

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

**Approval No.: 3289/2020/RAL**

**Date: 30 January 2025**

CLIENT

PROJECT

LOCAL AUTHORITY

NOTES

LENNIUM GROUP

PROPOSED  
RECONFIGURATION  
LOT 329 ON CH31264  
(TAYLORS ROAD, WALLOON)  
(STAGE 2)

IPSWICH CITY COUNCIL

(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.

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.

(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.

(iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.

(iv) This plan may not be copied unless these notes are included.

| STAGE | No. OF LOTS | NEW ROAD |      | LINEAR PARK | TOTAL AREA         |
|-------|-------------|----------|------|-------------|--------------------|
|       |             | 16m      | 17m  |             |                    |
| 2     | 36          | 30m      | 300m | -           | 2.5447ha           |
| BAL   | 1           | -        | -    | -           | 46.0604ha          |
| TOTAL | 37          | 30m      | 300m | -           | 48.6051ha (Survey) |

SCALE BAR

80m 0 120 240m

SCALE 1:5000 @ A3

Brisbane Office  
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Milton QLD 4064

PO Box 1399  
Milton  
QLD 4064

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e: info@landpartners.com.au  
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LEVEL DATUM

LEVEL ORIGIN

CONTOUR INTERVAL

COMPUTER FILE

DRAWN

CHECKED

APPROVED

UDN

AHD

DNRME - ICC

1m

BRSS7381-002-3-3

NME

LPL

SRS

11/12/2024

11/12/2024

11/12/2024

SHEET 1 OF 2

BRSS7381-002-4-3

SRS

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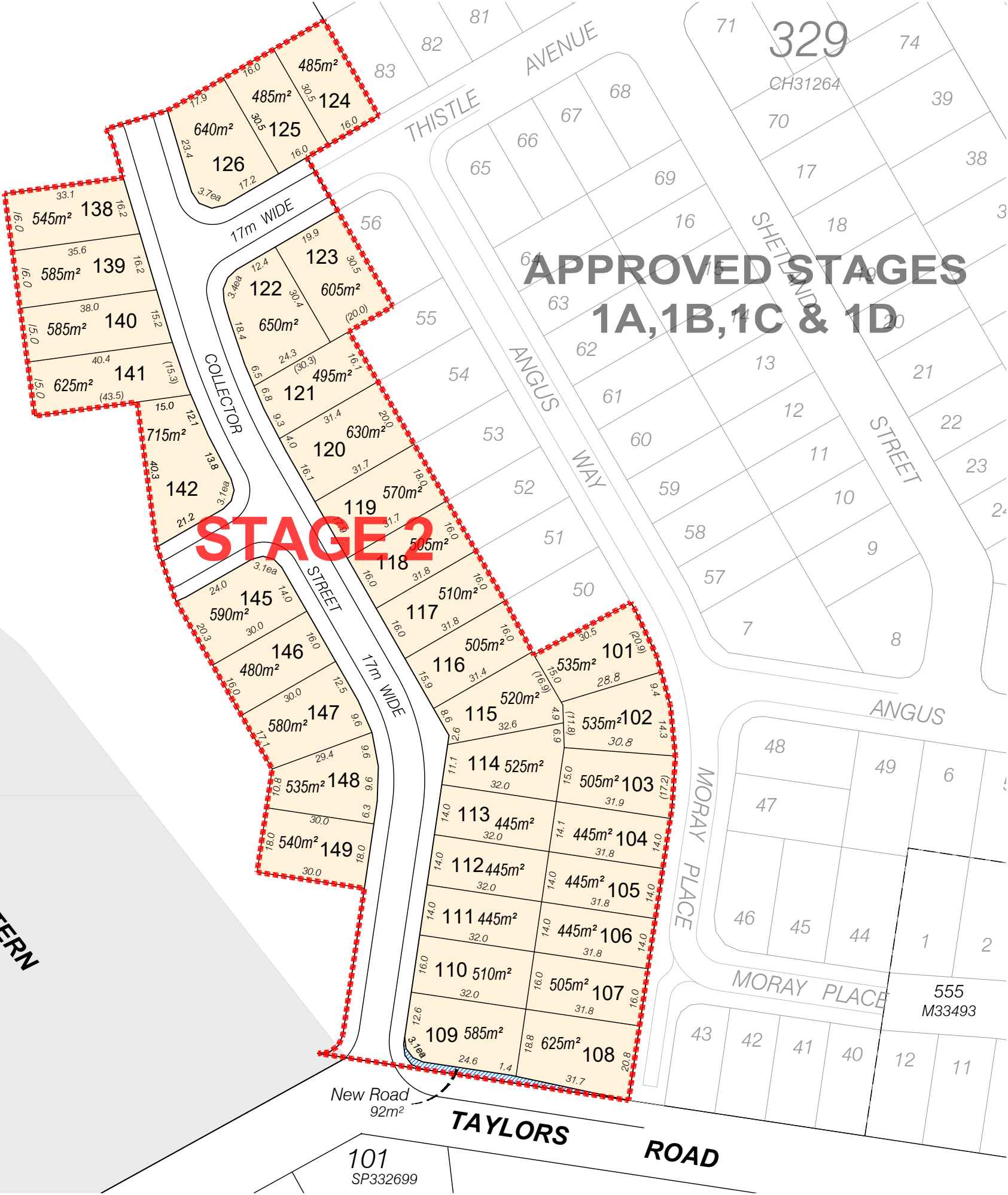
901  
(BALANCE)

