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DEVELOPMENT APPROVAL

Approval no: DEV-2026-FLA-5515

Date: 13 August 2026



## ENGINEERING SERVICES REPORT

# PROPOSED DEVELOPMENT OF LOT 14 OF THE FLAGSTONE LOGISTICS ESTATE



IMPROVING QUALITY OF LIFE

# Proposed Development of Estate Lot 14 of the Flagstone Logistics Estate

## ENGINEERING SERVICES REPORT

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**Project No** 30109334

**Report No** GA0001

**Revision** 03

**Date** 30/05/2025

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| Revision | Date       | Description  | Prepared by | Approved by |
|----------|------------|--------------|-------------|-------------|
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## APPENDICES

### APPENDIX A

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## 1 EXECUTIVE SUMMARY

This report has been prepared on behalf of CH Hydrangea Pty Ltd (Applicant) in support of a development application over part of the land at 4499-4651 Mount Lindesay Highway, North Maclean QLD 4280 and described as part of Lot 39 on SP338781 (site). This PDA Development Application seeks approval for a Development Permit for a Material Change of Use for a Warehouse (Distribution Centre) and Low impact industry.

The proposed development will function as distribution centre for the tenant, for the receipt, warehousing, storing and distribution of products, and will include a facility that enables material to be printed for distribution, and limited storage of dangerous goods. The proposed development will operate 24 hours a day, 7 days a week and will be located within Stage 2 of the overarching PDA Development Approval for the Flagstone Logistics Estate (EDQ Reference: DEV2018/961/18).

This report deals with the engineering services component of the development and the engineering planning issues associated with the MCU application. The purpose of this report is to supply information relating specifically to the civil engineering opportunities and constraints of infrastructure services including:

- Earthworks;
- Potable water service;
- Wastewater;
- Electrical and Communications; and
- Site vehicular access (noting advice from relevant consultants)

Stage 2 works of the FLE development will be completed before commencement of use of the works outlined in this DA. Based on this, the report assumes the stage 2 works as existing.

A Master Estate Based Stormwater Management Plan '30109334-GA0002-01 - SBSMP' Rev 12, has been prepared separately and endorsed by EDQ which addresses the stormwater management planning requirements for the Flagstone Logistics Estate. This document briefly introduces the stormwater management strategy for the subject site and the lawful points of discharge. A detailed Stormwater Management Plan for the subject site of this DA is prepared under separate cover (SBSMP) '30109334-GA0002-03 - SBSMP'.

Potable water connection for the proposed development to Logan Water's (LW) supply network, will be via the DN250 water main located within Connect Way which is proposed to be constructed with Stage 2 of the estate infrastructure works. The exact location of the water connection will be determined by a qualified hydraulic engineer during the detailed design phase with consideration of firefighting flows and services demands. A provision for an above ground water meter arrangement has been made within the development.

Connection for the proposed development to the LW's wastewater supply network will be provided via a connection off the DN150 sewer main north of the site within the Connect Way road reserve.

The Equivalent Persons (EP) values allowed for the former Lot 14 (circa 8ha) are 211.85 (Sewer) and 265 (Water), based on the non-residential conversion rates table in Logan Water's Draft Technical Memorandum DD8001 North Maclean. Further details can be found in the EDQ endorsed Sewer Network Analysis (EAG006-30109334-AAR- SNA - 04) and Water Network Analysis (EAG005-30109334-AAR-WNA - 03) reports by Arcadis. EP allocations would be distributed from the adjoining land parcels, former lots 13 and 15, and consequently equivalent system demands without likely impacts.

Vehicular access to the development is proposed via crossovers to Connect Way, along the northern site boundary.

Minor cut and fill earthworks operations, along with retaining structures along the boundaries, are required to facilitate the construction of the development.

This report demonstrates that the proposed development can be adequately serviced with potable water, sewerage reticulation, electricity, telecommunications and vehicular access.

## 2 SITE CHARACTERISTICS

### 2.1 Location Details

The proposed industrial development is located over part of the land at 4499-4651 Mount Lindesay Highway, North Maclean QLD 4280 and described as part of Lot 39 on SP338781 (site). The site is located within the Greater Flagstone development area.

The subject site is part of the Stage 2 of the Flagstone Logistics Estate (FLE), therefore the land surrounding the site consists of cleared land in preparation of future industrial developments. Stage 2 works of the FLE development will be completed before commencement of use of the works outlined in this DA.

The subject site is bordered by a new road named Connect Way to the north. To the east and west of the site, vacant industrial lots exist. A detention basin is located to the south of the development.

The total area of the subject site for this development is approximately 9.959ha.

### 2.2 Existing Site Topography

In its current state, the project site consists of cleared vacant lot. Figure 2-1 below provides a current locality plan of the site.

The majority of the site slopes southward at an approximate grade of 0.5%. Surface flows from the west of the site are directed to the proposed development's western boundary and then flow south towards the detention basin located to the south of the site. A small portion of the site slopes towards the road at the lot frontage.



Figure 2-1 Site Location (Source: Nearmap)

### 3 PROPOSED DEVELOPMENT

#### 3.1 Proposed Land Use

The proposed development will function as distribution centre for the tenant, for the receipt, warehousing, storing and distribution of products, and will include a facility that enables material to be printed for distribution, and limited storage of dangerous goods. The proposed development will operate 24 hours a day, 7 days a week and will be located within Stage 2 of the overarching PDA Development Approval for the Flagstone Logistics Estate (EDQ Reference: DEV2018/961/18).

The proposed development sits within the currently proposed Stage 2 & 3 of the FLE, as shown in Figure 3-1 below. Accordingly, a separate development approval will be submitted to EDQ to adjust the staging boundaries.

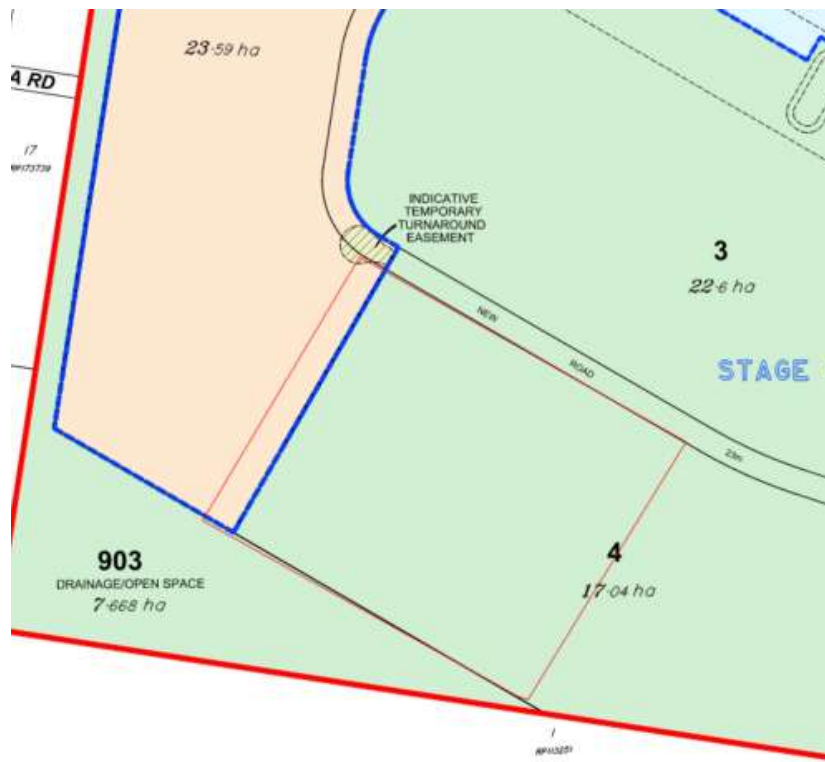


Figure 3-1 Proposed Development Proposed Plans

A plan extract of the proposed development has been provided in Figure 3-2.

