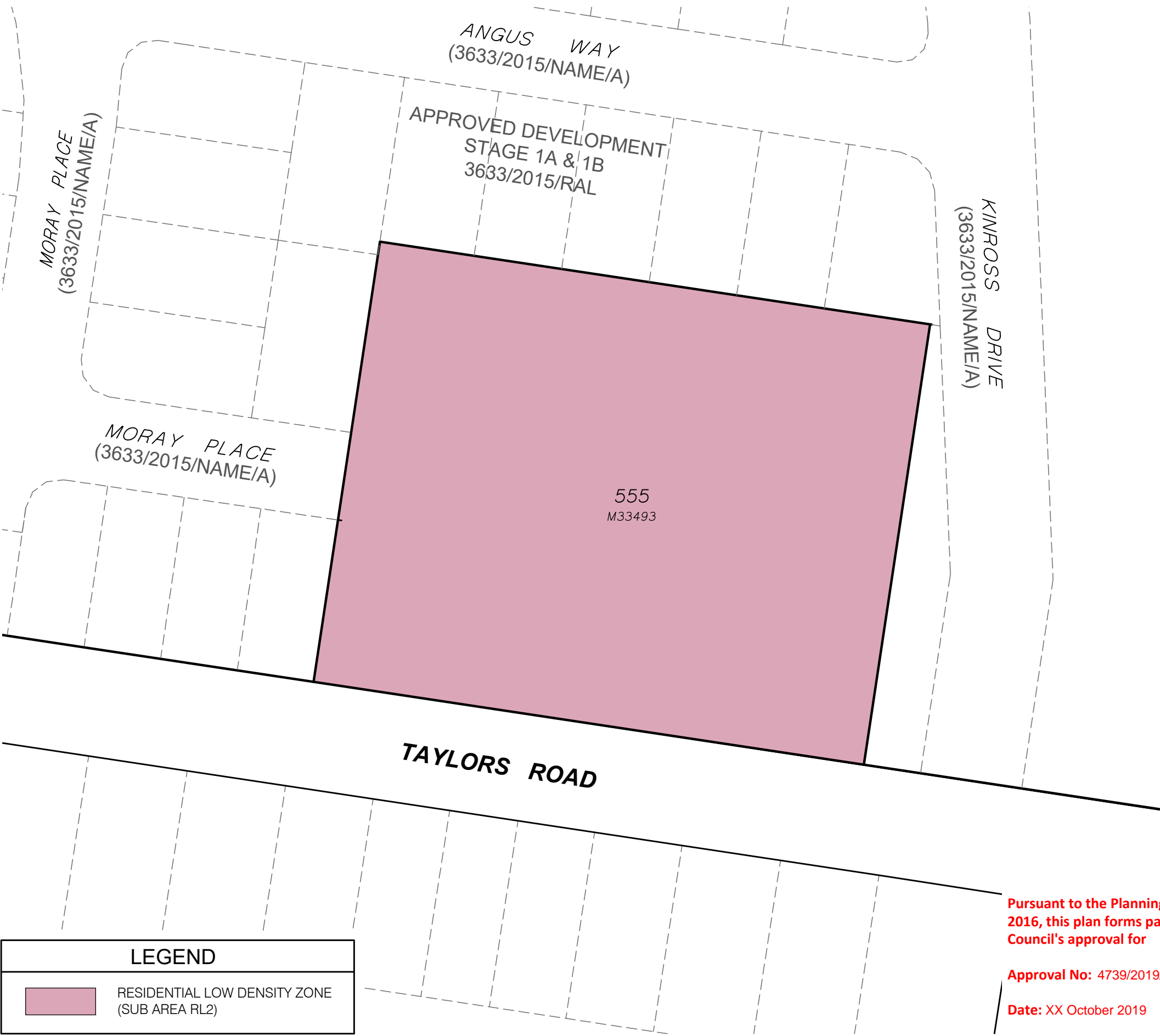


**Material Change of Use - Preliminary Approval including a variation  
request to vary the effect of the Ipswich Planning Scheme**



LEGEND	
<div></div>	RESIDENTIAL LOW DENSITY ZONE (SUB AREA RL2)

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

Approval No: 4739/2019/CA

Date: XX October 2019

Signed:

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  
**RESIPROP PTY LTD**


PROJECT  
PROPOSED CONCEPT PLAN  
OF LOT 555 ON M33493  
(197 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),(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	AREA OF PARK	TOTAL AREA
1C	-	-	-	8094m <sup>2</sup>
TOTAL				

