

Council Policy

Melville Drive View

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Adoption Date: 26 July 1998
Adoption Reference: Unavailable
Review Date: 30 June 2009
Maintained By: Executive Director of Development Services
Document Reference: NP06672

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Preamble

Melville Drive provides access to the Mt Melville lookout which is an important tourist and local scenic attraction. While the most significant views are obtained from the main lookout on top of Mt Melville attractive incidental views of Albany and its environs are obtained from Melville Drive. One of the more important views is in a south easterly direction over the Port of Albany. Figure 1 refers.

This view corridor traverses Sub Location 122 Serpentine Road which is currently the subject of a subdivision application for residential purposes. Development of some of the proposed lots could compromise the views from Melville Drive unless the set backs of buildings is increased.

The purpose of this policy is to protect the view corridor from Melville Drive by creating building envelopes which do not encroach upon the main sight lines.

Objective

To protect the view from Melville Drive to the Port of Albany and ensure development on Sub Location 122 does not detract from the view.

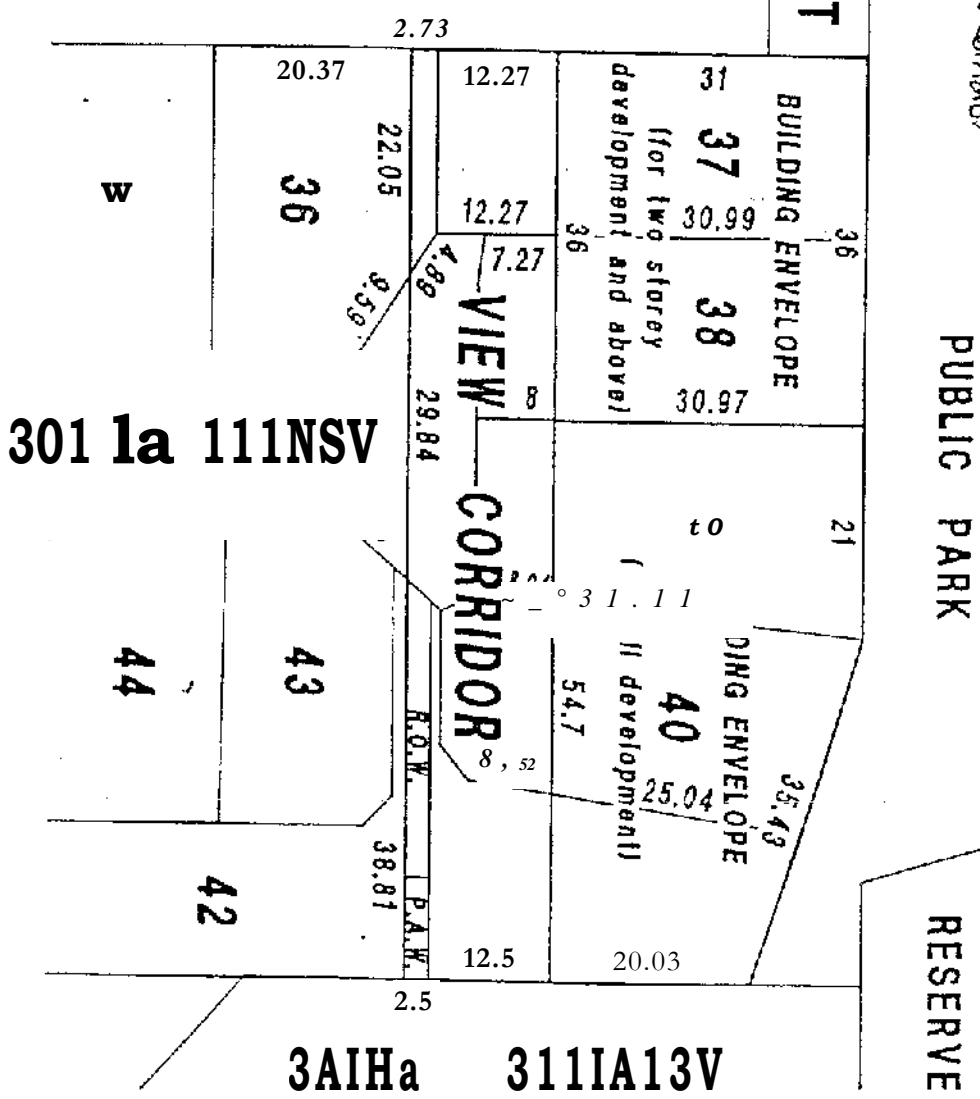
Policy

Any structures constructed upon Lots 39,40 & 41 Maskill Place shall be located within the building envelopes as shown in Figure 2. Outside of the building envelope the landowner shall not place any site improvement, inclusive of landscaping, upon the Lot which exceeds 1.2 metres in height.

Council may require development in excess of 4.5 metres in height above natural ground level on lots 37 & 38 Maskill Place to be located within building envelopes as shown in Figure 2. Structures below 4.5 metres in height will be assessed in accordance with the normal requirements of the Residential Planning Codes and Council policies.

*Adoption and development of Proposed View Corridor
 Related 37.*

26/7/98 **ROBINSON ST**



Seed CAD File Name
 T 1 7 0
 T 3 Data Set
 Primary Data Set
 Scale 1 in 750
 Survey
 Drawn PLB 16 JULY 1998
 Checked
 Level Datum
 Horizontal Datum

HARLEY, HEDDERWICK & WEBBER PT.
 CONSULTING LICENSED SURVEYORS
 P.O. BOX 5207
 118 SERPENTINE ROAD
 ALBANY W.A. Phone (098) 417 333

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