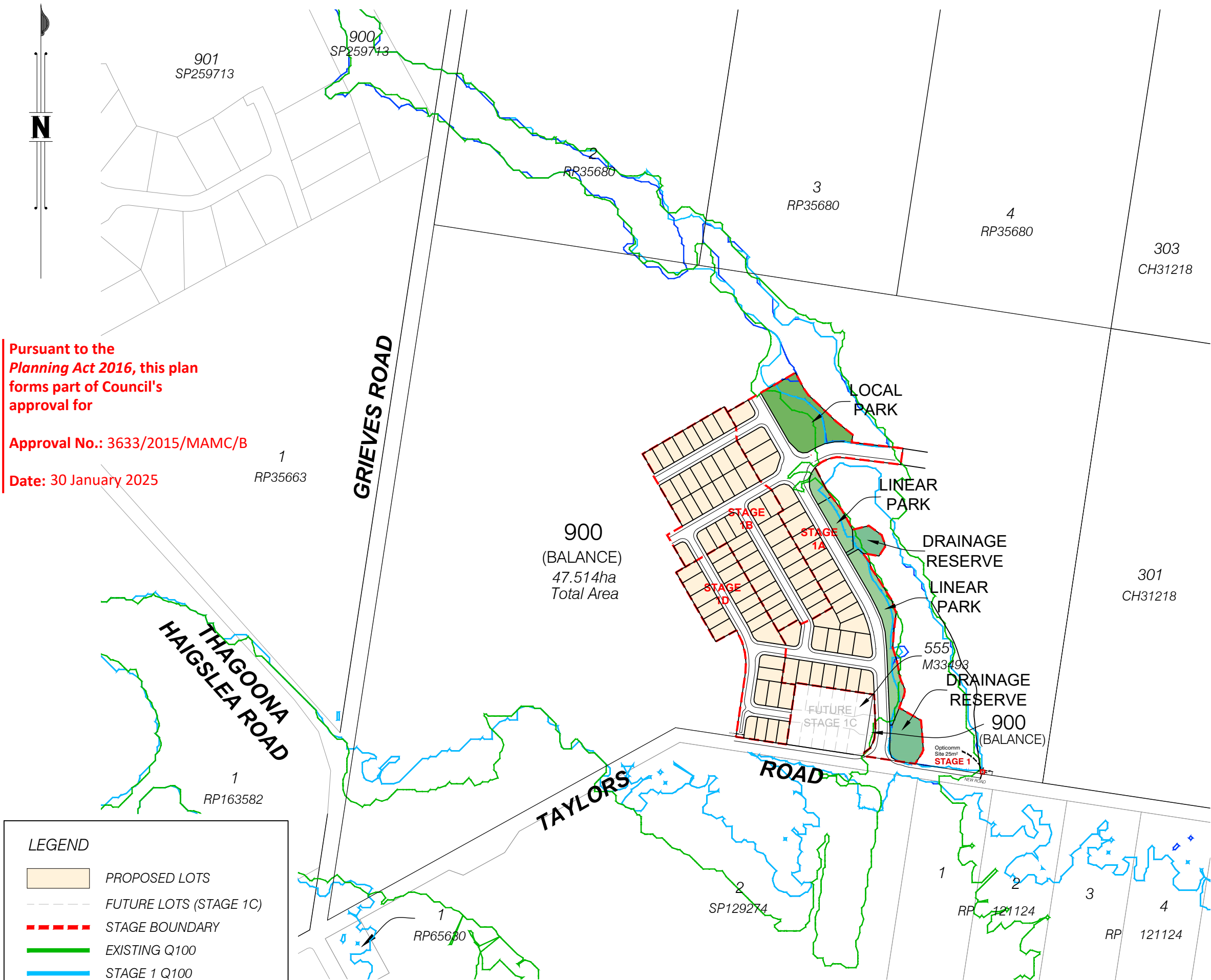




Pursuant to the **Planning Act 2016**, this plan forms part of Council's approval for

Approval No.: 3633/2015/MAMC/B

Date: 30 January 2025

LEGEND

PROPOSED LOTS

FUTURE LOTS (STAGE 1C)

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 OF LOT 329 ON CH31264 (TAYLORS ROAD, WALLOON)

LOCAL AUTHORITY

IPSWICH CITY COUNCIL

NOTES

(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.

