



Pursuant to the
Planning Act 2016, this plan
forms part of Council's
approval for

Approval No.: 3633/2015/MAMC/B

Date: 9 September 2022

1
RP35663

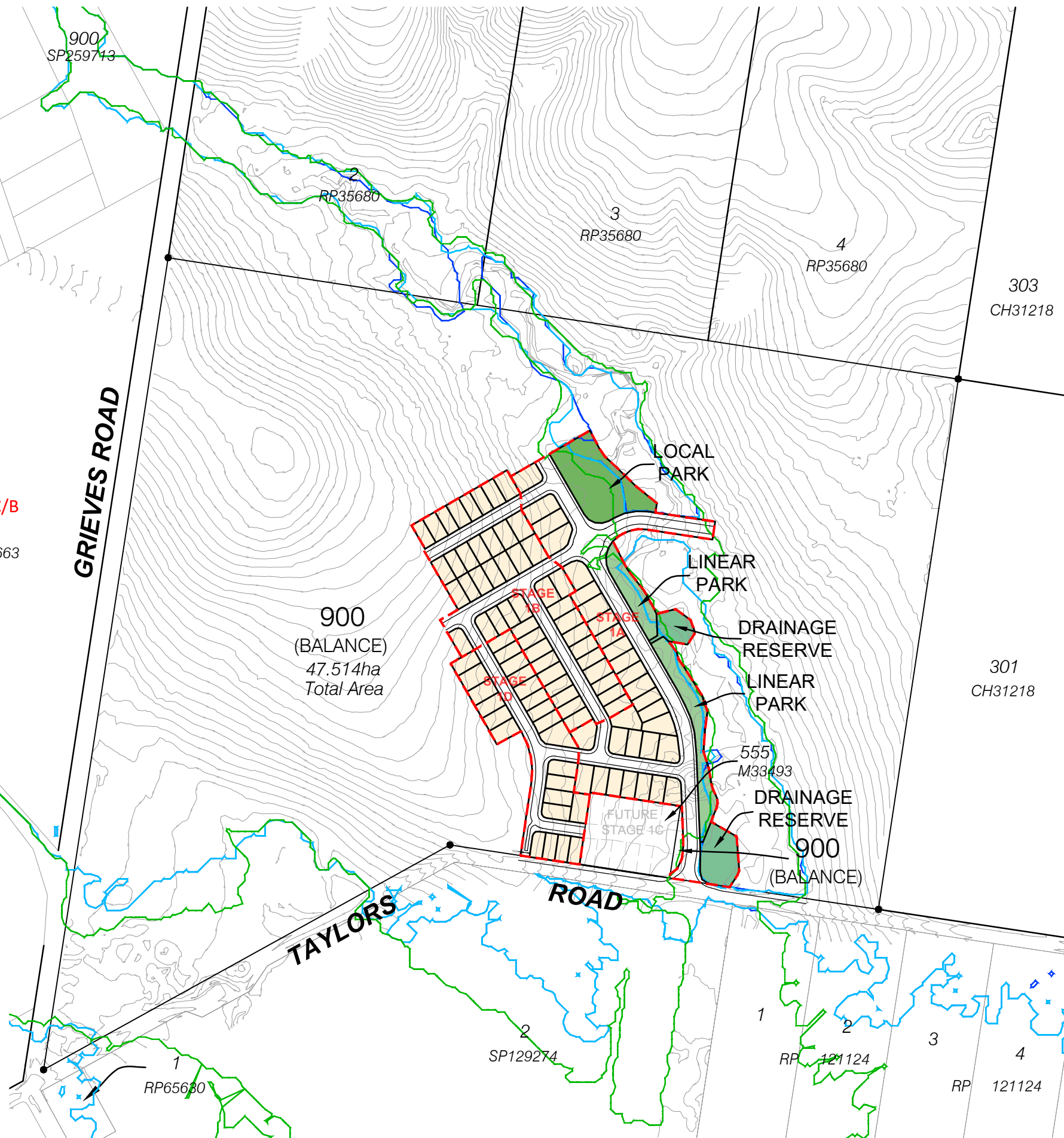
GRIEVES ROAD

THAGOONA
HAIGSLEA ROAD



TAYLORS
ROAD

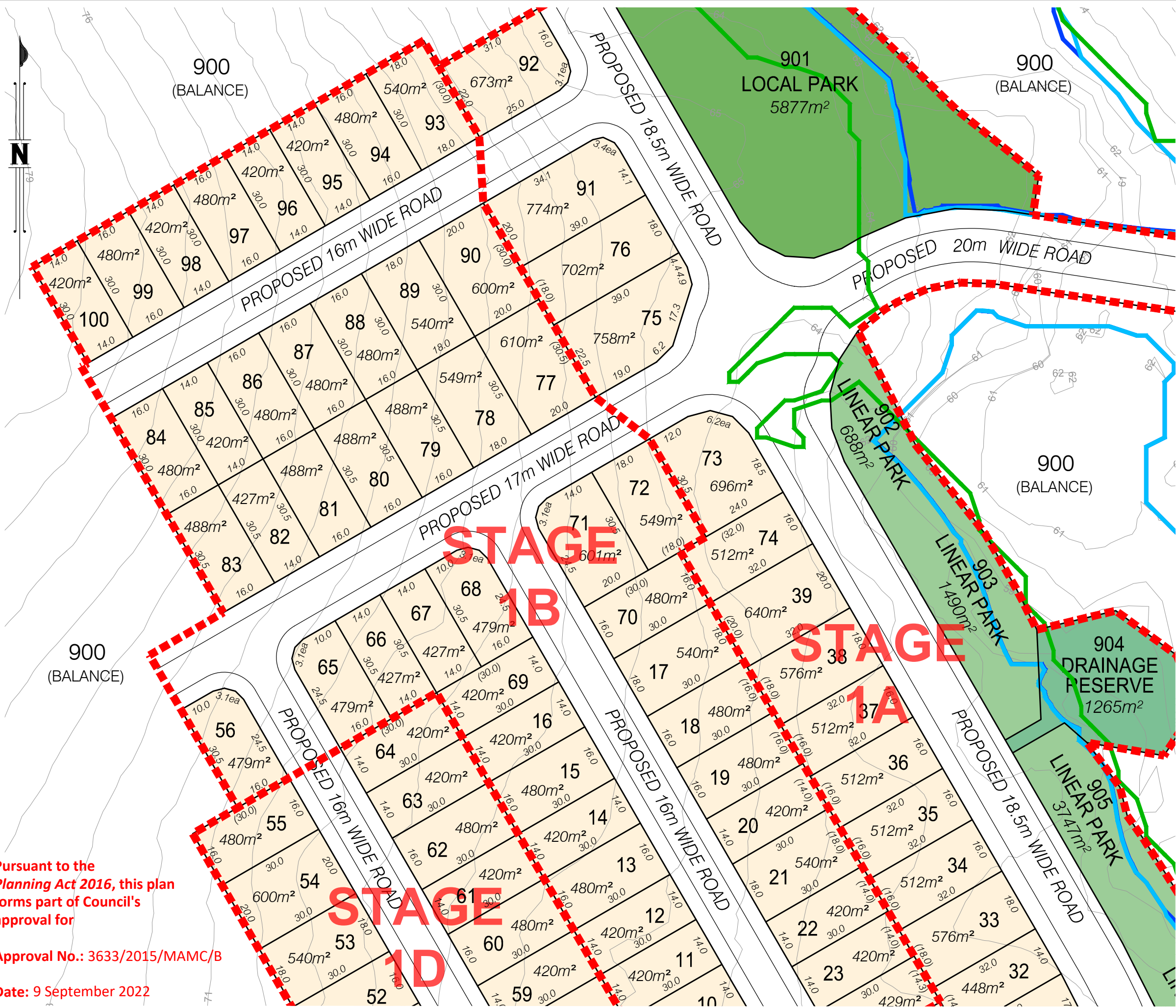
LEGEND

- 1
PROPOSED LOTS
FUTURE LOTS (STAGE 1C)
STAGE BOUNDARY
EXISTING Q100
STAGE 1 Q100
ULTIMATE Q100



NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF NATURAL RESOURCES, MINES AND ENERGY.

CLIENT	LENNIUM GROUP					
PROJECT	PROPOSED RECONFIGURATION OF LOT 329 ON CH31264 (TAYLORS ROAD, WALLOON)					
LOCAL AUTHORITY	IPSWICH CITY COUNCIL					
NOTES	<p>(i) This plan was prepared for the purpose and exclusive use of LENNIUM GROUP to accompany an application to IPSWICH CITY COUNCIL for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation.</p> <p>LandPartners Pty Ltd accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii), (iii) or (iv) hereof.</p> <p>(ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration.</p> <p>(iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.</p> <p>(iv) This plan may not be copied unless these notes are included.</p>					
STAGE	No. OF LOTS	NEW ROAD	LOCAL PARK	LINEAR PARK	DRAINAGE RESERVE	TOTAL AREA
1A	29	875m	0.588ha	0.593ha	1.297ha	4.862ha
1B	47	470m	-	-	-	2.987ha
1D	24	339m	-	-	-	1.698ha
BAL	1	-	-	-	-	47.514ha
TOTAL	101	1684m	0.588ha	0.593ha	1.297ha	57.061ha (DEED)
SCALE BAR						
80m 0 120 240m						
SCALE 1:5000 @ A3						
 LANDPARTNERS built environment consultants						
Brisbane Office Level 1 18 Little Cribb Street, p: (07) 3842 1000 Milton Qld 4064 f: (07) 3842 1001 PO Box 1399 e: info@landpartners.com.au Milton Qld 4064 w: www.landpartners.com.au						
						
