

REAL PROPERTY DESCRIPTION

Lot Number	31
Reg/Survey Plan Number	RP 602 084
Local Authority	ROCKHAMPTON
Site Area	809m ²
Wind Classification	H2
Soil Classification	P (refer soil test)
-Eu- -Eu-	Electrical Line (Under Ground)
-Eo- -Eo-	Electrical Line (Overhead)
-G- -G-	Gas
-S- -S-	Sewer
-SW- -SW-	Stormwater
-C- -C-	Comms
-W- -W-	Water

ALL SERVICE LINES SHOWN ON THE PLAN ARE APPROXIMATE LOCATIONS. CONTRACTOR TO LOCATE ALL SERVICES ON SITE PRIOR TO COMMENCING WORKS.

THE CONTRACTOR SHALL ENSURE THAT AT ALL TIMES SERVICES TO ALL SURROUNDING BUILDINGS ARE NOT AFFECTED BY THE WORKS.

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

These plans are approved subject to the current conditions of approval associated with

Development Permit No.: D/110-2025

Dated: 18 September 2025

REVISIONS

Rev	Description	Date
A	FOR APPROVAL	26.06.2025
B	FOR APPROVAL	28.06.2025

DO NOT SCALE THIS DRAWINGS

BUILDER



FOR APPROVAL

Project Details

DUPLEX

Address

255 HUTTON STREET,
BERSERKER

Drawing Title

SITE PLAN



0483 988 655 M

info@dezi nelements.com.au E

QBCC No: 1247120

BDAQ No: 0001677

Scale: As indicated

Rev:

Date: JAN 2025

Drawn: NJB

B

Project No:

Drawing No:

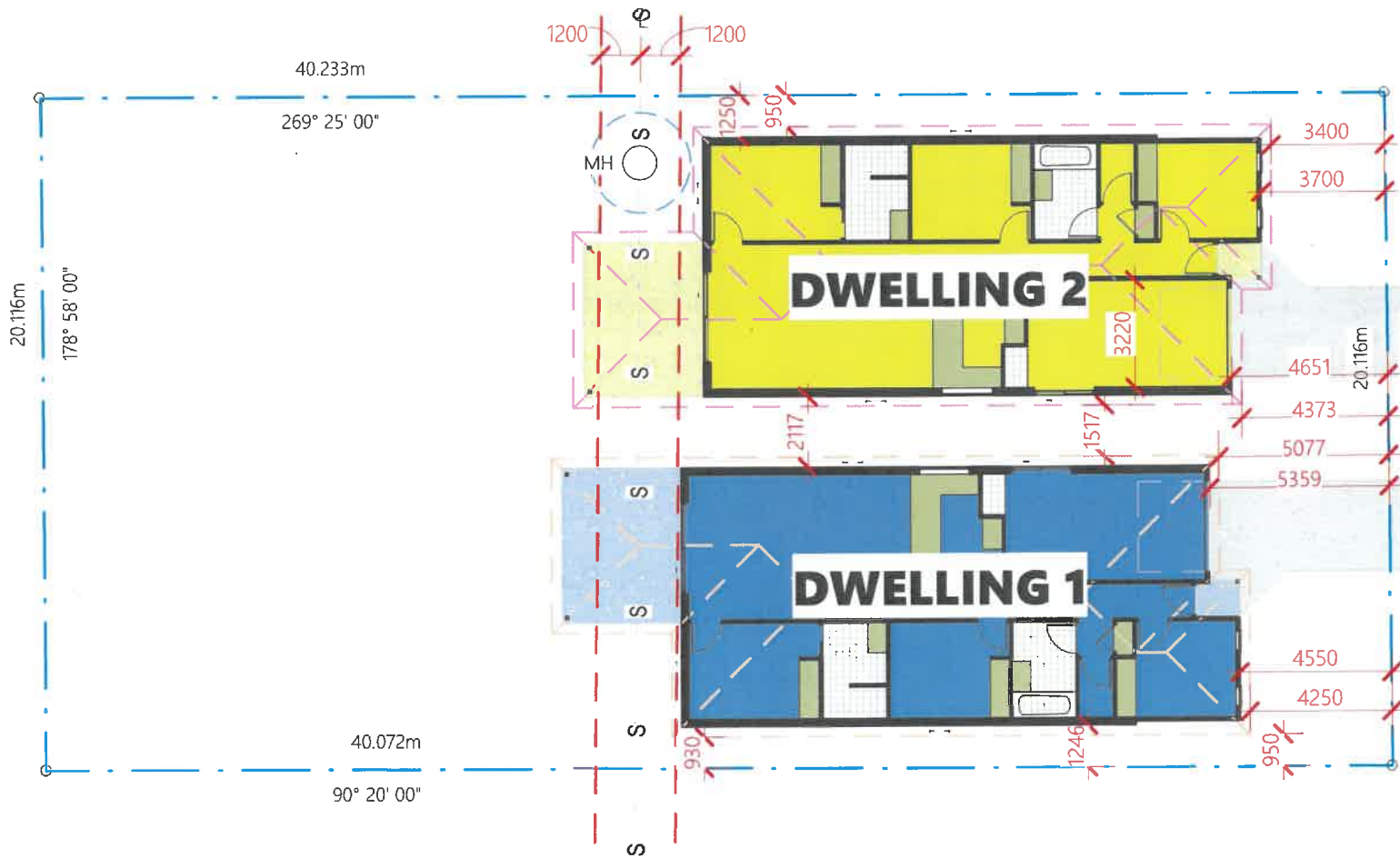
25_112

A-001

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Site Plan

1:200



street not for tree approved removal amended by council 9/9/25

HUTTON STREET

FLOOR AREA'S - HOUSE 1

LOCKABLE: 124.60 m²

PATIO: 16.74 m²

PORCH: 1.42 m²

TOTAL: 142.76 m²

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BUILDER



FLOOR PLAN LEGEND

- HARD WIRED SELF CONTAINED SMOKE ALARM.
- INDOOR CEILING FAN - SIZE TBC
- OUTDOOR CEILING FAN - SIZE TBC
- PVC DOWN PIPE
- CABINETRY

WINDOW / DOOR LEGEND

- 12.18 1200high x 1800 wide
- XO SLIDING / FIXED

FOR APPROVAL

Project Details

DUPLEX

Address

255 HUTTON STREET,
BERSERKER

Drawing Title

HOUSE 1 - FLOOR PLAN



0483 988 655 M

info@dezi nelements.com.au E

QBCC No: 1247120

BDAQ No: 0001677

Scale: 1 : 100

Rev:

Date: JAN 2025

Drawn: Author

Project No:

Drawing No:

25_112

A-101

House 1 - Floor Plan

1 : 100

'CUSTOM ORB' ROOF SHEETING.
SELECTED COLOUR. PITCH AS NOTED.

SELECTED 'NEWPORT' or EQUAL.
PAINT FINISH.



NATURAL GROUND LINE, CONFIRM ON SITE

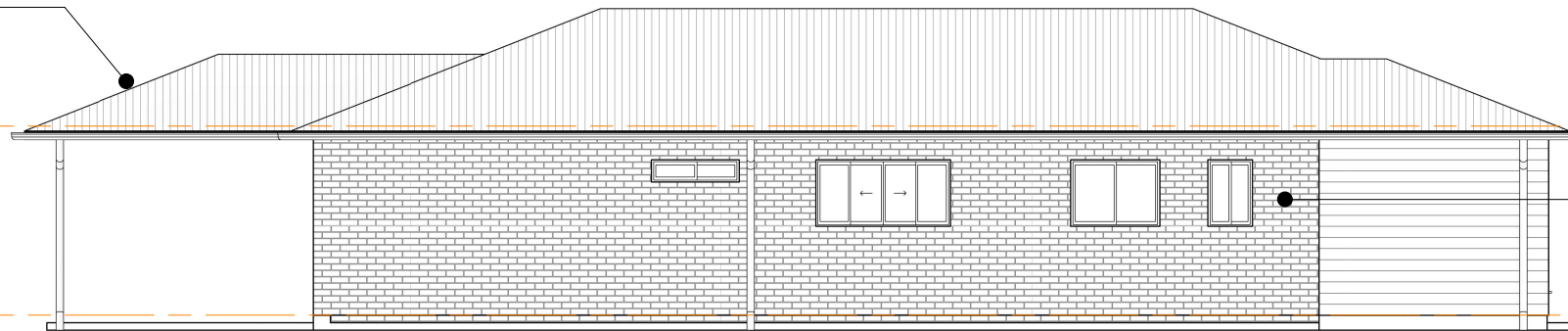
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2.550

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House 1 - Elevation 1

1 : 100

'CUSTOM ORB' ROOF SHEETING.
SELECTED COLOUR. PITCH AS NOTED.



