



**NOTE**  
The surveyed site boundaries shown on this plan have been taken from data supplied by Bennett & Bennett survey 09/02/2023

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN TITLES QUEENSLAND



# HIGHLAND WALLOON

DESIGN AND SITING CONTROLS		
SITE COVER: MAXIMUM 60%		
VARIATION OF FRONTAGE SETBACK:		
FOR SINGLE RESIDENTIAL, THE MINIMUM ROAD SETBACK IS:		
3.5m TO BUILDING LINE/ DWELLING WALL TO PRIMARY FRONTAGE		
3.0m TO BUILDING LINE/ DWELLING WALL TO SECONDARY FRONTAGE		
4.9m TO GARAGE DOOR		
LOT SIDE & REAR SETBACK:		
ROAD FRONTAGE (m)	SIDE AND REAR BOUNDARY CLEARANCES *	
	HEIGHT IN METRES	
	4.5 OR LESS	4.5 TO 7.5
15.000 OR GREATER	1.500m	2.000m
14.501-15.000	1.425m	1.900m
14.001-14.500	1.350m	1.800m
13.501-14.000	1.275m	1.700m
*Side and rear boundary clearance means:		
(a) for a building or structure other than a swimming pool, the shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the lot.		
(b) for a swimming pool, the shortest distance measured horizontally from the water's edge to the vertical projection of a boundary of the lot.		

CLIENT	LENNIUM GROUP	
PROJECT	HIGHLAND WALLOON DESIGN GUIDELINES PLAN OF DEVELOPMENT LOT 1 ON SP350918 213 Taylors Road, Walloon STAGES 1A, 1B, 1C & 1D	
LOCAL AUTHORITY	IPSWICH CITY COUNCIL	
NOTES	<p>(i) This plan forms part of the Highland Walloon Design Guidelines and is subject to change as determined by Lennium Group and or the Highland Walloon Design Review Committee. The intention of this plan and the Home Design Guidelines is to ensure that the built outcomes for each house integrates with the design and performance outcomes for Highland Walloon.</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) and (iii) or hereof.</p> <p>(ii) The dimensions, areas, number of lots, size and location of improvements &amp; flood information (if shown) are approximate only and may vary.</p> <p>(iii) This plan may not be copied unless these notes are included.</p>	
LEGEND	<p>Subject Site</p> <p>Proposed Stage Boundary</p> <p>Built to Boundary Wall*</p> <p>Driveway Location</p> <p>Linear Park</p> <p>Local Park</p> <p>Drainage Corridor</p> <p>Detention Area</p> <p>*Built-to-boundary walls are optional, however if a Built -to-boundary wall is proposed it must be constructed on the side indicated.</p>	
SCALE BAR	<p>30m 0 50 100m</p> <p>SCALE 1:2000 @ A3</p>	
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LEVEL DATUM	-	
LEVEL ORIGIN	-	
CONTOUR INTERVAL	-	
COMPUTER FILE	-	
DRAWN	TKW	DATE 11/06/2025
CHECKED	NME	DATE 11/06/2025
APPROVED	SRS	DATE 11/06/2025
UDN	BRSS7381-001-45-2	