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(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	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

80m0120240m

SCALE 1:5000 @ A3

LANDPARTNERS

surveyors and planners

bsi

ISO 9001

Certified

bsi

ISO 45001

Certified

CERTIFIED

LOCATOR

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QLD 4064

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f: (07) 3842 1001

e: info@landpartners.com.au

w: www.landpartners.com.au

LEVEL DATUM

AHD

LEVEL ORIGIN

DNRME - ICC

CONTOUR INTERVAL

1m

COMPUTER FILE

BRSS7381-000-9-20

DRAWN

NME

DATE

11/12/2024

CHECKED

LPL

DATE

11/12/2024

APPROVED

SRS

DATE

11/12/2024

UDN

BRSS7381-000-10-19

SHEET 1 OF 3



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

Approval No.: 3633/2015/MAMC/B

Date: 30 January 2025

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

PROJECT

LOCAL AUTHORITY

NOTES

LENNIUM GROUP

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

IPSWICH CITY COUNCIL

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BAL	1	-	-	-	-	47.514ha
TOTAL	101	1684m	0.588ha	0.593ha	1.297ha	57.061ha (DEED)

SCALE BAR

10m 0 20 50m

SCALE 1:1000 @ A3

LANDPARTNERS

surveyors and planners

bsi

ISO 9001

Certified

bsi

