

MINOR CHANGE

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SITE INFORMATION

Site Area: 1120m²
369 Gregory Terrace
Spring Hill, QLD, 4000
Lot 2 on RP 58772

NOTE:
Boundary, contours, levels, and site services information are sourced from a survey by Lawson Surveys on 25.02.21

NOTE:
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MINOR CHANGE LEGEND	
MC-01	Relocated egress stair
MC-02	Rounded stair design
MC-03	Relocated bicycle racks
MC-04	Simplified rear roof design
MC-05	Extended pool area
MC-06	Removed garden bed

Date	Issue Details	Checked
08/06/26	B Minor Change	EA
15/04/26	A Minor Change	EA

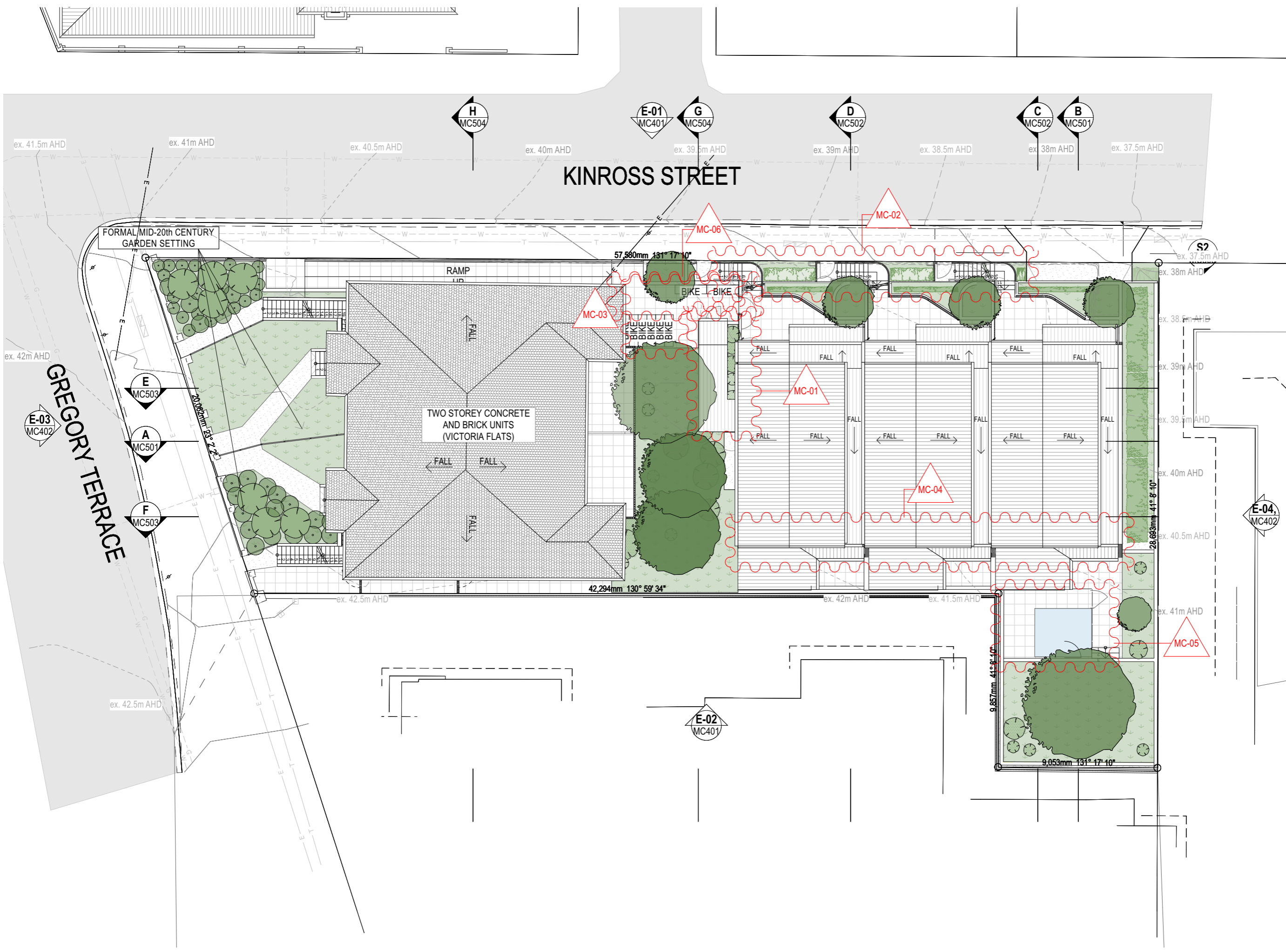
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Project
Townhouse Development
369 Gregory Terrace, Spring Hill,
QLD 4000

Drawing Title
Proposed Site Plan

Scale @ A3	Drawn:	Checked:
1:200	LA/TN/MP	EA
Project Number	Drawing Number	Issue
H4209GRE	MC102	B



Proposed Site Plan
1:200



MINOR CHANGE

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MINOR CHANGE LEGEND	
MC-01	Relocated egress stair
MC-05	Extended pool area
MC-07	Added booster services
MC-08	Increased deep planting
MC-31	New security roller door

Date	Issue Details	Checked
08/06/26	B Minor Change	EA
15/04/26	A Minor Change	EA

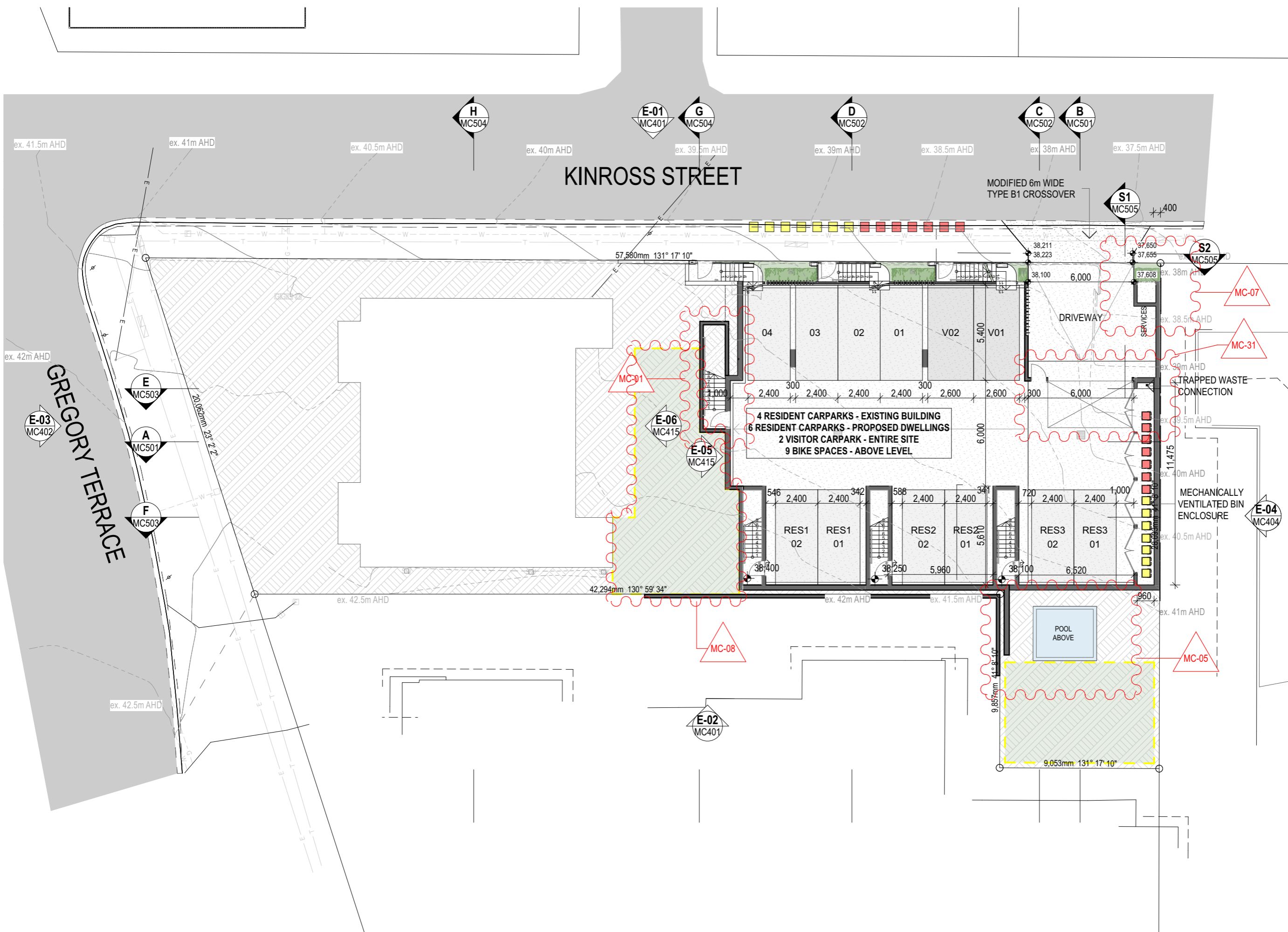
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Project
Townhouse Development
369 Gregory Terrace, Spring Hill,
QLD 4000

