

DELEGATED REPORT

SUBJECT: NORTHERN CIVIL EARTHWORKS PTY LTD – MATERIAL
CHANGE OF USE – LOW IMPACT INDUSTRY – LOT 219 ON
SP312807 – 27 EFFLEY STREET, MAREEBA - MCU/26/0013

DATE: 7 July 2026

**REPORT OFFICER'S
TITLE:** Supervisor Planning & Building

DEPARTMENT: Corporate and Community Services

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	Northern Civil Earthworks Pty Ltd	ADDRESS	27 Effley Street, Mareeba
DATE LODGED	23 June 2026	RPD	Lot 219 on SP312807
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Low Impact Industry		

FILE NO	MCU/26/0013	AREA	3,436m2
LODGED BY	Humac Group	OWNER	Northern Civil Earthworks Pty Ltd
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Industry zone		
LEVEL OF ASSESSMENT	Code Assessment		
SUBMISSIONS	n/a		

ATTACHMENTS: 1. Proposal Plan/s

EXECUTIVE SUMMARY

Council is in receipt of a development application described in the above application details.

The application is code assessable and was not required to undergo public notification.

The application and supporting material has been assessed against the Mareeba Shire Council Planning Scheme 2016 and does not conflict with any relevant planning instrument.

It is recommended that the application be approved in full with conditions.

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	Northern Civil Earthworks Pty Ltd	ADDRESS	27 Effley Street, Mareeba
DATE LODGED	23 June 2026	RPD	Lot 219 on SP312807
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Low Impact Industry		

and in accordance with the Planning Act 2016, the applicant be notified that the application for a development permit for the development specified in (A) is:

Approved by Council in accordance with the approved plans/documents listed in (B), subject to assessment manager conditions in (C), assessment manager's advice in (D), relevant period in (E), further permits in (F), and further approvals from Council listed in (G);

And

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

(A) **APPROVED DEVELOPMENT:** Development Permit for Material Change of Use – Low Impact Industry

(B) **APPROVED PLANS:**

Plan/Document Number	Plan/Document Title	Prepared by	Dated
2031-A-000 C	Cover Sheet	Humac Group	2026.06.17
2031-A-001 C	External Perspectives & Finishes	Humac Group	2026.06.17
2031-A-010 E	Site Plan	Humac Group	2026.06.17
2031-A-100 D	Ground Floor Plan	Humac Group	2026.06.17
2031-A-101 C	Mezzanine Floor Plan	Humac Group	2026.06.17
2031-A-130 C	Reflected Ceiling Plan	Humac Group	2026.06.17
2031-A-140 D	Roof Plan	Humac Group	2026.06.17
2031-A-200 C	Elevations	Humac Group	2026.06.17
2031-A-300 C	Sections	Humac Group	2026.06.17
2031-A-400 B	Door and Window Schedule	Humac Group	2026.06.17
2031-A-500 A	Internal Elevations	Humac Group	2026.06.17
2031-A-501 B	Wash Bay Details	Humac Group	2026.06.17

(C) **ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)**

(a) Development assessable against the Planning Scheme

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
 - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.
2. Timing of Effect
 - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
 - 2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.
3. General
 - 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure.
 - 3.2 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
 - 3.3 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.
 - 3.4 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.
4. Infrastructure Services and Standards
 - 4.1 Access

Industrial access crossovers must be constructed from Keegan Street and Effley Street (from the edge of the respective road pavement to the property boundary of the subject lot) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

The applicant/developer is to make an application for driveway access onto a Council road. The application is to be accompanied by the relevant fee and will be required to certify or be assessed for compliance by Council's delegated officer.
 - 4.2 Stormwater Drainage/Water Quality
 - (a) The applicant/developer must take all necessary steps to ensure a non-worsening affect on surrounding land as a consequence of the development.
 - (b) All stormwater drainage must be discharged to an approved legal point of discharge.
 - 4.3 Car Parking/Internal Driveways

The applicant/developer must ensure the development is provided with 9 car parking spaces which are available solely for the parking of vehicles associated with the use of the premises.

All car parking spaces and internal driveways must be concrete sealed and appropriately drained prior to the commencement of the use and to the satisfaction of Council's delegated officer.

4.4 Lighting

Where outdoor lighting is required, the developer shall locate, design and install lighting to operate from dusk to dawn within all areas where the public will be given access, which prevents the potential for light spillage to cause nuisance to neighbours and must be provided in accordance with Australian Standard 1158.1 – Lighting for Roads and Public Spaces.

