

The following was resolved by Council on 27 September 2011:-

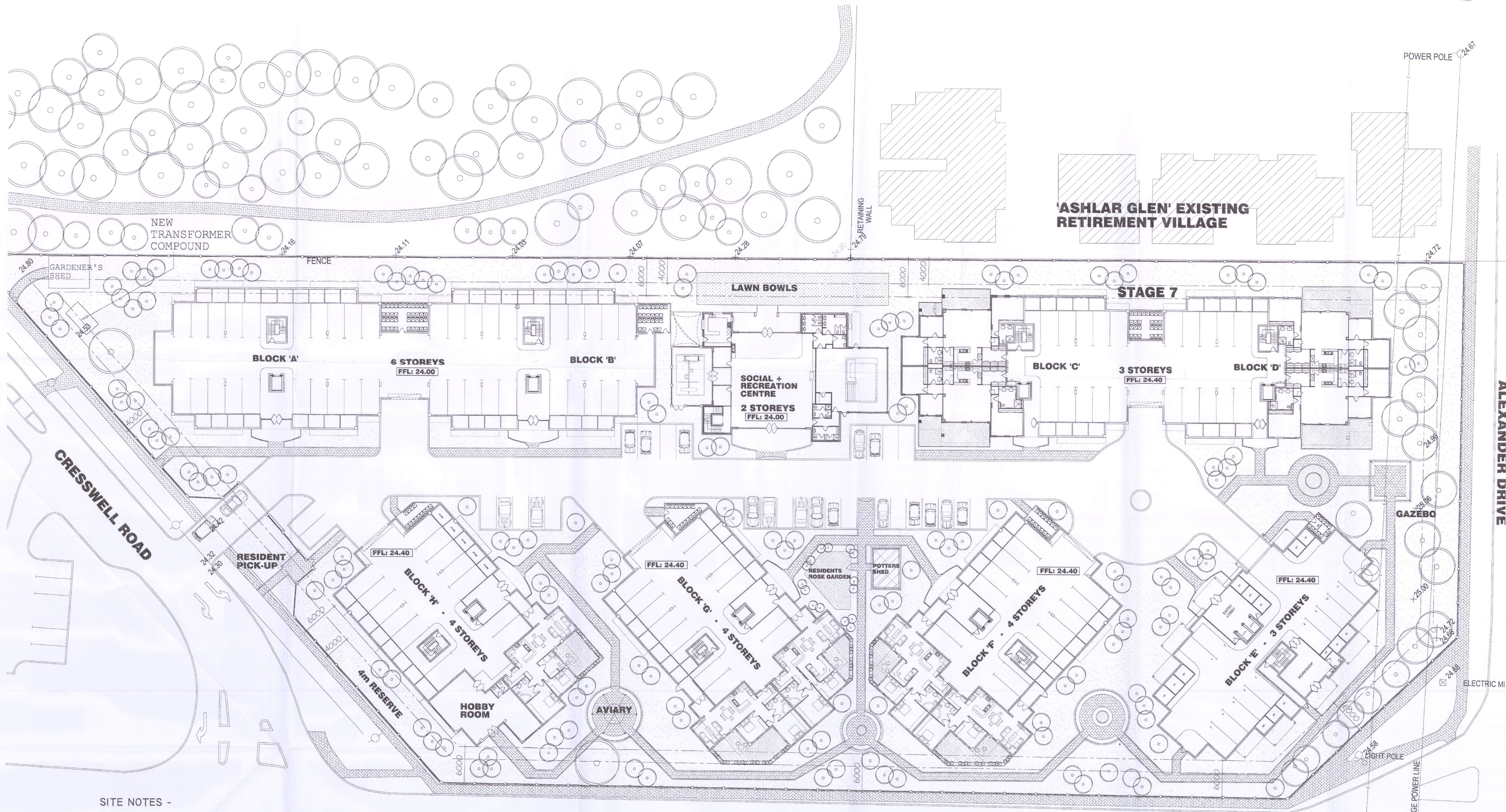
**SUBJECT LOT 25, HOUSE NUMBER 130, CRESSWELL ROAD, DETAILED
AREA PLAN AND DEVELOPMENT APPLICATION (MAURICE
ZEFFERT REDEVELOPMENT) - STATE ADMINISTRATIVE
TRIBUNAL RECONSIDERATION DR182 OF 2011**

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.**



SITE NOTES -

SITE AREA.....	16,180M ²
ALLOWABLE PLOT RATIO..1:1 - ALLOWABLE FLOOR AREA...	16,180M ²
ACTUAL FLOOR AREA.....	15,688M ²
SITE COVER ALLOWABLE.....60% - SITE COVERAGE.....	42%
- APARTMENTS.....	113
- RESIDENTIAL CAR BAYS.....	113
- VISITOR CAR BAYS.....	29

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

SITE PLAN - GROUND FLOOR - NEW SETBACKS
SCALE 1:200

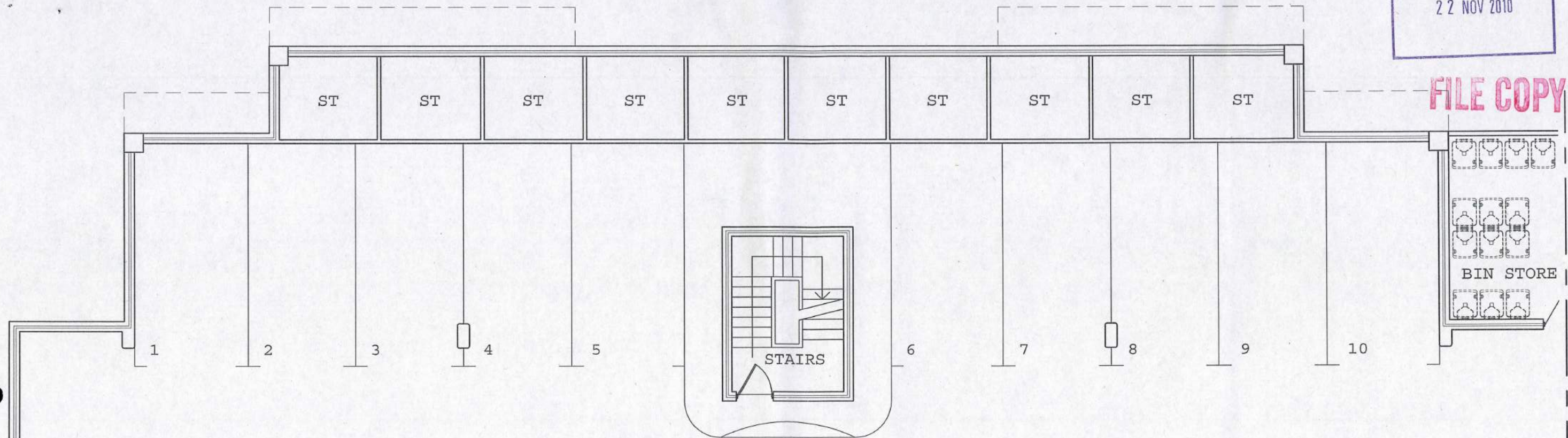
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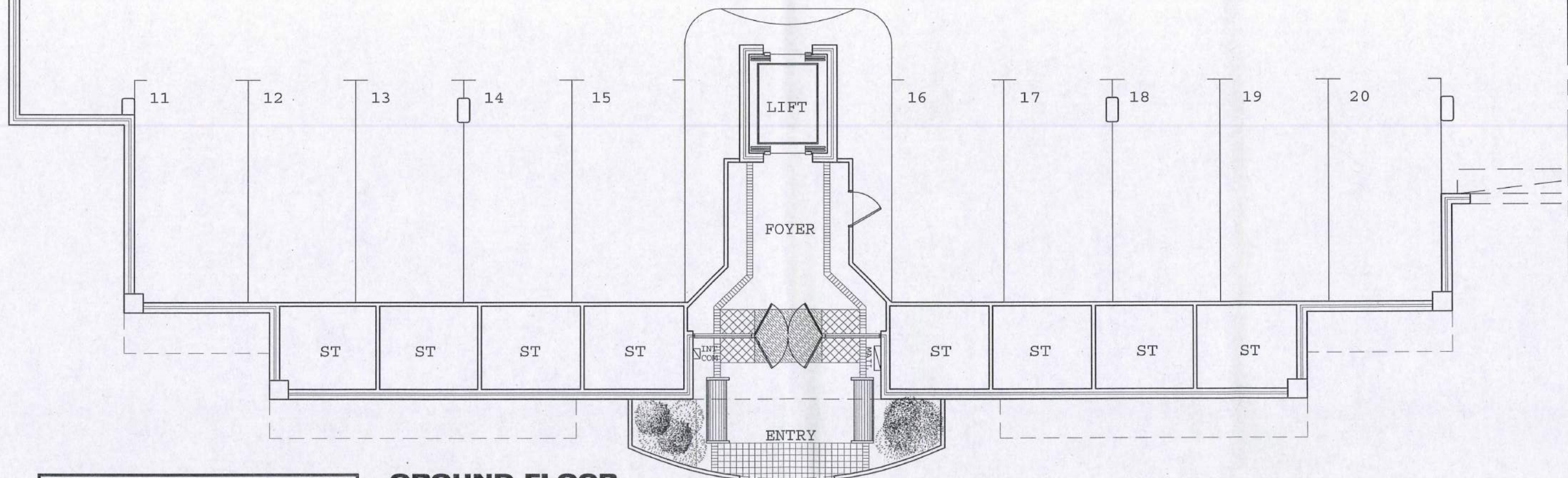
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20 CAR BAYS
CONC.