Drawing Title
Proposed Basement Floor Plan

Scale @ A3	Drawn:	Checked:
1:200	LA/TN/MP	EA
Project Number	Drawing Number	Issue
H4209GRE	MC208	B



Proposed Basement Floor Plan
1:200

MINOR CHANGE

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MINOR CHANGE LEGEND	
MC-01	Relocated egress stair
MC-03	Relocated bicycle racks
MC-05	Extended pool area
MC-06	Removed garden bed
MC-08	Increased deep planting
MC-09	Adjusted powder room levels
MC-10	New rainwater tanks
MC-11	Reconfigured staircase
MC-12	Removed wall

08/06/26	B	Minor Change	EA
15/04/26	A	Minor Change	EA
Date	Issue	Details	Checked

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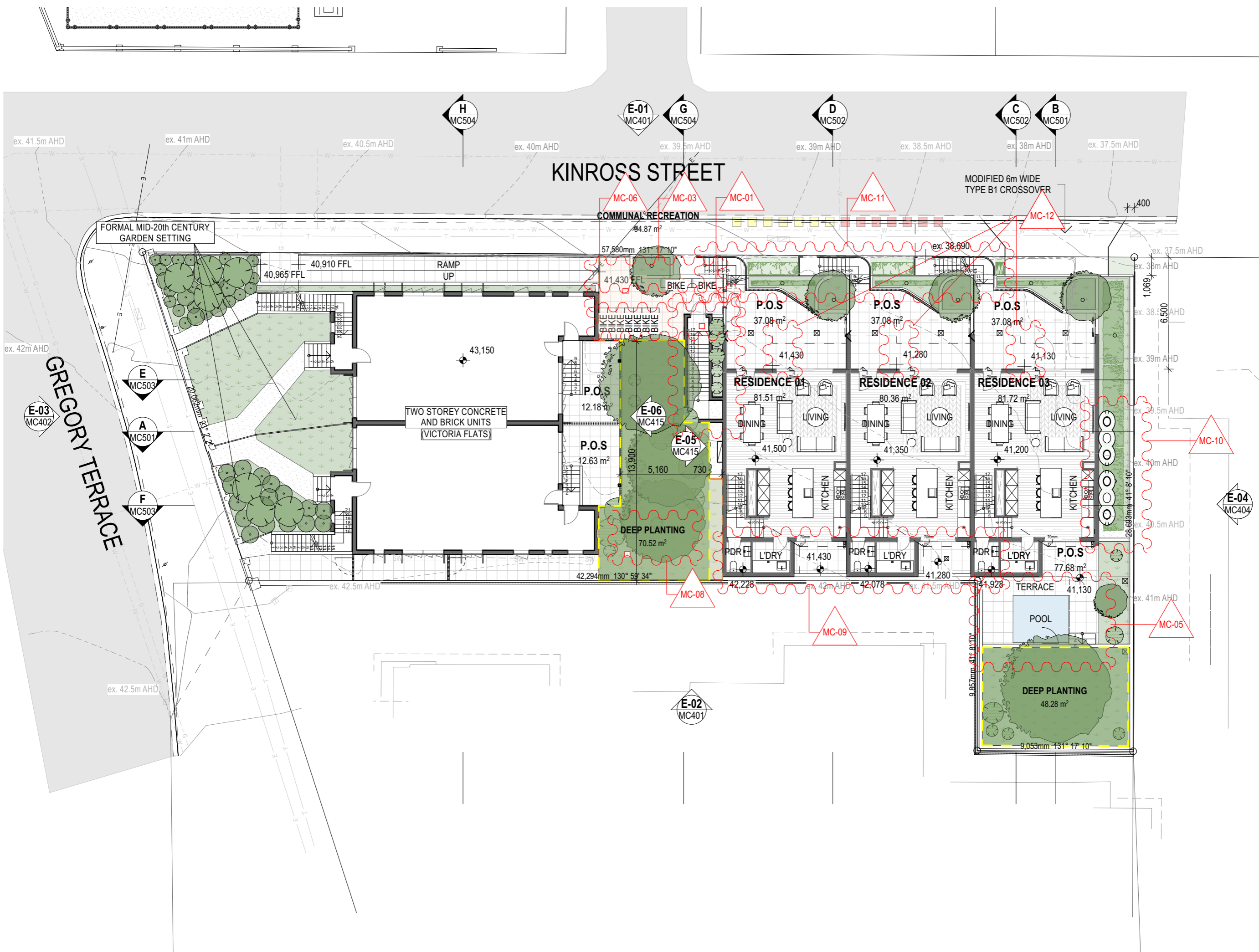
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Project
Townhouse Development
369 Gregory Terrace, Spring Hill,
QLD 4000

Drawing Title
Proposed Ground Floor Plan

Scale @ A3	Drawn:	Checked:
1:200	LA/TN/MP	EA
Project Number	Drawing Number	Issue
H4209GRE	MC209	B



Proposed Ground Floor Plan
1:200

MINOR CHANGE

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MINOR CHANGE LEGEND	
MC-01	Relocated egress stair
MC-04	Simplified rear roof design
MC-13	Awning Extension, Roof Sheeting Material Specified
MC-32	Revised Roof Sheeting Material

