Darling Downs

FINAL RELEASE

Parkside Strata Release

Stage

LOT#	LOT SQM	FRONTAGE METERS	DESCRIPTION	ZONING	BAL RATING	PRICE
7	249	10	Strata Lot	R40	see attached BAL Map	$370,000
8	250	10	Strata Lot	R40		$370,000
9	249	10	Strata Lot	R40		$370,000

All lots have a Geotech Classification of S and expect Titles early September2026

Side Fencing is included

Prices are subject to change without notice. All areas and dimensions are subject to final survey.

For more details

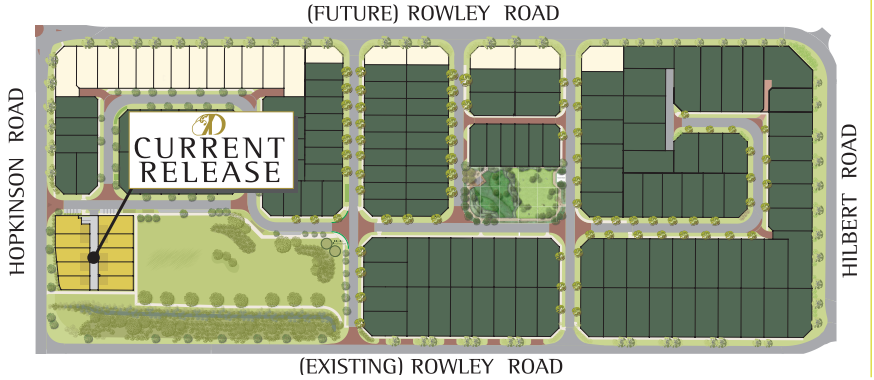
please call Dale Miles on 0419 966547 or email to dale@terranovis.com.au

VISIT OUR WEBSITE www.darlingdownsestate.com.au

DARLING DOWNS
PRIVATE ESTATE



DARLING DOWNS MASTERPLAN



Parkside
STRATA LOT RELEASE

Water Connection	Retaining Wall
Street Light	27.62 Lot Height
Electricity Connection	Restrictive Covenant
Electricity Bollard	Drainage Pit
S Sewer Connection	Garage Location

Whilst every care has been taken with the preparation of these particulars, which are believed to be correct, they are in no way warranted by the selling agent or its clients in whole or in part and should not be construed as forming part of any contract. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. All areas and dimensions are subject to survey.

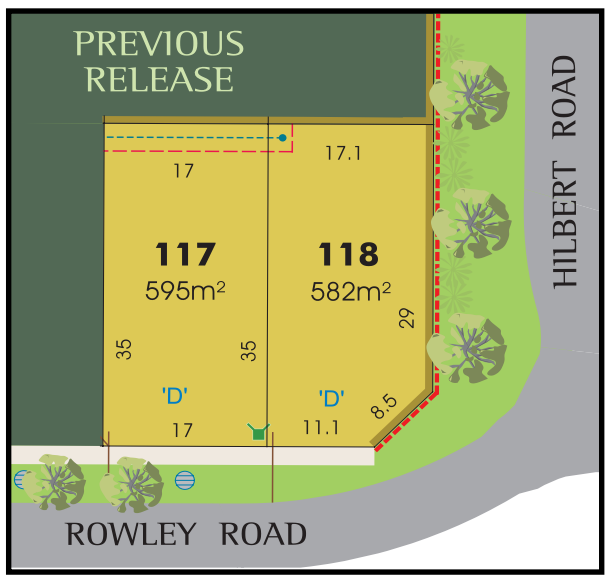
Please contact Dale Miles on 0419 966 547
or email dale@terranovis.com.au

Selling Agent
terranovis
HEAD OFFICE: 9435 3900 .com.au

DARLING DOWNS
PRIVATE ESTATE







- Water Connection
- Street Light
- Electricity Connection
- Rain Garden
- Retaining Wall
- 27.9 Lot Height
- Sewer
- Restrictive Covenant
- Drainage; connection/storage pits
- Subsoil Drainage Connection

STAGE 5

Whilst every care has been taken with the preparation of these particulars, which are believed to be correct, they are in no way warranted by the selling agent or its clients in whole or in part and should not be construed as forming part of any contract. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. All areas and dimensions are subject to survey.

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LEGEND

- Lot Subject to this LDP
- Residental R40
- No Vehicular Access Permitted
- Visually Permeable Fence
- Proposed garage location
- Bin Pad Location
- Primary Frontage

APPLICATION OF LOCAL DEVELOPMENT PLAN

This Local Development Plan (LDP) applies to the development of proposed lots 1-17 & 137 and on DP422506, Rowley Road, Darling Downs.

General Provisions
- The requirements of the Shire of Serpentine-Jarradales's Local Planning Scheme No.3 (LPS3) Residential Design Codes Volume 1 (R-Codes) and Local Planning Policy 2.2: Residential Development Standards (R25-R60) apply to all lots unless otherwise varied by this Local Development Plan (LDP).

Vehicle access
- Vehicle access is restricted in accordance with the locations shown on the plan.

Fencing
- Fencing associated with Lot 137 overlooking the POS shall be uniform and permeable above 1.2m in height to allow for passive surveillance of the adjoining POS.

Waste
- Bins are to be place on the designed Bin Pad on Paint Street on collection days.