LEVEL DATUM		AHD				
LEVEL ORIGIN		DNRME - ICC				
CONTOUR INTERVAL		1m				
COMPUTER FILE		BRSS7381-000-9-17				
DRAWN	NME	DATE	01/06/2022			
CHECKED	SRS	DATE	01/06/2022			
APPROVED	SRS	DATE	01/06/2022			
UDN		SHEET 1 OF 3				
		BRSS7381-000-10-16				



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CLIENT

PROJECT

LOCAL AUTHORITY

NOTES

LENNIUM GROUP

PROPOSED
RECONFIGURATION
OF LOT 329 ON CH31264
(TAYLORS ROAD, WALLOON)

IPSWICH CITY COUNCIL

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TOTAL	101	1684m	0.588ha	0.593ha	1.297ha	57.061ha (DEED)

SCALE BAR

10m 0 20 50m


SCALE 1:1000 @ A3



LANDPARTNERS
built environment consultants

Brisbane Office
Level 1
18 Little Cribb Street,
Milton Qld 4064
PO Box 1399
Milton Qld 4064

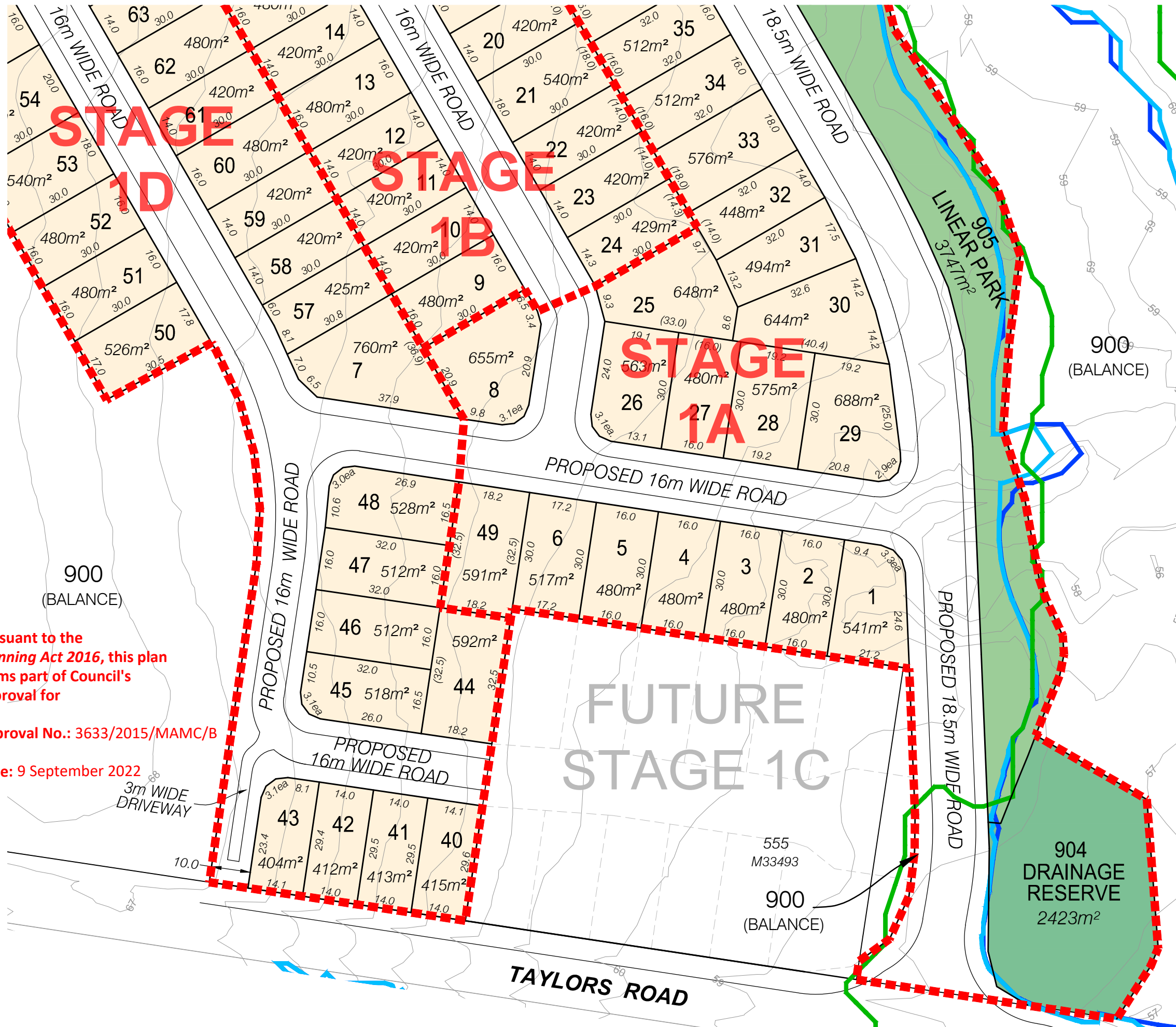
p: (07) 3842 1000
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e: info@landpartners.com.au
w: www.landpartners.com.au