PROPOSED WESTERN  
IPSWICH BYPASS

| LEGEND |                   |
|--------|-------------------|
|        | SUBJECT SITE      |
|        | STAGE BOUNDARY    |
|        | PROPOSED LOTS     |
|        | PROPOSED NEW ROAD |

**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 THE DEPARTMENT OF NATURAL RESOURCES AND MINES, MANUFACTURING AND REGIONAL AND RURAL DEVELOPMENT



CLIENT

LENNIUM GROUP

PROJECT

PROPOSED  
RECONFIGURATION  
LOT 329 ON CH31264  
(TAYLORS ROAD, WALLOON)  
(STAGE 2)

LOCAL AUTHORITY

IPSWICH CITY COUNCIL

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(iii) The dimensions, areas, number of lots, size and location of  
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may vary.  
  
(iv) This plan may not be copied unless these notes are included.

| STAGE | No. OF<br>LOTS | NEW ROAD |      | LINEAR<br>PARK | TOTAL<br>AREA         |
|-------|----------------|----------|------|----------------|-----------------------|
|       |                | 16m      | 17m  |                |                       |
| 2     | 36             | 30m      | 300m | -              | 2.5447ha              |
| BAL   | 1              | -        | -    | -              | 46.0604ha             |
| TOTAL | 37             | 30m      | 300m | -              | 48.6051ha<br>(Survey) |

SCALE BAR  
0 5 10 20 30 50 80m  
SCALE 1:1250 @ A3

LANDPARTNERS  
surveyors and planners

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Level 1  
18 Little Cribb Street  
Milton QLD 4064

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Milton  
QLD 4064

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w: www.landpartners.com.au

LEVEL DATUM  
AHD

LEVEL ORIGIN  
DNRME - ICC

CONTOUR INTERVAL  
1m

COMPUTER FILE  
BRSS7381-002-3-3

DRAWN  
NME

DATE  
11/12/2024

CHECKED  
LPL

DATE  
11/12/2024

APPROVED  
SRS

DATE  
11/12/2024

UDN  
BRSS7381-002-4-3

SHEET 2 OF 2

©LANDPARTNERS 2024



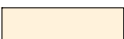


SRS

**Date:** 30 January 2025

901  
(BALANCE)

**PROPOSED WESTERN  
IPSWICH BYPASS**

**LEGEND**

|                                                                                     |                                 |
|-------------------------------------------------------------------------------------|---------------------------------|
|  | 16m WIDE ACCESS STREET          |
|  | 17m WIDE COLLECTOR STREET       |
|  | PROPOSED LOTS                   |
|  | FUTURE LOTS (STAGE 1A, 1B & 1C) |
|  | STAGE BOUNDARY                  |

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 THE DEPARTMENT OF NATURAL RESOURCES AND MINES, MANUFACTURING AND REGIONAL AND RURAL DEVELOPMENT



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901  
(BALANCE)

