



**PLAN NOTATIONS**

- ① R30 lots to be developed for Over 55 Years Development, in accordance with the site area requirements for aged and dependant persons' dwellings, pursuant to the Residential Design Codes of WA (R Codes).
- ② No vehicle access permitted to Over 55 Years Development from Rockingham Road. Pedestrian access only. Footpaths are required to connect to the existing footpath on Rockingham Road, to maximise connectivity between the development and surrounding locality. An easement in gross is required to be attached to the Strata Plan to ensure the general public has legal access to the brick paved accessways (and footpaths incorporated within the accessways) of the development. Signage to notify the public of its right for pedestrian use of the footpaths is to be installed at the Rockingham and Mell Roads entrances to the development.
- ③ A small community centre is to be developed for the use of the Over 55 Years Community. The centre is to be owned and maintained by the residents of this community. The design of the building and garden is to have an appropriate interface with the adjacent public open space (POS) and accessway frontages to allow for passive surveillance.
- ④ POS is to be designed to allow for connection with the future public open space areas to be developed on the neighbouring lots, in accordance with the District Structure Plan for Packham North.
- ⑤ Dwelling to be designed with an appropriate interface to POS. Visually permeable fencing is required along at least 50% of the side boundary shared with the POS to allow for casual surveillance over the parkland.
- ⑥ Dwellings to be designed to allow for casual surveillance of access footpath connection to Rockingham Road, while being secure. Visually permeable fencing is required along at least 50% of the side boundaries of the lot which interface with the access path and Rockingham Road.
- ⑦ No vehicle access onto Rockingham Road for properties adjacent to Rockingham Road.
- ⑧ Dwellings with a primary frontage to the internal road accessway and sharing a (rear) boundary with Rockingham Road are to be designed with a combination of solid and visually permeable fencing along the rear boundary, to ensure maximum security and noise amelioration for the residents, while still maintaining an appropriate level of interaction with the Rockingham Road interface.
- ⑨ A masonry wall is to be constructed along the common boundary shared with the adjacent Service Station to enable the proprietor of the Service Station to address any non-compliant noise impacts emanating from components of the Service Station use.
- ⑩ Boundary fencing is to address the impact of noise and light emissions from the adjacent commercial businesses located to the north, should it be determined that such emissions are at a level which will adversely impact on the residential amenity of the subject land.

note: all lot areas and dimensions are subject to survey.

# LOCAL STRUCTURE PLAN - MELL GARDENS (revised)

LOTS 480 AND 483 ROCKINGHAM ROAD  
SPEARWOOD

COUNCIL APPROVED DATE: \_\_\_/\_\_\_/\_\_\_  
 WAPC ENDORSED DATE: \_\_\_/\_\_\_/\_\_\_

**LEGEND**

- ZONES/RESERVES
- RESIDENTIAL R30
- PUBLIC OPEN SPACE
- OTHER
- SUBJECT SITE
- FOOTPATH



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