BLOCK B

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GROUND FLOOR
BLOCK A

SCALE 1:100

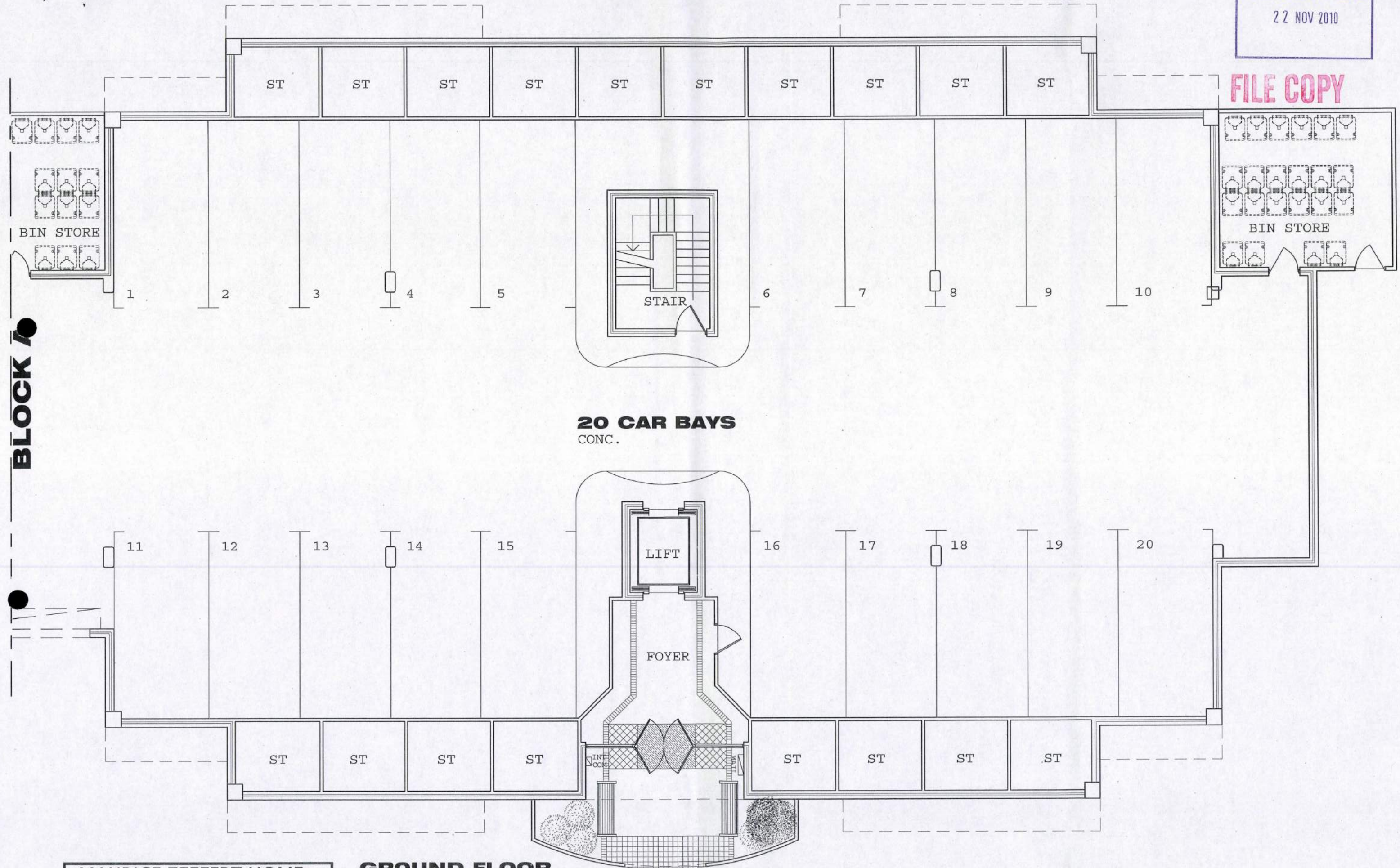
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BLOCK B



20 CAR BAYS
CONC.

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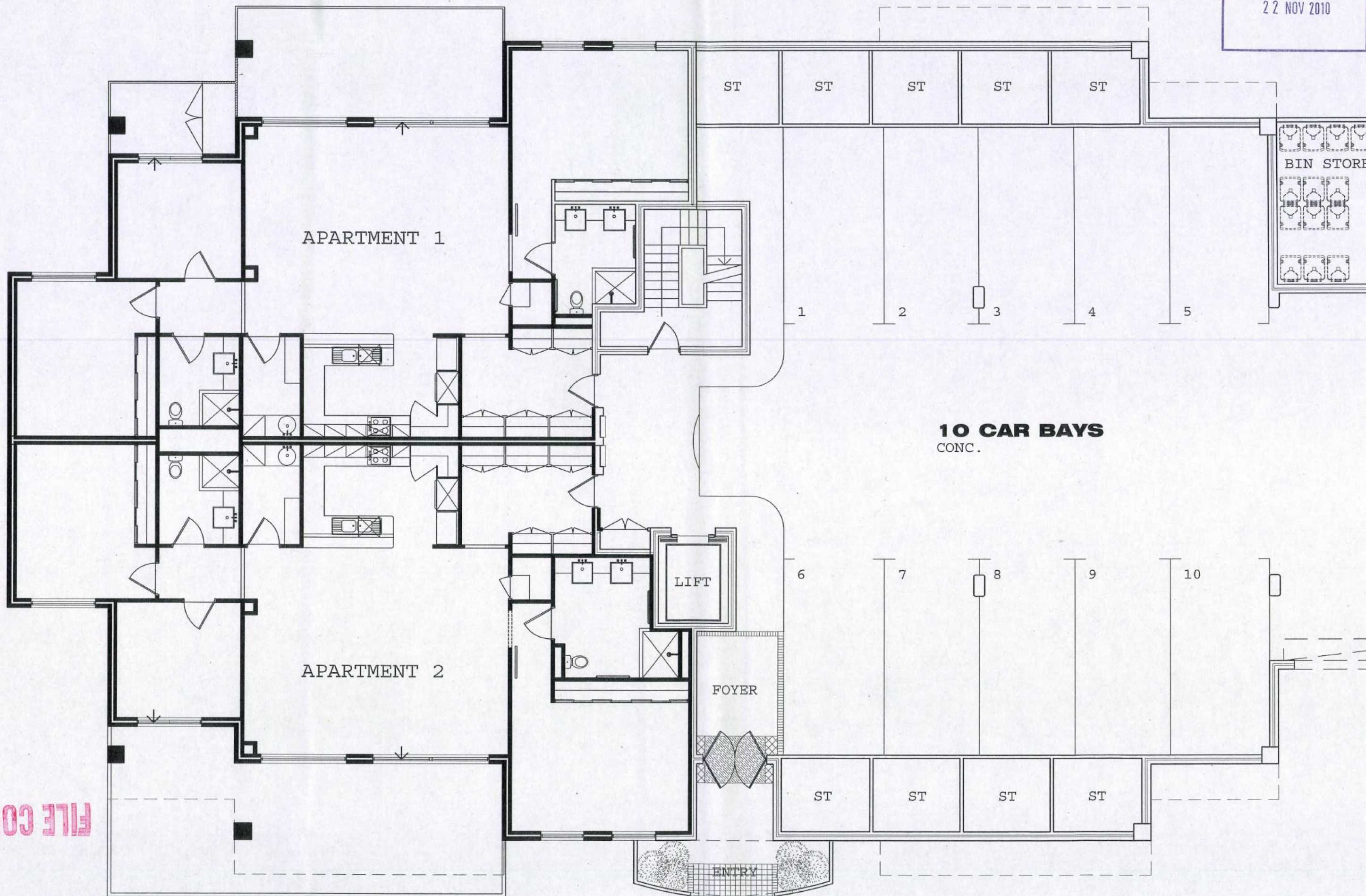
GROUND FLOOR
BLOCK B
SCALE 1:100