Illumination resulting from direct, reflected or other incidental light emanating from the subject land does not exceed 8 lux when measured at any point 1.5m outside the property boundary of the subject site. The lighting fixtures installed on site must meet appropriate lux levels as documented within Australian Standard 4282 – Control of the Obtrusive Effects of Outdoor Lighting.

4.5 Water Supply

Where the existing reticulated water supply does not currently service the site or is not at an adequate capacity, the developer is required to extend or upgrade the reticulated water supply infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).

If a new or upgraded water service connection is required to service the development, it must be provided in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

4.6 Sewerage Connection

The developer must connect the proposed development to Council's reticulated sewerage system in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

Where sewerage connections are not available to the site, or where existing connections are not satisfactory for the proposed development, the developer is required to extend or upgrade the reticulated sewerage infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).

4.7 Landscaping

The landscaping of the site must be carried out in accordance with the approved plans prior to the commencement of the use, and irrigated and maintained to the satisfaction of Council's delegated officer.

(D) ASSESSMENT MANAGER'S ADVICE

- (a) A number of other charges or payments may be payable as conditions of approval. The applicable fee is set out in Council's Fees & Charges Schedule for each respective financial year.
- (b) Compliance with applicable codes/policies

The development must be carried out to ensure compliance with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by a condition of this approval.

(c) Compliance with Acts and Regulations

The erection and use of the building must comply with the Building Act and all other relevant Acts, Regulations and Laws, and these approval conditions.

(d) A Trade Waste Permit will be required prior to the commencement of use.

(e) Environmental Protection and Biodiversity Conservation Act 1999

The applicant is advised that referral may be required under the *Environmental Protection and Biodiversity Conservation Act 1999* if the proposed activities are likely to have a significant impact on a matter of national environmental significance. Further information on these matters can be obtained from www.dcceew.gov.au.

(f) Cultural Heritage

In carrying out the activity the applicant must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the "cultural heritage duty of care"). The applicant will comply with the cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from www.dsdsatsip.qld.gov.au.

(g) Electric Ants

Electric ants are designated as restricted biosecurity matter under the *Biosecurity Act 2014*.

Certain restrictions and obligations are placed on persons dealing with electric ant carriers within the electric ant restricted zone. Movement restrictions apply in accordance with Sections 74–77 of the *Biosecurity Regulation 2016*. Penalties may be imposed on movement of electric ant carriers and electric ants in contravention of the legislated restrictions. It is the responsibility of the applicant to check if the nominated property lies within a restricted zone.

All persons within and outside the electric ant biosecurity zone have an obligation (a **general biosecurity obligation**) to manage biosecurity risks and threats that are under their control, they know about, or they are expected to know about. Penalties may apply for failure to comply with a general biosecurity obligation.

For more information please visit the electric ant website at [Electric ants in Queensland | Business Queensland](#) or contact Biosecurity Queensland 13 25 23.

(E) RELEVANT PERIOD

When approval lapses if development not started (s.85)

- Material Change of Use – six (6) years (starting the day the approval takes effect);

(F) OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS

- Development Permit for Building Work

(G) OTHER APPROVALS REQUIRED FROM COUNCIL

- Compliance Permit for Plumbing and Drainage Work
- Access approval arising from condition number 4.1 (Please contact Planning Section to obtain application form and applicable fee)

THE SITE

The site is situated within the Mareeba Industrial Park (MIP) at 27 Effley Street, Mareeba, and is described as Lot 219 on SP312807. The site has an area of 3,436m² and is zoned Industry under the Mareeba Shire Council Planning Scheme 2016.

