SIDE BOUNDARIES MEET OR EXCEED THE PDA MINIMA, ENSURING AMENITY, CROSS-VENTILATION AND VISUAL PRIVACY ARE PRESERVED FOR THIS BUILDING AND FOR NEIGHBOURING DEVELOPMENTS. THE ARCHITECTURAL EXPRESSION IS DELIBERATELY QUIETER THAN THE PODIUM AND THE CROWN, ALLOWING THOSE TWO ELEMENTS TO CARRY THE PUBLIC-FACING IDENTITY OF THE PROJECT.

THE CROWN - A VIBRANT SKIN & INDIGENOUS ARTWORK

THE UPPER LEVELS RESOLVE INTO A FRITTED GLAZED CROWN THAT CARRIES A COMMISSIONED INDIGENOUS ARTWORK AS AN INTEGRATED ARCHITECTURAL ELEMENT. THE CERAMIC FRIT IS DRAWN DIRECTLY FROM THE ARTWORK'S PATTERN LANGUAGE AND APPLIED AT VARYING DENSITIES ACROSS THE GLAZING, PRODUCING A SKIN THAT READS AS COLOUR AND MOVEMENT BY DAY AND AS A LUMINOUS, CHANGING FIGURE AFTER DARK.

THE CROWN IS THE PROJECT'S CONTRIBUTION TO THE BRISBANE SKYLINE - A BUILDING THAT IS UNMISTAKABLY IDENTIFIABLE FROM SOUTH BRISBANE. THE RIVER CORRIDOR AND THE GABBA PRECINCT. IT IS ALSO THE PROJECT'S PUBLIC CULTURAL COMMITMENT; A PERMANENT, BUILDING-SCALE PLATFORM FOR FIRST NATIONS STORYTELLING, REALISED THROUGH A TAILORED ENGAGEMENT PROCESS CONSISTENT WITH THE PDA'S FIRST NATIONS ENGAGEMENT OBJECTIVES AND THE SCHEME'S DESIGN WITH COUNTRY AMBITIONS. THE ARTWORK IS INTEGRAL TO THE ARCHITECTURE, NOT APPLIED TO IT.

COMMUNAL AMENITY - THE ON-FLOOR LOUNGE

THE DEFINING AMENITY MOVE OF THE PROJECT IS THE PROVISION OF A PRIVATE INTERNAL COMMUNAL LOUNGE ON EVERY RESIDENTIAL FLOOR, FLANKING THE EASTERN INTERFACE. THIS PLACES HIGH-QUALITY SHARED AMENITY WITHIN 20 METRES OF EVERY APARTMENT ENTRY AND TRANSFORMS THE LIFT-LOBBY FROM A TRANSACTIONAL SPACE INTO A GENUINE COMMUNAL ROOM.

THE ON-FLOOR LOUNGE OPERATES AS A CONTINUOUS VERTICAL SOCIAL INFRASTRUCTURE: A PLACE FOR RESIDENTS TO WORK, MEET, READ OR HOST GUESTS WITHOUT LEAVING THEIR FLOOR. COUPLED WITH THE 850M2 PUBLIC PODIUM AND THE 460M2 ROOFTOP AT LEVEL 20, THE BUILDING DELIVERS THREE DISTINCT SCALES OF COMMUNAL OFFERING - NEIGHBOURHOOD, BUILDING-WIDE, AND FLOOR-SCALE - SUBSTANTIALLY EXCEEDING THE PDA'S MINIMUM COMMUNAL OPEN SPACE REQUIREMENT AND MEETING THE SCHEME'S 25% COMMUNAL-PLANTING TEST THROUGH INTEGRATED PLANTERS AT EACH LOUNGE.

THIS DISTRIBUTED COMMUNAL MODEL IS ALSO A PRIVACY AND AMENITY STRATEGY. BY OCCUPYING THE EASTERN EDGE OF EVERY PLATE WITH A LOUNGE RATHER THAN A HABITABLE ROOM, THE BUILDING DELIVERS THE BUILDING-SEPARATION OUTCOMES THE SCHEME SEEKS AT TOWER LEVELS WITHOUT COMPROMISING THE YIELD OR AMENITY OF PRIVATE DWELLINGS.

SUBTROPICAL DESIGN & SUSTAINABILITY

THE ARCHITECTURE IS TUNED TO SOUTH-EAST QUEENSLAND. LANDSCAPE IS TREATED AS THERMAL INFRASTRUCTURE. DEEP-PLANTING ZONES AT THE GROUND PLANE, TERRACED PLANTING THROUGH THE PODIUM AND THE ROOFTOP GREEN COVER AT LEVEL 20 WORK TOGETHER TO REDUCE URBAN HEAT, SUPPORT BIODIVERSITY AND DELIVER GREEN COVER CONSISTENT WITH THE PDA'S 70% ROOF GREEN COVER AND DEEP-PLANTING EXPECTATIONS. THE BUILDING IS TARGETING A MINIMUM 5-STAR GREEN STAR RATING IN LINE WITH THE PDA SUSTAINABILITY CRITERIA, WITH E-MOBILITY CHARGING IN THE END-OF-TRIP FACILITIES AND A WATER-SENSITIVE URBAN DESIGN APPROACH INTEGRATED INTO THE LANDSCAPE.

DESIGNING WITH COUNTRY

THE PROJECT ACKNOWLEDGES THE TURRBAJ AND JAGERA PEOPLES AS THE TRADITIONAL CUSTODIANS OF THE LAND ON WHICH THE BUILDING STANDS AND RESPONDS TO THE PDA'S FIRST NATIONS ENGAGEMENT OBJECTIVES THROUGH A PROJECT-SPECIFIC ENGAGEMENT PROCESS. THE COMMISSIONED ARTWORK INTEGRATED INTO THE CROWN IS THE MOST VISIBLE OUTCOME OF THAT ENGAGEMENT; THE BROADER DESIGN WITH COUNTRY RESPONSE EXTENDS THROUGH THE LANDSCAPE PALETTE, THE GROUND-PLANE STORYTELLING OPPORTUNITIES AT THE PUBLICLY ACCESSIBLE PODIUM, AND THE SELECTION OF PLANT SPECIES OF CULTURAL AND ECOLOGICAL SIGNIFICANCE TO THE SITE.

ENGAGEMENT IS STRUCTURED TO BE ONGOING RATHER THAN TRANSACTIONAL - THE CROWN, THE PODIUM ARTWORK PROGRAM AND THE LANDSCAPE STRATEGY ARE EACH DEVELOPED IN PARTNERSHIP WITH TRADITIONAL OWNERS THROUGH THE DESIGN STAGES, ENSURING CULTURAL AUTHORSHIP IS EMBEDDED, NOT APPLIED.

HOUSING MIX & DIVERSITY

THE SCHEME DELIVERS 105 APARTMENTS ACROSS A DIVERSE MIX OF STUDIO, ONE AND TWO BEDROOM CONFIGURATIONS, SUPPORTING THE PDA'S HOUSING DIVERSITY AND AFFORDABILITY OBJECTIVES. APARTMENT TYPOLOGIES RESPOND TO THE NEEDS OF SINGLES, COUPLES, DOWNSIZERS AND SMALL FAMILIES SEEKING INNER-CITY LIVING WITHIN A WELL-SERVICED TRANSIT PRECINCT. UNIVERSAL ACCESSIBILITY PRINCIPLES ARE APPLIED ACROSS COMMUNAL AMENITY, THE PUBLICLY ACCESSIBLE PODIUM AND LOBBY CIRCULATION


COMPLIANCE WITH BCC SUBTROPICAL DESIGN POLICY – VERTICAL SCREENING

THE PROPOSED VERTICAL SCREENS COMPLY WITH BRISBANE CITY COUNCIL'S UPDATED SUBTROPICAL DESIGN PLANNING SCHEME POLICY BY PROVIDING EFFECTIVE SHADE TO HABITABLE ROOMS AND BALCONIES, REDUCING SOLAR HEAT GAIN WHILE MAINTAINING DAYLIGHT AND VENTILATION. THE SCREENS ALSO ENHANCE RESIDENT PRIVACY WITHOUT ADDING UNNECESSARY BULK.

CONCLUSION

492 VULTURE STREET IS POSITIONED TO BE A GENUINE HERO WITHIN THE WOOLLOONGABBA PDA - ARCHITECTURALLY DISCIPLINED, PUBLICLY GENEROUS, AND CULTURALLY SIGNIFICANT. THE SCHEME REINFORCES THE STRUCTURAL INTENT OF THE WOOLLOONGABBA PLAN, RESPONDS PRECISELY TO THE SITE'S LONG, NARROW GEOMETRY, AND DELIVERS A BUILDING WHOSE PODIUM, TOWER AND CROWN EACH DO A CLEAR PIECE OF URBAN WORK. WE LOOK FORWARD TO PROGRESSING THE PROPOSAL WITH ECONOMIC DEVELOPMENT QUEENSLAND AND THE COUNCIL.



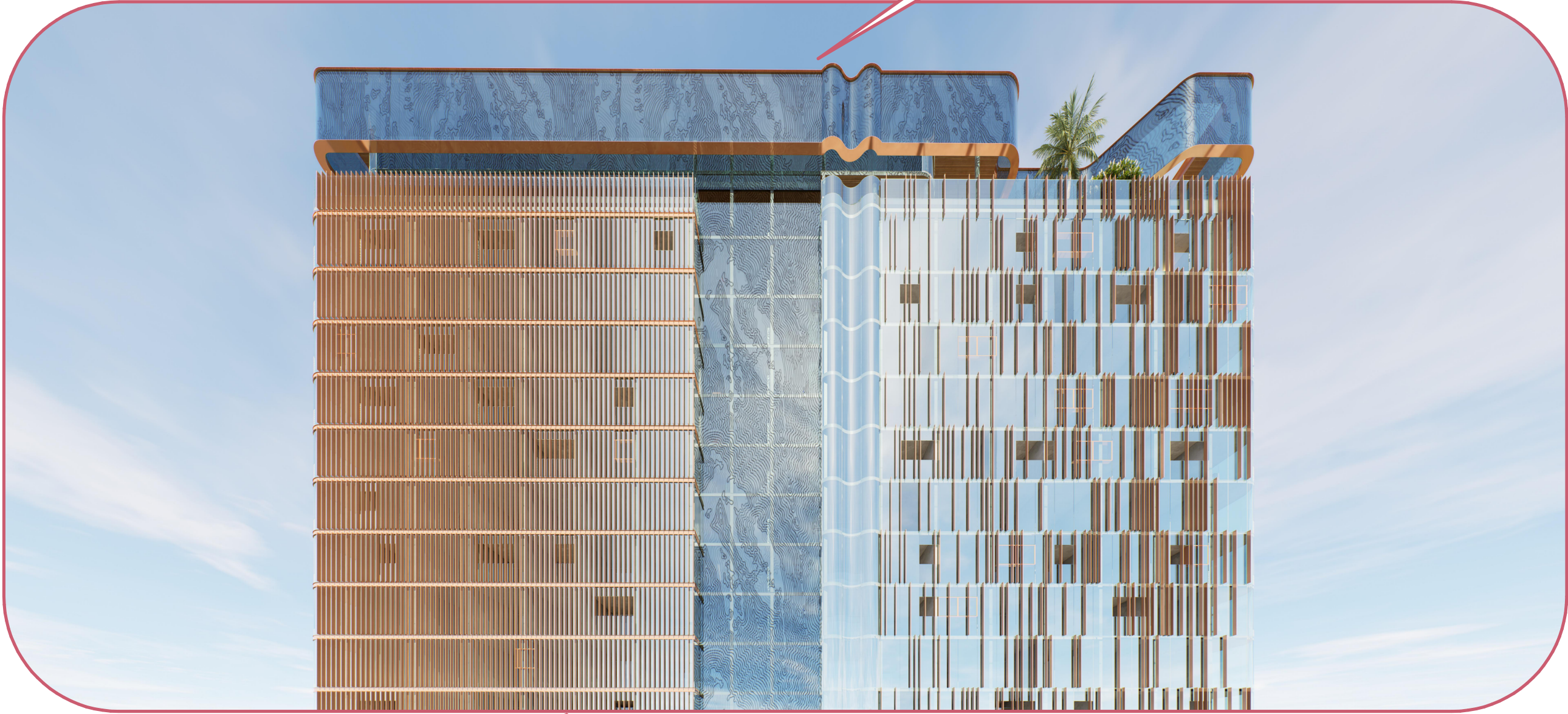
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	<p>B 07/05/20 PLANNIN SUB REVIEW</p> <p>26</p>	<p>492 VULTURE ST KANGAROO POINT</p>		<p>NAME</p> <p>ARCHITECTURAL IMPACT STATEMENT</p>	<p>APPROVED</p> <p>GB</p>	<p>ISSUE</p> <p>B</p>



CARVED PODIUM WITH INTEGRATED GREEN TERRACING
 A SCULPTED CONCRETE FORM IS CARVED INTO RECESSED BAYS AND LAYERED WITH PLANTING, CREATING A RHYTHMIC FACADE THAT REDUCES SCALE WHILE IMPROVING SHADING, COOLING THE MICROCLIMATE, AND FORMING A VERTICAL LANDSCAPE.

ACTIVATED GROUND & PUBLIC REALM
 A TRANSPARENT MIX OF LOBBY, LOUNGE, AND RETAIL ACTIVATES TO THE STREET EDGE AND LANDSCAPED PODIUM EXTENDS VULTURE STREET INTO THE SITE THROUGH TERRACED PLANTING. DEEP OVERHANGS PROVIDE SHADED PEDESTRIAN AMENITY, AND A SCULPTED ARCHED ENTRY DEFINES A CLEAR ARRIVAL.

FRITTED CROWN / GLAZING & CULTURAL EXPRESSION
 A GLAZED CROWN WITH EMBEDDED INDIGENOUS PATTERNING DELIVERS A DISTINCTIVE, ILLUMINATED PRESENCE ON THE SKYLINE.



DUAL FACADE
 A SOLID, SCREENED FACADE, WITH FINS PROVIDING SOLAR CONTROL, PRIVACY, AND A DYNAMIC BUILDING EXPRESSION.



