

Appendix H – Engineering Services Report, prepared by ENG X



Engineering Services Report

H&G JV Pty Ltd

3733-3735 Pacific Highway
Slacks Creek, QLD 4127
Date: 18th November 2025

Job Reference Number: ENGX250221

Document Control Record

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Signed:		18/11/2025
Job No:	ENGX250221	

Revision

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1 INTRODUCTION

1.1. Background

ENG X has been commissioned by H&G JV Pty Ltd to prepare an Engineering Services Report for the proposed development at 3733-3735 Pacific Highway, Slacks Creek QLD 4127 (the subject site).

The subject site is described as Lot 6 RP 839894 and has a total area of 11,560m².

This report demonstrates how the development can be serviced by water, sewer, and other essential infrastructures. Responses to relevant Logan City Council codes have been prepared.

The required detailed design for the service infrastructure will be subject to the conditions (if any) attached to the Development Approval to be provided by Council and any nominated referral agencies.

The following information and documents were utilised in this investigation:

- Logan City Council Planning Scheme
- Queensland Urban Drainage Manual (QUDM) 2018
- State Planning Policy (2017)
- SEQ Water
- Australian Rainfall and Run-off 2016
- Dial Before You Dig
- Architectural plans defining proposed works and existing infrastructure

1.2. Location

The subject site is located in Slacks Creek, QLD 4127, approximately 6.5km east of Logan Central. The site lies within Logan Council's Specialised Centre. The site is bound by Pacific Highway to the east and industrial lots to all the other directions.

Refer to Figure 1-1 below of an aerial view of the site and its surroundings.

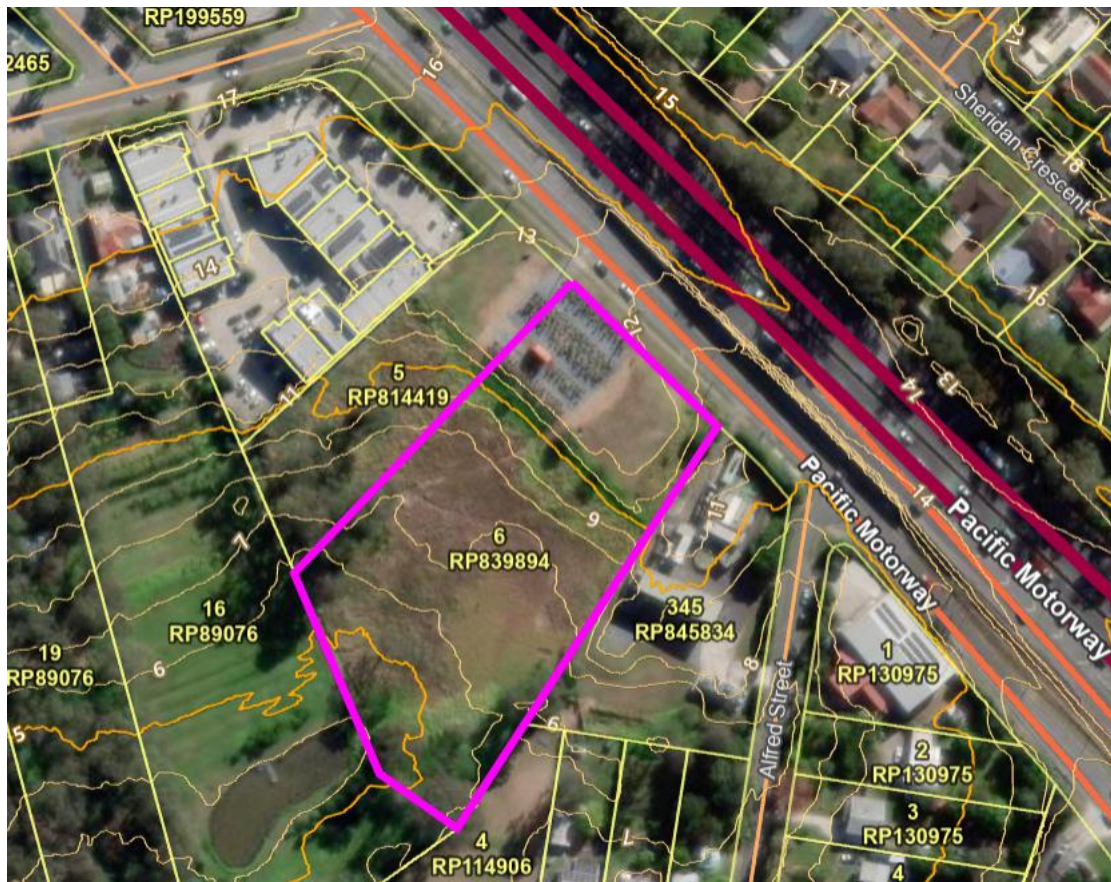


Figure 1-1 – Location Plan (QLD Globe)

1.3. Topography

The site has an average existing grade at circa 6.8% with ground levels ranging from RL 12.5 m AHD in the northwest corner of the site to RL 4.3.m AHD along the rear boundary.

For further details refer to Contour and Detail Survey included as Appendix B.

1.4. Proposed Development

Based on the plans received from Gary Grieve Design, the development consists of nine (9) industrial warehouses, mezzanines, associated car parking and manoeuvring facilities.

See Figure 1-2 for the proposed lot layout and included as Appendix A.

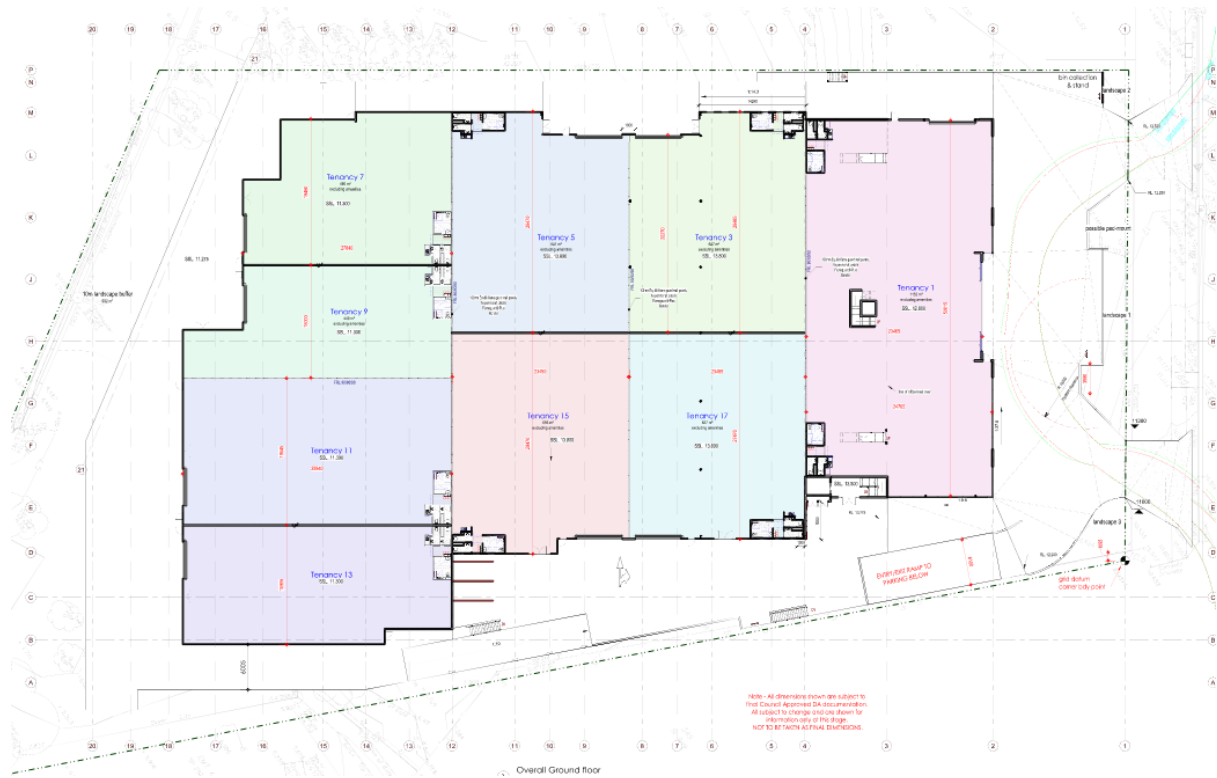


Figure 1-2 – Development Layout

2 SERVICES

2.1. Stormwater

The existing site's identified lawful point of discharge (LPOD) has been identified as the existing stormwater line at the southwest property boundary. The existing interallotment drainage appears to have been constructed in 2005 as part of the development of lot 0 on SP212841 and discharges via a headwall at the southwest boundary of the existing development site. It is proposed to reuse the existing interallotment drainage to service the development.

A 217m³ stormwater detention tank is proposed for stormwater quantity mitigation purpose. Proprietary products including 10 x OceanGuards with 200micron mesh bags (OG-200) and 13 x Tall(690) PSorb SQIDEP cartridge StormFilter system are proposed to achieve State Planning Policy Water Quality Objectives

Refer to ENGX250221 Stormwater Management Plan-Rev A for details.

2.2. Sewer

An existing sewer reticulation main traverses the site. A new sewer property connection is proposed from this main to service the development. The size and location of the connection will be confirmed during the detailed design stage, following approval from LCC.

2.3. Water

There is an existing water reticulation main located within the southern verge of the Pacific Highway service road; the material and size of this main are currently unknown. A new property connection is proposed from this main to service the site. The size and location of the service connection and water meter will be confirmed during the detailed design stage, following approval from LCC.

2.4. Electrical/Gas/Telecommunications

Electricity and telecommunication infrastructure are available adjacent to the subject site. Load requirements and any necessary upgrades will need to be investigated by an electrical consultant as part of the detailed design of the proposed development.

Refer to the detailed survey included as Appendix B for further details.

3 FILLING AND EXCAVATION

3.1. Earthworks

The proposed building, manoeuvring areas and truck access will require filling and excavation to facilitate access and egress as well as a functional building pad. All proposed civil retaining walls are in concrete sleepers or as nominated by the architectural design drawings. The planned cut and fill do not compromise the flood storage capacity on-site. Major fill areas are located above the 10.9m AHD (1% AEP) flood level, and the total volume of fill below the 1% AEP level is equal to or less than the volume of cut. The total area of earthworks within the high flood risk zone is less than 2,000m².

