QBCC 1153526
ReziCAD BUILDING DESIGN PTY LTD
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Proposed Residence

TFA CONSTRUCTIONS

Site Address

#29 (Lot 1) Millers Road, Eight Mile Plains

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29-10-2026
APPLICATION REF
A007142658



Street Perspecitive

ARTIST IMPRESSION ONLY

3D views are indicative only.
Details, features, colours & trims may not form part of the specification & contract.



House 3 & 4 Perspective

ARTIST IMPRESSION ONLY



House 1 Perspective

ARTIST IMPRESSION ONLY



House 5 Perspective

ARTIST IMPRESSION ONLY



House 2 Perspective

ARTIST IMPRESSION ONLY

.Drawing List.

001	Cover Page
002	Site Plan
003	House 1 Floor Plans
004	House 2 Floor Plans
005	House 3 & 4 Ground Floor Plan
006	House 3 & 4 First Floor Plan
007	House 5 Floor Plans

LICENCE	DATE
1153526	06/08/26
SITE No. 1681911	SHEET No. 001 of 007

CONCEPT DRAWINGS - *NOT FOR CONSTRUCTION*

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AREAS	
Site Area	2186 m²
Building Area	753 m²
Site Cover	34%
Deep Planting	310 m²

SINGLE STOREY BUILDING 51 RP 157947
LEASE NO. 700994539 IS 120332
LEASE C SP 135654
SINGLE STOREY BUILDING
TELSTRA BUILDING EXCHANGE 1 RP 78920
CELL TOWER
TOWER
SHED
TREE 400ø
TREE 500ø
89° 07' 10" 24.02
89° 07' 10" 60.977
179° 07' 10" 33.615
3° 46' 05" 48.868
179° 12' 40" 15.09
269° 07' 05" 88.933
HIGH PALING FENCE
PALING FENCE
FENCE
HIGH MESH
MESH
RETAINING WALL
CONCRETE RETAINING WALL
CONCRETE DRIVEWAY
EDGE OF BITUMEN
BITUMEN
SWALE
PIT
TOILET
BALM
SEWER MH SL 53.51
SEWER MH 54.34
APPROX LOCATION OF SEWER LINE ONLY (Plotted From Council Records) SEE NOTE 2
FENCE TO BE REMOVED
RETAINING WALL BY OTHERS. MAX 1M HIGH
RETAINING WALLS BY OTHERS. MAX 1M HIGH
APPROX LOCATION OF CHANGE IN DRIVEWAY GRADE
POWER POLE TO BE RELOCATED
POWER-OH POWER-OH POWER-OH

NOTES

- ALL DIMENSIONS SHOWN ON PLAN ARE TO THE TIMBER FRAME AND BRICKWORK
- CONTROL JOINT POSITIONS ARE AT 6M INTERVALS STARTING AT FULL HEIGHT WINDOW OR DOOR. FULL HEIGHT WINDOWS AND DOORS ARE CLASSED AS CONTROL JOINT
- TERMITE TREATMENT IS IN ACCORDANCE WITH AS 3660.0 PARTS A & B
- WINDOWS TO BATH, ENS & WC ARE CLEAR GLASS UNLESS OTHERWISE STATED.
- SD DENOTES SMOKE DETECTORS HARD WIRED TO ELECTRICAL SYSTEM BY A QUALIFIED ELECTRICIAN AND TO COMPLY WITH NCC CLASS 1 AND CLASS 10 PARTS 3.7.2 TO AS 3786
- FLOOR COVERING SIZE, LAYOUT AND PATTEN IF SHOWN ARE INDICATIVE ONLY AND DO NOT FORM PART OF THE BUILDING CONTRACT
- EXHAUST SYSTEMS (RANGE-BATH ETC) TO BE VENTED EXTERNALLY, MAKE-UP AIR TO BE PROVIDED TO AREAS WITHOUT NATURAL VENTILATION

