

Margaret Dray  
Red= easement, sewer& water

**BCC DS**  
**RECEIVED**  
25-APR-2026  
**APPLICATION REF**  
A007016294

Existing site coverage: 218 m2 88%  
Proposed new site coverage:234m2 95%  
Drawing not to scale

2/43 Dalmore Street, Ashgrove Qld 4060

INFO DOCUMENTS

SAVE TO PROJECT VIEW REPORT CONSOLIDATE SITES

PROPERTY DETAILS

LAND SIZE 246.00 m<sup>2</sup> PLANNING ZONE LMR - Low-Medium Density R...

ATTRIBUTES 3 2 1 LAST SOLD PRICE \$460,000 11/06/2007 FLOOR AREA 218.00 m<sup>2</sup>

LOT/PLAN Lot 2 SP135266

YEAR BUILT 2001 ROOF Metal

PLANNING INFORMATION

PLANNING ZONES LMR2 PLANNING OVERLAYS DISTANCE FROM AIRPORT - 13KM DWELLING HOUSE CHARACTER





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**PLEASE CHECK THAT ALL ORDER DETAILS ARE CORRECT.  
 YOUR ORDER IS NOW BEING PROCESSED BASED ON THE FOLLOWING DETAILS.**



**JOB DETAILS**

**ORDER REFERENCE:**  
**DESIGN NUMBER:** O1134568  
**SALES PERSON:** Mathew Hambrook

**CUSTOMER DETAILS**

**CLIENT NAME:** Margaret Dray  
**PHONE NUMBER:** 0417779180  
**ACCOUNT CODE:** SEQPATIO

**DELIVERY DETAILS**

**DELIVERY INSTRUCTIONS:** 2/43 Dalmore Street  
 Ashgrove

**ADDITIONAL INSTRUCTIONS:** 4060

**Unit**

**Design Type** Flat Attached Type 1A

**Dimensions**

**Deck Overhang** 0  
**Height Rear** 2750mm  
**Length** 5200mm  
**Width** 3400mm

**Site Details**

**WindSpeed** N2

**Engineering**

**Column Spacing** 5467mm

**Components**

**140 Column Wraps** No  
**Back Channel Details** Cooldek Back Channel CGI (50mm)  
**Back Channel Fixings** Attached To Wall  
**Beam Type** 120 Outback Beam  
**Beams Bolt Through Columns** No  
**Column Size** 68 Outback Column  
**Downpipe Type** Downpipe 90mm PVC  
**Gutter Type** Outback Edge 160 Gutter

**Roof Details**

**Deck Type** Cooldek CGI 50mm

**Cooldek Options**

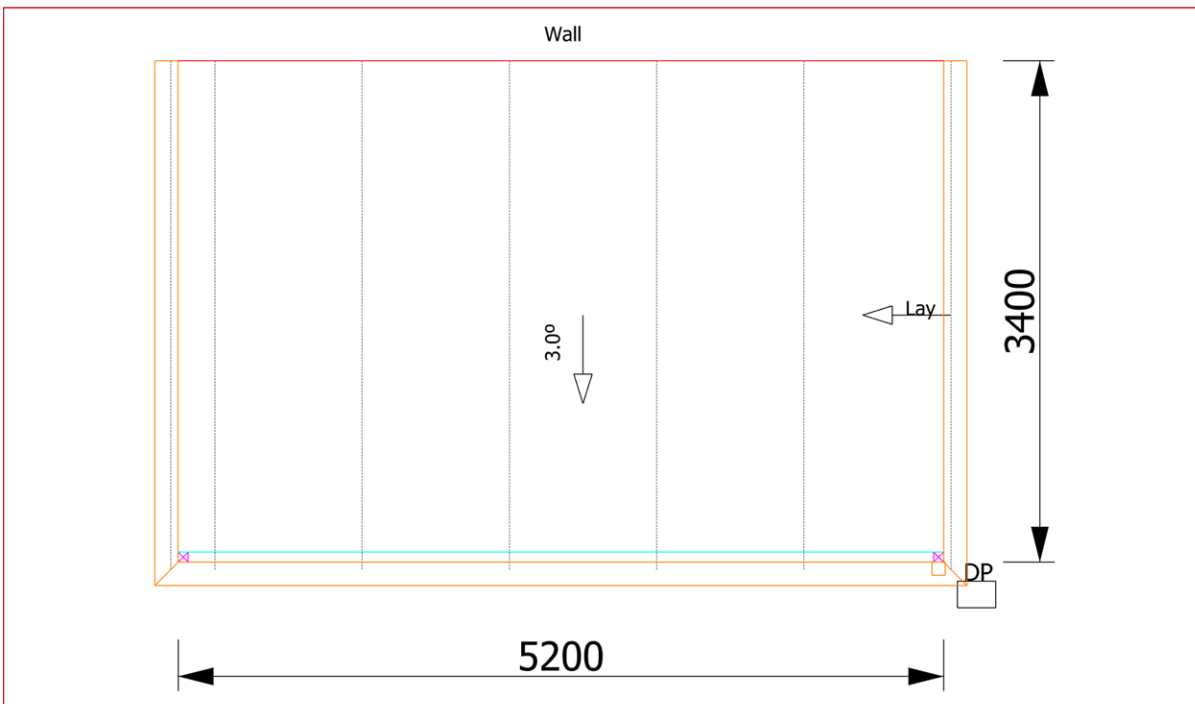
**Cooldek Cutback** 65mm  
**Cooldek Underside Type** Smooth  
**Use BAL Flashings** No