Refer to Appendix C which shows a schematic of the earthworks proposed for the site.

3.2. Erosion and Sediment Control Measures

In all areas where earthworks are proposed and any ground is disturbed by construction works, sediment and erosion control measures will be implemented in accordance with the following documents:

- Relevant LCC sediment and erosion control guidelines;
- International Erosion Control Association (IECA) Sediment and Erosion Control Guidelines; and
- Australian Standards AS 3798-2007.

3.2.1. Pre-Development

Prior to construction, the following sediment and erosion control measures will be implemented to minimise disturbance and ensure water quality is maintained;

- Set out transport routes to ensure minimal vegetation disturbance;
- Construct entry/exit areas that comprise a designed gravel pad or hardwood logs in accordance with the IECA (2008);
- Install sediment fences around the proposed bulk earthworks site (along toe of batter alignment); and
- Install dust control fences adjacent to the proposed bulk earthworks site.

3.2.2. Bulk Earthworks

- Earthworks areas are to be protected against wind and water erosion;
- Silt fences are to be erected around the base of the earthworks and material stockpiles;
- Stockpiles and construction material are not permitted to be stored within the road reserve; and,
- Diversion drains to be provided at upstream catchments to reduce flows onto earthworks areas.

3.2.3. Construction

The following measures will be undertaken to mitigate water quality impacts during the construction phase:

- Sediment fences to be erected at the base of all batters and stockpiles to prevent sediment transportation off site;
- Grass filter strips to be placed along all road verges;
- Re-vegetation of all disturbed areas within two weeks of completion;
- All sediment control structures to be maintained in an effective manner and inspected after each storm event. No structure is to accumulate sediment above 40% of its capacity;
- Dust producing areas to be swept to remove silt/dust and wetting of roads is only permitted where sweeping has failed;
- At least one bin or litter trap is to be provided for waste material.

3.2.4. Post-Development-Maintenance Period

Silt fences are to remain in place during maintenance period until the landscaping has established and accepted "On-Maintenance" by Logan City Council.

3.2.5. Performance Objectives and Indicators

The stormwater runoff during the construction phase must be in accordance with the concentration ranges shown below:

- Total Suspended Solids: < 50mg/L
- pH: 6.5 – 8.5
- Turbidity: Not > 10% receiving water turbidity
- Hydrocarbons: No visible sheen on receiving waters
- Litter: No visible litter washed from site
- Cations and anions: Cations and anions

3.3. Monitoring and Maintenance

The following monitoring and maintenance procedures are to be undertaken by the site supervisor during all phases of the development:

- Restrict all work activities to designated construction areas;
- Earthworks and site cleaning are undertaken in accordance with the Erosion and Sediment Control plans;
- Inspections of Stormwater and Sediment and Erosion Controls are to be conducted at the end of each construction day and after each rainfall event (>25mm); and
- Any failure to the stormwater system shall be immediately rectified to prevent uncontrolled discharge from the site.

4 CONCLUSION

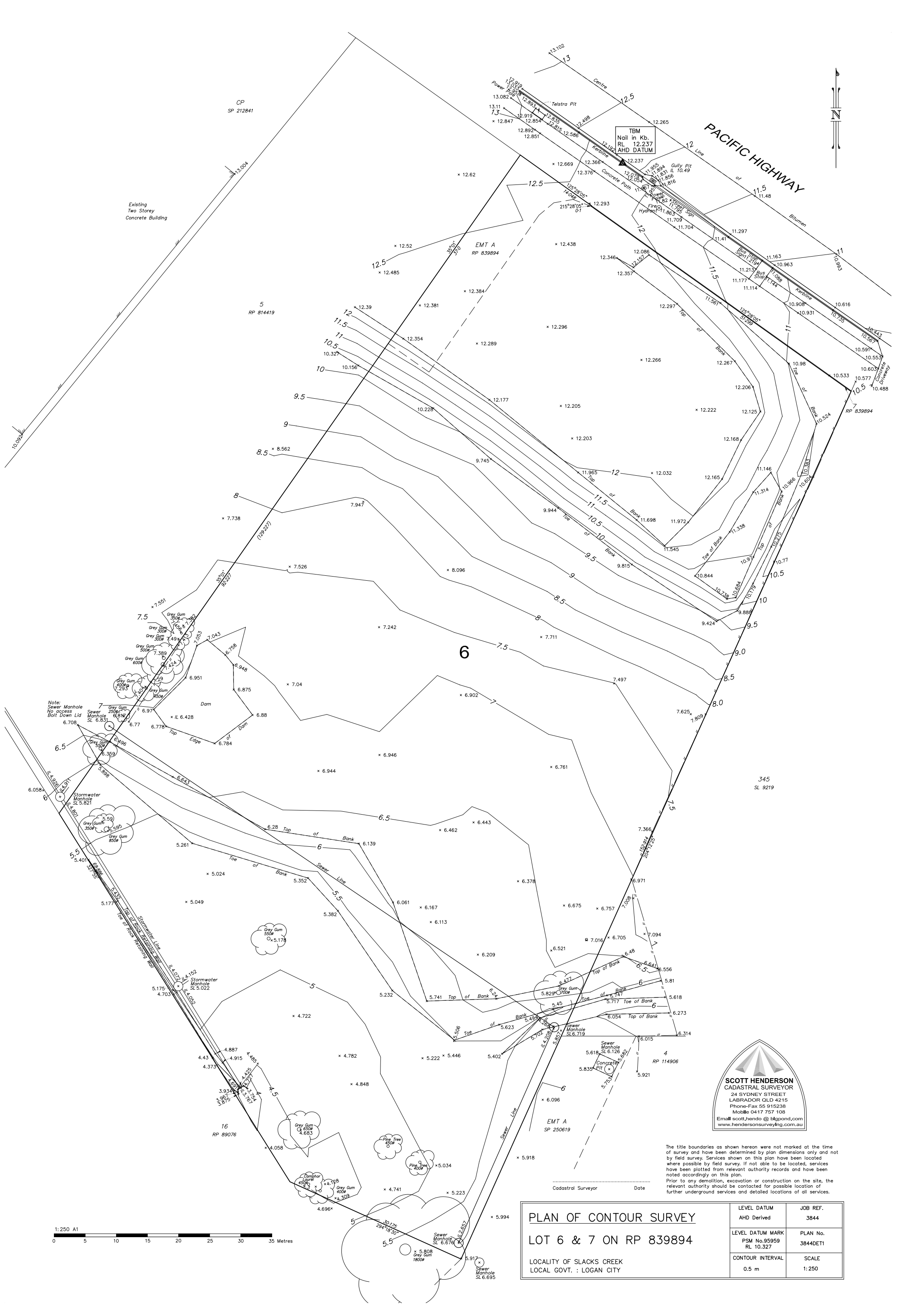
This Engineering Services Report has assessed the earthworks and infrastructure servicing requirements for the proposed development at 3733-3735 Pacific Highway, Slacks Creek QLD 4127.

Earthworks, erosion, and sediment control solutions required on site can be performed using common and accepted methods. It is noted that the proposed earthworks will trigger retaining works which will have to be constructed according to LCC codes.

Service supply points for water and sewer reticulation, electricity, and telecommunications are located within proximity to the proposed development and should not present any major connection issues.

Refer to the Stormwater Management Plan (Ref: ENGX 250221 – SWMP Rev A) for details relating to stormwater quality and quantity management for the development.

APPENDIX A – SURVEY PLAN



PACIFIC HIGHWAY

TBM
Nail in Kb.
RL 12.237
AHD DATUM

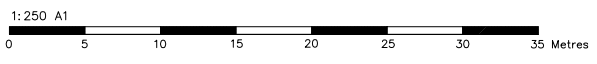
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345
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The title boundaries as shown hereon were not marked at the time of survey and have been determined by plan dimensions only and not by field survey. Services shown on this plan have been located where possible by field survey. If not able to be located, services have been plotted from relevant authority records and have been noted accordingly on this plan.
Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

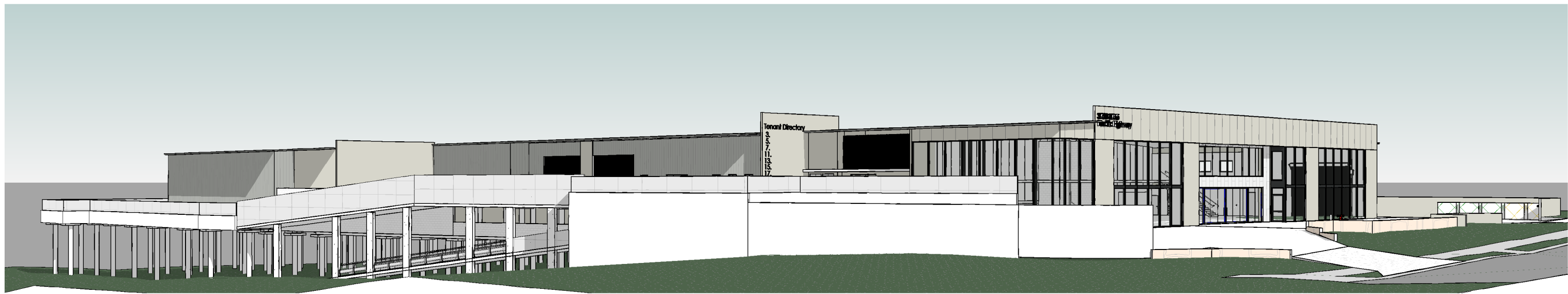
PLAN OF CONTOUR SURVEY		LEVEL DATUM	JOB REF.
LOT 6 & 7 ON RP 839894		AHD Derived	3844
LOCALITY OF SLACKS CREEK LOCAL GOVT. : LOGAN CITY		LEVEL DATUM MARK	PLAN No.
		PSM No.95959 RL 10.327	3844DET1
		CONTOUR INTERVAL	SCALE
		0.5 m	1:250



