

Rachel Travers
Red = Easements, sewer

BCC DS
RECEIVED
03/03/2026
APPLICATION REF
A006976435

Existing site coverage: 130m² – 30%
New proposed site coverage: 150m² – 34%
Drawing not to scale

2/25 Golden Crest Place, Bellbowrie Qld 4070

INFO DOCUMENTS

SAVE TO PROJECT VIEW REPORT CONSOLIDATE SITES

PROPERTY DETAILS

LAND SIZE 130.00 m² PLANNING ZONE LMR - Low-Medium Density R...

ATTRIBUTES 3 2 1 LAST SOLD PRICE \$400,000 24/11/2018 FLOOR AREA 331.00 m²

LOT/PLAN Lot 2 SP192478

YEAR BUILT 2007 ROOF Tile

PLANNING INFORMATION

PLANNING ZONES LMR3 PLANNING OVERLAYS Unavailable

PLANNING LAYERS No planning layers on this property

HAZARD

Flood Unaffected Bushfire Unaffected

Landslide No Coverage



Proposed patio
10.8m x 1.6m = 17m²

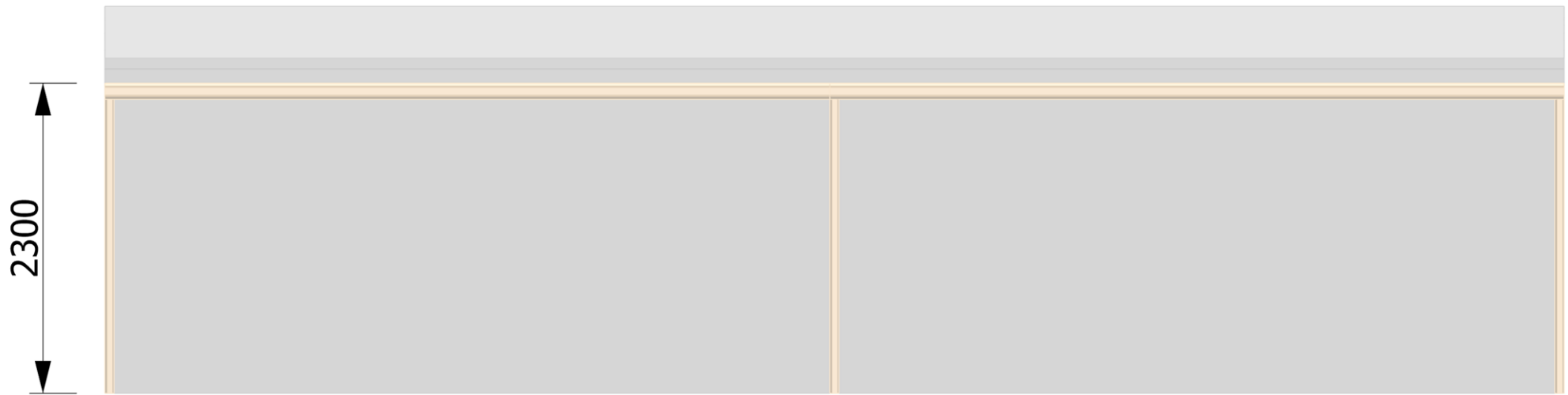
Patio to be 8m from
side boundary

Patio to be
2.3m from rear
boundary

Front Elevation

Order Reference Patio
Sales Person Michael Parame