SCALE BAR  
10m 0 20 40m  
SCALE 1:750 @ 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  
f: (07) 3842 1001  
e: info@landpartners.com.au  
w: www.landpartners.com.au



LEVEL DATUM		N/A
LEVEL ORIGIN		N/A
CONTOUR INTERVAL		N/A
COMPUTER FILE		BRSS7381-030-3-1
DRAWN	MIS	DATE 02/05/2019
CHECKED	PWS	DATE 02/05/2019
APPROVED	SRS	DATE 02/05/2019
UDN		BRSS7381-030-5-1



STATISTICS - STAGE 1C	
NUMBER OF LOTS	12
NEW ROAD LENGHT	95m
TOTAL LOT AREA	6574m <sup>2</sup>
 NEW ROAD AREA	23m <sup>2</sup>
 DEED AREA OF LOT 555 ON M33493 AREA OF PART OF LOT 329 ON CH31264 TOTAL SITE AREA	8094m <sup>2</sup> 529m <sup>2</sup> 8623m <sup>2</sup>
NET DENSITY DWELLINGS PER/HA (12 LOTS) (LOTS/TOTAL AREA)	10 dwg/ha
 FOR SINGLE RESIDENTIAL, THE MINIMUM ROAD SETBACK IS: - 4m TO BUILDINGS - 5.5m TO GARAGES	
NOMINATED LOT TYPE	
A	AUXILIARY UNIT LOT

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

RESIPROP PTY LTD

PROJECT

SITE PLAN  
(CHANGE TO BUILDING SETBACKS)  
OF PART OF LOT 329 ON CH31264 & LOT  
555 ON M33493  
(197 & 213 - 265 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), (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	AREA OF PARK	TOTAL AREA
1C	12	95m	-	8623m <sup>2</sup>
TOTAL	12	95m	-	8623m <sup>2</sup>

SCALE BAR

10m02040m

SCALE 1:750 @ A3



Brisbane Office

Level 1

18 Little Cribb Street,

Milton Qld 4064

PO Box 1399


Milton Qld 4064

p: (07) 3842 1000

f: (07) 3842 1001

e: info@landpartners.com.au

w: www.landpartners.com.au



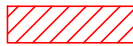

LEVEL DATUM	AHD		
LEVEL ORIGIN	ORIGIN		
CONTOUR INTERVAL	1 m		
DRAWN	NME	DATE	04/06/2019
CHECKED	PWS	DATE	4/06/2019
APPROVED	SRS	DATE	4/06/2019

