

4 March 2026

Enquiries: Neil Beck
Our Ref: OP 2026_5891/1 (1351631)
Your Ref: 25235

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OSE Group Pty Ltd
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EDGE HILL QLD 4870

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Dear Sir

INFORMATION REQUEST
(Given under Section 12 of the Development Assessment Rules)

Council refers to your development application that was received on 10/02/2026.

Applicant Details

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

Property Details

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

Application Details

Application Number: OP 2026_5891/1
Approval Sought: Development Permit
Nature of Development Proposed: Operational Works
Description of the Development Proposed: Operational Works (17 Lot Industrial Subdivision)

Additional Information Requested

Council Officer have serious concerns with the stormwater drainage solution proposed. The deep steep-sided concrete drains are not considered consistent with maintenance objectives and safety.

In addition, the redirection of stormwater to Beor Street is not consistent with the catchment for that system.

Previous designs submitted for Operational Works approval for this site did not rely on the rear allotment drainage or redirection of stormwater to Beor Street.

The applicant is requested to re-consider the stormwater design in relation to safety and maintenance obligations for the life of the infrastructure assets. Safety in design assessments will be required to support the design.

Should the applicant wish to proceed with the current design, the following additional information is requested in order to complete an assessment of the application.

Engineering Report

1. The Applicant is requested to provide an Engineering Design Report that includes all supporting data, information and calculations used to design the proposed civil works, (reference is made to the FNQROC Development Manual AP1.08).

The Engineering Report must address, but is not limited to, the following:

- Water Reticulation Supply;
- Sewer Reticulation;
- Earthworks;
- Road Pavement; and
- Stormwater and Drainage.

Conditions of the Combined Application Decision Notice

2. The Applicant is requested to provide a response for each condition of the CA Decision Notice issued 13 August 2007 (Council Application No. CA 69), as amended by the following:
 - a) Condition Changes (8 May 2015);
 - b) Combined Conditions and Extension Approval (31 October 2017); and
 - c) Extension Approval (9 February 2024).

The advice is to confirm how the requirements of each condition have been met.

Stormwater

3. Provide a Site Based Stormwater Management Plan (SBSMP) documenting the stormwater quantity and quality management required for the development site in accordance with the requirements of the FNQROC Development Manual.

The SBSMP must include, but is not limited to:

- a) A pre- and post-catchment plan demonstrating how runoff from the site is altered by this development; and

- b) An assessment confirming the requirements for a gross pollutant trap (GPT) at the outlet from Stormwater Line 8.
4. Provide supporting information confirming the existing Beor Street drainage network downstream from proposed Stormwater Line 5 has sufficient capacity to convey runoff from the development site.

The assessment must include any additional runoff proposed to be conveyed to Beor Street post-development from Lots 1 to 5.

If the capacity of the downstream drainage infrastructure is assessed as not being sufficient to convey the additional post-development flows from the development site, the stormwater drainage design must be revised to divert runoff away from Beor Street.

Alternatively, the extent of drainage infrastructure impacted by the development discharging runoff to Beor Street must be upgraded by the developer (at the developer's cost).

Advice Note: Council's records confirm catchment assessments from previous development applications did not include the redirection of flows to Beor Street. Officers are not supportive of this outcome without infrastructure upgrades and detailed calculations of the downstream system.

5. Confirm the tail water levels adopted for Stormwater Line 5, 7 and 8, and for the concrete-lined drain at the rear of Lots 10 to 15 with supporting information and/or relevant flood study data.
6. Confirm the land tenure and maintenance responsibilities for all drains proposed within the development.
7. Confirm how the concrete lined drains are proposed to be accessed and maintained.

The cross section information nominated on OSE Group Drawing C05 indicates the concrete lined drains would require batters gradients as steep as approximately 1v in 1h and up to 2m depth.

Advice Note: If side/rear of allotment drains are proposed, Council Officers require a minimum 2m width base for the drain to allow for access and maintenance.

8. Clarify the rationale for the 1v in 2.5h batter profile between the lip of kerb and proposed lots nominated in Section 4 on OSE Group Drawing C05. A batter gradient steeper than 1v in 4h is not supported for access or maintenance by Council.
9. Update Section 1 (on OSE Group Drawing C05) to show the easement extended to include Sewer Line A.

Similarly, update Section 4 (on OSE Group Drawing C05) to show the easement extended to include Sewer Line B.

Advice Note: All proposed sewers must be contained within an easement (minimum 3m width). Reference is made to the FNQROC Development Manual D7.12.2(iii).

10. Provide longitudinal sections and cross sections for the three concrete drains, and the catch drain (adjacent Lots 6, 8 and 9) documented on OSE Group Drawing C05. The longitudinal section must identify any service crossings and the vertical clearances to these services.

11. Confirm the calculated hydraulic losses for the southern concrete lined drain to turn runoff 90-degrees at the boundary of Lot 15 and 16. Provide details of protection and/or flow containment measures required.
12. Update the stormwater design drawings to nominate suitable scour protection treatments at the outlet from the southern drain, Stormwater Line 8, and north-eastern catch drain.