LEVEL DATUM		AHD
LEVEL ORIGIN		DNRME - ICC
CONTOUR INTERVAL		1m
COMPUTER FILE		BRSS7381-000-9-17
DRAWN	NME	DATE 01/06/2022
CHECKED	SRS	DATE 01/06/2022
APPROVED	SRS	DATE 01/06/2022
UDN	SHEET 2 OF 3	

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CLIENT

PROJECT

LOCAL AUTHORITY

NOTES

LENNIUM GROUP

PROPOSED
RECONFIGURATION
OF LOT 329 ON CH31264
(TAYLORS ROAD, WALLOON)

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SCALE BAR
10m 0 20 50m
SCALE 1:1000 @ A3

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built environment consultants

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UDN	SHEET 3 OF 3		

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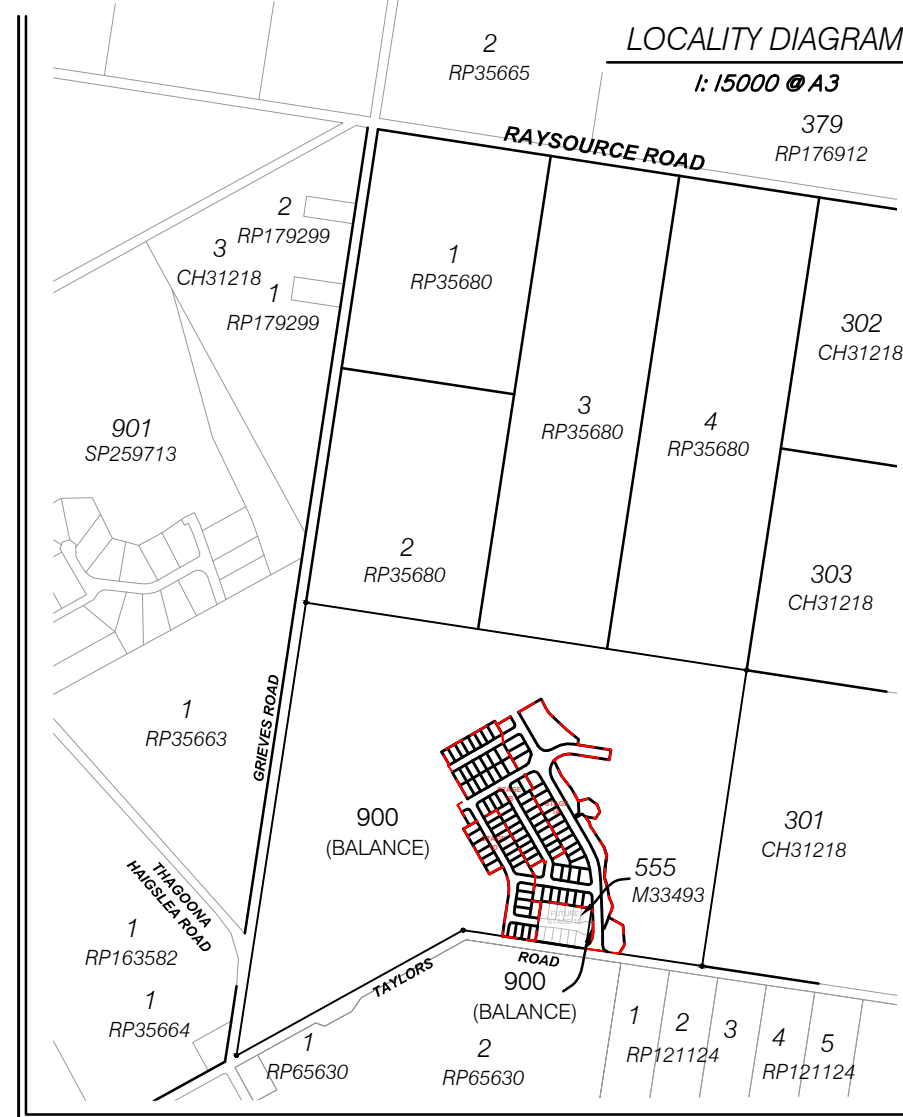