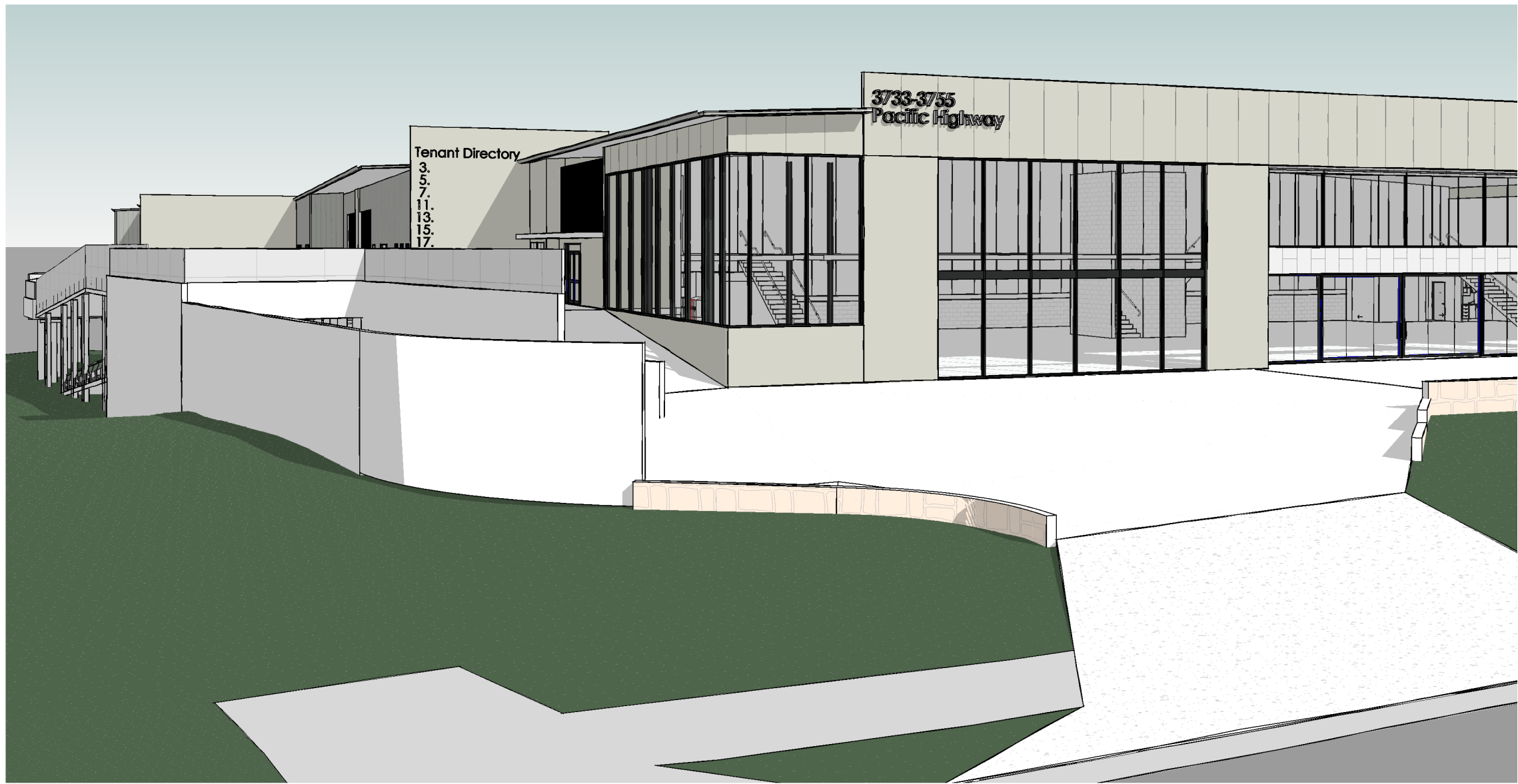
APPENDIX B – ARCHITECTURAL PLAN



1 Street View



2 Eastern Street view



3 Drive entry view

Drawing Schedule			
sheet No.	Sheet Name	Rev	Rev Date
DA-001	Cover Sheet	F	16.11.25
DA-002	Site Plan	F	16.11.25
DA-010	Floor Plan	J	16.11.25
DA-011	Tenancy 1 Office level	E	16.11.25
DA-012	Lower warehouse & parking level plan	G	16.11.25
DA-013	Undercroft plan	F	16.11.25
DA-020	Elevations - 1-200	F	16.11.25
DA-030	Sections	B	16.11.25
DA-040	12m Height limit view	F	16.11.25
DA-041	Gross floor area schedules	D	16.11.25

Rev.	Description	Date	BY
F	Revised for DA approval	16.11.25	GJG
E	Issued for DA approvals	07.11.25	GJG
D	Parking Number discussions	22.10.25	GJG
C	Consultants discussions	21.10.25	GJG
B	Revised discussions	22.07.25	GJG
A	Discussions	30.05.25	GJG
Revision Schedule			

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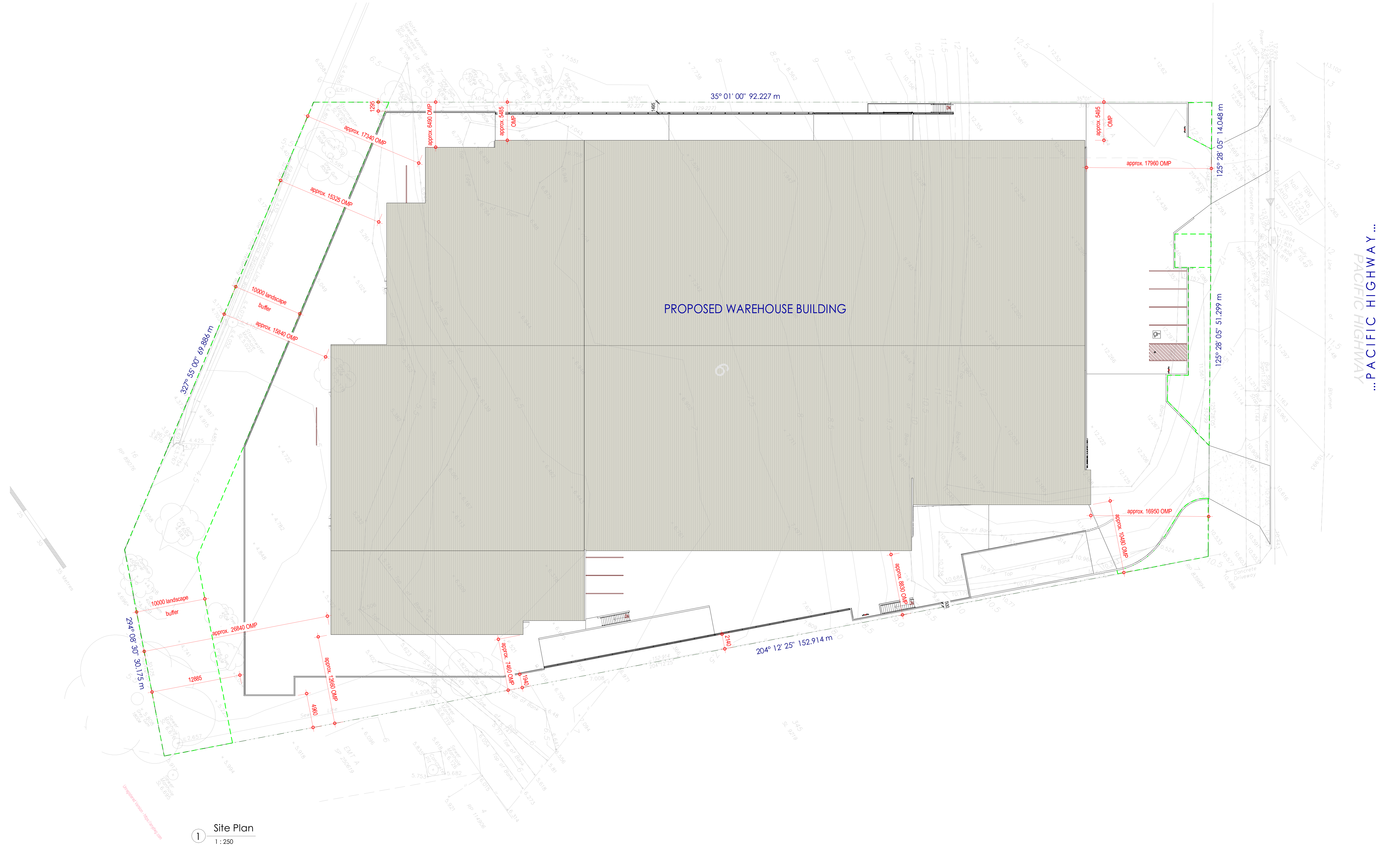
PROJECT:
Proposed Warehouse Development
3733-3755 Pacific Highway,
Slacks Creek, QLD

