

**From:** "Ben Collings - BNC Planning" <bnc@bncplanning.com.au>  
**Sent:** Fri, 20 Mar 2026 09:56:39 +1000  
**To:** "Jessica Annan" <jessica.annan@townsville.qld.gov.au>  
**Subject:** RE: MCU26/0014 - 5 Daniels Street VINCENT QLD 4814

Hi Jessica,

I can confirm that the application is made against the current City Plan.

I'll have those other matters addressed as well.

Kind Regards,

Ben Collings  
**Director**

Office 7 / Ground Floor / 41 Denham Street TOWNSVILLE CITY QLD 4810  
PO BOX 5493 TOWNSVILLE QLD 4810 T. (07) 4724 1763 E. [bnc@bncplanning.com.au](mailto:bnc@bncplanning.com.au)



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**From:** Jessica Annan <jessica.annan@townsville.qld.gov.au>  
**Sent:** Thursday, 19 March 2026 4:45 PM  
**To:** Ben Collings - BNC Planning <bnc@bncplanning.com.au>  
**Subject:** RE: MCU26/0014 - 5 Daniels Street VINCENT QLD 4814

Good afternoon Ben,

Further to my email below, I realised the report refers to the Townsville City Plan 2014. Can you please confirm that this should be the current Planning Scheme instead. Also, regarding the elevation plans it appears there are 2 east elevation plans and there is no west elevation plan. Can this please be taken into consideration when providing the amended plans.

Kind Regards,

**Jessica Annan**  
Planning Officer  
Development Assessment - Planning and Development  
Planning, Environment and Lifestyle

P 07 4727 8505 E [jessica.annan@townsville.qld.gov.au](mailto:jessica.annan@townsville.qld.gov.au)

143 Walker Street, Townsville QLD 4810 | PO Box 1268, Townsville QLD 4810



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**From:** Jessica Annan

**Sent:** Wednesday, 18 March 2026 9:11 AM

**To:** Ben Collings - BNC Planning <[bnc@bncplanning.com.au](mailto:bnc@bncplanning.com.au)>

**Subject:** MCU26/0014 - 5 Daniels Street VINCENT QLD 4814

Good morning Ben,

Following on from our phone conversation please see below request items, mainly requesting a few amendments to the proposed plans.

- The plan provided at the pre-lodgement meeting shows a 6.87 m driveway width, which is acceptable. Can you please provide updated plans showing the driveway width.
- The existing water meter sits within the proposed access driveway and may need relocation, however this can be conditioned.
- The parking layout currently overlaps the concrete pave and needs to be amended.
- Can you please provide updated plans showing an indicative access crossover layout to the kerb and channel to enable assessment of sight lines and manoeuvring.
- Can you please confirm the type of refuse bins proposed - mobile or bulk.

Please do not hesitate to contact me for any further discussion.

Kind Regards,

**Jessica Annan**

Planning Officer  
Development Assessment - Planning and Development  
Planning, Environment and Lifestyle

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