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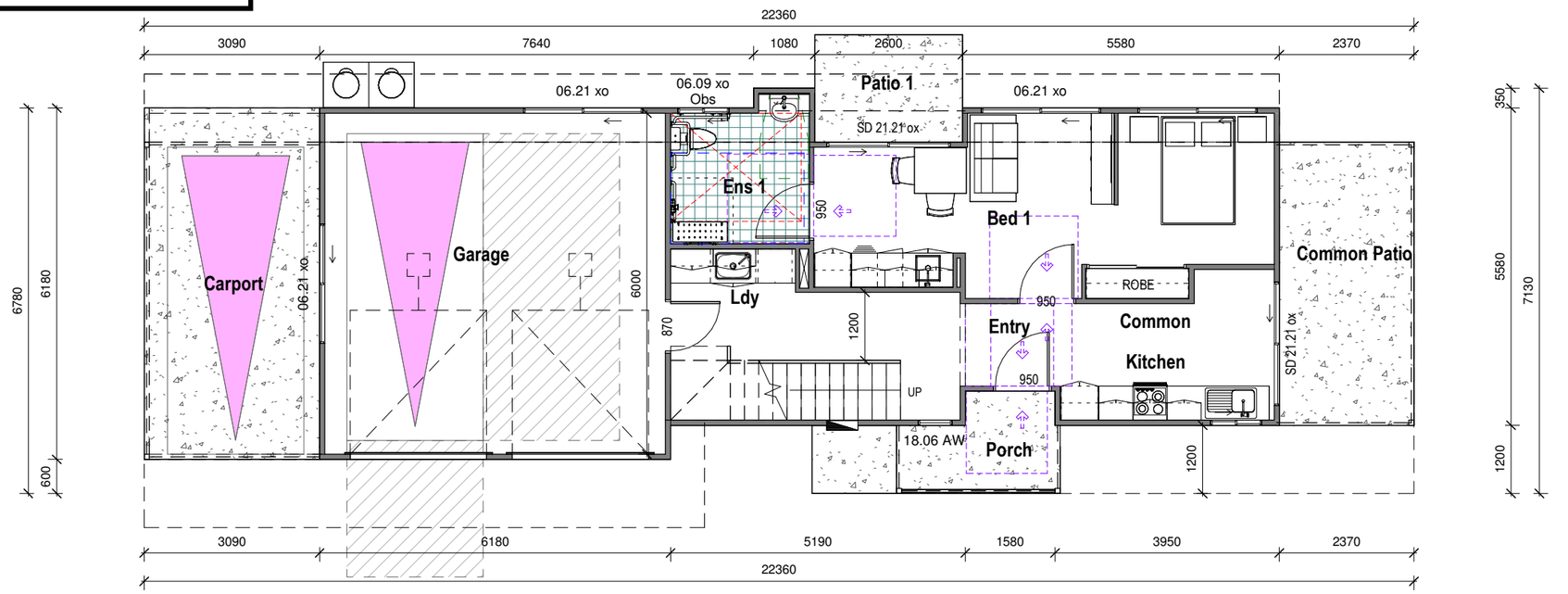
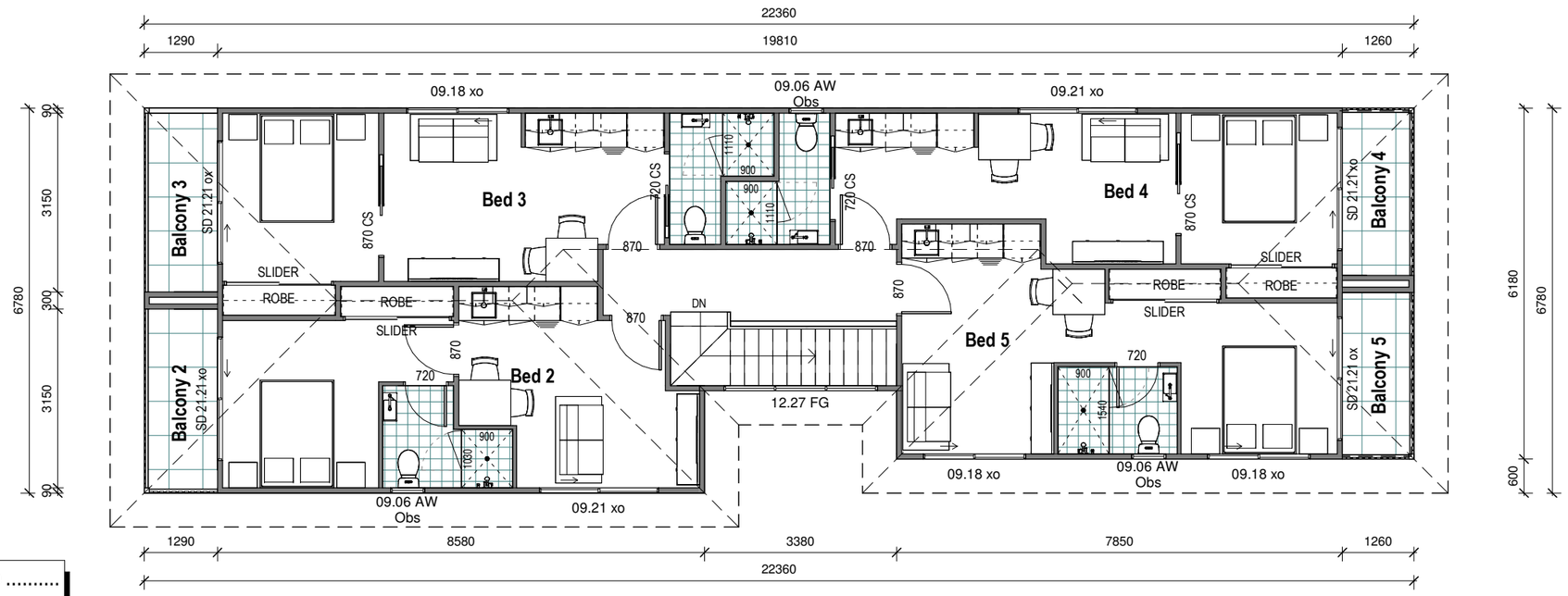