DRAWING TITLE:
Cover Sheet

DATE: April 2025	SCALE:	DRAWING No: DA-001	REV: F
DRAWN BY: GJG	PROJECT NO: 477	DA ISSUE	

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1 Site Plan
1 : 250

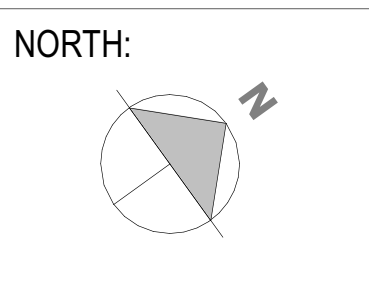
Rev.	Description	Date	BY
F	Revised for DA approval	16.11.25	GJG
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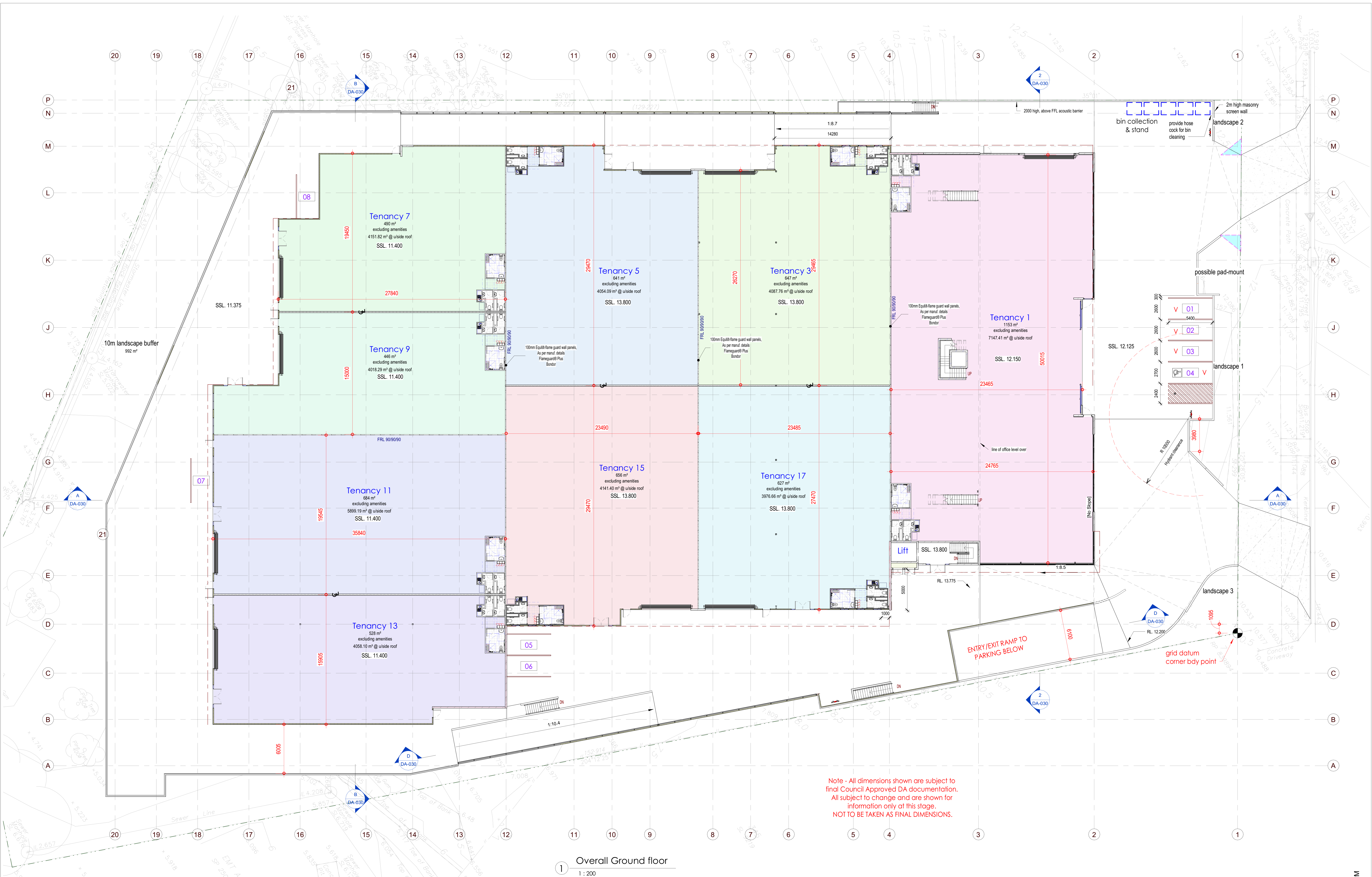


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PROJECT:
Proposed Warehouse Development
3733-3755 Pacific Highway,
Slacks Creek, QLD

DRAWING TITLE:
Site Plan

DATE:	SCALE:	<u>DRAWING No:</u>	<u>REV:</u>
April 2025	1 : 250	DA-002	F
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Author	477		
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J	Revised for DA approval	18.11.25	GJG
H	Issued for DA approvals	07.11.25	GJG
G	Parking Number discussions	22.10.25	GJG
F	Consultants discussions	21.10.25	GJG
E	Internal dimensions shown	01.09.25	GJG
D	Revised discussions	22.07.25	GJG
C	Discussions	30.05.25	GJG
B	Discussions	15.05.25	GJG

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G. ALL DIMENSIONS ARE SUBJECT TO THE SPECIFICATION.
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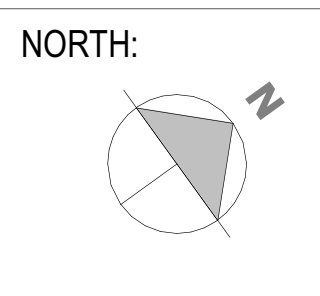
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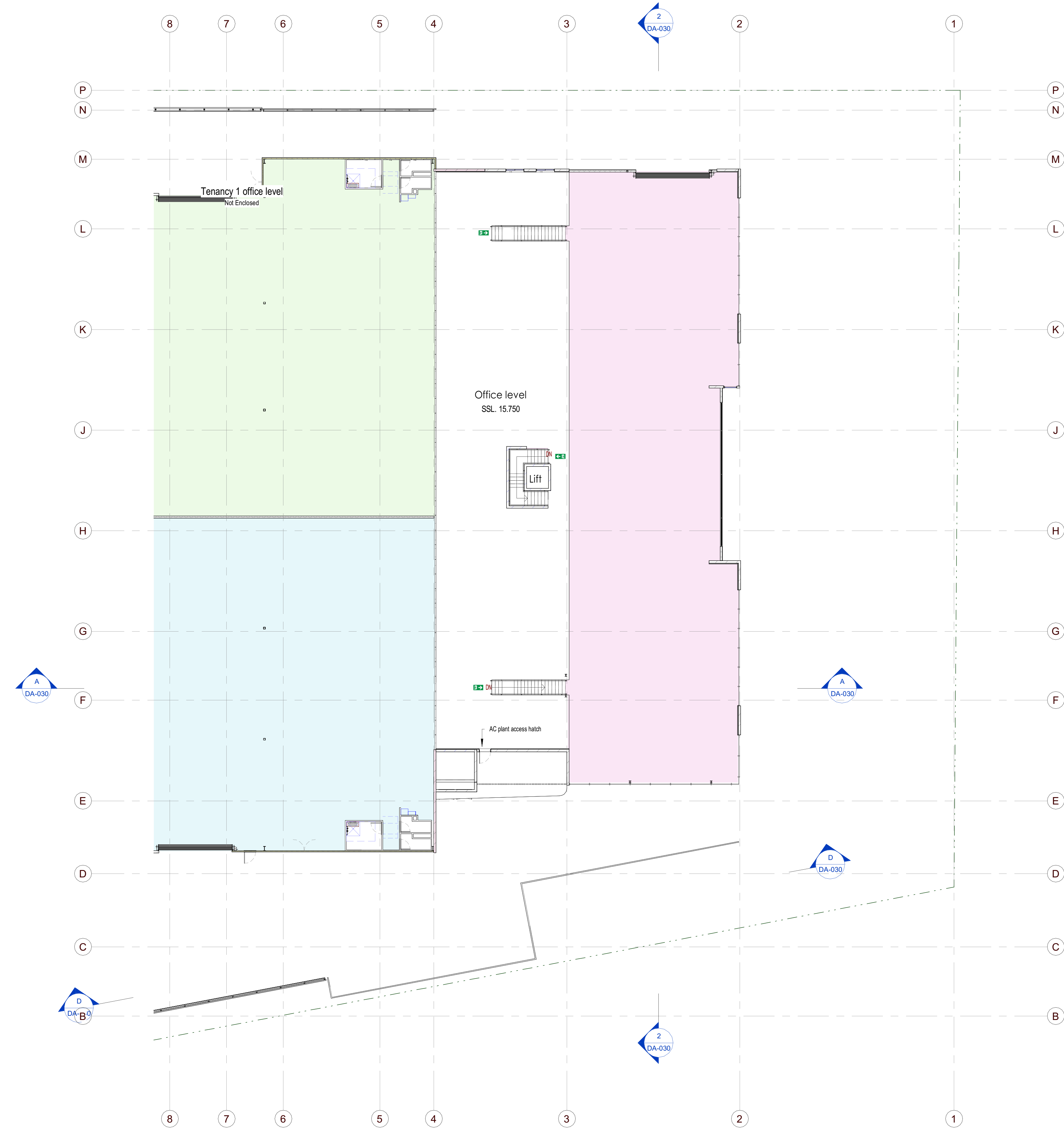
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Slacks Creek, QLD

DRAWING TITLE:
Floor Plan

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1 Tenancy 1 Office level
1 : 200

- General Note
- Plans are provided for general tenancy configuration and are illustrative only.
 - Lessee to ensure that all Fitout must be design to comply with local Council standards as well as the current edition of NCC & Relevant Australian standards.
 - ALL DIMENSIONS TO BE CONFIRMED BY LESSEE PRIOR TO CONSTRUCTION. DO NOT SCALE OFF THE DRAWINGS UNDER ANY CIRCUMSTANCES.
 - Elements of the previous tenants fit out that have since been removed may be shown in these plans.
 - It is the Lessee's responsibility to ensure that your designers and/or contractors undertake a site measure prior to commencement of your fit out.
 - Prior to construction clarify the extent of the site conditions.
 - When suspended and/or reinforced concrete floors and ceilings exist, structural engineers details and approvals are required prior to any core hole penetrations. Copies of all details to be forwarded to the Lessee prior to site works.
 - All plumbing, fire and/or electrical services are approx only. Lessee to confirm all locations prior to construction.
 - When shown, all existing shop front glazing etc. shown, is illustrative only. Lessee to confirm on site prior to design & construction.
 - Interference walls shall not be permitted.
 - Emergency lighting and exit signs to be certified by the Lessee's contractor.
 - Modification to existing sprinkler systems, if installed, to be certified by the contractor.
 - Install portable fire extinguishers in accordance with NCC.
 - All floor coverings and finishes are to comply with AS 4586 2013 & AS/NZS 3881.1, installer to certify upon completion.
 - Applied finishes - materials and substrates selected for use during the fitout, must ensure that they are non-toxic or non-hazardous for use in a confined space. Contractor to provide full MSD for viewing if requested.
 - Inspect site and inspect conditions, comparing drawings with as-built conditions before commencement of design and construction.
 - Commencement of works on site means total acceptance of all as drawn and as constructed conditions.
 - Ensure the method of delivery, unloading, storage, installation of works is compliant with relevant occupational health, safety and environmental requirements.