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BLOCK D

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GROUND FLOOR
BLOCK C

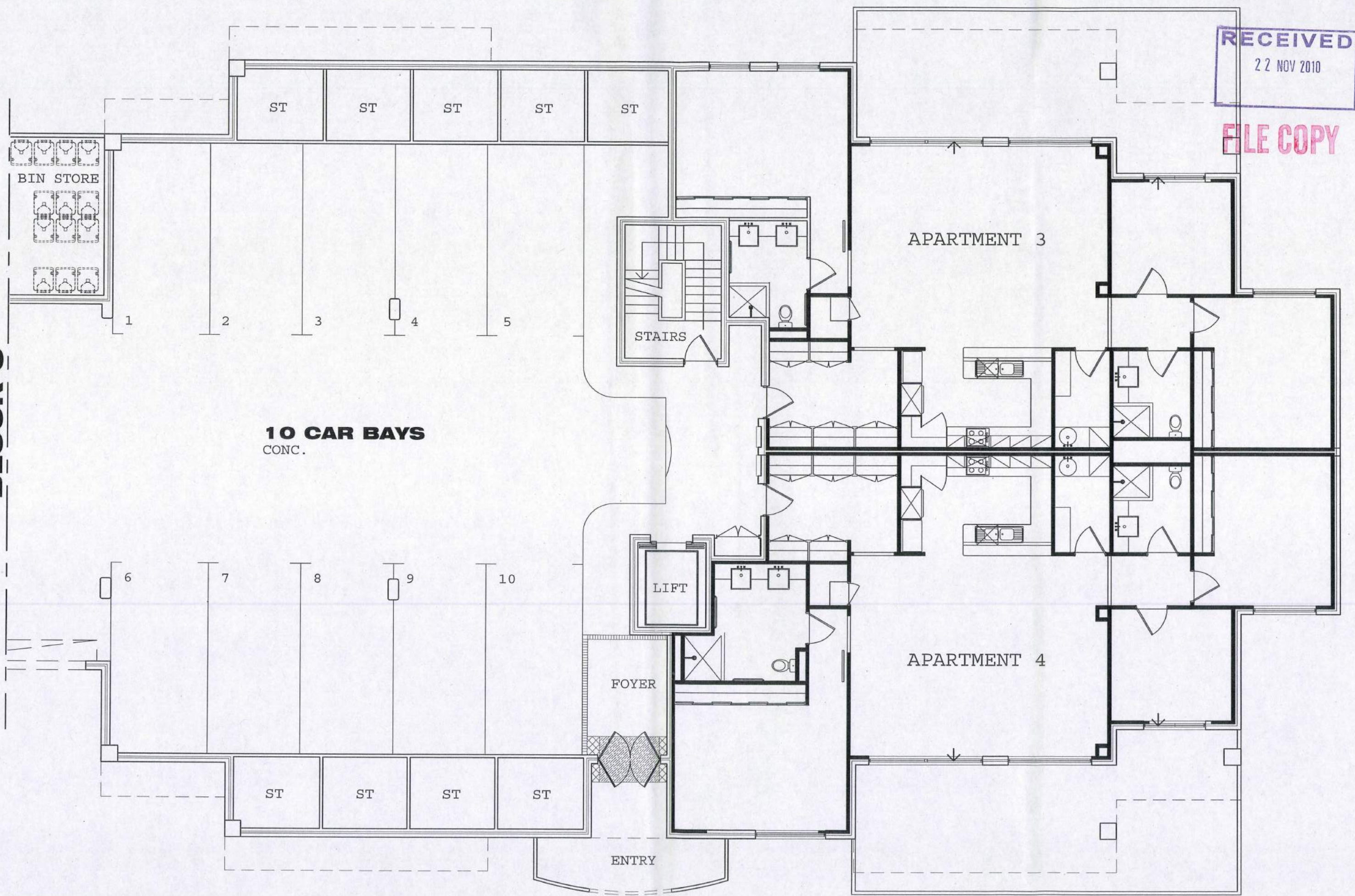
SCALE 1:100

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BLOCK C



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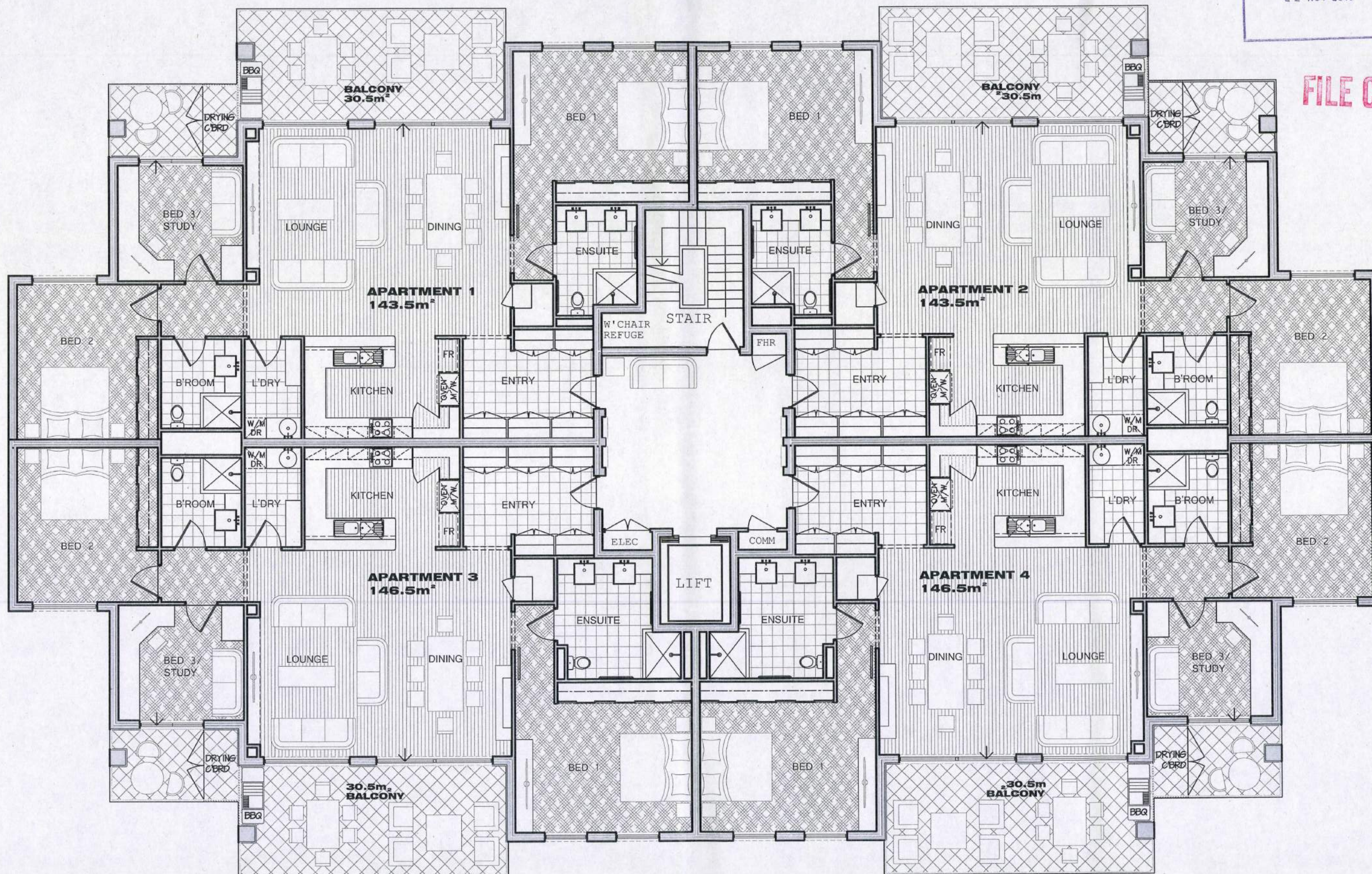
**GROUND FLOOR
BLOCK D**
SCALE 1:100

