

3 August 2026

Enquiries: Neil Beck
Our Ref: OP 2026_5891/1 (1382483)
Your Ref: 25235

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
F 07 4098 2902

OSE Group Pty Ltd
PO Box 809
EDGE HILL QLD 4870

Dear Sir

**Development Application for Operational Works (Industrial Subdivision)
At Beor Street CRAIGLIE
On Land Described as LOT: 100 SP: 248126**

Find attached the Decision Notice for the above-mentioned development application.

Please quote Council's application number: OP 2026_5891 in all subsequent correspondence relating to this development application.

Also find attached a 'Pre-Start' meeting template, which identifies the information that must be provided for Council approval, prior to the commencement of works.

The template also provides the Consulting Engineer with a format for conducting the meeting. An invitation to attend the meeting must be sent to Council's representative Neil Beck on telephone number 07 4099 9451, giving at least five (5) working days notification if possible.

In addition to the Decision Notice, Council provides the following 'Advice Statement' which relates to issues that are relevant to the proposed works:

1. The Consulting Engineer is to present all contractors with a copy of this Decision Notice and the Council approved plans, prior to the commencement of works.

Should you require any clarification regarding this, please contact Neil Beck on telephone 07 4099 9451.

Yours faithfully



Neil Beck
Team Leader – Planning

encl.

- Decision Notice
 - Approved Drawing(s) and/or Document(s)
 - Advice For Making Representations and Appeals (Decision Notice)



Decision Notice

Approval (with conditions)

Given under s 63 of the Planning Act 2016

Applicant Details

Name: OSE Group Pty Ltd
Postal Address: PO Box 809
EDGE HILL QLD 4870
Email: admin@osegroup.com.au

Property Details

Street Address: Beor Street CRAIGLIE
Real Property Description: LOT: 100 SP: 248126
Local Government Area: Douglas Shire Council

Details of Proposed Development

Development Permit for Operational Works - Industrial Subdivision

Decision

Date of Decision: 3 August 2026
Decision Details: Approved (subject to conditions)

Approved Drawing(s) and/or Document(s)

Copies of the following plans, specifications and/or drawings are enclosed.

Drawing or Document	Reference	Date
COVER SHEET, LOCALITY PLAN AND DRAWING INDEX	Drawing Number: 25235-C000, Rev B, Prepared by OSE Group	UNDATED
ENGINEERING NOTES	Drawing Number: 25235-C001, Rev B, Prepared by OSE Group	UNDATED
EXISTING FEATURES, PRE-	Drawing Number: 25235-C002, Rev	UNDATED

DEVELOPMENT STORMWATER CATCHMENT AND DEMOLITION PLAN	B, Prepared by OSE Group	
EARTHWORKS PLAN	Drawing Number: 25235-C003, Rev B, Prepared by OSE Group	UNDATED
ROADWORKS PLAN	Drawing Number: 25235-C004, Rev B, Prepared by OSE Group	UNDATED
TYPICAL SECTIONS	Drawing Number: 25235-C005, Rev B, Prepared by OSE Group	UNDATED
LONGITUDINAL SECTIONS – ROAD 1 AND ROAD 2	Drawing Number: 25235-C006, Rev B, Prepared by OSE Group	UNDATED
CROSS SECTIONS ROAD 1 – SHEET 1 OF 4	Drawing Number: 25235-C007, Rev B, Prepared by OSE Group	UNDATED
CROSS SECTIONS ROAD 1 – SHEET 2 OF 4	Drawing Number: 25235-C008, Rev B, Prepared by OSE Group	UNDATED
CROSS SECTIONS ROAD 1 – SHEET 3 OF 4	Drawing Number: 25235-C009, Rev B, Prepared by OSE Group	UNDATED
CROSS SECTIONS ROAD 1 – SHEET 4 OF 4	Drawing Number: 25235-C0010, Rev B, Prepared by OSE Group	UNDATED
CROSS SECTIONS ROAD 2 – SHEET 1 OF 4	Drawing Number: 25235-C0011, Rev B, Prepared by OSE Group	UNDATED
CROSS SECTIONS ROAD 2 – SHEET 2 OF 4	Drawing Number: 25235-C0012, Rev B, Prepared by OSE Group	UNDATED
CROSS SECTIONS ROAD 2 – SHEET 3 OF 4	Drawing Number: 25235-C0013, Rev B, Prepared by OSE Group	UNDATED
CROSS SECTIONS ROAD 2 – SHEET 4 OF 4	Drawing Number: 25235-C0014, Rev B, Prepared by OSE Group	UNDATED
KERB RETURN AND CUL DE SAC SET OUT PLAN	Drawing Number: 25235-C0015, Rev B, Prepared by OSE Group	UNDATED
FINISHED SURFACE LEVEL CONTOUR PLAN – CATCHMENT PLAN AND 1% AEP FLOODED WIDTHS	Drawing Number: 25235-C0016, Rev B, Prepared by OSE Group	UNDATED
STORMWATER CHAMBER SETOUT AND DIMENSIONS	Drawing Number: 25235-C0017, Rev B, Prepared by OSE Group	UNDATED
DRAINAGE LONGSECTIONS – SHEET 1 OF 3	Drawing Number: 25235-C0018, Rev B, Prepared by OSE Group	UNDATED
DRAINAGE LONGSECTIONS – SHEET 2 OF 3	Drawing Number: 25235-C0019, Rev B, Prepared by OSE Group	UNDATED

DRAINAGE LONGSECTIONS – SHEET 3 OF 3	Drawing Number: 25235-C0020, Rev B, Prepared by OSE Group	UNDATED
DRAINAGE CALCULATION TABLES – 10% HYDROLOGY	Drawing Number: 25235-C0021, Rev B, Prepared by OSE Group	UNDATED
DRAINAGE CALCULATION TABLES – 10% HYDRAULICS	Drawing Number: 25235-C0022, Rev B, Prepared by OSE Group	UNDATED
DRAINAGE CALCULATION TABLES – 1% HYDROLOGY & HYDRAULICS	Drawing Number: 25235-C0023, Rev B, Prepared by OSE Group	UNDATED
SEWER RETICULATION PLAN	Drawing Number: 25235-C0024, Rev B, Prepared by OSE Group	UNDATED
SEWER LONGSECTIONS – SHEET 1 OF 2	Drawing Number: 25235-C0025, Rev B, Prepared by OSE Group	UNDATED
WATER RETICULATION PLAN	Drawing Number: 25235-C0026, Rev B, Prepared by OSE Group	UNDATED
EROSION AND SEDIMENT PLAN	Drawing Number: 25235-C0027, Rev B, Prepared by OSE Group	UNDATED

Note – The plans referenced above will require amending in order to comply with conditions of this Decision Notice.

Assessment Manager Conditions & Advices

General

1. Compliance with Conditions

All amended engineering drawings, engineering reports, and additional documentation required to be submitted by Conditions of this development permit must be submitted as a single Compliance with Conditions submission.

The Pre-Start Meeting must not be scheduled until Council has provided written acceptance.

2. For Construction Drawings

Prior to the Pre-Start Meeting, For Construction Issue Engineering Drawings, inclusive of any amendments required by Conditions of this Permit, must be certified as approved by a suitably qualified RPEQ and a copy submitted to Council.

The Pre-Start Meeting must not be scheduled until Council has provided written acceptance.

3. Construction Management Plan

Prepare and provide a Construction Management Plan (CMP) that addresses all operations associated with the permitted Operational Work, including but not limited to:

- a) Hours of construction;

Approved Drawing(s) and/or Document(s)