08/06/26	B	Minor Change	EA
15/04/26	A	Minor Change	EA
Date	Issue	Details	Checked



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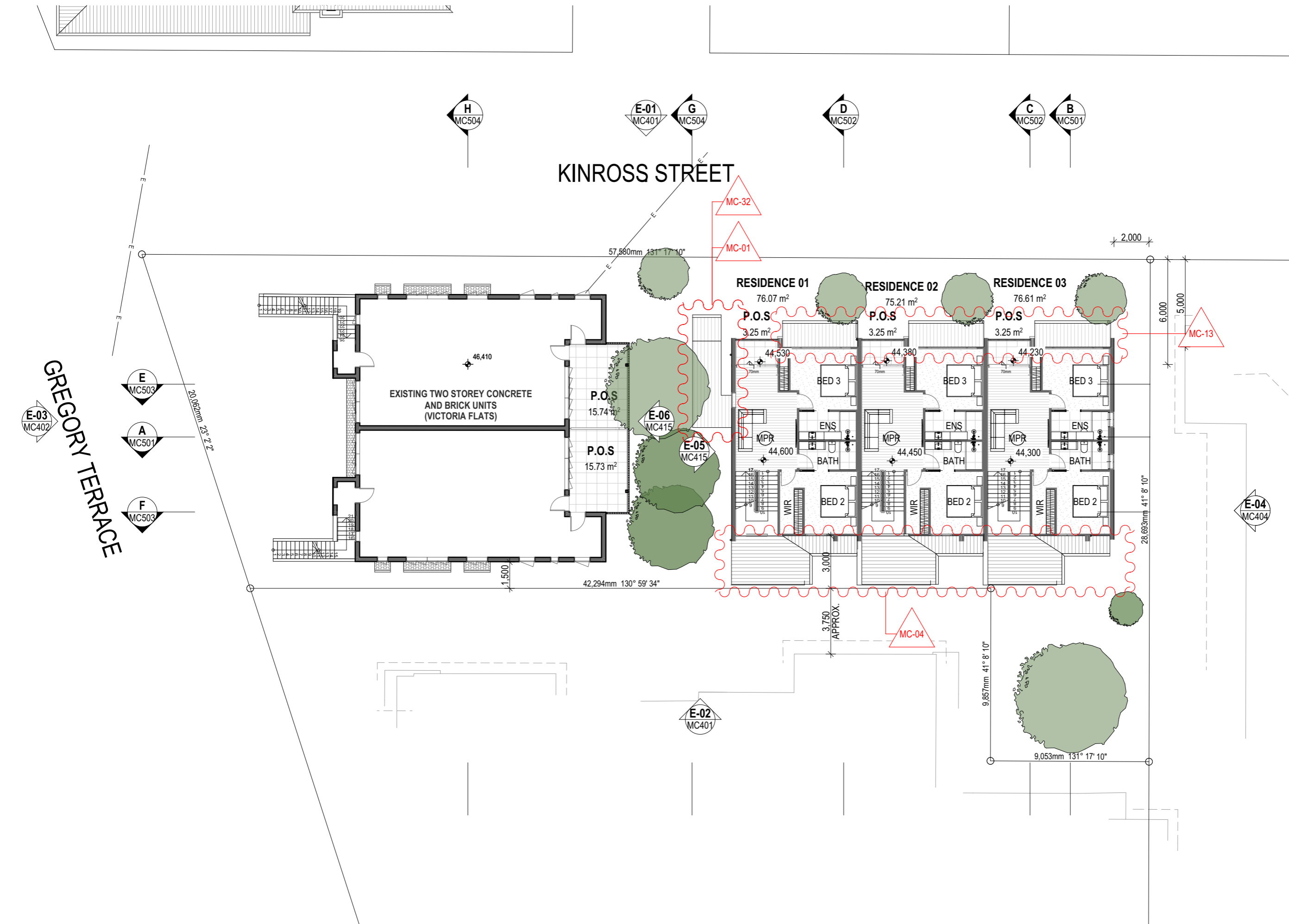
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Project
Townhouse Development
369 Gregory Terrace, Spring Hill,
QLD 4000

Drawing Title
Proposed Level 2 Floor Plan

Scale @ A3	Drawn:	Checked:
1:200	LA/TN/MP	EA
Project Number	Drawing Number	Issue
H4209GRE	MC210	B



Proposed Level 2 Floor Plan
1:200

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MINOR CHANGE LEGEND	
MC-14	Removed Balconies
MC-15	Simplified building articulation to 3m setback
MC-32	Revised Roof Sheeting Material

Date	Issue Details	Checked
08/06/26	B Minor Change	EA
15/04/26	A Minor Change	EA



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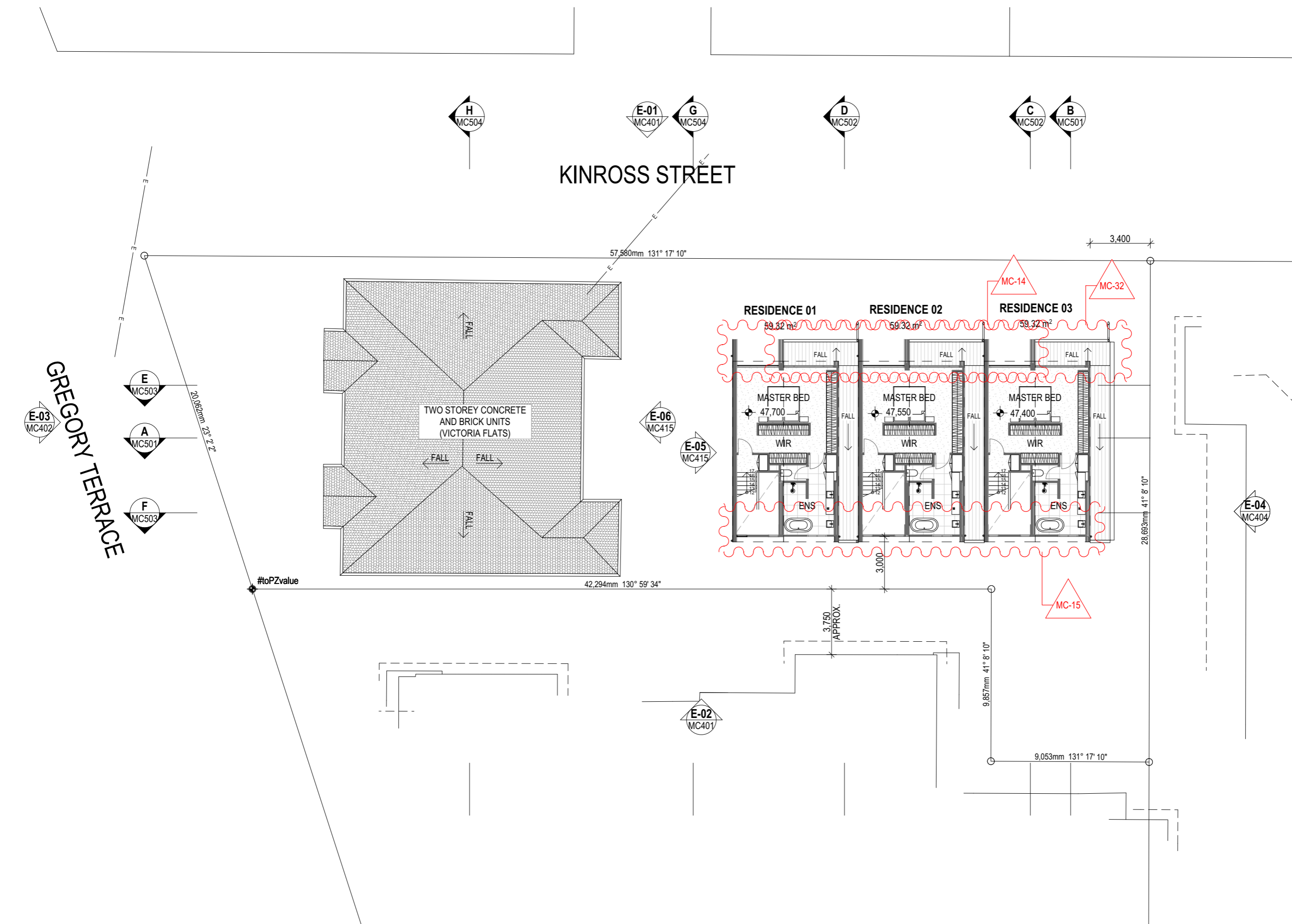
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Project
Townhouse Development
369 Gregory Terrace, Spring Hill,
QLD 4000