ISO 45001

Certified

bsi

ISO 14001

Certified

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w: www.landpartners.com.au

LEVEL DATUM

AHD

LEVEL ORIGIN

DNRME - ICC

CONTOUR INTERVAL

1m

COMPUTER FILE

BRSS7381-000-9-20

DRAWN

NME

DATE

11/12/2024

CHECKED

LPL

DATE

11/12/2024

APPROVED

SRS

DATE

11/12/2024

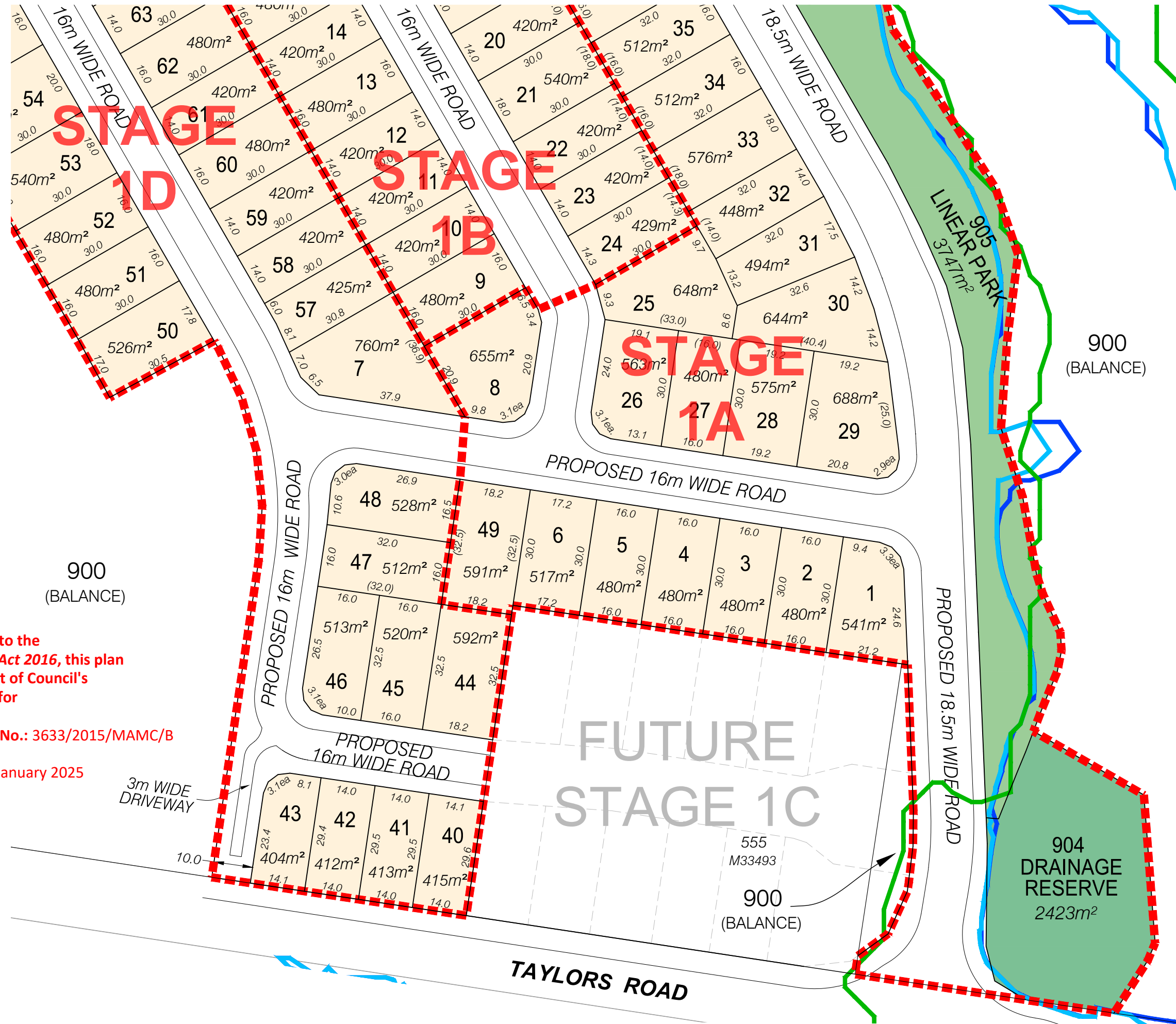
UDN

BRSS7381-000-10-19

SHEET 2 OF 3

SRS

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

Approval No.: 3633/2015/MAMC/B

Date: 30 January 2025

900
(BALANCE)

900
(BALANCE)

900
(BALANCE)

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

PROJECT

LOCAL AUTHORITY

NOTES

LENNIUM GROUP

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

IPSWICH CITY COUNCIL

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

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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

10m 0 20 50m

SCALE 1:1000 @ A3

LANDPARTNERS

surveyors and planners

bsi

ISO 9001

Quality Management System

CERTIFIED

bsi

ISO 45001

Occupational Health and Safety Management System

CERTIFIED

bsi

ISO 14001

Environmental Management System

CERTIFIED

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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