SITE DEVELOPMENT

SITE AREA
 492 VULTURE ST
 LOT 1 - 85RP11335
 SUBJECT TO FINAL SURVEY

NO OF LEVEL TOTAL 22

TOTAL SITE AREA 1,385m²

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 30m²
 L01 LANDSCAPE 30m²
 L02 LANDSCAPE 30m²
 L03 LANDSCAPE 30m²
 L04 PODIUM COMMUNAL 800m²
 L05-19 ON FLOOR COMMUNAL 900m²
 L20 ROOFTOP COMMUNAL 400m²

TOTAL AREA 2,220m²
% TO SITE AREA 160%

PARKING PROVISION
 PODIUM AUTOMATED STACKING SYSTEM 91
 DDA VISITOR 1

TOTAL PARKS 92

SERVICE VEHICLES

L00 GROUND LEVEL
 MRV PARKING 1 SPACE
 VAN PARKING 1 SPACE
 VISITORS 1 SPACE

END OF TRIP FACILITIES

L01 PODIUM (VULTURE ST PEDESTRIAN ACCESS)
 220 SECURE BICYCLE PARK CENTRE

RESIDENTIAL UNITS

1 BED + STUDY 90 UNITS
 2 BED + MPR 15 UNITS
 PENTHOUSE L20/21 1 UNIT

TOTAL 106 UNITS TOTAL



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492 VULTURE ST KANGAROO POINT

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DRAWING NUMBER
A-005

NAME
SITE PLAN

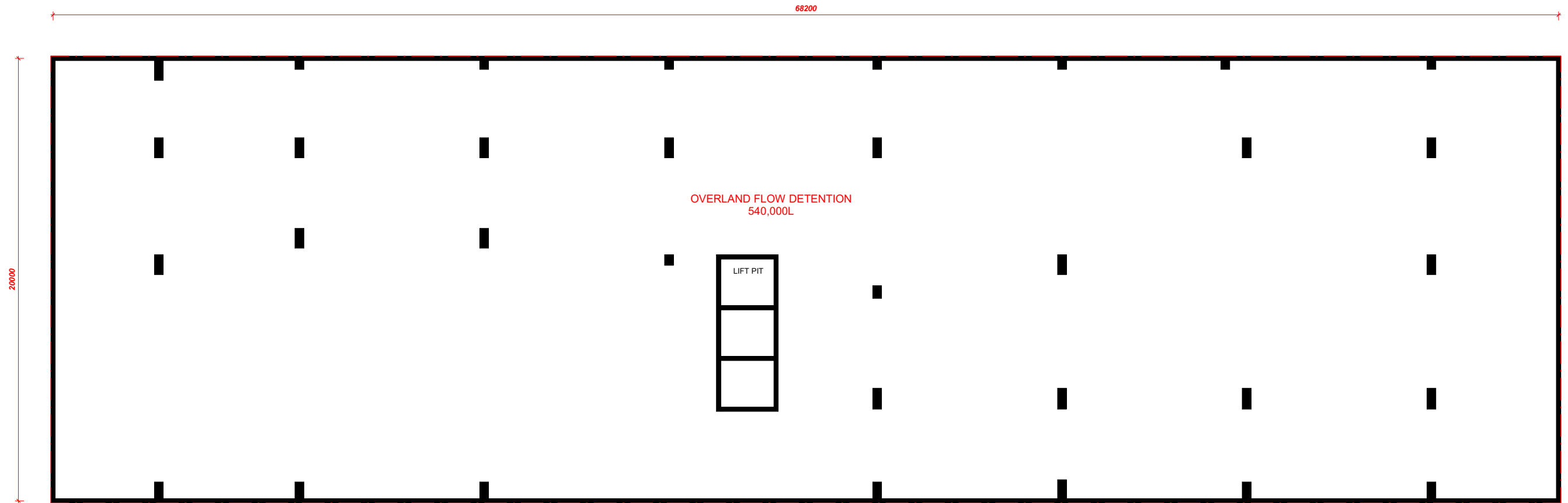
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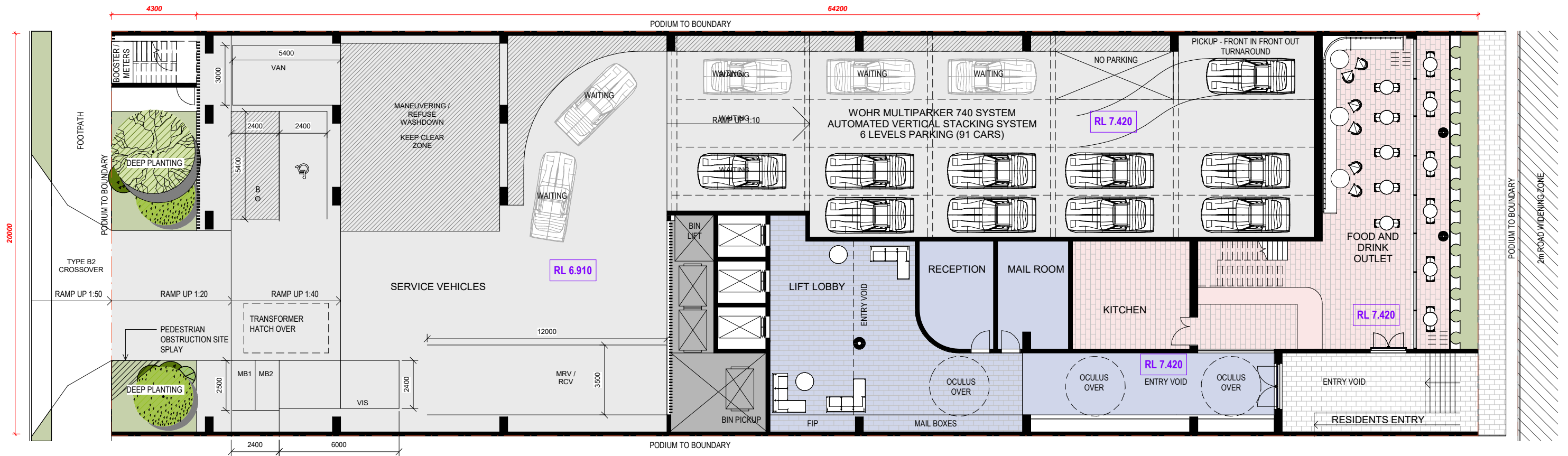
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DRAWING NUMBER
B-B01
 NAME
**BASEMENT 01 GENERAL ARRANGEMENT
 PLAN**

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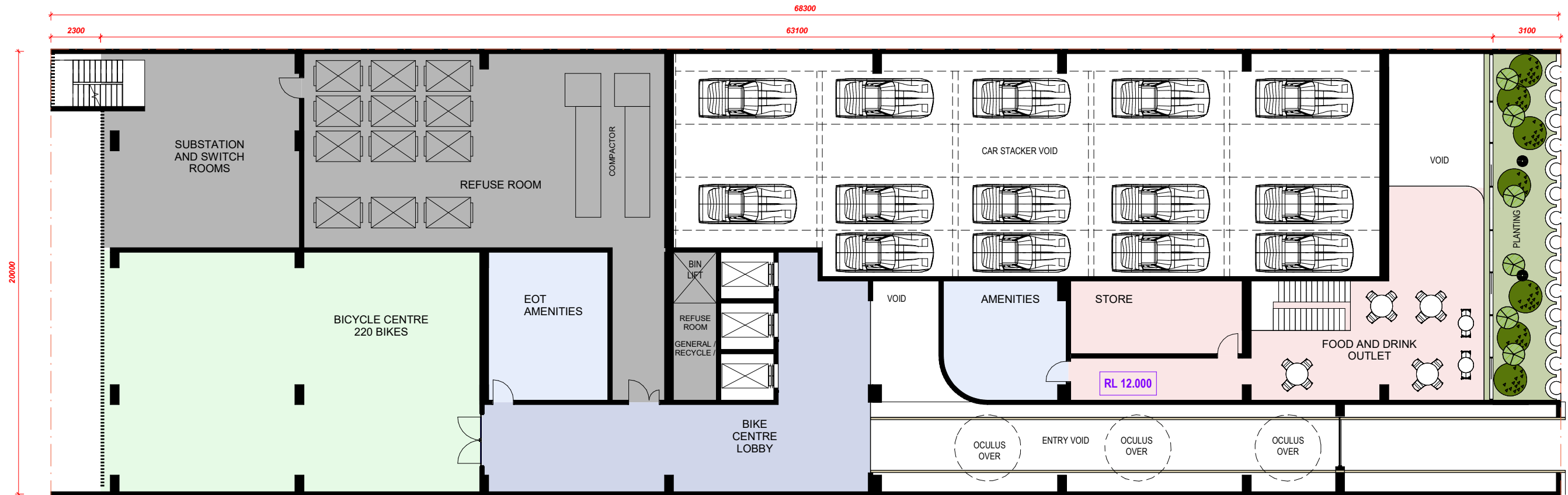
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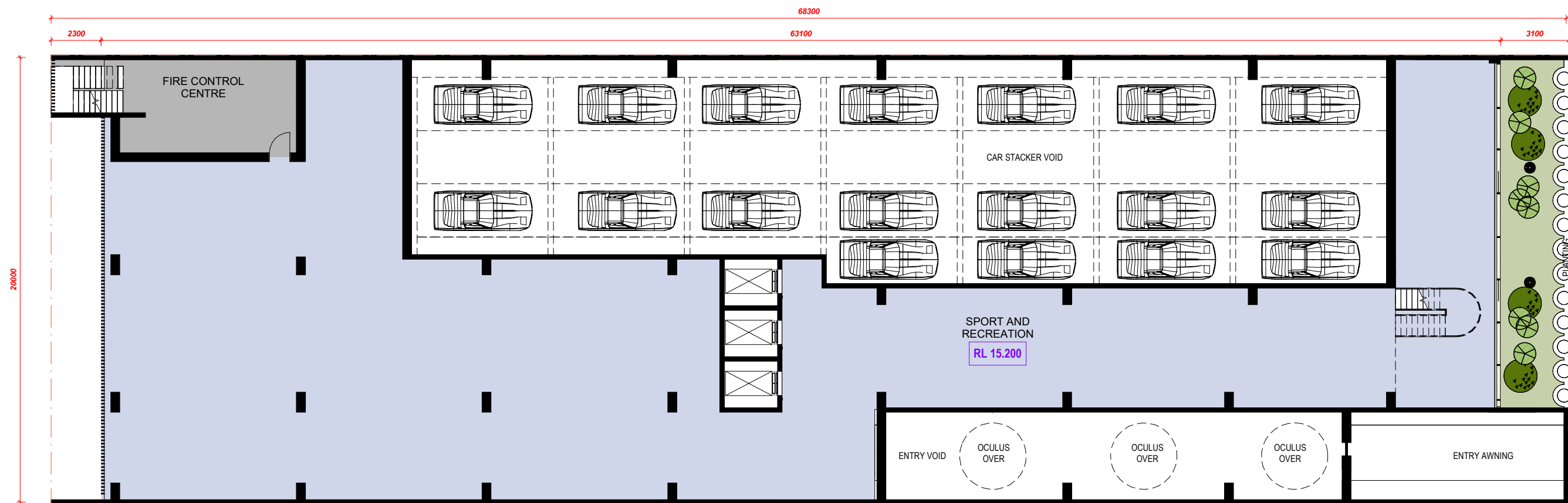
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DRAWING NUMBER
B-L00
 NAME
**LEVEL 00 GROUND GENERAL
 ARRANGEMENT PLAN**

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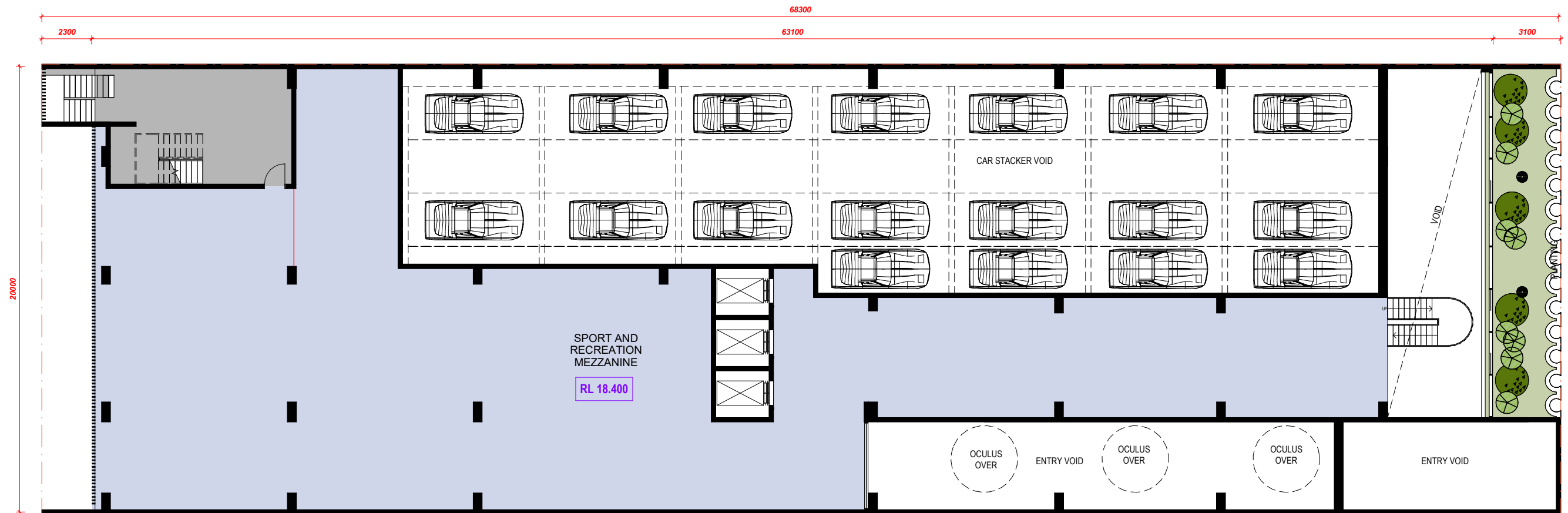
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DRAWING NUMBER
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**LEVEL 02 GENERAL ARRANGEMENT
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**LEVEL 03 GENERAL ARRANGEMENT
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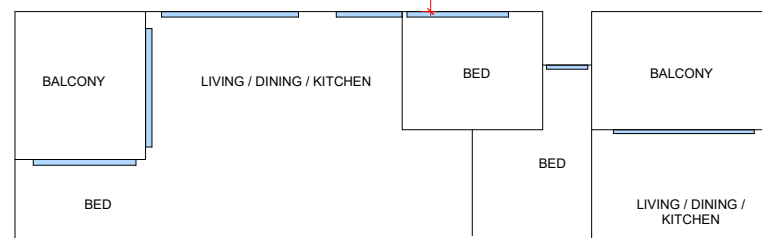
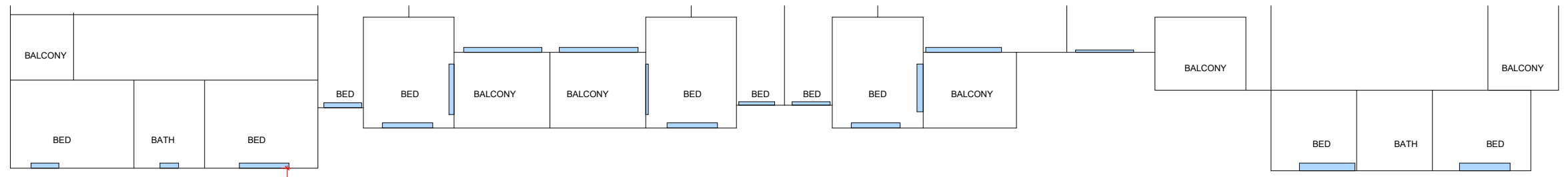
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**LEVEL 04 GENERAL ARRANGEMENT
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NAME
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C	20/02/20	PLANNING SUBMISSION 26
D	30/04/20	PLANNING SUB REVIEW 26
E	07/05/20	PLANNING SUB REVIEW 26

PROJECT NUMBER
250207
492 VULTURE ST KANGAROO POINT

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DRAWING NUMBER
B-L20

NAME
LEVEL 20 GENERAL ARRANGMENT PLAN

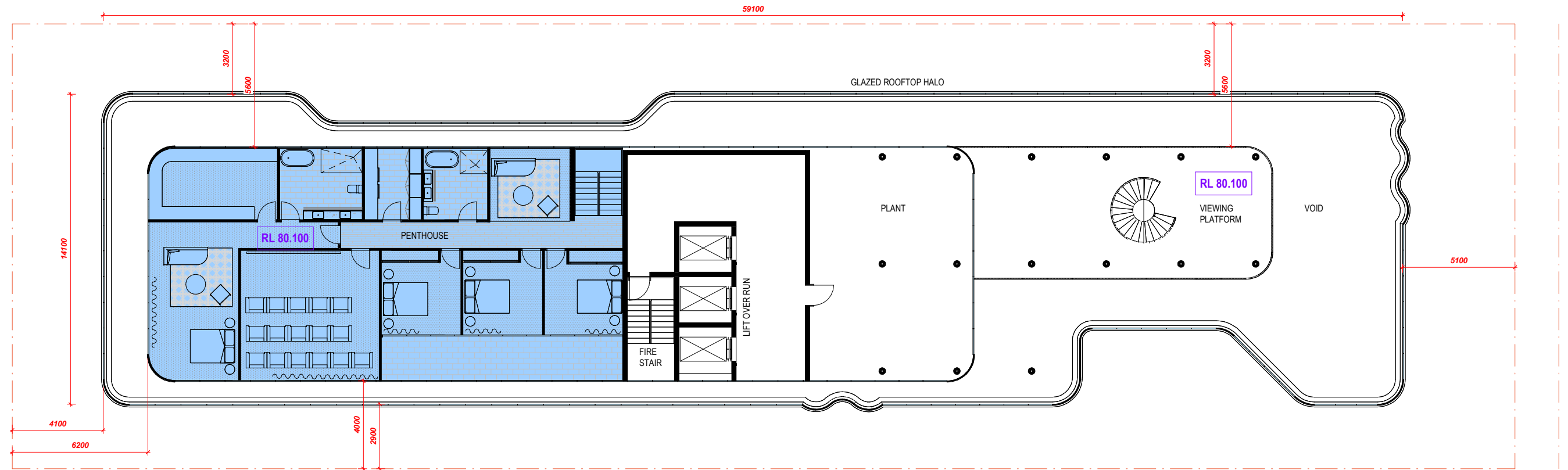
CHECKED
 GB

APPROVED
 GB

SCALE(A1)
1 : 100

ISSUE
E





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No.	DTE	DES
C	20/02/20	PLANNING SUBMISSION 26
D	30/04/20	PLANNING SUB REVIEW 26
E	07/05/20	PLANNING SUB REVIEW 26

