CIVIL ENGINEERING SERVICES REPORT

PROPOSED SELF-STORAGE FACILITY
69-77 OLD PUB LANE, GREENBANK

PREPARED FOR SWIFT STORAGE
C24032AR001

HURLEY
CONSULTING ENGINEERS

TABLE OF CONTENTS

Revision	Date	Author	Verifier	Approver
A	22/01/2025	RW	MB	CH
B	17/03/2025	RW	MB	CH

Approved for issue for and on behalf of Hurley Consulting Engineers Pty Ltd

Craig Hurley BE(Civil) MIEAust CPEng RPEQ 15957
Director & Principal Engineer

1 INTRODUCTION

Hurley Consulting Engineers has been commissioned by Swift Storage to prepare a Civil Engineering Services Report for a self-storage facility at 69-77 Old Pub Lane, Greenbank. The development will involve a self-storage facility as shown on the proposed architectural plans prepared by Bruac Design enclosed in **Appendix A**.

The intent of this report is to review the existing infrastructure in the vicinity of the site and to demonstrate how the proposed development can be serviced in general accordance with the EDQ Greater Flagstone Priority Development Area scheme requirements.

2 SITE DESCRIPTION

The subject site is located at 69-77 Old Pub Lane, Greenbank, on land described as Lot 3 on SP328307. The lot has a total area of approximately 9,997m^2 and is located within the Logan City Council local government area and the Economic Development Queensland (EDQ) Greater Flagstone Priority Development Area (PDA). The proposed development is confined to the eastern portion of the existing lot, with an area of approximately 5,770m^2 as shown in **Figure 2.1-1**.

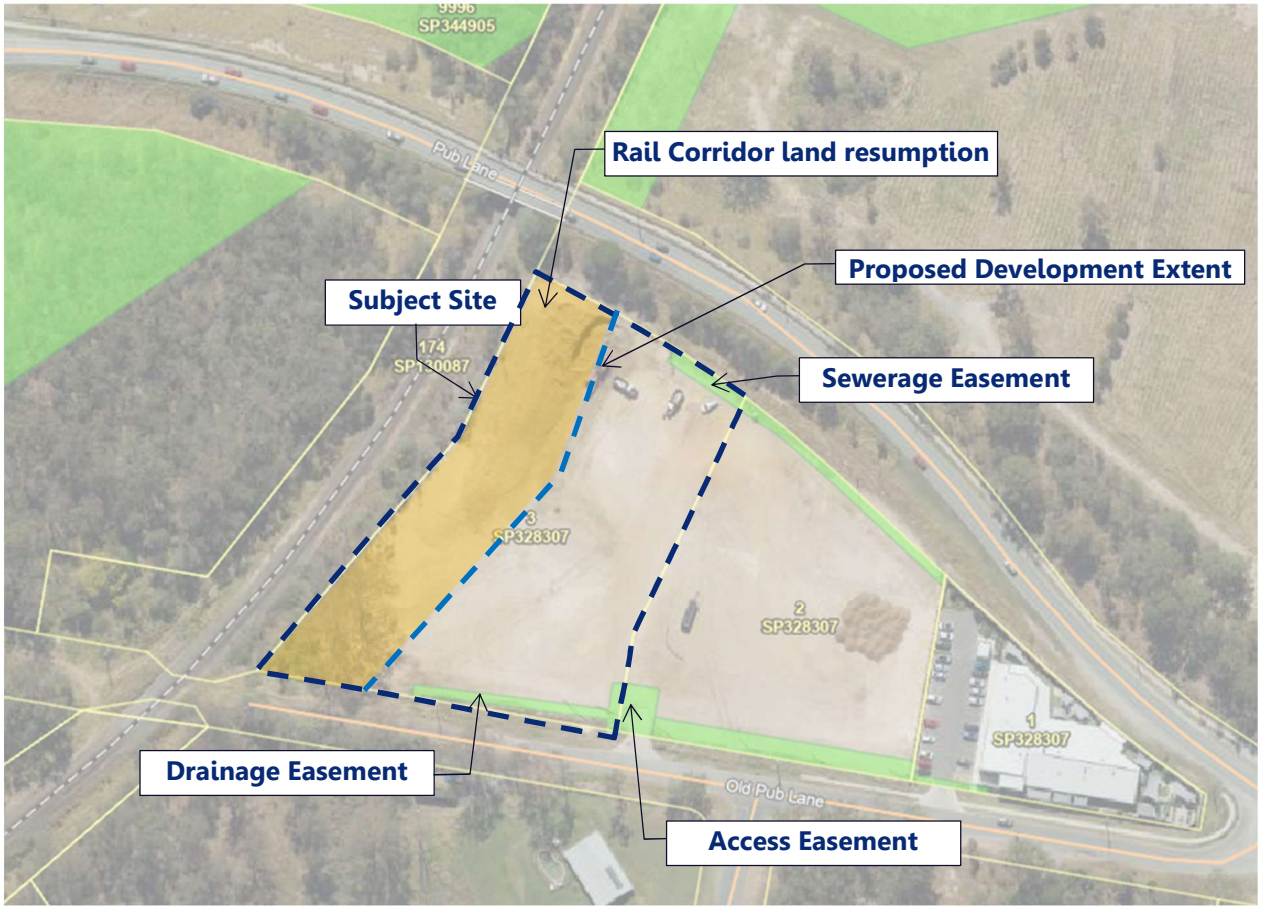


Figure 2.1-1 – Locality Plan

Image Source: QLD Globe 2025

The site is surrounded by Pub Lane to the north, railway corridor land to the west, industrial properties to the east and Old Pub Lane to the south. The site is currently vacant and has been cleared of vegetation. Provision for future widening of the railway corridor has been allowed along the western portion of the site.

The site forms part of a previous EDQ development approval under DEV2019/1042, which resulted in the creation of Lots 1-3 on SP328307. The site contains a sewerage easement along the northern boundary, a drainage easement along the southern boundary, and an access easement at the south-eastern corner of the site as shown in **Figure 2.1-1**.

3 FILLING & EXCAVATION

Filling and excavation are proposed to provide new building pad levels, appropriate new circulation driveways and manage stormwater drainage within the site. The site ranges in elevation from approximately RL 65.25m AHD at the north-eastern corner of the site to RL 57.00m AHD along the frontage of the site, generally falling towards Old Pub Lane.

Retaining along the boundary will be required to minimise the extent of disturbance. The maximum retaining wall height is expected to be approximately 2.3m in fill along the frontage of the site. Given the development is commercial in nature, the land to the south is in the Regional Landscape and Rural Production Area and is situated at the end of a dead-end road, it is anticipated that there will be minimal amenity impacts.

Construction phase stormwater quality can be managed by implementing appropriate erosion and sediment control techniques during the construction phase. Erosion and sediment control guidance is given in the International Erosion Control Association (IECA) Australasia Best Practice Erosion and Sediment Control (BPESC) document. The IECA BPESC documents are available for download from the IECA website.

The proposed extents of cutting and filling are shown on the Concept Bulk Earthworks Layout Plan C24032A-SK-C200 enclosed in **Appendix B**. Final site levels will be subject to detailed design.

4 ROADWORKS & SITE ACCESS

The site has direct frontage to both Pub Lane to the north and Old Pub Lane to the south. Pub Lane is a fully sealed road with guard rails along the site frontage, being positioned higher than the site, making it directly inaccessible to the site. Old Pub Lane is partially formed with kerb and channel along part of the site.

Access from Old Pub Lane is provided via an existing shared vehicle crossover and access easement located near the south-western corner of Lot 2 on SP328307. Given the existing condition of the access crossover remains unchanged and Old Pub Lane is a dead-end road with no access points west of the existing kerb & channel on either side of the road, no external roadworks is required or proposed.

It is proposed to widen the existing crossover on Old Pub Lane to 8.0m wide at the property boundary in accordance with LCC standard drawings and construct new internal circulation driveways and carparking within the proposed development to provide access into each storage unit. Access and car parking arrangements are discussed in a separate Traffic Engineering Assessment prepared by PTT.

Self-storage facilities generate every little waste so refuse collection is intended to occur from the site frontage via the regular wheelie bin service. There is ample opportunity for storage of wheelie bins on site. Occasional waste from larger items abandoned at the facility will be managed by private collection or disposal off-site to a waste disposal facility directly by the operator.

The proposed access and driveway arrangements are shown on the Concept Civil Services Layout Plan C24032A-SK-C100 enclosed in **Appendix B.**

5 STORMWATER DRAINAGE

The site currently flows overland generally south towards an existing stormwater field inlet pit located within a drainage easement at the southern portion of the site, and eventually discharging to Old Pub Lane via a stormwater headwall. The catchment from the site appears to be at the top of a tributary, that conveys flows to the south-east through private properties, ultimately contributing to the Logan River.

Logan City Council online mapping indicates the subject site does not trigger the flood hazard overlay code as it is not located within a designated flood affected area.

There is existing drainage infrastructure that runs along the southern portion of the site, within the existing drainage easement that was recently constructed as part of a previous EDQ approval DEV2019/1042.

The development proposes to connect directly to the Council stormwater drainage that runs along the southern boundary of the site. This has been identified as the lawful point of discharge for the site. The proposed and existing drainage arrangements are shown on the Concept Civil Services Layout Plan C24032A-SK-C100 enclosed in **Appendix B**.

As the site will now be largely impervious, runoff from the site must be managed to avoid adverse impacts on downstream flows. This will involve a stormwater detention and quality treatment system. Additional information can be found in the separate Stormwater Management Plan prepared by Hurley Consulting Engineers.

6 SEWERAGE RETICULATION

Logan City Council GIS mapping and Before-You-Dig-Australia identify sewer infrastructure that runs along the northern boundary near the north-eastern corner of the site. Available records to not identify any existing sewer connections to service the lot.

The existing sewer infrastructure is located along the high side of the lot, which will require a private pump station on site to pump sewage to a discharge manhole prior to exiting the site. Economic Development Queensland has previously approved this pressure discharge arrangement under development approval DEV2019/1042. Flows from the site eventually pass under Pub Lane to the north via the public sewerage reticulation network.

It is noted that self-storage developments generate very little effluent. Expected peak discharge is expected to be lower than baseline assumptions for sewage loads from industrial and commercial land.

The proposed sewerage servicing arrangement is shown on the Concept Civil Services Layout Plan C24032A-SK-C100 enclosed in **Appendix B**.

7 WATER RETICULATION

Logan City Council GIS mapping identifies existing twin 300mm diameter DICL water mains located along the northern verge of Old Pub Lane. The as constructed civil plans prepared by Bornhorst + Ward indicate that the existing 300mm diameter DICL water main diverts around the existing vehicle crossover and into the south-eastern corner of the site.

An existing 100mm diameter water service located within the service and drainage easement on Lot 2 on SP328307 is provided within the site. It is proposed to reuse the existing 100mm diameter service as detailed on the As Constructed records prepared by Bornhorst+Ward to service the site for both firefighting water supply, if required, and potable water reticulation.