Ground Floor Plan

1 : 100



First Floor Plan

1 : 100

NORTH

Client ..... Date .....
Client ..... Date .....
Builder ..... Date .....

PROPOSED FLOOR AREAS

NAME	AREA
House 2	
GROUND FLOOR	
Garage	38.2 m²
Bed 1	31.4 m²
Common	26.3 m²
Carport	19.1 m²
Common Patio	11.8 m²
Patio 1	4.9 m²
Porch	4.4 m²
	136.1 m²
FIRST FLOOR	
Bed 3	28.6 m²
Bed 2	28.4 m²
Bed 4	27.4 m²
Bed 5	27.3 m²
Common	11.8 m²
Balcony 3	4.4 m²
Balcony 2	4.4 m²
Balcony 4	3.9 m²
Balcony 5	3.9 m²
	140.1 m²
TOTAL	276.1 m²

CONCEPT DRAWINGS - NOT FOR CONSTRUCTION

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drafting@rezicad.com Ph: (07) 3363 8188

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DRAWING NAME
House 1 Floor Plans

CLIENT
TFA CONSTRUCTIONS

SITE ADDRESS
#29 (Lot 1) Millers Road, Eight Mile Plains

REAL PROPERTY DESCRIPTION

Lot	Lot 1
Registered Plan	SP174016
Site Area	2186m²

Rev	Revision Description	Date	By
D	Amendments	01/10/26	EK
C	Deep Planting updated	29/09/26	EK
B	Revised Concept	23/09/26	EK
A	Concept Plans	06/08/26	EK