Client Name Rachel Travers

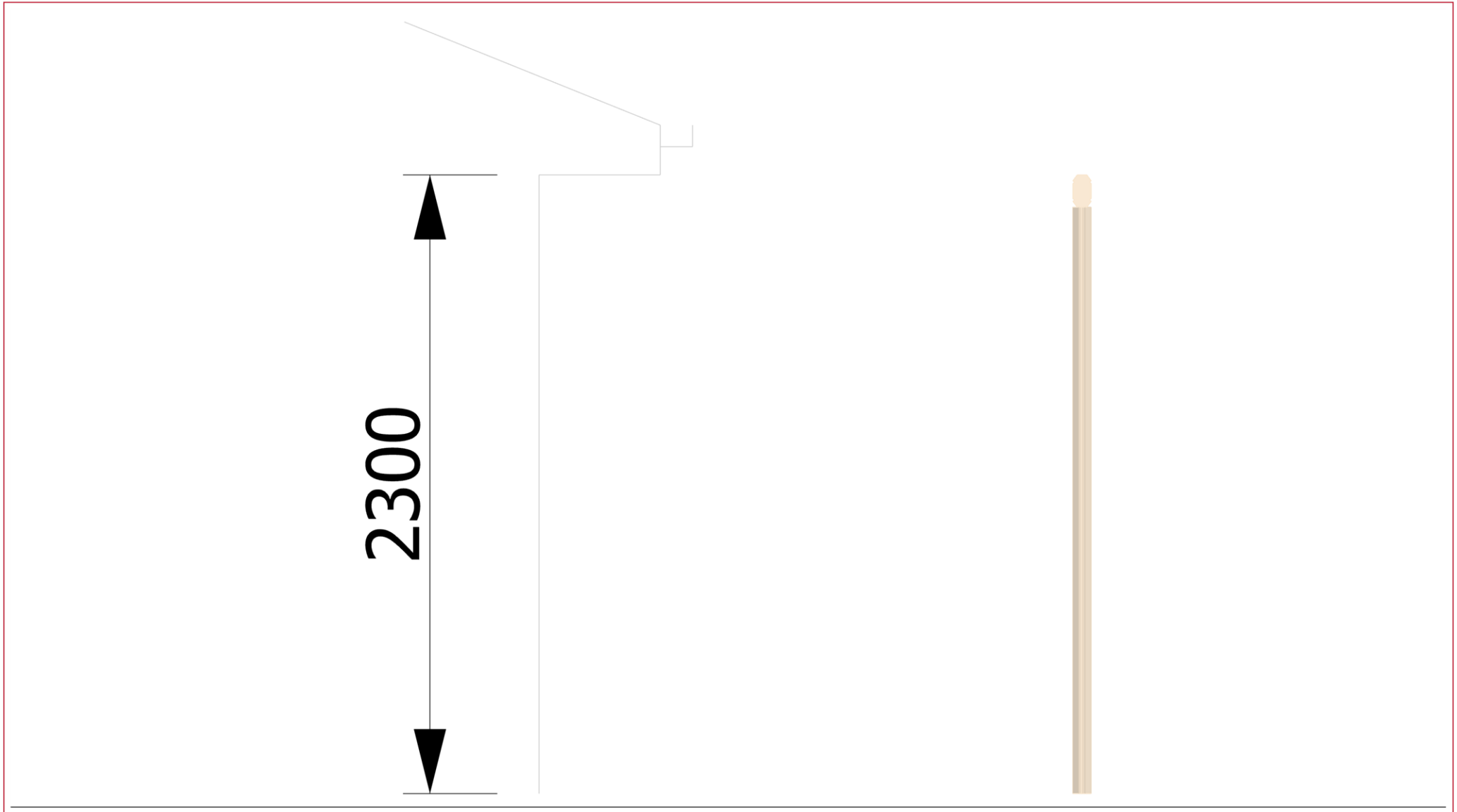
Design Number 01121027
Date 28/11/2025
Site Address 2/25 Golden Crest Place
 Bellbowrie



Left Elevation

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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: Patio
 DESIGN NUMBER: O1121027
 SALES PERSON: Michael Parame

CUSTOMER DETAILS

CLIENT NAME: Rachel Travers
 PHONE NUMBER: 0404496519
 ACCOUNT CODE: SEQPATIO

DELIVERY DETAILS

DELIVERY INSTRUCTIONS: 2/25 Golden Crest Place
 Bellbowrie

4070

ADDITIONAL INSTRUCTIONS:

Unit

Design Type Flat Attached Type 1A

Dimensions

Deck Overhang 0
 Height Rear 2300mm
 Length 10800mm
 Width 1600mm

Site Details

WindSpeed N2

Engineering

Column Spacing 6067mm

Components

140 Column Wraps No
 Back Channel Details Cooldek Back Channel Classic (50mm)
 Back Channel Fixings Attached To Fascia
 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 Classic 50mm