BRSS7381-000-9-20

DRAWN

NME

DATE

11/12/2024

CHECKED

LPL

DATE

11/12/2024

APPROVED

SRS

DATE

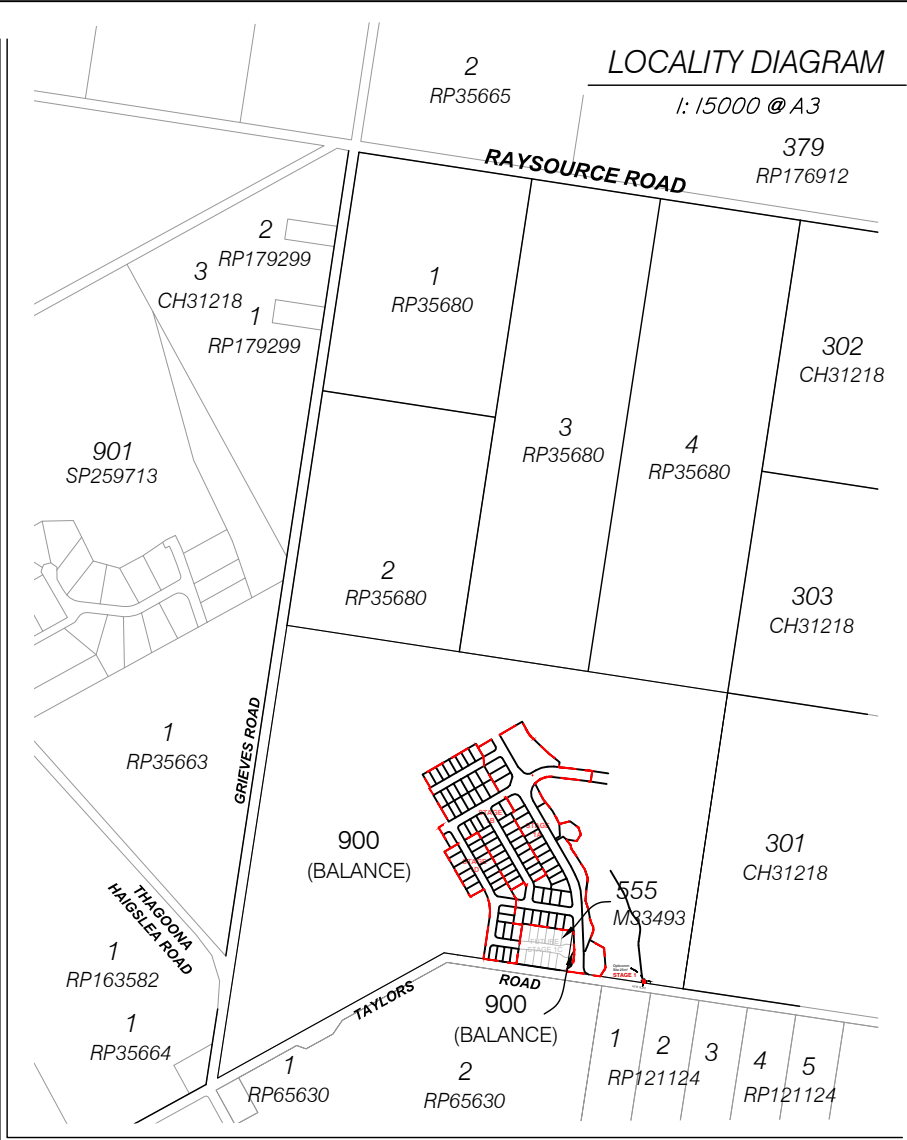
11/12/2024

UDN

BRSS7381-000-10-19

SHEET 3 OF 3

SRS



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

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 ROAD HIERARCHY PLAN OF LOT 329 ON CH31264 (TAYLORS ROAD, WALLOON)		
LOCAL AUTHORITY	IPSWICH CITY COUNCIL		
NOTES	(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) or (iii) 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.		
SCALE BAR	30m050100m SCALE 1:2000 @ A3		
LANDPARTNERS built environment consultants bsi. ISO 9001 Quality Management BSI 9001: 2015 CERTIFIED 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	N/A		
LEVEL ORIGIN	N/A		
CONTOUR INTERVAL	N/A		
COMPUTER FILE	BRSS7381-000-9-20		
DRAWN	NME	DATE	11/12/2024
CHECKED	LPL	DATE	11/12/2024
APPROVED	SRS	DATE	11/12/2024
UDN	BRSS7381-000-11-18		