There is an existing above ground pressure reducing valve located within the south-eastern corner of the site that is to remain. Additional details can be supplied at the operational works phase in coordination with Logan Water.

The final water service sizes and arrangements will be confirmed by a hydraulic engineer at detailed design phase. It is noted that self-storage facilities generate a comparatively low water demand so water network capacity is not expected to be a concern.

The existing and proposed water servicing arrangements are shown on the Concept Civil Services Layout Plan C24032A-SK-C100 enclosed in **Appendix B**.

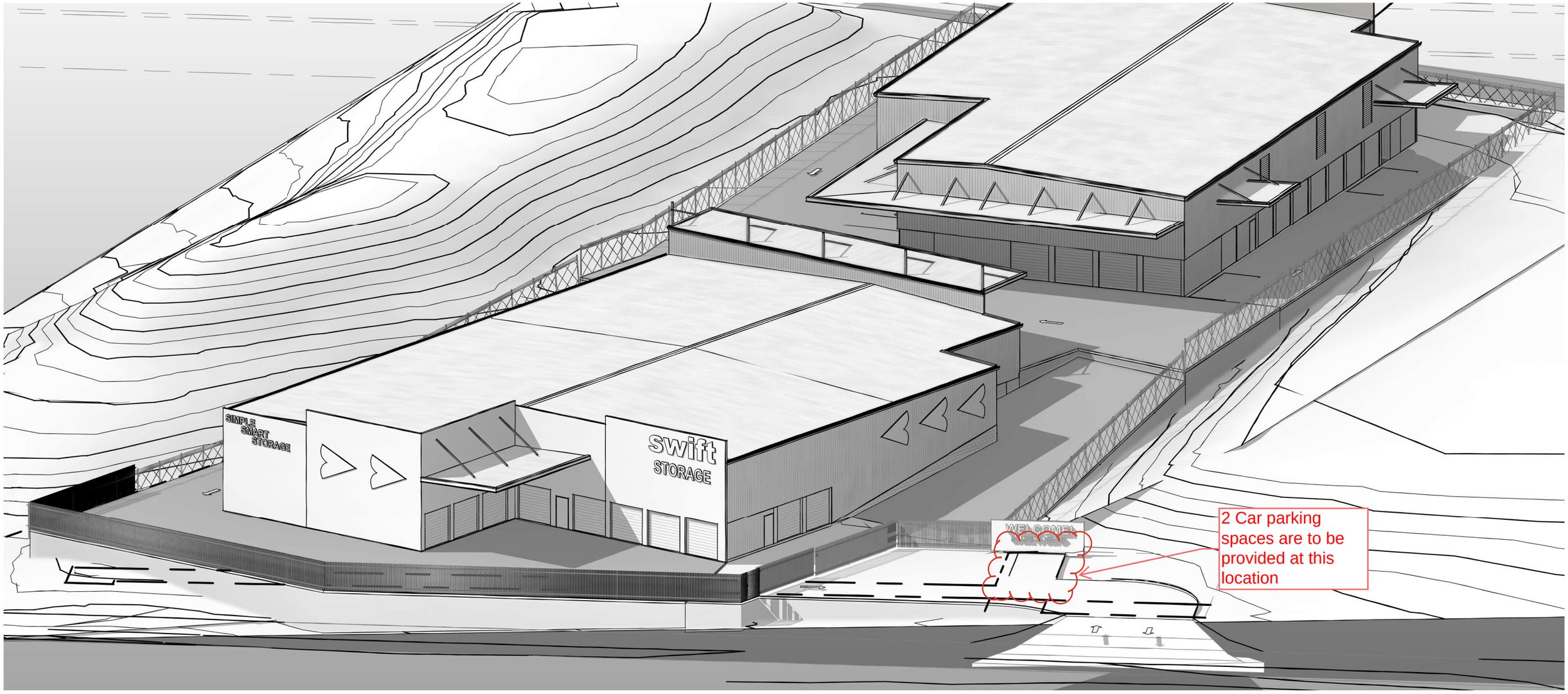
8 CONCLUSION

Hurley Consulting Engineers has been commissioned by Swift Storage to prepare a Civil Engineering Services Report for a self-storage facility at 69-77 Old Pub Lane, Greenbank. The development will involve a self-storage facility as shown on the proposed architectural plans prepared by Bruac Design enclosed in **Appendix A**.

This report has reviewed existing infrastructure in the vicinity of the site and demonstrated how the proposed development can be serviced in general accordance with the EDQ Greater Flagstone Priority Development Area scheme requirements. Concept civil plans are enclosed with **Appendix B** to illustrate the servicing arrangements discussed in this report.

No civil engineering constraints have been identified that, in our opinion, would preclude approval of the proposed development with reasonable and relevant conditions.

Appendix A – Architectural Plans



AMENDED IN RED
By: Demi Ebrahimi
Date: 10 April 2025

Queensland Government

PROPOSED NEW SELF STORAGE FACILITY
AT
OLD PUB LANE, GREENBANK, QLD

SWIFT STORAGE

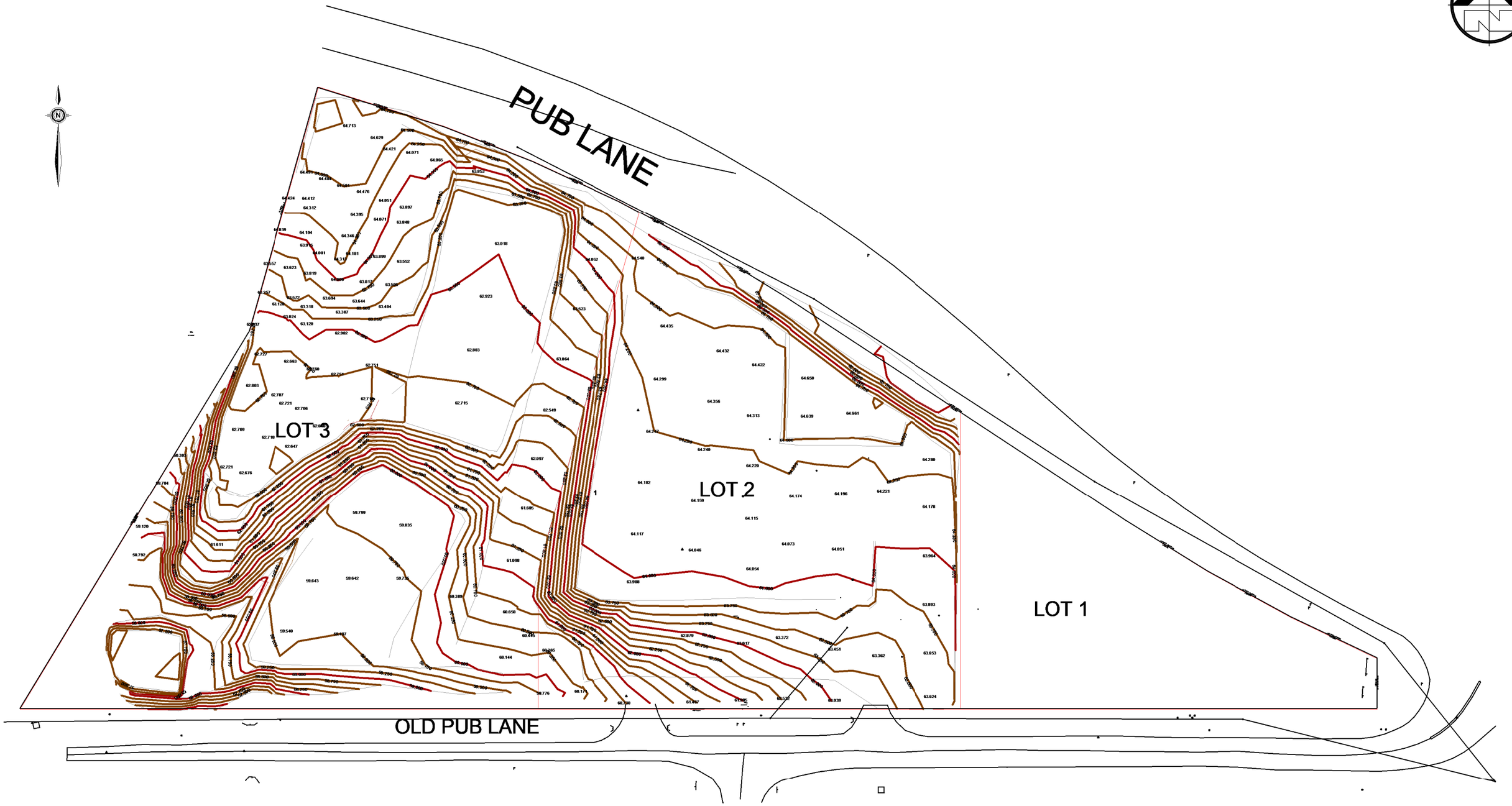
OLD PUB LANE, GREENBANK, QLD

COVER PAGE

DWG N° BD025-DA00-H by MB

2025.03.14

bruac design
BUILDING DESIGN
0416 352 057



SITE PLAN - EXISTING

1 : 800

SWIFT STORAGE

OLD PUB LANE, GREENBANK, QLD

EXISTING CONDITIONS

DWG N° BD025-DA01-G by MB

2025.03.14

bruac design
BUILDING DESIGN
0416 352 057

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By: Demi Ebrahimi

Date: 10 April 2025

Queensland Government

SITE LOCATION ARIEL

NOT TO SCALE

SWIFT STORAGE

OLD PUB LANE, GREENBANK, QLD

SITE LOCATION PLAN

1 : 600

SITE LOCATION PLAN

DWG N° BD025-DA02-I by MB

2025.03.14

bruac design

BUILDING DESIGN

0416 352 057

AREA SCHEDULE

SITE DATA
LOT 3
LOCAL GOVERNMENT - LOGAN CITY COUNCIL

SITE AREA	9 997m²
PROPOSED SITE COVER	2 324m² (23.25%)

PROPOSED SELF-STORAGE

BUILDING A

GF SELF-STORAGE	= 1 264m²
L1	= 1 302m²

BUILDING B

GF SELF-STORAGE	= 1 022m²
L1	= 1 022m²

TOTAL GFA	= 4 610m²
PARKING	= 8
LANDSCAPING	= 4 528m²

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By: Demi Ebrahimi
Date: 10 April 2025