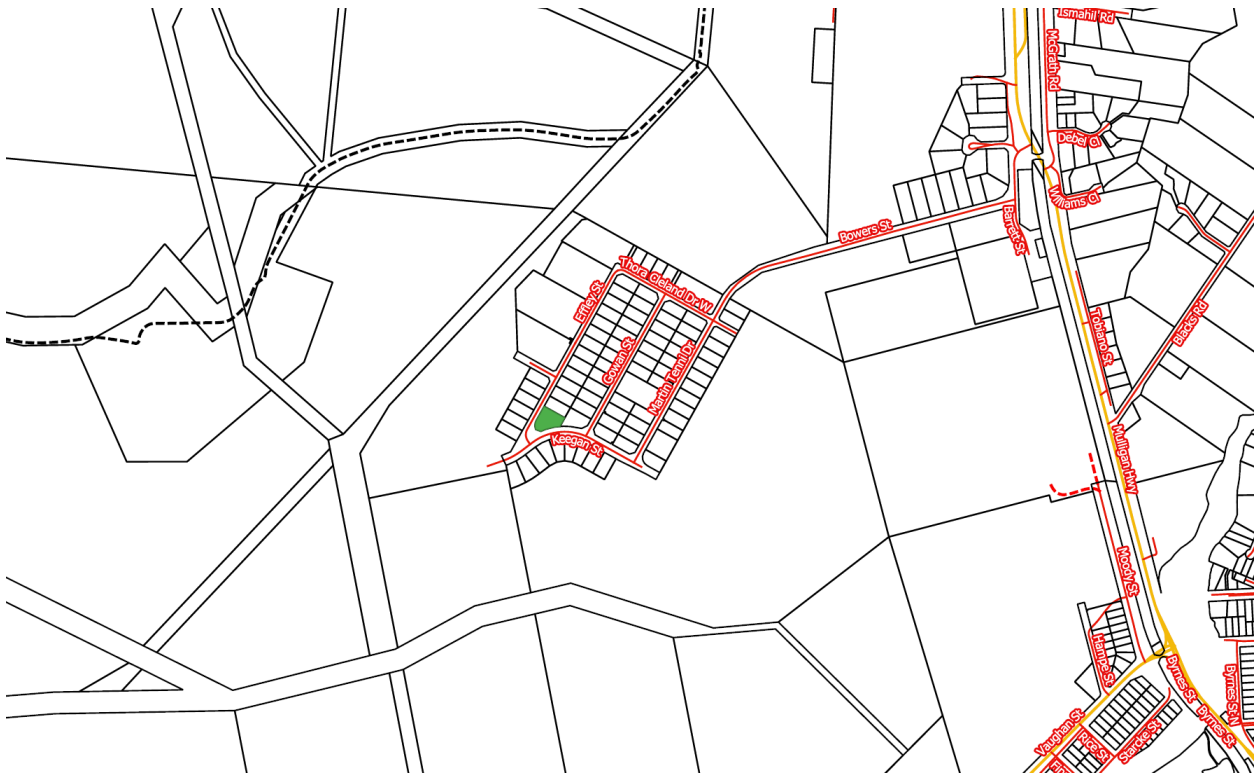
The site contains approximately 70 metres of frontage to Effley Street and approximately 70 metres frontage to Keegan Street. Both frontage roads are asphalt sealed with kerbing on both sides. Effley Street has a sealed width of 12 metres and Keegan Street has a sealed width of 20 metres.

The site is flat, unimproved and connected to all urban services.

All surrounding land is zoned Industry, with some lots remaining vacant at this time. Ultimately, all surrounding lots will be developed for industrial purposes.