UDN

BRSS7381-030-6-2

**Reconfiguring a Lot - One (1) Lot into Twelve (12) Lots and New Road**

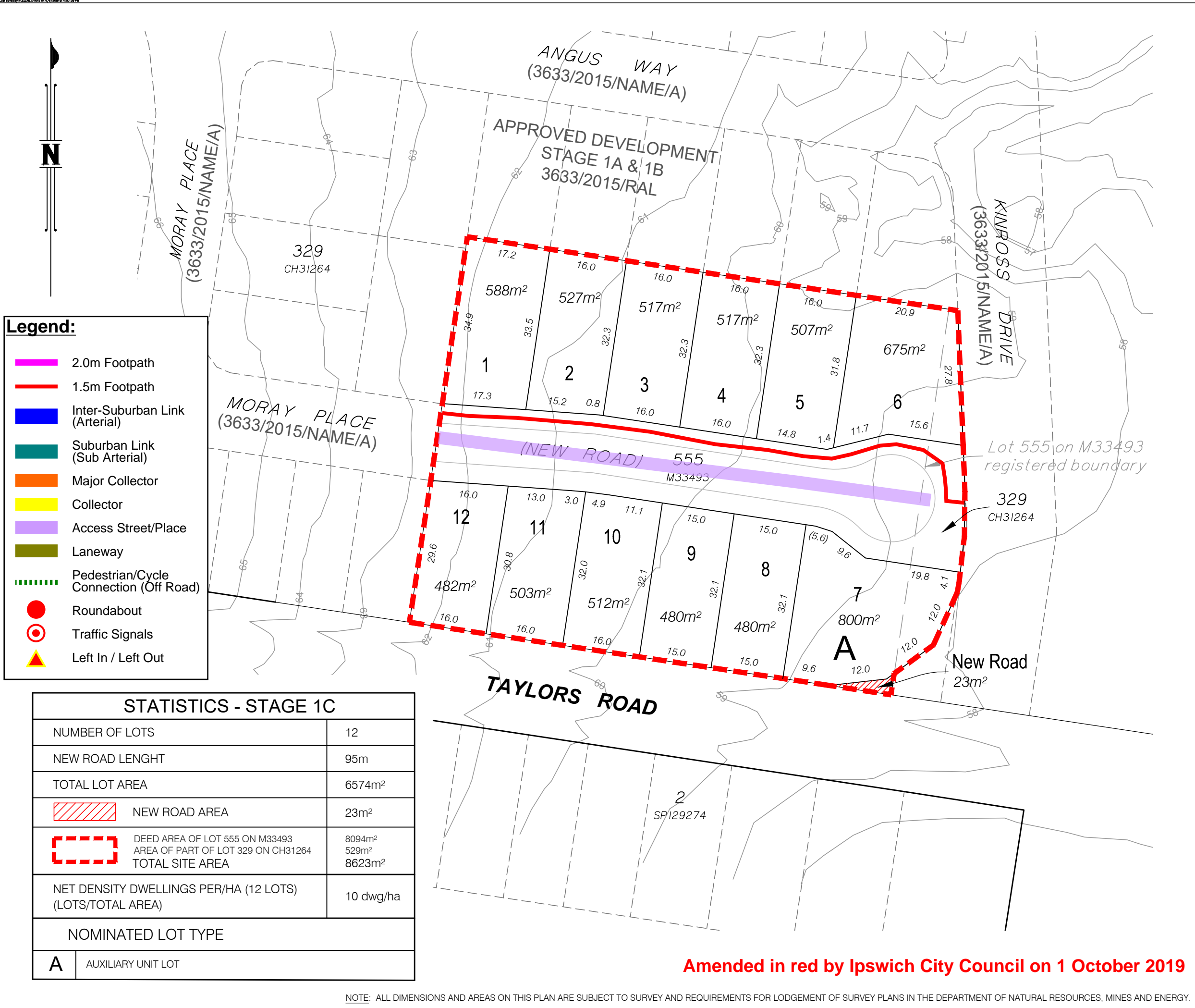


STATISTICS - STAGE 1C	
NUMBER OF LOTS	12
NEW ROAD LENGHT	95m
TOTAL LOT AREA	6574m <sup>2</sup>
 NEW ROAD AREA	23m <sup>2</sup>
 DEED AREA OF LOT 555 ON M33493 AREA OF PART OF LOT 329 ON CH31264 TOTAL SITE AREA	8094m <sup>2</sup> 529m <sup>2</sup> 8623m <sup>2</sup>
NET DENSITY DWELLINGS PER/HA (12 LOTS) (LOTS/TOTAL AREA)	10 dwg/ha
NOMINATED LOT TYPE	
A	AUXILIARY UNIT LOT

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				
RESIPROP PTY LTD				
PROJECT				
PROPOSED RECONFIGURATION OF PART OF LOT 329 ON CH31264 & LOT 555 ON M33493 (197 & 213 - 265 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), (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	AREA OF PARK	TOTAL AREA
1C	12	95m	-	8623m <sup>2</sup>
TOTAL	12	95m	-	8623m <sup>2</sup>
SCALE BAR				
10m                      0				





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

PROJECT

LOCAL AUTHORITY

NOTES

RESIPROP PTY LTD

Road and Footpath Hierarchy Plan

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 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	AREA OF PARK	TOTAL AREA
1C	12	95m	-	8623m <sup>2</sup>
TOTAL	12	95m	-	8623m <sup>2</sup>

SCALE BAR

10m 0 20 40m

SCALE 1:750 @ A3

Brisbane Office

Level 1

18 Little Cribb Street,

Milton Qld 4064

PO Box 1399

Milton Qld 4064

p: (07) 3842 1000

f: (07) 3842 1001

e: info@landpartners.com.au

w: www.landpartners.com.au

ISO 9001:15 52000

LEVEL DATUM		AHD
LEVEL ORIGIN		ORIGIN
CONTOUR INTERVAL		1 m
COMPUTER FILE		BRSS7381-030-3-3
DRAWN	NME	DATE 04/06/2019
CHECKED	PWS	DATE 4/06/2019
APPROVED	SRS	DATE 4/06/2019
UDN		BRSS7381-030-4-3