**Footing Details**

**Footing Size** 450x450x750, 75mm corbel  
**Footing Type** In Ground

**Colours**

**Column Colour** Deep Space™  
**Cooldek Bottom Colour** Off White  
**Cooldek Cutback Colour** Slate Grey  
**Cooldek Side Capping Colour** Slate Grey  
**Downpipe Colour** Gun Metal Grey  
**External Beam Colour** Deep Space™  
**Gutter Colour** Slate Grey  
**Roof Colour** Merino



**CUSTOMER SIGNATURE:**

**DATE:** 10/02/2026

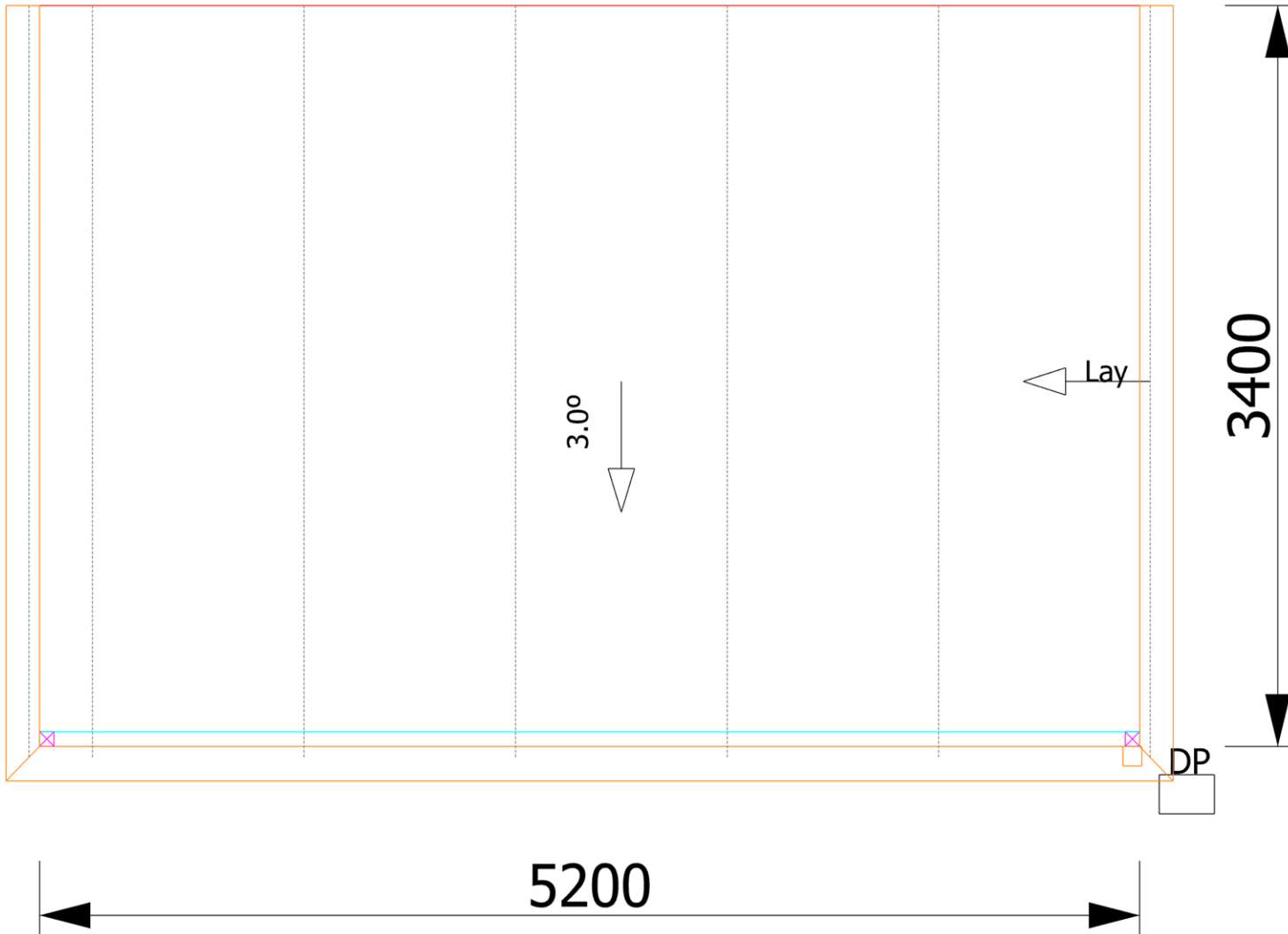
**Plan View**

Order Reference  
Sales Person  
Client Name

Mathew Hambrook  
Margaret Dray

Design Number 01134568  
Date 10/02/2026  
Site Address 2/43 Dalmore Street  
Ashgrove