PROJECT NUMBER
250207
492 VULTURE ST KANGAROO POINT

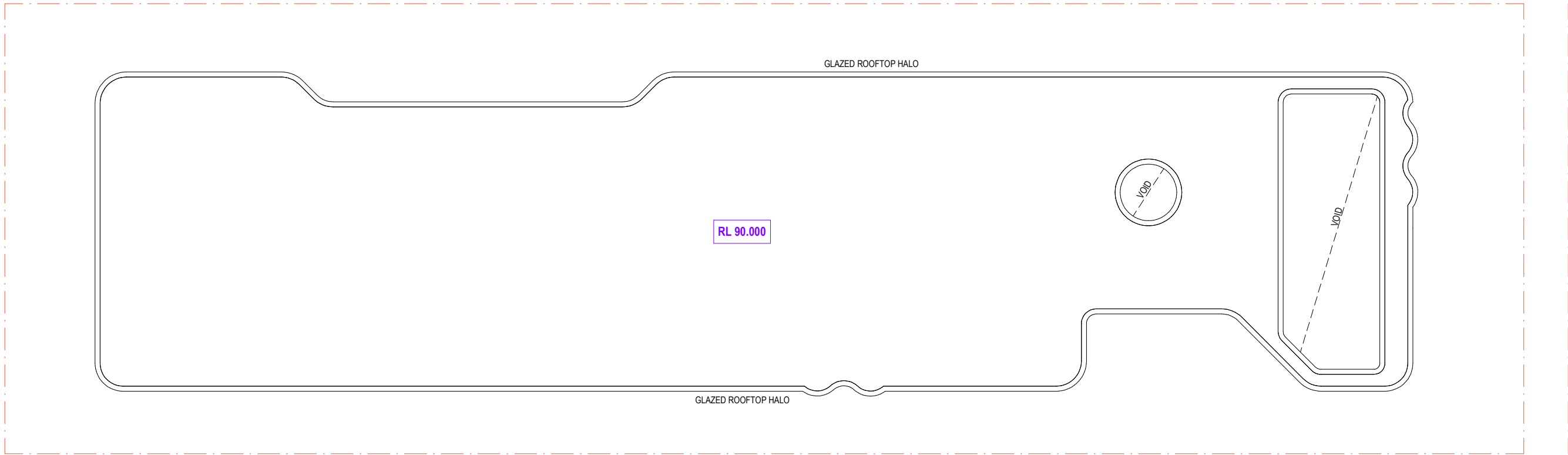
FOR APPROVAL ONLY -
 NOT FOR CONSTRUCTION

DRAWING NUMBER
B-L21
 NAME
LEVEL 21 GENERAL ARRANGMENT PLAN

CHECKED
 GB
 APPROVED
 GB

SCALE(A1)
1 : 100
 ISSUE
E





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No.	DTE	DES
C	20/02/20	26 PLANNING SUBMISSION
D	30/04/20	26 PLANNING SUB REVIEW
E	07/05/20	26 PLANNIN SUB REVIEW

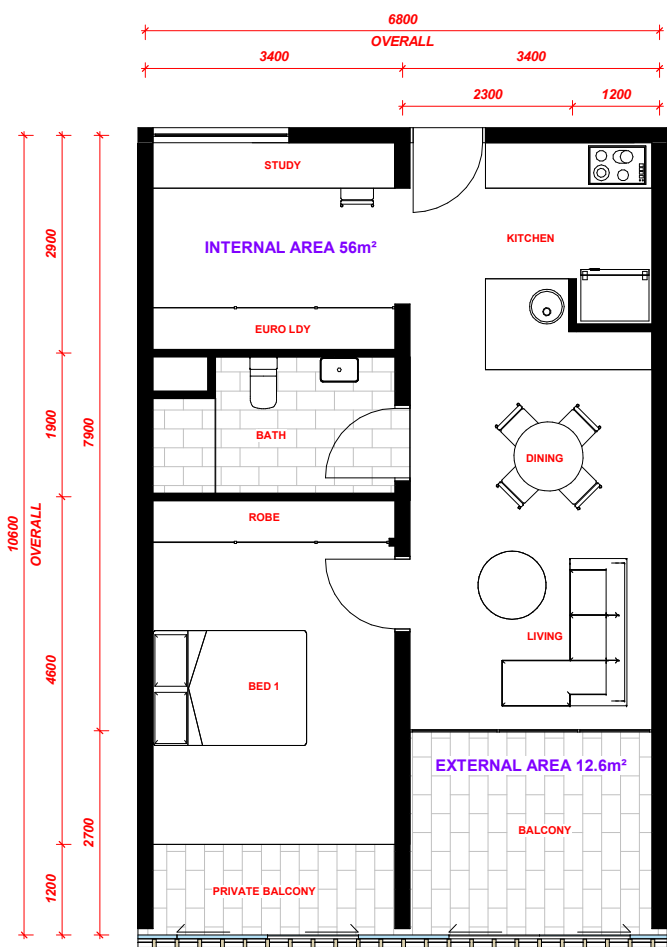
PROJECT NUMBER
250207
492 VULTURE ST KANGAROO POINT

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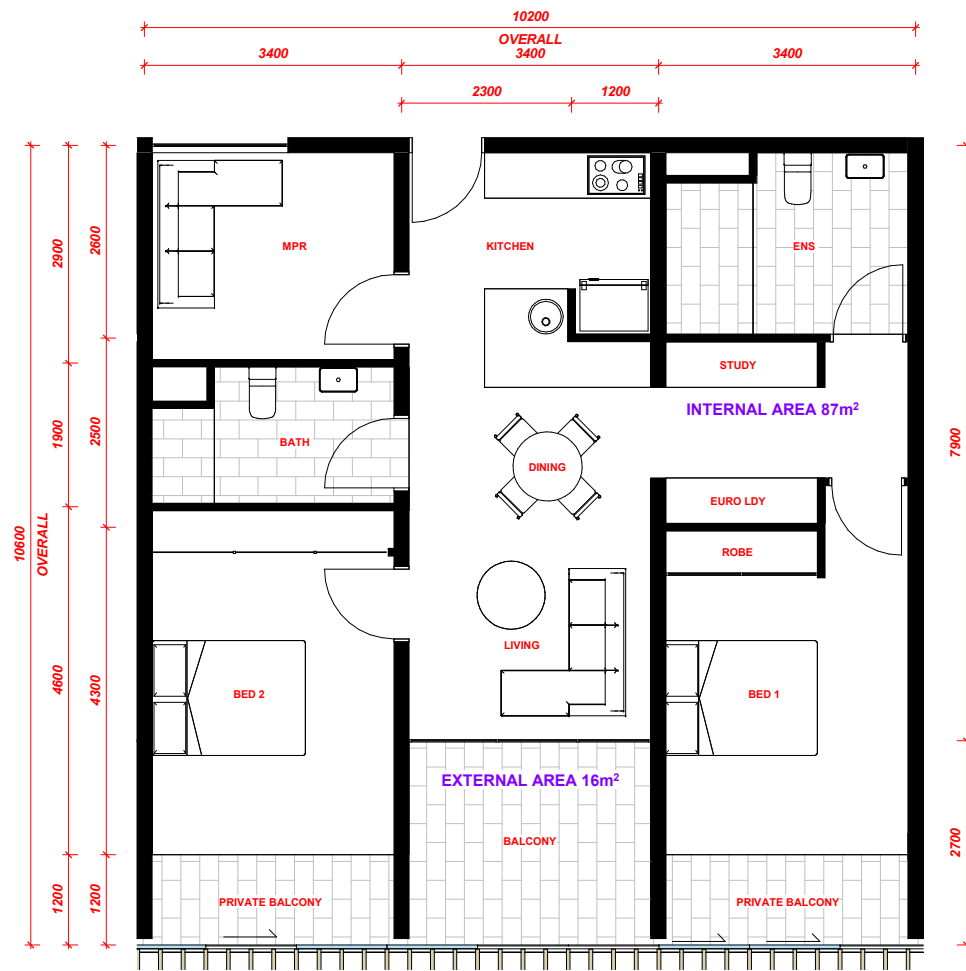
DRAWING NUMBER
B-L22
 NAME
ROOF GENERAL ARRANGMENT PLAN

CHECKED
 GB
 APPROVED
 GB
 SCALE(A1)
1:100
 ISSUE
E





3 1 BED PLUS STUDY
1 : 50



1 2 BED PLUS MPR
1 : 50



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492 VULTURE ST KANGAROO POINT

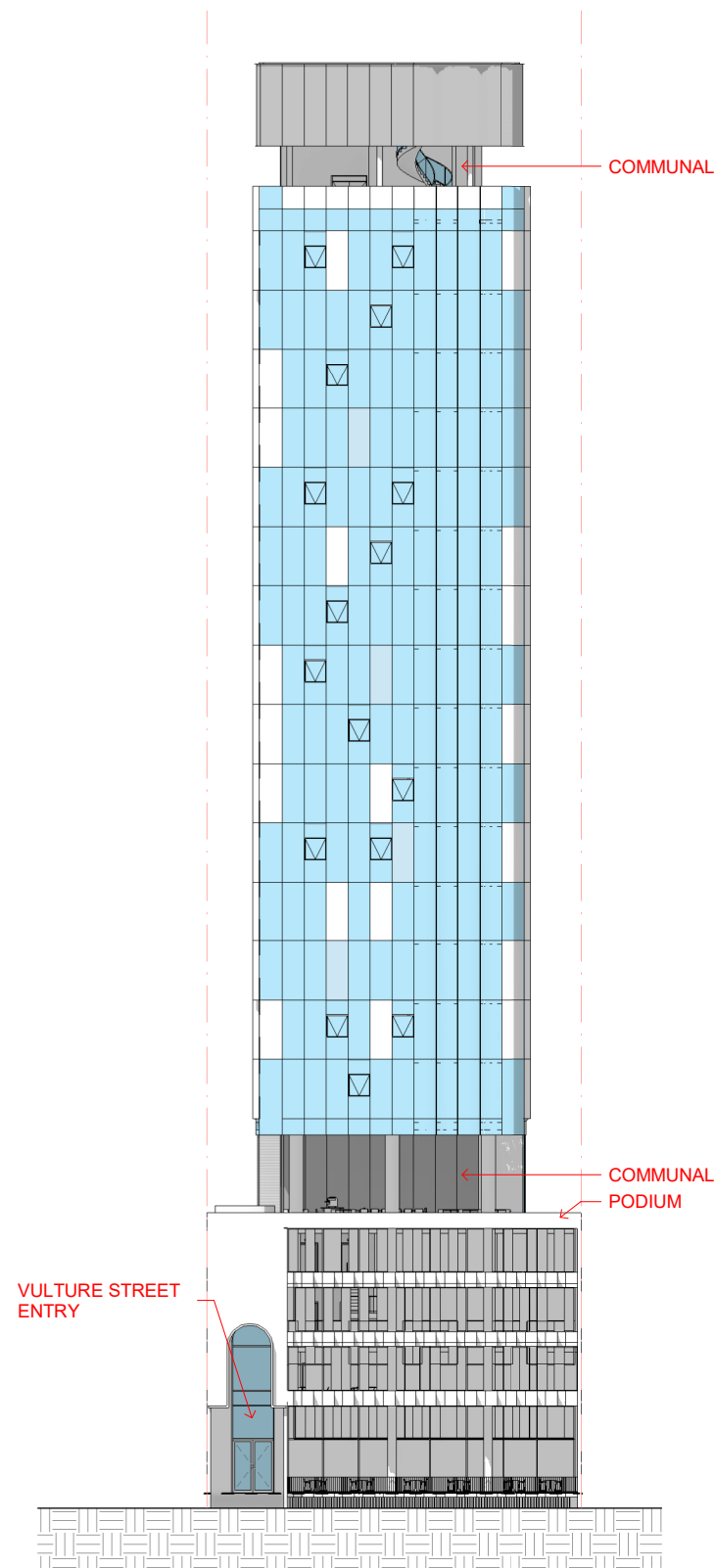
FOR APPROVAL ONLY -
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DRAWING NUMBER
BB-01
 NAME
UNIT PLANS