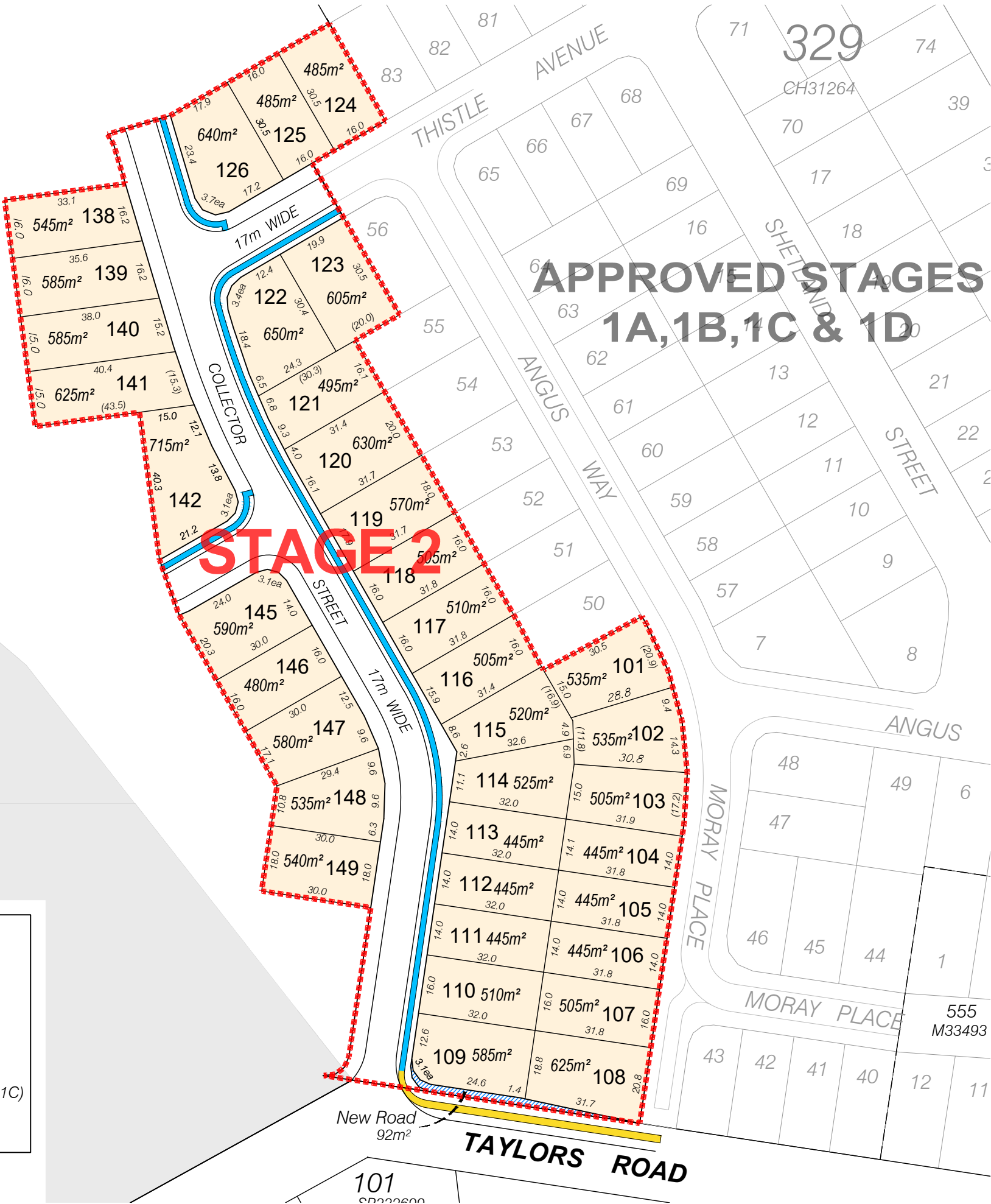
PROPOSED WESTERN  
IPSWICH BYPASS





LEGEND

- 1.5m WIDE FOOTPATH
- 2.0m WIDE FOOTPATH
- PROPOSED LOTS
- FUTURE LOTS (STAGE 1A, 1B & 1C)
- STAGE BOUNDARY

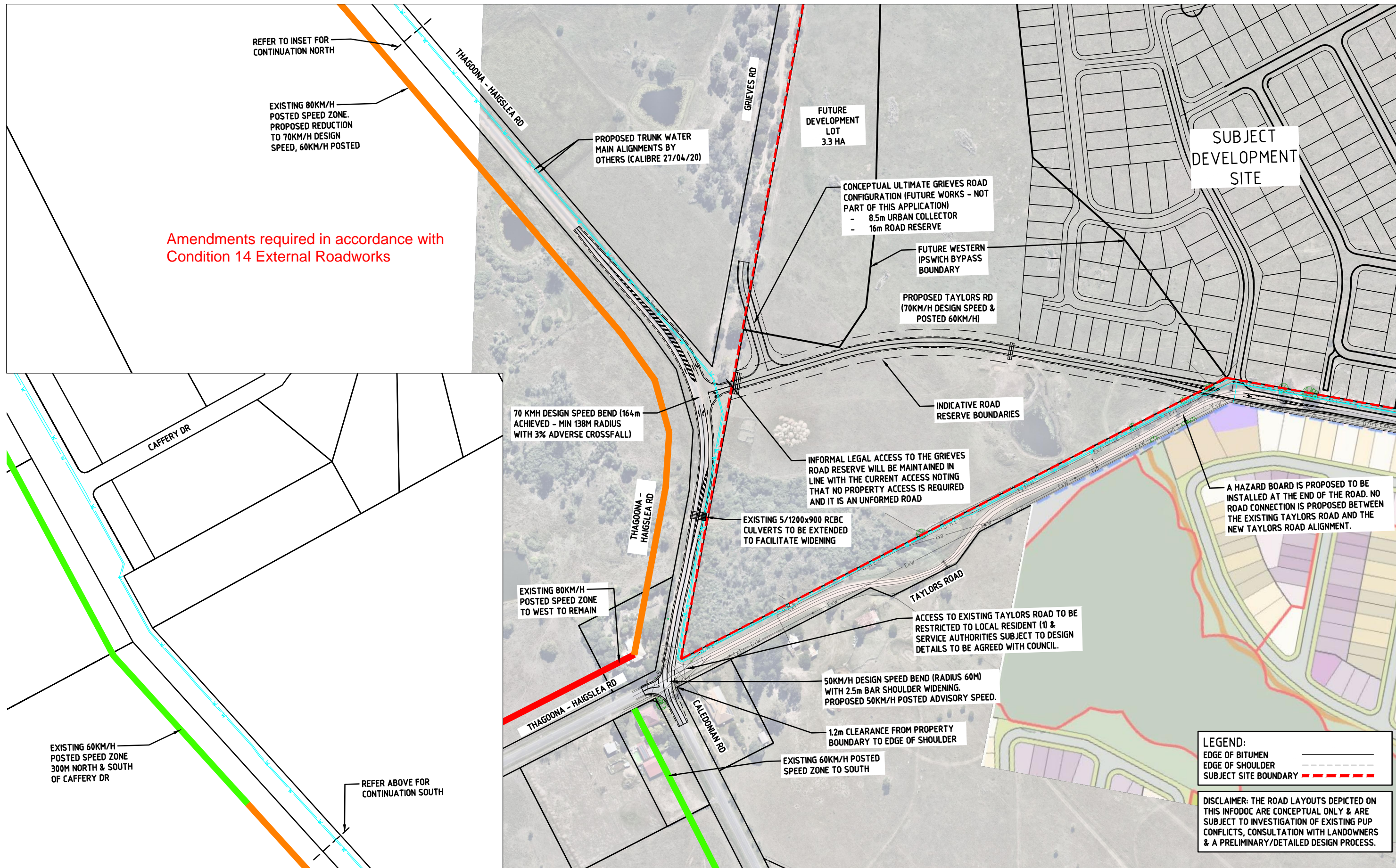
**NOTE**  
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|                                                                                                     |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |            |
|-----------------------------------------------------------------------------------------------------|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| CLIENT                                                                                              |     | LENNIUM GROUP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |            |
| PROJECT                                                                                             |     | PROPOSED FOOTPATH PLAN<br>LOT 329 ON CH31264<br>(TAYLORS ROAD, WALLOON)<br>(STAGE 2)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |            |
| 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) or (iii) 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> |            |
| SCALE BAR                                                                                           |     | 0 5 10 20 30 50 80m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |            |
|                                                                                                     |     | SCALE 1:1250 @ A3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |            |
|                |     | <b>LANDPARTNERS</b><br>surveyors and planners                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |            |
| Brisbane Office<br>Level 1<br>18 Little Cribb Street<br>Milton QLD 4064                             |     | PO Box 1399<br>Milton<br>QLD 4064                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |            |
| p: (07) 3842 1000<br>f: (07) 3842 1001<br>e: info@landpartners.com.au<br>w: www.landpartners.com.au |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |            |
|                |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |            |
|                |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |            |
| LEVEL DATUM                                                                                         |     | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |            |
| LEVEL ORIGIN                                                                                        |     | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |            |
| CONTOUR INTERVAL                                                                                    |     | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |            |
| COMPUTER FILE                                                                                       |     | BRSS7381-002-3-3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |            |
| DRAWN                                                                                               | NME | DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 11/12/2024 |
| CHECKED                                                                                             | LPL | DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 11/12/2024 |
| APPROVED                                                                                            | SRS | DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 11/12/2024 |
| UDN                                                                                                 |     | BRSS7381-002-6-3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |            |





NOT FOR CONSTRUCTION

SCALE 1:1500

TAYLORS ROAD & THAGOONA-HAIGSLEA ROAD UPGRADE  
CONCEPTUAL ROAD LAYOUTS

INFORMATION DOCUMENT

30032066-EXT-ID093 (22/09/2020)



