



- LEGEND**
- SUBJECT SITE
 - LOT BOUNDARY
 - 1157 LOT NUMBER
 - 01 PRINCESS ROYAL HARBOUR
 - 02 MT MELVILLE AND LOOKOUT
 - 03 FRENCHMAN BAY ROAD WITH CURRENT ALBANY RING ROAD UPGRADES (MRWA)
 - 04 MT ELPHINSTONE
 - 05 ALBANY-WAGIN RAIL LINE
 - 06 EXISTING OPEN SPACE RESERVE (CROWN LAND)
 - 07 EXISTING PUBLIC OPEN SPACE ALONG PRINCESS ROYAL HARBOUR
 - 08 PRIVATE RESIDENTIAL AND SEMI RURAL LANDHOLDINGS

SOURCE: MNG MAPS

ALBANY: MT ELPHINSTONE WOOLSTORES SITE

PREPARED FOR ROWE GROUP

FIGURE 1: LOCATION PLAN

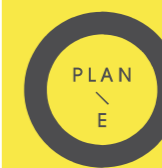
APRIL 2023

JOB NO. 2118001

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LEGEND

-  SUBJECT SITE
-  01 ALBANY CITY CENTRE
(3.2KM EAST OF SUBJECT SITE)
-  02 ALBANY PORT
(3.9KM EAST OF SUBJECT SITE)
-  03 ALBANY PRIMARY SCHOOL
(4.5KM NORTH-EAST OF SUBJECT SITE)
-  04 ALBANY DAY HOSPITAL
(5KM NORTH-EAST OF SUBJECT SITE)
-  05 ALBANY ANZAC PEACE PARK/TOWN JETTY
(4KM EAST OF SUBJECT SITE)
-  06 MT MELVILLE AND LOOKOUT TOWER
(4.4KM NORTH OF SUBJECT SITE)
-  07 ALBANY LEISURE AND AQUATIC CENTRE
(5.5KM NORTH-EAST OF SUBJECT SITE)
-  08 MT CLARENCE, AVENUE OF HONOUR AND HERITAGE PARKS
(5.4KM EAST OF SUBJECT SITE)

SOURCE: MNG MAPS

ALBANY: MT ELPHINSTONE WOOLSTORES SITE

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FIGURE 2: GREATER CONTEXTUAL LOCATION PLAN

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LEGEND

- SUBJECT SITE
- GROUPS OF TREES WITH SOME VISUAL AMENITY
- ZONED & DEDICATED OPEN SPACE
- EXISTING MINOR ELEVATED BATTER PROVIDING MINIMAL COASTAL HAZARD PROTECTION
- +8.0 AHD, HIGHEST POINT OF SITE
- ABILITY FOR COMMUNITY CONNECTION ALONG FORESHORE (TIDE DEPENDANT)
- EXISTING BIBBULMUN & MUNDA BIDDITACK TRAIL ROUTE
- VIEWS ACROSS PRINCESS ROYAL HARBOUR
- 01 PRINCESS ROYAL HARBOUR
- 02 MELALEUCA PREISSIANA WOODLAND (SMALL STANDS)
- 03 YATE WOODLAND (SMALL POCKET)
- 04 TEC COASTAL SALTMARSH
- 05 RECLAIMED LAND, FLAT