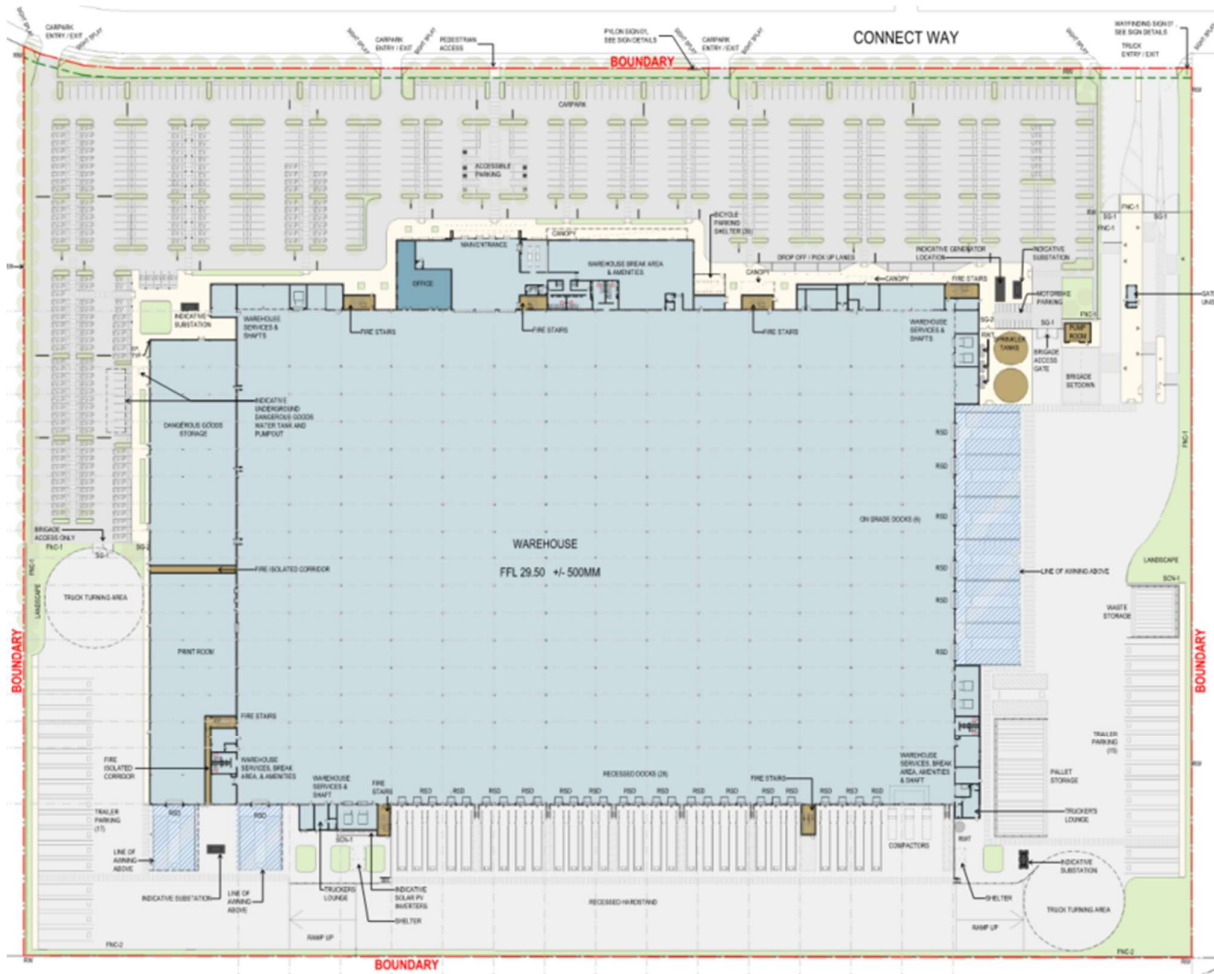


Figure 3-2 Proposed Development Proposal Plan

### 3.2 Proposed Ground Level Changes

To support the development, the current bulk earthworks levels will be modified to facilitate the construction of required building pads, hardstands and landscaping area.

Refer to section 6 of this report for details on proposed bulk earthworks.

## 4 INFRASTRUCTURE SERVICES

This section talks to Stage 2 FLE works preceding the works proposed in this DA. Based on this, the report assumes the stage 2 works as existing.

As part of the Stage 2 FLE subdivision works a road network and civil services are proposed to be installed to service the proposed lots within the development. The estate infrastructure has been approved under the estate ROL approval (DEV2018/961/18 and respective compliance assessments).

### 4.1 Stormwater Drainage

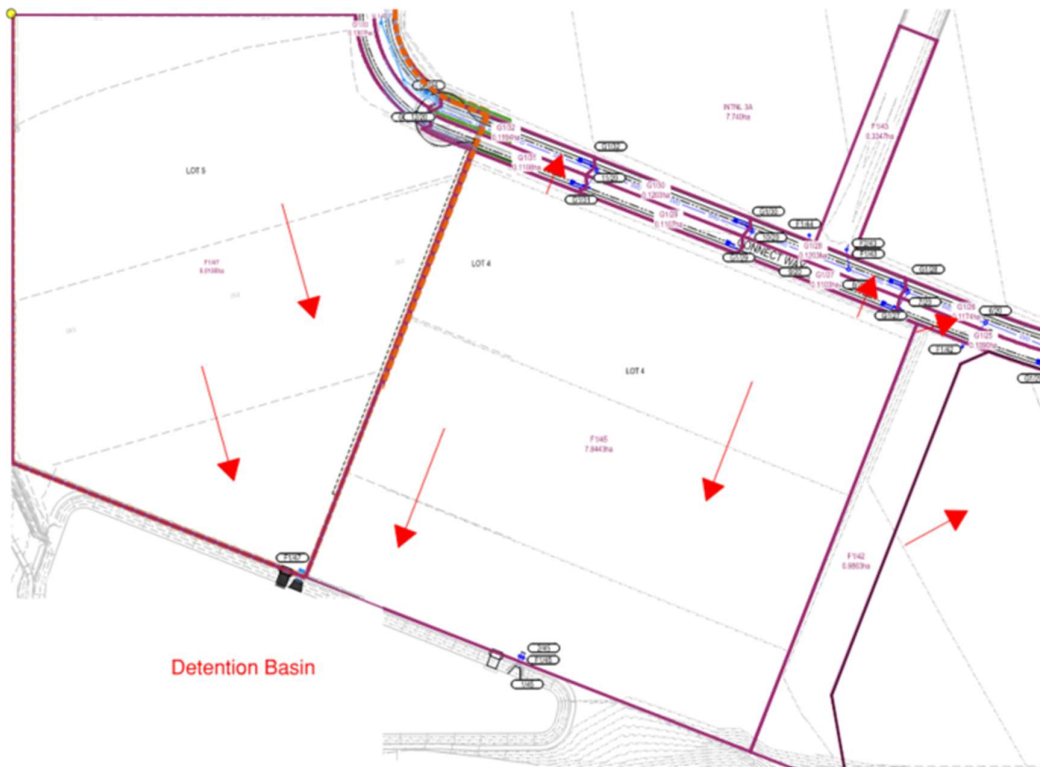
A Site Based Stormwater Management Plan (SBSMP) '30109334-GA0002-03 - SBSMP' has been prepared separately which addresses the stormwater management planning requirements for the proposed development. The SBSMP should be referred to for a more in-depth analysis of prevailing stormwater constraints and opportunities, however a summary of key engineering requirements is provided herein.