The nominated scour protection treatments must be designed in accordance with the Queensland Urban Drainage Manual (QUDM).
13. Confirm the offsets proposed between the property boundary / easement boundary and the outer edge of the concrete lined drains nominated on OSE Group Drawing C05.
14. Confirm how the existing drain will be diverted during construction to ensure runoff does not impact adjacent, upstream, and downstream lots neighbouring the site. Reference is made to OSE Group Drawing C026.

Advice Note: It is unclear from OSE Group Drawing C026 whether Stormwater Line 7 is proposed to be constructed prior to completion of Road 2.

Road Works

15. Clarify the rationale for the Road 2 longitudinal grading nominated on OSE Group Drawing C06.

In particular, advise why a sag has been designed at road chainage 122.577m noting the depth of the sag appears to be in excess of 400mm.

Reference is made to the Queensland Urban Drainage Manual (QUDM) Table 7.4.3 requiring a maximum ponding depth at a road sag of 300mm.
16. Clarify how access to Lots 1, 6 and 17 will be achieved in accordance with the FNQROC Development Manual.
17. Provide calculations to support the road pavement design nominated on OSE Group Drawing C05.
18. The Applicant is requested to review the Typical Road Section shown on OSE Group Drawing C05 and confirm the widths of the verge and carriageway.

Advice Note: The current road cross section appears to indicate a total width of 22m; however, the road reservice width is nominated as 21m.
19. Advise why a verge grade of 2% has been nominated for Road 1 and 2. Reference is made to the FNQROC Development Manual nominating the acceptable crossfall for verges as between 3%-5%.
20. Amend the Typical Section for Road 1 and 2 on OSE Group Drawing C05 to specify minimum dimensions in accordance with the FNQROC Standard Drawing S1009 for Type 11 – Industrial Access Street.

Earthworks

21. Update OSE Group Drawing C03 with spot level information nominating the existing surface and finished surface levels along the perimeter of the development site. This includes existing surface levels adjacent to the proposed concrete lined drain on the

southern boundary to confirm the freeboard to external properties (south of the development site.

The minimum interval of spot levels adopted must be at every lot boundary and/or vertex of the development of the development site boundary.

Water Supply

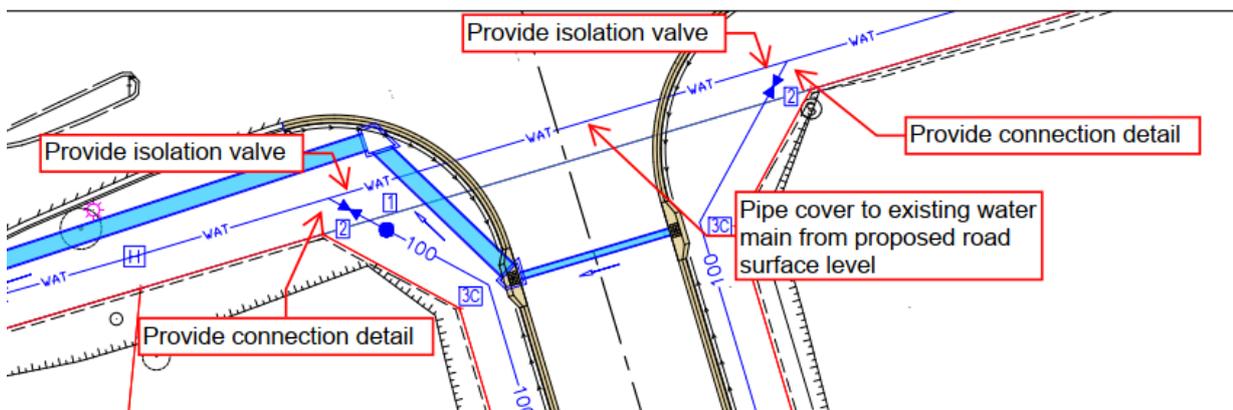
22. Provide information on the horizontal and vertical position of the Beor Road existing 150mm diameter PVC water main in relation to the proposed road, to enable the appropriate treatment of these mains within the roadway to be determined.

23. Provide the water supply network analysis results confirming the pressure and flow requirements for an industrial development are achieved in accordance with the FNQROC Development Manual.

The results must be supported by pressure and flow testing undertaken to establish the boundary conditions for the water supply model.

24. Provide a connection detail for connection of the new water mains to the existing DN150 PVC water main. Submit revised drawings for approval.

25. Provide an isolation valve each side of Road 1 on the existing 150mm diameter water main. The valves can be installed at the tee connections of the new mains. Submit revised drawings for approval.



Due Date

The due date for providing the requested information is 4 June 2026 accordance with section 14.2 of the Development Assessment Rules, if you do not provide a response before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of the application.

Other

Please quote Council's application number: OP 2026_5891/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Neil Beck on telephone 07 4099 9444.

Yours faithfully

A handwritten signature in black ink, appearing to be 'L. Vogel', with a small dot at the end.

For
Leonard Vogel
Manager Environment & Planning