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Mr. M. Tocchini

BCC DS

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06-MAY-2026

APPLICATION REF

A007017367

(2)420/11-848/90

Letter collected.

MT:VS

~~John Robert Mason Architect
60 Blackheath Road
OXLEY QLD 4075~~

Van Riet Architects
7/97 Castlemaine St
Milton 4064.



Dear Sir,

Reference is made to your application made on 15th August, 1991, under Section 4.1(5) of the Local Government (Planning and Environment) Act 1990-1991 for the notification of the conditions of development, if any, in respect of the development the subject of your application, namely, to erect a building on land and the use of that building and land described as Lot 12 on Registered Plan 227296, Parish of Bulimba, at 81 Secam Street, Mansfield, for the purpose of General Industry.

Upon a consideration of your application, the Director, Development and Building, Department of Development and Planning, as delegate of the Council for such purposes, has determined that the conditions of development in respect of the development referred to be, and hereby notifies that those conditions are, as follows:-

- (a) Subject to the requirements of Council Ordinances, the development of the site is to be generally in accordance with the amended plan of layout no. 9107-136 SK02 received October, 1991, which hereinafter shall be referred to as the approved plans of layout.
- (b) Any proposed air conditioning facilities shall be designed so that the Sound Transmission Class does not exceed 45 DBA at the boundary of the site.
- (c) Be responsible for installing a house number plate applying to the allotment or allotments in question, in accordance with Chapter 6 of the Council's Ordinances, and maintain that house number plate at all times.
- (d) No works are to be carried out on the site in relation to this application before Building Approval is obtained.
- (e) Subject to the requirements of Council Ordinances, appropriate permits shall be taken out prior to (any or all of the following):
 - (a) crossing the kerb with heavy vehicles;
 - (b) working in the road reserve;
 - (c) connection to a Council drain;
 - (d) storing material on the footpath or road;
 - (e) the provision of hoardings and gantries."

- (f) Provision is to be made on the site for the parking of 21 cars and manoeuvring for a 8 tonne truck and standing for a 8 tonne truck, and for the loading and unloading of vehicles within the site. Such provision is to be in accordance with the approved plans of layout and is to be and remain to the satisfaction of the Manager, Department of Development and Planning.
- (g) The grade of any driveway shall comply with the requirements of Planning Policy No. 18.06 to the satisfaction of the Manager, Department of Development and Planning.
- (h) Prior to the commencement of the use, the areas (as a result of this application) on which motor vehicles will be driven and/or parked are to be provided with a surfaced pavement, concrete or lawn having a bearing surface made up of concrete projections. Such areas are to be constructed to and maintained to the satisfaction of the Manager, Department of Development and Planning.
- (i) An effective vehicle barrier is to be provided along the boundary of access, parking and manoeuvring area/s when such areas abut a landscaping area or any frontage of the site, and adjacent to all end parking bays and ramps and to be and remain to the satisfaction of the Manager, Department of Development and Planning.
- (j) A satisfactory landscaping plan, conforming with all the relevant provisions of the approved plan/s of layout, is to be submitted to and approved by the Manager, Department of Recreation and Health. In particular, the plan must show the retention of as many existing trees and shrubs as possible and further planting of trees and shrubs and is to incorporate and provide for the visual enhancement of the Secam Street frontage and buffering to the nearby residential area.
- (k) The site is to be landscaped and maintained at all times thereafter in accordance with the approved landscaping plan to the satisfaction of the Manager, Department of Recreation and Health.
- (l) The building surrounds are to be kept in a clean and tidy condition at all times to the satisfaction of the Manager, Department of Recreation and Health, so as to in no way detract from the amenity of the area.
- (m) The level of vertical illumination at a distance of 1.5 metres outside the boundary of the site resulting from direct, reflected or other incidental light emanating from the site shall not exceed 8 lux measured at any level upwards from the ground level.
- (n) Refuse collection arrangements are to be to the satisfaction of the Manager, Department of Recreation and Health.
- (o) At all times if the use requires there shall be a current licence for any storage of flammable and combustible liquids on the site which exceeds the minor storage quantities as defined in the Flammable and Combustible Liquids Regulations of 1976.

- (p) Should the existing one metre wide concrete footpath, concrete kerb and channel, or sealed road pavement be damaged whilst this approval is being effected, carry out reinstatement of the damaged footpath, kerb and channel or road pavement to the satisfaction of the Manager, Department of Works, along the street frontage of the site.
- (q) At all times comply with all relevant development standards under the Town Plan, Council Ordinances, the Building Act and the current Standard Building By-Laws.
- (r) Meet the cost of any alterations necessary to public utility mains, services or installations involved in the construction of the works referred to in previous conditions.
- (s) The point at which vehicular access to or from the site is required, a heavy duty reinforced concrete industrial crossing is to be constructed in accordance with Standard Plan WMS 25C.
- (t) The carrying out of any required drainage and filling works are to be and remain to the satisfaction of the Manager, Department of Works.
- (u) Be responsible for the cost of providing a water service to the site.
- (v) Be responsible for any costs incurred by the Council in protecting, altering or diverting the existing mains, services and/or installations to meet the requirements of the Manager, Department of Water Supply and Sewerage.
- (w) Be responsible for ensuring that all water supply and sewerage works provided are to the satisfaction of the Manager, Department of Water Supply and Sewerage.
- (x) All existing plumbing and drainage work is to be upgraded where necessary to comply with Standard Sewerage By-Laws.