#### 4.1.1 Existing Stormwater Drainage

As part of the FLE subdivision works a stormwater management strategy was prepared to detail the management of stormwater from the estate development which includes formal road pit and pipe drainage, overland flow paths and stormwater detention and/or bio-retention systems. The subject site for this DA will generally follow the overarching existing approval's conditions and strategies.

Currently majority of the stormwater from the subject site discharges generally south towards the detention basin for Stage 2 of the FLE, with a small catchment reporting to the road. A catchment from the west of the site sheet flows towards the subject site.

Refer Figure 4-1 for details of the available existing lawful point of discharge for the site.



**Figure 4-1 Stormwater Outlet into the Stage 2 Detention Basin (Extract from Stage 2 Engineering Drawings by Arcadis)**

## 4.1.2 Proposed Stormwater Drainage

The proposed development has two lawful points of discharge. The first is to the south, to the southern detention basin and the second is to Connect Way. The proposed development site will capture and convey stormwater discharge via a private pit and pipe network as well as overland flow to the lawful points of discharge.

External catchments flowing towards the site area from the west will be intercepted by a bund along the western boundary of the site, and conveyed south, broadly similar to the existing flow patterns.

The SBSMP prepared by Arcadis (30109334-GA0002-03 – SBSMP) should be referred to for further details on the exact methodology used to achieve Council and EDQ objectives.

Refer to engineering drawings in Appendix A for a conceptual indicative location of the proposed stormwater infrastructure.

## 4.2 Water Network

### 4.2.1 Existing/Planned Potable Water

As part of Stage 2 FLE works, a DN150 potable water main is provided within the northern verge of Connect Way as well as a DN250 trunk water main within the southern verge of Connect Way.

### 4.2.2 Proposed Potable Water

Connection to LW water supply network will be provided via the DN250 trunk water main within the southern verge of Connect Way. The exact connection location and size will be determined in future by a qualified hydraulic engineer during the design phase.

In accordance with the SEQ WS&S D&C Code and the EDQ endorsed water network analysis by Arcadis, the site is permitted to draw the following fire flows.

- Commercial/Industrial only: 30L/s for 4 hours

As outlined above, the water connection for the industrial lot will be sized at the detailed design stage for the site.

It is noted a provision for an above ground water meter pad of approximately 3.5m X 1.6m has been noted on the engineering drawings should it be required.

Refer to engineering drawings in Appendix A for a conceptual indicative location of the water connection point and water meter pad provision.

### 4.2.3 Projected Development Loadings

The demand generation for proposed development is based off the EDQ endorsed Water Network Analysis by Arcadis (EAG005–30109334-AAR-WNA Rev 3) submitted for the Flagstone Logistics Estate (FLE) development.

The Equivalent Persons (EP) values allowed for the water demand of the former lot 14 (circa 8.0ha) is 265, based on the non-residential conversion rates table (Table 7.2) in Logan Water's Draft Technical Memorandum DD8001 North Maclean. EP allocations would be distributed from the adjoining land parcels, former lots 13 and 15, and consequently equivalent system demands without likely impacts.

## **4.3 Sewer Network**

### **4.3.1 Existing/ Planned Sewer**

As part of Stage 2 FLE works, a DN150 sewer main is provided in the northern verge of Connect Way. DN150 sewer house connections are located off this main for future lots within Stage 2.

### **4.3.2 Proposed Sewer Connection**

Connection for the proposed development to the Logan Water's wastewater supply network will be via an existing DN150 stub that is located at the northeastern corner of the subject site.

Refer to engineering drawings included in Appendix A for further details.

### **4.3.3 Projected Development Loadings**

The demand generation for proposed development is based off the EDQ endorsed Sewer Network Analysis by Arcadis (EAG006-30109334-AAR-SNA Rev 4) submitted for the Flagstone Logistics Estate development.

The Equivalent Persons (EP) values allowed for the sewer demand of the former lot 14 (circa 8.0ha) is 211.85, based on the non-residential conversion rates table (Table 7.2) in Logan Water's Draft Technical Memorandum DD8001 North Maclean. EP allocations would be distributed from the adjoining land parcels, former lots 13 and 15, and consequently equivalent system demands without likely impacts.

## **4.4 Other Services**

Electrical underground network exists as part of the Stage 2 FLE in the northern verge of Connect Way. A connection is proposed off this network at the northern site frontage to service the site.

In conjunction with the civil works, telecommunications will be provided as part of the Stage 2 FLE works in accordance with the relevant authority supply agreements.

## 5 ROADS AND ACCESS

Vehicular access to the development is proposed via multiple crossovers connecting to Connect Way, at the northern frontage of the subject site. The construction of new light and heavy-duty crossovers and internal hardstands within the development site will service the proposed facility.

All internal pavements will be designed to the relevant Australian standards.

Refer to Appendix A for engineering drawings.

## 6 EARTHWORKS

### 6.1 Earthworks Operation

The proposed development will involve the undertaking of minor cut and fill earthworks operations to facilitate the construction of the internal hardstands, building pads and surface drainage.

It is proposed to level the site from north to south with highest level at the northern boundary being approximately RL29.50m AHD and the lowest level at the southern boundary being approximately RL28.00m AHD. A small portion of the site at its northeastern corner will be graded towards the Connect Way road. Retaining will be provided along the boundaries of the site to achieve the desired bulk earthwork levels necessary for the development.

Concept earthworks drawings are provided in Appendix A for reference.

Refer to the SBSMP (30109334-GA0002-03 – SBSMP) by Arcadis for further information on site levels and how this DA complies with the flood immunity requirements.

It is noted that the levels mentioned in this section are bulk earthworks levels and do not factor in the proposed hardstand pavements or slabs, which sit above these levels.

## 7 LCC OVERLAY MAPS

The proposed development site is subject to property constraints as identified by LCC's 2015 V9 Planning Scheme overlay mapping system. It has been noted that the site triggers the following overlay maps,

- Biodiversity Areas (OM-02)
- Bushfire Hazard (OM-03)
- Flood Hazard (OM-05)

However, the overlays mentioned above do not need to be considered against this MCU application. These issues have been addressed and resolved under the reconfiguration of lot application for the Flagstone Logistics Estate DEV2018/961.