Rev.	Description	Date	BY
E	Revised for DA approval	16.11.25	GJG
D	Issued for DA approvals	07.11.25	GJG
C	Parking Number discussions	22.10.25	GJG
B	Consultants discussions	21.10.25	GJG
A	Revised discussions	22.07.25	GJG
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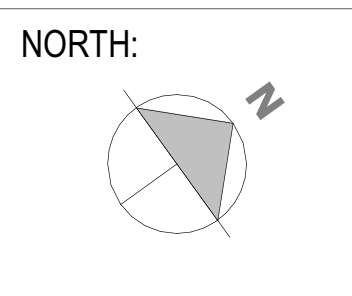
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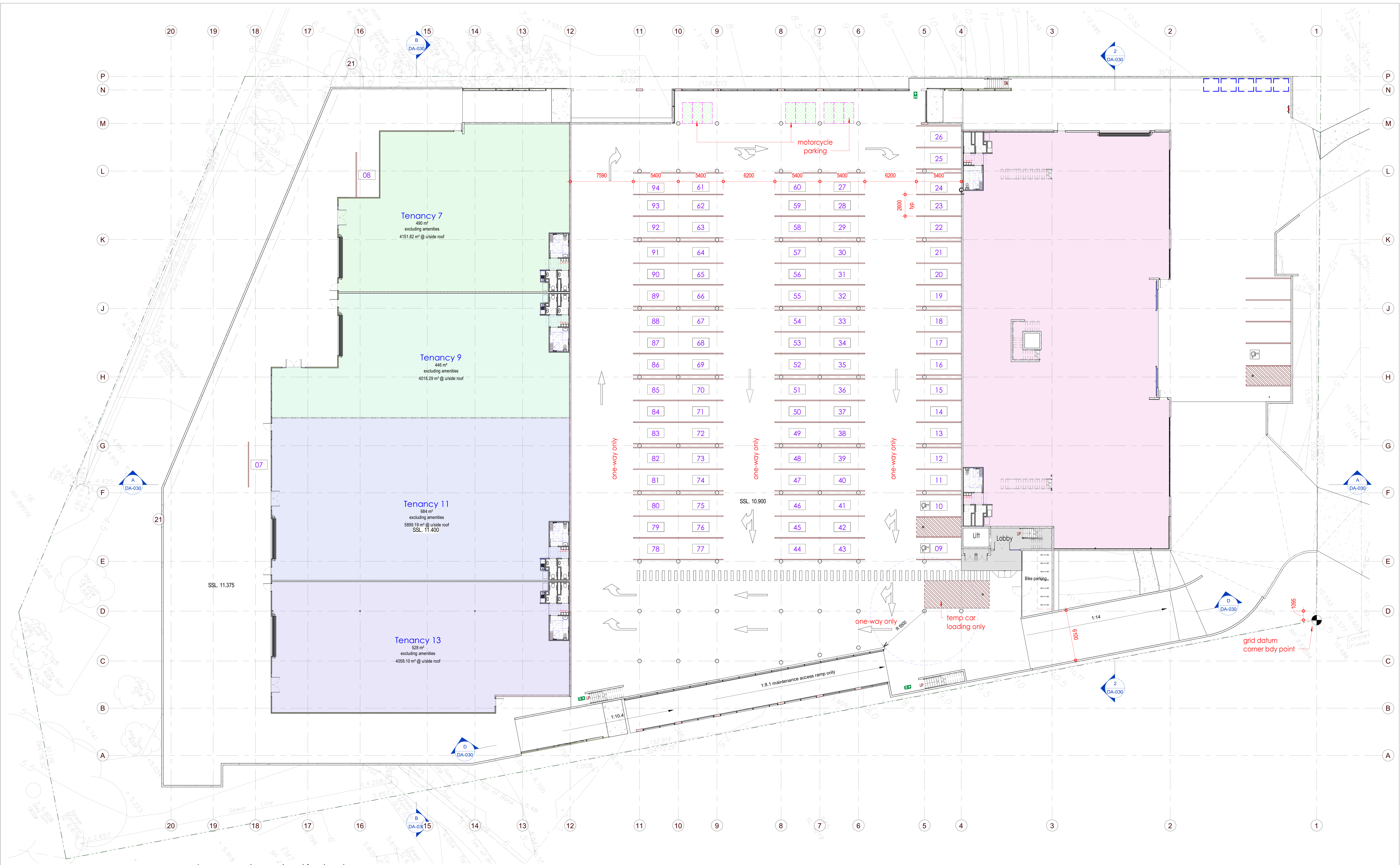


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Proposed Warehouse Development
3733-3755 Pacific Highway,
Slacks Creek, QLD

DRAWING TITLE:
Tenancy 1 Office level

DATE: April 2025	SCALE: 1 : 200	DRAWING No: DA-011	REV: E
DRAWN BY: Author	PROJECT NO: 477	DA ISSUE	
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1 Lower warehouse / parking level
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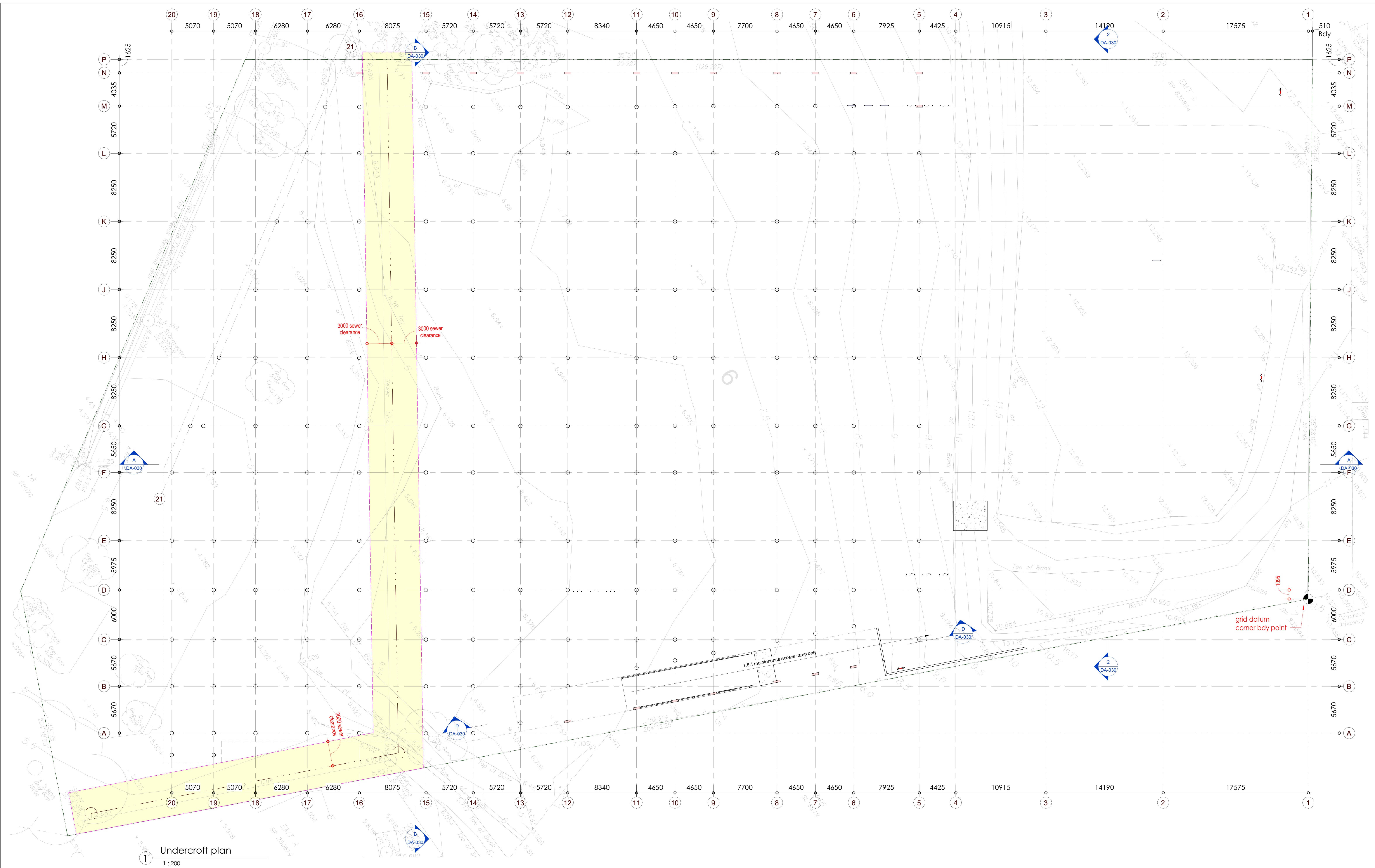
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Lower warehouse & parking level plan

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477
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Undercroft plan
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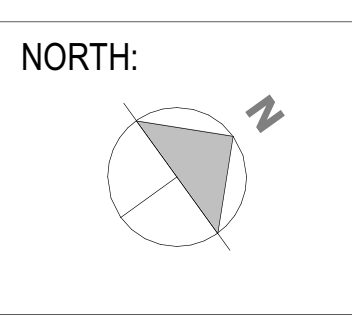
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A	Discussions	30.05.25	GJG

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1	Undercroft plan	16.11.25	GJG

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Office - Southport QLD 4215

BUILDING DESIGN & DRAFTING



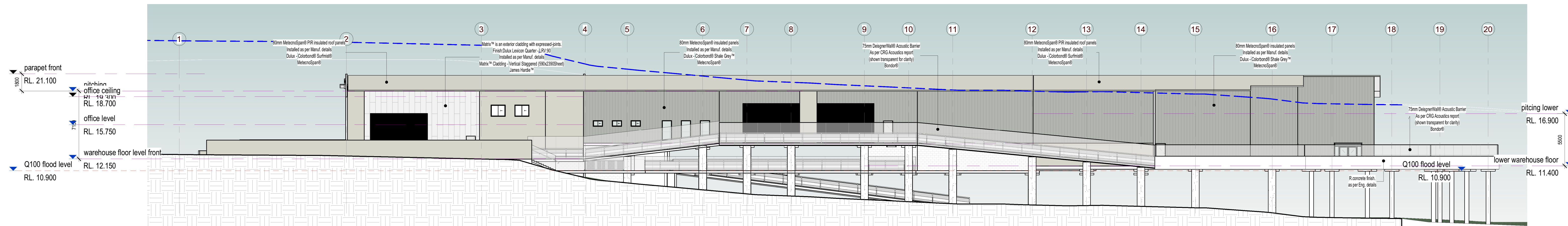
CLIENT
H&G JV Pty Ltd.

