

The Grove at Maddington



Stage

Stage 2 - NEW RELEASE

LOT#	LOT SQM	FRONTAGE METERS	DESCRIPTION	ZONING	BAL RATING	PRICE
46 HOLD	392	12.5	Standard Lot	R30	12.5	\$429,000
49	572	Cnr	Fronting Park Corner Lot	R30	LOW	\$489,000

All lots have a Geotech classification of S site with a footing detail of "C2"

*A-Noise Package "A"

*B-Noise Package "B"

*C-Noise Package "C"

*D-Noise Package "D"

Titles are expected in May 2026

Prices are subject to change without notice. All areas and dimensions are subject to final survey.
Side and Rear Fencing & Front Landscaping Voucher is included.

VISIT OUR WEBSITE www.thegroveatmaddington.com.au

**For more details, please contact Dale Miles on 0419 966 547
or dale@terranovis.com.au**



THE GROVE

AT MADDINGTON



LAND RELEASE PLAN

- 19.95 Lot Height
- Streelight
- S Sewer
- Drainage
- Retaining Wall
- NBN
- Power
- Water Connection; Deferred
- Sub-soil Drainage
- Drainage Easement

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 or relied upon in any way. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. This disclaimer applies except in respect of those conditions, warranties and rights imposed by law which cannot be excluded or modified.

Selling Agent



terrano
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THE GROVE AT MADDINGTON



Legend

- Local Development Plan Boundary
- Existing Cadastre
- Residential
- Public Open Space
- Dwelling Orientation
- Designated Garage Location

Subject to Additional Noise Mitigation Measures

- Quiet House Design Package 'A'
- Quiet House Design Package 'B'
- Quiet House Design Package 'C'
- Quiet House Design Package 'D'

Local Development Plan

This Local Development Plan has been prepared pursuant to Clause 52 (1)(a) of the Planning and Development (Local Planning Schemes) Regulations 2015 - Schedule 2 - Deemed Provisions and the Residential Design Codes (R-Codes), and in place of a planning approval for a Single House where it meets:

- i. The Deemed-to-Comply provisions of the R-Codes, and any other alternative Deemed-to-Comply provisions contained in the City's Residential Development Policy.

General

1. The acceptable development requirements of the Residential Design Codes (as amended), and the City of Gosnells Local Planning Scheme No. 24 (as amended) and Local Planning Policies are required to be satisfied, except where this local development plan provides for variations.
2. Development approval is not required, but a Building Permit is required, for construction of a compliant dwelling on any lot within the area covered by this Local Development Plan (including lots with a land area less than 260m²).
3. Consultation with the adjoining or other landowners is not required to achieve a variation to the Residential Design Codes as provided for by this Local Development Plan.

Dwelling Design

4. Dwellings to generally be orientated as shown in this LDP through orientation of the dwelling main entrance in the direction specified.

Vehicular Access

5. Driveway access to a garage/carport for certain corner lots is to be provided as shown on this LDP
6. Driveways may be located closer than 6m to a street corner or the point at which a carriageway begins to deviate for Lots 9, 13, 25, 29, 38, 50, 61 and 62.

Noise Attenuation

7. Dwellings on lots identified in this LDP as being 'subject to additional noise mitigation measures' are to be constructed in accordance with the Western Australian Planning Commission's State Planning Policy 5.4 - Road and Rail Noise 'Quiet House Design Package' specifications for Package Type (A - D), as per the Noise Management Plan prepared by Herring Storer Acoustics (dated 20 July 2022 Rev 2.0), unless varied otherwise and approved by the City. Two storey development may be subject to further acoustic and associated requirements.

Approval

Pursuant to Clause 52(1)(a) of the Planning and Development (Local Planning Schemes) Regulations 2015 - Schedule 2 - Deemed Provisions this Local Development Plan is hereby approved



Coordinator Planning:

Date: 20/11/2025



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Staff: JP, GW, JK Checked: JP

File: 23-412 LDP-1

Scale: 1:1500 @ A3

1:750 @ A1

Date: 3 Oct 2025

Local Development Plan

Lots 2 (227), 103 (235) and 126 (219) Maddington Road, Maddington