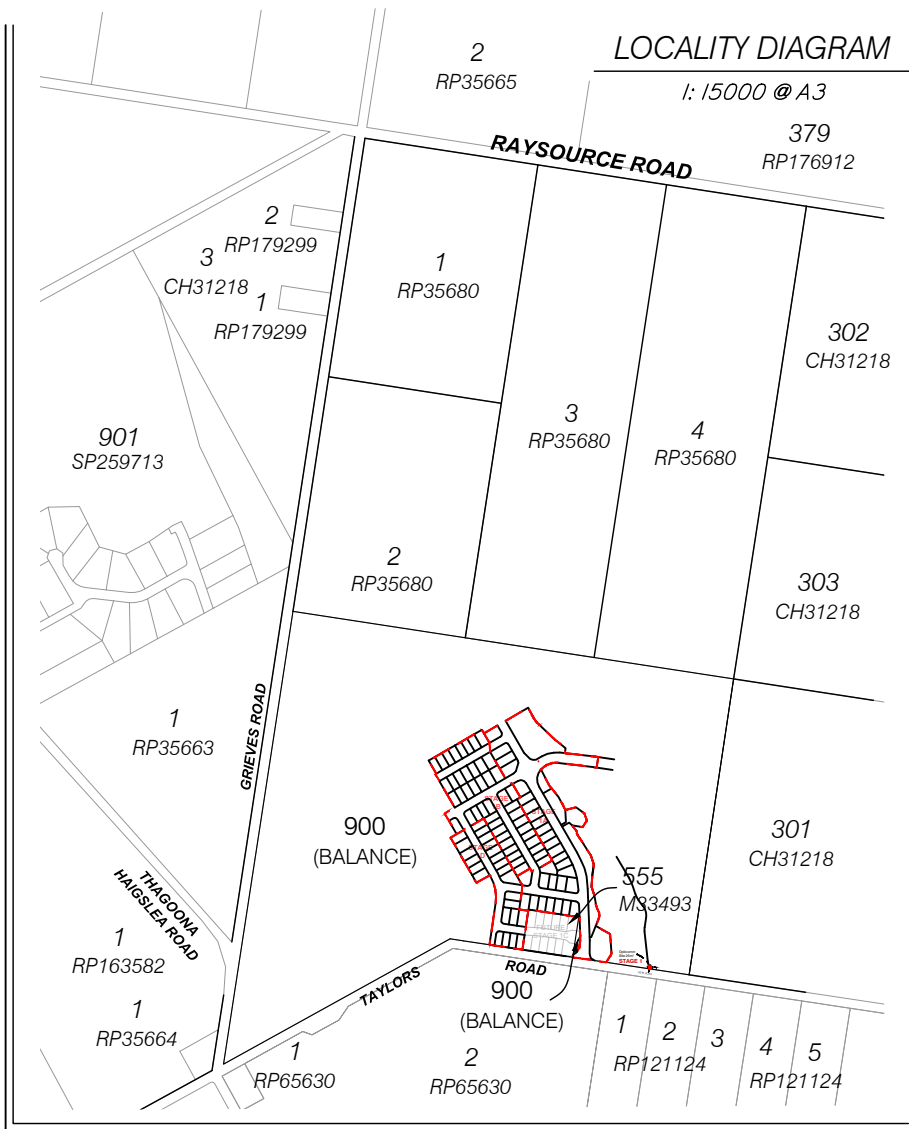


Pursuant to the
Planning Act 2016, this plan
forms part of Council's
approval for

Approval No.: 3633/2015/MAMC/B

Date: 30 January 2025

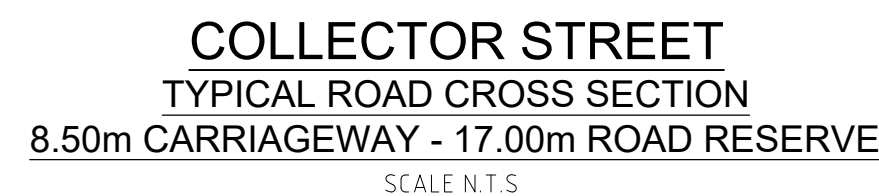
NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF NATURAL RESOURCES, MINES AND ENERGY.



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		
NOTES	(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) or (iii) 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.		
SCALE BAR	30m050100m SCALE 1:2000 @ A3		
</			



