

## Strata Lots

### Stage 5a

LOT#	LOT SQM	FRONTAGE METERS	DESCRIPTION	ZONING	BAL RATING	PRICE
2	246	10	Strata Lot	R40	12.5	\$295,000
3	241	10	Strata Lot	R40	12.5	\$290,000
4	231	10	Strata Lot	R40	19	\$280,000
99	250	10	Strata Lot	R40	12.5	\$350,000
10	253	10	Strata Lot	R40	12.5	\$370,000

Titles are due July -August 2026

Lots have a Geotech Classification of S

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 Dales Miles on 0419 966547 or email to [dale@terranovis.com.au](mailto:dale@terranovis.com.au)

VISIT OUR WEBSITE [www.darlingdownsestate.com.au](http://www.darlingdownsestate.com.au)



# DARLING DOWNS

PRIVATE ESTATE



## DARLING DOWNS MASTERPLAN



# Parkside

## STRATA LOT RELEASE

- Water Connection
- Street Light
- Electricity Connection
- Electricity Bollard
- Sewer Connection
- Retaining Wall
- Lot Height
- Restrictive Covenant
- Drainage Pit
- 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.

Selling Agent

**terrano**  
HEAD OFFICE: 9435 3900 [.com.au](http://terrano.com.au)



**LEGEND**

- Lot Subject to this LDP
- Residential 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 Development (Local Planning Scheme) Regulations 2015.

*m.legrange* 14/10/2025  
Signature Date

**LOCATION MAP**



# LOCAL DEVELOPMENT PLAN

Lot 9004 on DP422506 Rowley Road,  
DARLING DOWNS

Plan No.   24252-02	PERTH & FORRESTDALE: Lvl 1, 252 Fitzgerald St PERTH WA 6000	COPYRIGHT: This document is and shall remain the property of HARLEY DYKSTRA. The document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.
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Checked   JS	E: metro@harleydykstra.com.au	
Revision   F	ALBANY   BUNBURY   BUSSELTON   FORRESTDALE   PERTH	

Scale | 1:1000@A3

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

## Harley Dykstra

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