**Map Disclaimer:**

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BACKGROUND AND CONTEXT

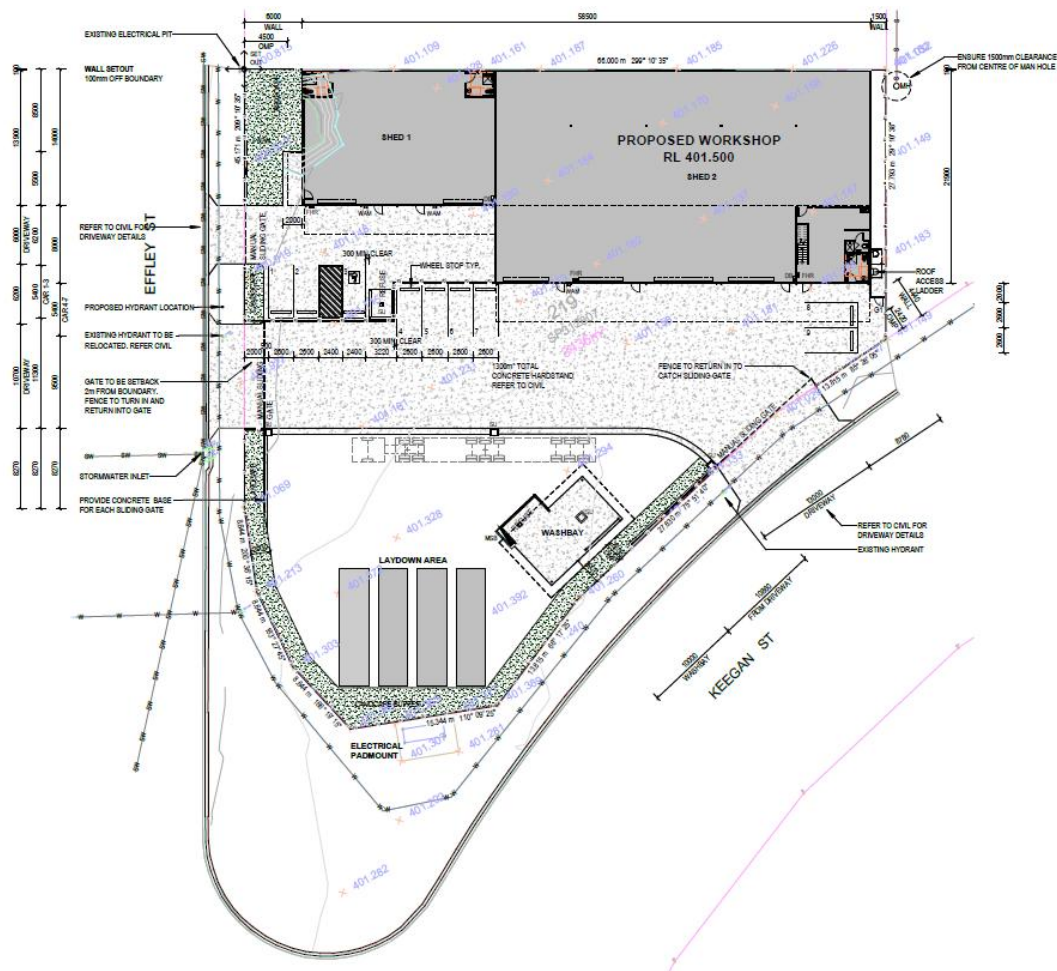
Nil

PREVIOUS APPLICATIONS & APPROVALS

Nil

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Material Change of Use – Low Impact Industry in accordance with the plans shown in **Attachment 1**, and the site plan below:



The level of assessment for the proposed development has increased from Accepted development, subject to requirements, to Code Assessable, due to noncompliance with Acceptable Outcome AO2(a) of the Industry zone code (road boundary setback) and AO1(a) of the Landscaping code (landscaping) and AO1 and AO2.3 of the Parking and Access code (onsite parking numbers and driveway separation).

All other requirements for accepted development can be met by the proposed development.

REGIONAL PLAN DESIGNATION

Far North Queensland Regional Plan and Infrastructure Plan 2026	
Potential Agricultural Expansion Area	No
Priority Agricultural Area	No
Priority Agricultural Area – Extractive Resources Precinct	No
Regional Biodiversity Corridor	No
Regional Land Use Category	Urban Footprint

Strategic Environmental Area	No
Wet Tropics WHA	No

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Land Use Categories - Major Industry Area Transport Elements - Principal Cycle Routes
Zone:	Industry Zone (Heavy Industry Precinct)
Mareeba Local Plan:	Industrial Park
Overlays:	Airport Environs Overlay Transport Infrastructure Overlay

Planning Scheme Definitions

The proposed use is defined as:

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Low impact industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes: - negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise - minimal traffic generation and heavy-vehicle usage - demands imposed upon the local infrastructure network consistent with surrounding uses	Repairing motor vehicles, fitting and turning workshop Note—additional examples may be shown in SC1.1.2 industry thresholds.	Panel beating, spray painting or surface coating, tyre recycling, drum reconditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry

	• the use generally operates during the day (e.g. 7am to 6pm) • offsite impacts from storage of dangerous goods are negligible • the use is primarily undertaken indoors.		
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RELEVANT PLANNING INSTRUMENTS

Assessment of the proposed development against the relevant planning instruments is summarised as follows:

(a) Far North Queensland Regional Plan and Infrastructure Plan 2026 (FNQ Regional Plan 2026)

The FNQ Regional Plan 2026 commenced on May 2026 and is not adequately addressed within the Planning Scheme. The Themes, Policy outcomes and Strategies contained within this Regional Plan, relevant to the proposed development, are as follows:

Theme 2 – Thriving economy

Policy Outcome 3 – Regional industrial land and regional economic assets

Industrial land supply is available to meet existing and future economic and employment needs and opportunities.

Strategies

3.7 Facilitate industrial land uses at Mareeba Industrial Park and Mareeba Airport Aviation Industrial Park.

Comment

The site is located within the Mareeba Industrial Park. The land use being proposed is a typical low impact industrial use.

The development complies with 3.7.

(b) State Planning Policy

Separate assessment against the State Planning Policy (SPP) is not required because the Mareeba Shire Council Planning Scheme appropriately integrates all relevant aspects of the SPP.

(c) Mareeba Shire Council Planning Scheme 2016

Relevant Development Codes

The following Development Codes are considered to be applicable to the assessment of the application:

- 6.2.5 Industry zone code
- 7.2.2 Mareeba local plan code

- 8.2.2 Airport environs overlay code
- 9.3.5 Industrial activities code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

The application did not include a planning report and assessment against the planning scheme.

