

From: "Ben Collings - BNC Planning" <bnc@bncplanning.com.au>
Sent: Thu, 13 Nov 2025 08:24:07 +1000
To: "Jayne Carter" <jayne.carter@townsville.qld.gov.au>
Cc: "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Subject: RE: Informal information request for MCU25/0070 (DA110-25) - 71 The Strand North Ward
Attachments: WMP_71_The-Strand_v1.0.pdf

Hi Jayne,

Thank you for sending through the informal IR matters. I appreciate you taking this approach to allow the assessment process to move forward. I have provided a response to each item in the email body below. We have offered commentary on why a noise and odour assessment is not necessary and why some of these assessments can be left to later processes to govern. This is in light of the low risk of impacts occurring, the fact that these reports were not needed in the previous assessment and given there are other approval processes that will govern compliance. Should Council not be accepting of this approach, please feel free to reach out to discuss these matters further and coordinate a meeting with the applicant.

Thank you.

Kind regards,

Benjamin Collings
Director



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From: Jayne Carter <jayne.carter@townsville.qld.gov.au>
Sent: Tuesday, 4 November 2025 11:39 AM
To: BNC Planning <enquire@bncplanning.com.au>
Cc: Development Assessment <developmentassessment@townsville.qld.gov.au>
Subject: Informal information request for MCU25/0070 (DA110-25) - 71 The Strand North Ward

Good morning Sai,

Thank you for your time on the phone on Friday to discuss MCU25/0070 (DA110-25) - 71 The Strand North Ward. As I mentioned Council is not issuing an information request for this application however there are a couple of things I wanted to ask you for informally.

- Waste management plan. See attached. This is an updated version of the management plan approved for the previous development (MCU22/0086).
- Noise impact assessment - particularly for future occupiers living above the restaurant and any impact on surrounding neighbours from the development. The coexistence of ground floor food and drink offerings and 1st floor units is an extremely common and tolerable situation. An NIA is not considered necessary as the risk of unacceptable impacts does not exist or at worst is addressable through other processes. The commercial use is only modest and fully enclosed with the ambient background noise of the Strand being the dominant point source. The tenant for the commercial use is not known, nor is the internal fit out. There is no reasonable basis to expect that noise impacts from the commercial use cannot be managed or would adversely impact either the tenants above or existing tenants on adjoining properties. Both of which have large commercial uses along the street frontage. This is evident in the fact that a noise assessment was not required for the current approval issued in 2023/24 (MCU22/0086).
- Odour assessment regarding the kitchen exhaust canopy exit point location. This is not considered necessary as the risk of unacceptable impacts is not significant. The tenant for the commercial use is not known, nor is the internal fit out. There is no information available on the mechanical designs for elements such as ducting, exhaust and filtration management. However, there are a range of building code and council licencing processes in place to ensure impacts like this are managed at the appropriate time. This is primarily a building approval stage detailed design consideration. There is no reasonable basis to expect that odour impacts from the commercial use would adversely impact either the tenants above or existing tenants on adjoining properties. Both of which have large commercial uses along the street frontage. This is evident in the fact that an odour assessment was not required for the current approval issued in 2023/24 (MCU22/0086).
- There are conflicting plans in Appendix 3 of the Planning Report and Appendix A of Geleon's Traffic Impact Assessment report please confirm which are the correct plans. I can confirm that the plans in Appendix 3 of the planning report are correct. The TIA plans were amended after the report was issued to convert excess car parks into storage areas in the basement level. A change that is of no consequence to the TIA conclusions and hence was left as unchanged.
- Vehicle swept paths are requested within the carpark ramps and aisles to confirm that two-way passing movements can safely occur throughout the various car park levels. I will request this from Geleon.
- Details of preferred window screening on the rear elevation to prevent opportunities for overlooking. No preference. I will seek feedback from the architects on this and confirm back with you.

Ideally if you are able to provide the information above prior to commencing Public notification, we may be able to avoid submissions and/or conditions.