Drawing Title
Proposed Level 3 Floor Plan

Scale @ A3	Drawn:	Checked:
1:200	LA/TN/MP	EA
Project Number	Drawing Number	Issue
H4209GRE	MC211	B



Proposed Level 3 Floor Plan
1:200



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MINOR CHANGE LEGEND

MC-04	Simplified rear roof design

08/06/26	B	Minor Change	EA
15/04/26	A	Minor Change	EA

Date Issue Details Checked



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Project
Townhouse Development
 369 Gregory Terrace, Spring Hill,
 QLD 4000

Drawing Title
Proposed Roof Plan

Scale @ A3	Drawn:	Checked:
1:200	LA/TN/MP	EA
Project Number	Drawing Number	Issue
H4209GRE	MC212	B



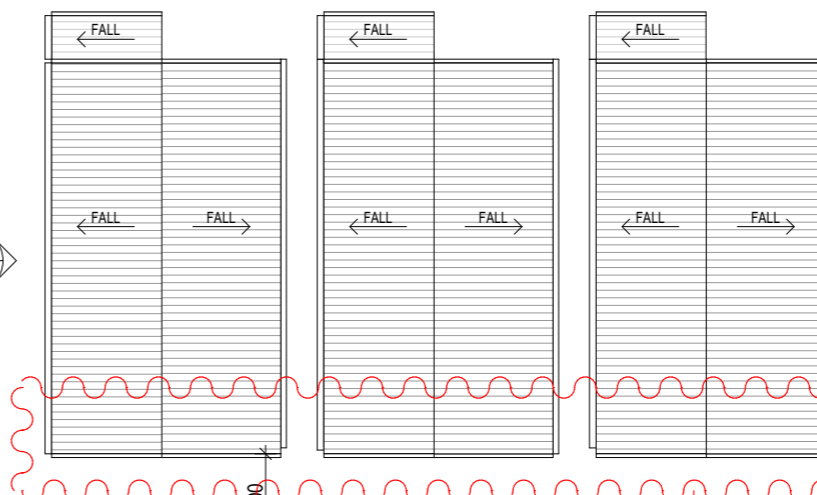
KINROSS STREET

57,580mm 131° 17' 10"

GREGORY TERRACE



20,062mm 73° 2' 2"



28,693mm 41° 8' 10"



42,294mm 130° 59' 34"



2,700

3,750 APPROX.

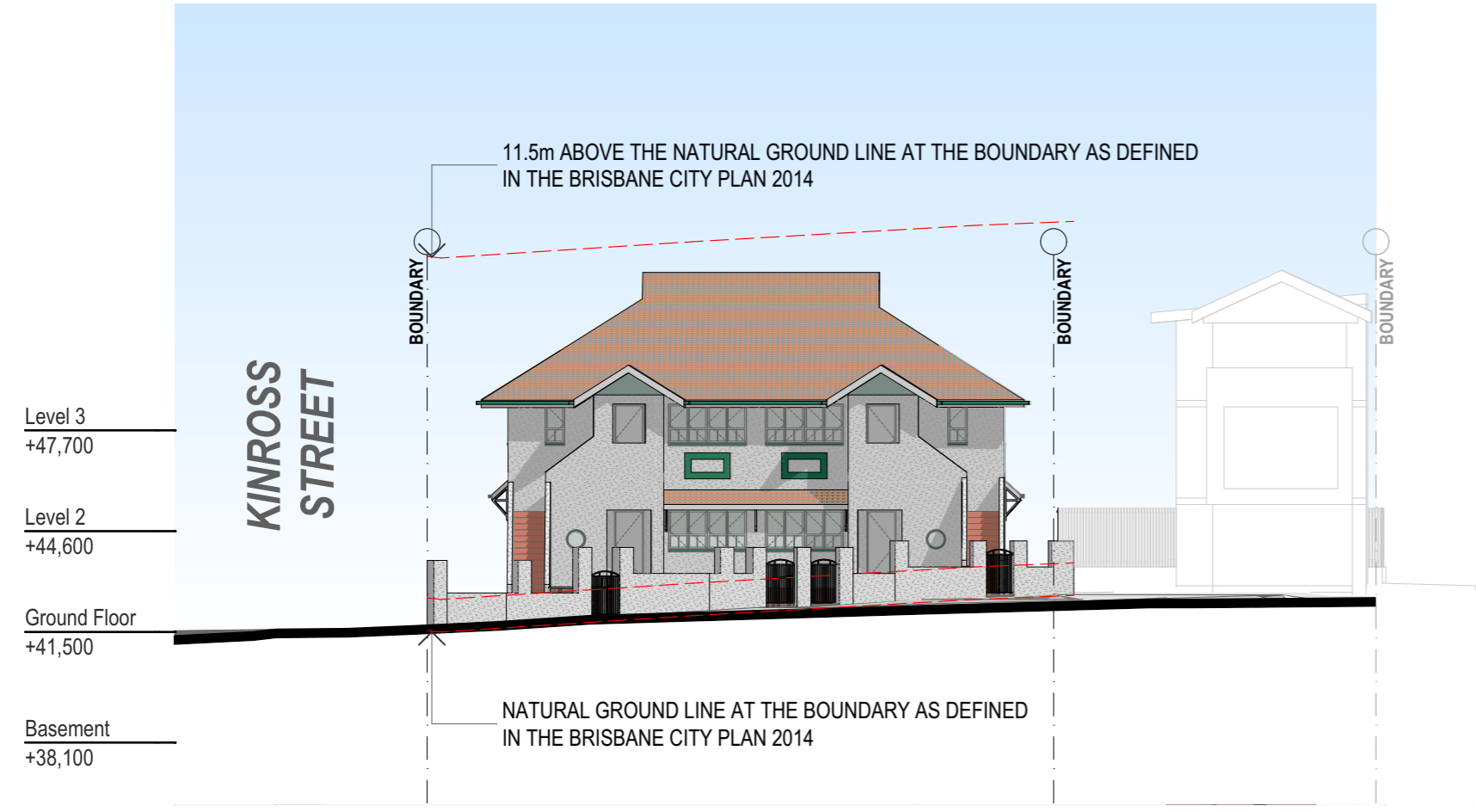


9,857mm 41° 8' 10"