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

1	ISSUED FOR COUNCIL APPROVAL	04/02/20	TW	
REVISION		DATE	DES/DFT	WVR
				APPD

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



Drawn
T.Wood
Checked
M.Figg
Authorised
M.Figg
Date
Nov. 2019

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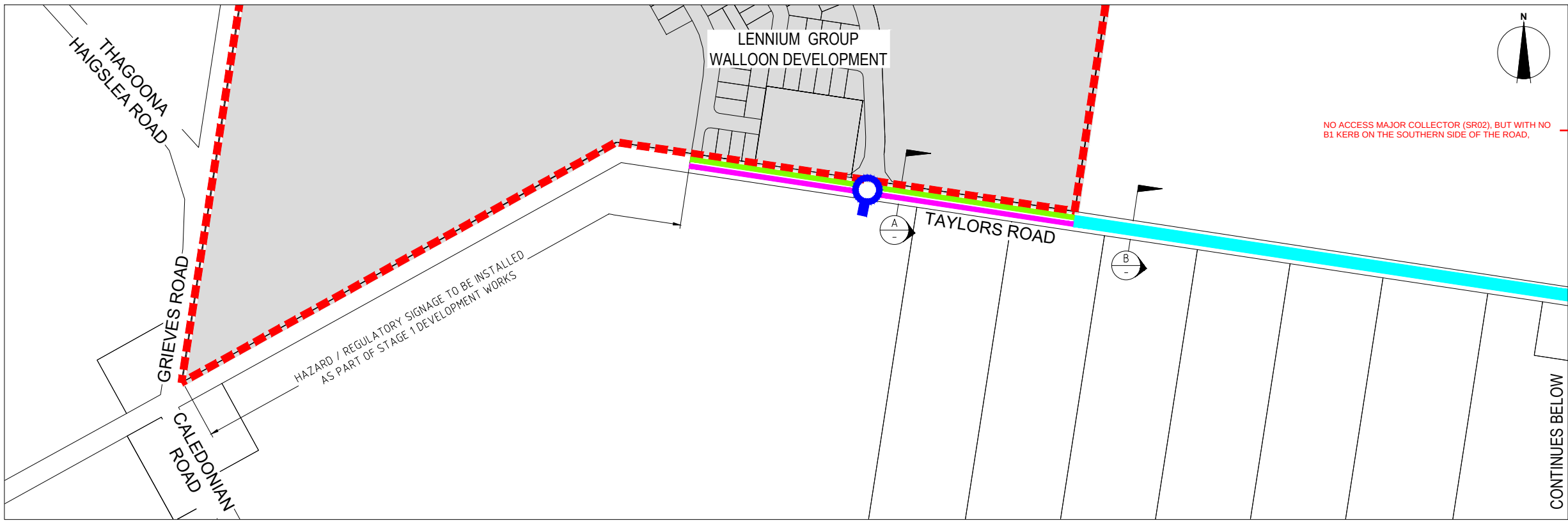
Highland Walloon (Taylors Road)
 Stage 1 ROL
 Ipswich City Council
 Roadworks
 Roadworks Typical Cross Sections