Cooldek Options

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

Footing Details

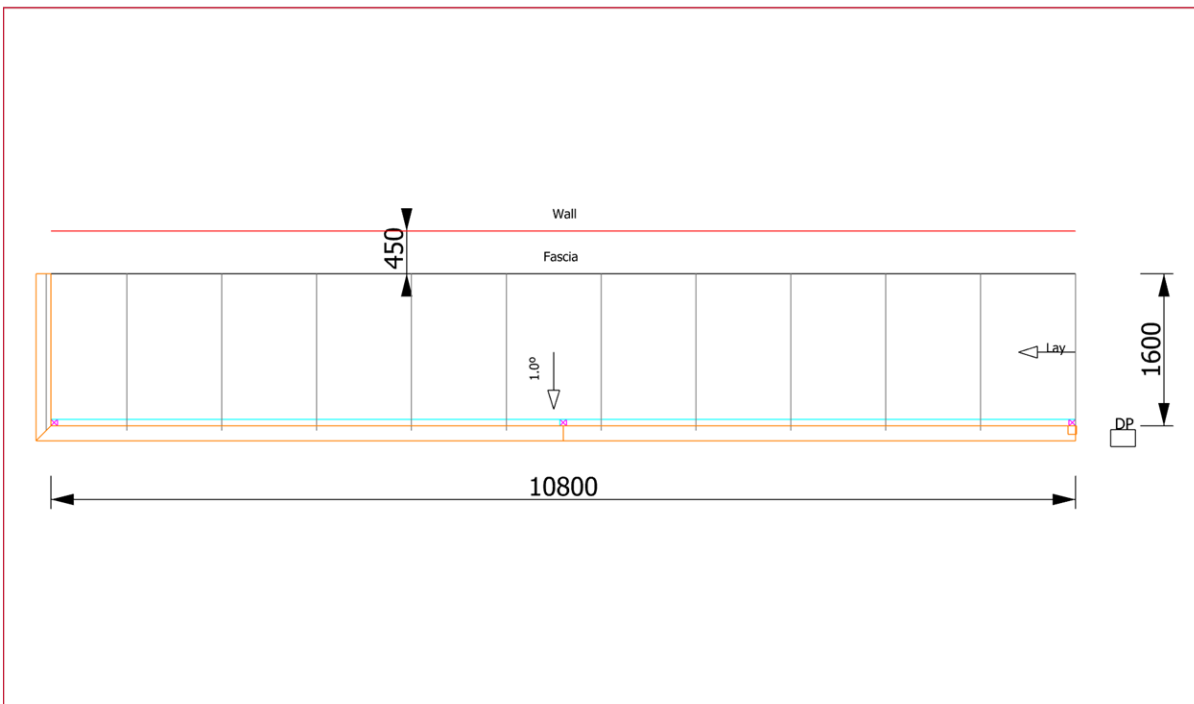
Footing Size 450x450x750, 75mm corbel
 Footing Type In Ground

Colours

Column Colour Desert™
 Cooldek Bottom Colour Off White
 Cooldek Cutback Colour Merino
 Cooldek Side Capping Colour Merino
 Downpipe Colour Merino
 External Beam Colour Desert™
 Gutter Colour Merino
 Roof Colour Merino