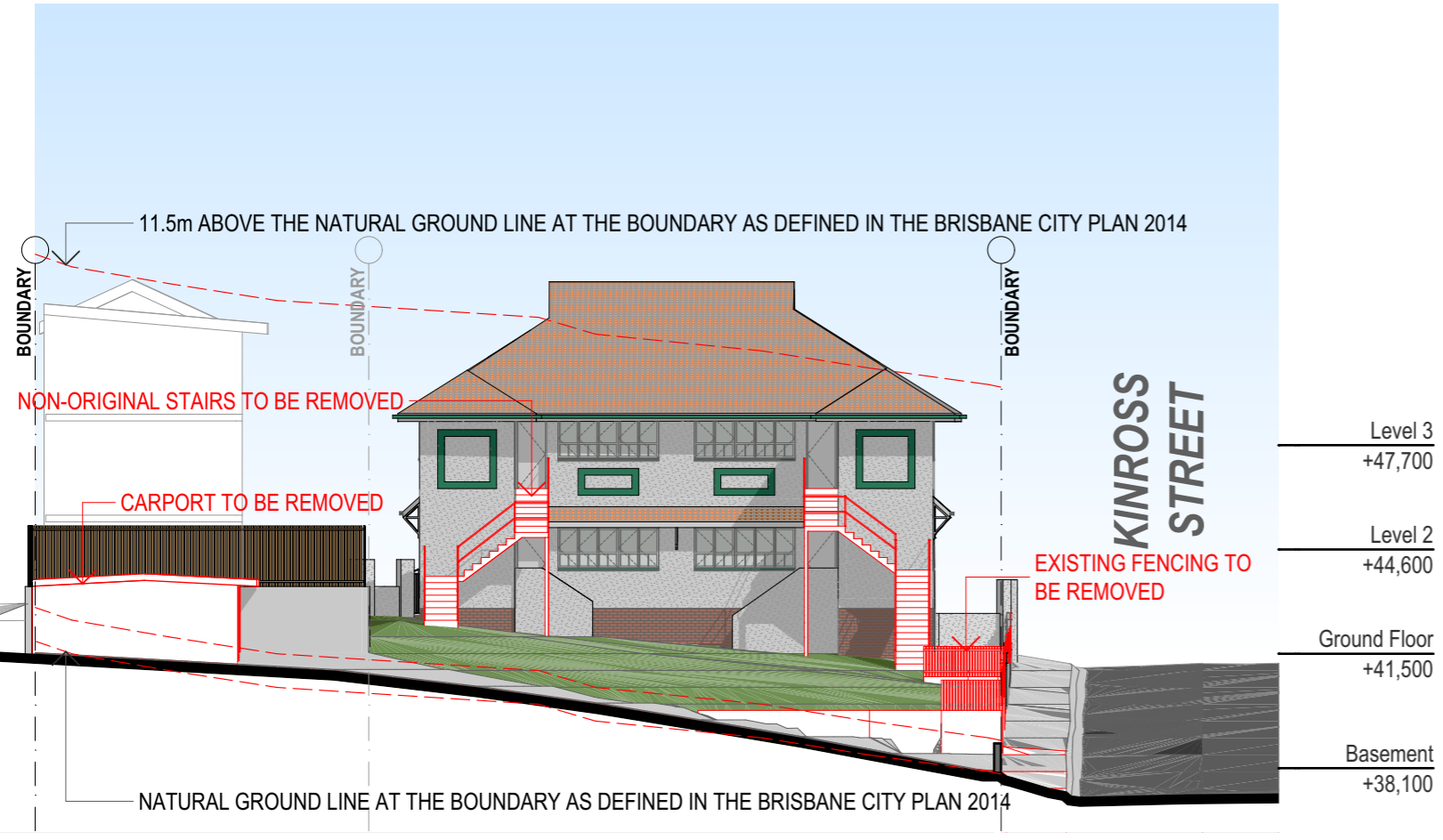
9,053mm 131° 17' 10"

Proposed Roof Plan
 1:200





E-03 Existing North-Western Elevation
1:200



E-04 Existing South-Eastern Elevation
1:200

RENOVATION / DEMOLITION LEGEND
 — Existing Elements To Be Retained
 - - - Proposed Demolition
 — Proposed Construction

MINOR CHANGE
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MINOR CHANGE LEGEND

08/06/26	B	Minor Change	EA
15/04/26	A	Minor Change	EA
Date	Issue	Details	Checked



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Project
Townhouse Development
 369 Gregory Terrace, Spring Hill, QLD 4000
 Drawing Title
Existing North-Western & South-Eastern Elevations
 Scale @ A3 Drawn: Checked:
 1:200 LA/TN/MP EA
 Project Number Drawing Number Issue
 H4209GRE MC402 B

RENOVATION / DEMOLITION LEGEND

- Existing Elements To Be Retained
- Proposed Demolition
- Proposed Construction

MINOR CHANGE

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MINOR CHANGE LEGEND

Date	Issue Details	Checked

Date	Issue Details	Checked
08/06/26	B Minor Change	EA
15/04/26	A Minor Change	EA



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Project
Townhouse Development
 369 Gregory Terrace, Spring Hill,
 QLD 4000

Drawing Title
**Victoria Flats North-Eastern
 Demolition Elevation**

Scale @ A3	Drawn:	Checked:
1:100	LA/TN/MP	EA
Project Number	Drawing Number	Issue
H4209GRE	MC405	B

11.5m ABOVE THE NATURAL GROUND LINE AT THE BOUNDARY AS DEFINED IN THE BRISBANE CITY PLAN 2014

NATURAL GROUND LINE AT THE BOUNDARY AS DEFINED IN THE BRISBANE CITY PLAN 2014

NON-ORIGINAL STAIRS TO BE REMOVED

RENOVATION / DEMOLITION LEGEND

- Existing Elements To Be Retained
- Proposed Demolition
- Proposed Construction

MINOR CHANGE

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MINOR CHANGE LEGEND

Date	Issue Details	Checked

08/06/26	B	Minor Change	EA
15/04/26	A	Minor Change	EA
Date	Issue Details	Checked	



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Project
Townhouse Development
 369 Gregory Terrace, Spring Hill,
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Drawing Title
**Victoria Flats South-Western
 Demolition Elevation**

Scale @ A3	Drawn:	Checked:
1:100	LA/TN/MP	EA
Project Number	Drawing Number	Issue
H4209GRE	MC406	B