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LEGEND	RESERVE WIDTH
	10m WIDE DRIVEWAY
	16m WIDE ACCESS PLACE
	16m WIDE ACCESS STREET
	17m WIDE COLLECTOR STREET
	18.5m WIDE ACCESS MAJOR COLLECTOR (Modified)
	20m WIDE NO ACCESS MAJOR COLLECTOR
	FUTURE ROAD
	PROPOSED LINEAR PARK
	PROPOSED DRAINAGE RESERVE
	PROPOSED LOCAL PARK
	PROPOSED LOTS
	FUTURE LOTS (STAGE 1C)
	STAGE BOUNDARY
	PROPOSED BUS BAY LOCATIONS

CLIENT	LENNIUM GROUP		
PROJECT	PROPOSED ROAD HIERARCHY PLAN OF LOT 329 ON CH31264 (TAYLORS ROAD, WALLOON)		
LOCAL AUTHORITY	IPSWICH CITY COUNCIL		
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SCALE BAR	<div><div>30m050100m</div><div>SCALE 1:2000 @ A3</div></div>		
<div><div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><d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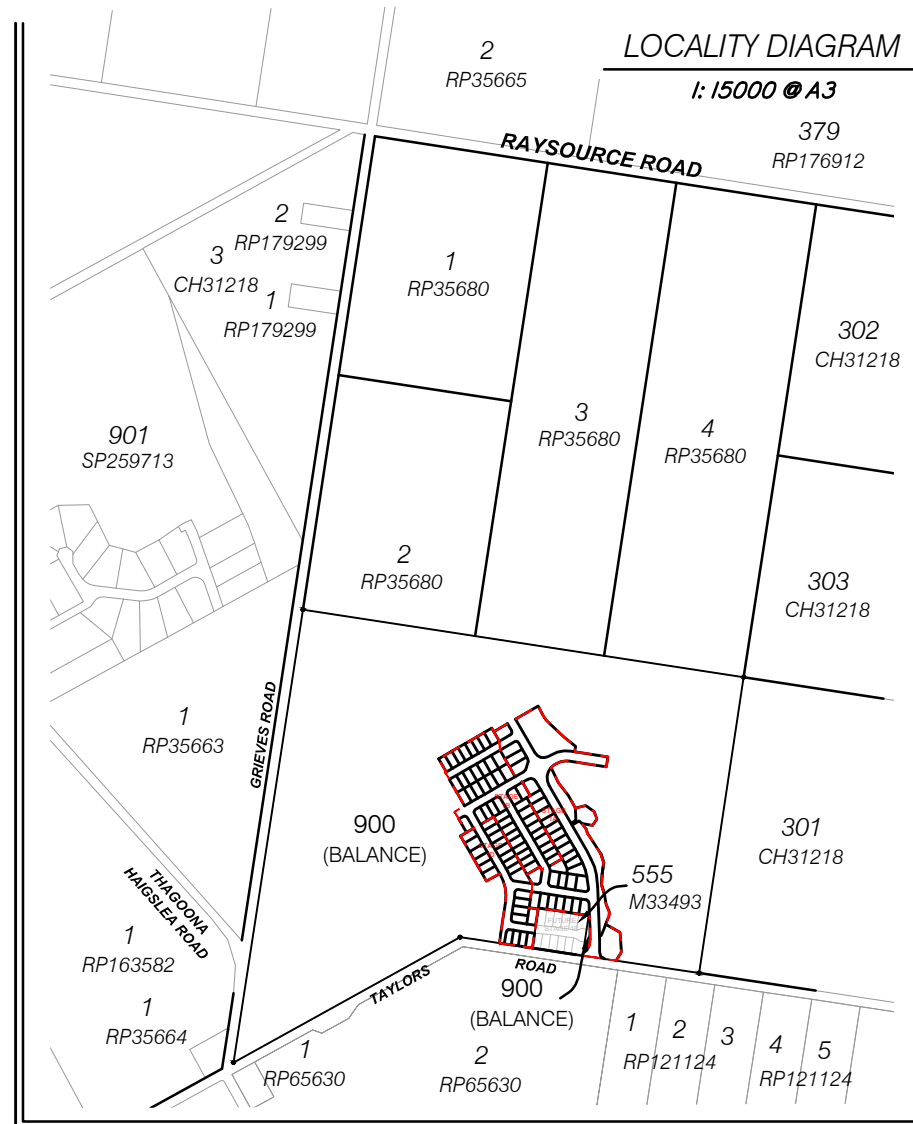