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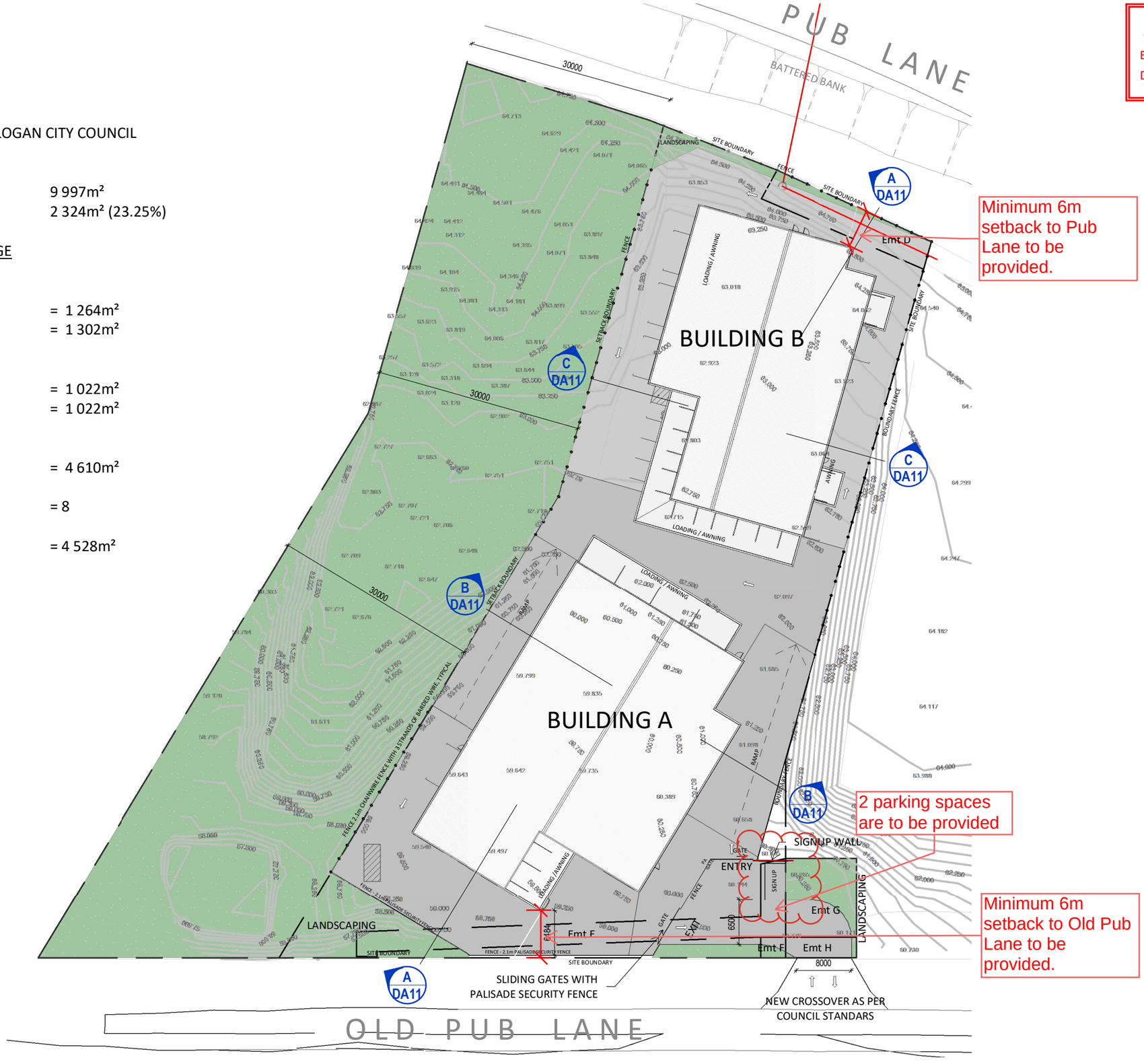

SWIFT STORAGE

OLD PUB LANE, GREENBANK, QLD

SITE PLAN

1 : 600

PROPOSED SITE PLAN
DWG N° BD025-DA03-I by MB
2025.03.14

bruac design
BUILDING DESIGN
0416 352 057

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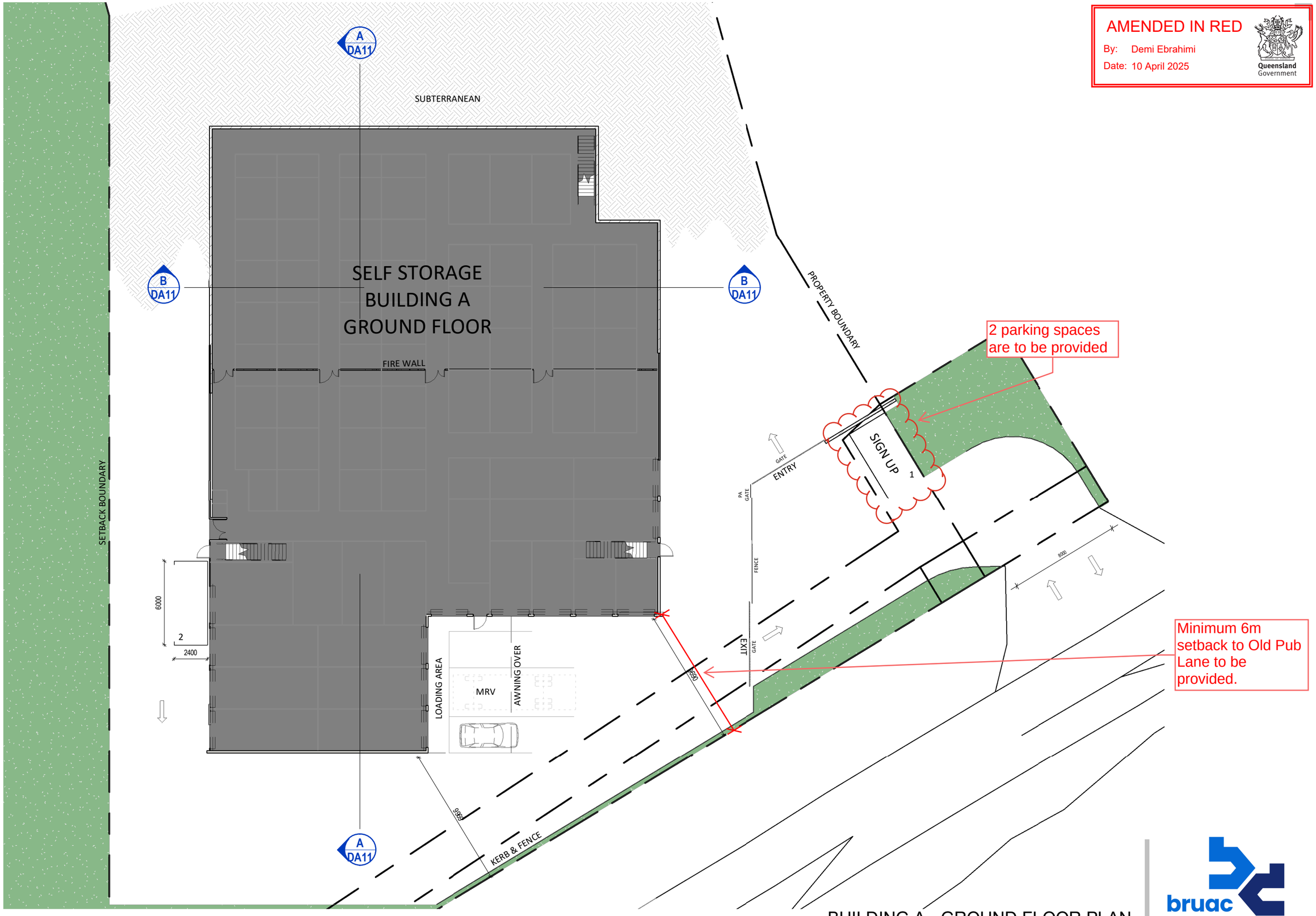
Queensland Government