11.5m ABOVE THE NATURAL GROUND LINE AT THE BOUNDARY AS DEFINED IN THE BRISBANE CITY PLAN 2014

NATURAL GROUND LINE AT THE BOUNDARY AS DEFINED IN THE BRISBANE CITY PLAN 2014

NON-ORIGINAL STAIRS TO BE REMOVED

RENOVATION / DEMOLITION LEGEND

- Existing Elements To Be Retained
- Proposed Demolition
- Proposed Construction

MINOR CHANGE

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MINOR CHANGE LEGEND

Date	Issue Details	Checked

08/06/26	B	Minor Change	EA
15/04/26	A	Minor Change	EA
Date	Issue Details	Checked	



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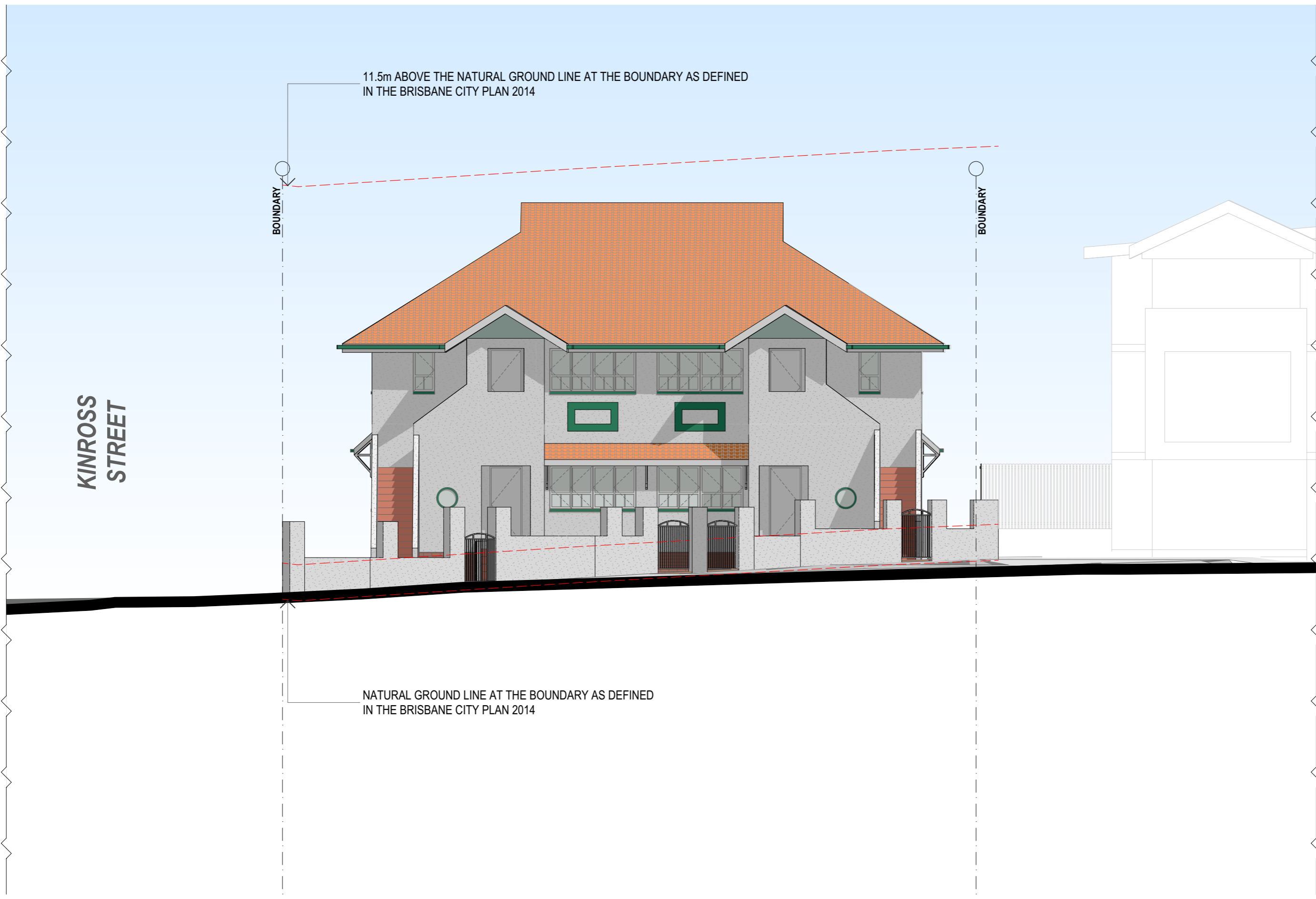
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Project
Townhouse Development
 369 Gregory Terrace, Spring Hill,
 QLD 4000

Drawing Title
**Victoria Flats North-Western
 Proposed Elevation**

Scale @ A3	Drawn:	Checked:
1:100	LA/TN/MP	EA
Project Number	Drawing Number	Issue
H4209GRE	MC411	B



RENOVATION / DEMOLITION LEGEND

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- Proposed Demolition
- Proposed Construction

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Date	Issue Details	Checked

Date	Issue Details	Checked
08/06/26	B Minor Change	EA
15/04/26	A Minor Change	EA

Date Issue Details Checked



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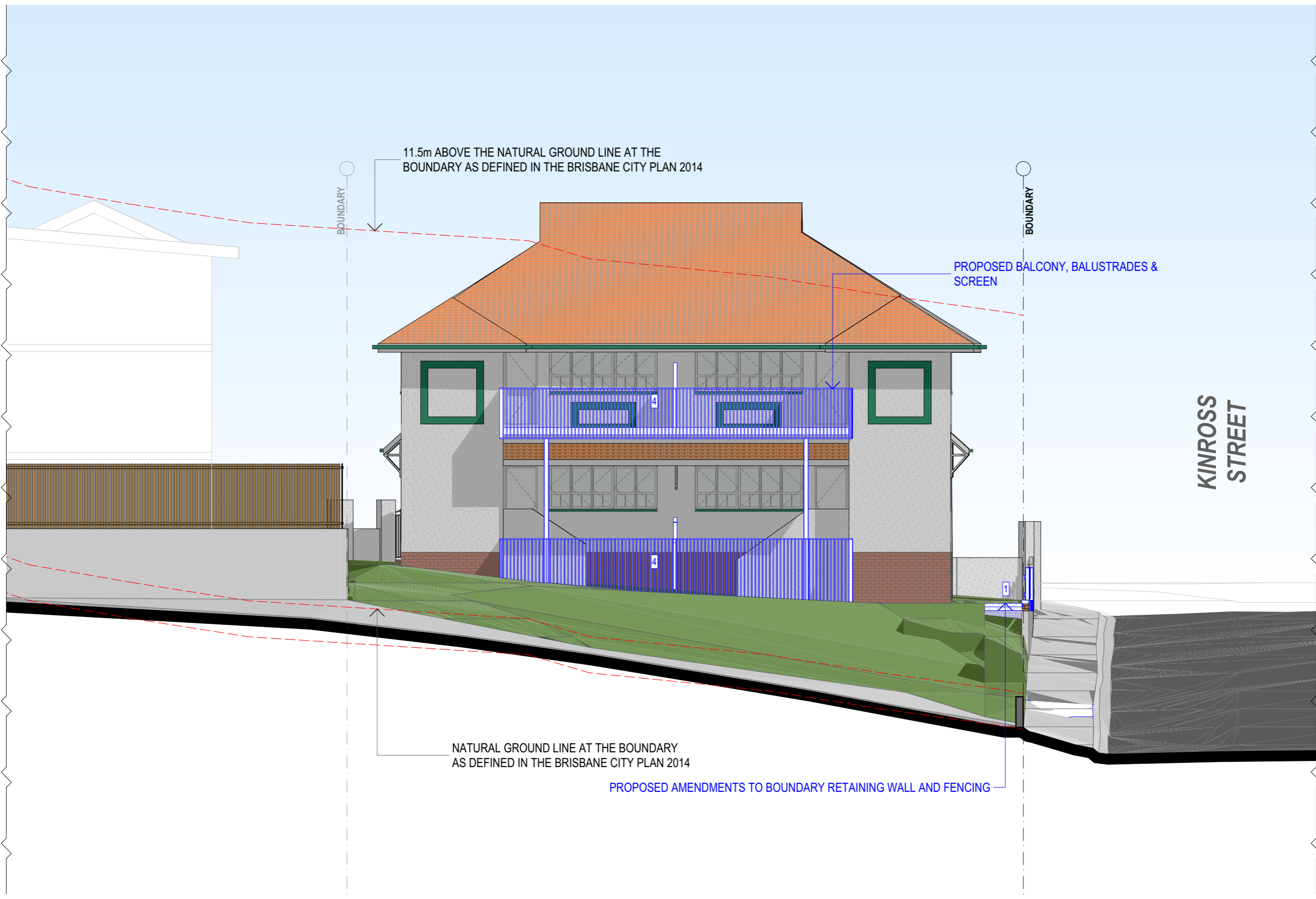
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Project
Townhouse Development
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 QLD 4000

Drawing Title
**Victoria Flats South-Eastern
 Proposed Elevation**

Scale @ A3	Drawn:	Checked:
1:100	LA/TN/MP	EA
Project Number	Drawing Number	Issue
H4209GRE	MC412	B



E-04 Proposed South-Eastern Elevation
 1:100

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MINOR CHANGE LEGEND

MC-07	Added booster services
MC-12	Removed wall
MC-13	Awning Extension, Roof Sheeting Material Specified
MC-17	New Material Introduced to Rear Facade
MC-19	Simplified Glazing Design
MC-20	Rear Facade Redesigned
MC-31	New security roller door
MC-32	Revised Roof Sheeting Material