Wall



## Site Location

Order Reference

Sales Person

Client Name

Mathew Hambrook

Margaret Dray

Design Number

Date

Site Address

O1134568

10/02/2026

2/43 Dalmore Street

Ashgrove

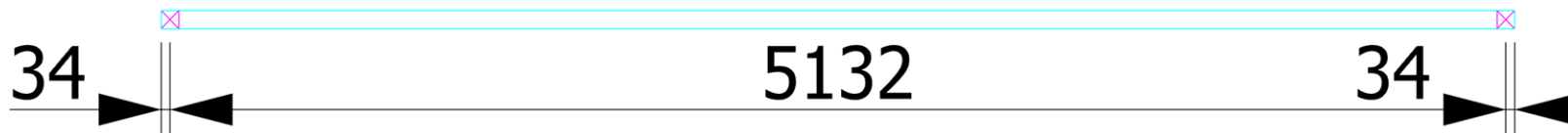


### Column Locations

Order Reference  
Sales Person      Mathew Hambrook  
Client Name        Margaret Dray

Design Number    01134568  
Date                10/02/2026  
Site Address       2/43 Dalmore Street  
                          Ashgrove

### Wall



## Footings

Order Reference  
Sales Person  
Client Name

Mathew Hambrook  
Margaret Dray

Design Number 01134568  
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Ashgrove