ALBANY: MT ELPHINSTONE WOOLSTORES SITE
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FIGURE 3: SITE OPPORTUNITIES PLAN
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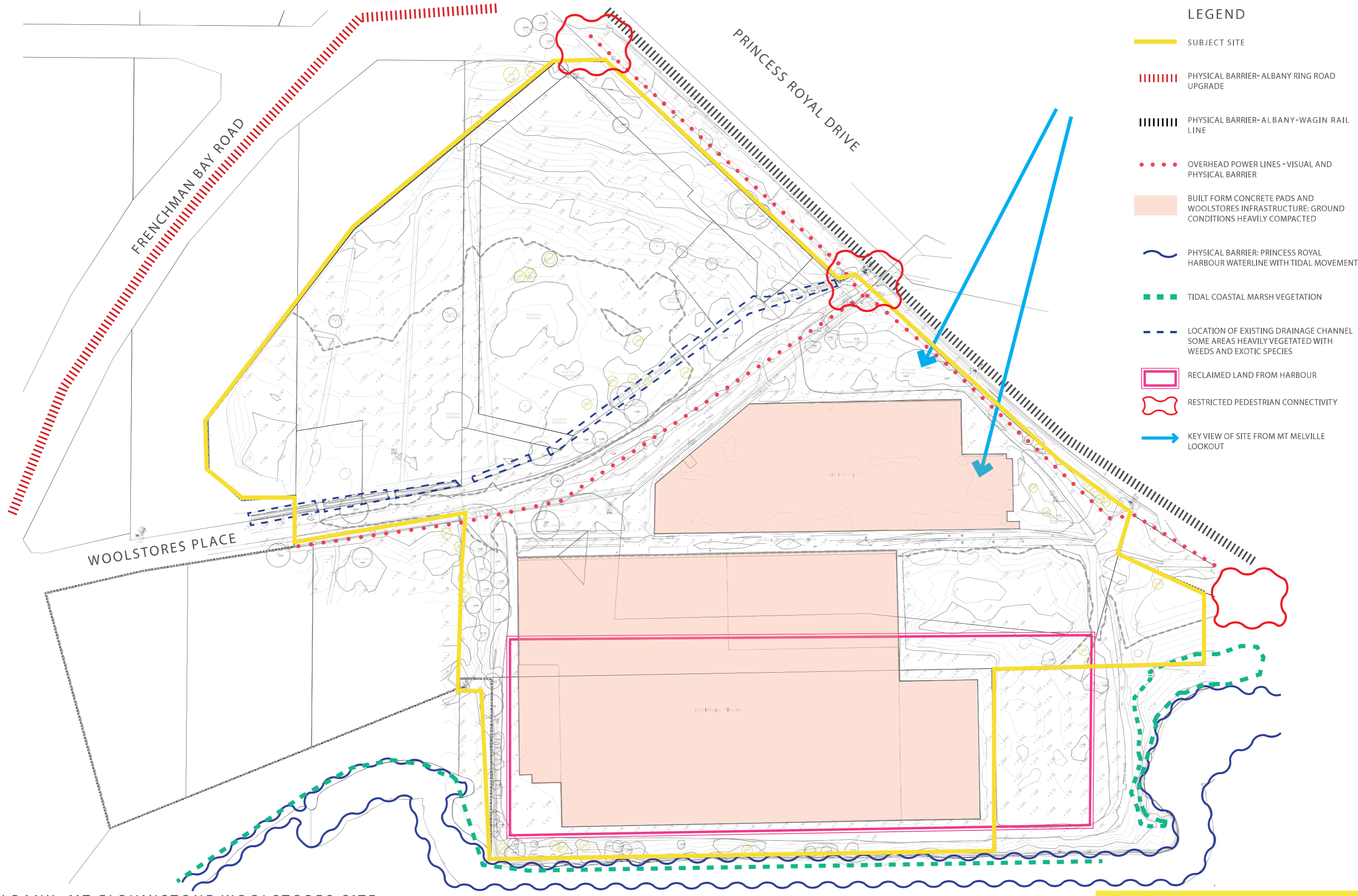
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LEGEND

- SUBJECT SITE
- PHYSICAL BARRIER- ALBANY RING ROAD UPGRADE
- PHYSICAL BARRIER- ALBANY-WAGIN RAIL LINE
- OVERHEAD POWER LINES - VISUAL AND PHYSICAL BARRIER
- BUILT FORM CONCRETE PADS AND WOOLSTORES INFRASTRUCTURE: GROUND CONDITIONS HEAVILY COMPACTED
- PHYSICAL BARRIER: PRINCESS ROYAL HARBOUR WATERLINE WITH TIDAL MOVEMENT
- TIDAL COASTAL MARSH VEGETATION
- LOCATION OF EXISTING DRAINAGE CHANNEL SOME AREAS HEAVILY VEGETATED WITH WEEDS AND EXOTIC SPECIES
- RECLAIMED LAND FROM HARBOUR
- RESTRICTED PEDESTRIAN CONNECTIVITY
- KEY VIEW OF SITE FROM MT MELVILLE LOOKOUT