Reinforcement Components

Universal Fascia Strengthening Bracket To Suit Steel Fascia 9



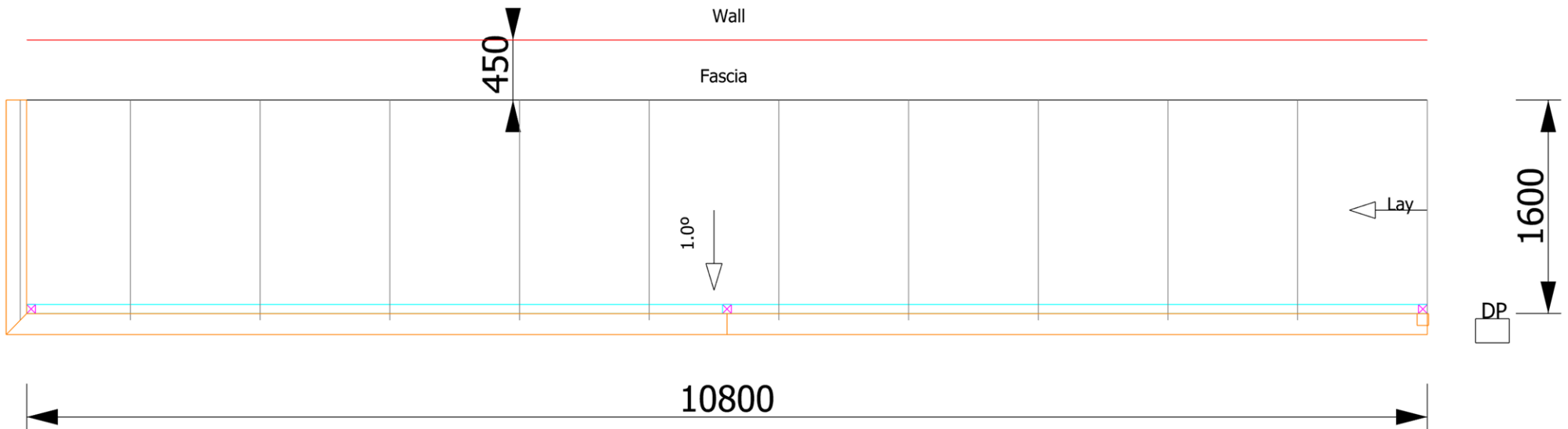
CUSTOMER SIGNATURE:

DATE: 28/11/2025

Plan View

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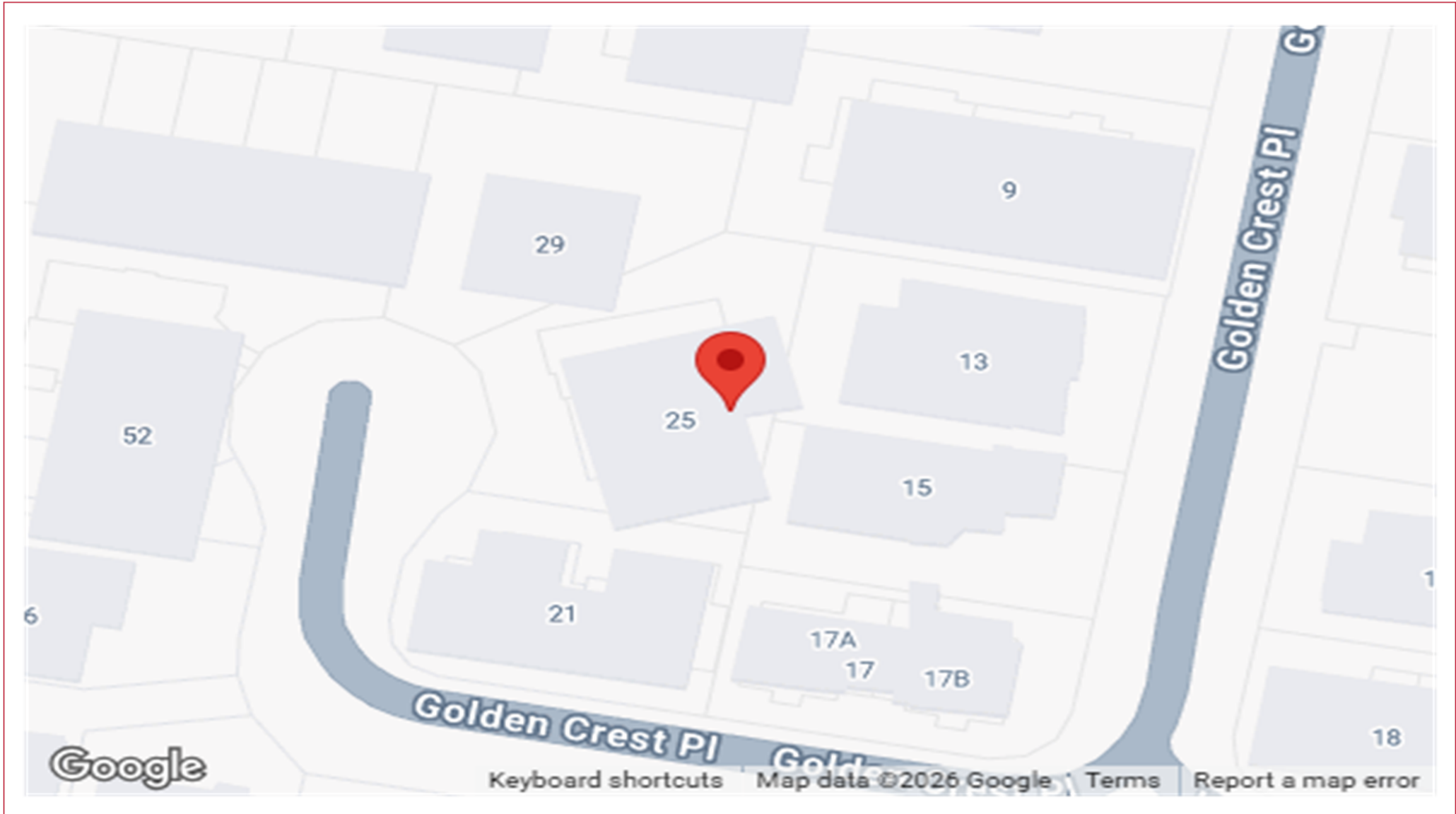
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Site Location