## Wall



E

E

## Attachment Details

Order Reference

Sales Person

Client Name

Mathew Hambrook

Margaret Dray

Design Number

Date

Site Address

01134568

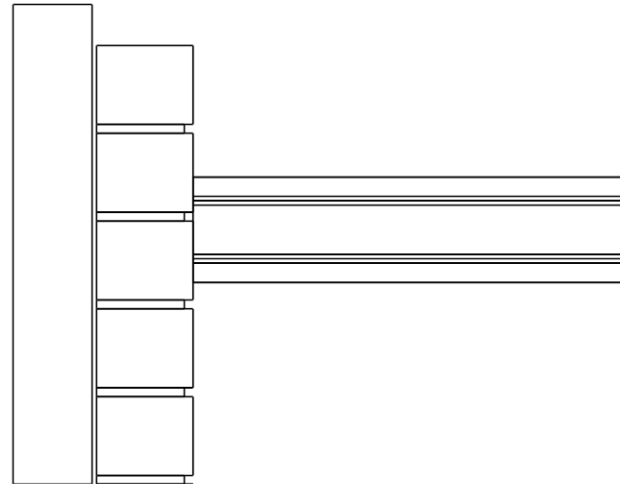
10/02/2026

2/43 Dalmore Street

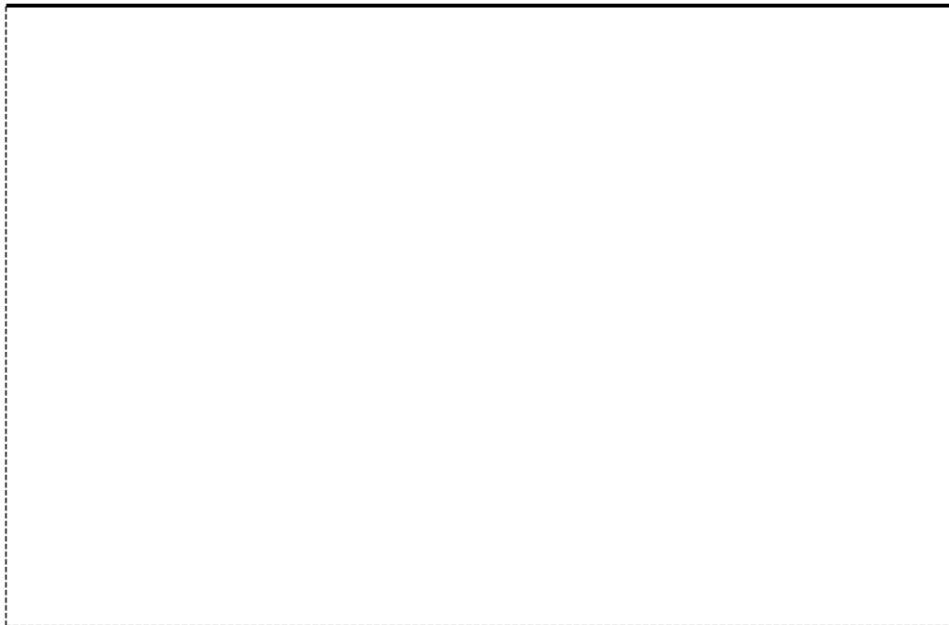
Ashgrove

### A - CoolDekFlat Attached To Wall

Wall Type: Brick Wall



A



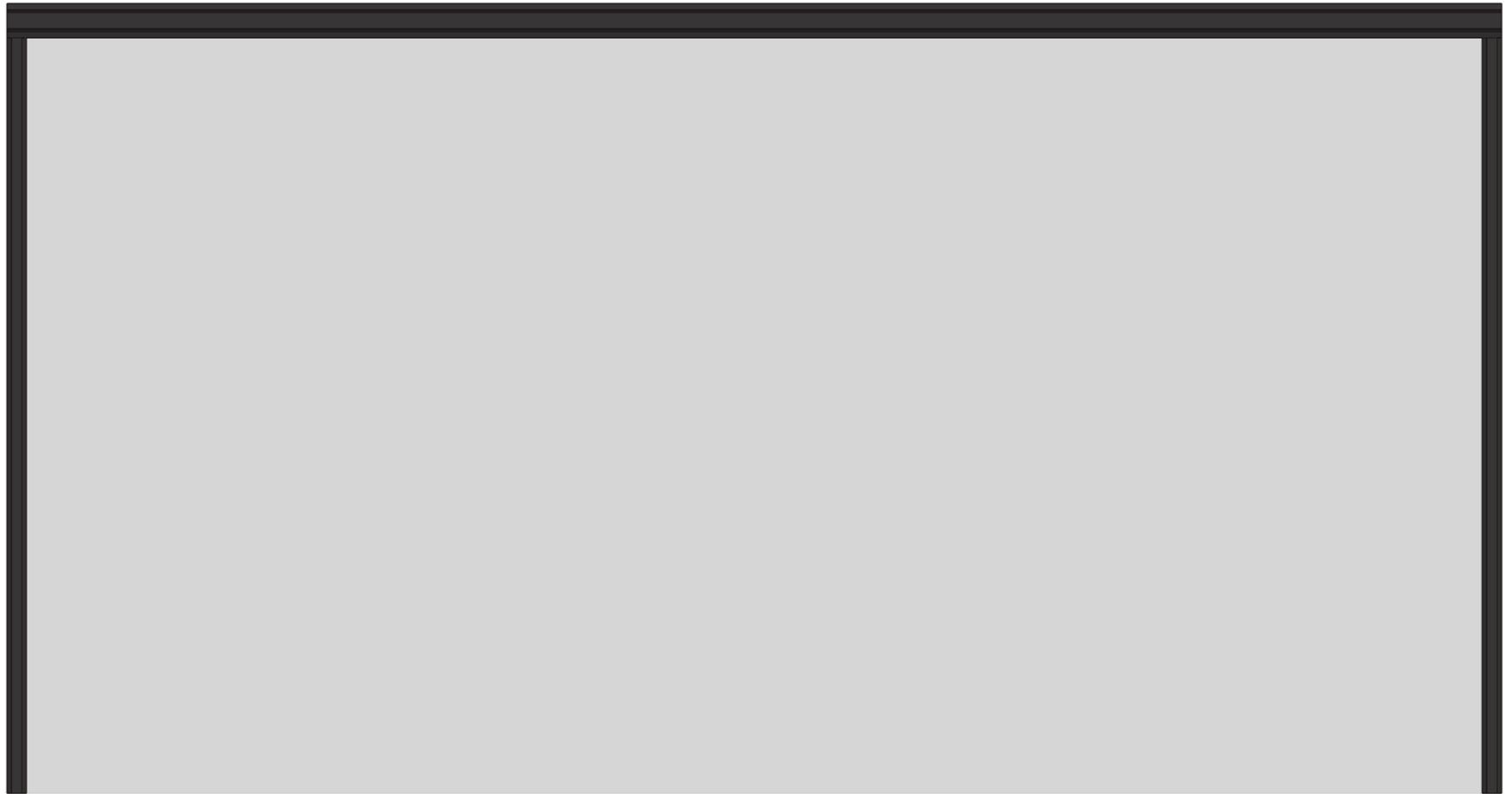
## Front Elevation

Order Reference  
Sales Person  
Client Name

Mathew Hambrook  
Margaret Dray

Design Number 01134568  
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Ashgrove

2750



### Left Elevation

Order Reference  
Sales Person  
Client Name

Mathew Hambrook  
Margaret Dray

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2750