SMEC AUSTRALIA PTY LTD

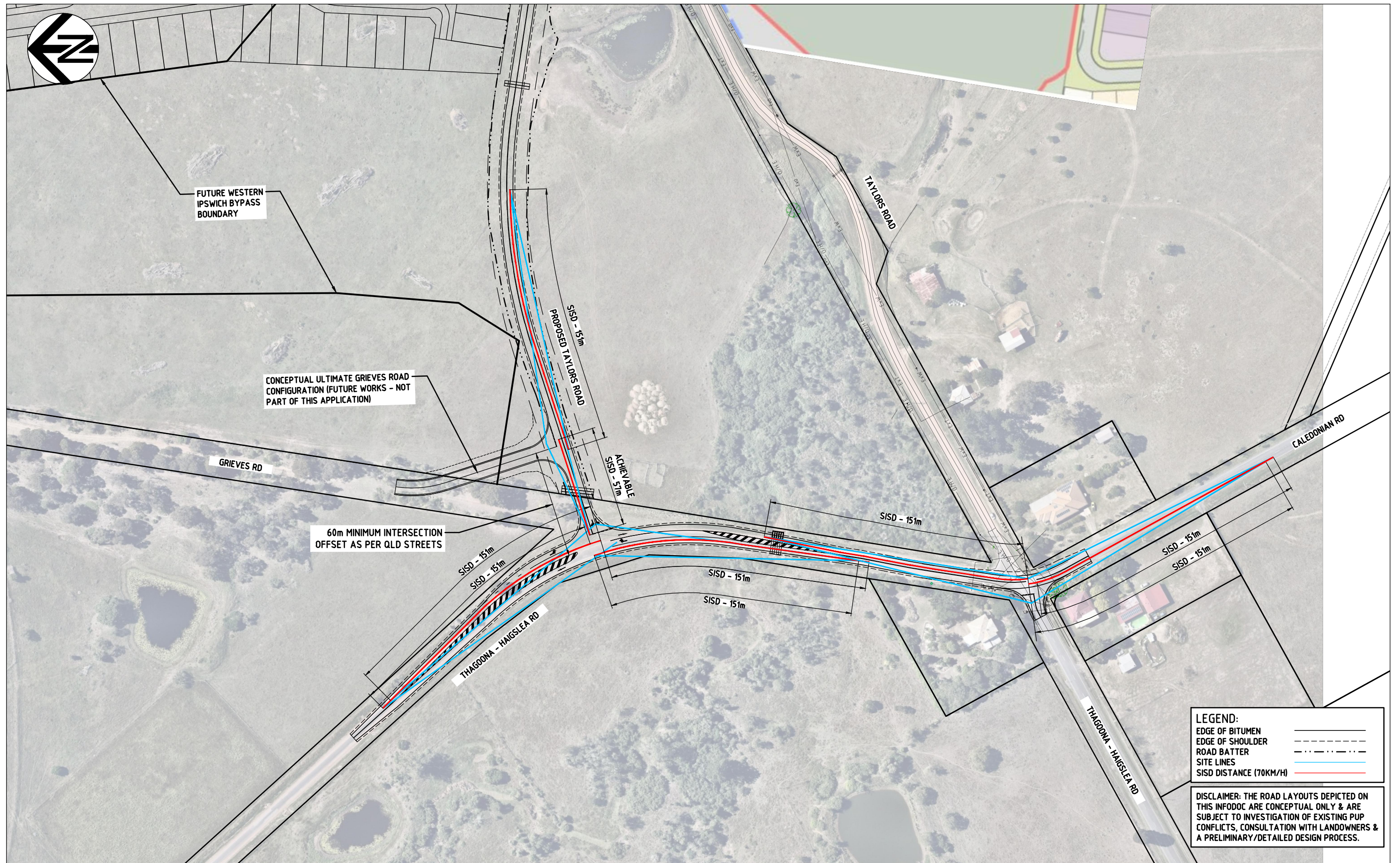
© ABN 47 065 475 149

LEVEL 1 7027 NERANG-SOUTHPORT ROAD

NERANG QLD 4211

PH 07 5578-0200 FAX 07 5578-0203





**NOT FOR CONSTRUCTION**

**TAYLORS ROAD & THAGOONA-HAIGSLEA ROAD UPGRADE  
SISD CHECKS - 70KM/H DESIGN SPEED**

**INFORMATION DOCUMENT**

**30032066-EXT-ID094 (22/09/2020)**

SCALE 1:1000

Amendments required in accordance with  
Condition 14 External Roadworks