SWIFT STORAGE

OLD PUB LANE, GREENBANK, QLD

BUILDING A -GROUND FLOOR PLAN

1 : 250

BUILDING A - GROUND FLOOR PLAN

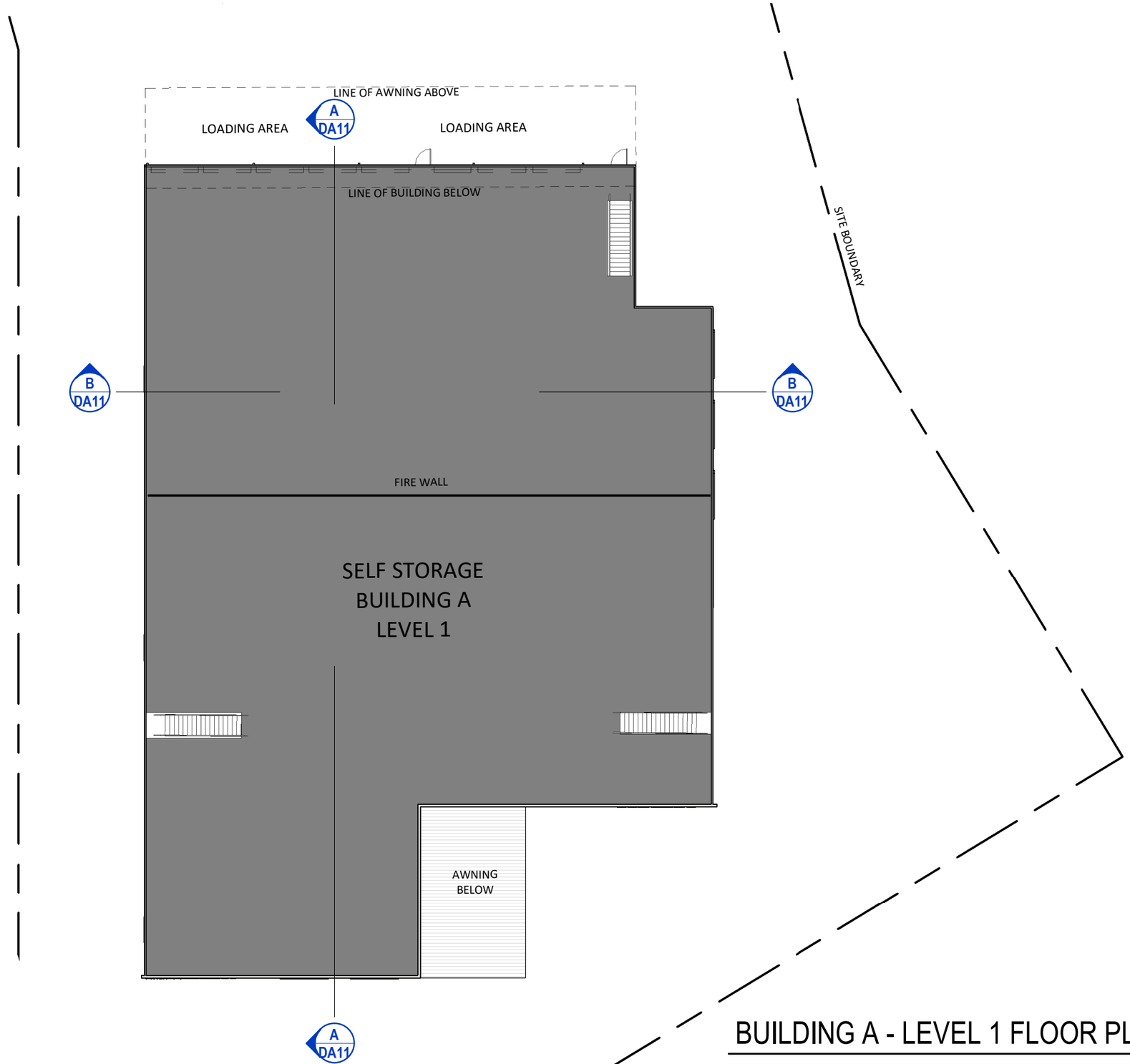
DWG N° BD025-DA04-I by MB

2025.03.14

bruac design

BUILDING DESIGN

0416 352 057



BUILDING A - LEVEL 1 FLOOR PLAN

1 : 250

SWIFT STORAGE

OLD PUB LANE, GREENBANK, QLD

BUILDING A - LEVEL 1 FLOOR PLAN

DWG N° BD025-DA05-I by MB

2025.03.14

bruac design
BUILDING DESIGN
0416 352 057

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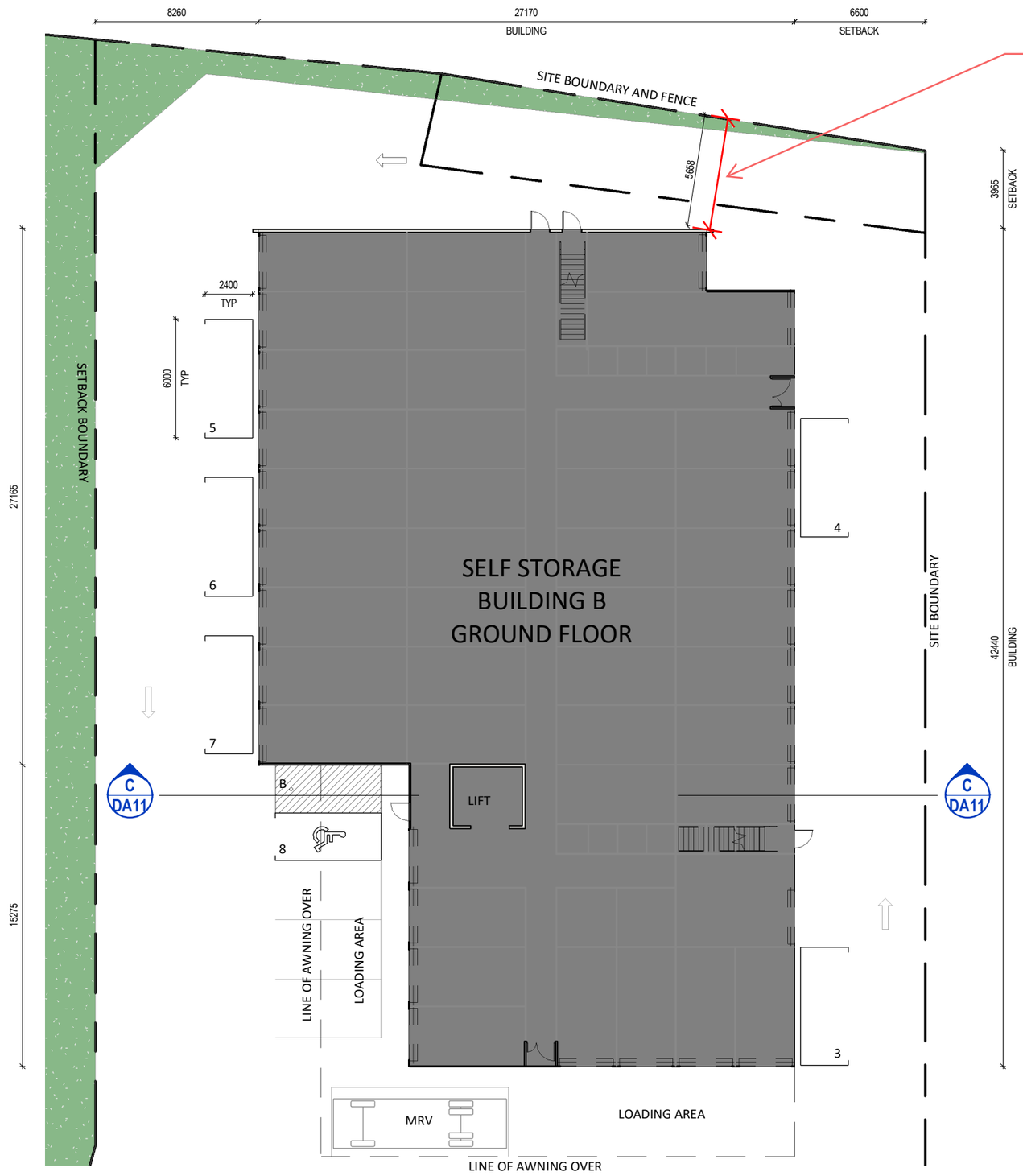
By: Demi Ebrahimi

Date: 10 April 2025

Queensland Government



SWIFT STORAGE

OLD PUB LANE, GREENBANK, QLD

BUILDING B - GROUND FLOOR PLAN

1 : 250

BUILDING B - GROUND FLOOR PLAN

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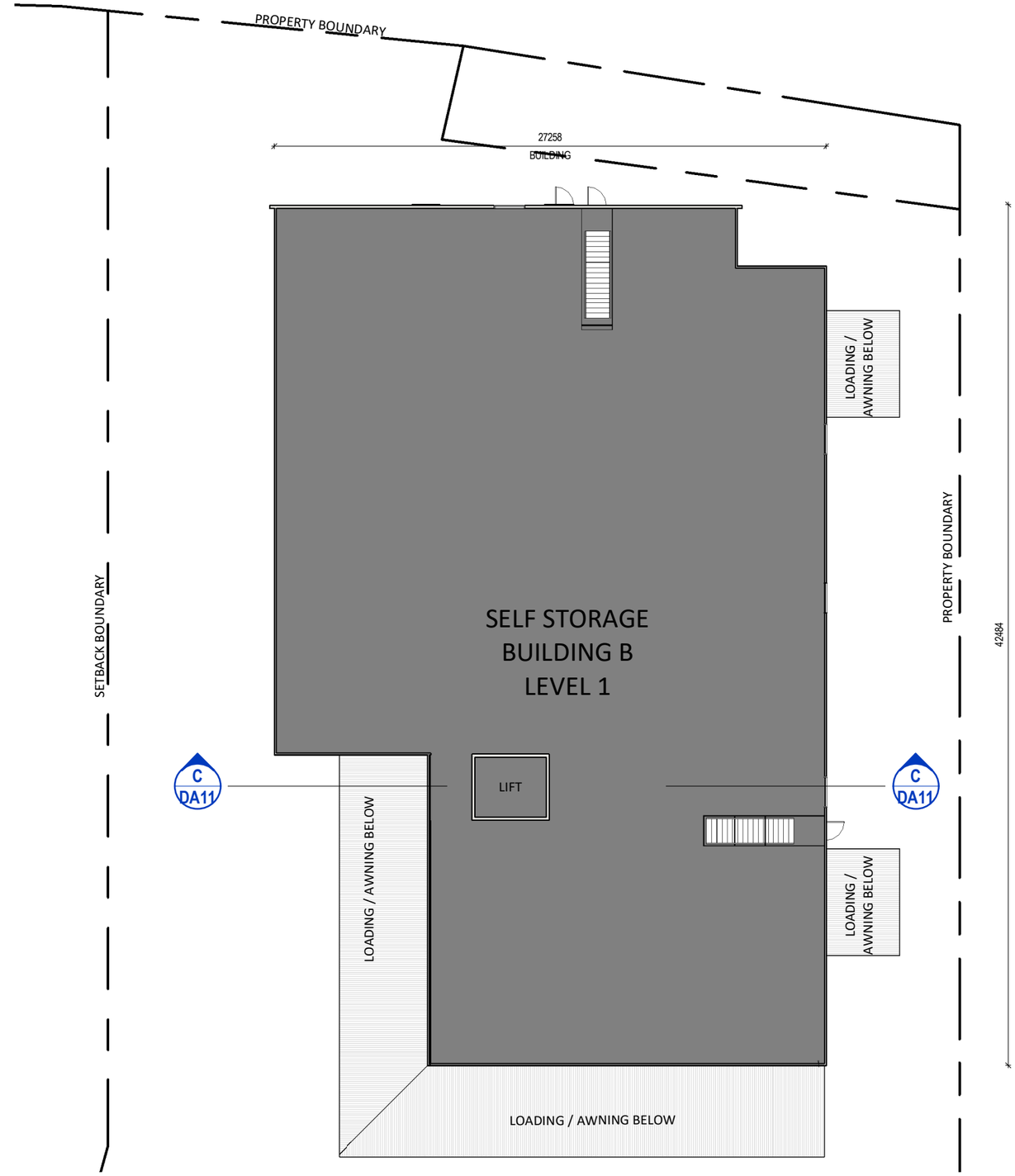
2025.03.14

bruac design

BUILDING DESIGN

0416 352 057



SWIFT STORAGE

OLD PUB LANE, GREENBANK, QLD

BUILDING B - LEVEL 1 PLAN

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BUILDING B - LEVEL 1 FLOOR PLAN

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bruac design
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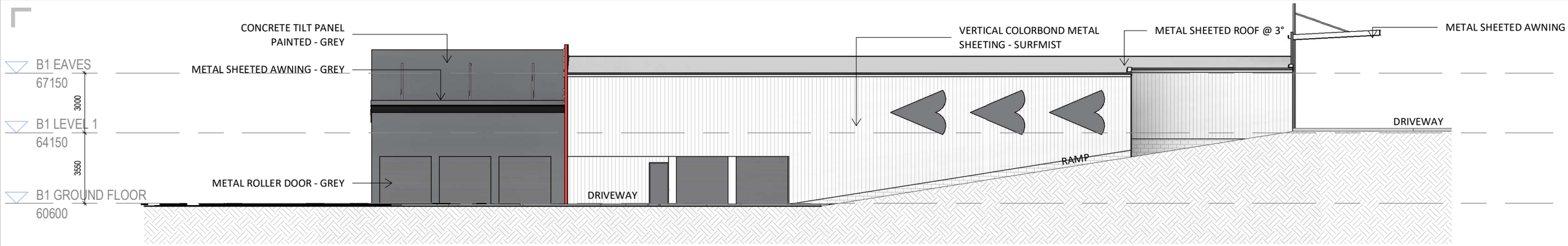

BUILDING A - EAST ELEVATION

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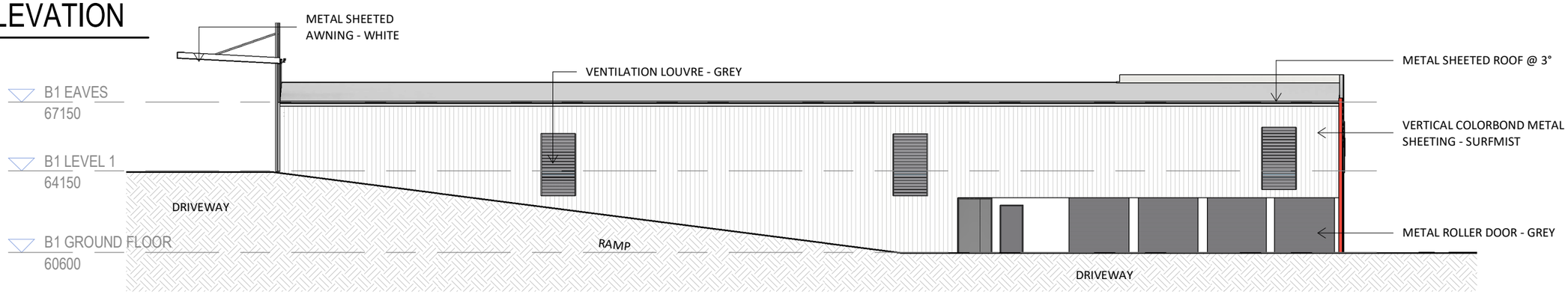