Refer to the SBSMP (30109334-GA0002-03 – SBSMP) by Arcadis for further information on site levels and how this DA complies with the flood immunity requirements.

## 8 CONCLUSION

This report has concluded that the site can readily connect to services which are either existing or proposed as part of the Stage 2 estate infrastructure works. Future Operational and Building Works applications will be sought to permit the works to be undertaken.

### Stormwater

- Stormwater will be discharged to the lawful points of discharge, being Connect Way (Northern LPOD) for a small portion of the site and the detention basin south of the site (Southern LPOD) for majority flows from the site.

Refer to SBSMP 30109334-GA0002-03 by Arcadis under separate cover for further details on the stormwater constraints and opportunities over the subject site.

### Potable Water

- Connection for the site into Logan Water's (LW) supply network will be provided by the DN250 water main within Connect Way.

### Sewer

- Connection for the site into Logan Water's (LW) wastewater supply network will be provided via the sewer main within the northern verge of Connect Way, at the northeastern corner of the site.

### Utilities

- Stage 2 FLE development will supply low-voltage electricity and telecommunications to the subject site and the proposed development will connect to these networks.

### Roads and Footpaths

- Vehicular access will be provided off Connect Way, along the northern boundary of the site via multiple crossovers.

### Earthworks

- Minor cut and fill earthworks operations and retaining along the boundaries are required to facilitate the construction of the development.

The findings of this report confirm that the proposed site can be effectively serviced with essential engineering provisions, including water supply, sewerage reticulation, stormwater drainage, electricity, telecommunications, and access. Furthermore, all proposed servicing strategies align with the objectives and requirements set forth by EDQ and the local council, ensuring compliance and suitability for development.

## APPENDIX A

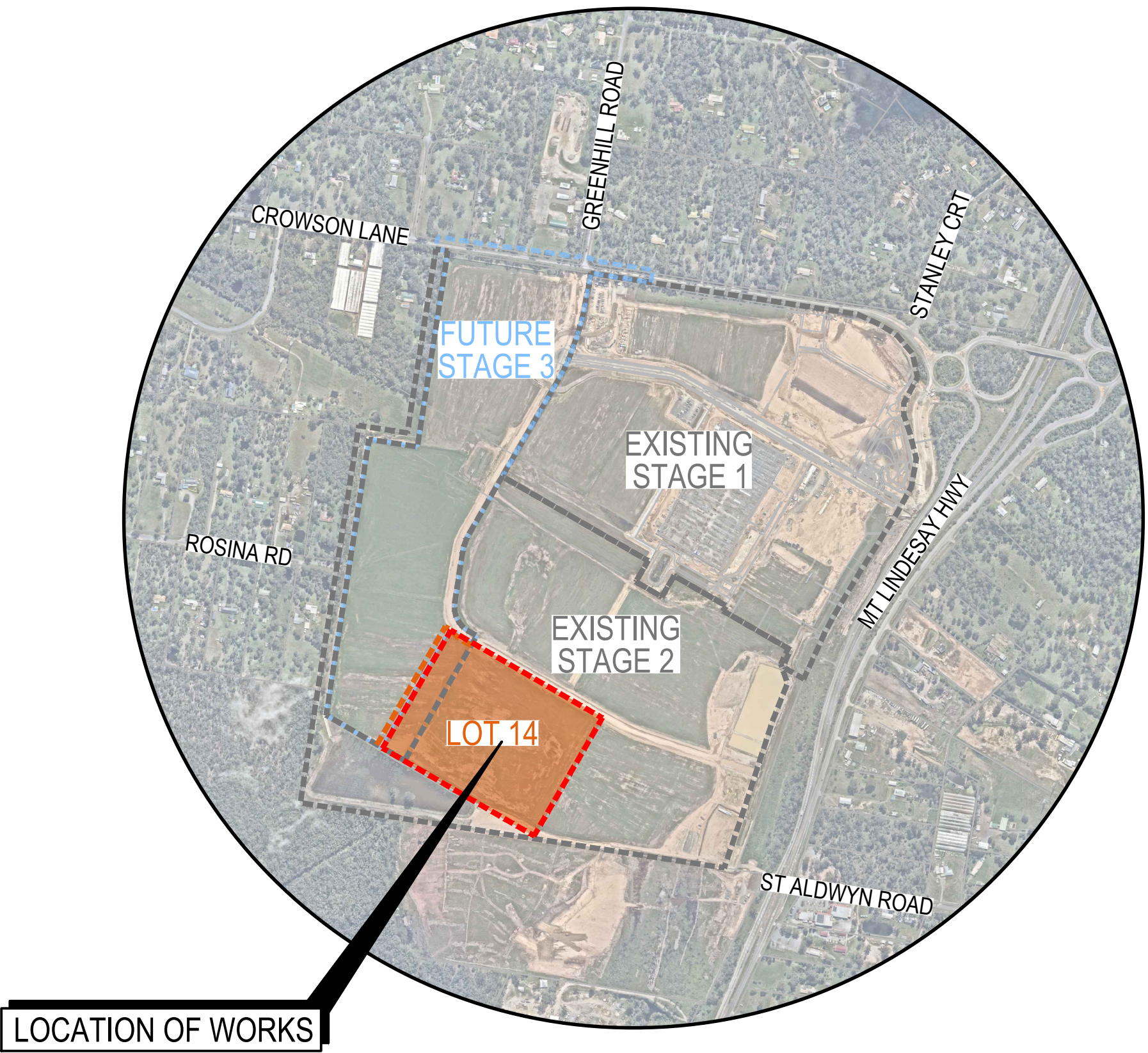
### Engineering Drawings

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FLAGSTONE LOGISTICS ESTATE - PROPOSED LOT 14

4499-4651 MOUNT LINDESAY HIGHWAY, NORTH MACLEAN  
DEVELOPMENT APPROVAL (MATERIAL CHANGE OF USE)  
ECONOMIC DEVELOPMENT QUEENSLAND (GREATER FLAGSTONE) & LOGAN CITY COUNCIL

| DRAWING LIST                    |                                                 |
|---------------------------------|-------------------------------------------------|
| DRAWING NUMBER                  | DESCRIPTION                                     |
| GENERAL                         |                                                 |
| 30109334-AAP-P302OP-CV-DRG-0001 | COVER SHEET, LOCALITY PLAN AND DRAWING SCHEDULE |
| EARTHWORKS                      |                                                 |
| 30109334-AAP-P302OP-CV-DRG-0101 | BULK EARTHWORKS PLAN                            |
| 30109334-AAP-P302OP-CV-DRG-0121 | BULK EARTHWORKS SECTIONS SHEET 1                |
| 30109334-AAP-P302OP-CV-DRG-0122 | BULK EARTHWORKS SECTIONS SHEET 2                |
| ROAD WORKS                      |                                                 |
| 30109334-AAP-P302OP-CV-DRG-0201 | ROADWORKS AND STORMWATER DRAINAGE LAYOUT PLAN   |
| 30109334-AAP-P302OP-CV-DRG-0421 | STORMWATER CATCHMENT PLAN                       |
| SERVICES                        |                                                 |
| 30109334-AAP-P302OP-CV-DRG-0501 | COMBINED SERVICES LAYOUT PLAN                   |