NATURAL GROUND LINE, CONFIRM ON SITE

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House 1 - Elevation 2

1 : 100

SELECTED FACE BRICK
VENEER.



ALUMINUM FRAMED GLASS
WINDOWS / DOORS.

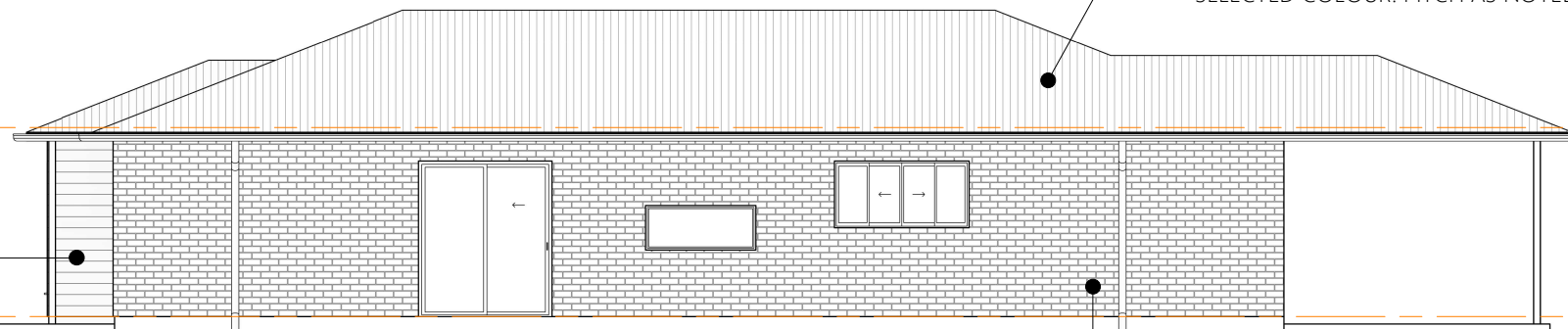
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House 1 - Elevation 3

1 : 100

'CUSTOM ORB' ROOF SHEETING.
SELECTED COLOUR. PITCH AS NOTED.



SELECTED 'NEWPORT' or
EQUAL. PAINT FINISH.

SELECTED FACE BRICK VENEER.

CL ▽
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FL ▽
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House 1 - Elevation 4

1 : 100

NATURAL GROUND LINE, CONFIRM ON SITE

REVISIONS		
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BUILDER



ROCKHAMPTON REGIONAL COUNCIL

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FOR APPROVAL

Project Details

DUPLEX

Address

**255 HUTTON STREET,
BERSERKER**

Drawing Title

HOUSE 1 - ELEVATIONS



0483 988 655 **M**

info@dezi nelements.com.au **E**

QBCC No: 1247120

BDAQ No: 0001677

Scale: 1 : 100

Rev:

Date: JAN 2025

Drawn: Author

Project No:

Drawing No:

25_112

A-106

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FLOOR AREA'S

LOCKABLE: 124.60 m²
PATIO: 16.74 m²
PORCH: 1.42 m²
TOTAL: 142.76 m²

ROCKHAMPTON REGIONAL COUNCIL

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BUILDER



FLOOR PLAN LEGEND

- HARD WIRED SELF CONTAINED SMOKE ALARM.
- INDOOR CEILING FAN - SIZE TBC
- OUTDOOR CEILING FAN - SIZE TBC
- PVC DOWN PIPE
- CABINETRY

WINDOW / DOOR LEGEND

- 12.18 1200high x 1800 wide
- XO SLIDING / FIXED

FOR APPROVAL

Project Details

DUPLEX

Address

**255 HUTTON STREET,
BERSERKER**

Drawing Title

HOUSE 2 - FLOOR PLAN



0483 988 655 **M**

info@dezi nelements.com.au **E**

QBCC No: 1247120 BDAQ No: 0001677

Scale: 1 : 100 Rev:

Date: JAN 2025

Drawn: NJB

Project No: Drawing No:

25_112 A-201

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House 2 - Floor Plan

1 : 100

REVISIONS		
Rev	Description	Date
A	FOR APPROVAL	26.06.2025
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BUILDER



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FOR APPROVAL

Project Details

DUPLEX

Address

**255 HUTTON STREET,
BERSERKER**

Drawing Title

HOUSE 2 - ELEVATIONS


BUILDING DESIGNERS

0483 988 655 **M**
info@dezi nelements.com.au **E**
QBCC No: 1247120 BDAQ No: 0001677

Scale: 1 : 100 Rev: **B**
Date: JAN 2025
Drawn: NJB

Project No: **25_112** Drawing No: **A-206**

'CUSTOM ORB' ROOF SHEETING.
SELECTED COLOUR. PITCH AS NOTED.

SELECTED 'NEWPORT' or EQUAL.
PAINT FINISH.



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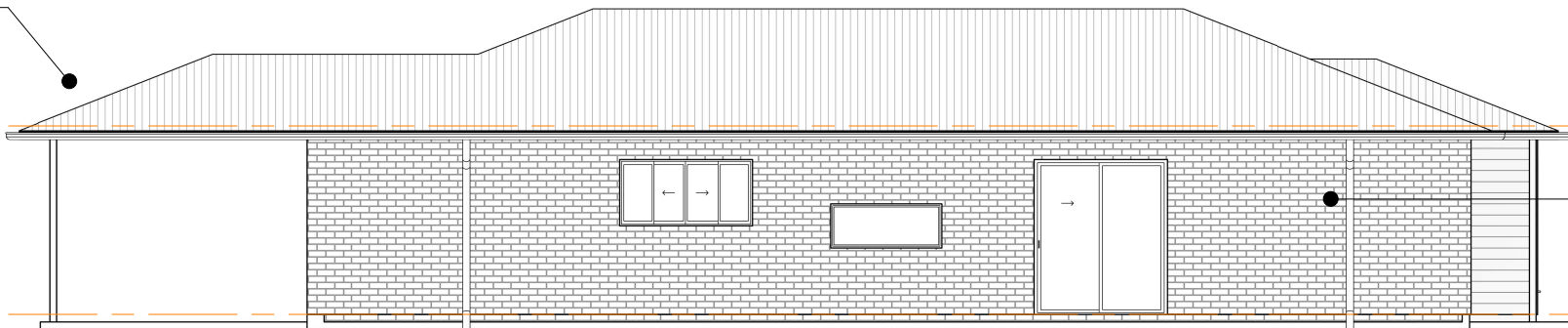
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NATURAL GROUND LINE, CONFIRM ON SITE

House 2 - Elevation 1

1 : 100

'CUSTOM ORB' ROOF SHEETING.
SELECTED COLOUR. PITCH AS NOTED.



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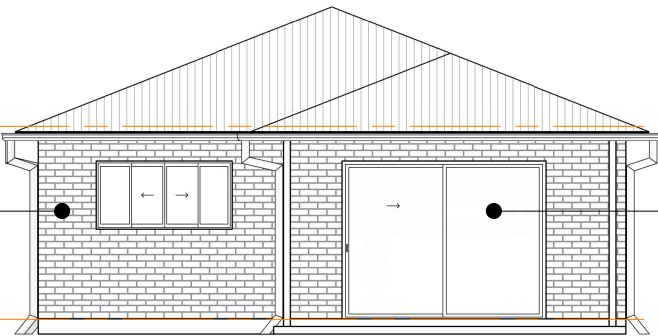
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NATURAL GROUND LINE, CONFIRM ON SITE

House 2 - Elevation 2

1 : 100

SELECTED FACE BRICK
VENEER.



ALUMINUM FRAMED GLASS
WINDOWS / DOORS.

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House 2 - Elevation 3

1 : 100

'CUSTOM ORB' ROOF SHEETING.
SELECTED COLOUR. PITCH AS NOTED.

ALUMINUM FRAMED
GLASS WINDOWS .

SELECTED 'NEWPORT' or
EQUAL. PAINT FINISH.



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NATURAL GROUND LINE, CONFIRM ON SITE

SELECTED FACE BRICK VENEER.

House 2 - Elevation 4

1 : 100