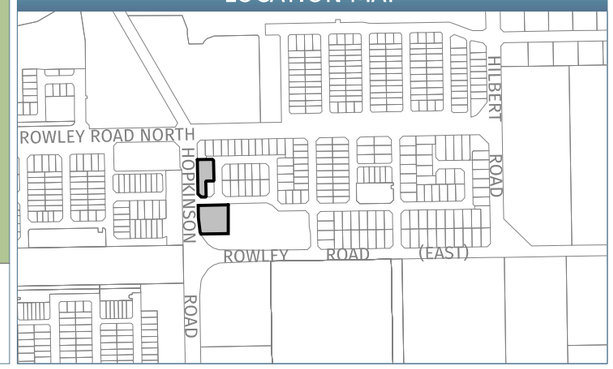
APPROVAL

The Local Development Plan has been approved by the Shire of Serpentine-Jarrahdale under Schedule 2, Clause 52 of the Planning and Developement (Local Planning Scheme) Regulations 2015.

m.legrange — *Signature*

14/10/2025 — *Date*

LOCATION MAP



LOCAL DEVELOPMENT PLAN

Lot 9004 on DP422506 Rowley Road, DARLING DOWNS

Plan No.	|	24252-02
Date	|	05/09/25
Drawn	|	NP
Checked	|	JS
Revision	|	F
Scale	|	1:1000@A3

0 10m 20m 30m

PERTH & FORRESTDALE:
Lvl 1, 252 Fitzgerald St
PERTH WA 6000
15/2 Hensbrook Loop,
FORRESTDALE WA 6112
T: 08 9495 1947
E: metro@harleydykstra.com.au

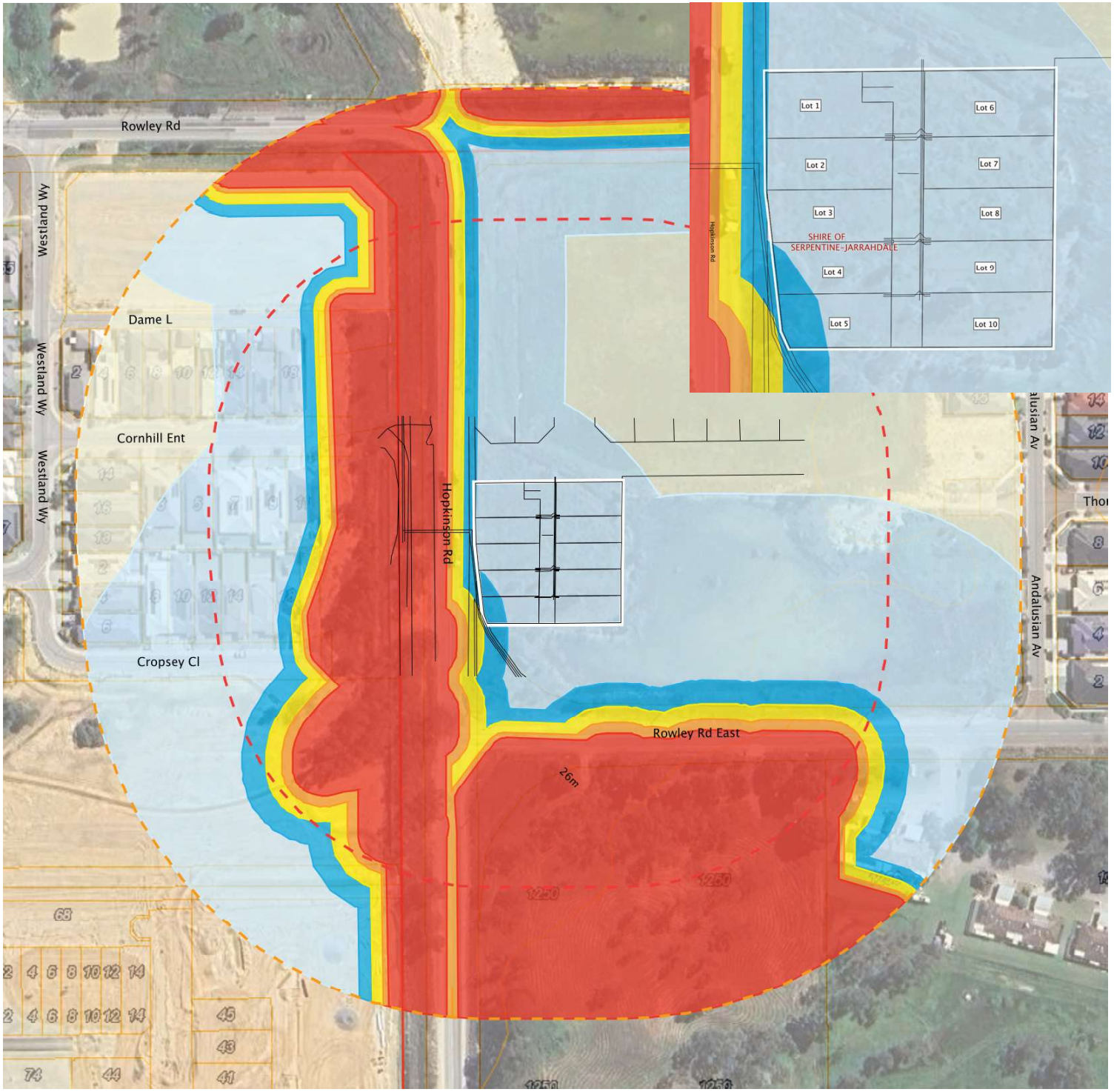
ALBANY | BUNBURY | BUSSELTON | FORRESTDALE | PERTH

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NOTE: This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey

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PLANNING & SURVEY SOLUTIONS

BUSFHIRE ATTACK LEVEL CONTOUR MAP
LOT 9004 ROWLEY ROAD, DARLING DOWNS



Legend

- Photopoint
- 100m Assessment Boundary
- 150m Assessment Boundary

Bushfire Attack Level Contour

- BAL-FZ
- BAL-40
- BAL-29
- BAL-19
- BAL-12.5

N

Bushfire Logic

3 March 2025