SRS:JLF

©LANDPARTNERS 2019

## **Specifications/Drawings**

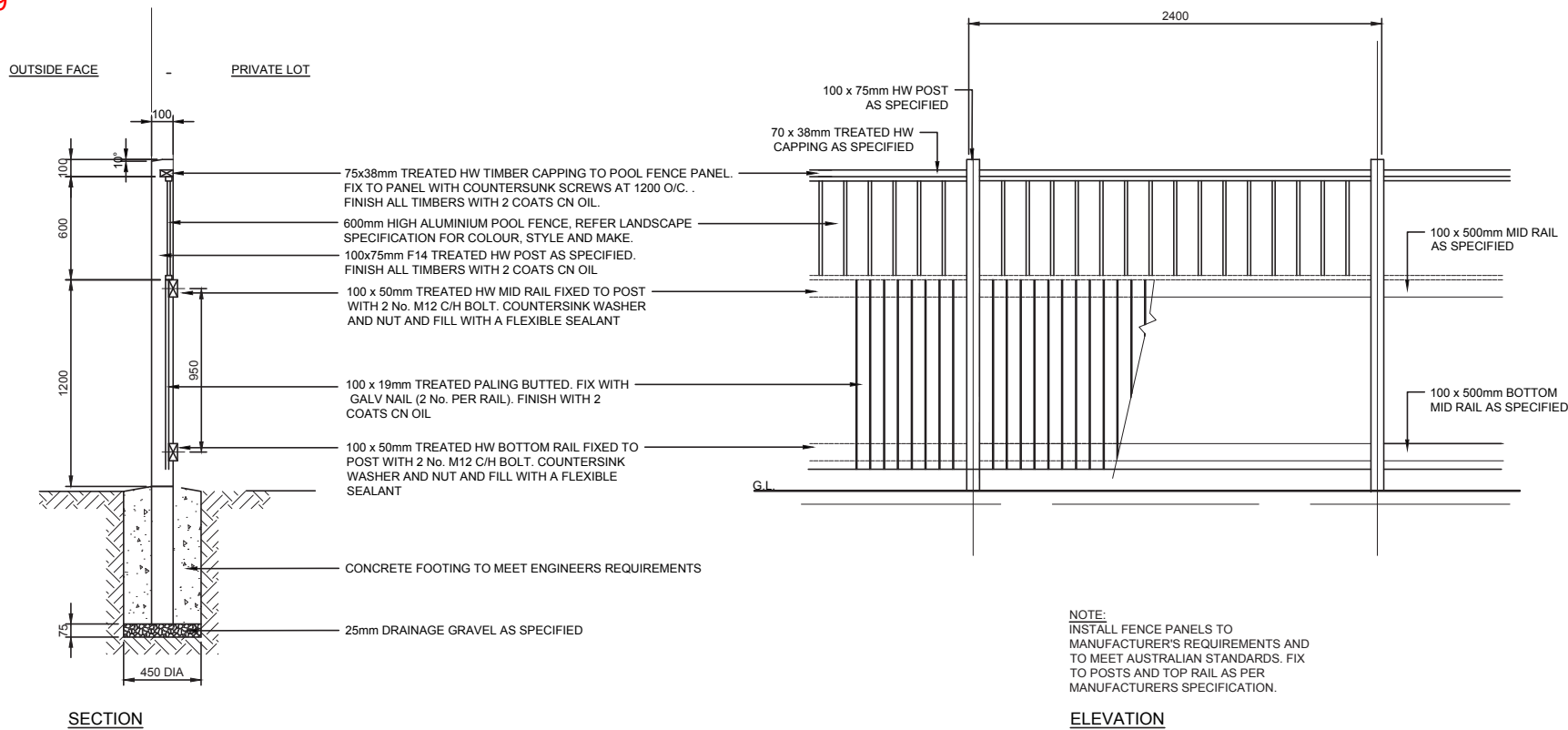
# 4.2 Taylors Road Frontage

prepared by: Aecom  
submitted by: Landpartners  
date: 25 July 2019

The road verge along Taylors Rd will function as a pedestrian footpath thoroughfare. In order to provide good amenity to the development frontage while also providing an effective and safe pedestrian pathway, visual surveillance shall be maintained between the houses and pedestrians.

Through installing a semi-transparent fence to the frontage, residents and pedestrians will be able to see through the fence while maintaining a degree of privacy and security.

Small shrubs and groundcovers less than 1500mm high are to be selected and installed as a soft buffer to the front of the fenceline to comply with sightline requirements and CPTED principles. Due to service conflicts in the Taylors Rd verge street tree planting opportunities may not be possible but will be proposed if opportunities arise in the detailed design.



## Timber Finish

Dark Stained Timber Features prevent fading and discolouration while extending the life of the fence.



## Fence Construction

Hardwood Post, Rail and capping, Treated Pine Palings and an aluminium transparent fence panel.



## Buffer Planting

Mixed species of grasses and small shrubs to a maximum height of 1.5m to maintain visibility.



## Typical Section

Visibility Maintained through transparent fence panel.