BUILDING A - WEST ELEVATION

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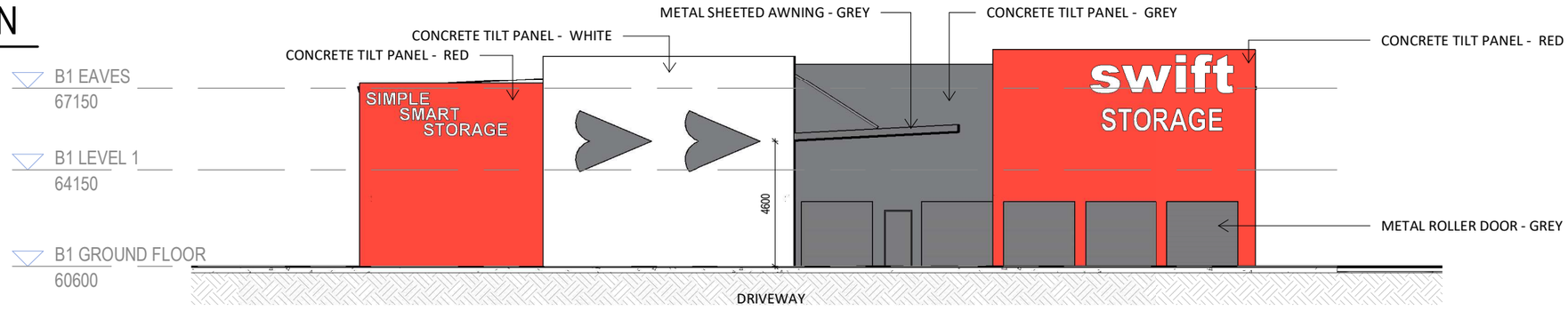

BUILDING A - SOUTH ELEVATION

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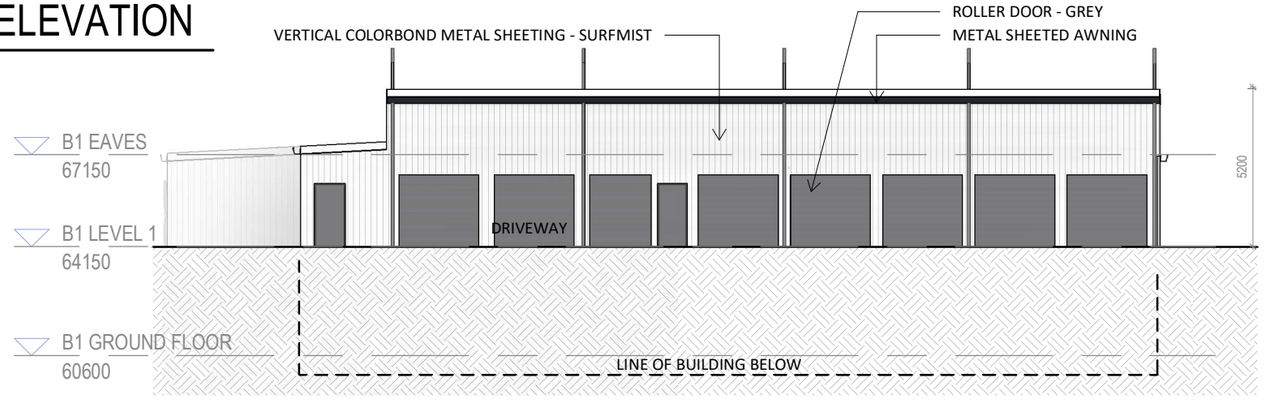

BUILDING A - NORTH ELEVATION

1 : 200

SWIFT STORAGE

OLD PUB LANE, GREENBANK, QLD

ELEVATIONS - BUILDING A

DWG N° BD025-DA08-I by MB

2025.03.14

bruac design
BUILDING DESIGN
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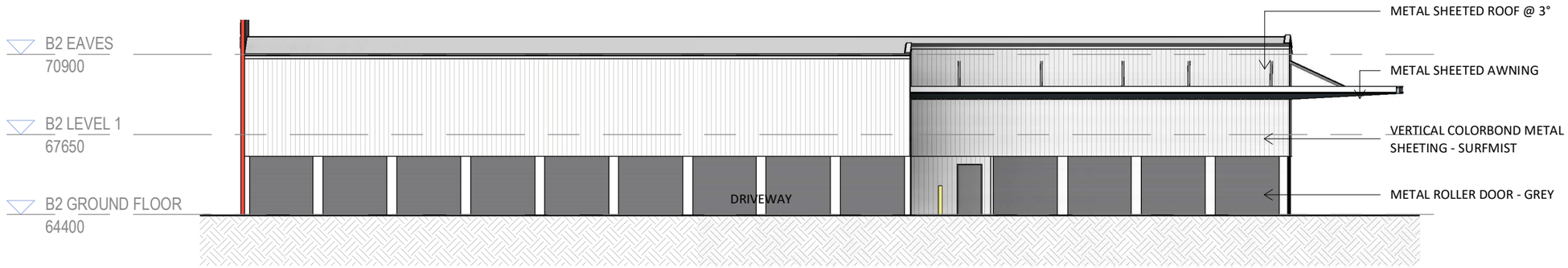

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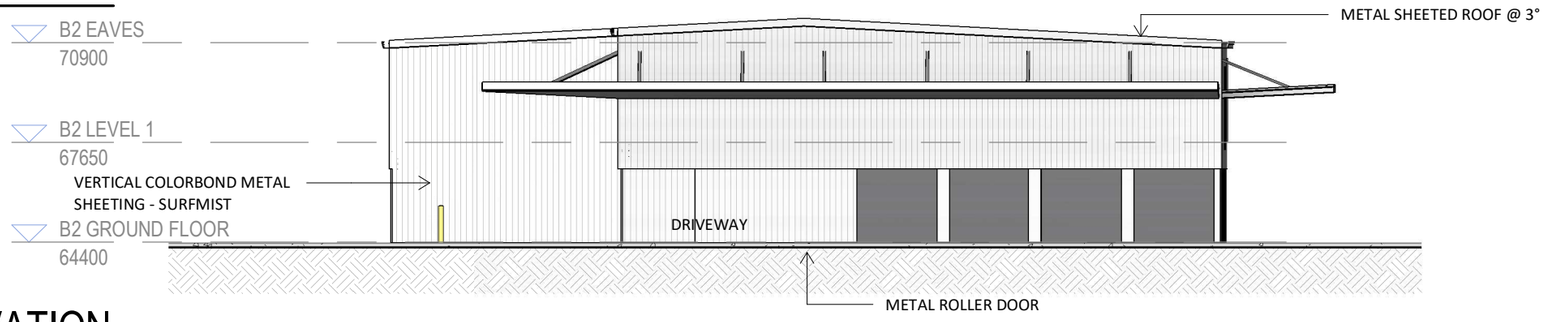

BUILDING B - SOUTH ELEVATION

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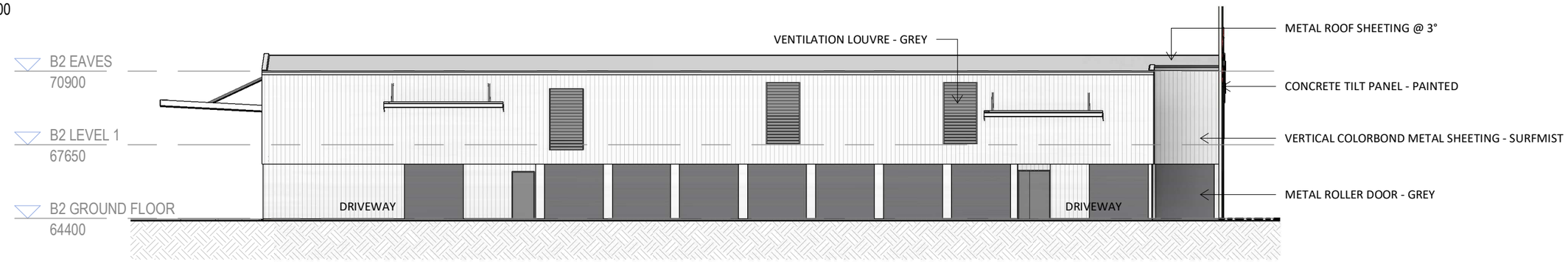

BUILDING B - EAST ELEVATION

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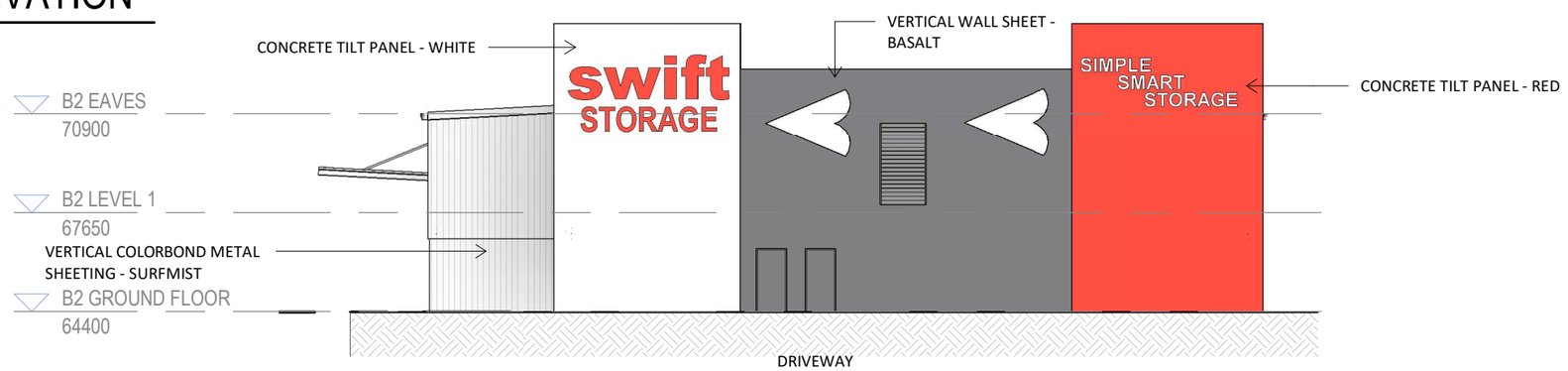