Drawing No. 30032066-01-ROL-201 **Rev** 1
Dev. App. No. 3633/2015/RAL

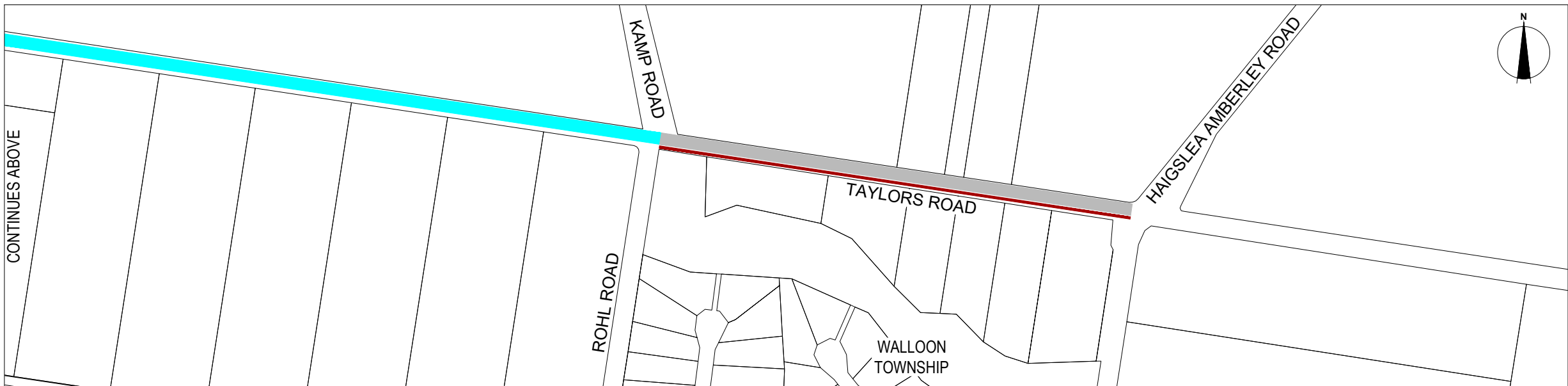
Sheet No. 1 of 1

Issue for Approval

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



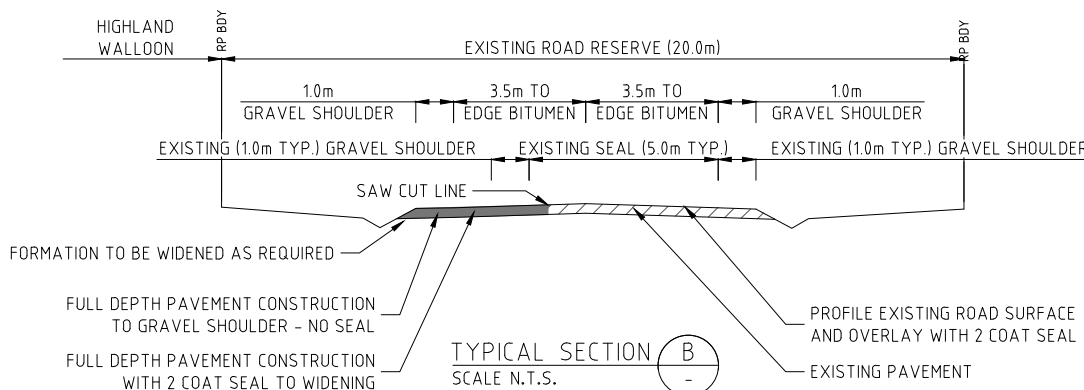
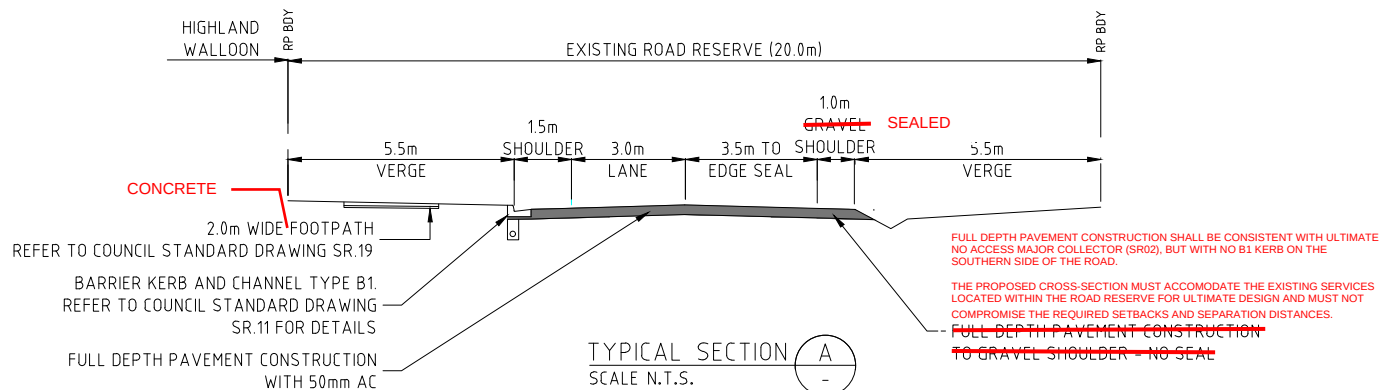
- LEGEND:**
- SUBJECT SITE BOUNDARY
 - WIDEN TAYLORS ROAD ON NORTHERN SIDE ACROSS DEVELOPMENT FRONTAGE CONSISTENT WITH ICC 'NO ACCESS MAJOR COLLECTOR' (SR.09) MODIFIED SO THAT THE CYCLE LANE IS NOT MARKED.
 - WIDEN TAYLORS ROAD ON SOUTHERN SIDE ACROSS DEVELOPMENT FRONTAGE CONSISTENT WITH ICC 'SEALED 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			
ISSUED FOR COUNCIL APPROVAL (RFI AMENDMENTS)				
ISSUED FOR COUNCIL APPROVAL				

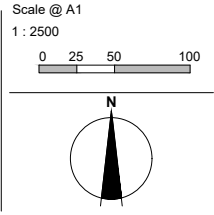
Matthew Figg
RPEQ 19245

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



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ABN 47 065 475 149

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Gold Coast +61 7 5578 0200
Melbourne +61 3 9869 0800
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