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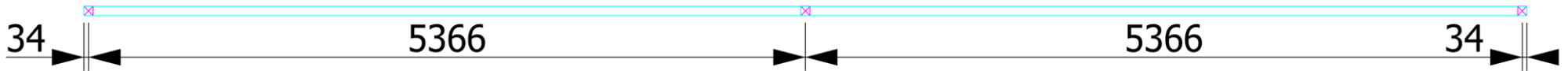
Column Locations

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Wall

Fascia



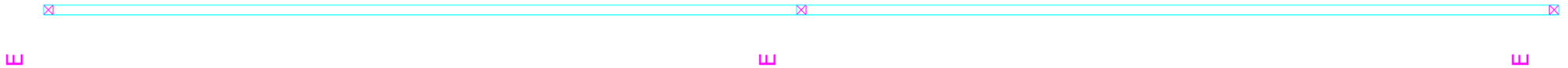
Footings

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Wall

Fascia

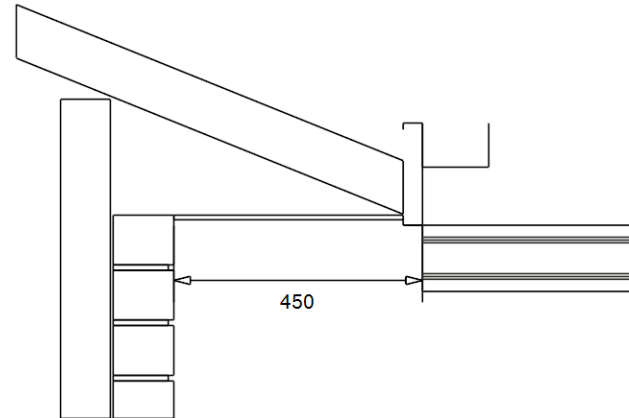


Attachment Details

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Client Name Rachel Travers

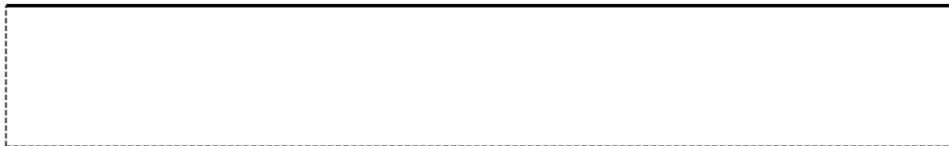
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A - CoolDekFlat Attached To Fascia



Wall Type: Brick Wall
Fascia Type: Flat Steel
Fascia Angle: 0°
Rafter Type: Timber
Roof Pitch: 22.0°
Eaves Width: 450mm
Has House Gutter: True
House Gutter Width: 120mm

A



Front Elevation

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