In accordance with the Development Assessment Rules section 16.3, Public notification must commence 20 BD after the end of the Information request period, which finished on the 31/10/2025, therefor must start by 28/11/2025. Please let me know if you need assistance with obtaining the adjoining land owners details or if you have any questions about the above informal requests.

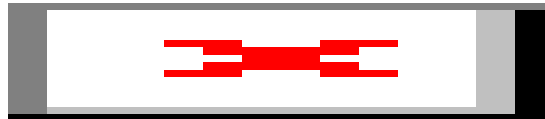
Kind Regards,

Jayne Carter B.Plan (Hons)
Senior Planning Officer - Planning Assessment
Executive Office - Planning and Development

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OUR VISION - A globally connected community driven by lifestyle and nature **OUR PURPOSE** - Grow Townsville
WINNER QLD TRAINING AWARDS NQ REGION LARGE EMPLOYER OF THE YEAR 2022 & 2023

Townsville City Council acknowledges the Wulgurukaba of Gurambilbarra and Yunbenun, Bindal, Gugu Badhun and Nywaigi as the Traditional Owners of this land. We pay our respects to their cultures, their ancestors and their Elders, past, present, and all future generations.



71 THE STRAND WASTE MANAGEMENT PLAN

71 THE STRAND
NORTH WARD QLD 4810
being
LOT 309 ON T1181
for
MULTIPLE DWELLING & FOOD AND DRINK OUTLET USE

1.0 EXECUTIVE SUMMARY

This waste management plan has been prepared in support of a development seeking a development permit for a material change of use to facilitate a multiple dwelling (15 dwelling units) and Food and drink outlet use. The subject premises is addressed as 71 The Strand, North Ward more particularly described as Lot 309 on T1181.

The purpose of this waste management plan is to provide details regarding the refuse storage and collection process relevant to the site to ensure the development does not cause an environmental nuisance to nearby sensitive receptors in accordance with the *Environmental Protection Act 1994*.

2.0 SITE AND LOCALITY

The following table describes the key characteristics of the site:

Table 2.0: Site characteristics

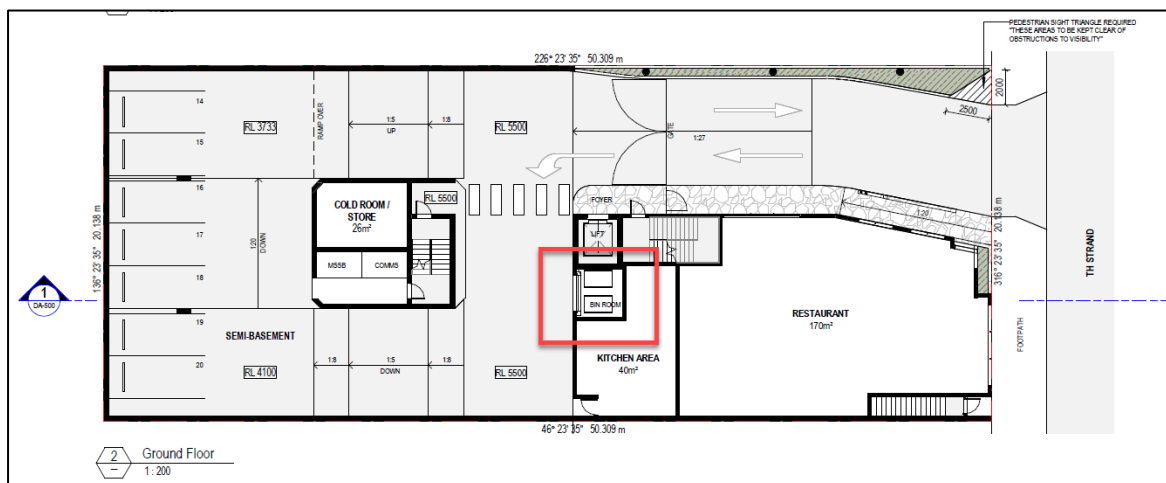
SITE AND LOCALITY DESCRIPTION	
Property Address:	71 The Strand, North Ward QLD 4810
Real (Legal) Property Description:	Lot 309 on T1181
Site Area:	1,012m ²
Landowner:	Waburton Investments Pty Ltd
Tenure:	Freehold
Relevant Encumbrances:	NA
Local Government Area:	Townsville City Council
Zoning:	Medium density residential Zone
Precincts/Sub-Precincts:	The Strand precinct
Existing Use(s):	Vacant
Road Frontage:	20m to The Strand
Significant Site Features:	The site is vacant, clear and contains not significant features
Topography:	The site slopes from the rear to the Strand frontage with no notable topographic features.
Surrounding Land Uses:	Commercial, residential and community space

