



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

(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.

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.

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

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

LEGEND

Subject Site

Proposed Stage Boundary

Built to Boundary Wall*

Driveway Location

Linear Park

Local Park

Drainage Corridor

Detention Area

*Built-to-boundary walls are optional, however if a Built -to-boundary wall is proposed it must be constructed on the side indicated.

SCALE BAR

30m050100m

SCALE 1:2000 @ A3

MNG

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Perth | Brisbane | Melbourne | Sydney | Broome | South West WA

LEVEL DATUM

-

LEVEL ORIGIN

-

CONTOUR INTERVAL

-

COMPUTER FILE

-

DRAWN

NME

DATE

12/07/2025

CHECKED

TKW

DATE

12/07/2025

APPROVED

RPT

DATE

12/07/2025

UDN

BRSS7381-001-45-4