CHECKED
 GB
 APPROVED
 GB

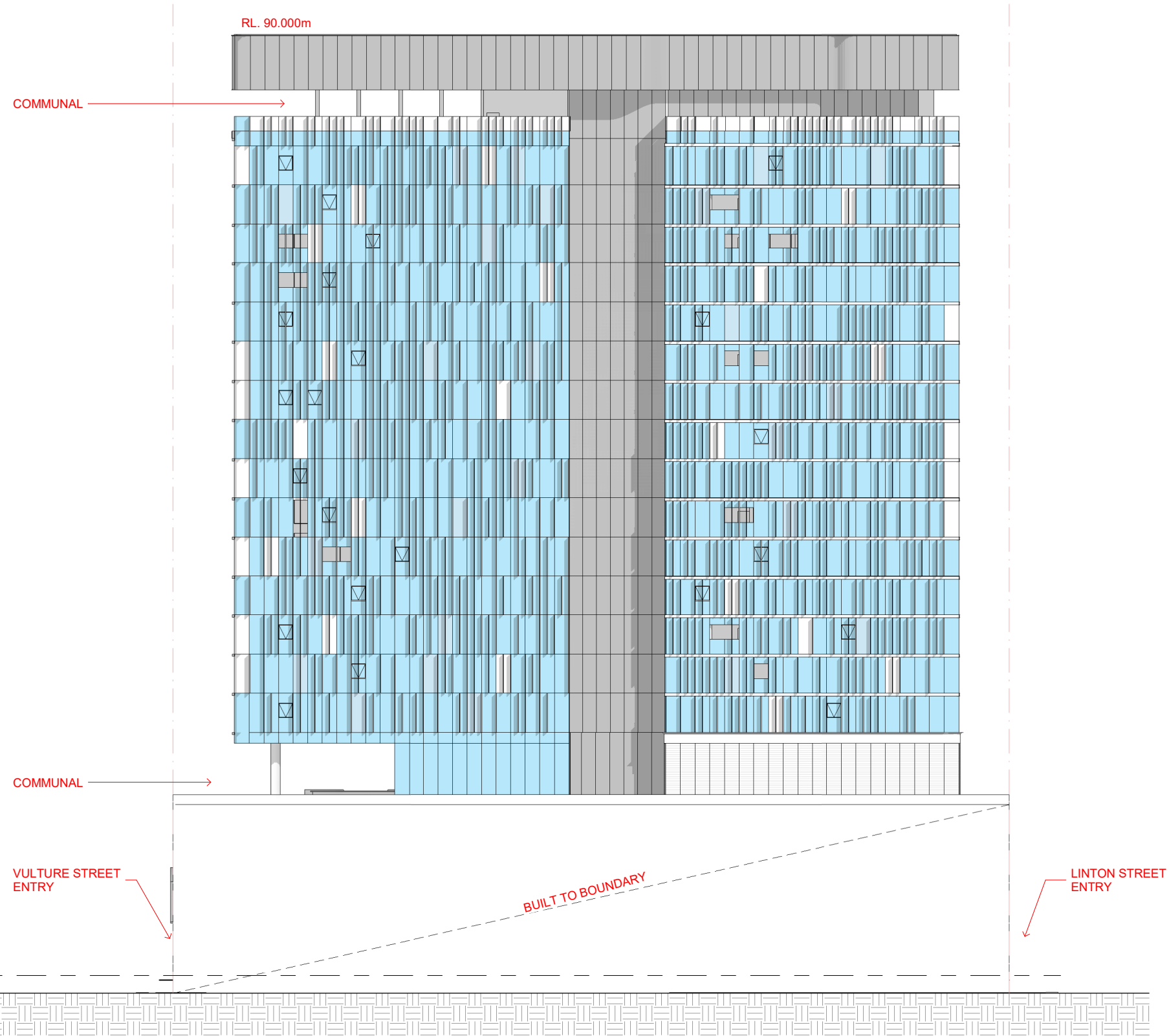
SCALE(A1)
1 : 50
 ISSUE
E



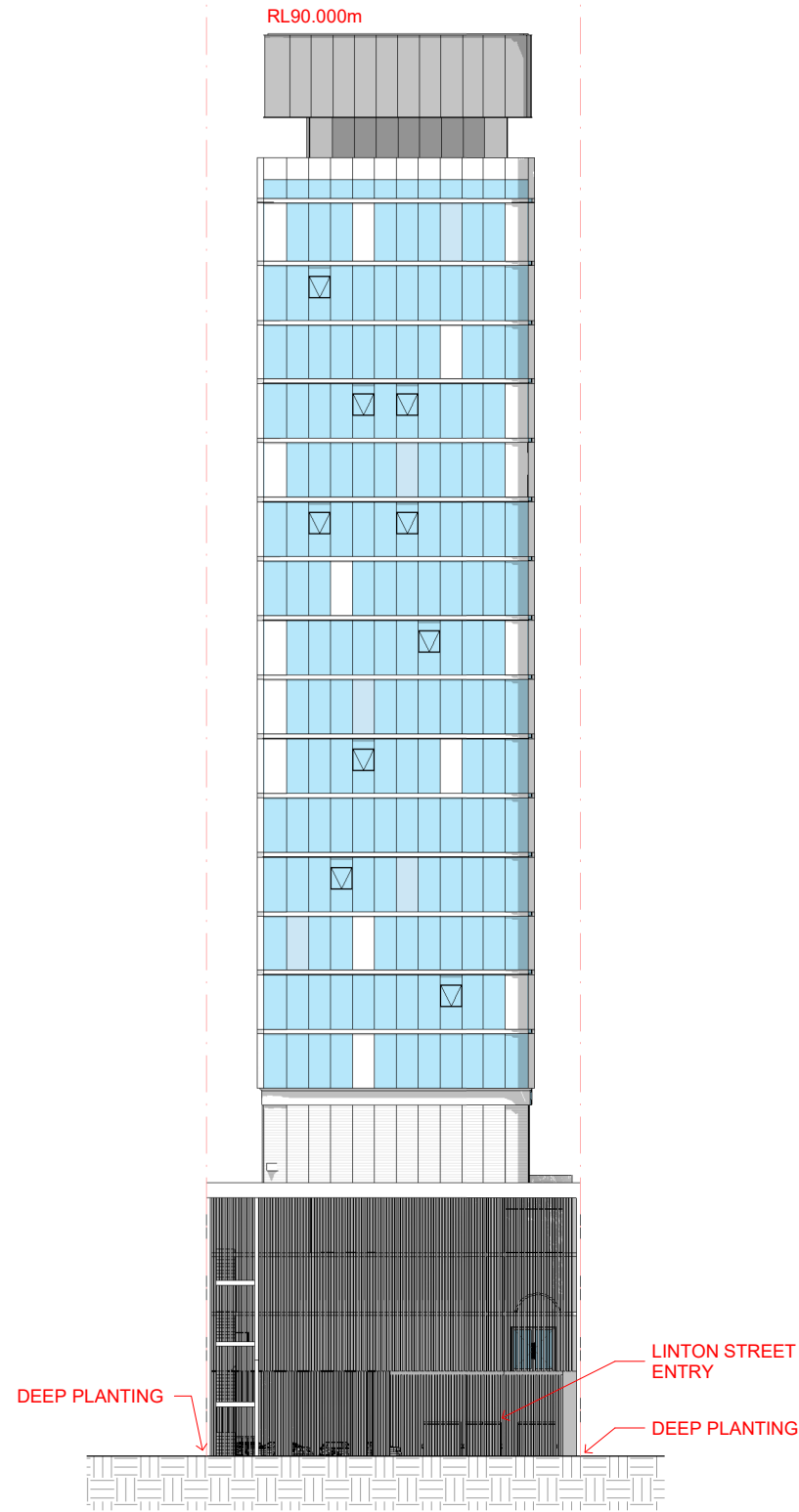


LEVEL 22	81700	3200	COMMUNAL	
LEVEL 21	78500	3200		
LEVEL 20	75300	3200		
LEVEL 19	72100	3200		
LEVEL 18	68900	3200		
LEVEL 17	65700	3200		
LEVEL 16	62500	3200		
LEVEL 15	59300	3200		
LEVEL 14	56100	3200		
LEVEL 13	52900	3200		
LEVEL 12	49700	3200	TOWER	
LEVEL 11	46500	3200		
LEVEL 10	43300	3200		
LEVEL 09	40100	3200		
LEVEL 08	36900	3200		
LEVEL 07	33700	3200		
LEVEL 06	30500	3200		
LEVEL 05	27300	3200		
LEVEL 04	21600	5700		COMMUNAL
LEVEL 03	18400	3200		
LEVEL 02	15200	3200	PODIUM	
LEVEL 01	12000	3200		
GROUND LEVEL.00	7420	4600		

1 SOUTH ELEVATION
1 : 200

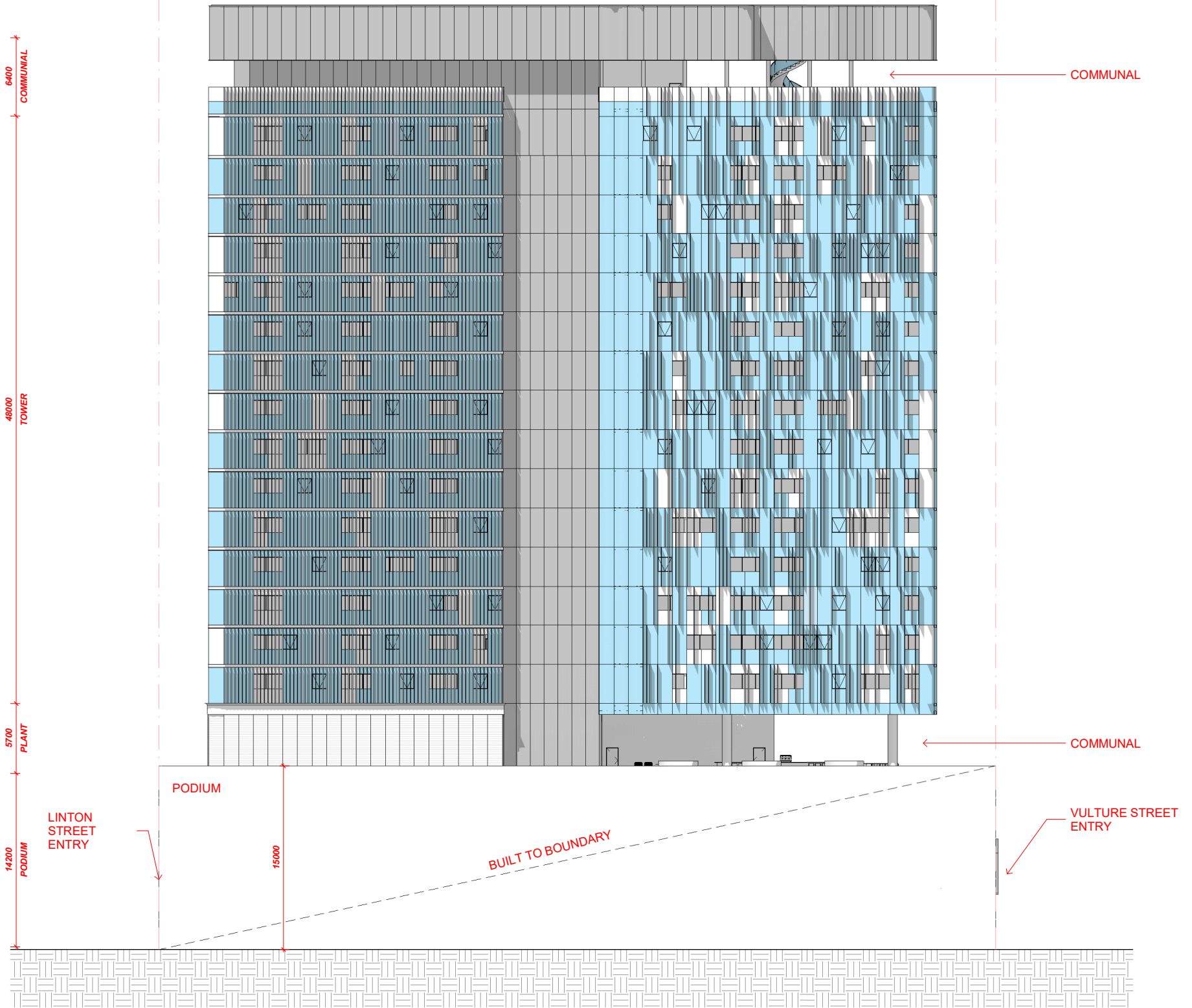


3 EAST ELEVATION
1 : 200



1 NORTH ELEVATION
1 : 200

LEVEL 22	81700	3200	6400 COMMUNAL
LEVEL 21	78500	3200	
LEVEL 20	75300	3200	
LEVEL 19	72100	3200	
LEVEL 18	68900	3200	
LEVEL 17	65700	3200	
LEVEL 16	62500	3200	
LEVEL 15	59300	3200	
LEVEL 14	56100	3200	
LEVEL 13	52900	3200	
LEVEL 12	49700	3200	
LEVEL 11	46500	3200	
LEVEL 10	43300	3200	
LEVEL 09	40100	3200	
LEVEL 08	36900	3200	
LEVEL 07	33700	3200	
LEVEL 06	30500	3200	
LEVEL 05	27300	3200	
LEVEL 04	21600	5700	5700 PLANT
LEVEL 03	18400	3200	
LEVEL 02	15200	3200	14200 PODIUM
LEVEL 01	12000	3200	
GROUND LEVEL 00	7420	4600	



2 WEST ELEVATION
1 : 200



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PROJECT NUMBER
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492 VULTURE ST KANGAROO POINT

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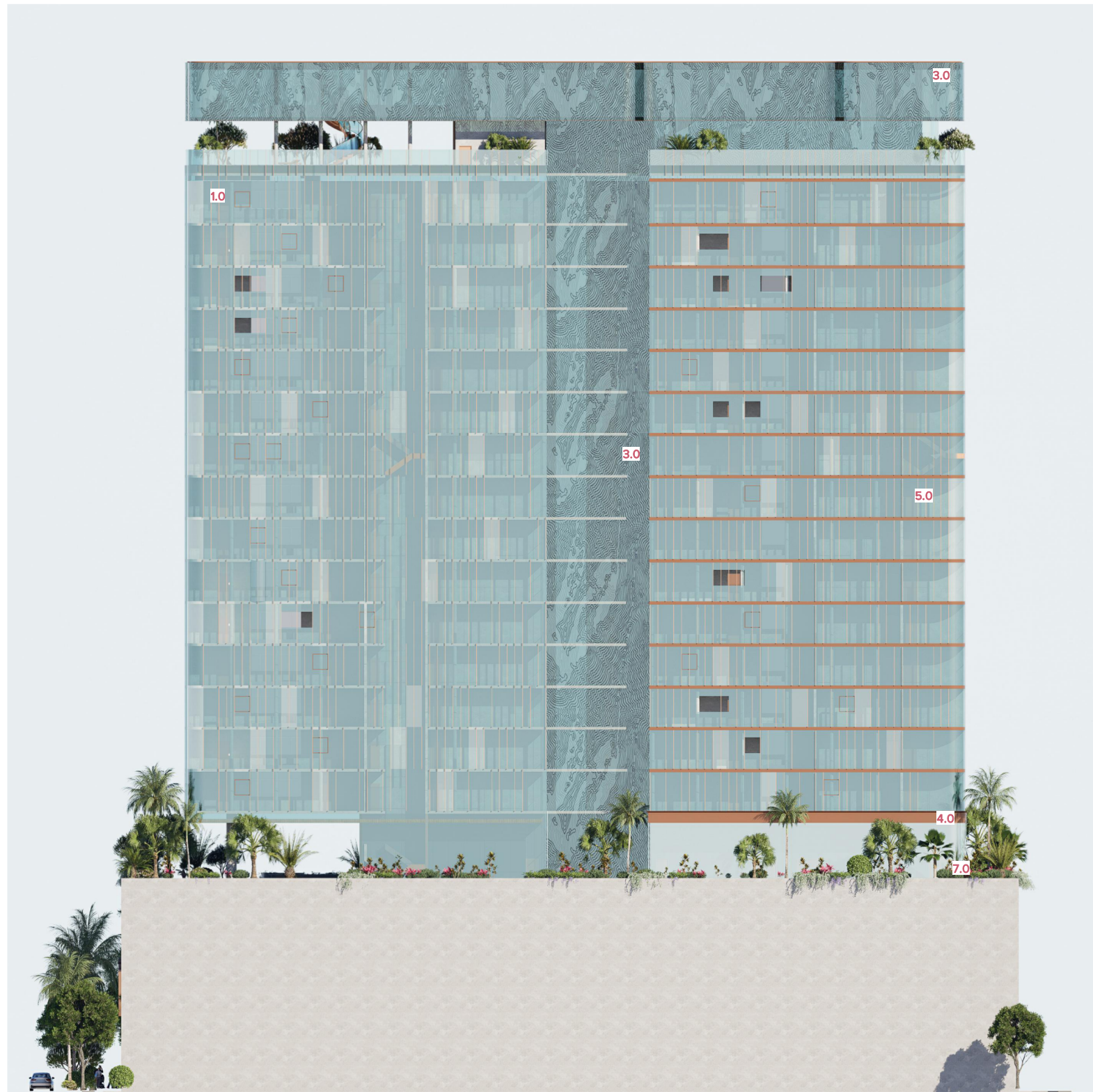
DRAWING NUMBER
E-X02
NAME
ELEVATIONS

CHECKED
GB
APPROVED
GB

SCALE(A1)
1 : 200
ISSUE
F



LEVEL 22	81700
LEVEL 21	78500
LEVEL 20	75300
LEVEL 19	72100
LEVEL 18	68900
LEVEL 17	65700
LEVEL 16	62500
LEVEL 15	59300
LEVEL 14	56100
LEVEL 13	52900
LEVEL 12	49700
LEVEL 11	46500
LEVEL 10	43300
LEVEL 09	40100
LEVEL 08	36900
LEVEL 07	33700
LEVEL 06	30500
LEVEL 05	27300
LEVEL 04	21600
LEVEL 03	18400
LEVEL 02	15200
LEVEL 01	12000
GROUND LEVEL 00	7420



1 EAST MATERIALISED
1 : 200



1.0 ALUMINIUM SUNSHADE
COPPER ANODIZED



2.0 CONCRETE PLANTERS



3.0 FRITTED GLAZING
INDIGENOUS MOTIF



4.0 ALUMINIUM CLADDING
COPPER ANODIZED



5.0 CURTAIN WALL GLASS
WITH OPERABLE WINDOWS



6.0 ALUMINIUM BATTEN
SCREENING
COPPER ANODIZED



7.0 COMMUNAL
LANDSCAPES

2 NORTH MATERIALISED
1 : 200



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A	30/04/20	PLANNING SUB REVIEW
B	07/05/20	PLANNING SUB REVIEW

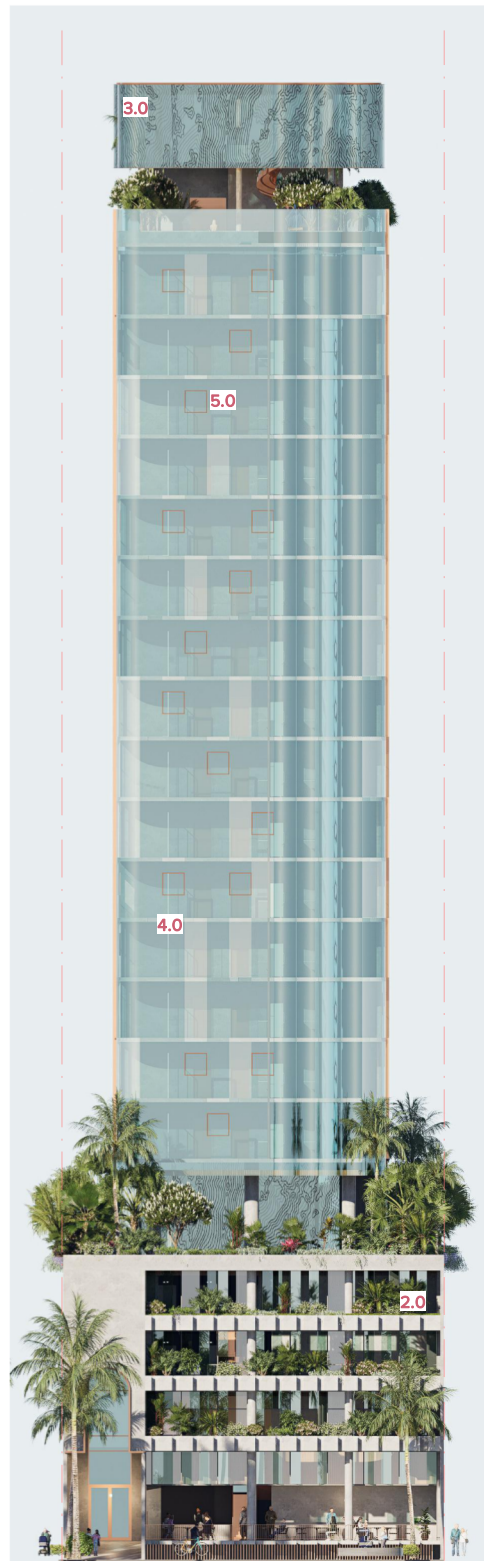
PROJECT NUMBER
250207
492 VULTURE ST KANGAROO POINT