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APARTMENT FLOOR PLAN TYPICAL FOR ALL BLOCKS

SCALE 1:100

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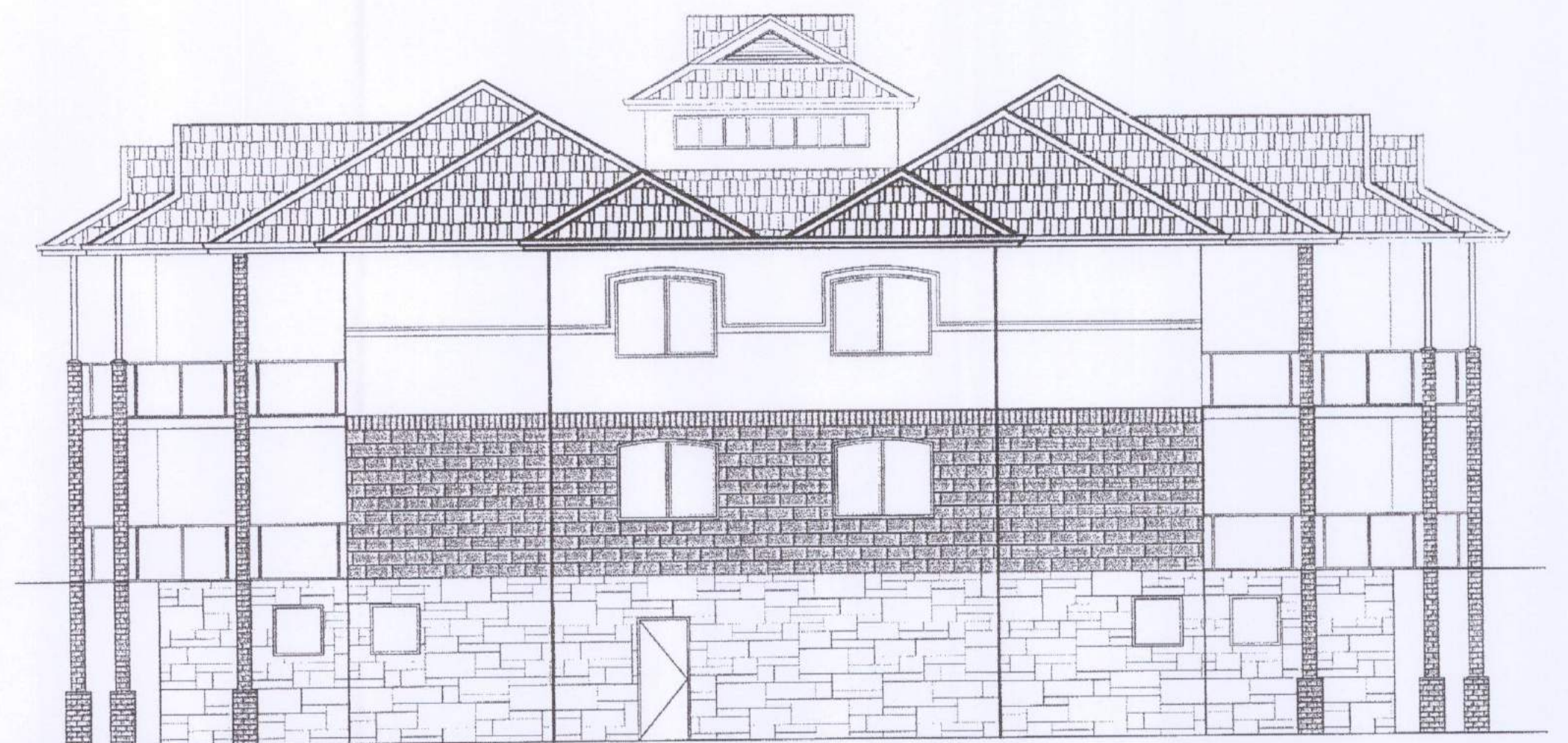
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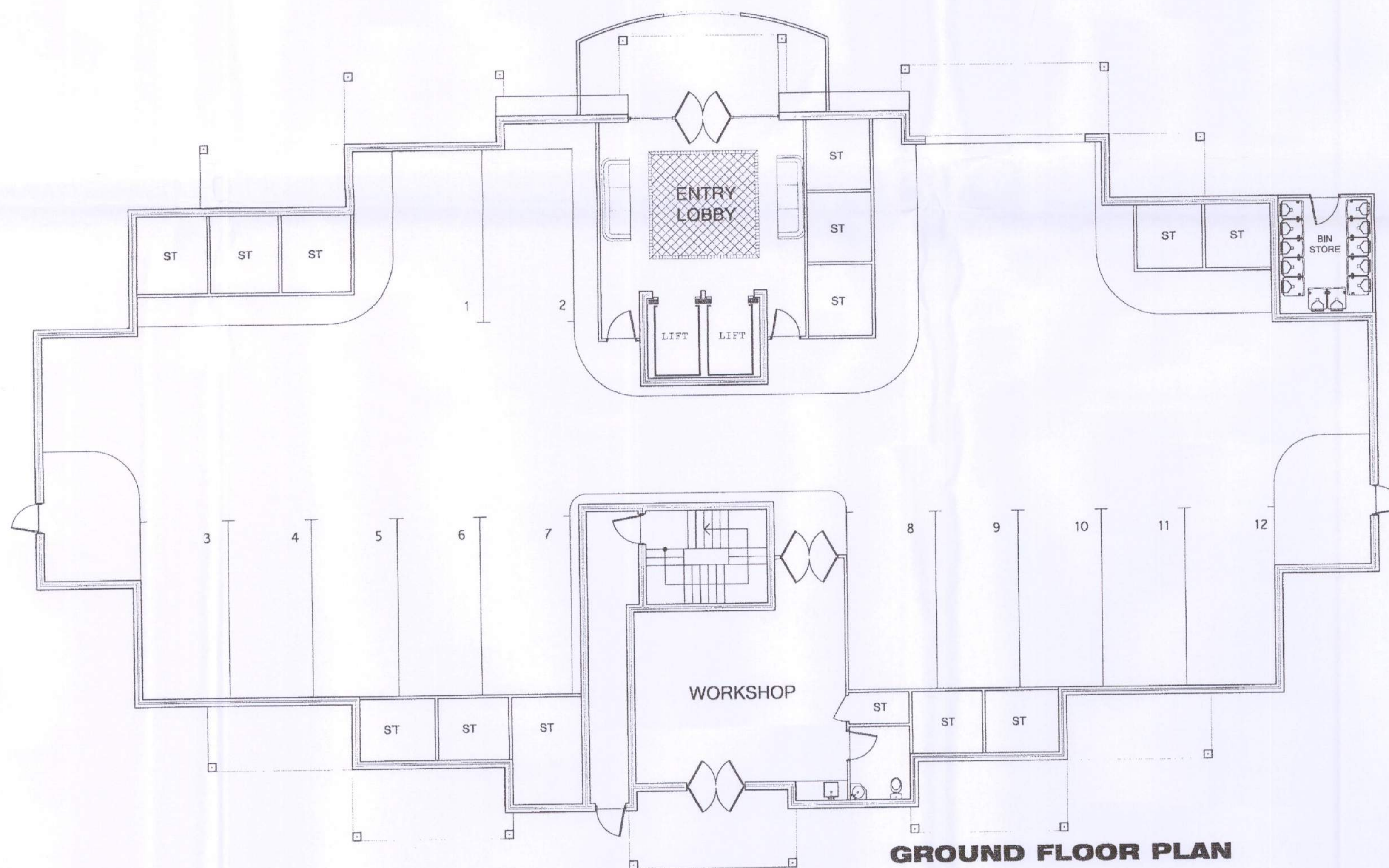
AMENDED PLANS
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OUTH EAST ELEVATION