PROJECT:
Proposed Warehouse Development
3733-3755 Pacific Highway,
Slacks Creek, QLD

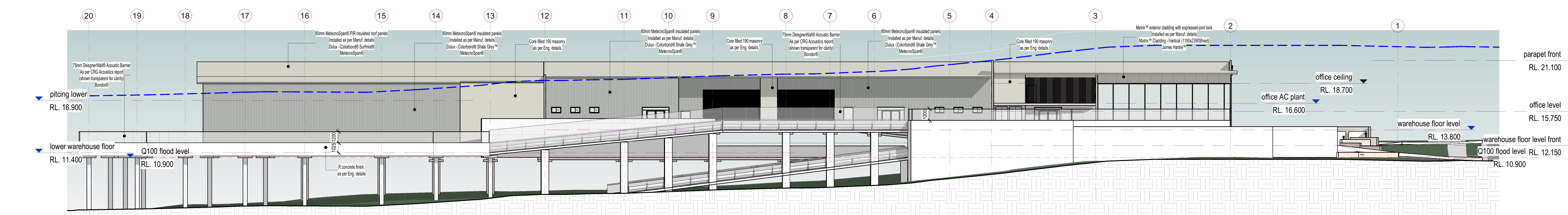
DRAWING TITLE:
Undercroft plan

DATE:	SCALE:	DRAWING No:	REV:
April 2025	1 : 200	DA-013	F
DRAWN BY: Author	PROJECT NO: 477	DA ISSUE	

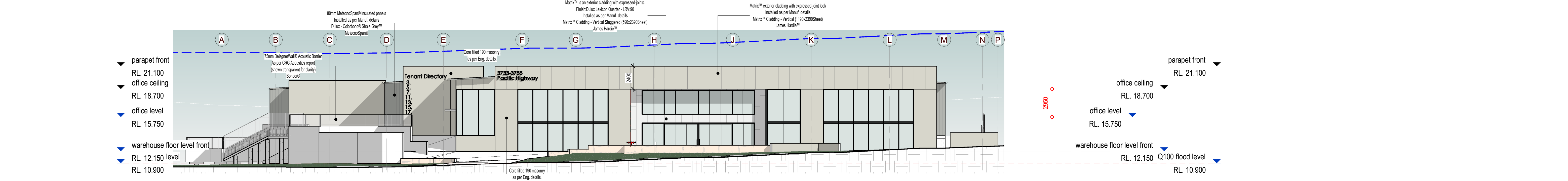
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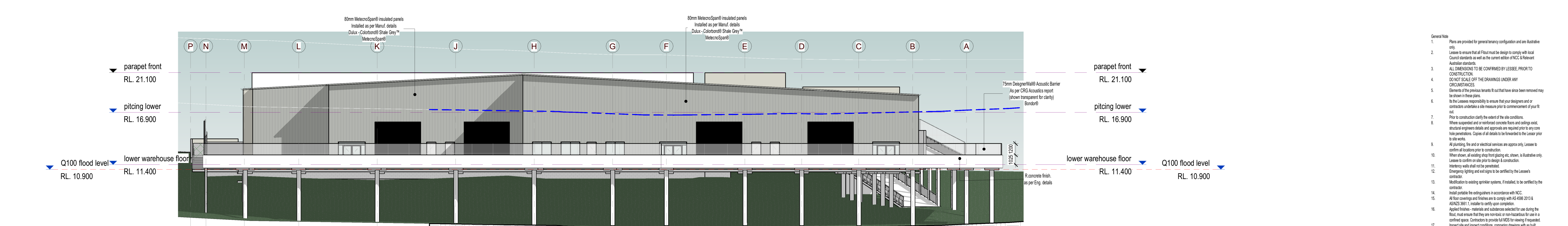
1 North-West Elevation
1 : 200



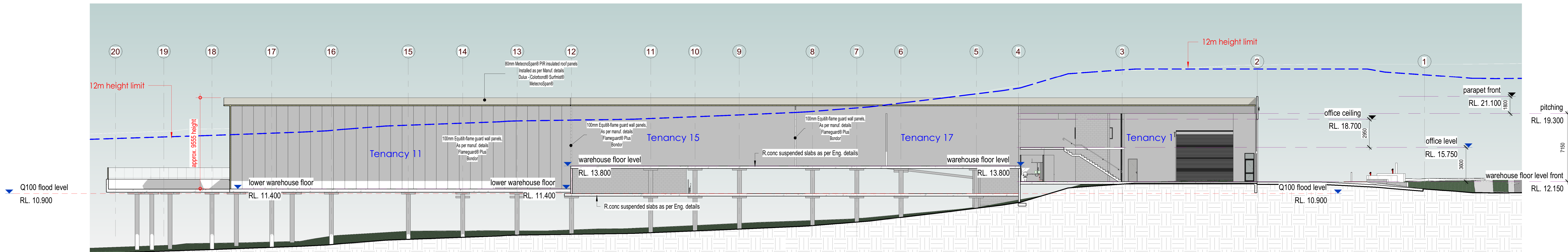
2 South-East Elevation
1 : 200



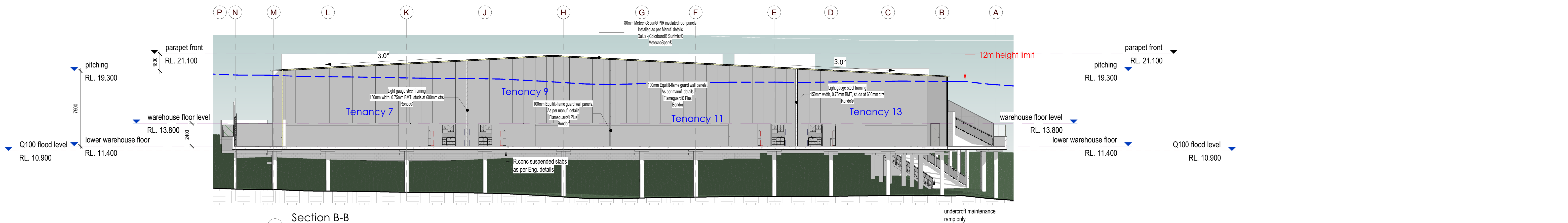
3 Street Elevation
1 : 200



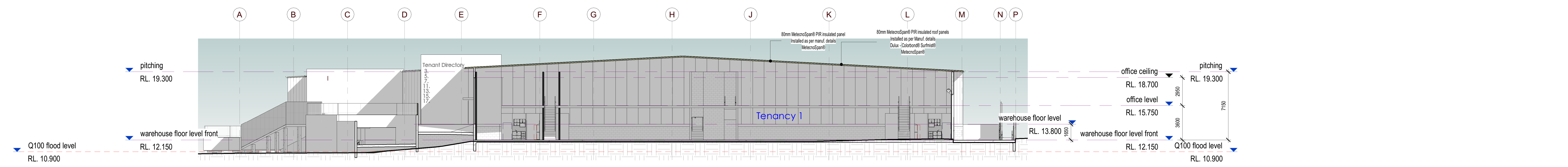
4 South-West Elevation
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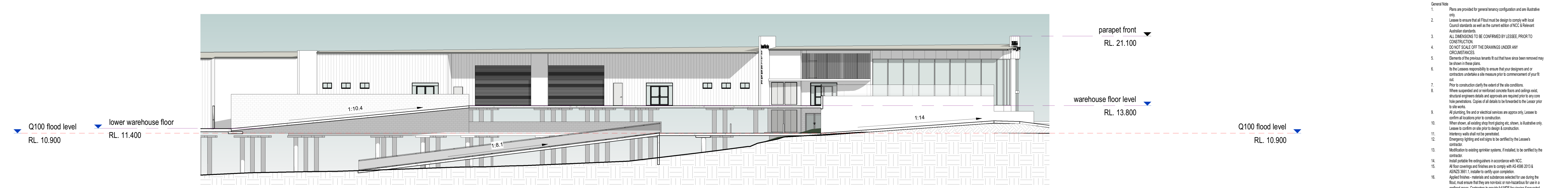
Section A-A
1 : 200



Section B-B
1 : 200



Section C-C
1 : 200



Section D-D
1 : 200

- General Note
- Plans are provided for general tenancy configuration and are illustrative only.
 - Lessee to ensure that all Fitout must be designed to comply with local Council standards as well as the current edition of NCC & Relevant Australian standards.
 - ALL DIMENSIONS TO BE CONFIRMED BY LESSEE PRIOR TO CONSTRUCTION. DO NOT SCALE OFF THE DRAWINGS UNDER ANY CIRCUMSTANCES.
 - Statements of the previous tenants fit out that have since been removed may be shown in these plans.
 - As the Lessee's responsibility to ensure that your designers and/or contractors undertake a site measure prior to commencement of your fit out.
 - Prior to construction clarify the extent of the site conditions.
 - When suspended and/or reinforced concrete floors and ceilings exist, structural engineers details and approvals are required prior to any core hole penetrations. Copies of all details to be forwarded to the Lessee prior to site works.
 - All plumbing, fire and/or electrical services are approx only. Lessee to confirm all locations prior to construction.
 - When shown, all existing shop front glazing etc. shown, is illustrative only. Lessee to confirm on site prior to design & construction.
 - Fire safety details shall not be generated.
 - Emergency lighting and exit signs to be certified by the Lessee's contractor.
 - Modification to existing sprinkler systems, if installed, to be certified by the contractor.
 - Install portable fire extinguishers in accordance with NCC.
 - All floor coverings and finishes are to comply with AS 4586 2013 & AS/NZS 3881.1, installer to certify upon completion.
 - Applied finishes - materials and substrates selected for use during the flood, must ensure that they are non-toxic or non-hazardous for use in a confined space. Contractors to provide full MSD for viewing if requested.
 - Inspect site and inspect conditions, comparing drawings with as-built conditions before commencement of design and construction.
 - Commencement of works on site means total acceptance of all as drawn and as constructed conditions.
 - Ensure the method of delivery, unloading, storage, installation of works is compliant with relevant occupational health, safety and environmental requirements.

Rev.	Description	Date	BY
B	Revised for DA approval	16.11.25	G/G
A	Issued for DA approval	07.11.25	G/G

Revision Schedule

GARY GRIEVE DESIGN

m 0410 414 094
e gary@gggdesign.net.au
QBCC Licence No. 1006966
VBA Practitioner No. 202191
Cm3 ID 81946
Office - Southport QLD 4215

BUILDING DESIGN & DRAFTING

NORTH:

CLIENT
H&G JV Pty Ltd.