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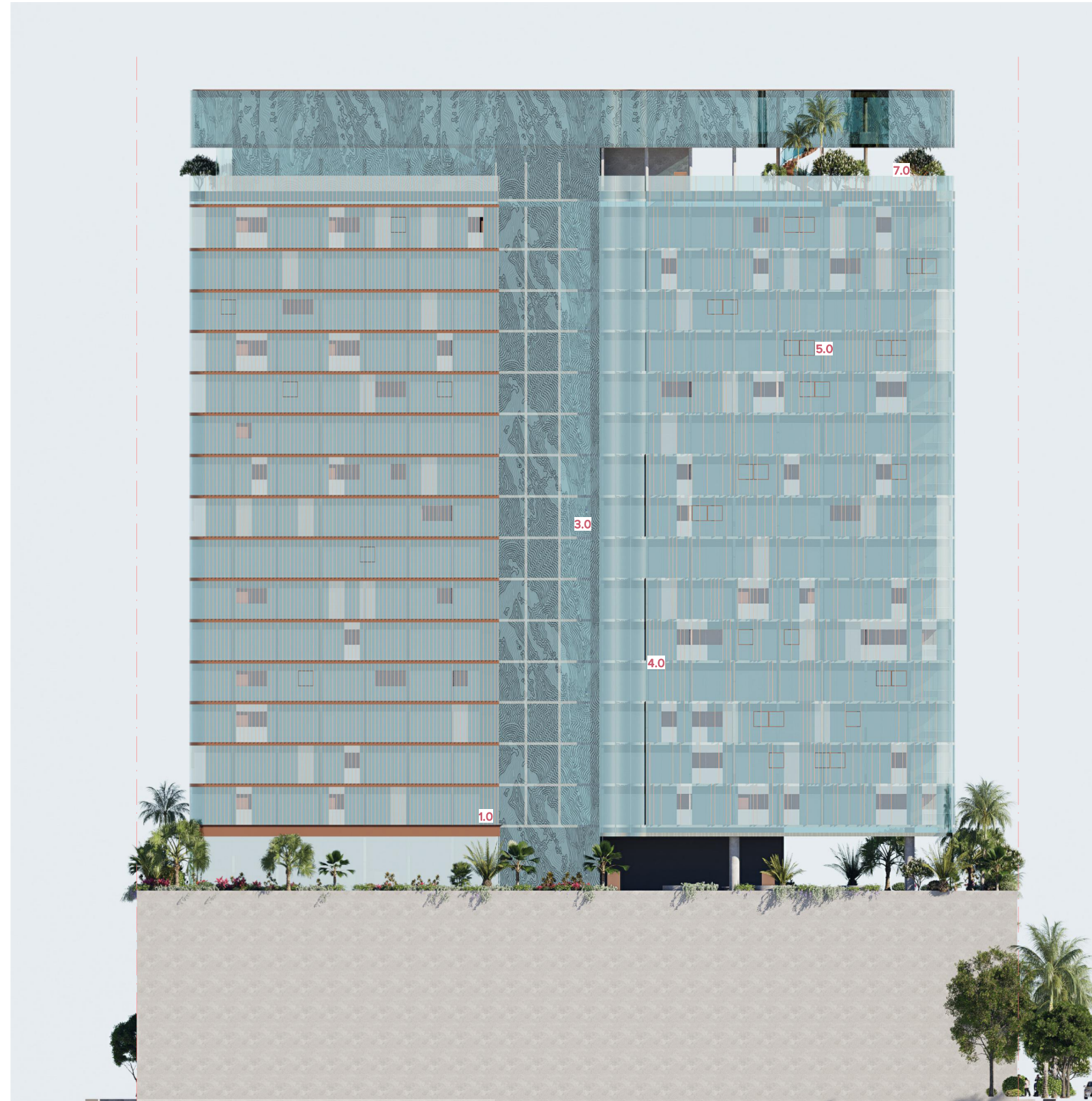
DRAWING NUMBER
E-X03
NAME
MATERIALISED ELEVATIONS

CHECKED
GB
APPROVED
GB

SCALE(A1)
1 : 200
ISSUE
B



LEVEL 22	81700
LEVEL 21	78500
LEVEL 20	75300
LEVEL 19	72100
LEVEL 18	68900
LEVEL 17	65700
LEVEL 16	62500
LEVEL 15	59300
LEVEL 14	56100
LEVEL 13	52900
LEVEL 12	49700
LEVEL 11	46500
LEVEL 10	43300
LEVEL 09	40100
LEVEL 08	36900
LEVEL 07	33700
LEVEL 06	30500
LEVEL 05	27300
LEVEL 04	21600
LEVEL 03	18400
LEVEL 02	15200
LEVEL 01	12000
GROUND LEVEL 00	7420



2 WEST MATERIALISED
1 : 200



1.0 ALUMINIUM SUNSHADE
COPPER ANODIZED



2.0 CONCRETE PLANTERS



3.0 FRITTED GLAZING
INDIGENOUS MOTIF



4.0 ALUMINIUM CLADDING
COPPER ANODIZED



5.0 CURTAIN WALL GLASS
WITH OPERABLE WINDOWS



6.0 ALUMINIUM BATTEN
SCREENING
COPPER ANODIZED



7.0 COMMUNAL
LANDSCAPES

1 SOUTH MATERIALISED
1 : 200



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No.	DTE	DES
A	30/04/20	PLANNING SUB REVIEW
B	07/05/20	PLANNING SUB REVIEW

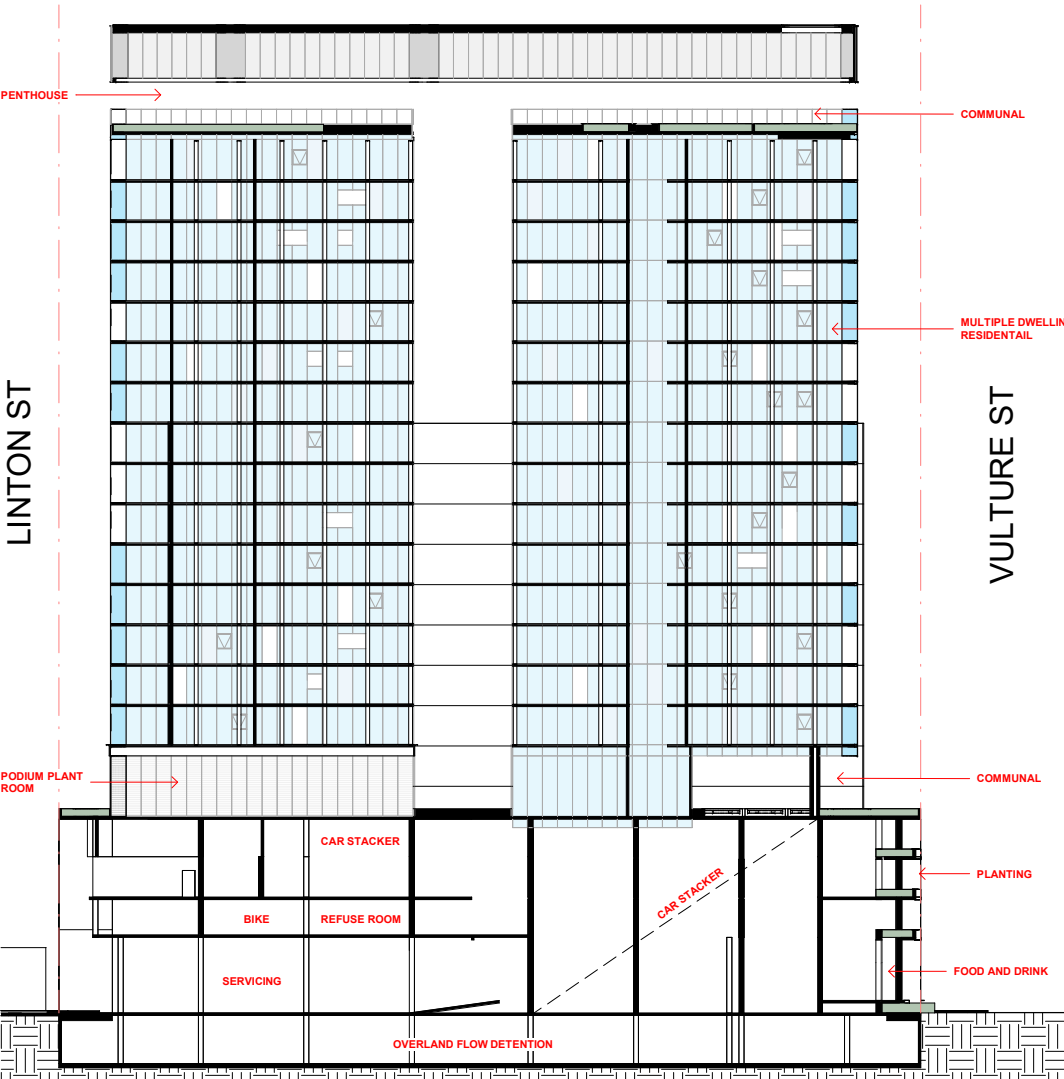
PROJECT NUMBER
250207
492 VULTURE ST KANGAROO POINT

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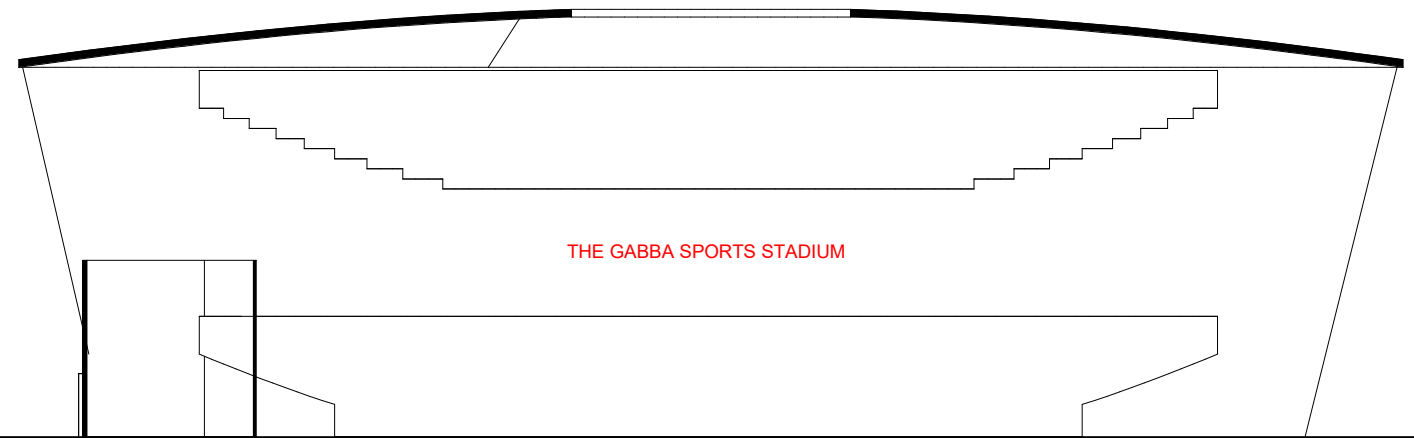
DRAWING NUMBER
E-X04
NAME
MATERIALISED ELEVATIONS

CHECKED
GB
APPROVED
GB

SCALE(A1)
1 : 200
ISSUE
B



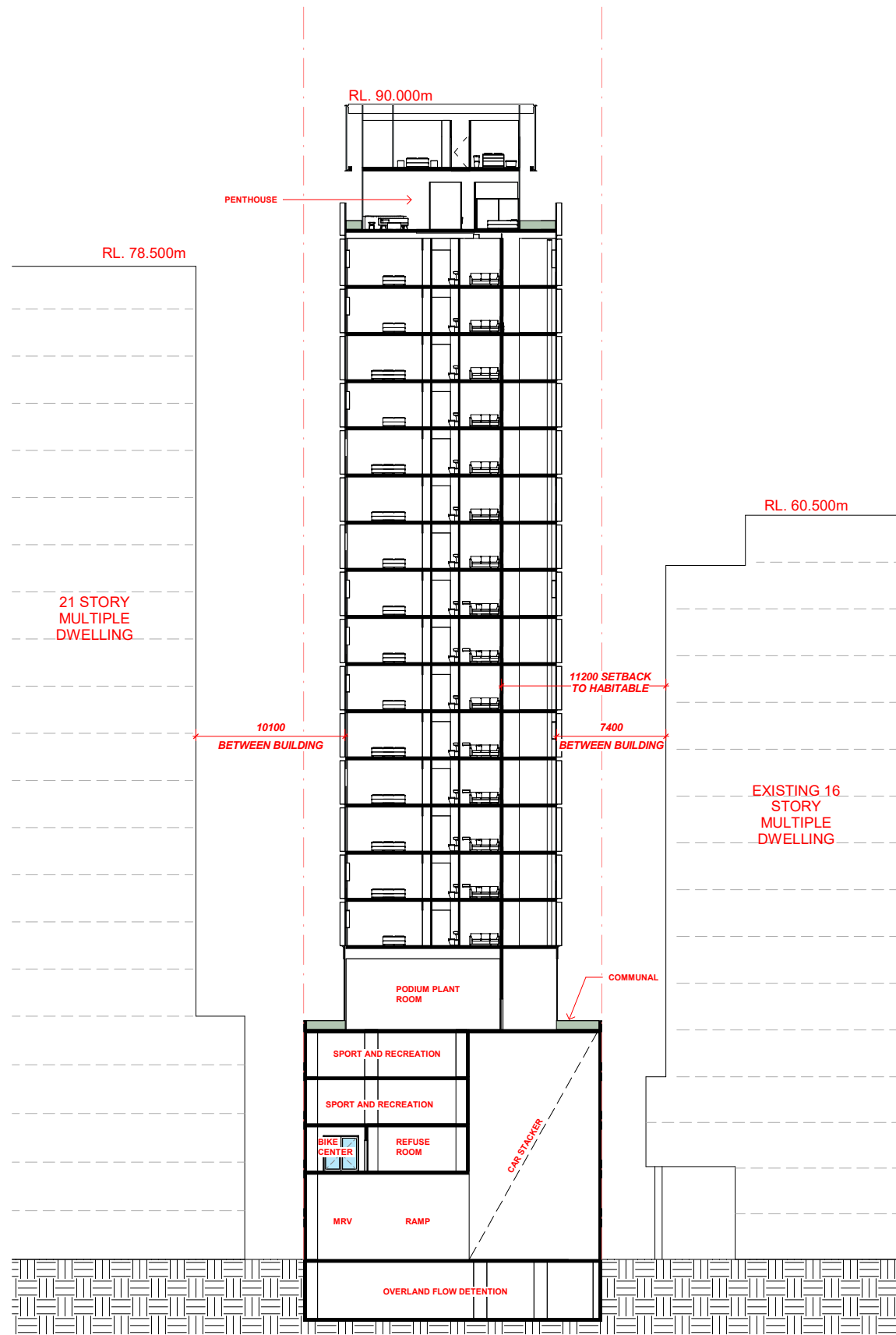
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LEVEL 21	78500
LEVEL 20	75300
LEVEL 19	72100
LEVEL 18	68900
LEVEL 17	65700
LEVEL 16	62500
LEVEL 15	59300
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LEVEL 13	52900
LEVEL 12	49700
LEVEL 11	46500
LEVEL 10	43300
LEVEL 09	40100
LEVEL 08	36900
LEVEL 07	33700
LEVEL 06	30500
LEVEL 05	27300
LEVEL 04	21600
LEVEL 03	18400
LEVEL 02	15200
LEVEL 01	12000
GROUND LEVEL 00	7420
BASEMENT 01	-2000



LINTON ST

VULTURE ST

THE GABBA SPORTS STADIUM



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B	07/05/20	PLANNING SUB REVIEW

