The following was resolved by Council on 27 September 2011:

SUBJECT LOT 25, HOUSE NUMBER 130, CRESSWELL ROAD, DETAILED AREA PLAN AND DEVELOPMENT APPLICATION (MAURICE ZEFFERT REDEVELOPMENT) - STATE ADMINISTRATIVE TRIBUNAL RECONSIDERATION DR182 OF 2011

Council Resolution

0911/037

Moved Councillor Michael, seconded Councillor Collins.

1. That in accordance with Section 31(1) of the State Administrative Tribunal Act 2004, the Council RECONSIDERS its decision of 17 May 2011; and that Pursuant to Clause 6A.16.5 of Local Planning Scheme No. 3, the Detailed Area Plan for Lot 25, House Number 130, Cresswell Road, Dianella – Maurice Zeffert Redevelopment be APPROVED subject to the following conditions:

a. The proposed Block ‘A’ & Block ‘B’ to be reduced from 6 storeys to 5 storeys in height.

b. A detailed landscaping plan for the whole site and adjacent verge areas to be submitted to, and approved by the City, prior to the commencement of development of Stage 1 of the redevelopment, to the satisfaction of the Manager Approvals and Manager Parks and Reserves;

c. All air conditioners, mechanical plant and equipment is to be positioned to minimise the visual impact when viewed from Cresswell Road, Woodrow Avenue and Alexander Drive;

d. Staging for the development is to accord with the approved staging plans.

e. Parking for recreational vehicles be provided and maintained to the satisfaction of the City on Lot 11, House Number 119, Cresswell Road, Dianella.

f. Fencing to the courtyards of the ground floor dwellings within Building Block F and G to accord with the City’s Streetscape Policy.

g. All boundary fencing along Woodrow Avenue (excluding the truncation), Cresswell Road and the common boundary with Breckler Park to be “see through” above 750mm (eg solid piers with wrought iron inserts). Where pickets are used as a form of insert for the front fence, the pickets are to be no wider than 75mm and spaced at not less than half the width of the pickets.
'ASHLAR GLEN' EXISTING RETIREMENT VILLAGE

WOODROW AVENUE

SITE PLAN - GROUND FLOOR - NEW SETBACKS

MAURICE ZEFFERT HOME
PROPOSED RETIREMENT APARTMENTS
CRESWELL ROAD, DANIELLA
WESTERN AUSTRALIA

SIT PLAN - GROUND FLOOR - NEW SETBACKS

SCALE: 1:2000

SIT AREA
ALLOWABLE PLOT RATIO: 1:1 - ALLOWABLE FLOOR AREA: 16,180m²
ACTUAL FLOOR AREA: 16,180m²
SITE COVER ALLOWABLE: 40% - SITE COVERAGE: 42%
- APARTMENTS: 113
- RESIDENTIAL CAR BAYS: 20
- VISITOR CAR BAYS: 20

John L. Silbert & Associates

FILE COPY
MAURICE ZEFFERT HOME
PROPOSED RETIREMENT APARTMENTS
CRESSWELL ROAD, DIANELLA
WESTERN AUSTRALIA.

APARTMENT FLOOR PLAN
TYPICAL FOR ALL BLOCKS
SCALE 1:100

100

BED 1
BED 1
BED 1
BED 1

BED 2
BED 2
BED 2
BED 2

BED 3
BED 3
BED 3
BED 3

BED 4
BED 4
BED 4
BED 4

LOUNGE
LOUNGE
LOUNGE
LOUNGE

DINING
DINING
DINING
DINING

ENSUITE
ENSUITE
ENSUITE
ENSUITE

STAIR
STAIR
STAIR
STAIR

LIFT
LIFT
LIFT
LIFT

KITCHEN
KITCHEN
KITCHEN
KITCHEN

ELEC
ELEC
ELEC
ELEC

BATHROOM
BATHROOM
BATHROOM
BATHROOM

ENTRY
ENTRY
ENTRY
ENTRY

STUDY
STUDY
STUDY
STUDY

30.5m^2
30.5m^2
30.5m^2
30.5m^2

GALCONY
GALCONY
GALCONY
GALCONY

143.5m^2
143.5m^2
146.5m^2
146.5m^2

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Maurice Zeffert Home

Proposed Retirement Apartments
Cresswell Road, Cresswell, Western Australia

John L. Silbert & Associates

Architect

Newcastle Street
Northbridge, Perth, Western Australia

3 Storey Apartment Block Elevations

Scale 1:100

Date: 02.02.2011

A1.09