WIND LOADING (BY OTHERS) TBC	SCALE 1 : 100 @ A3
LICENCE 1153526	DATE 06/08/26
SITE No. 1681911	SHEET No. 003 of 007

NOTES

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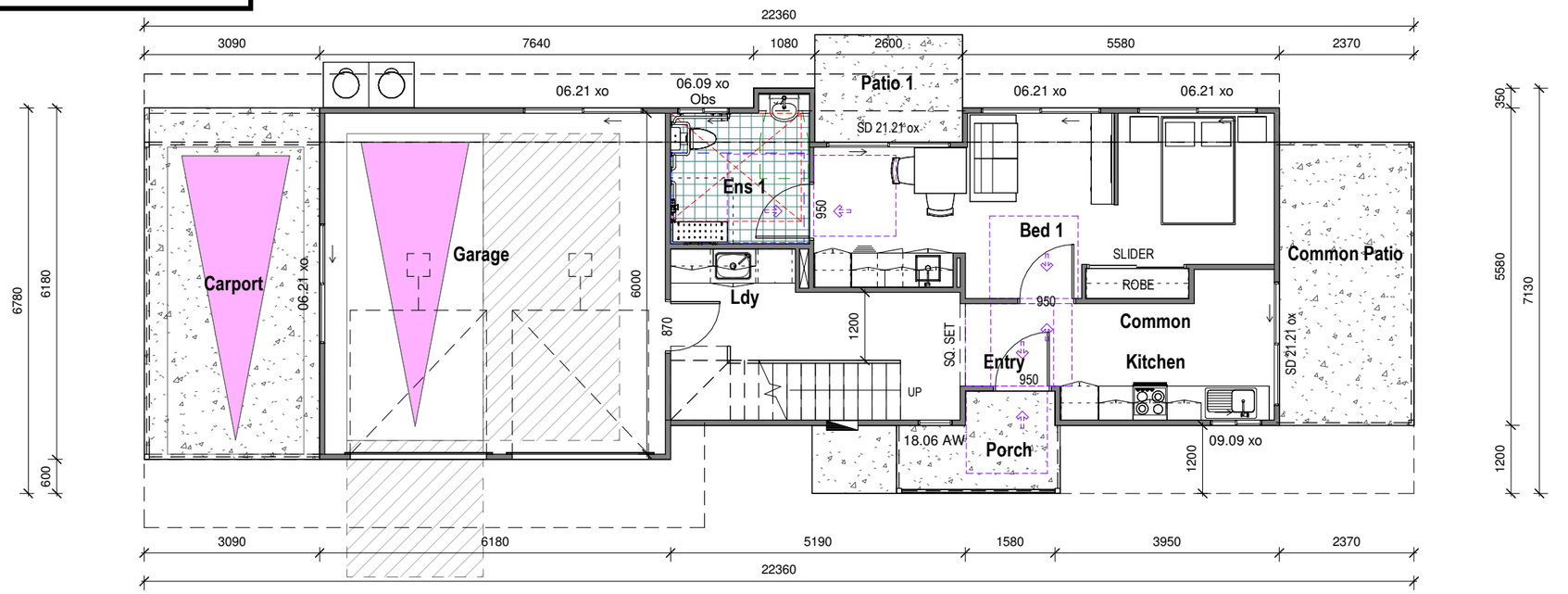
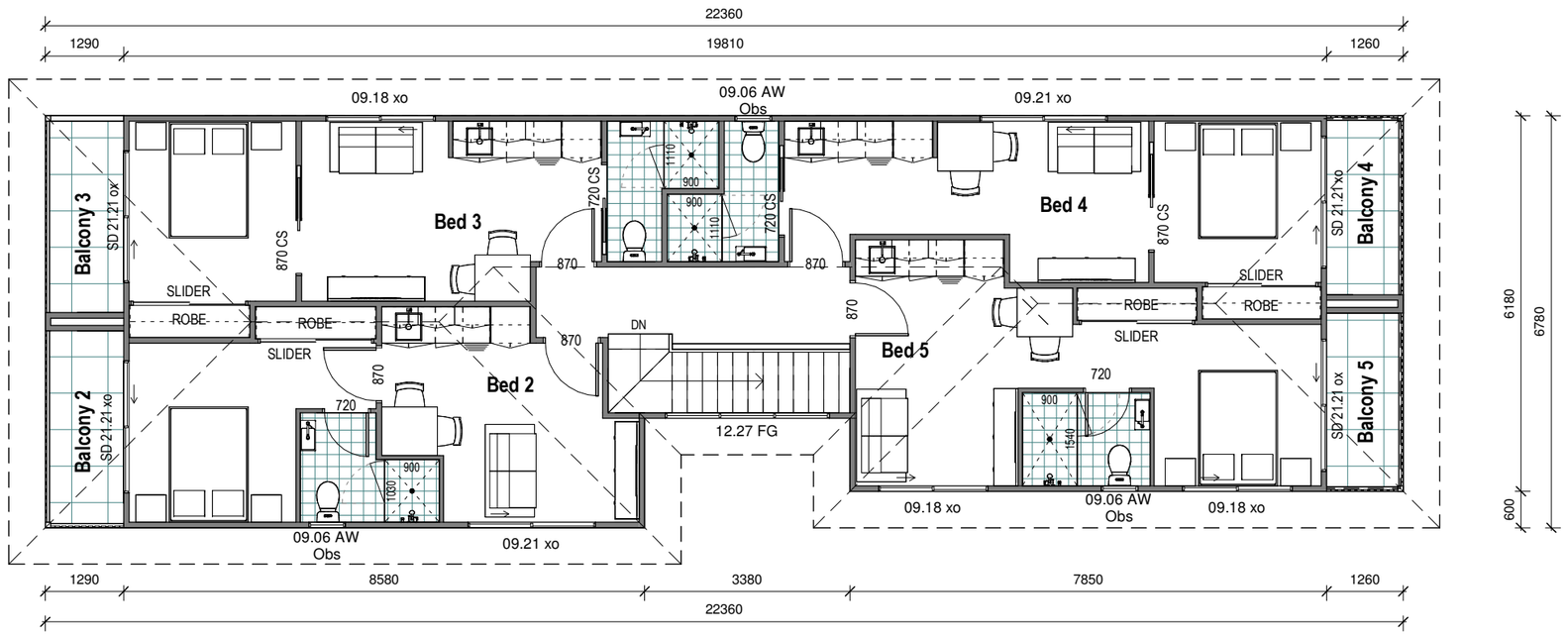