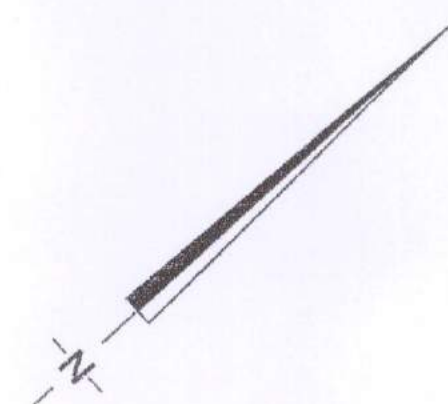


SOUTH WEST ELEVATION



GROUND FLOOR PLAN

'E'
REY APARTMENT BLOCK
IONS + GROUND FLOOR PLAN



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CRESSWELL ROAD, DIANELLA
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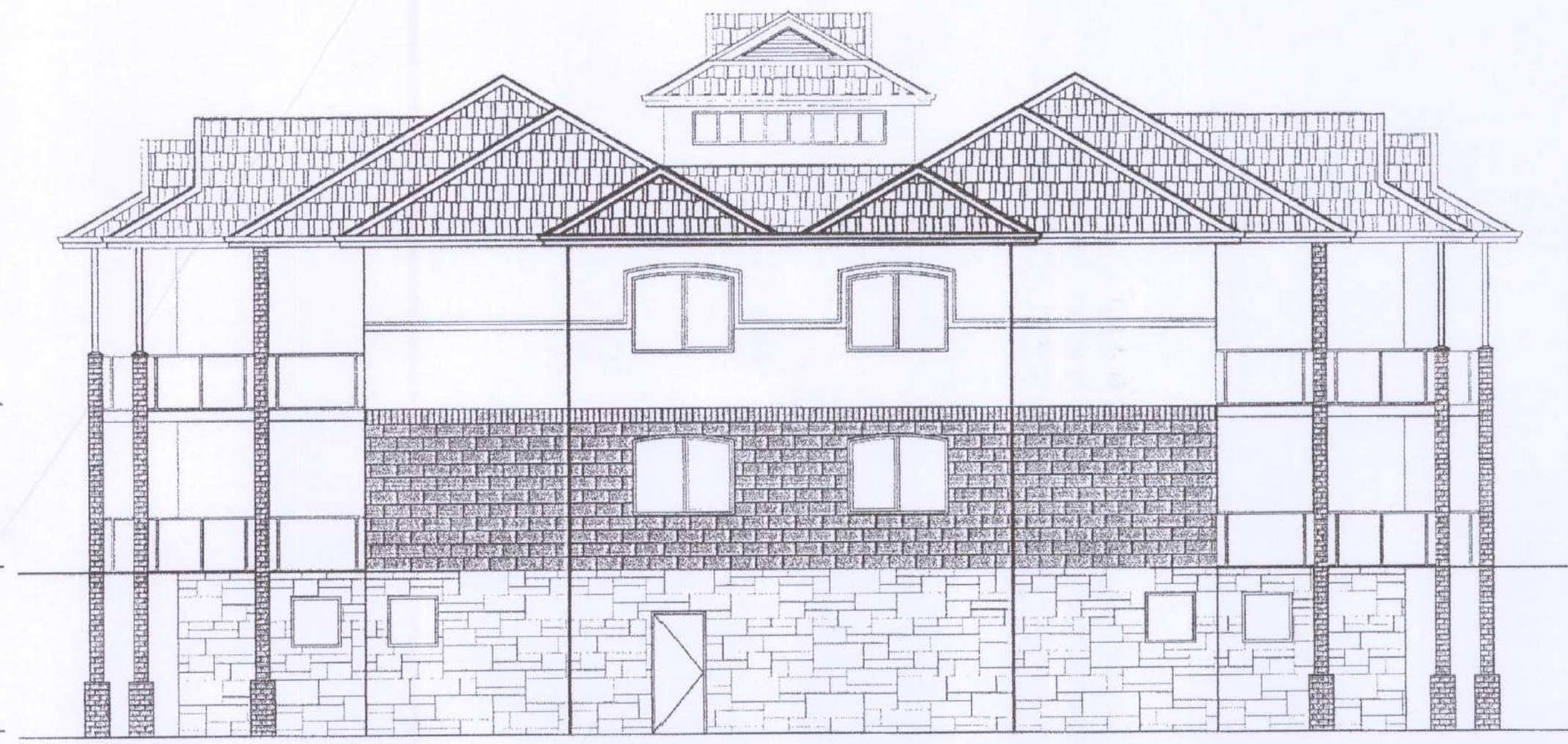
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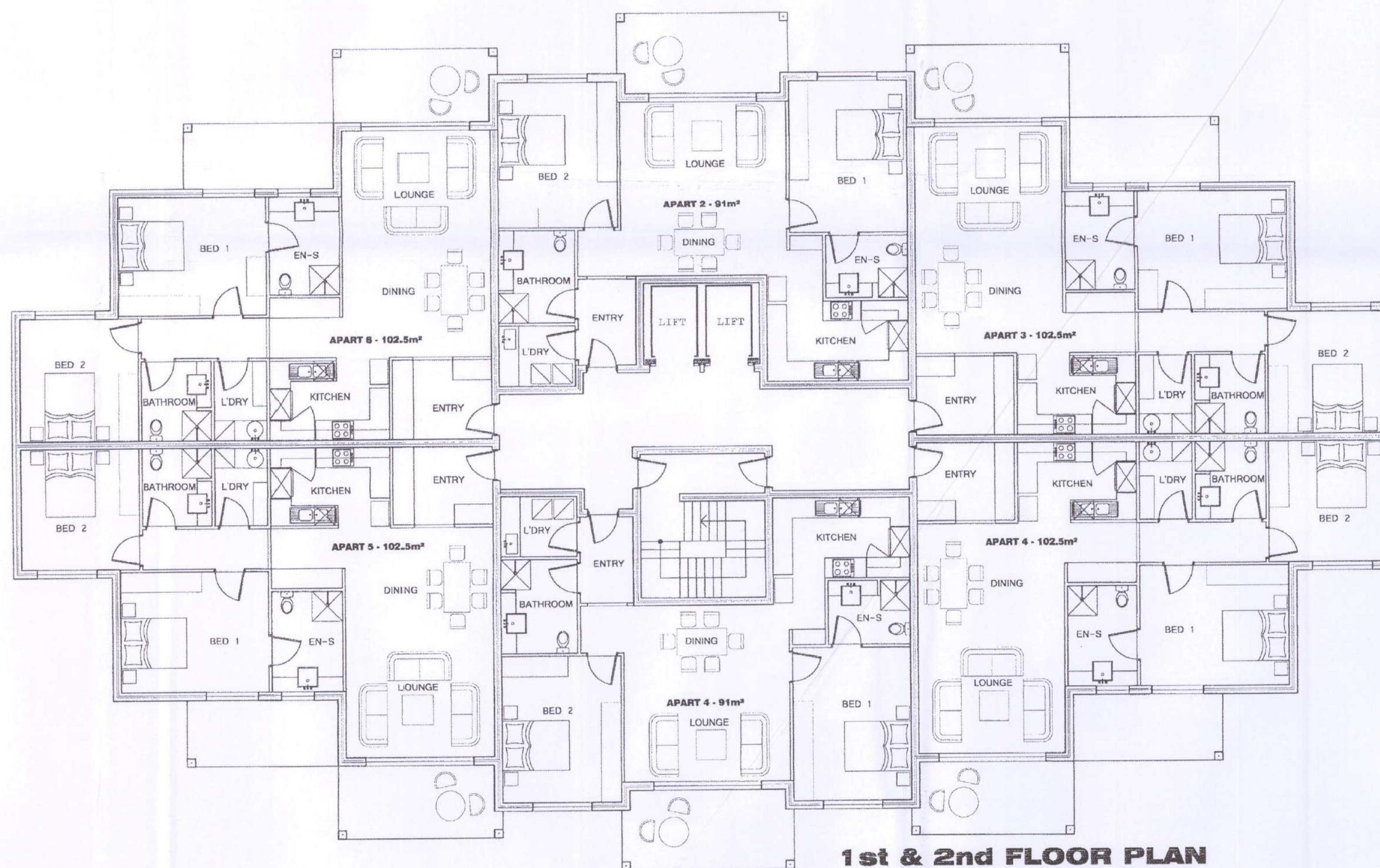
REVISED PLANS
29 AUG 2011
REVISED