Any plans referred to in the above conditions of development shall not be misconstrued as approved construction plans, and separate engineering drawings for construction and traffic control devices shall be submitted to and approved by the Manager, Department of Works, before any road construction is commenced.

It should also be noted that the proposal:

- (i) is subject to the requirements contained in Section 8 Sub-Section 6.

You are further advised, that the Delegate has also considered the application in accordance with Section 17.3 of the Town Plan and there are no additional conditions to be imposed under this Section.

You are advised to inform the local Branch Manager, South East Queensland Electricity Board, of the electrical load requirements of the proposed development, prior to building work commencing.

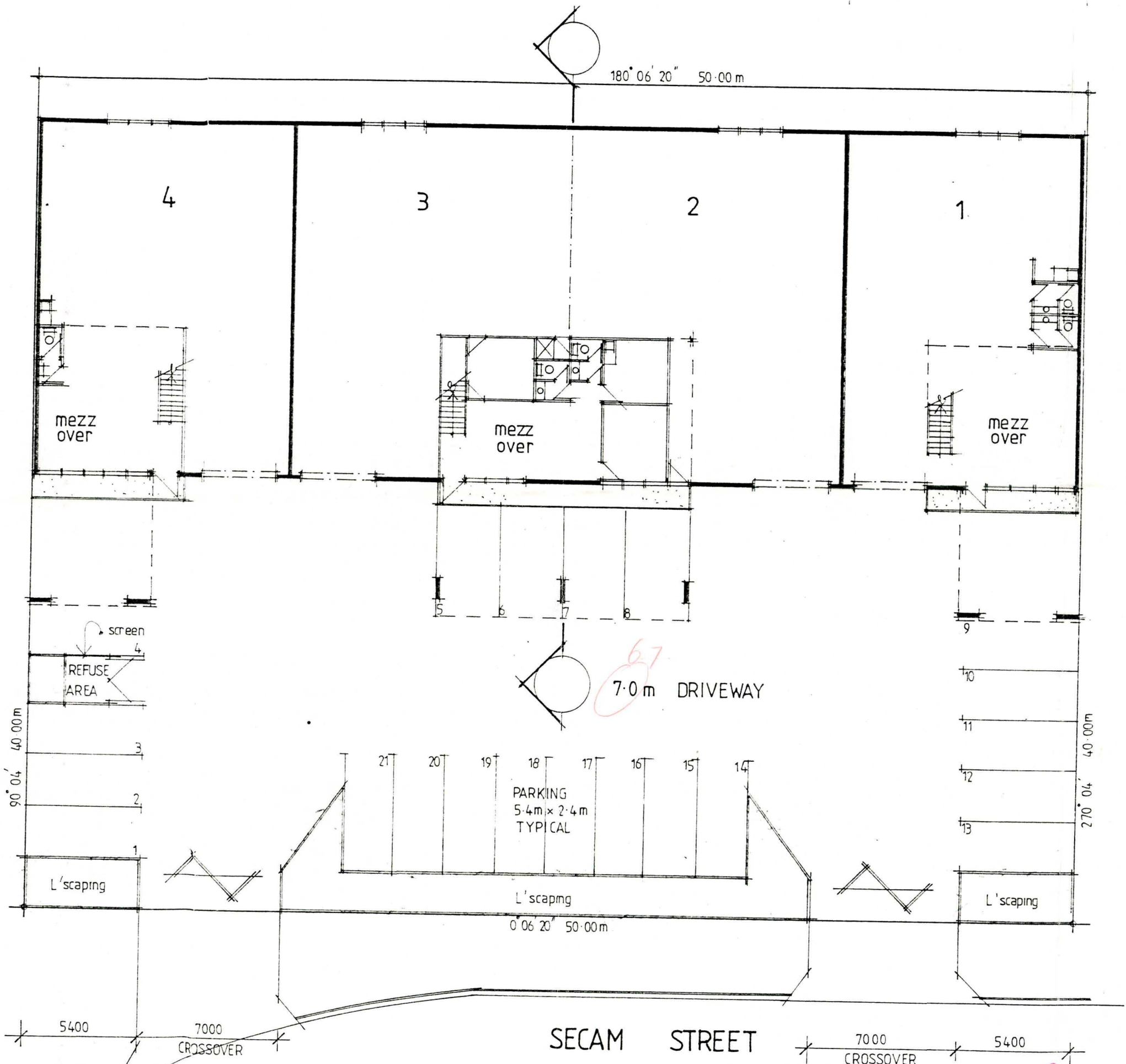
As required by the Local Government (Planning and Environment) Act 1990-1991, extracts from that Act accompany this notification.

Yours faithfully,

(P.W. Berthold)
TOWN CLERK

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PARK



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40.00m
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UNIT
UNIT
UNIT
UNIT
SITE
SITE
G.F.A
CARP

SITE / GROUND FLOOR PLAN

Copy of site plan as per approved plan of layout. amendments in red are as per B/A.