08/06/26	B	Minor Change	EA
15/04/26	A	Minor Change	EA
Date	Issue	Details	Checked

Date	Issue	Details	Checked
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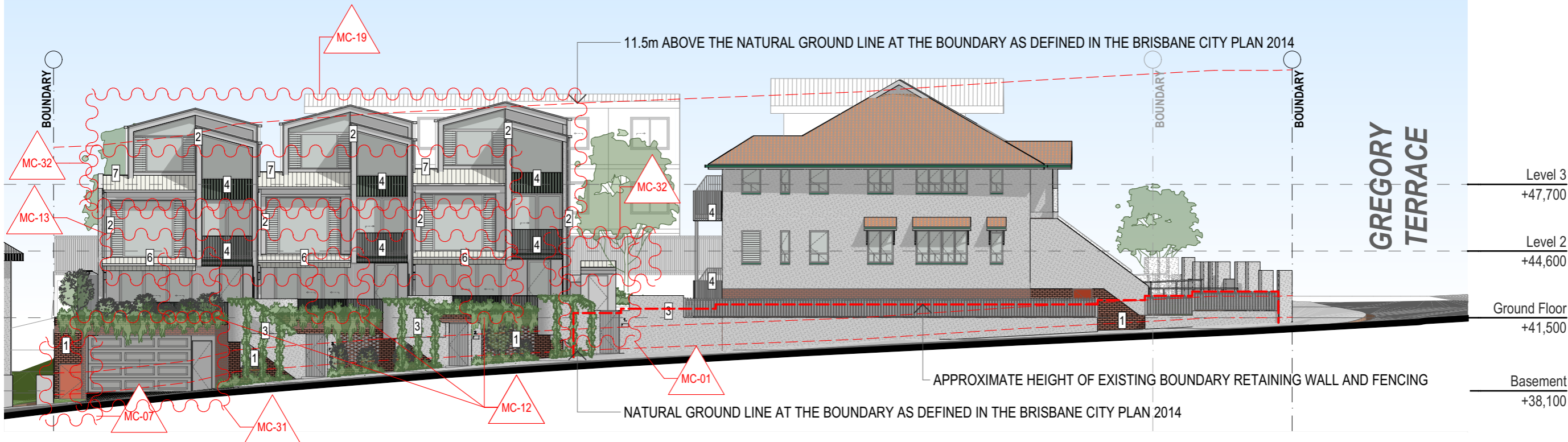
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Project
Townhouse Development
369 Gregory Terrace, Spring Hill, QLD 4000

Drawing Title
Proposed North-Eastern & South-Western Elevations

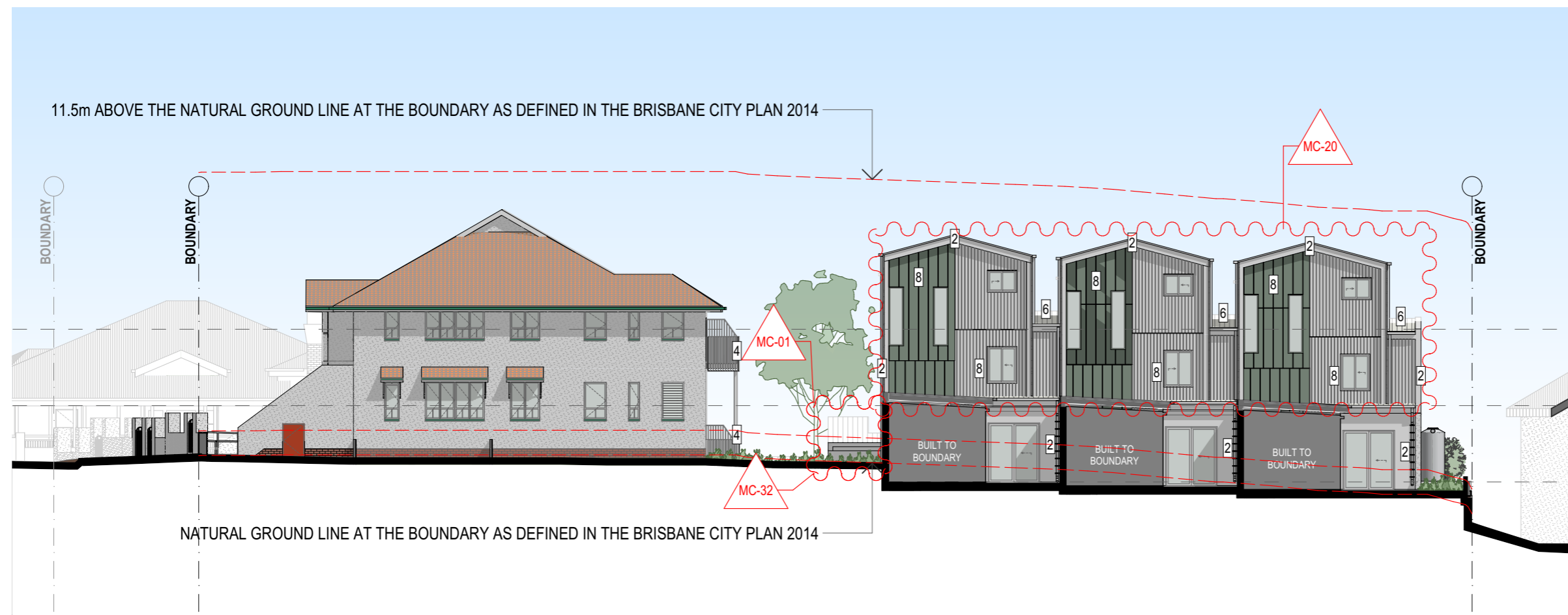
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1:200	LA/TN/MP	EA
Project Number	Drawing Number	Issue
H4209GRE	MC413	B



E-01 Proposed North-Eastern Elevation
1:200

PROPOSED MATERIALS LEGEND

1. Feature Masonry	2. Smooth Painted Render Finish	3. Textured Stucco Finish To Match Heritage Dwelling	4. Powdercoated Batten Screening and Frame	5. Powdercoated Aluminium Fence and Gate Battens	6. Metal Roof Sheeting	7. Ceramic Roof Tiles	8. FC Vertical Sheet Cladding
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E-02 Proposed South-Western Elevation
1:200