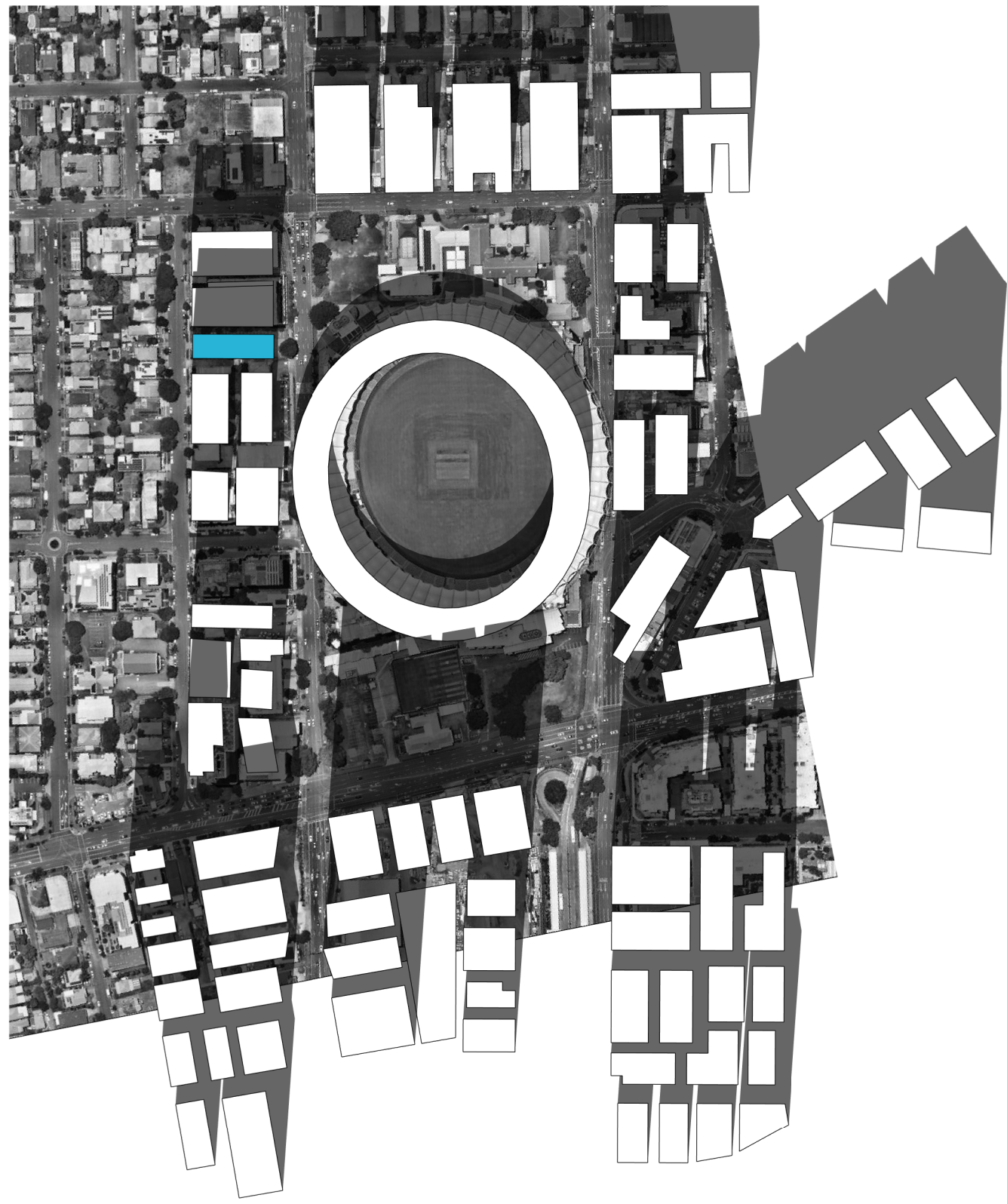
PROJECT NUMBER
250207
492 VULTURE ST KANGAROO POINT

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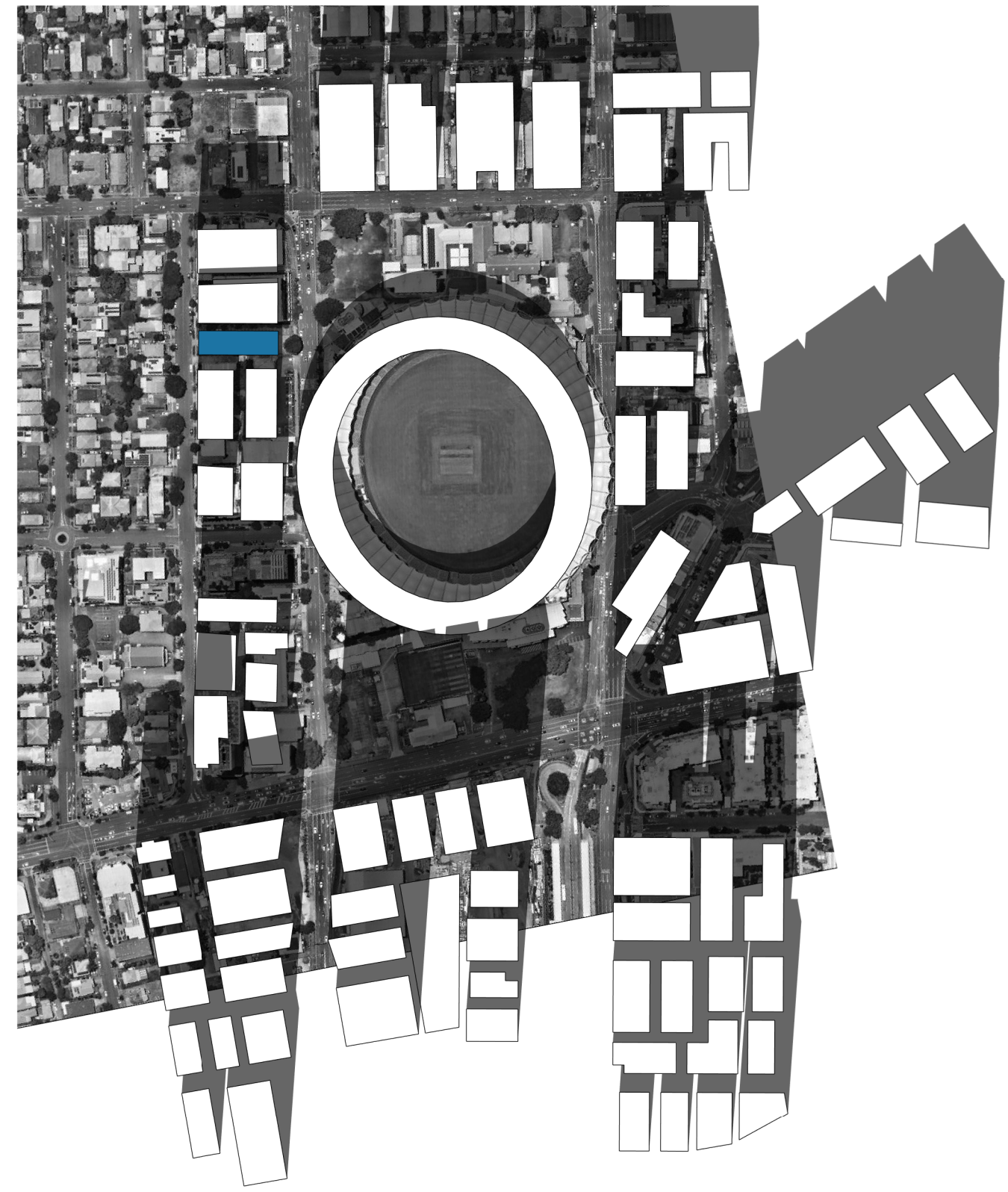
DRAWING NUMBER
F-X02
 NAME
SITE SECTIONS

CHECKED GB	SCALE(A1) 1:200
APPROVED GB	ISSUE B

WOOLLOONGABBA PDA
 MAXIMUM BUILDING
 HEIGHTS SHOWN



3 3PM SUMMER - PROPOSED HEIGHT
 1 : 2000



1 3PM SUMMER - PDA HEIGHT
 1 : 2000



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D	20/02/20	PLANNING SUBMISSION 26
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PROJECT NUMBER
250207
492 VULTURE ST KANGAROO POINT

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DRAWING NUMBER
S-X01

NAME
SUN STUDY COMPARISON 3PM SUMMER

CHECKED
 GB

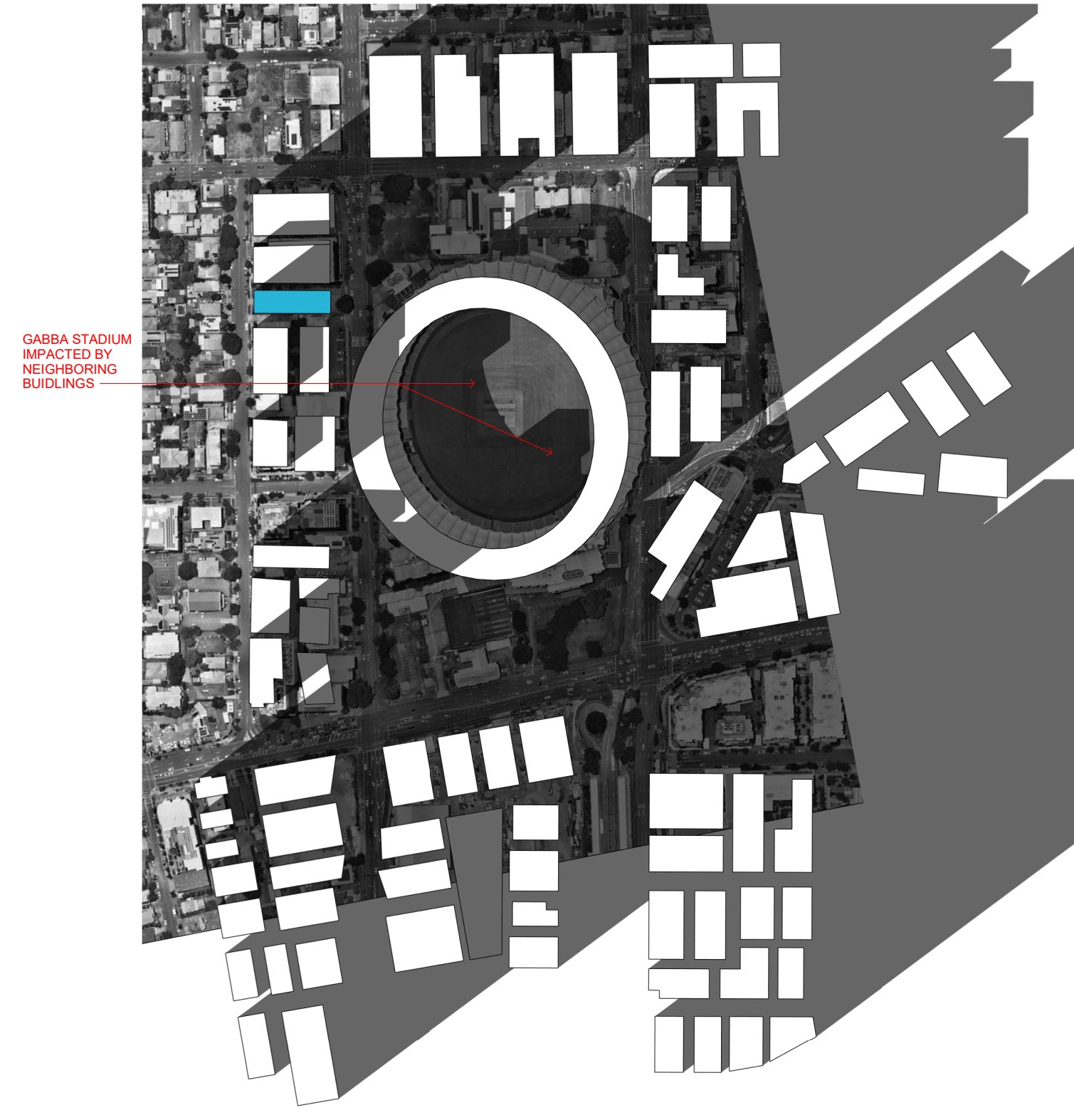
APPROVED
 GB

SCALE(A1)
1 : 2000

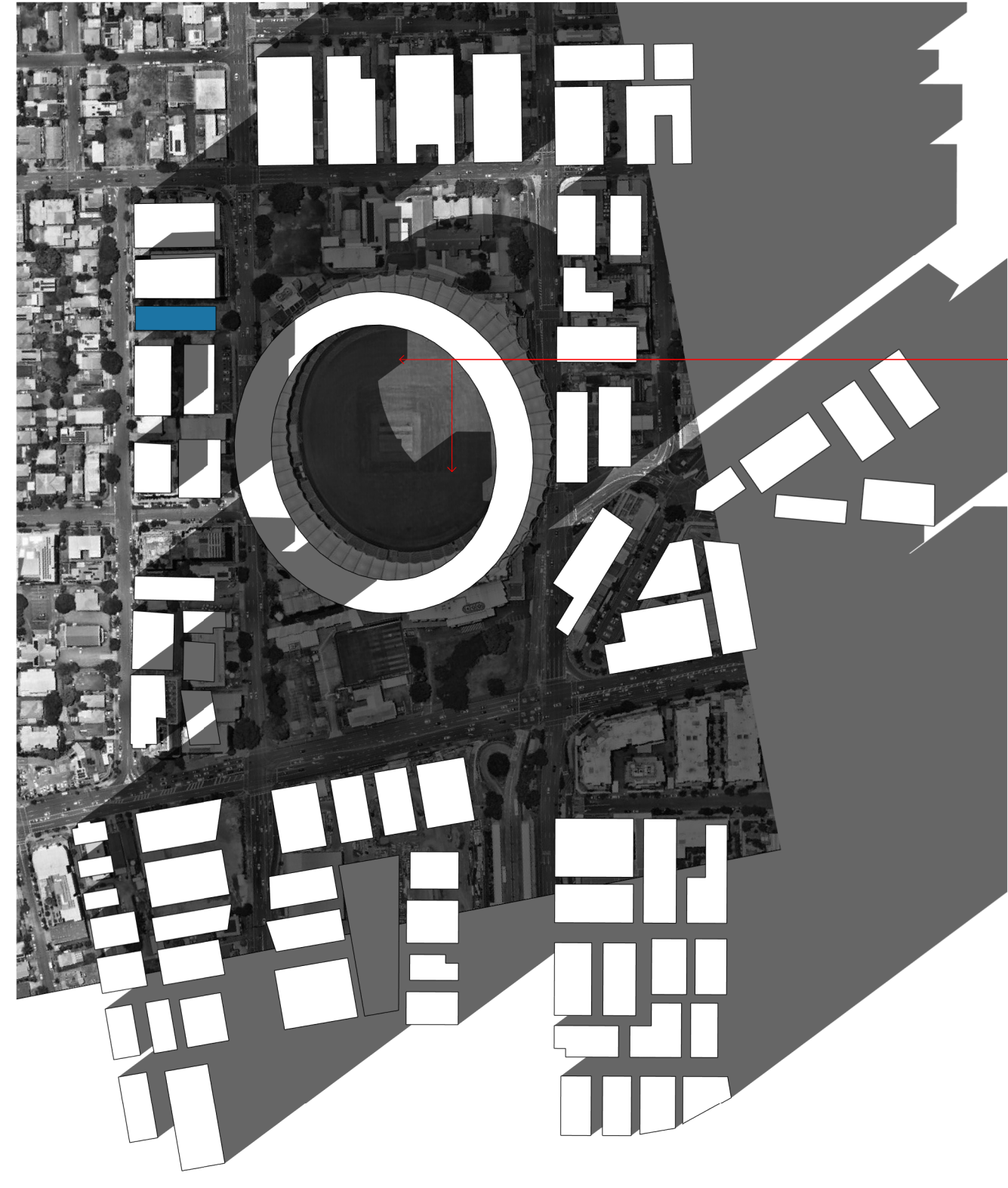
ISSUE
F



WOOLLOONGABBA PDA
 MAXIMUM BUILDING
 HEIGHTS SHOWN



GABBA STADIUM
 IMPACTED BY
 NEIGHBORING
 BUILDINGS



GABBA STADIUM
 IMPACTED BY
 NEIGHBORING
 BUILDINGS

1 3PM WINTER - PROPOSED HEIGHT
 1 : 2000

2 3PM WINTER - PDA HEIGHT
 1 : 2000



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PROJECT NUMBER
250207
492 VULTURE ST KANGAROO POINT

