

The Grove at Maddington



Stage 1

*** NEW RELEASE ***

LOT#	LOT SQM	FRONTAGE METERS	DESCRIPTION	ZONING	BAL RATING	PRICE
* 11	450	15	Traditional Lot, Ballyronan Rd	R30	0	\$340,000
* 12	450	15	Traditional Lot, Ballyronan Rd	R30	0	\$340,000
* 29	346	Cnr	Traditional Lot, cnr of Holeywell St & Loup Rd	R30	0	\$319,000

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

*** Noise Package "A"**

Titles are expected in July 2024.

Prices are subject to change without notice.

All areas and dimensions are subject to final survey.

Free side and rear fence & Front Landscaping are 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 | Sewer | Drainage | Sub-soil Drainage |
| Retaining Wall | NBN | Power | Water Connection | | |

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



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



THE GROVE
AT MADDINGTON

CITY OF GOSNELLS
DEVELOPMENT SERVICES

Local Development Plan
PF23/00017 has been APPROVED

Decision Date: 23 January 2024
Page 1 of 1



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

- The acceptable development requirements of the Residential Design Codes (as amended), and the City of Gosnells Town Planning Scheme No. 6 (as amended) are required to be satisfied, except where this local development plan provides for variations.
- 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).
- 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

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

Vehicular Access

- Driveway access to a garage/carport for certain corner lots is to be provided as shown on this LDP
- 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

- 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 Policy Statement of 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.

The provisions of this Local Development Plan are enforced through the following legislation: Clause 56 of the Planning and Development (Local Planning Schemes) Regulations 2015 - Schedule 2 – Deemed Provisions. Section 214 of the Planning and Development Act 2005 - Directions by responsible authority regarding unauthorised development.

Approval

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

A/Senior Planner: Kevin Townroe
on behalf of

Coordinator Development Services:

ktownroe

Date: 23.01.2024

Local Development Plan

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

Date: 18 Oct 2023 Scale: 1:1500 @ A3 1:750 @ A1 File: 23-412 LDP-1 Staff: JP GW Checked: JP



element.

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