SWIFT STORAGE

OLD PUB LANE, GREENBANK, QLD

BUILDING B - NORTH ELEVATION

1 : 200

ELEVATIONS - BUILDING B

DWG N° BD025-DA09-I by MB

2025.03.14

bruac design
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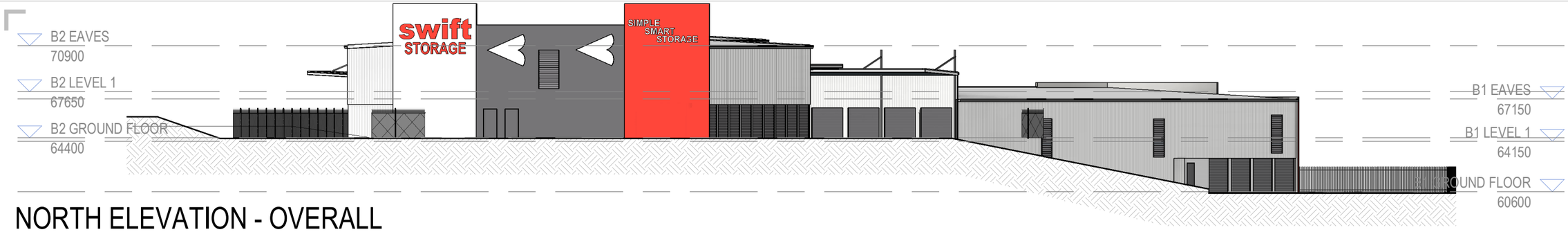

NORTH ELEVATION - OVERALL

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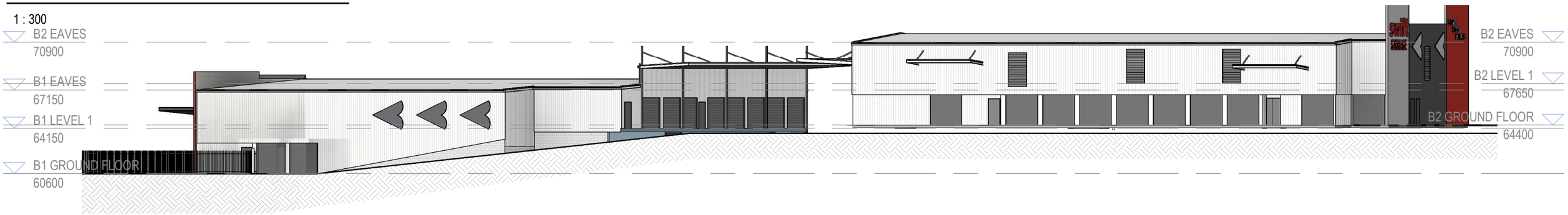
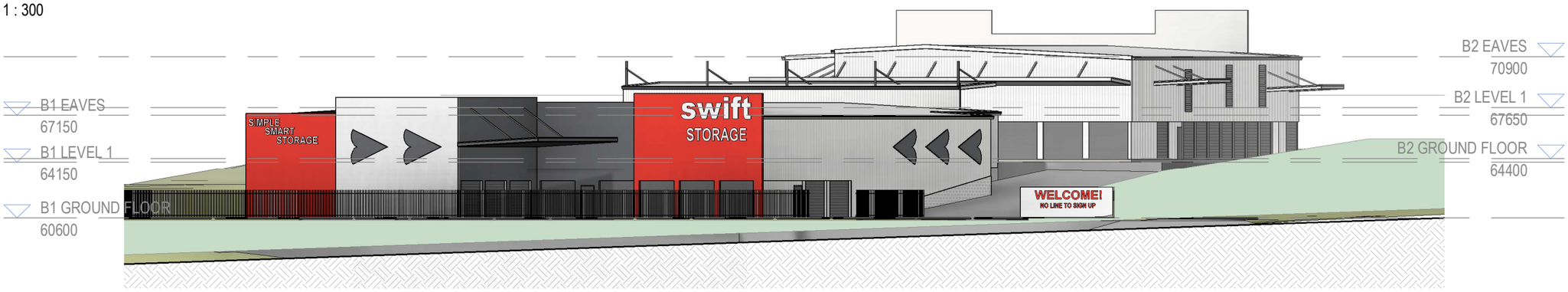


EAST ELEVATION - OVERALL

1 : 300

WEST ELEVATION - OVERALL

1 : 300



SOUTH ELEVATION - OVERALL

1 : 300

SWIFT STORAGE

OLD PUB LANE, GREENBANK, QLD

ELEVATIONS OVERALL

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2025.03.14

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BUILDING DESIGN
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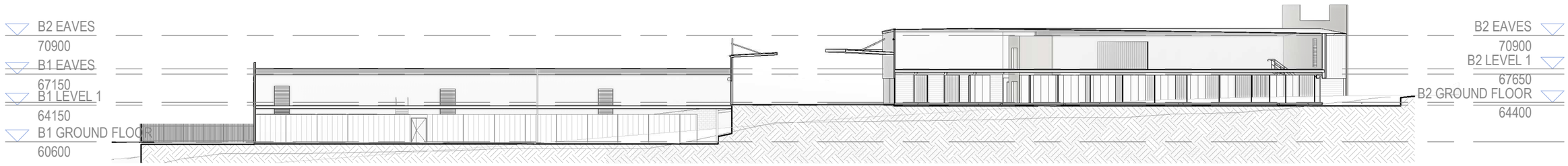

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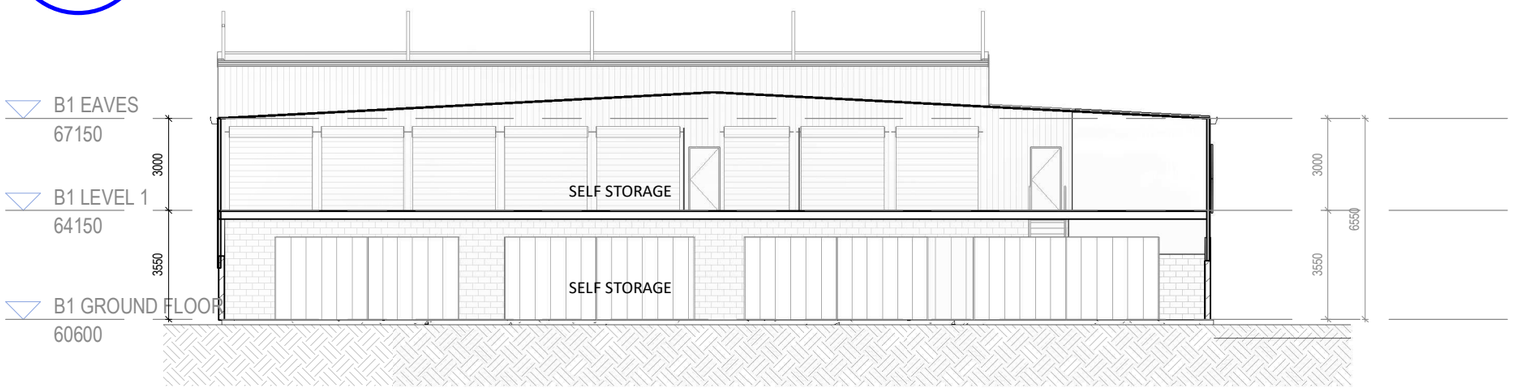

B DA04 BUILDING A - SECTION

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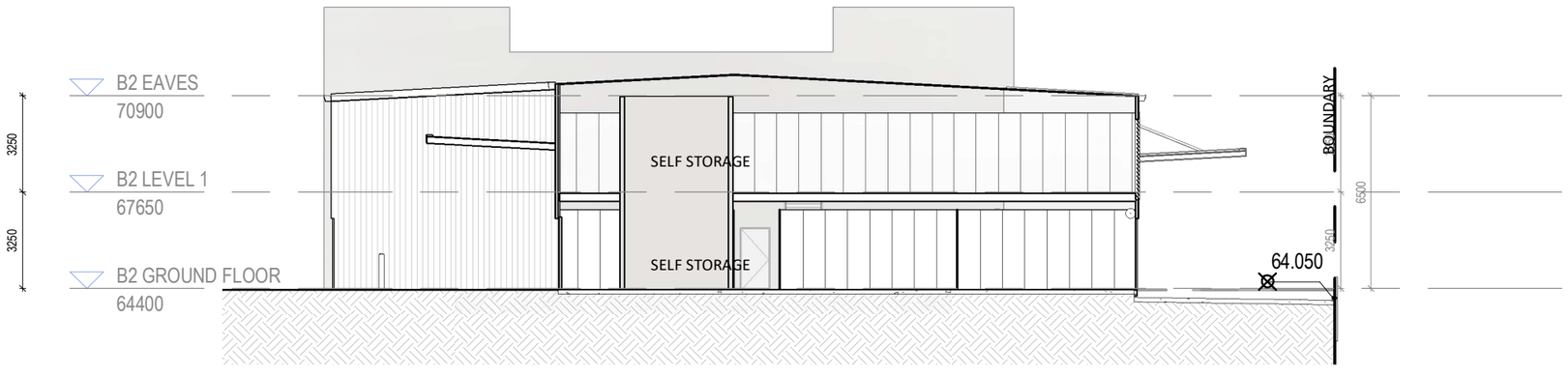

C DA03 BUILDING B - SECTION

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SWIFT STORAGE

OLD PUB LANE, GREENBANK, QLD

SECTIONS

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2025.03.14

bruac design
BUILDING DESIGN
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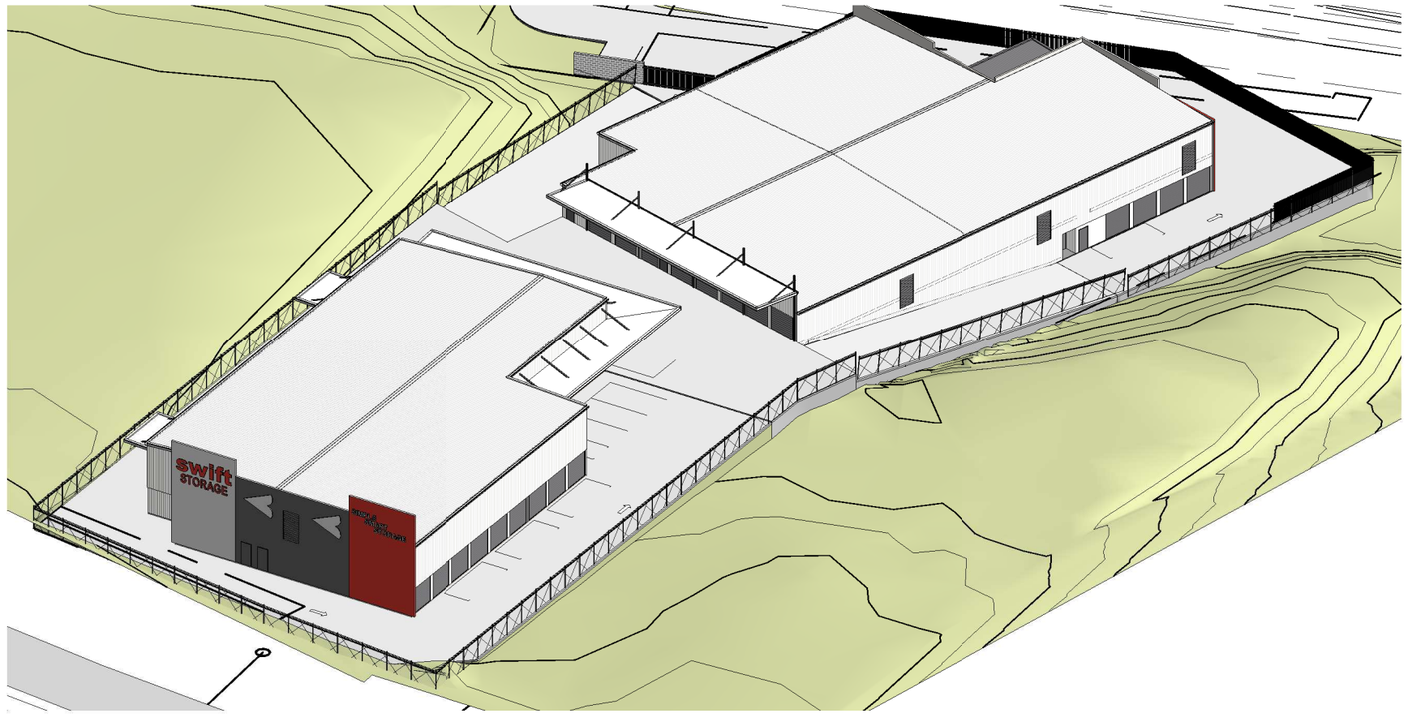