LOCALITY PLAN  
SCALE 1:10000

LEVELS & GRID

LEVEL DATUM - AHD  
ORIGIN - PM72575  
R.L. - 10.664

IMAGERY EXTRACTED FROM nearmap.com

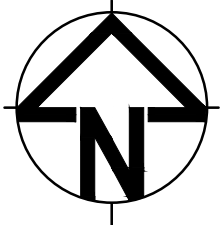
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| B     | FOR APPROVAL | A.O. | S.S. | B.K. | 30.05.25 |
| A     | DRAFT ISSUE  | J.S. | S.S. | G.E. | 21.05.25 |
| Issue | Description  | DR   | CH   | VE   | Date     |



1 : 10000







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| Original Issue Signatures |           |
| Drawn                     | J.SANTOS  |
| Designed                  | S.SEM     |
| Project Manager           | T.FANNING |
| Verified                  | B.KITSON  |

|               |       |
|---------------|-------|
| Original Size | A1    |
| Height Datum  | AHD   |
| Grid          | LOCAL |
| R.P.E.Q. No:  | 07884 |
| Date          |       |

Project

FLAGSTONE LOGISTICS ESTATE - LOT 14

Title

COVER SHEET, LOCALITY PLAN AND DRAWING SCHEDULE



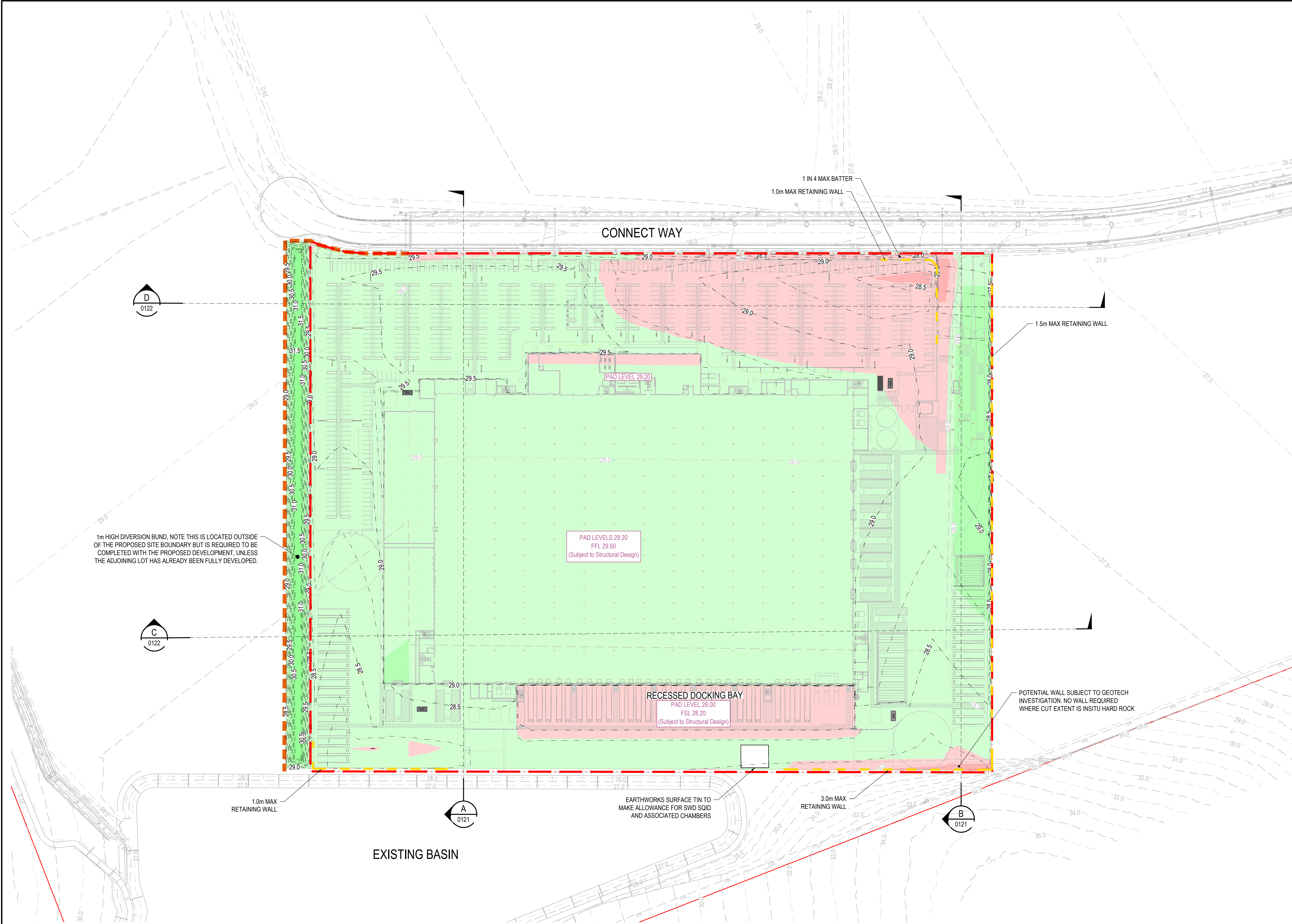
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|----------------|----------|
| Project Number | 30109334 |
| Issue          | B        |

Drawing No:

30109334-AAP-P302OP-CV-DRG-0001

Date Plotted: 30 May 2025 - 11:25AM File Name: C:\Users\ao67297\Documents\Arcadis\AAU-30109334-4499-4651 Mount Lindesay Highway\Project Files\01\_WIP\01\_Stage-02\_Internal Works\DRG\30109334-AAP-P302OP-CV-DRG-0001-Cover\_Lot14 Copy.dwg



| LEGEND |                                           |
|--------|-------------------------------------------|
|        | EXISTING SURFACE CONTOUR                  |
|        | EARTHWORKS SURFACE CONTOURS               |
|        | PROPOSED WORKS BOUNDARY                   |
|        | SITE BOUNDARY                             |
|        | PROPOSED RETAINING WALL 0.5m - 3.0m       |
|        | EXISTING SEWER RISING MAIN                |
|        | EXISTING STORMWATER DRAINAGE RETICULATION |
|        | EXISTING SEWER RETICULATION               |
|        | EXISTING WATER RETICULATION               |

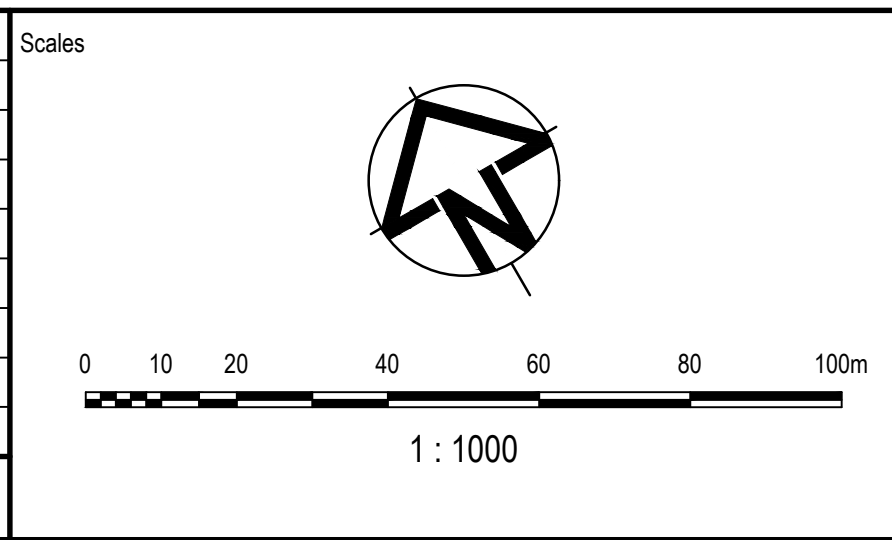
| CUT / FILL VOLUMES              |                                      |                                     |
|---------------------------------|--------------------------------------|-------------------------------------|
|                                 | SITE AREA<br>(99,592m <sup>2</sup> ) | BUND AREA<br>(3,858m <sup>2</sup> ) |
| CUT                             | -6,781.101m <sup>3</sup>             | -0.007m <sup>3</sup>                |
| FILL                            | 32,123.567m <sup>3</sup>             | 5,723.944m <sup>3</sup>             |
| BALANCE (IMPORT)                | 25,342.466m <sup>3</sup>             | 5,723.937m <sup>3</sup>             |
| BOXING 50mm STRIPPED EARTHWORKS |                                      |                                     |

- NOTES**
- CUT/FILL HATCH REPRESENTS SURFACE LEVEL CHANGES FROM EXISTING APPROVED BEW COMPLIANCE ENDORSEMENT.
  - NO ALLOWANCE HAS BEEN MADE FOR TOPSOIL IN THE EARTHWORKS VOLUMES.
  - NO COMPACTION FACTOR HAS BEEN ALLOWED FOR.

| EARTHWORKS CUT & FILL |    |       |   |
|-----------------------|----|-------|---|
| -3.00                 | to | -1.00 | m |
| -1.00                 | to | 0.00  | m |
| 0.00                  | to | 1.00  | m |
| 1.00                  | to | 2.00  | m |



| Issue | Description  | DR   | CH   | VE   | Date     |
|-------|--------------|------|------|------|----------|
| B     | FOR APPROVAL | A.O. | S.S. | B.K. | 30.05.25 |
| A     | DRAFT ISSUE  | J.S. | S.S. | B.K. | 21.05.25 |



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| Original Issue Signatures                       |           | Original Size      |       |
| Drawn                                           | J.SANTOS  | Height             | A1    |
| Designed                                        | S.SEM     | Datum              | AHD   |
| Project Manager                                 | T.FANNING | Grid               | LOCAL |
| Verified                                        | B.KITSON  | R.P.E.Q. No: 07884 | Date  |

| Project                             |  |
|-------------------------------------|--|
| FLAGSTONE LOGISTICS ESTATE - LOT 14 |  |
| Title                               |  |
| BULK EARTHWORKS PLAN                |  |

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BRISBANE QLD 4000  
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|----------------|----------|
| Project Number | 30109334 |
| Issue          | B        |

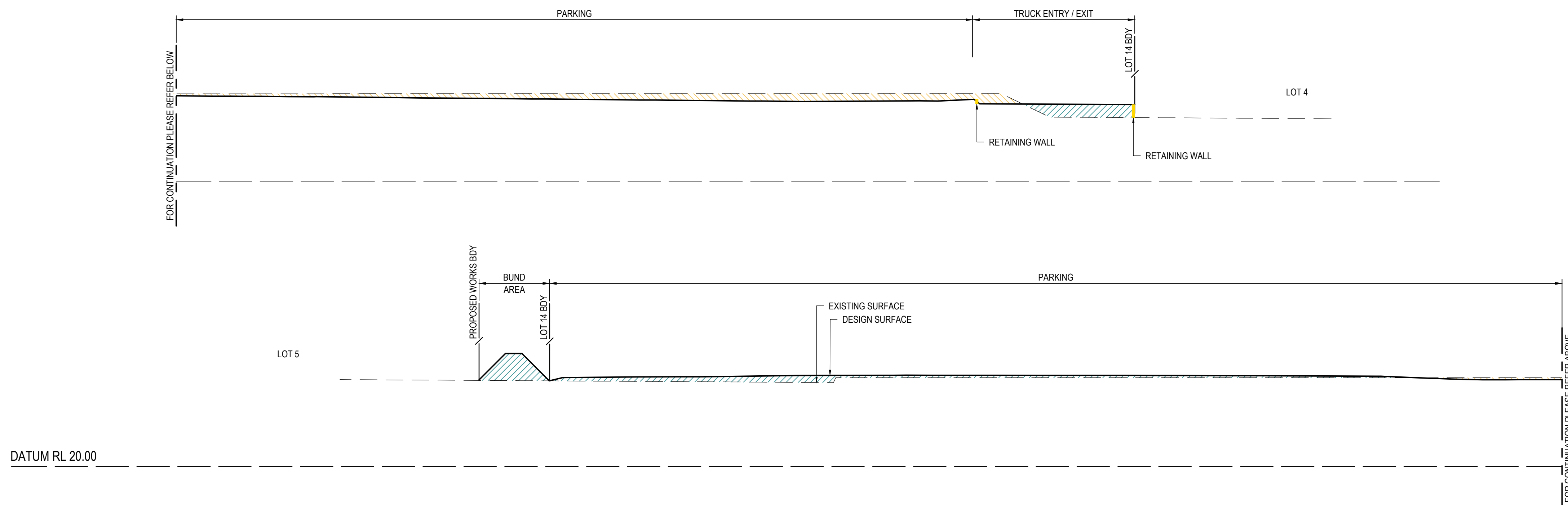
Drawing No: 30109334-AAP-P302OP-CV-DRG-0101

 FILL AREA  
 CUT AREA  
 PROPOSED RETAINING WALL 0.5m - 3.0m

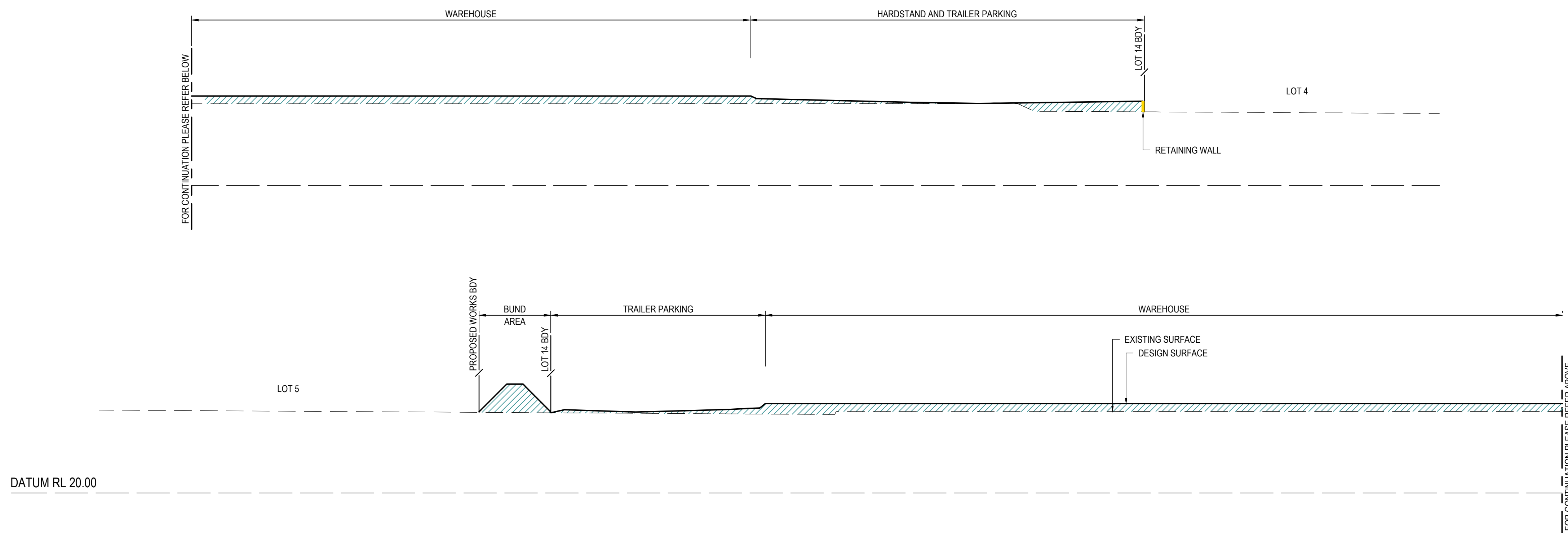


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 FILL AREA  
 CUT AREA  
 PROPOSED RETAINING WALL 0.5m - 3.0m

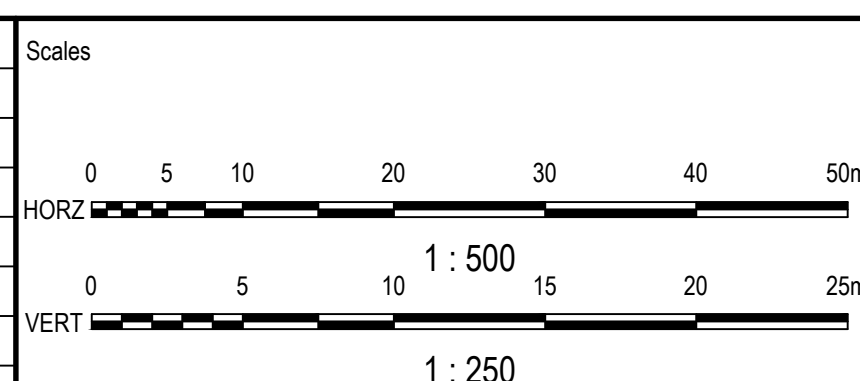


SECTION D  
0101



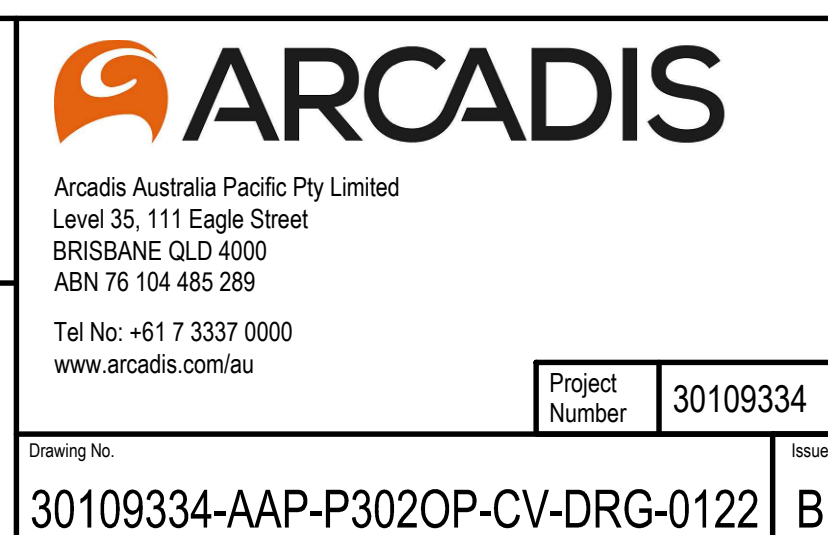
SECTION  
1 : 500 HORI.  
1 : 250 VERT.

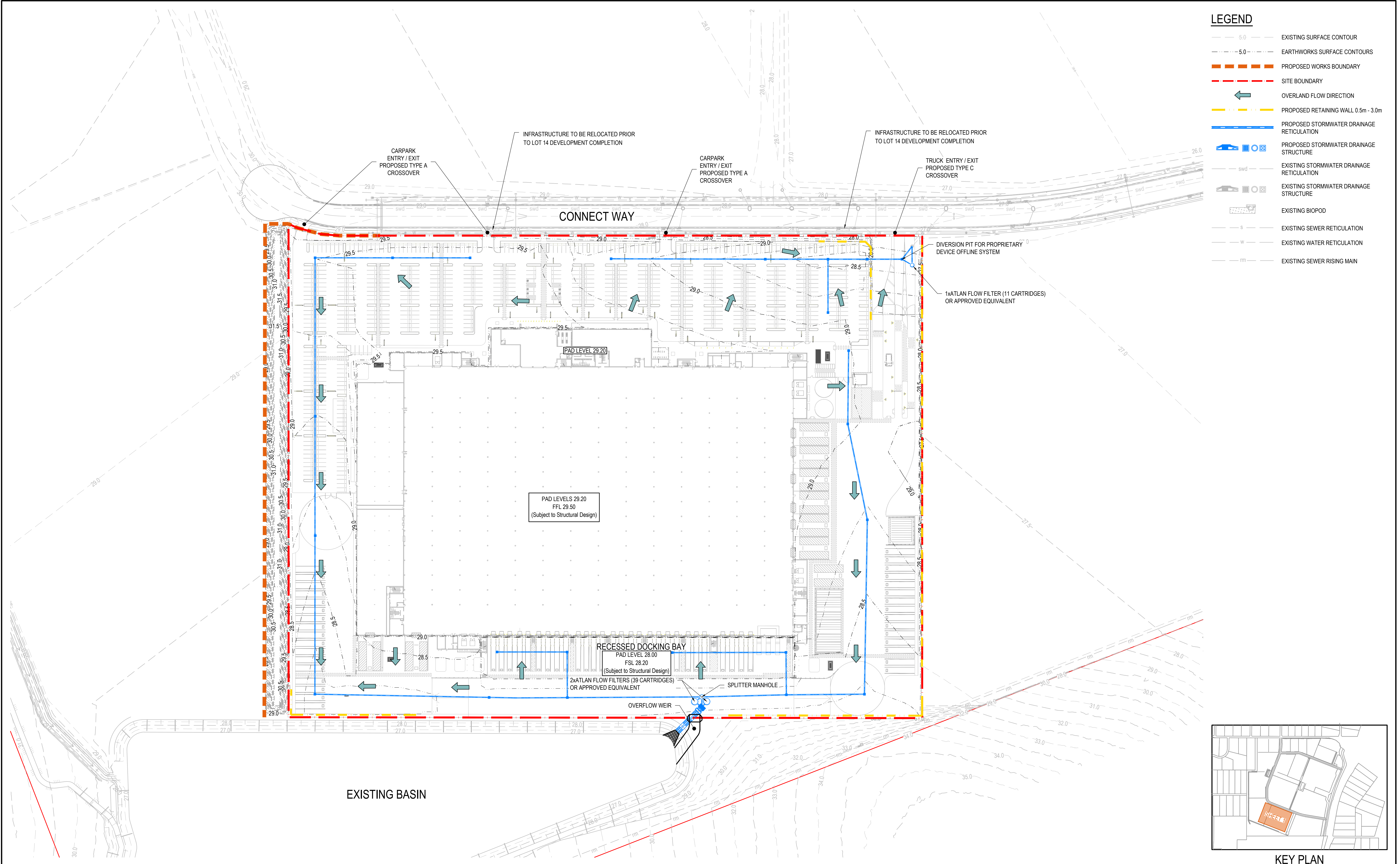
|       |              |      |      |      |          |
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| B     | FOR APPROVAL | A.O. | S.S. | B.K. | 30.05.25 |
| A     | DRAFT ISSUE  | J.S. | S.S. | B.K. | 21.05.25 |
| issue | Description  | DR   | CH   | VE   | Date     |