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DRAWING NUMBER
S-X02

NAME
SUN STUDY COMPARISION 3PM WINTER

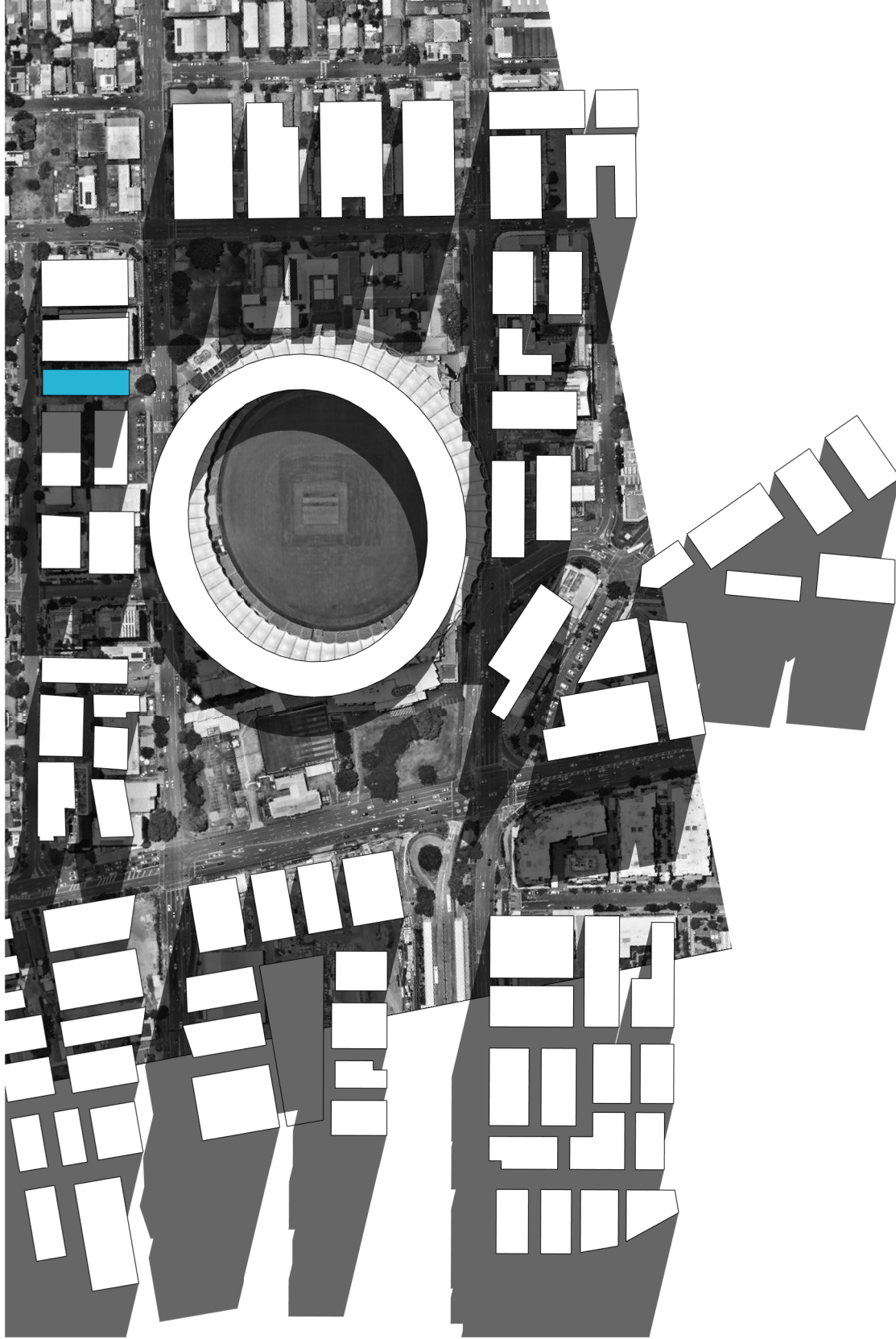
CHECKED
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APPROVED
 GB

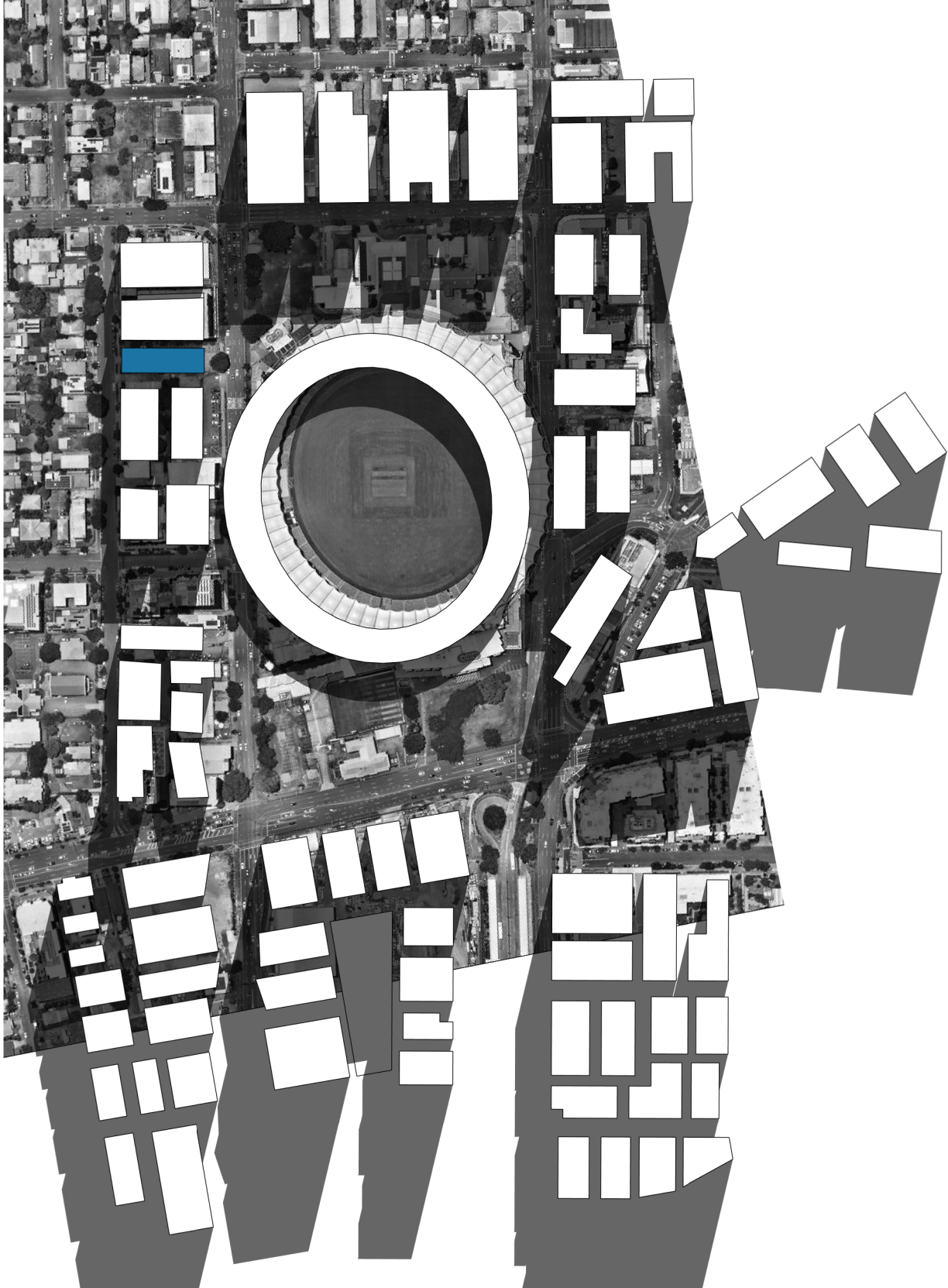
SCALE(A1)
1 : 2000

ISSUE
E





1 9AM SUMMER - PROPOSED HEIGHT
 1 : 2000



2 9AM SUMMER - PDA HEIGHT
 1 : 2000



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PROJECT NUMBER
250207
492 VULTURE ST KANGAROO POINT

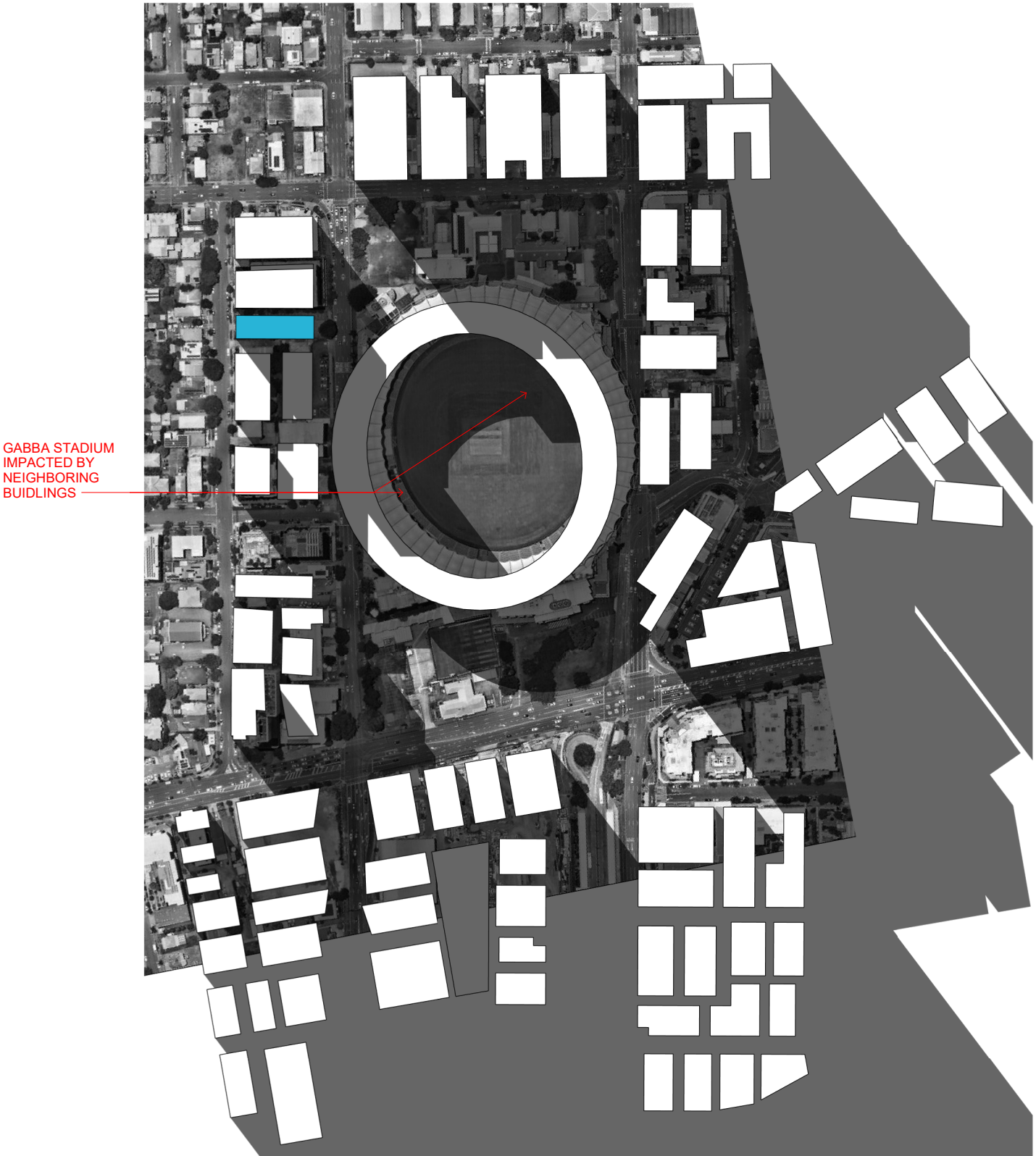
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DRAWING NUMBER
S-X03
 NAME
**SUN STUDY COMPARISION 9AM
 SUMMER**

CHECKED
 GB
 APPROVED
 GB
 SCALE(A1)
1 : 2000
 ISSUE
E

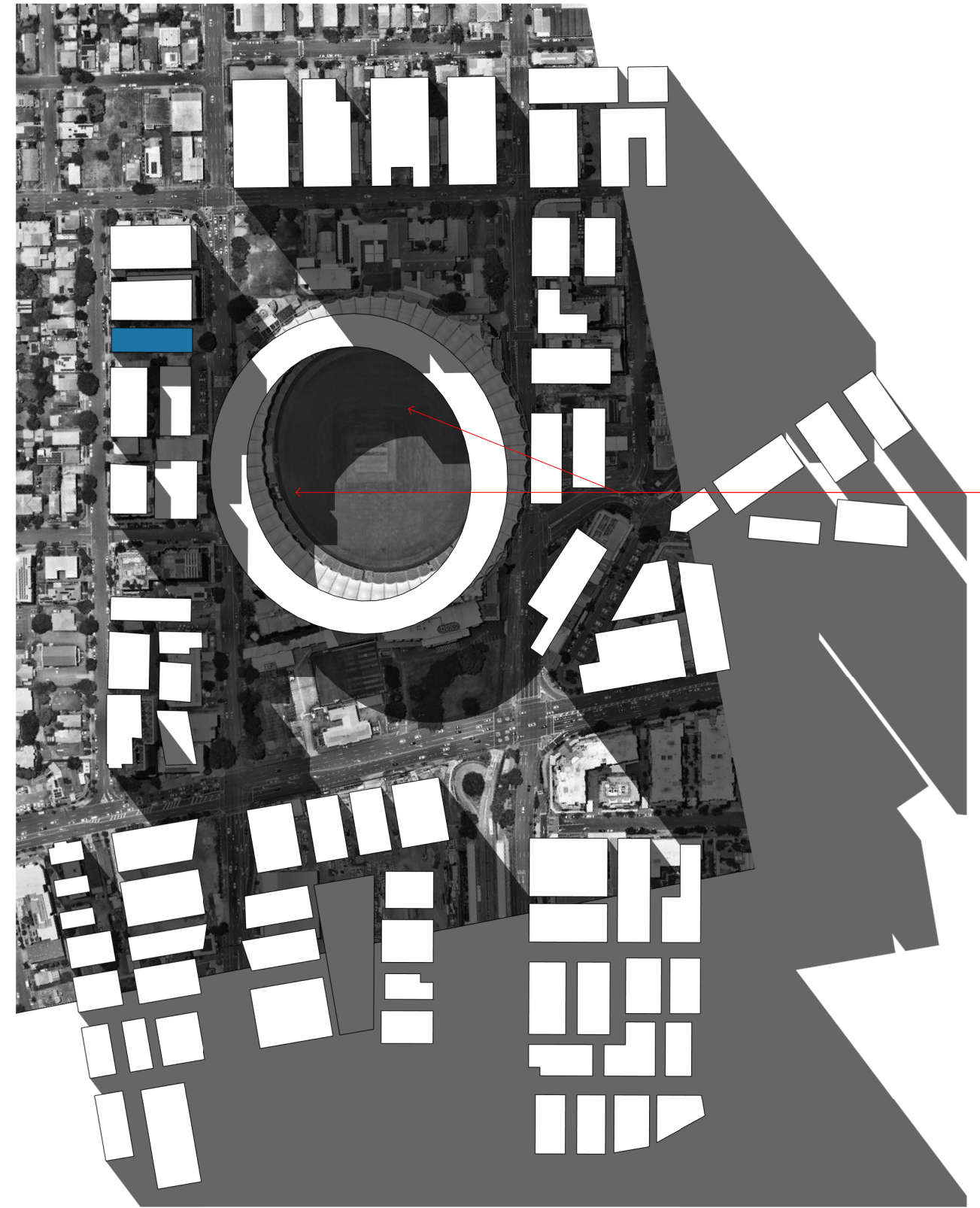


WOOLOONGABBA PDA
 MAXIMUM BUILDING
 HEIGHTS SHOWN



GABBA STADIUM
 IMPACTED BY
 NEIGHBORING
 BUILDINGS

1 9AM WINTER - PROPOSED HEIGHT
 1:2000



GABBA STADIUM
 IMPACTED BY
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 BUILDINGS

2 9AM WINTER - PDA HEIGHT
 1:2000



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492 VULTURE ST KANGAROO POINT