PROJECT:
Proposed Warehouse Development
3733-3755 Pacific Highway,
Slacks Creek, QLD

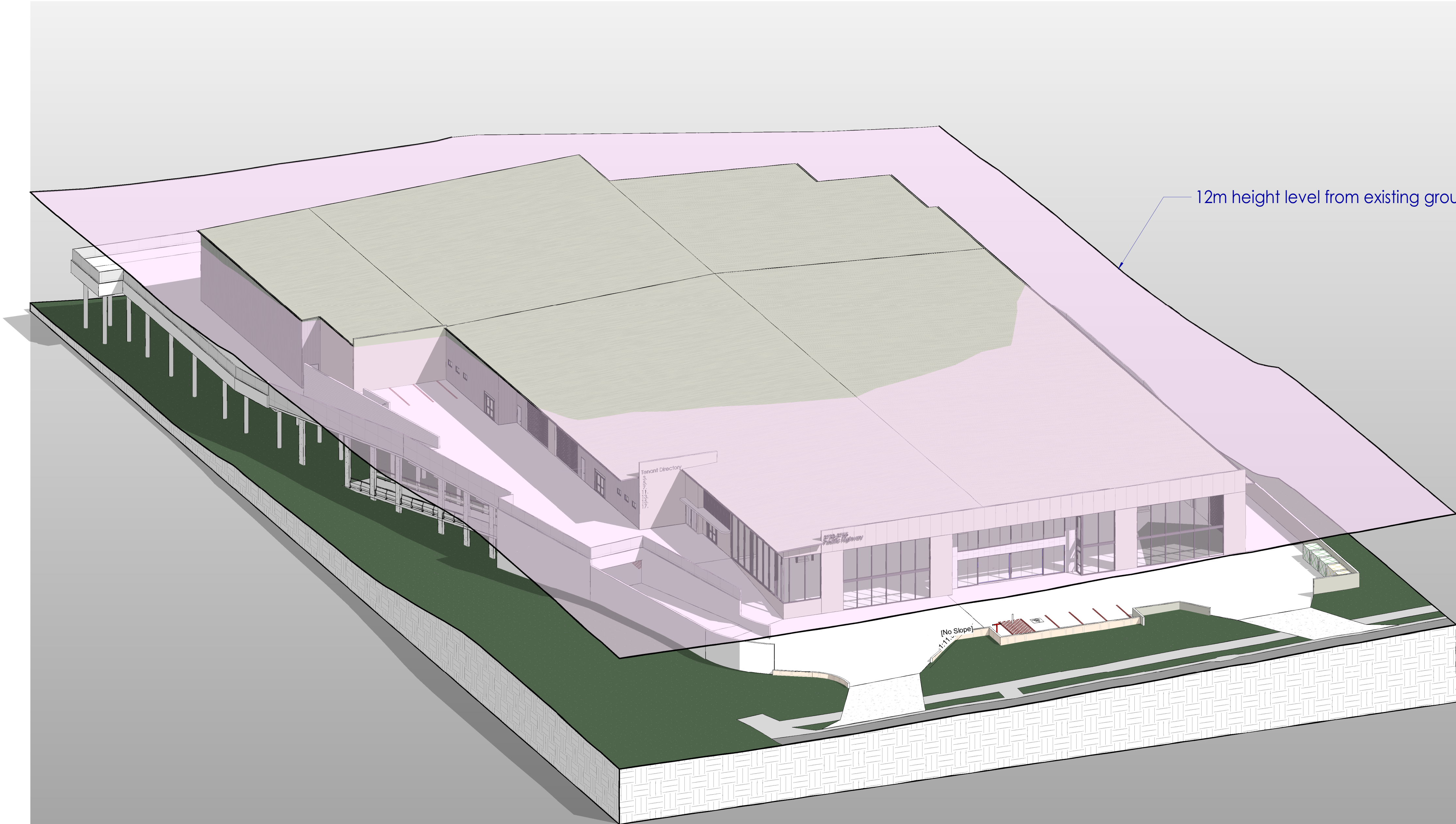
DRAWING TITLE:

Sections

DATE:	SCALE:	DRAWING No:	REV:
April 2025	1 : 200	DA-030	B
DRAWN BY:	PROJECT NO:		
Author	477		

DA ISSUE

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1 12m hieght limit view

Rev.	Description	Date	BY
F	Revised for DA approval	16.11.25	GJG
E	Issued for DA approvals	07.11.25	GJG
D	Parking Number discussions	22.10.25	GJG
C	Consultants discussions	21.10.25	GJG
B	Revised discussions	22.07.25	GJG
A	Discussions	30.05.25	GJG
Revision Schedule			

· DOCUMENTATION TO BE READ IN CONJUNCTION WITH THE SPECIFICATION, WHEN PROVIDED
· ANY RELEVANT CONSULTANTS DOCUMENTATION SPECIFICATION, SHOULD COMPLY WITH
DOCUMENTATION TO BE READ IN CONJUNCTION WITH THE SPECIFICATION, WHEN PROVIDED
· CONTRACTORS ARE NOT TO SCALE OFF THE DRAWINGS UNDER ANY CIRCUMSTANCES, IF A
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GARY GRIEVE DESIGN
BUILDING
DESIGN
& DRAFTING

m 0410 414 094
e gary@ggdesign.net.au
QBCC Licence No. 1006966
VBA Practitioner No. 202191
Cm3 ID 81946
Office - Southport QLD 4215

NORTH:

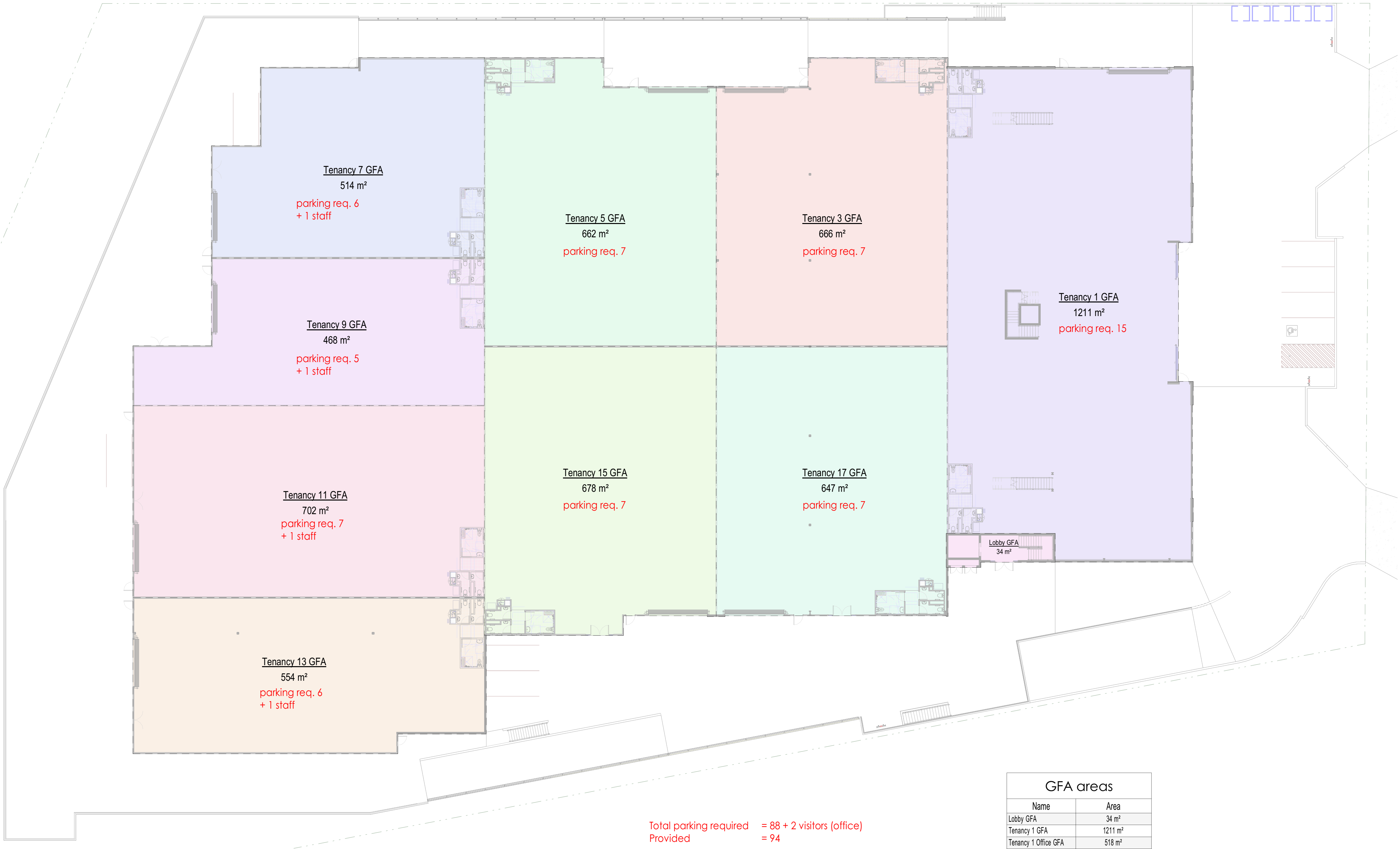
CLIENT
H&G JV Pty Ltd.

PROJECT:
Proposed Warehouse Development
3733-3755 Pacific Highway,
Slacks Creek, QLD