3.0 REFUSE STORAGE AND COLLECTION REGIME

MULTIPLE DWELLING

The refuse bins for the units will be stored in a purpose-built storage area directly accessible from the access driveway and via the internal foyer adjacent to the building entry. It will be the responsibility of the residents to transfer all rubbish from their apartments to the refuse bins which is to be formalised by way of the community management statement for the site. Due to the refuse bins being shared with the Food and drink outlet, the commercial provider will undertake collection more frequently.

Refer Fig.1 – Refuse storage area



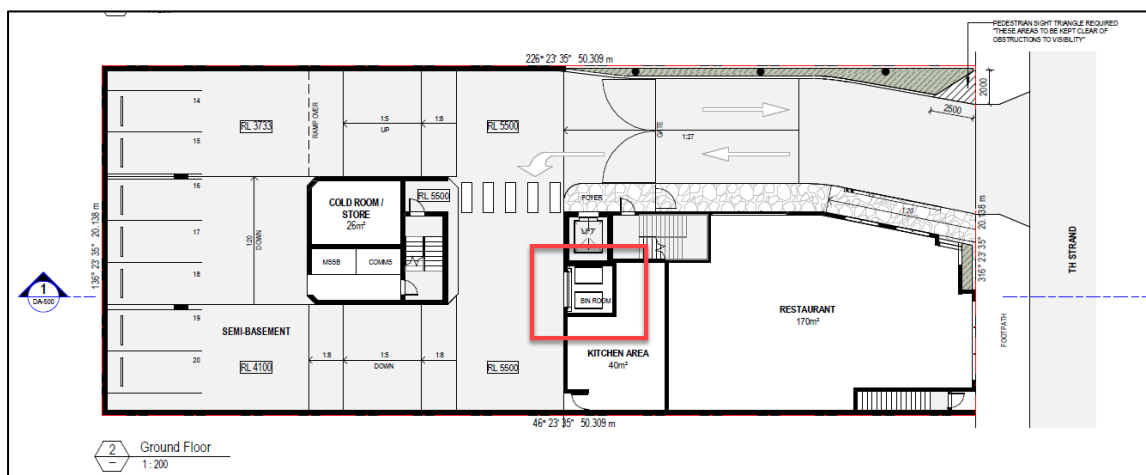
The bins will be collected by a commercial service provider on a regular basis via the Strand frontage. Standard service provider(s) offer seven day a week collection services with site specific solutions to match the needs of the residents. These contracted services include off site washing of refuse bins. It is proposed that 2 bins will be located on site to service the development. Expected bin specifications are provided below. See Appendix 1 for further refuse storage bin specifications.

Description	No. Bins	Service Frequency	Services p.a
General Waste	1 x 1100L	3 x per week	156
Recycling	1 x 1100L	3 x per week	156

FOOD AND DRINK OUTLET

The refuse bins for the food and drink outlet will be stored in a purpose-built storage area directly accessible from the access driveway. It will be the responsibility of the manager to transfer all rubbish to the refuse bins which is to be formalised by way of the building management statement for the site. Due to the refuse bins being shared with the Multiple Dwelling, the commercial provider will undertake collection more frequently.