Ground Floor Plan

1 : 100



First Floor Plan

1 : 100

NORTH

Client ..... Date .....
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PROPOSED FLOOR AREAS

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Bed 2	28.4 m²
Bed 4	27.4 m²
Bed 5	27.3 m²
Common	11.8 m²
Balcony 3	4.4 m²
Balcony 2	4.4 m²
Balcony 4	3.9 m²
Balcony 5	3.9 m²
	140.1 m²
TOTAL	276.1 m²

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DRAWING NAME
House 2 Floor Plans

CLIENT
TFA CONSTRUCTIONS

SITE ADDRESS
#29 (Lot 1) Millers Road, Eight Mile Plains

REAL PROPERTY DESCRIPTION

Lot	Lot 1
Registered Plan	SP174016
Site Area	2186m²

Rev	Revision Description	Date	By
D	Amendments	01/10/26	EK
C	Deep Planting updated	29/09/26	EK
B	Revised Concept	23/09/26	EK
A	Concept Plans	06/08/26	EK

WIND LOADING (BY OTHERS) TBC	SCALE 1 : 100 @ A3
LICENCE 1153526	DATE 06/08/26
SITE No. 1681911	SHEET No. 004 of 007

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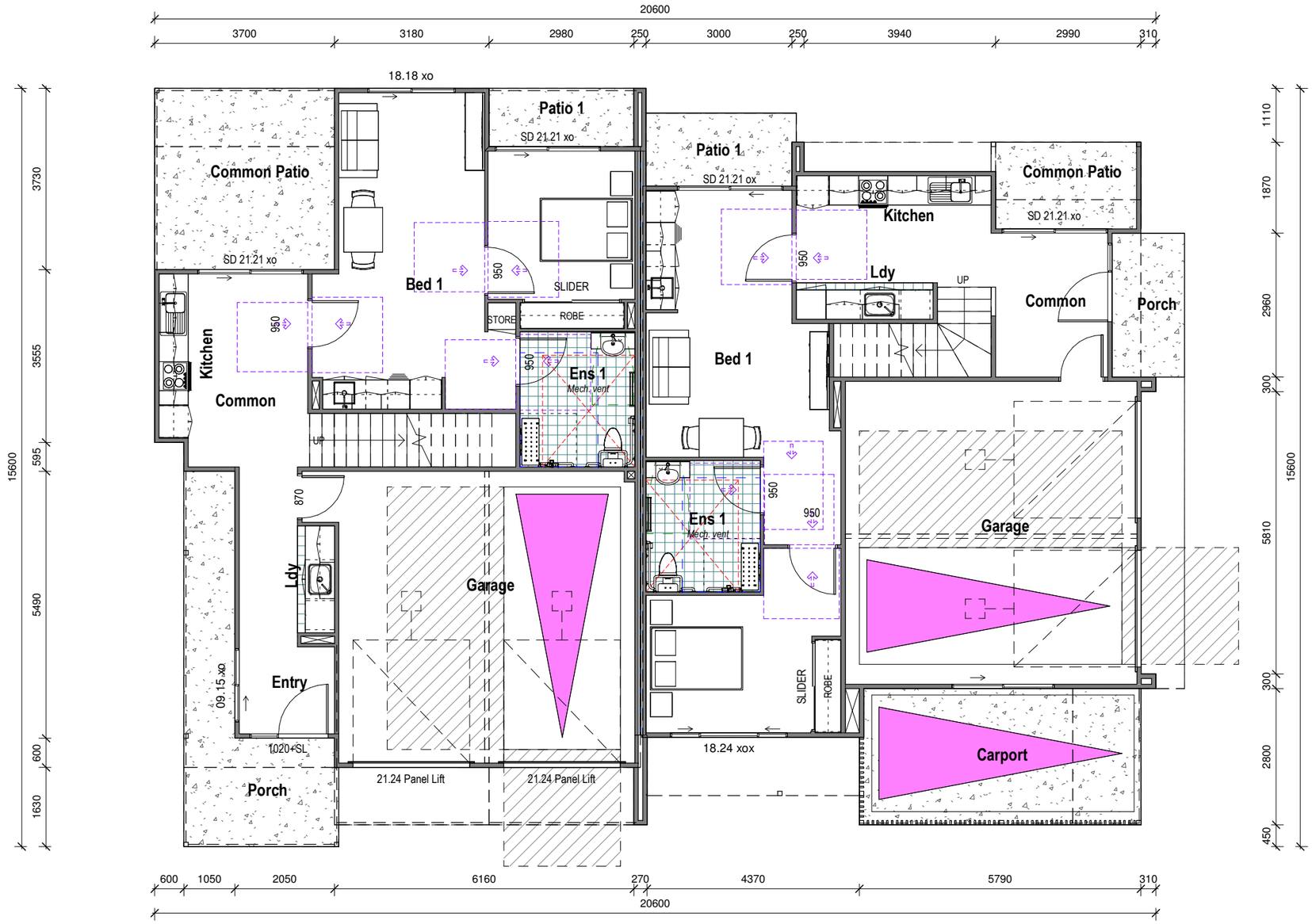

PROPOSED FLOOR AREAS

NAME	AREA
House 3	
GROUND FLOOR	
Bed 1	42.7 m²
Garage	38.8 m²
Common	29.3 m²
Common Patio	13.8 m²
Porch	7.1 m²
Patio 1	3.6 m²
	135.2 m²
FIRST FLOOR	
Bed 3	31.7 m²
Bed 2	30.8 m²
Bed 5	30.0 m²
Bed 4	29.7 m²
Common	9.1 m²
Balcony 5	5.1 m²
Balcony 4	4.4 m²
Balcony 3	3.7 m²
Balcony 2	3.5 m²
	148.1 m²
	283.3 m²
House 4	
GROUND FLOOR	
Bed 1	44.7 m²
Garage	39.5 m²
Common	24.4 m²
Carport	16.2 m²
Common Patio	5.3 m²
Patio 1	4.6 m²
Porch	4.5 m²
	139.3 m²
FIRST FLOOR	
Bed 5	30.9 m²
Bed 3	30.4 m²
Bed 2	30.0 m²
Bed 4	27.3 m²
Common	13.6 m²
Balcony 5	5.2 m²
Balcony 4	4.8 m²
Balcony 2	3.9 m²
Balcony 3	3.5 m²
	149.7 m²
	288.9 m²

NORTH

Client ..... Date .....
Client ..... Date .....
Builder ..... Date .....

CONCEPT DRAWINGS - *NOT FOR CONSTRUCTION*

CLIENT
TFA CONSTRUCTIONS

DRAWING NAME
House 3 & 4 Ground Floor Plan

SITE ADDRESS
#29 (Lot 1) Millers Road, Eight Mile Plains

REAL PROPERTY DESCRIPTION

Lot	Lot 1
RP	SP174016
Site Area	2186m²

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D	Amendments	01/10/26	EK
C	Deep Planting updated	29/09/26	EK
B	Revised Concept	23/09/26	EK

WIND LOADING (BY OTHERS) TBC	SCALE 1 : 100 @ A3
LICENCE 1153526	DATE 06/08/26
SITE No. 1681911	SHEET No. 005 of 007

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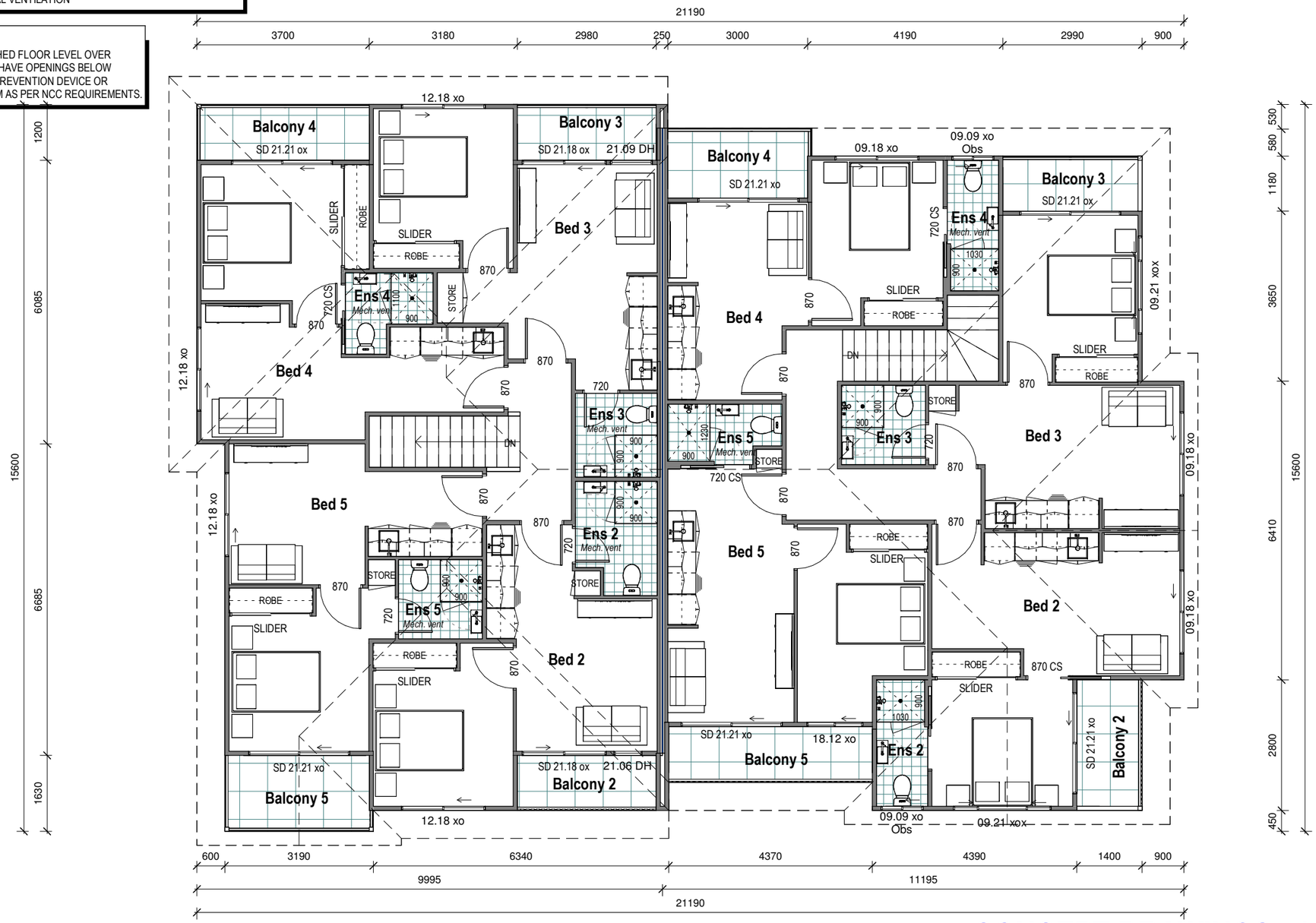
NOTES

ALL WINDOWS IN BEDROOMS WITH A FINISHED FLOOR LEVEL OVER 2000MM ABOVE EXTERNAL GROUND; THAT HAVE OPENINGS BELOW 1700MM MUST BE PROTECTED WITH FALL PREVENTION DEVICE OR RESTRICTED TO A MAX. OPENING OF 125MM AS PER NCC REQUIREMENTS.



PROPOSED FLOOR AREAS

NAME	AREA
House 3	
GROUND FLOOR	
Bed 1	42.7 m²
Garage	38.8 m²
Common	29.3 m²
Common Patio	13.8 m²
Porch	7.1 m²
Patio 1	3.6 m²
	135.2 m²
FIRST FLOOR	
Bed 3	31.7 m²
Bed 2	30.8 m²
Bed 5	30.0 m²
Bed 4	29.7 m²
Common	9.1 m²
Balcony 5	5.1 m²
Balcony 4	4.4 m²
Balcony 3	3.7 m²
Balcony 2	3.5 m²
	148.1 m²
	283.3 m²
House 4	
GROUND FLOOR	
Bed 1	44.7 m²
Garage	39.5 m²
Common	24.4 m²
Carport	16.2 m²
Common Patio	5.3 m²
Patio 1	4.6 m²
Porch	4.5 m²
	139.3 m²
FIRST FLOOR	
Bed 5	30.9 m²
Bed 3	30.4 m²
Bed 2	30.0 m²
Bed 4	27.3 m²
Common	13.6 m²
Balcony 5	5.2 m²
Balcony 4	4.8 m²
Balcony 2	3.9 m²
Balcony 3	3.5 m²
	149.7 m²
	288.9 m²

CONCEPT DRAWINGS - *NOT FOR CONSTRUCTION*

NORTH

Client ..... Date .....
Client ..... Date .....
Builder ..... Date .....

CLIENT
TFA CONSTRUCTIONS

DRAWING NAME
House 3 & 4
First Floor Plans

SITE ADDRESS
#29 (Lot 1) Millers Road, Eight Mile Plains

REAL PROPERTY DESCRIPTION

Lot	Lot 1
RP	SP174016
Site Area	2186m²

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D	Amendments	01/10/26	EK
C	Deep Planting updated	29/09/26	EK
B	Revised Concept	23/09/26	EK

WIND LOADING (BY OTHERS): TBC
SCALE: 1 : 100 @ A3
LICENCE: 1153526
DATE: 06/08/26
SITE No.: 1681911
SHEET No.: 006 of 007

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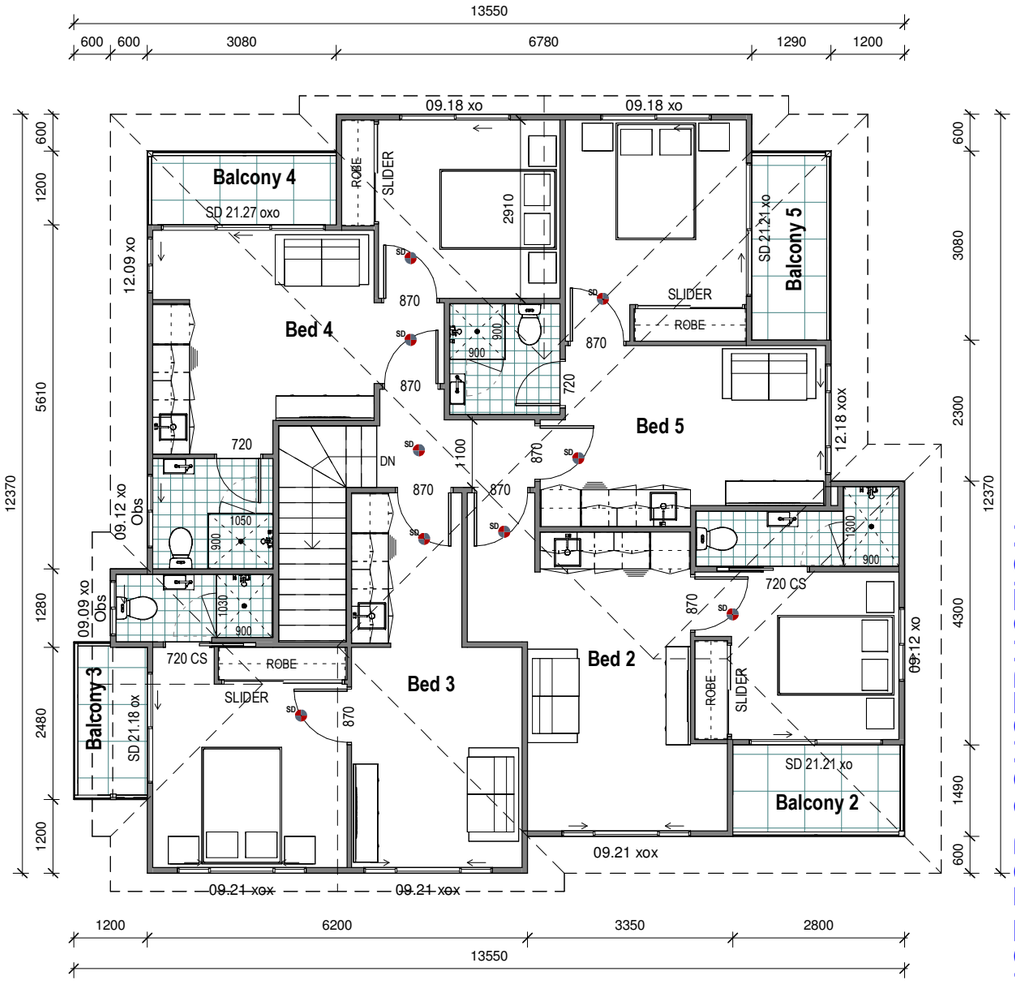
Ground Floor Plan

1 : 100



First Floor Plan

1 : 100

NORTH

Client ..... Date .....
Client ..... Date .....
Builder ..... Date .....

PROPOSED FLOOR AREAS

NAME	AREA
House 3	
GROUND FLOOR	
Garage	38.8 m²
Bed 1	32.9 m²
Common	30.2 m²
Carport	16.1 m²
Patio 1	7.1 m²
Porch	6.5 m²
Common Patio	3.7 m²
	135.2 m²
FIRST FLOOR	
Bed 2	31.2 m²
Bed 3	31.0 m²
Bed 4	29.1 m²
Bed 5	28.4 m²
Common	8.6 m²
Balcony 2	4.2 m²
Balcony 5	4.0 m²
Balcony 4	3.7 m²
Balcony 3	3.0 m²
	143.1 m²
TOTAL	278.3 m²

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DRAWING NAME
House 5 Floor Plans

CLIENT
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