DRAWING TITLE:
12m Height limit view

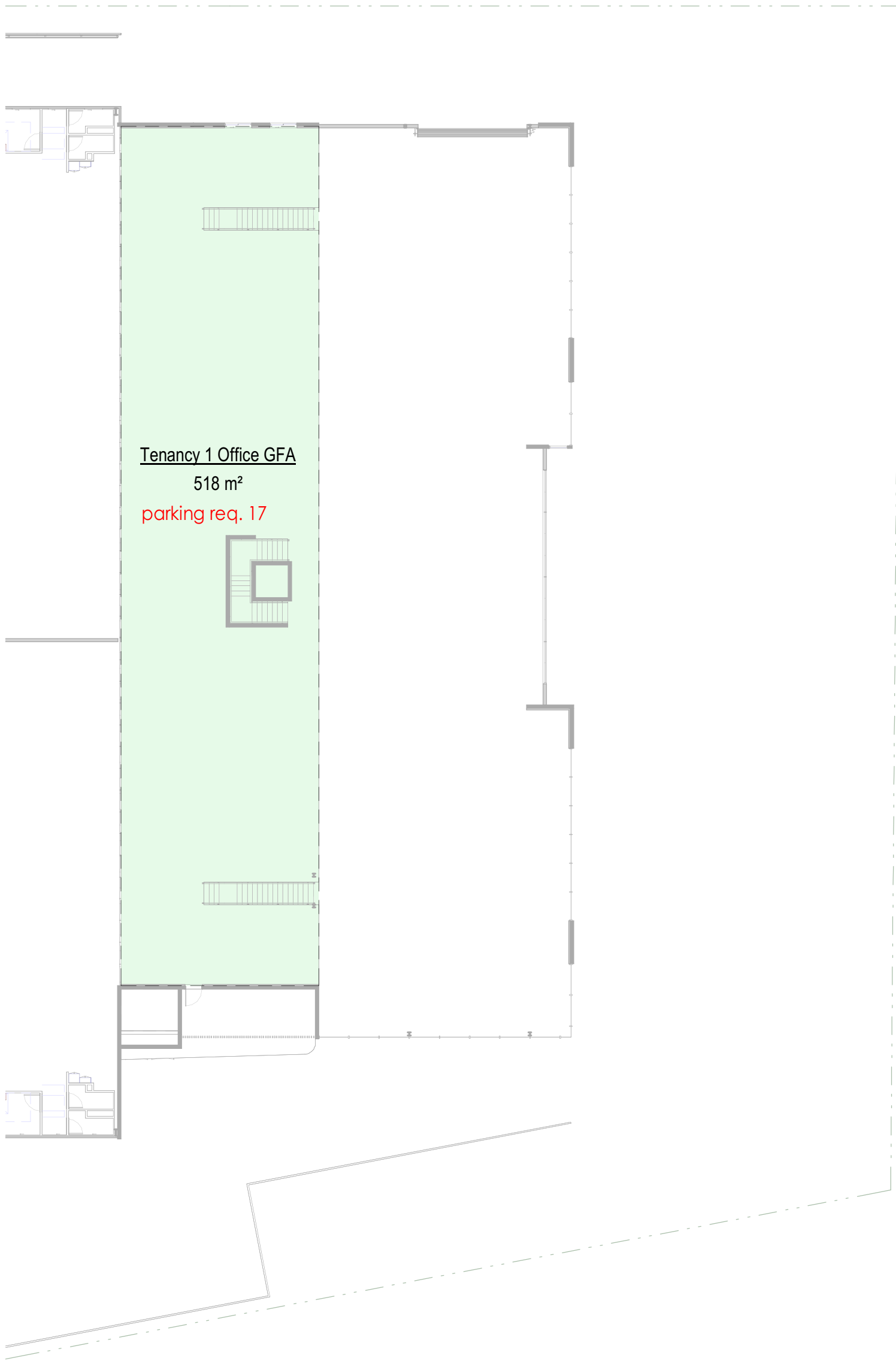
DATE:	SCALE:	DRAWING No:	REV:
April 2025		DA-040	F
DRAWN BY:	PROJECT NO:		
Author	477		
DA ISSUE			
C:\Users\gary\SynologyDrive\PROJECTS\477_Kevin Gong - Slacks Creek - Warehouse\project477_DA.rvt			

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 - All plumbing, fire and/or electrical services are approx only. Lessee to confirm all locations prior to construction.
 - When shown, all existing shop front glazing etc, shown, is illustrative only. Lessee to confirm on site prior to design & construction.
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 - Emergency lighting and exit signs to be certified by the Lessee's contractor.
 - Modification to existing sprinkler systems, if installed, to be certified by the contractor.
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 - All floor coverings and finishes are to comply with AS 4586 2013 & AS/NZS 3881.1, installer to certify upon completion.
 - Applied finishes - materials and substances selected for use during the fitout, must ensure that they are non-toxic or non-hazardous for use in a confined space. Contractor to provide full MSD for viewing if requested. Inspect site and inspect conditions, comparing drawings with as-built conditions before commencement of design and construction.
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Total parking required = 88 + 2 visitors (office)
Provided = 94

GFA areas	
Name	Area
Lobby GFA	34 m²
Tenancy 1 GFA	1211 m²
Tenancy 1 Office GFA	518 m²
Tenancy 3 GFA	666 m²
Tenancy 5 GFA	662 m²
Tenancy 7 GFA	514 m²
Tenancy 9 GFA	468 m²
Tenancy 11 GFA	702 m²
Tenancy 13 GFA	554 m²
Tenancy 15 GFA	678 m²
Tenancy 17 GFA	647 m²
Grand total	6654 m²



1 GFA area plan
1 : 250

2 GFA Office level
1 : 250

Rev.	Description	Date	BY
D	Revised for DA approval	16.11.25	GJG
C	Issued for DA approvals	07.11.25	GJG
B	Parking Number discussions	22.10.25	GJG
A	Consultants discussions	21.10.25	GJG
Rev.	Description	Date	BY
Revision Schedule			

DOCUMENTATION TO BE READ IN CONJUNCTION WITH THE SPECIFICATION, WHEN PROVIDED
BY ANY RELEVANT CONSULTANTS DOCUMENTATION SPECIFICATION SHOULD COMPLY WITH
DOCUMENTATION REQUIREMENTS. THE CONTRACTOR SHOULD NOT PROCEED WITH CONSTRUCTION
BEFORE CONSULTING WITH THE PROJECT SUPERINTENDANT.
CONTRACTORS ARE NOT TO SCALE OFF THE DRAWINGS UNDER ANY CIRCUMSTANCES, IF A
REQUIRED DIMENSION IS NOT INDICATED ON THE DOCUMENTATION CONTACT GARY GRIEVE
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ONLY FOR THE PURPOSES OF THIS PROJECT.

GARY GRIEVE

DESIGN

m 0410 414 094

e gary@ggdgdesign.net.au

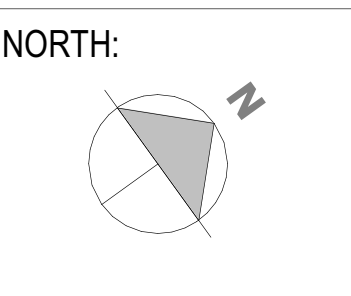
QBCC Licence No. 11069966

VBA Practitioner No. 202191

Cm3 ID 81946

Office - Southport QLD 4215

BUILDING
DESIGN
& DRAFTING



CLIENT
H&G JV Pty Ltd.

PROJECT:
Proposed Warehouse Development
3733-3755 Pacific Highway,
Slacks Creek, QLD

DRAWING TITLE:
Gross floor area
schedules

DATE:	SCALE:	DRAWING No:	REV:
April 2025	1 : 250	DA-041	D
DRAWN BY:	PROJECT NO:		
GJG	477		
DA ISSUE			
C:\Users\gary\SynologyDrive\PROJECTS\477_Kevin Gong - Slacks Creek - Warehouse\project\477_DA.rvt			

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 - Install portable fire extinguishers in accordance with NCC.
 - All floor coverings and finishes are to comply with AS 4586 2013 & AS/NZS 3981.1, installer to certify upon completion.
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APPENDIX C – CIVIL PLANS

DO NOT SCALE THIS DRAWING. IF IN DOUBT - ASK!



CLIENT:

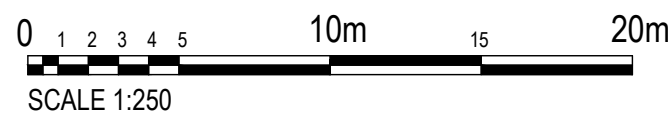
H&G JV PTY LTD

FOR INFORMATION
NOT TO BE USED FOR CONSTRUCTION

The logo for ENG CONSULTING. The word "ENG" is in large, bold, black capital letters. To the right of "ENG" is a stylized blue "X" shape. Below "ENG" and the "X" is the word "CONSULTING" in smaller, black capital letters.

Drawn:	JP
Checked:	HQ
Approved:	CK

JOB No.	DRAWING No.	REV:
ENGX250221	SK1	A



JOB No.	DRAWING No.	REV:
ENGX250221	SK2	A

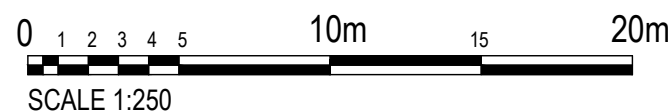
Revision	Issue Details	Issued	Date
A	FOR INFORMATION	JP	31.10.2

Drawn: JP	
Checked: HQ	
Approved: CK	

DRAWING TITLE
**PRE DEVELOPMENT
CATCHMENT PLAN**

JOB No. _____ DRAWING No. _____ REV: _____

ENGX250221	SK2	A
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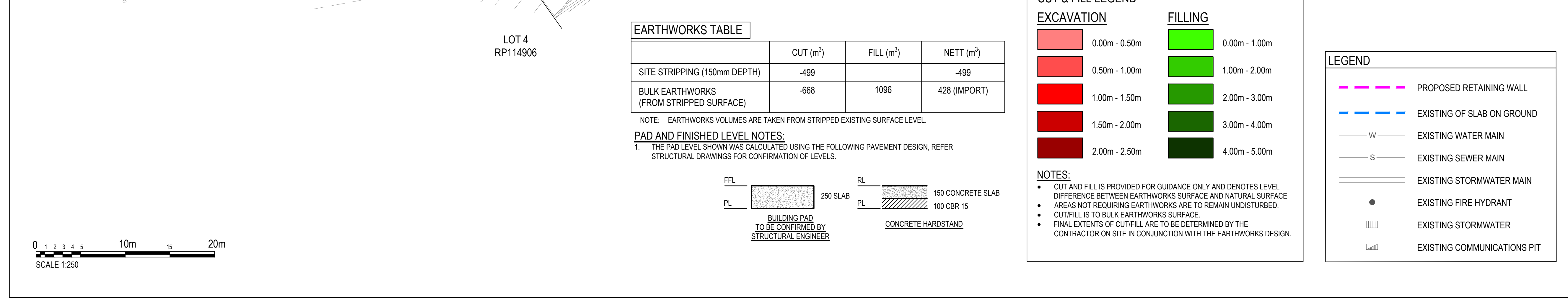
ENGX250221	SK3	A
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Revision	Issue Details	Issued	Date
A	FOR INFORMATION	JP	31.10.2





ENGX250221	SK5	A
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ENGX250221	SK6	A
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ARCHITECT:

FOR INFORMATION
NOT TO BE USED FOR CONSTRUCTION

The logo for ENG CONSULTING features the word "ENG" in a large, bold, black sans-serif font. To the right of "ENG" is a stylized blue graphic consisting of two intersecting, flame-like or wing-like shapes. Below "ENG" and the graphic, the word "CONSULTING" is written in a smaller, black, all-caps sans-serif font.

Drawn:	JP
Checked:	HQ
Approved:	CK

JOB No. DRAWING No. REV:

