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**Re: COM/42/2025 - Response to Information Request - 2-18 Lindenthal Road,  
PARK RIDGE**

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Hannah Qiao <hannah.q@engxconsulting.com.au>  
To: Jerome Fang <enquiry@oasistownplanning.com.au>

Wed, Oct 29, 2025 at 2:19 PM

Hi Jerome,

These items are new and were not included in the original RFI.

However, these items have been addressed and reflected in our OPW drawing set. These items seem to be generic items from council's water department.

Please see my comments below in green:

### 1.1 WATER

1. Provide a concept schematic plan demonstrating the intended servicing for all allotments within the proposed development including the following information:

- Nominated connection point  
Has been shown in our latest drawings.
- The accurate location of all existing Council water supply infrastructure including water meters  
Has been shown in our latest drawings.
- Any infrastructure to be decommissioned or relocated to service the development  
Has been shown in our latest drawings.
- Provision for the future connection of any adjacent properties  
Has been shown in our latest drawings.
- The required location of any new fire hydrants required in accordance with the Southeast Queensland Water Supply and Sewerage Design and Construction Code (SEQ D&C Code).  
Has been shown in our latest drawings.
- To align with the future planned water supply District Meter Area (DMA) zone, a connection from the Lindenthal Road 150 diameter main will be required (off the Greenbank HLZ).  
Has been shown in our latest drawings.
- The locating of the Pressure Reducing Valve (PRV) will be in private land which will require an easement over the water main connection and land dedicated for the PRV. Investigation to confirm the location and land footprint will be required (approx 35m<sup>2</sup>).  
@Jerome Fang - This is a new item raised by council, I think council has mentioned in the pre-lodgement meeting they will make a decision on where this PRV needs to be. Do you have any preferred location for this one? We can probably put this in Lot 2.
- Request minimum DN150 connection through the 10m wide laneway / footpath connection to Lindenthal Road.  
We haven't nominated a size to the water main, we can note on our plan the water main needs to be DN150.
- All water mains to be DN150  
As above.

Property services – water supply

Provide details on drawings to demonstrate compliance with the requirements for property services as per Section 5.11 Property Services of the water supply code.

Has been shown in our latest drawings.

## 1.2 SEWER

1. Provide a sewerage concept schematic plan demonstrating the intended servicing for all allotments within the proposed development making provision for the following:

- Nominated connection point

Has been shown in our latest drawings.

- The accurate location of any existing sewerage infrastructure relevant to the site

Has been shown in our latest drawings.

- Any sewerage infrastructure to be decommissioned or relocated to service the development

Has been shown in our latest drawings.

- Any sewerage infrastructure external to the development site required to provide connection to the existing sewerage network.

Has been shown in our latest drawings.

- The provision of suitable points of connection for any upstream and/or adjacent properties.

Has been shown in our latest drawings.

- Any easements required over any sewerage infrastructure within private property in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ D&C Code).

N/A

- Ensuring all lot servicing requirements are met.

Has been shown in our latest drawings.

- Sewer reticulation is not to be proposed on Park Ridge Road frontage or the proposed land dedication; it must be provided within the internal development Roads.

Has been shown in our latest drawings.

- The existing sewer network has a manhole located in the neighbouring lot (No. 48-64) towards the NE corner of the proposed development; this would be the connection point for the proposed development.

This manhole is proposed as part of the neighbouring development and hasn't been built yet? Our proposed strategy is to connect to this MH though.

- Ensure any proposed sewer extending through the proposed stormwater basin is provided with a minimum 3m wide flat unencumbered maintenance access track located directly above the proposed sewer.

N/A there is no sewer extending through the proposed stormwater basin.

Kind regards

Hannah Qiao

Associate | Senior Civil Engineer  
0481 516 719



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**From:** Jerome Fang <[enquiry@oasistownplanning.com.au](mailto:enquiry@oasistownplanning.com.au)>

**Sent:** Wednesday, 29 October 2025 1:57 PM

**To:** Hannah Qiao <[hannah.q@engxconsulting.com.au](mailto:hannah.q@engxconsulting.com.au)>

**Subject:** Fwd: COM/42/2025 - Response to Information Request - [2-18 Lindenthal Road, PARK RIDGE](#)

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