NORTH WEST ELEVATION



NORTH EAST ELEVATION



1st & 2nd FLOOR PLAN

**BACK 'E' SIDE APARTMENT BLOCK
ELEVATIONS + 1st & 2nd FLOOR PLAN**

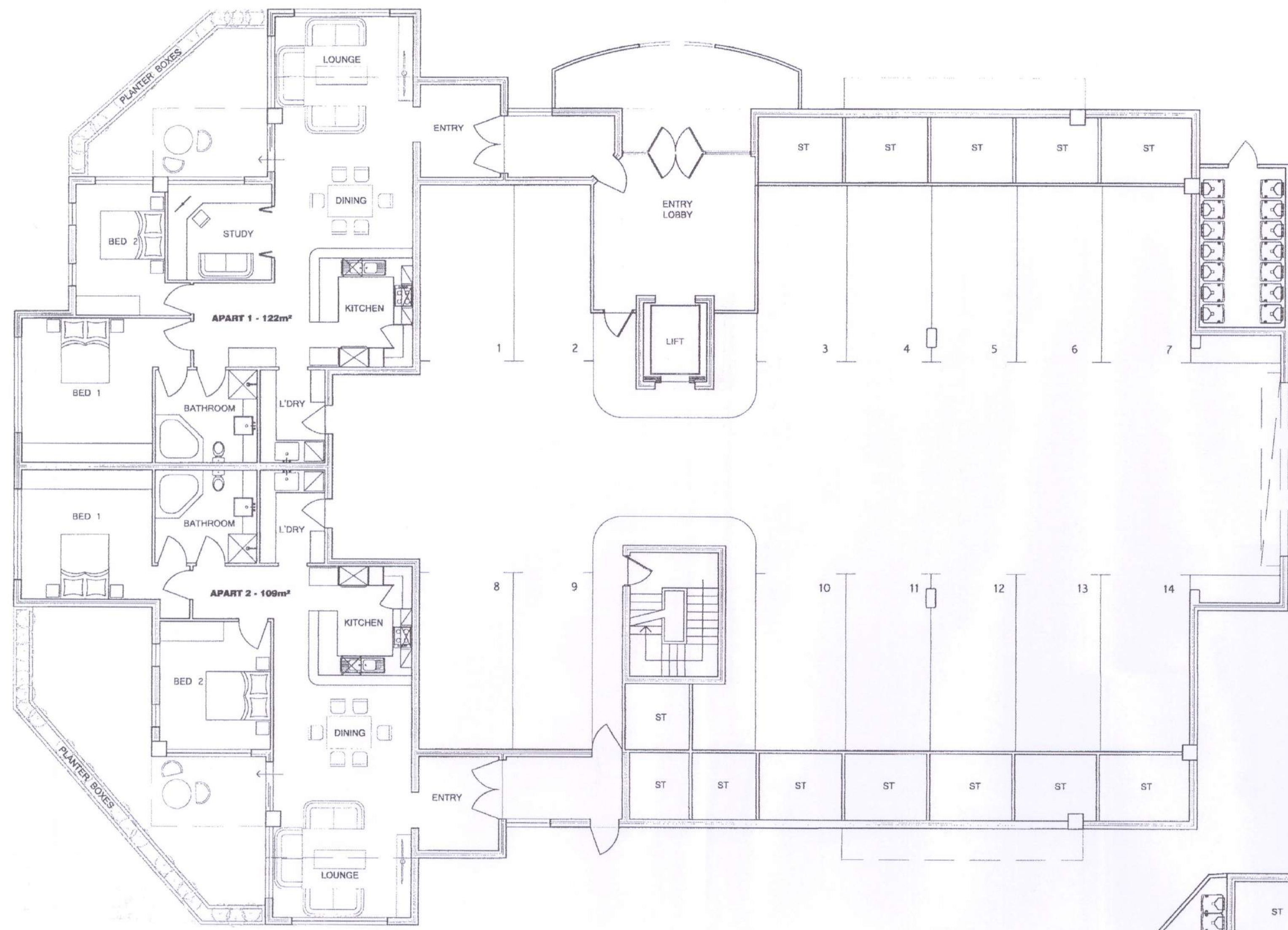


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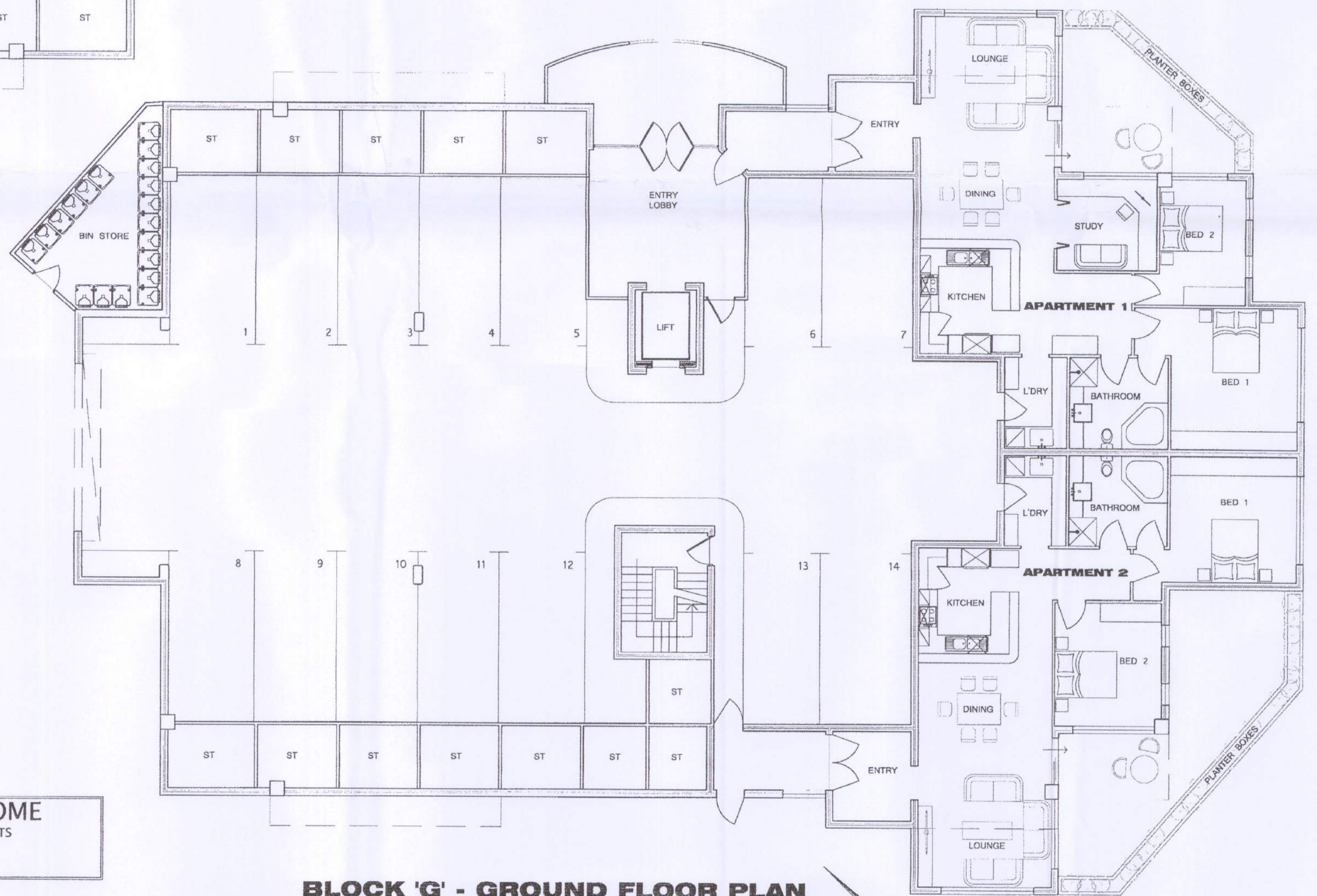
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BLOCK 'F' - GROUND FLOOR PLAN
SCALE 1:100



BLOCK 'G' - GROUND FLOOR PLAN
SCALE 1:100

BLOCK 'F' & 'G'
GROUND FLOOR PLANS
SCALE 1:100

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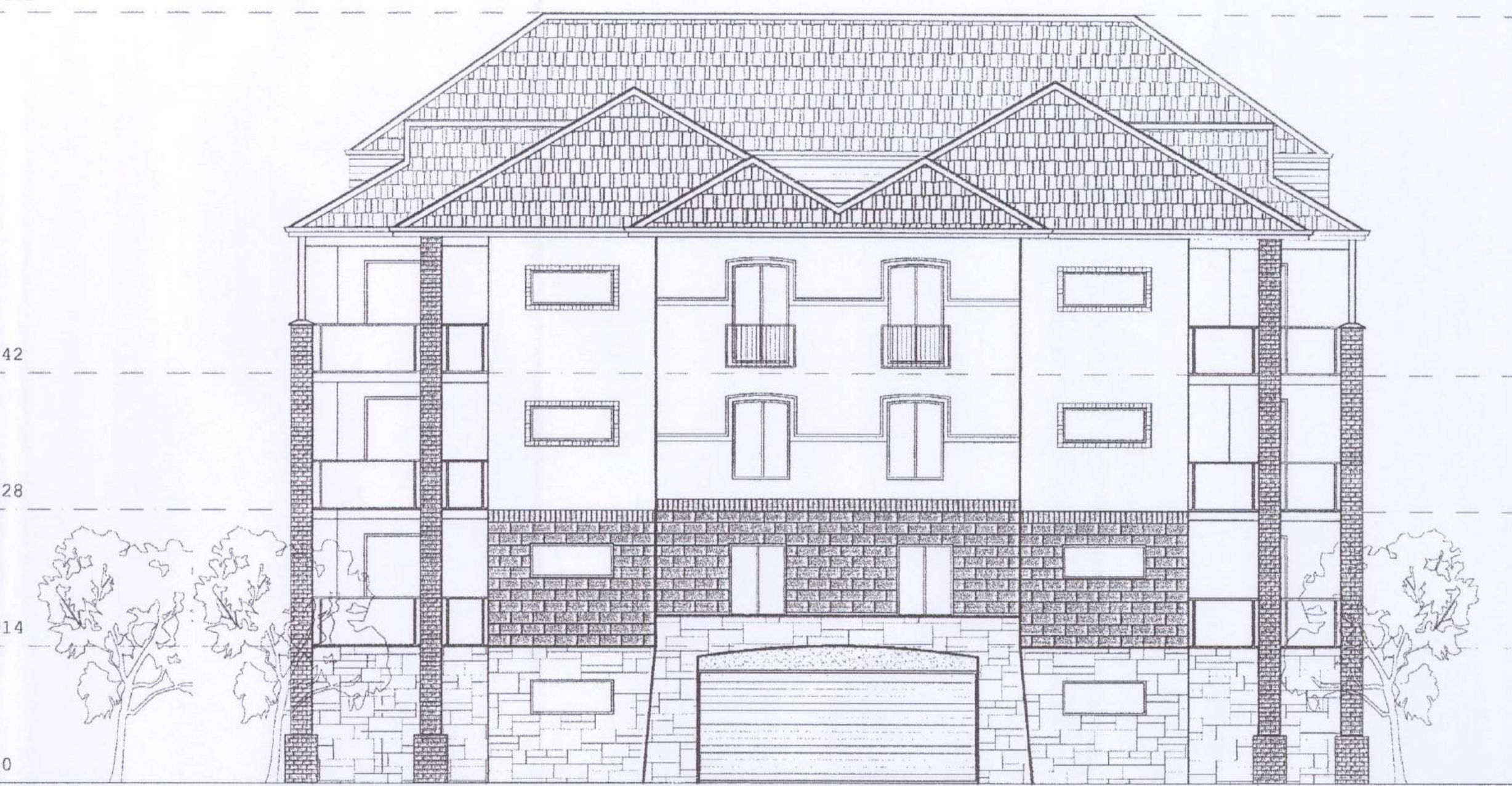
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APPROVED PLANS
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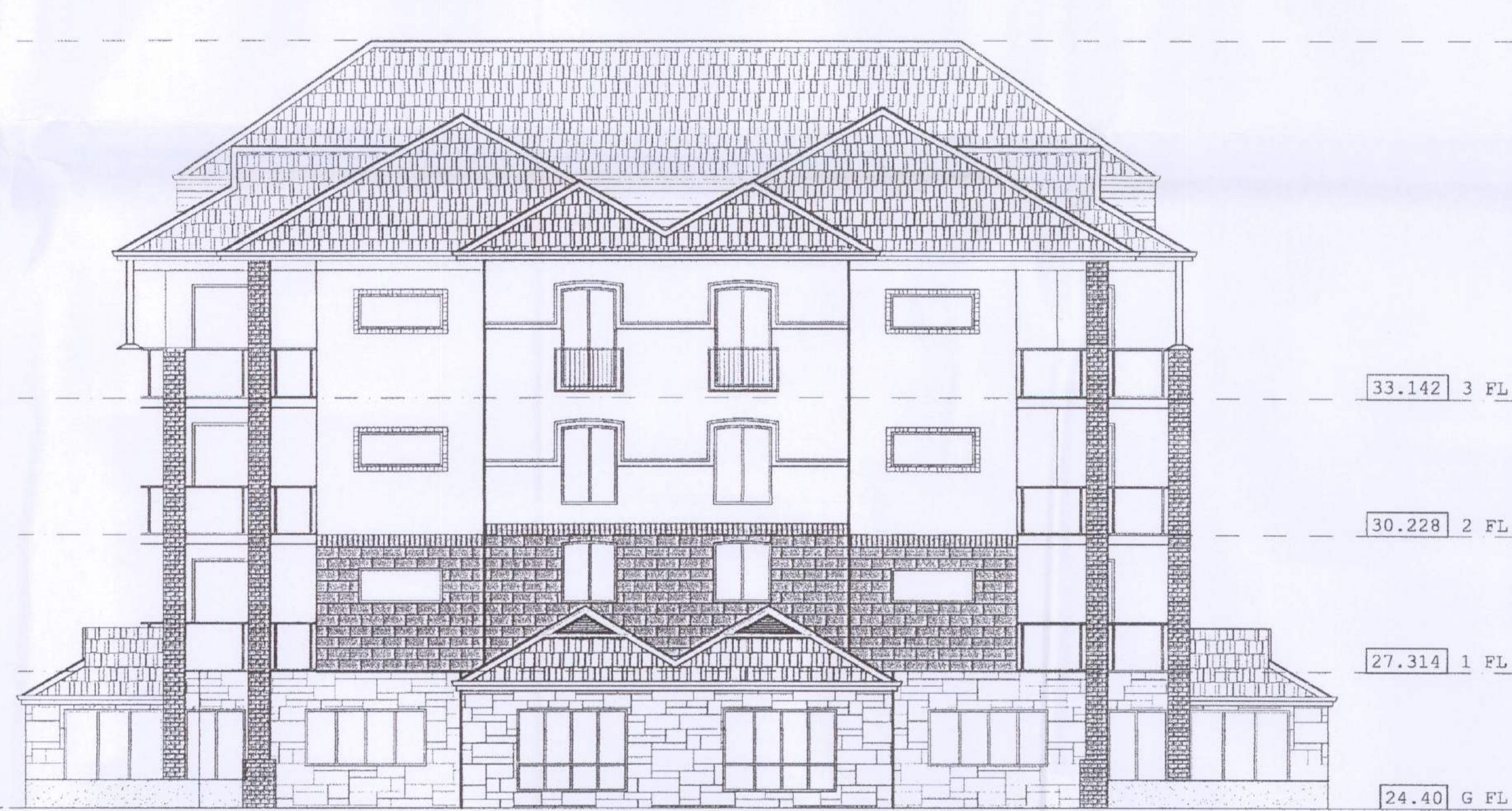
BACK ELEVATION
SCALE 1:100