Refer Fig.2 – Refuse storage area



The bins will be collected by a commercial service provider on a regular basis via the Strand frontage. Standard service provider(s) offer seven day a week collection services with site specific solutions. These contracted services include off site washing of refuse bins. It is proposed that 2 bins will be located on site to service the development. Expected bin specifications are provided below:

Description	No. Bins	Service Frequency	Services p.a
General Waste	1 x 1100L	3 x per week	156
Recycling	1 x 1100L	3 x per week	156

See Appendix 1 for further refuse storage bin specifications.

APPENDIX 1

REFUSE STORAGE BIN SPECIFICATIONS

1100 LITRE FLAT LID CONTAINER: THE BEST IN ITS CLASS



**UNIQUE DESIGN
EASY HANDLING
IMPROVED SAFETY**

Improved handling

- Easy grip handles on all sides
- Optimum manoeuvrability
- Compatible with identification and weighing systems



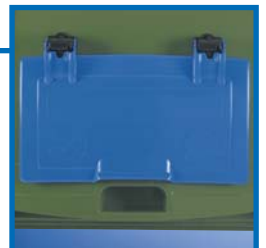
Increased safety

- Foot pedals on the front wheels lock the bin in position
- Increased stability
- Directional locks are ideal for use with towing equipment



Benefits

- Accessories easily fitted
- Complies to EN840 standard
- Safe and easy handling



1100 Litre Flat Lid Container

Material

- **Polymer components:**
 - Injection moulded from specially designed HDPE
 - Resistant to decay, frost, heat and chemicals
 - Special UV-stabilisers provide excellent ageing characteristics
- **Corrosion resistant steel components**
- **Noise reduction:**
 - Wheel assemblies with solid rubber tyres
- **Long service life:**
 - High quality materials
 - Excellent manufacturing processes
 - Withstands exposure to high mechanical stress levels
- **Recycling:**
 - All container parts are recyclable

Design

- Easy handling through the use of ergonomic handles
- Versatile, with a comprehensive accessories range
- In accordance with the safety requirements of EN-840
- Easy grip handles on all sides
- Safe, easy handling, even with heavy loads
- Various wheel assembly configurations for different applications
- Improved water drainage as a result of rounded lids
- Water drainage plug as standard†
- Compatible with identification and weighing systems
- Reinforced base, front and rear panels for greater stability
- Fitted as standard with chip nest in accordance with RAL GZ 951/1
- Easy to clean due to smooth surfaces and rounded internal corners

Accessories

- For accessories and special design variations such as lid apertures, locks and towing brackets, please refer to the separate accessories sheet for 4-wheeled containers



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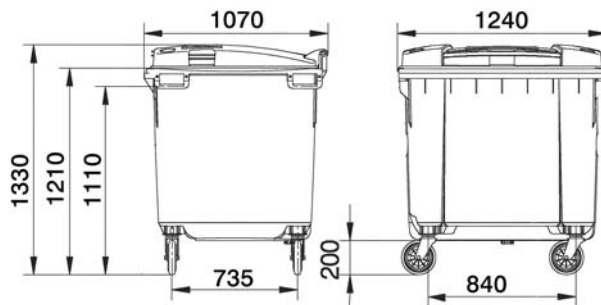
Quality

- Certified according to DIN EN 840 and RAL GZ 951/1
- Constant quality control through manufacturers laboratory as well as independent institutes

Dimensions - Weights - Standards

- Nominal volume: 1100 litres
- Net weight: approx. 65 kg
- Max. load: 440 kg
- Permitted total weight: 510 kg

Measurements to be used as a guide only - variations will occur



Note: Certification and Quality Marks depicted in this brochure are registered to SULO Umwelttechnik GmbH & Co. KG

Colours

- Standard colours: green, blue, yellow
- Special colours are available on request*
- All additives are cadmium free and environmentally friendly



Imprints and markings

- Manufacturer, year of manufacture, material
- Nominal volume, max. permitted total weight
- EN 840, RAL markings
- Individual markings with imprints, hot-foil printing or adhesive labels available on request *

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