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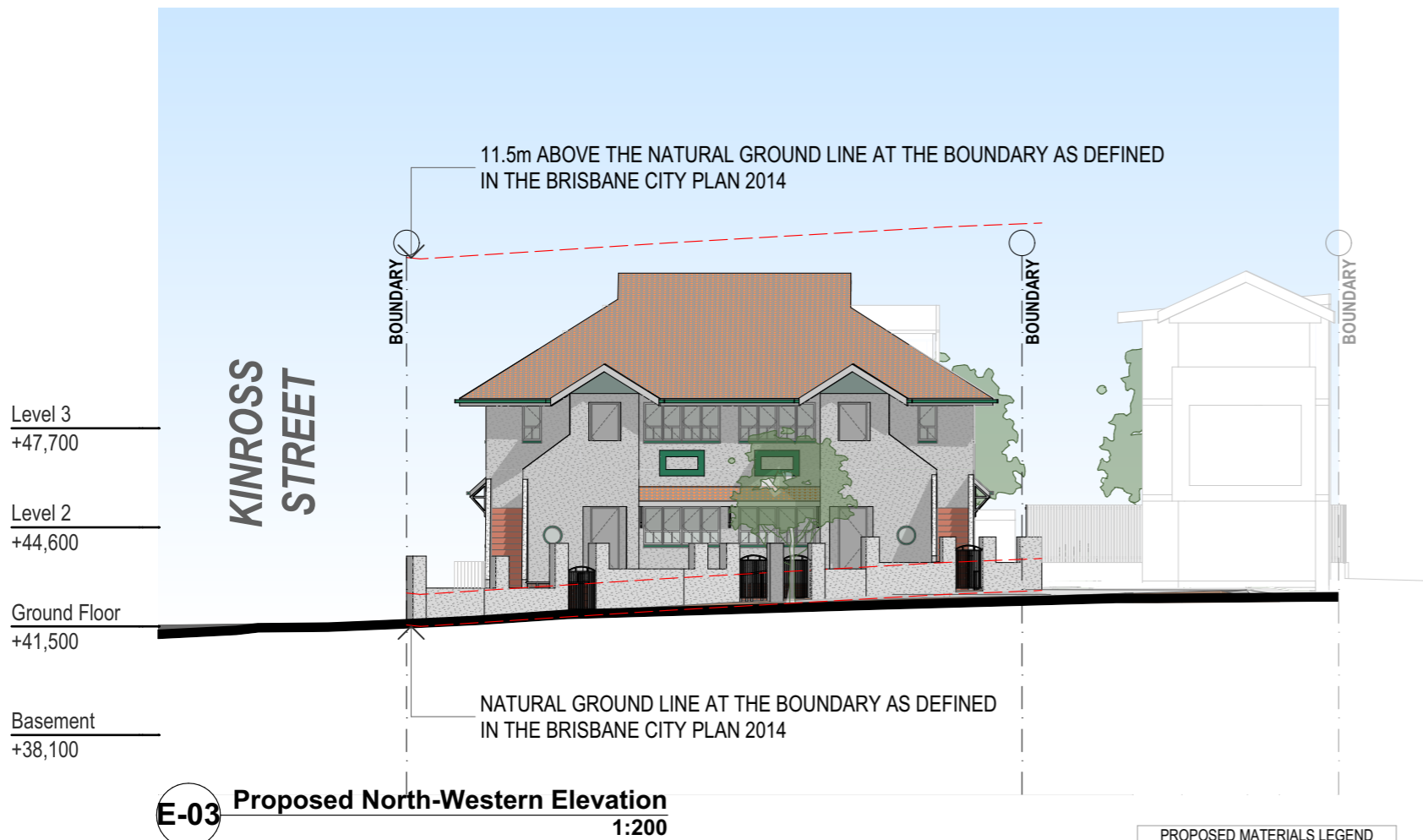
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Boundary, contours, levels, and site services information are sourced from a survey by Lawson Surveys on 25.02.21

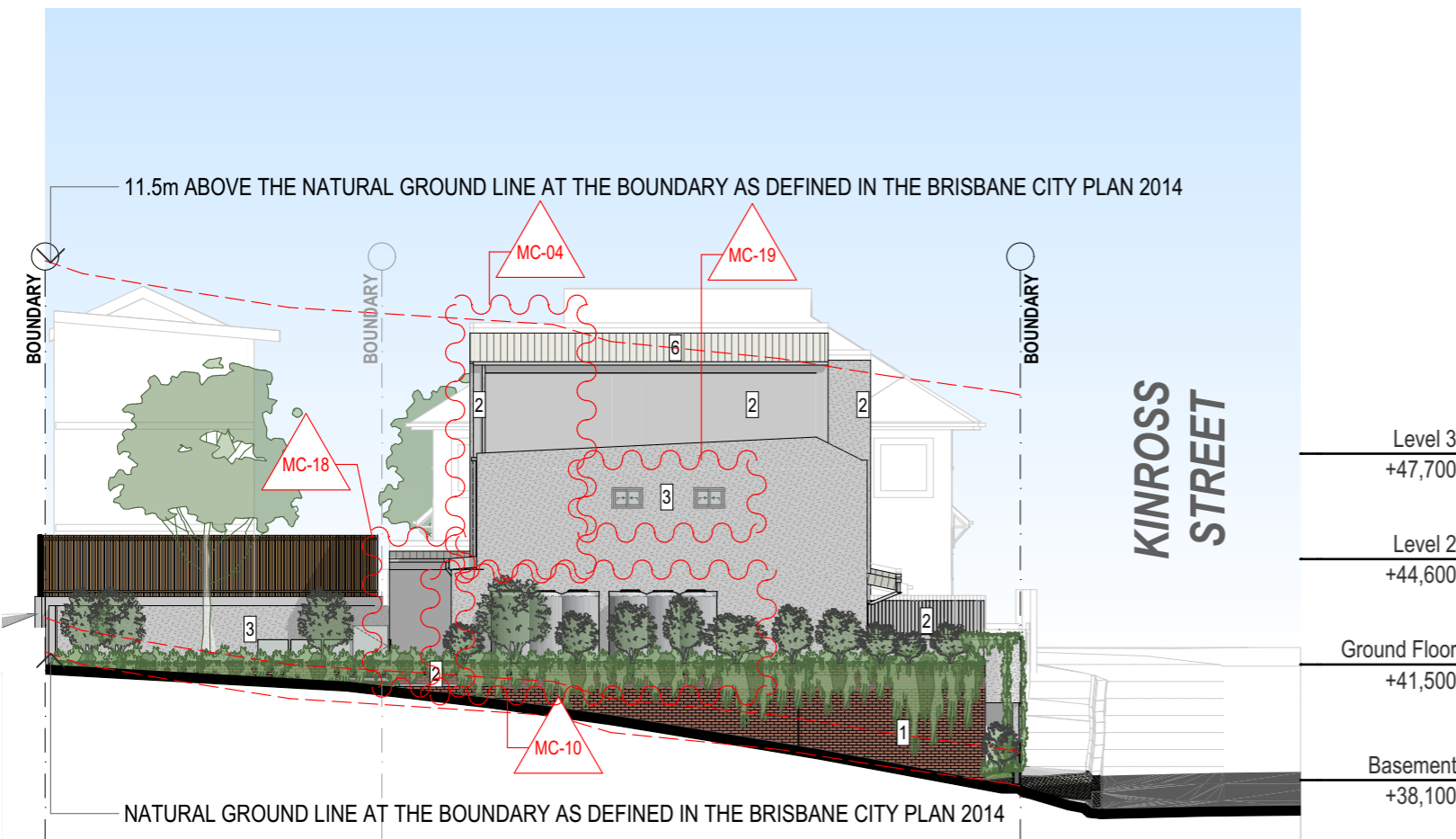
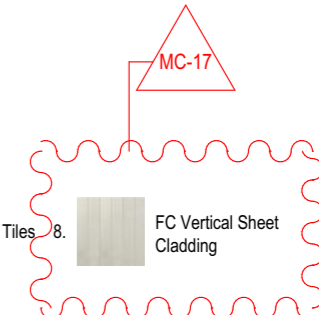
NOTE:
These drawings are for MINOR CHANGE purposes only

MINOR CHANGE LEGEND	
MC-04	Simplified rear roof design
MC-10	New rainwater tanks
MC-17	New Material Introduced to Rear Facade
MC-18	Removed Sliding Door
MC-19	Simplified Glazing Design



PROPOSED MATERIALS LEGEND

- 1. Feature Masonry
- 2. Smooth Painted Render Finish
- 3. Textured Stucco Finish To Match Heritage Dwelling
- 4. Powdercoated Batten Screening and Frame
- 5. Powdercoated Aluminium Fence and Gate Battens
- 6. Metal Roof Sheetting
- 7. Ceramic Roof Tiles
- 8. FC Vertical Sheet Cladding



E-04 Proposed South-Eastern Elevation 1:200

08/06/26	B	Minor Change	EA
15/04/26	A	Minor Change	EA

Date	Issue Details	Checked
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Project
Townhouse Development
369 Gregory Terrace, Spring Hill,
QLD 4000

Drawing Title
Proposed North-Western & South-Eastern Elevations

Scale @ A3	Drawn:	Checked:
1:200	LA/TN/MP	EA
Project Number	Drawing Number	Issue
H4209GRE	MC414	B