SIDE ELEVATION 1
SCALE 1:100



FRONT ELEVATION
SCALE 1:100



SIDE ELEVATION 2
SCALE 1:100

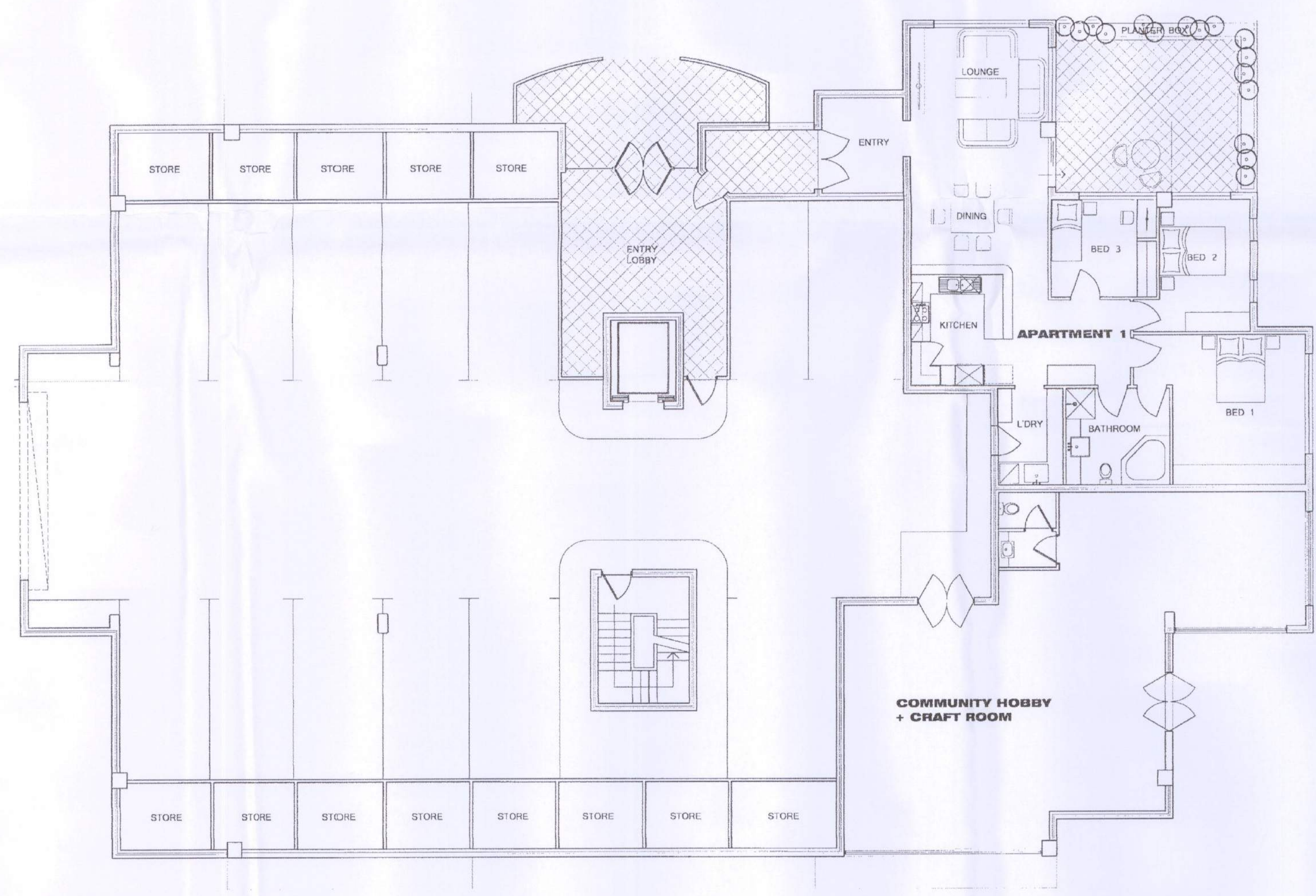
**BLOCK 'F' & 'G'
ELEVATIONS**
SCALE 1:100