NORTH WEST VIEW 1

SOUTH EAST VIEW 1

SWIFT STORAGE

OLD PUB LANE, GREENBANK, QLD

PERSPECTIVE VIEWS

DWG N° BD025-DA12-I by MB

2025.03.14

bruac design
BUILDING DESIGN
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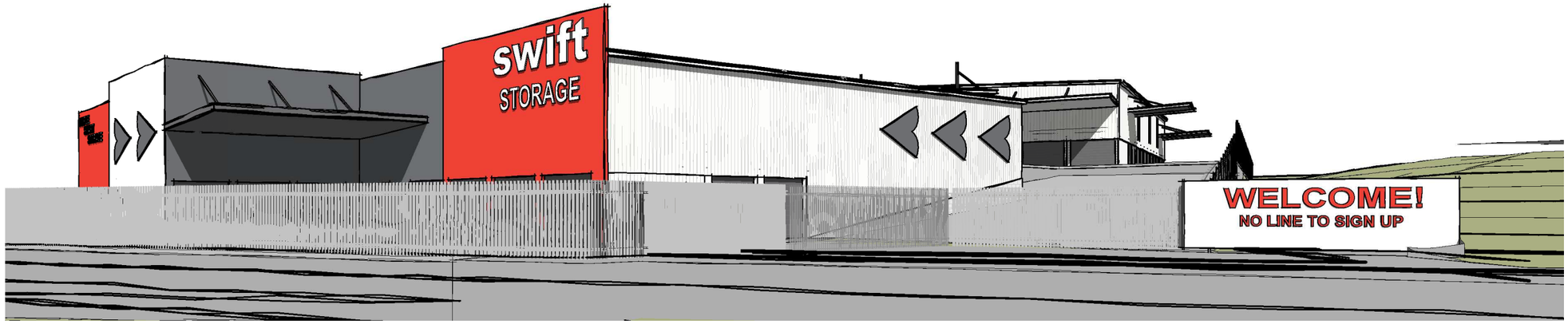
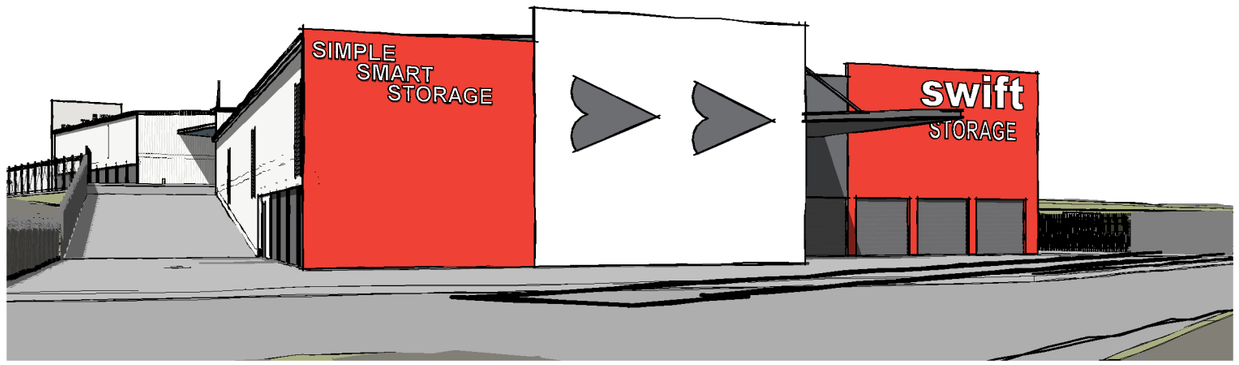
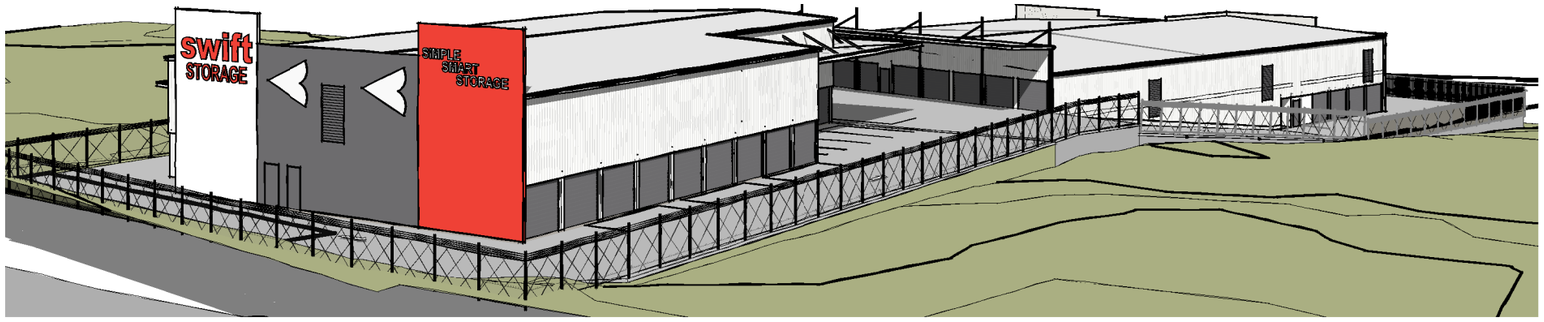
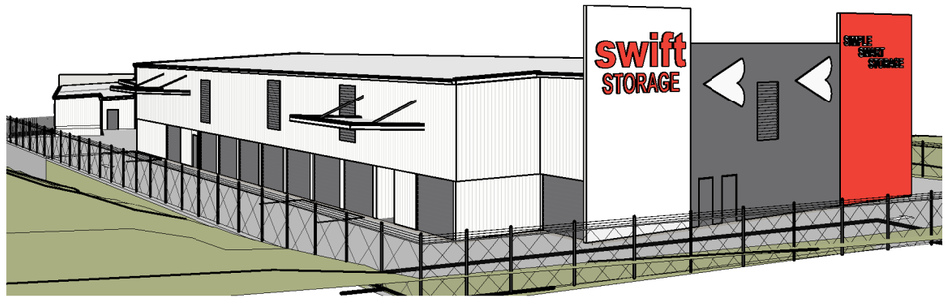