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DRAWING NUMBER
S-X04

NAME
SUN STUDY COMPARISION 9AM WINTER

CHECKED
 GB

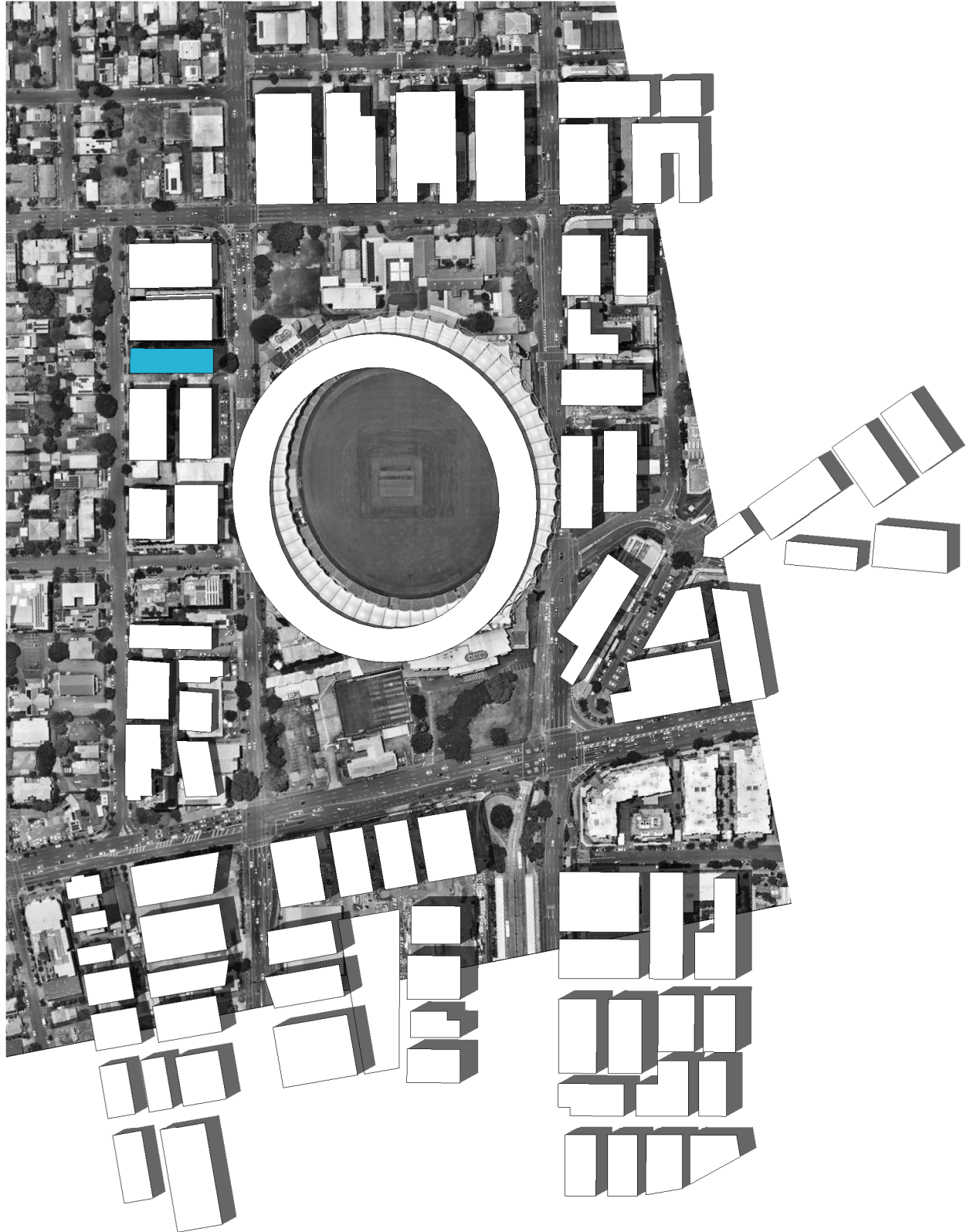
APPROVED
 GB

SCALE(A1)
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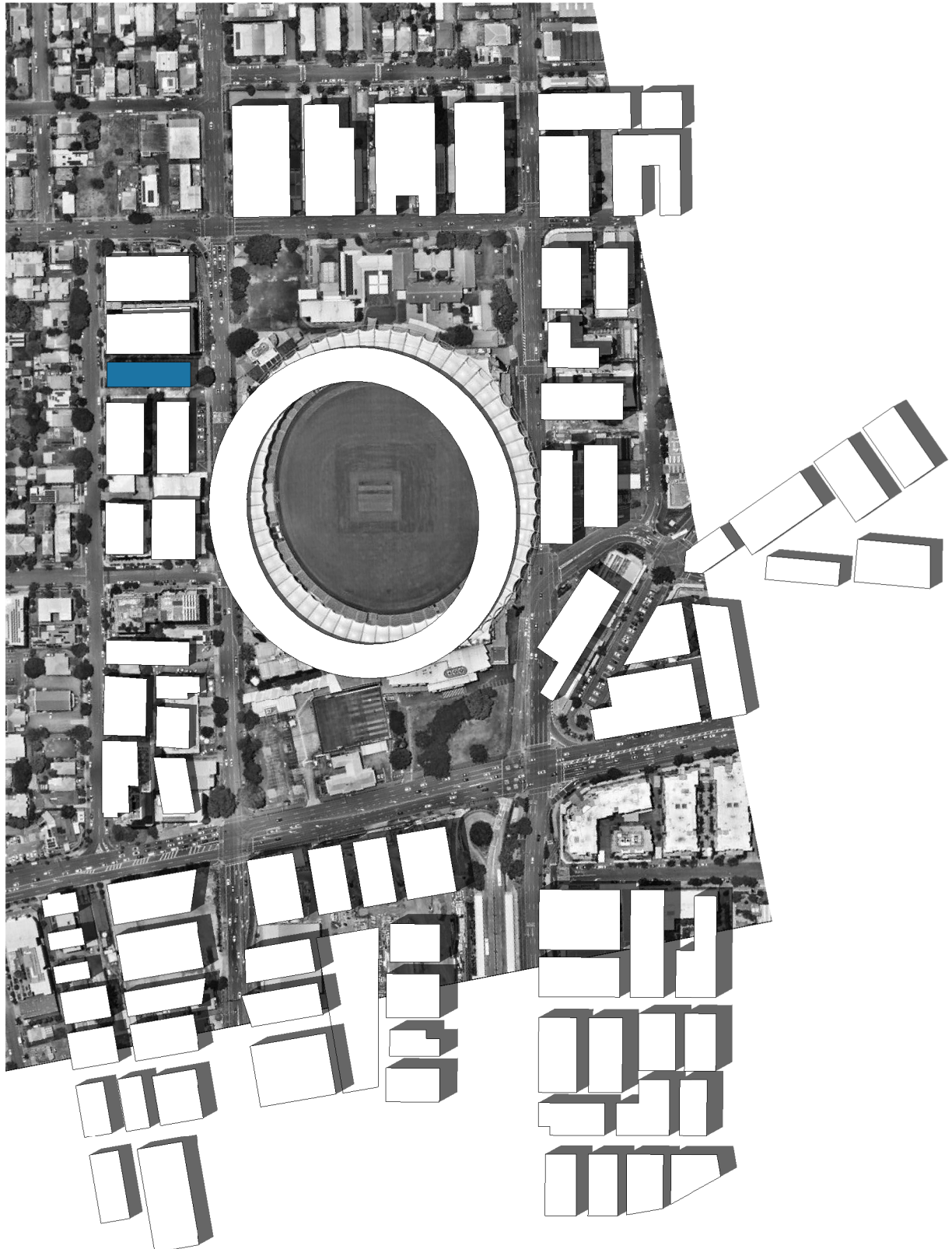
ISSUE
E



WOOLLOONGABBA PDA
 MAXIMUM BUILDING
 HEIGHTS SHOWN



1 12 NOON SUMMER - PROPOSED HEIGHT
 1 : 2000



2 12 NOON SUMMER - PDA HEIGHT
 1 : 2000



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PROJECT NUMBER
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492 VULTURE ST KANGAROO POINT

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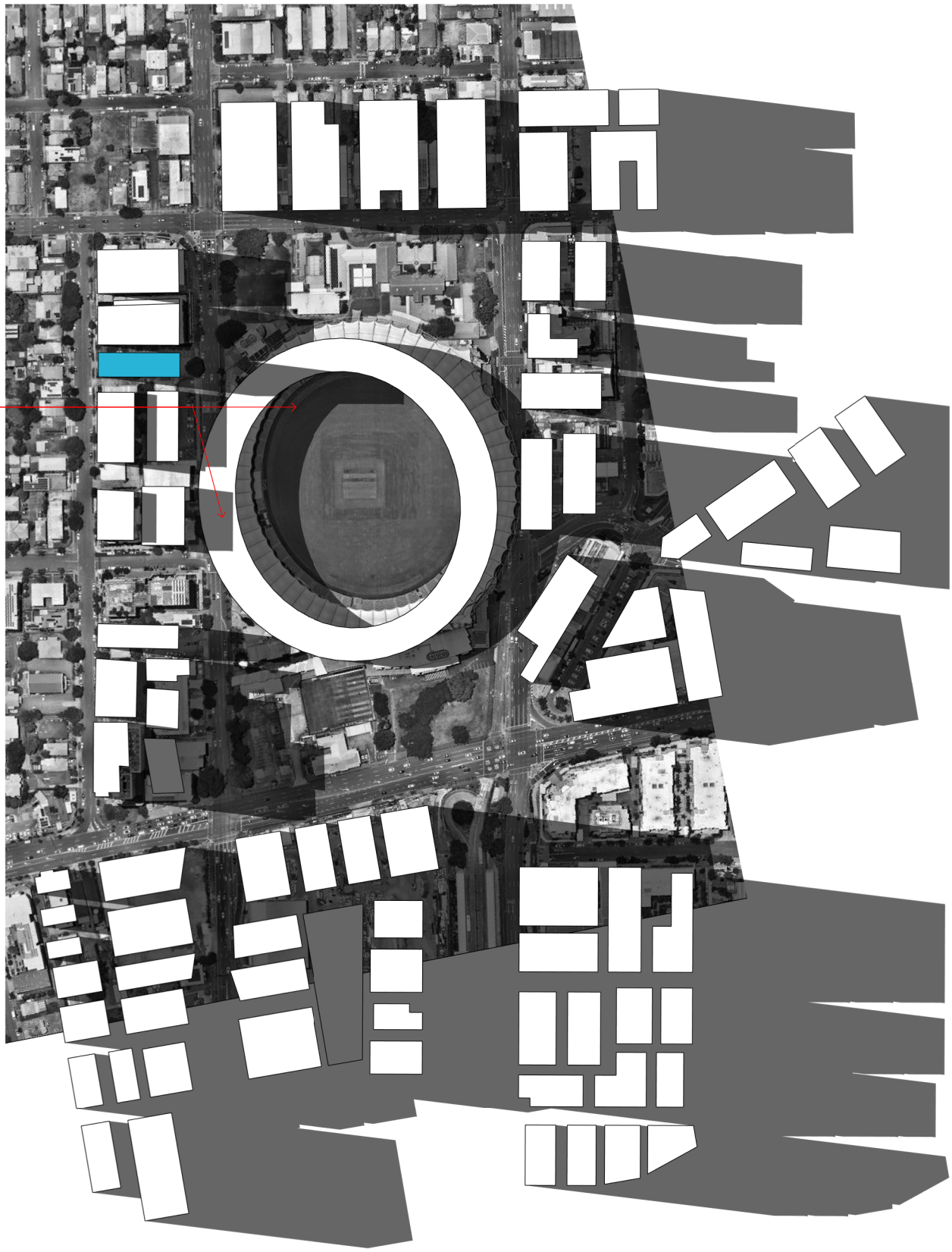
DRAWING NUMBER
S-X05
 NAME
**SUN STUDY COMPARISON 12PM
 SUMMER**

CHECKED
 GB
 APPROVED
 GB
 SCALE(A1)
1 : 2000
 ISSUE
E

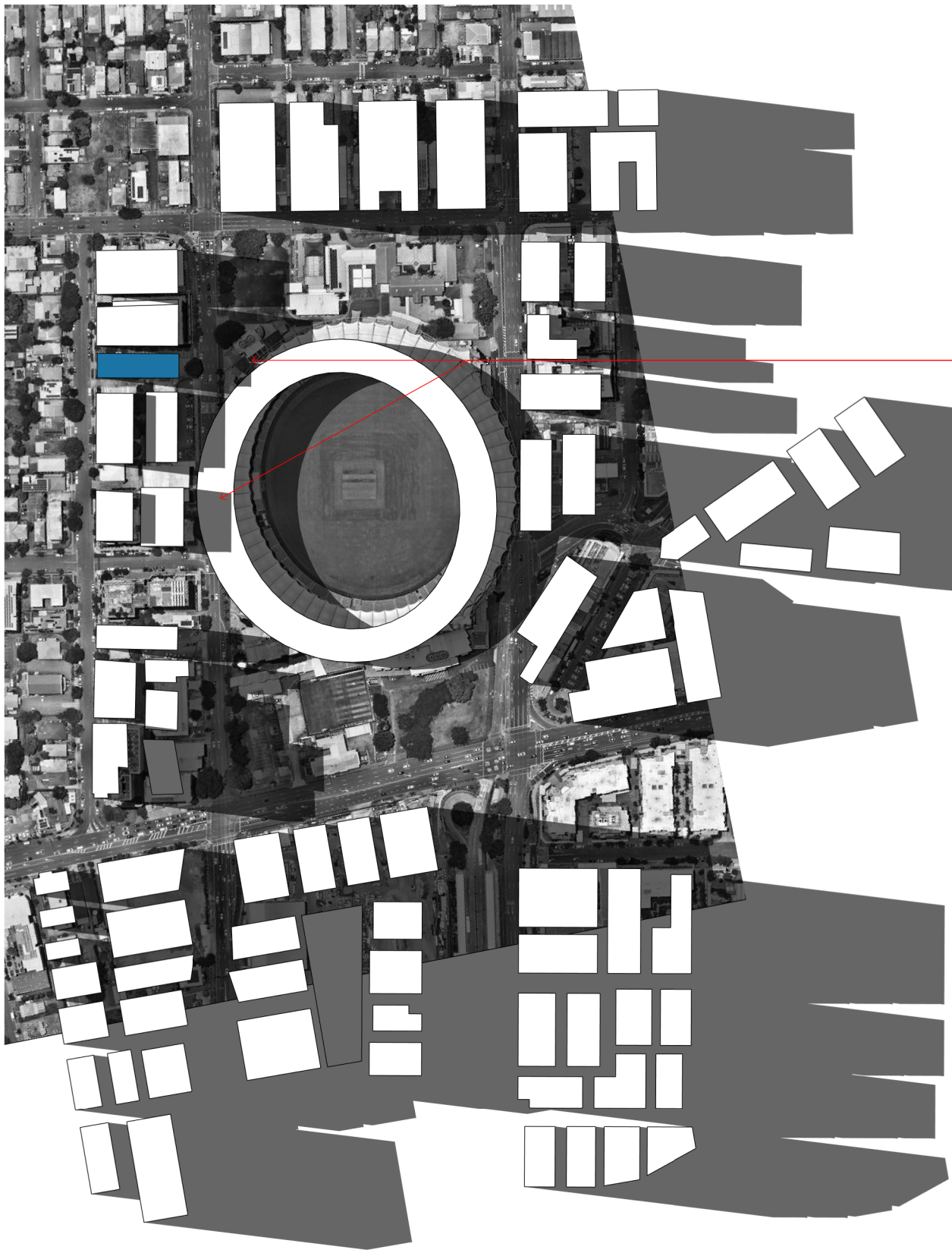


WOOLLOONGABBA PDA
 MAXIMUM BUILDING
 HEIGHTS SHOWN

GABBA STADIUM
 IMPACTED BY
 NEIGHBORING
 BUILDINGS



GABBA STADIUM
 IMPACTED BY
 NEIGHBORING
 BUILDINGS



1 12 NOON WINTER - PROPOSED HEIGHT

1:2000
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E	07/05/20	PLANNIN SUB REVIEW 26

PROJECT NUMBER
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492 VULTURE ST KANGAROO POINT

2 12 NOON WINTER - PDA HEIGHT

1:2000
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 NOT FOR CONSTRUCTION

DRAWING NUMBER
S-X06
 NAME
**SUN STUDY COMPARISION 12PM
 WINTER**

CHECKED
 GB
 APPROVED
 GB
 SCALE(A1)
1:2000
 ISSUE
E