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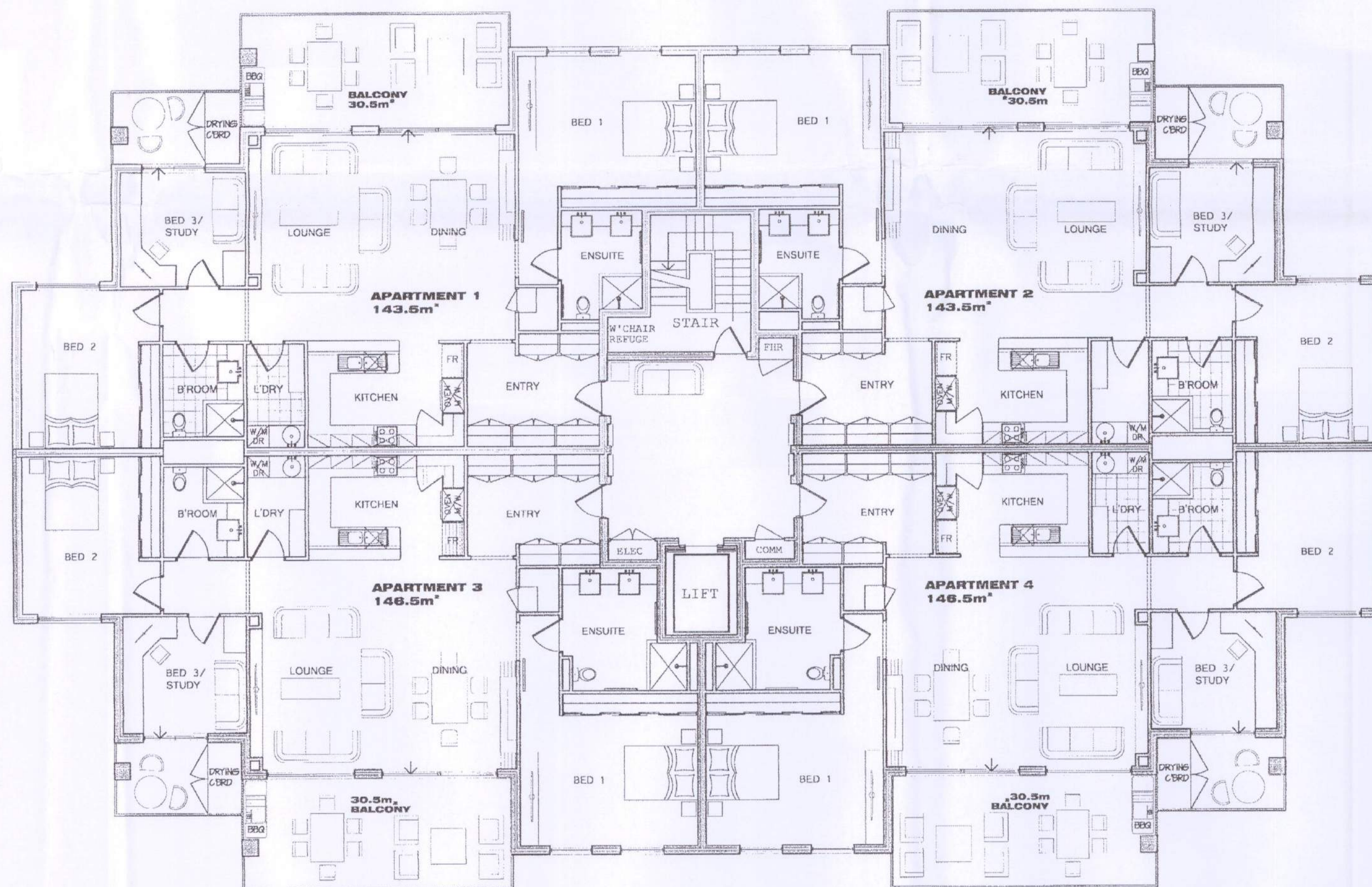
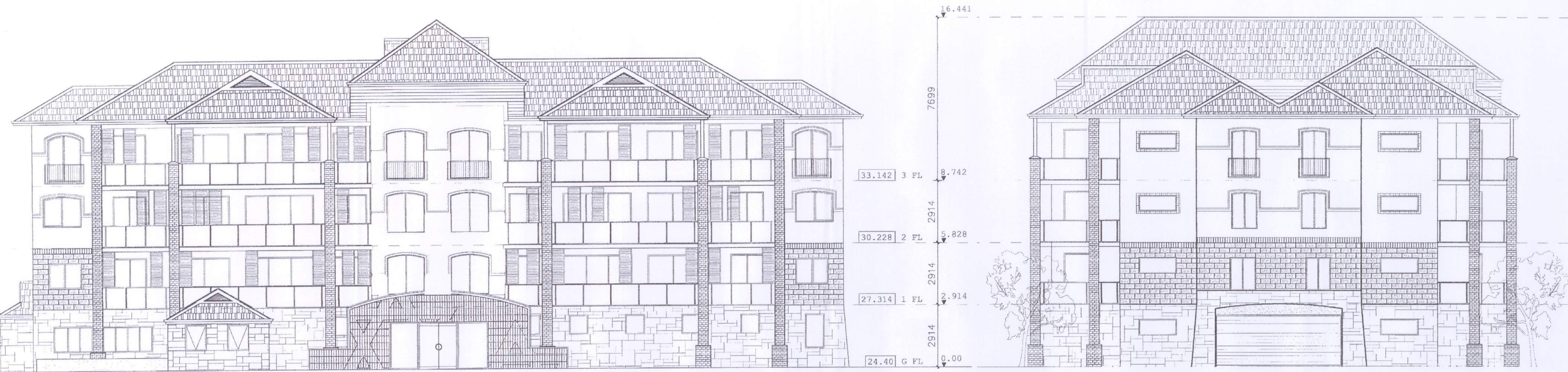
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LOCK 'H'
3 STOREY APARTMENT BLOCK
ELEVATIONS + GROUND FLOOR PLAN
 SCALE 1:100

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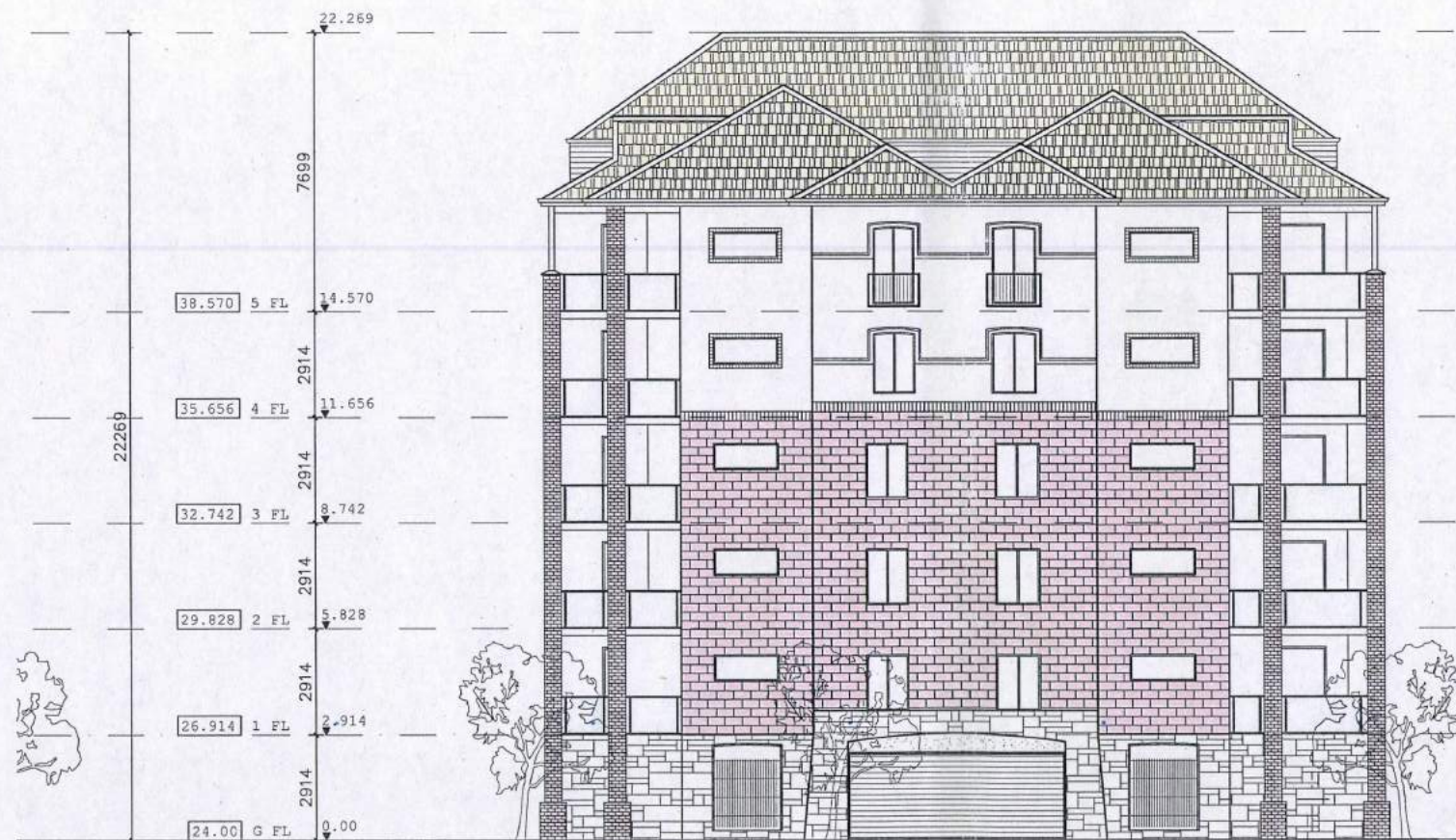
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THE CUP



FRONT ELEVATION
SCALE 1:100



SIDE ELEVATION 1
SCALE 1:100

6 STOREY APARTMENT BLOCK ELEVATIONS

SCALE 1:100

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BACK ELEVATION
SCALE 1:100



SIDE ELEVATION 2
SCALE 1:100

**6 STOREY APARTMENT BLOCK
ELEVATIONS**
SCALE 1:100

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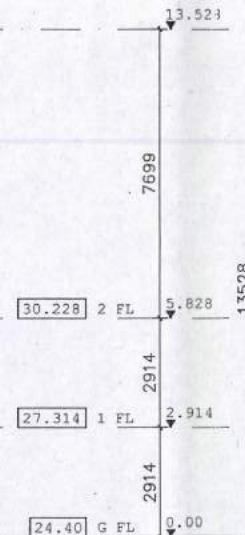
BACK ELEVATION
SCALE 1:100



FRONT ELEVATION
SCALE 1:100



SIDE ELEVATION 1
SCALE 1:100



SIDE ELEVATION 2
SCALE 1:100

**3 STOREY APARTMENT BLOCK
ELEVATIONS**
SCALE 1:100

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