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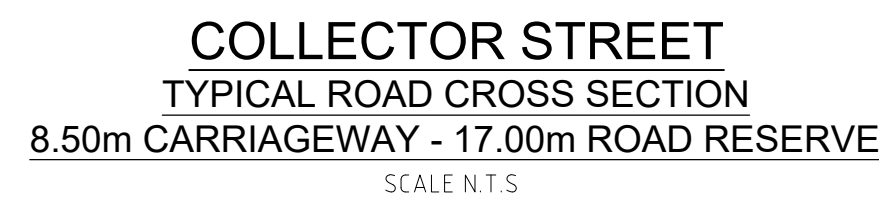
LEGEND

- 1.5m WIDE FOOTPATH
- 2.0m WIDE FOOTPATH
- 2.2m WIDE FOOTPATH
- PROPOSED LOTS
- PROPOSED LINEAR PARK
- PROPOSED DRAINAGE RESERVE
- PROPOSED LOCAL PARK
- FUTURE LOTS (STAGE 1C)
- STAGE BOUNDARY
- PROPOSED BUS BAY LOCATIONS

CLIENT	LENNIUM GROUP		
PROJECT	PROPOSED FOOTPATH PLAN LOT 329 ON CH31264 (TAYLORS ROAD, WALLOON)		
LOCAL AUTHORITY	IPSWICH CITY COUNCIL		
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<div><div></div><div><div>LANDPARTNERS built environment consultants</div></div></div> <div><div>Brisbane Office Level 1 18 Little Cribb Street, p: (07) 3842 1000 Milton Qld 4064 f: (07) 3842 1001 PO Box 1399 e: info@landpartners.com.au Milton Qld 4064 w: www.landpartners.com.au</div><div></div></div>			
LEVEL DATUM	N/A		
LEVEL ORIGIN	N/A		
CONTOUR INTERVAL	N/A		
COMPUTER FILE	BRSS7381-000-9-17		
DRAWN	NME	DATE	01/06/2022
CHECKED	SRS	DATE	01/06/2022
APPROVED	SRS	DATE	01/06/2022
UDN	BRSS7381-000-12-16		



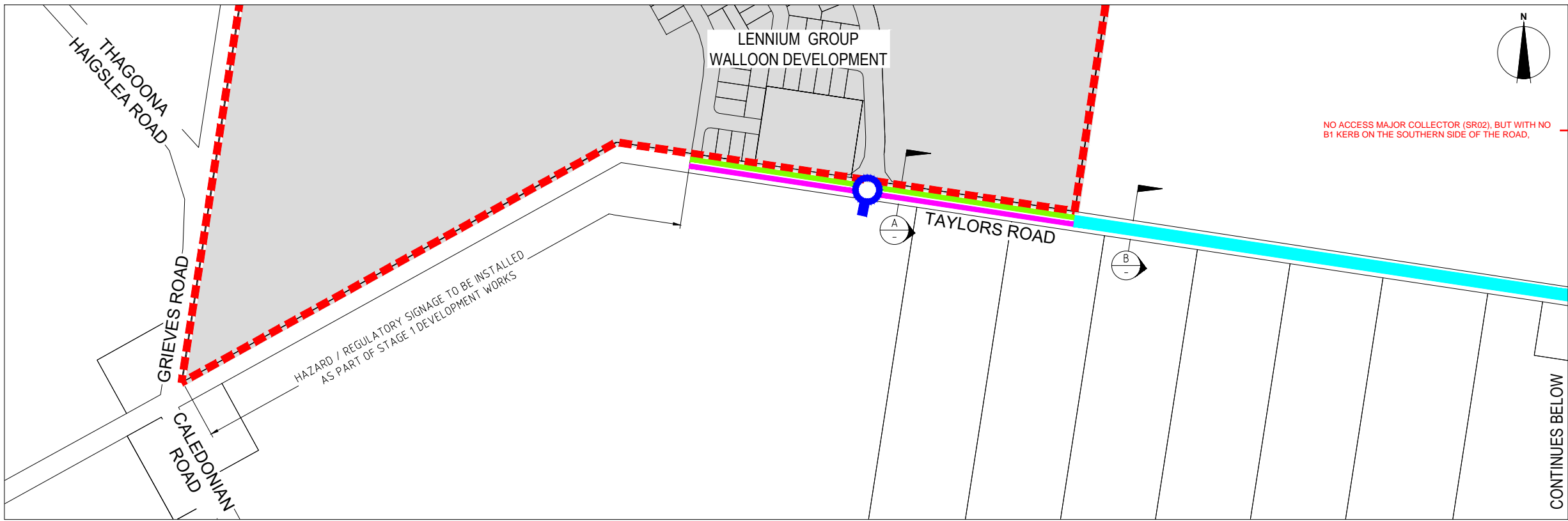
Signed:



1. FOR DETAILED CROSS SECTION REFER TO COUNCIL STANDARD DRAWING SR02 AND SR09
2. FOR DETAILED VERGE PROFILE REFER TO COUNCIL STANDARD DRAWING SR06 AND SR07

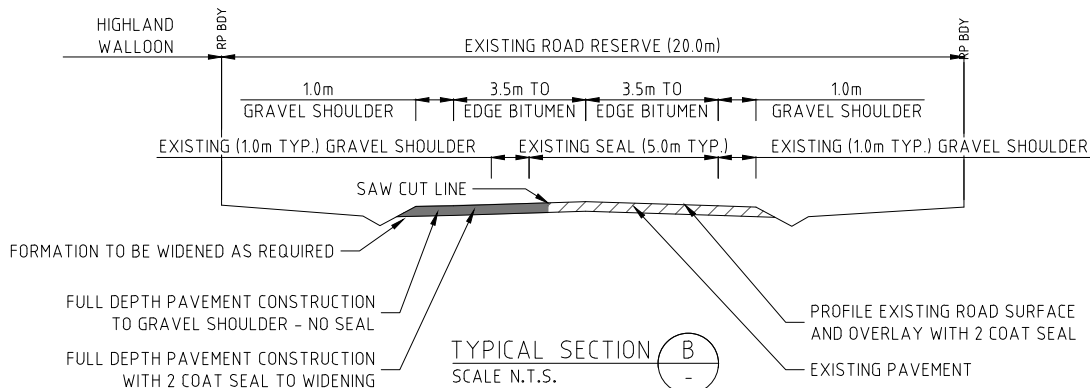
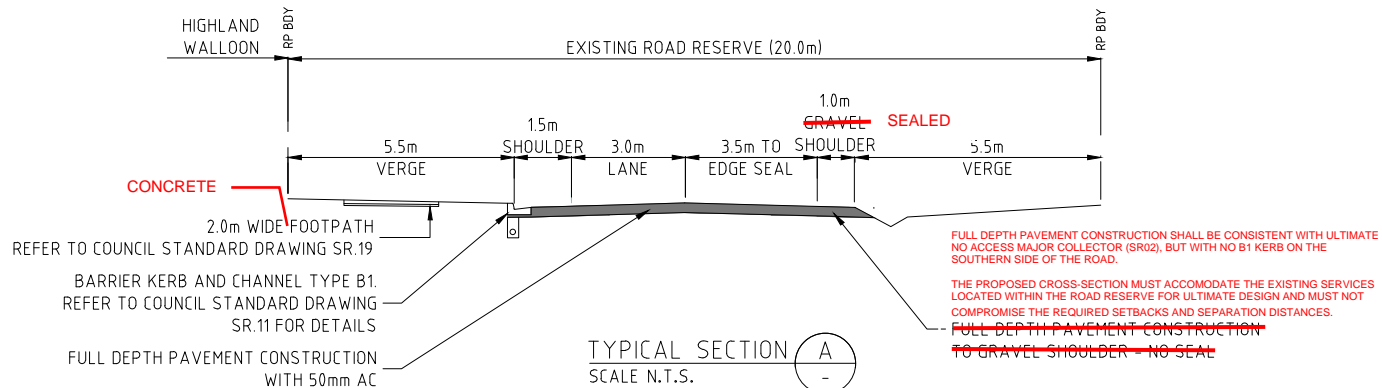
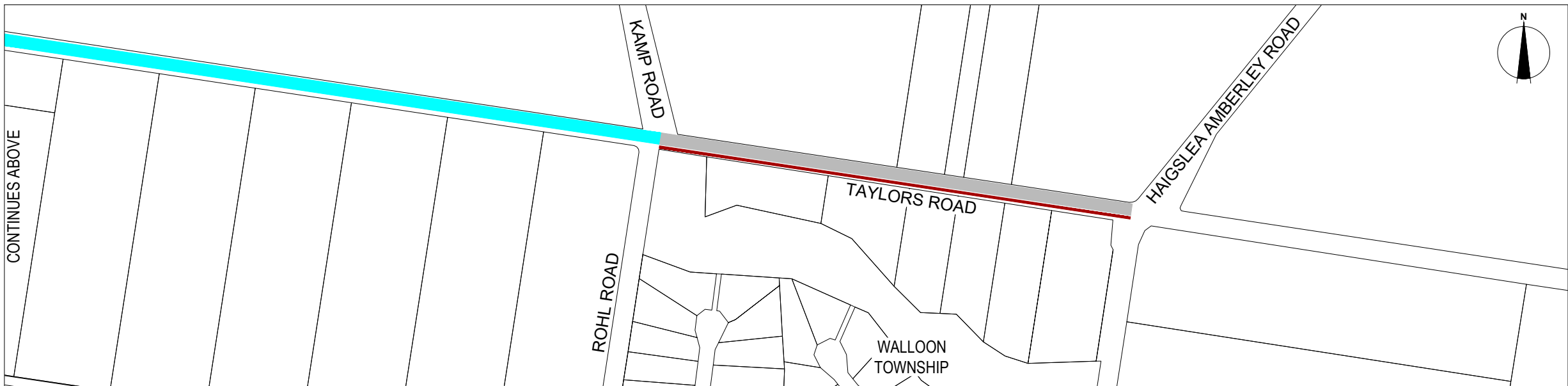
Issue for Approval