SWIFT STORAGE

OLD PUB LANE, GREENBANK, QLD

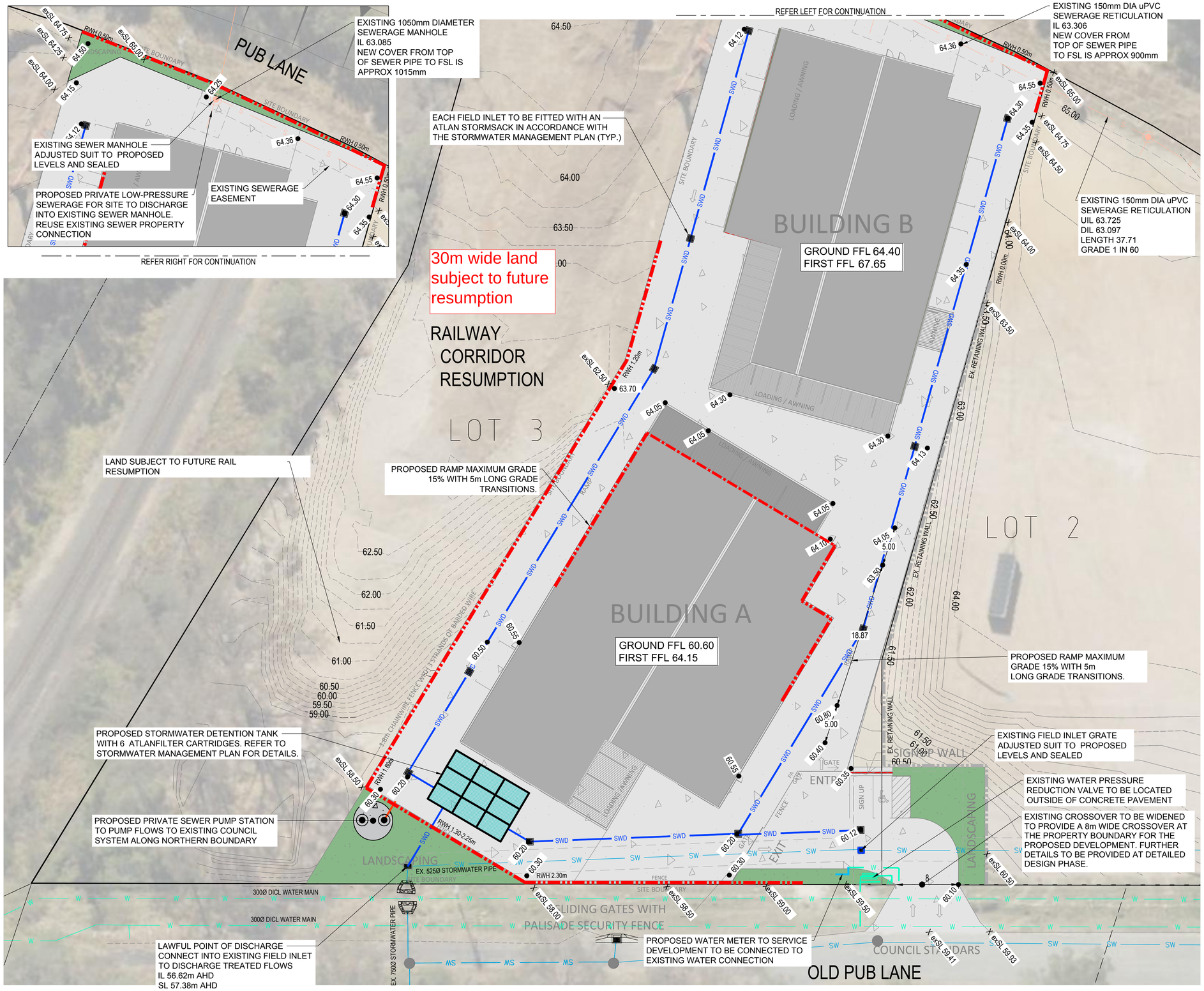
PERSPECTIVE VIEWS

DWG N° BD025-DA13-I by MB

2025.03.14

bruac design
BUILDING DESIGN
0416 352 057

Appendix B – Concept Civil Plans

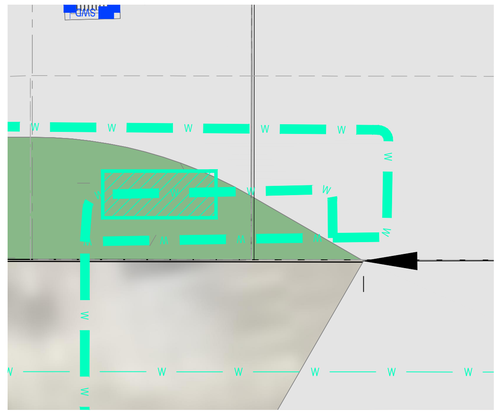


PROPOSED LEGEND

- PROPOSED CONCRETE CARPARK
- PROPOSED STORMWATER DETENTION TANK
- PROPOSED STORMWATER DRAINAGE (SWD)
- 60.50 — PROPOSED SPOT LEVEL
- GROUND FFL 63.90 / FIRST FFL 67.15 — PROPOSED BUILDING FLOOR LEVEL
- CONCRETE SLEEPER RETAINING WALL
- EXIST. CONCRETE SLEEPER RETAINING WALL
- W — PROPOSED WATER SERVICE

EXISTING LEGEND

- SW — EXISTING STORMWATER PIPE
- T — EXISTING TELSTRA
- UE — EXISTING ELECTRICITY
- S — EXISTING SEWER MAIN
- W — EXISTING WATER MIAN
- 64.50 — EXIST. SURFACE CONTOUR MINOR
- EXISTING EDGE OF BITUMEN
- 64.00 — EXIST. SURFACE CONTOUR MAJOR
- XexSL 60.00 — EXIST. SURFACE LEVEL
- EXISTING BACK OF BARRIER KERB



AMENDED IN RED
By: Demi Ebrahimi
Date: 10 April 2025
Queensland Government

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK
A	ISSUE FOR APPROVAL	22/01/25	MB	RW	CH
B	EDQ INFORMATION REQUEST	14/03/25	MB	RW	CH

LOT DESCRIPTION: LOT 3 ON SP328307
LEVEL DATUM:

APPROVED FOR AND ON BEHALF OF HURLEY CONSULTING ENGINEERS PTY LTD:

NAME: CRAIG HURLEY
RPEQ NO: 15957

ORIENTATION & SCALES:

0 2.5 5 10 15
Full Size 1:250 ; Half Size 1:500
Scale (m)
DO NOT SCALE FROM DRAWING

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HURLEY CONSULTING ENGINEERS
PO BOX 417
CARINA QLD 4152
TELEPHONE: 0432 418 815
EMAIL: mail@hurleyce.com

PROJECT:
PROPOSED SELF STORAGE DEVELOPMENT AT 69-77 OLD PUB LANE, GREENBANK

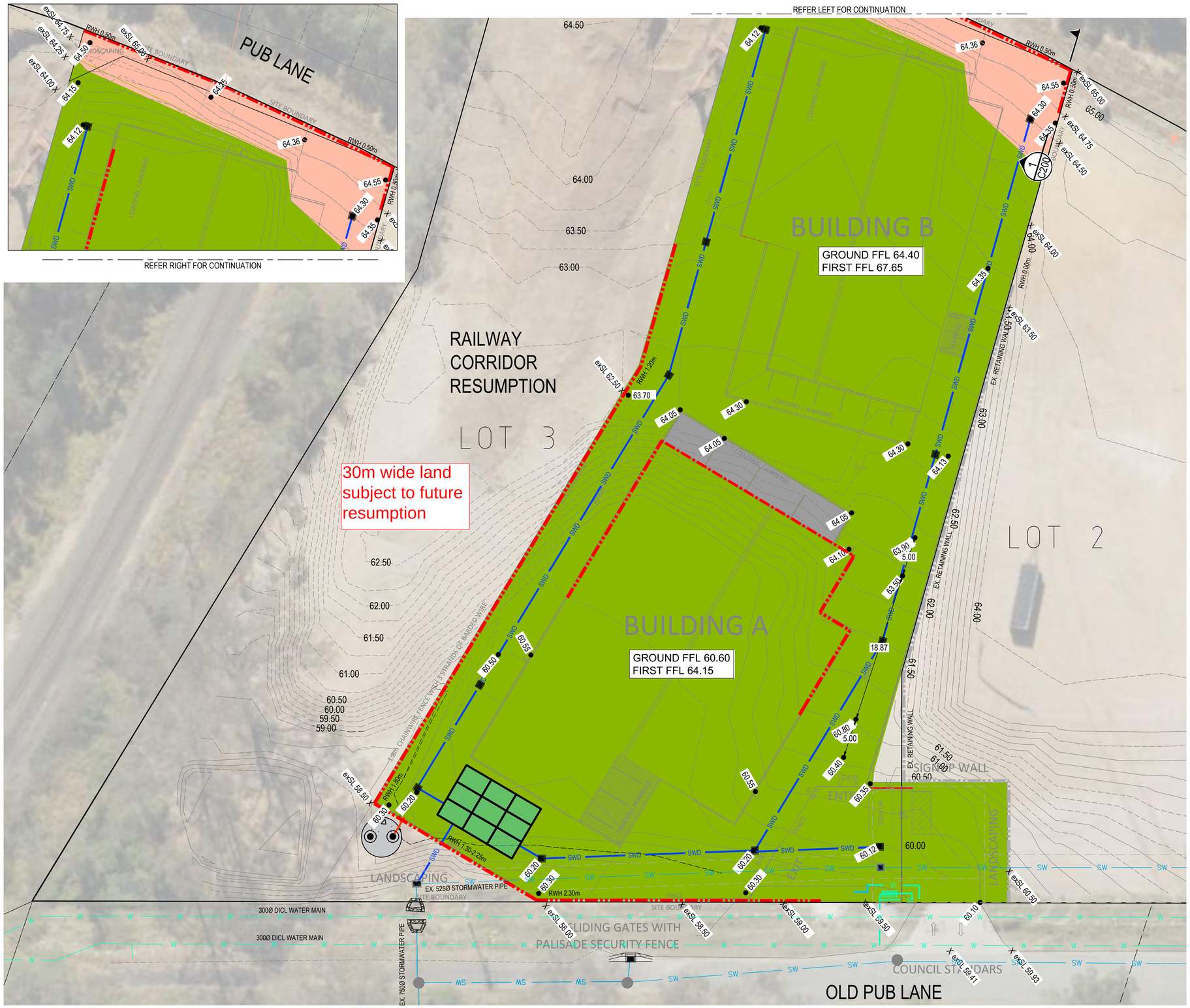
CLIENT:
SWIFT STORAGE

DRAWING TITLE:
CONCEPT CIVIL SERVICES LAYOUT PLAN

LOCAL GOVERNMENT AUTHORITY AND DEVELOPMENT APPLICATION NO:
ECONOMIC DEVELOPMENT QUEENSLAND

ORIGINAL SIZE: A1

DRAWING No.: C24032A-SK-C100

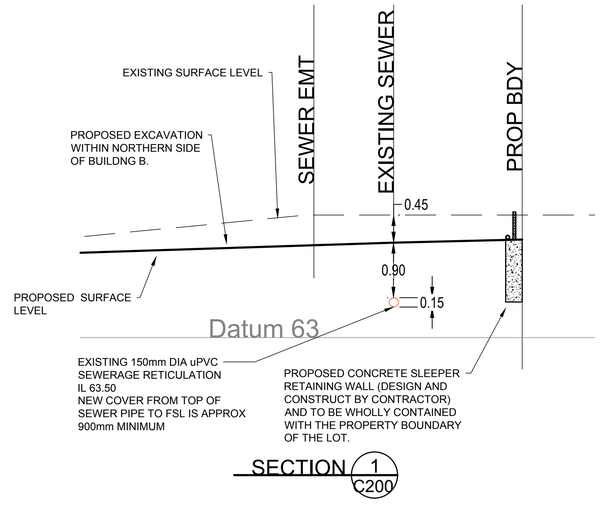


PROPOSED LEGEND

- EXTENT OF EARTHWORKS IN CUT
- EXTENT OF EARTHWORKS IN FILL
- PROPOSED ATLAN SPEL VAULT TANK
- PROPOSED STORMWATER DRAINAGE
- 60.50 — PROPOSED SPOT LEVEL
- GROUND FFL 63.90 / FIRST FFL 67.15 — PROPOSED BUILDING FLOOR LEVEL
- CONCRETE SLEEPER RETAINING WALL
- EXIST. CONCRETE SLEEPER RETAINING WALL

EXISTING LEGEND

- EXISTING STORMWATER PIPE
- EXISTING TELSTRA
- EXISTING ELECTRICITY
- EXISTING SEWER MAIN
- EXISTING WATER MIAN
- EXIST. SURFACE CONTOUR MINOR
- EXISTING EDGE OF BITUMEN
- EXIST. SURFACE CONTOUR MAJOR
- XexSL 60.00 — EXIST. SURFACE LEVEL
- EXISTING BACK OF BARRIER KERB



SECTION 1 / C200

0 0.5 1 2 3
A1 1:50 ; A3 1:100
Scale (m)

AMENDED IN RED
By: Demi Ebrahimi
Date: 10 April 2025

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK
A	ISSUE FOR APPROVAL	22/01/25	MB	RW	CH
B	EDQ INFORMATION REQUEST	14/03/25	MB	RW	CH

LOT DESCRIPTION:
LOT 3 ON SP328307
LEVEL DATUM:

APPROVED FOR AND ON BEHALF OF HURLEY CONSULTING ENGINEERS PTY LTD:

NAME: CRAIG HURLEY
RPEQ NO: 15957

ORIENTATION & SCALES:

0 2.5 5 10 15
Full Size 1:250 ; Half Size 1:500
Scale (m)
DO NOT SCALE FROM DRAWING

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PROJECT:
PROPOSED SELF STORAGE DEVELOPMENT
AT 69-77 OLD PUB LANE, GREENBANK

CLIENT:
SWIFT STORAGE

DRAWING TITLE:
CONCEPT BULK EARTHWORKS LAYOUT PLAN

LOCAL GOVERNMENT AUTHORITY AND DEVELOPMENT APPLICATION NO:
ECONOMIC DEVELOPMENT QUEENSLAND

ORIGINAL SIZE: A1

DRAWING No.: C24032A-SK-C200