Pursuant to sub-section 5.3.3(4)(b) of the Mareeba Shire Council Planning Scheme 2016, this application is assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(2).

Specifically, Acceptable Outcome AO2(a) of the Industry zone code (road boundary setback) and AO1(a) of the Landscaping code (landscaping) and AO1 and AO2.3 of the Parking and Access code (onsite parking numbers and driveway separation).

An officer assessment has found that the application satisfies the relevant performance outcome.

Relevant Codes	Comments
Industry Zone Code PO2 <i>Development is sited in a manner that considers and respects:</i> (a) <i>the siting and use of adjoining premises;</i> (b) <i>appearance of building bulk; and</i> (c) <i>relationship with road corridors.</i>	The proposed development does not achieve the desired 3 metre road boundary setback required by Acceptable Outcome AO2. At one location along Keegan Street, the roof overhang of the proposed workshop structure is setback 2.4m from the road boundary, while the wall is setback 4.4m from the same boundary. Similarly, the roof overhang of the washdown structure is setback 2m, whilst the main structure is substantially compliant at a 2.9m setback. The proposed development maintains a standard building bulk for an industrial park. The lesser setbacks will not impact on adjoining properties, nor will they impact on the road corridors The proposed development complies with PO2.
Mareeba local plan code	The application will satisfy the requirements for accepted development.
Airport environs overlay code	The application will satisfy the requirements for accepted development.
Industrial activities code	The application will satisfy the requirements for accepted development.
Landscaping code PO1 <i>Development, other than in the Rural zone, includes landscaping that:</i> (a) <i>contributes to the landscape character of the Shire;</i>	The proposed development includes approximately 7% of the site as landscaping and is therefore non-compliant with AO1(a) which calls for 10%. Assessment is therefore required against PO1. The landscaping proposed on-site includes a 2 metre wide landscaping strip along the full site frontage, excluding site driveways. This is consistent with the standard expectation for industrial site landscaping. The development satisfies PO1.

<i>(b) compliments the character of the immediate surrounds;</i> <i>(c) provides an appropriate balance between built and natural elements; and</i> <i>(d) provides a source of visual interest.</i>	
Parking and Access code PO1 <i>Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the:</i> <i>(a) nature of the use;</i> <i>(b) location of the site;</i> <i>(c) proximity of the use to public transport services;</i> <i>(d) availability of active transport infrastructure; and</i> <i>(e) accessibility of the use to all members of the community.</i> PO2 <i>Vehicle crossovers are provided to:</i> <i>(a) ensure safe and efficient access between the road and premises;</i> <i>(b) minimize interference with the function and operation of roads; and</i> <i>(c) minimise pedestrian to vehicle conflict.</i>	AO1 calls for onsite parking at the rate of 1 space per 90m² of GFA. The applicant has calculated the development as having a GFA of 1,160m² which would equate to 13 car parking spaces. The development makes allowance for 9 onsite spaces. Assessment is therefore required against PO1. The development also includes 4 large bays for working on vehicles and equipment. Taking these bays into account, the development is considered to achieve 13 spaces and satisfies PO1. AO2.3 calls for a 15m separation between accesses. This is not possible on Effley Street due to the presence of a stormwater inlet pit and the need to maintain a safe setback from the corner of Effley Street and Keegan Street. Accordingly, a separation of 6.2 metres is proposed for the Effley Street accesses. The separation proposed is the safest available option and is considered to satisfy PO2.
Works, services and infrastructure code	The application will satisfy the requirements for accepted development.

(e) Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

A condition will be attached to any approval requiring all development works be designed and constructed in accordance with FNQROC Development Manual standards.

(f) Adopted Infrastructure Charges Notice

The subject land is within the Industry zone and a Low impact industry is accepted development subject to requirements within this zone. Council does not charge infrastructure charges for accepted development.

The level of assessment has moved from accepted development to code assessment due to minor noncompliance with acceptable outcomes (discussed above).

Infrastructure charges are not considered reasonable or necessary in this instance.

REFERRAL AGENCY

This application did not trigger referral to a Referral Agency.

Internal Consultation

Not applicable.

PLANNING DISCUSSION

Nil

Date Prepared: 7 July 2026

DECISION BY DELEGATE

DECISION

Having considered the Supervisor Planning & Building's report detailed above, I approve, as a delegate of Council, the application subject to the conditions listed in the report.

Dated the 7TH day of JULY 2026



BRIAN MILLARD
COORDINATOR PLANNING & BUILDING

MAREEBA SHIRE
AS A DELEGATE OF THE COUNCIL

APPROVAL ISSUE

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Version: 1, Version Date: 2/06/2026

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Client Name: TERRANOVUS CIVIL	Original Title: EXTERNAL PERSPECTIVES & FINISHES

EXTERNAL PERSPECTIVES & FINISHES

RED 1	38.4%
RED 2 (RED 1 + RED 3)	108.1%
RED 3 (RED 1 + RED 2)	54.0%

[illegible][illegible]

TERMITE PROTECTION NOTES:
ALL PRIMARY BARRIERS:
AND/OR WOOD, STEEL, CONCRETE, ASBESTOS

- NO TYPING TO BE DONE AT ALL.
- TRAYED TO MIN. 10 INTERNALLY AND 10 EXTERNALLY

WET AREA WATER PROOFING

WATERPROOFING TO COMPLY WITH PART 15 OF THE NYC VOL. 1
AND ASSN'G

GRATE AND YACHT SIGNAGE

DISCUSS AND PRACTICE SCENARIOS
REFER TO DOOR SCHEDULE
DOOR THRESHOLDS AND SETTINGS

SAMPLED ON: 200 x 30mm PLANKED ENTRY (10 MAX. GRADES)
 FULLER SHAFT: 200 x 30mm PLANKED ENTRY (10 MAX. GRADES)
 SHOWER/ BATHING ON - SLAB DECK: 20mm

FIRE HAZARD PROPERTIES
ALLIAGES, COATINGS & FINISHES

FLOOR LEGEND

VFA FLOORING, L
 - COMMERCIAL VFA SHEET FLOORING -
 LINDEN IS COMING TO

- COMMERCIAL VINYL SHEET FLOORING WET AREA
- COVED VINYL SKirting
- FLOOR FINISHING

FORM CONCRETE COBBLE
- PLAIN FINISH CONCRETE

WALL DESIGN

NOTES

- WALL TAGGED SEE C.F.W. IN COMMENTS ORDER OF CONSTRUCTION

- READ INSTRUCTIONS WITH INTERNAL ELEVATIONS
- APPLY W/ PLASTER AND TO ALL WET AREAS OR FRESH CEMENT
- INTERNAL NON-LOAD BEARING WALLS TO COMPLY WITH ASTM C 4
- ORDER TO CUSTOMER. IT IS ALWAYS FOR EXTERNAL CLIMATE.

SET WALL TYPE 2
- CONCRETE TYPICAL WALL.

WALL TYPE 2

- CONCRETE TYP PANEL WALL
- STEEL METAL STUD
- 1/2" Gypsum Board on ASTERBOARD

SMALL TYPES:

- GYM IMPACT PAINTED PLASTER BOARD
- GYM METAL - GYM

WALL TYPE A

• Green MET AREA PLASTERBOARD

• Green METAL PLASTERBOARD

- 10mm IMPACT RATED PLASTER BOARD
- 15mm IMPACT RATED PLASTER BOARD
- 15mm METAL STUD
- 10mm IMPACT RATED PLASTER BOARD

- WALL TYPE 6
- 10mm IMPACT RATED PLASTERBOARD
- 65mm METAL STUD
- 40mm G.I. CEMENT BOARD

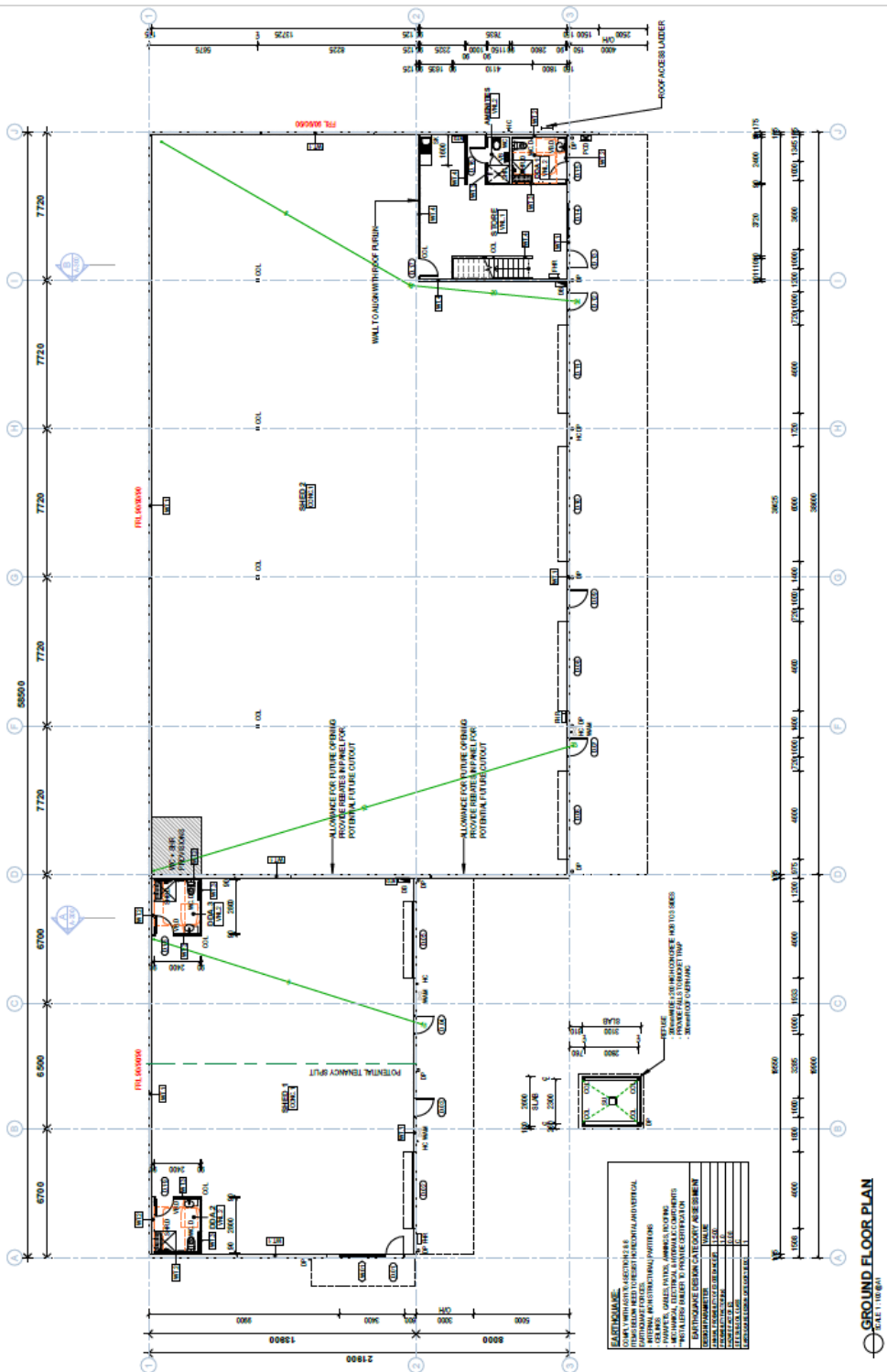
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APPROVAL ISSUE

APPROVAL ISSUE

No	DATE	REVISION	BY	APP
A	2005.03.26	PRELIMINARY ISSUE	TC	GR
B	2005.03.30	1500 RETRACK TO SIDE BOUNDARY	TC	GR
C	2005.06.09	PRELIMINARY ISSUE	TC	GR
D	2005.06.17	ISSUED FOR APPROVAL	TC	GR

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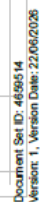
GROUND FLOOR PLAN

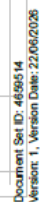
 humacgroup DESIGN MANAGEMENT CONSULTING CARPIS (BIRMINGHAM) TOWNHOUSE 1000 1/2 AVENUE SOUTH, SUITE 100 BIRMINGHAM, AL 35203-1000	Project	PROPOSED INDUSTRIAL DEVELOPMENT 27 EFFEY STREET MAREFA, QLD 4890 TERRANOVUS CIVIL	Drawn by Client Name Drawing Title	Checked by Scale Revision Sheet No.	T/C 1:100 AT A1 D 2031-A-100
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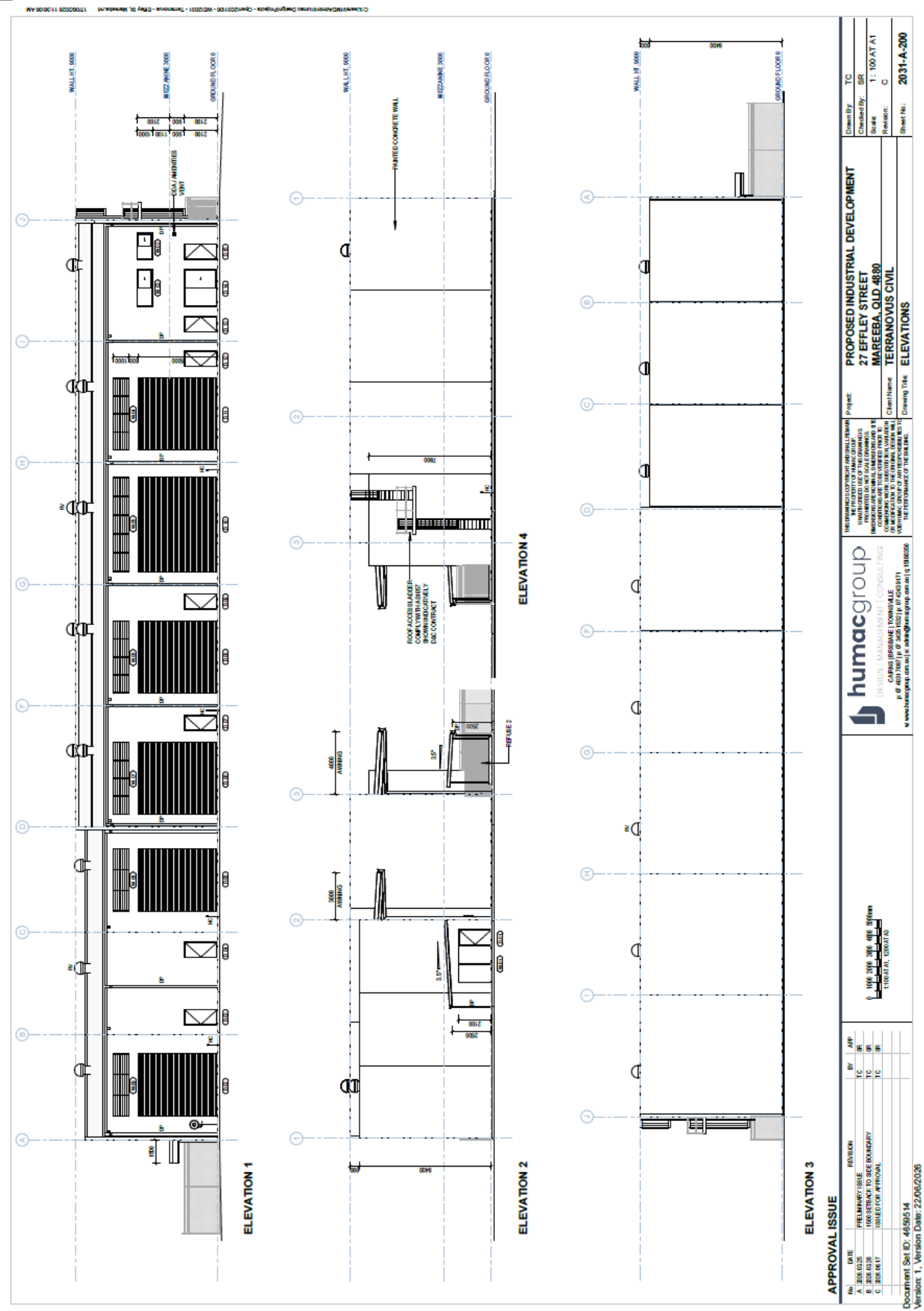
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COLOUR CONTRAST NOTES
 THESE VARIANTS IN LUMINANCE CONTRAST COLOURS
 BETWEEN THE FOLLOWING ADJACENT SURFACES:

DOOR LEAF AND DOOR JAMB - OR	DOOR LEAF AND DOOR JAMB - OR
DOOR LEAF AND ADJACENT WALL - OR	DOOR LEAF AND ADJACENT WALL - OR
ARCH WAVE AND WALL - OR	DOOR LEAF AND ADJACENT WALL - OR
DOOR LEAF AND ADJACENT WALL - OR	DOOR LEAF AND ADJACENT WALL - OR
DOOR LEAF AND ADJACENT WALL - OR	DOOR LEAF AND ADJACENT WALL - OR

THE MINIMUM OF THE AREA OF LUMINANCE CONTRAST SHALL

Labels in the diagram:

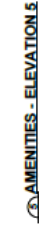
- 16" x 24" PAINTED TIM
- DOOR LEAF WITH INSIDE LEADS
- STEEL DOOR FRAME PROVED TO SUIT DOOR
- 6mm WALL SERVICES CAVITY
- FLATBOLTED
- REINFT WALL FINISHES PLAN
- EXTERNAL

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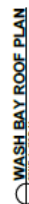
GOOD HUMAN GROUP OF ANY PERSONS SHOULD BE TO
THE INTERESTS OF THE HUMAN.

Client Name: **TERRANOVUS CIVIL**
27 EFFLEY STREET
MAREEBA, QLD 4880

Sheet No.: 2031-A-400



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Checked By:	SR
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Revision:	A
Sheet No.:	2031-A-500



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NO GROUP OF ANY RESPONSIBILITY TO
THE PERFORMANCE OF THE FIRM.

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