



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.

14/10/2025

Signature

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

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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