ALBANY: MT ELPHINSTONE WOOLSTORES SITE

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PRINCESS ROYAL HARBOUR

FIGURE 4: SITE CONSTRAINTS PLAN
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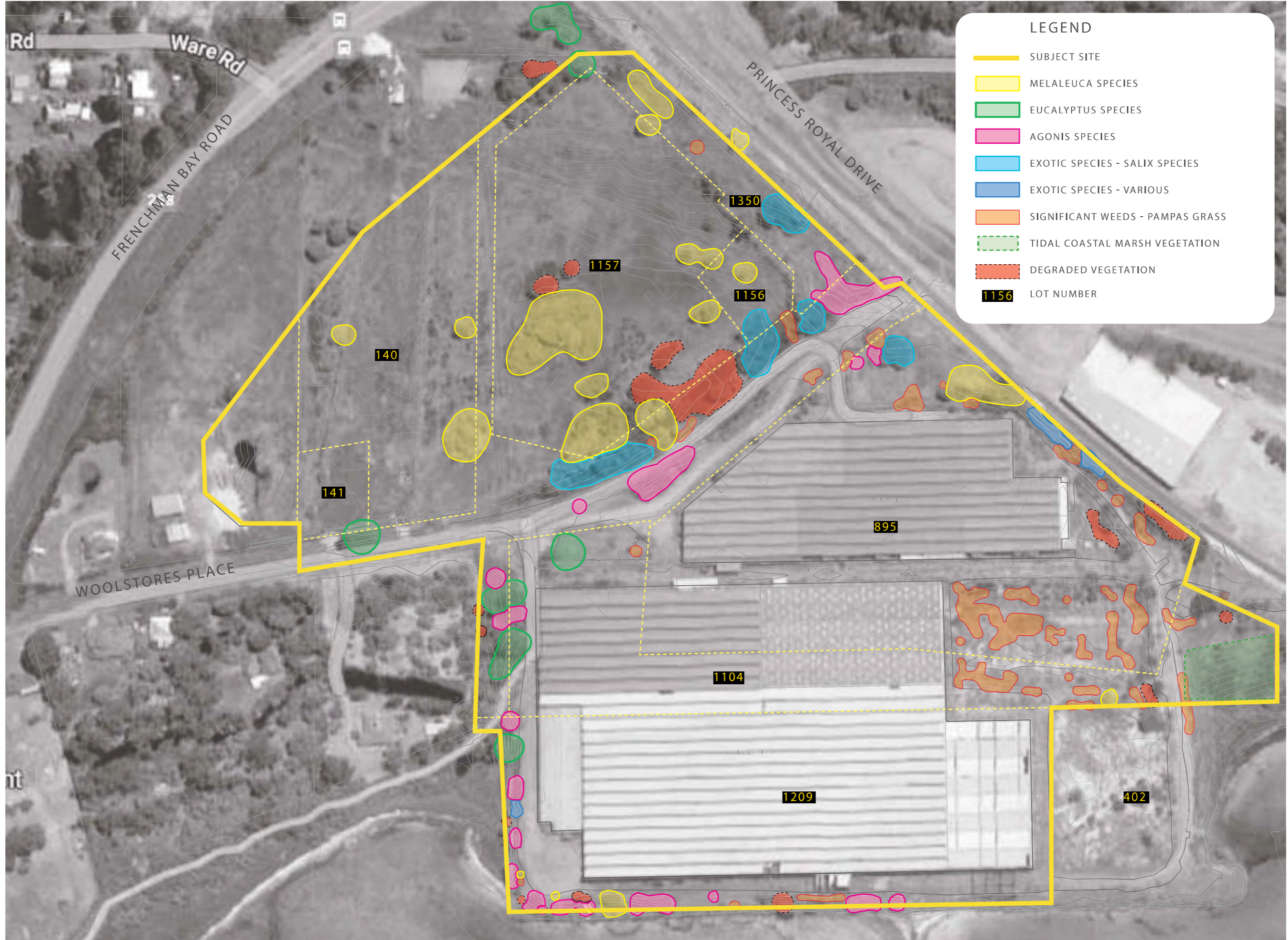
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LEGEND

- SUBJECT SITE
- MELALEUCA SPECIES
- EUCALYPTUS SPECIES
- AGONIS SPECIES
- EXOTIC SPECIES - SALIX SPECIES
- EXOTIC SPECIES - VARIOUS
- SIGNIFICANT WEEDS - PAMPAS GRASS
- TIDAL COASTAL MARSH VEGETATION
- DEGRADED VEGETATION
- 1156 LOT NUMBER

ALBANY: MT ELPHINSTONE WOOLSTORES SITE

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FIGURE 5: SITE VEGETATION

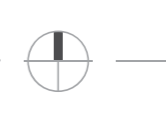
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ALBANY: MT ELPHINSTONE WOOLSTORES SITE

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FIGURE 6: LANDSCAPE CHARACTER UNITS