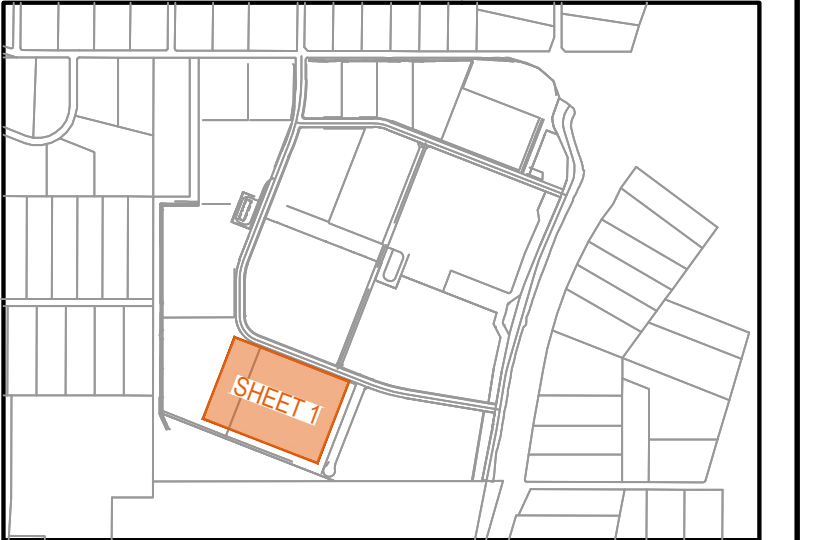
|                           |           |                                                                                                                        |       |
|---------------------------|-----------|------------------------------------------------------------------------------------------------------------------------|-------|
| Status                    |           | <h1 style="text-align: center;">FOR APPROVAL</h1> <h2 style="text-align: center;">NOT TO BE USED FOR CONSTRUCTION</h2> |       |
| © Copyright reserved      |           |                                                                                                                        |       |
| Original Issue Signatures |           |                                                                                                                        |       |
| Drawn                     | J.SANTOS  | Original Size                                                                                                          | A1    |
| Designed                  | S.SEM     | Height Datum                                                                                                           | AHD   |
| Project Manager           | T.FANNING | Grid                                                                                                                   | LOCAL |
| Verified                  | B.KITSON  | R.P.E.Q. No: 07884<br>Date        |       |

|         |                                             |
|---------|---------------------------------------------|
| Project | FLAGSTONE LOGISTICS<br>ESTATE - LOT 14      |
| Title   | BULK EARTHWORKS<br>SITE SECTIONS<br>SHEET 2 |

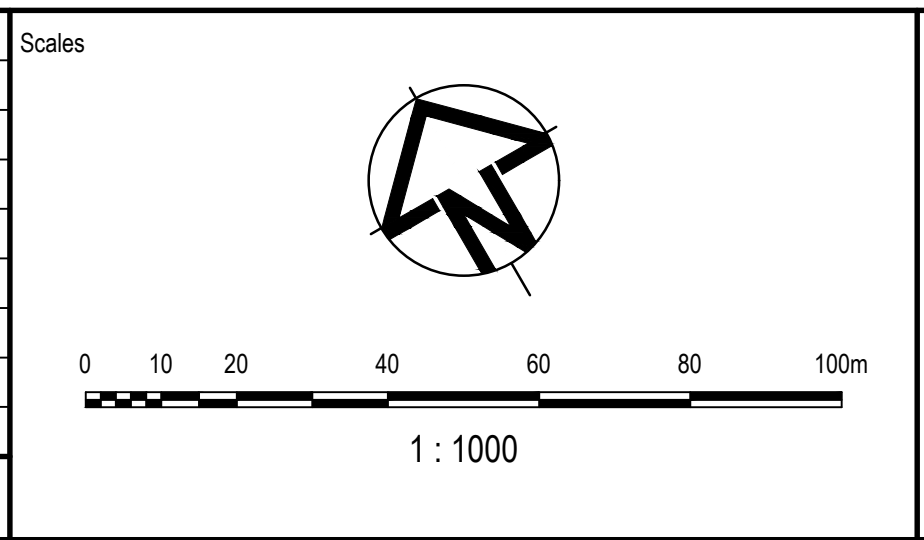




- LEGEND**
- 5.0 ——— EXISTING SURFACE CONTOUR
  - 5.0 - - - - - EARTHWORKS SURFACE CONTOURS
  - - - - - PROPOSED WORKS BOUNDARY
  - - - - - SITE BOUNDARY
  - ← OVERLAND FLOW DIRECTION
  - - - - - PROPOSED RETAINING WALL 0.5m - 3.0m
  - PROPOSED STORMWATER DRAINAGE RETICULATION
  - PROPOSED STORMWATER DRAINAGE STRUCTURE
  - swd ——— EXISTING STORMWATER DRAINAGE RETICULATION
  - EXISTING STORMWATER DRAINAGE STRUCTURE
  - EXISTING BIPOD
  - s ——— EXISTING SEWER RETICULATION
  - w ——— EXISTING WATER RETICULATION
  - m ——— EXISTING SEWER RISING MAIN



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| B     | FOR APPROVAL | A.O. | S.S. | B.K. | 30.05.25 |
| A     | DRAFT ISSUE  | J.S. | S.S. | B.K. | 21.05.25 |
| Issue | Description  | DR   | CH   | VE   | Date     |



|                                                 |           |                    |       |
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| Status                                          |           |                    |       |
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| © Copyright reserved                            |           |                    |       |
| Original Issue Signatures                       |           |                    |       |
| Drawn                                           | J.SANTOS  | Original Size      | A1    |
| Designed                                        | S.SEM     | Height Datum       | AHD   |
| Project Manager                                 | T.FANNING | Grid               | LOCAL |
| Verified                                        | B.KITSON  | R.P.E.Q. No: 07884 | Date  |

|         |                                     |
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| Project | FLAGSTONE LOGISTICS ESTATE - LOT 14 |
| Title   | ROADWORKS AND DRAINAGE LAYOUT PLAN  |

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| Project Number | 30109334 | Issue | B |
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Drawing No: 30109334-AAP-P302OP-CV-DRG-0201