I:\Projects\30032066\004_CADD\Stage 1 ROL\30032066-01-ROL-SK16-SK16



LEGEND:

- SUBJECT SITE BOUNDARY
- WIDEN TAYLORS ROAD ON NORTHERN SIDE ACROSS DEVELOPMENT FRONTAGE CONSISTENT WITH ICC 'NO ACCESS MAJOR COLLECTOR' (SR.09) MODIFIED SO THAT THE CYCLE LANE IS NOT MARKED.
- WIDEN TAYLORS ROAD ON SOUTHERN SIDE ACROSS DEVELOPMENT FRONTAGE CONSISTENT WITH ICC 'SEALED RURAL COLLECTOR ROAD' (SR.09) WITH 50mm AC SURFACING IN LIEU OF 2 COAT SEAL.
- CONSTRUCT ULTIMATE ROUNDABOUT BETWEEN HIGHLAND WALLOON & WATERLEA DEVELOPMENTS ON TAYLORS ROAD (TO KERB RETURN EXTENTS) CONSISTENT WITH ICC 'MAJOR ACCESS COLLECTOR' (SR.02) & 60KM/H DESIGN SPEED
- WIDEN TAYLORS ROAD FROM EASTERN SITE BOUNDARY TO INTERSECTION WITH KAMP ROAD/ROHL ROAD CONSISTENT WITH ICC 'SEALED RURAL COLLECTOR ROAD' (SR.09) WITH 2 COAT CHIP SEAL SURFACING.
- EXISTING TAYLORS ROAD FROM KAMP ROAD/ROHL ROAD TO INTERSECTION WITH HAIGSLEA AMBERLEY ROAD SEAL WIDTH IS CONSISTENT WITH ICC 'SEALED RURAL COLLECTOR ROAD' (SR.09) WITH KERB AND CHANNEL ON SOUTHERN SIDE. NO WORKS PROPOSED.



Pursuant to the
Planning Act 2016, this plan
forms part of Council's
approval for

Approval No.: 3633/2015/MAMC/B

Date: 9 September 2022

REVISION	DATE	DES/DT	WVR	APPD
2	20/07/20			
1	20/01/20			

Matthew Figg
RPEQ 19245

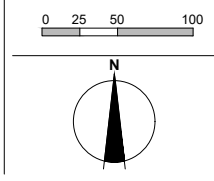
Principal
LENNIUM GROUP
Suite 12/2 Quamby Place
Noosa Heads QLD 4567



All setting out should be carried out in accordance with GAA/Council's standard drawings or as nominated on hard copy plans provided by SMEC. Any digital information supplied by this office is for information only. Any discrepancies should be discussed with the superintendent.

Project Leader
Designed
Drawn
Checked
Authorised
Date
JULY 2020

Scale @ A1
1 : 2500



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SMEC AUSTRALIA
LEVEL 1, BLDG C, 6 INNOVATION PARKWAY, BIRTINYA, QLD. 4575
p +61 7 3029 6700 | f +61 7 5437 6625 | www.smec.com
Adelaide +61 8 8225 9800 Geelong +61 3 5228 3100
Brisbane +61 7 3531 8888 Gold Coast +61 7 5578 0200
Campbelltown +61 2 4640 8222 Melbourne +61 3 9869 0800
Canberra +61 2 6126 1900 Perth +61 8 9323 5900

Highland Walloon (Taylors Road)
Stage 1 ROL
Ipswich City Council
Taylors Road Proposed Upgrade Works
Upgrade Construction Details
Drawing No. 30032066-01-ROL-SK16 Rev 2
Dev. App. No. 3633/2015/RAL
Sheet No. 1 of 1

Issue for Approval