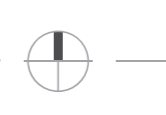
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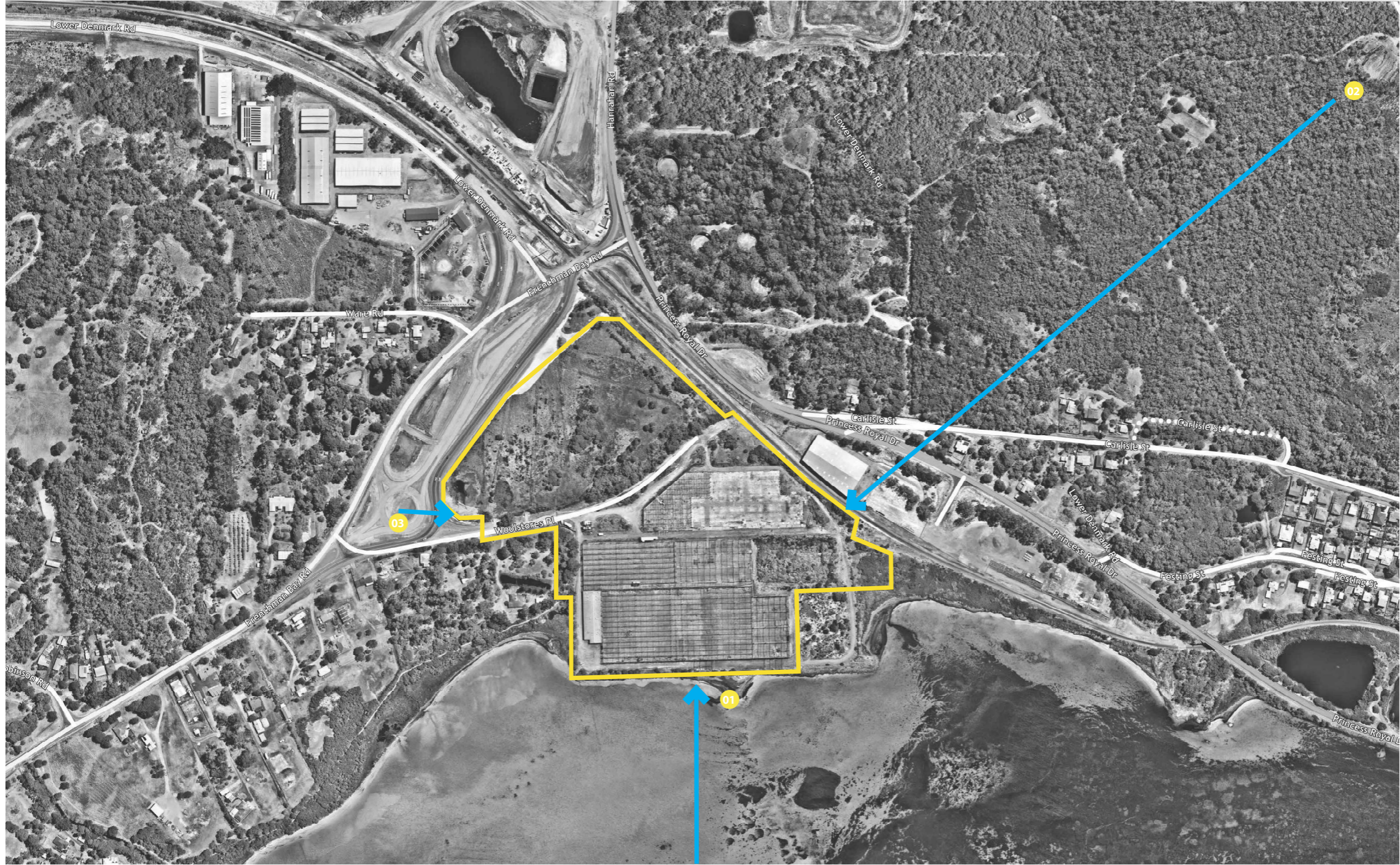
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- LEGEND**
- SUBJECT SITE
 - 01 PRINCESS ROYAL HARBOUR KEY VIEW (INCLUDES VIEWS AROUND BAY TO RUSHY POINT & ALBANY YACHT CLUB)
 - 02 MT MELVILLE LOOKOUT KEY VIEW
 - 03 FRENCHMAN BAY ROAD AND WOOLSTORES PLACE INTERSECTION VIEW WITHIN SUBJECT SITE

SOURCE: MNG MAPS

ALBANY: MT ELPHINSTONE WOOLSTORES SITE

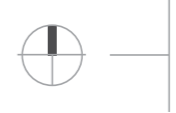
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FIGURE 7: KEY VIEWS OF SITE
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LEGEND

- SUBJECT SITE
- 01 MT ELPHINSTONE HEIGHT 23M ABOVE SEA LEVEL
- 02 SUBJECT MEW SITE, MAX 7M ABOVE SEA LEVEL, SHED HEIGHT
- 03 MT MELVILLE HEIGHT 152M ABOVE SEA LEVEL
- 04 ALBANY TOWN CENTRE
- 05 MT CLARENCE HEIGHT 169M ABOVE SEA LEVEL
- 06 ALBANY PORT AND SILOS

SITE AS SEEN FROM RUSHY POINT RESERVE

ALBANY: MT ELPHINSTONE WOOLSTORES SITE

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FIGURE 8: KEY VIEW AND SURROUNDING LANDFORM CONTEXT

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LEGEND

- SUBJECT SITE
- 1 IMAGE NUMBER AND DIRECTION

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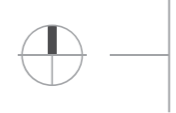
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FIGURE 9: PHOTO LOCATION PLAN
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