



ALBANY, MT ELPHINSTONE WOOLSTORES SITE

PREPARED FOR ROWE GROUP

SITE SECTIONS & PERSPECTIVES

AUGUST 2023

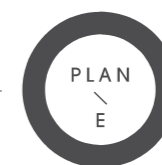
JOB NO. 2118001

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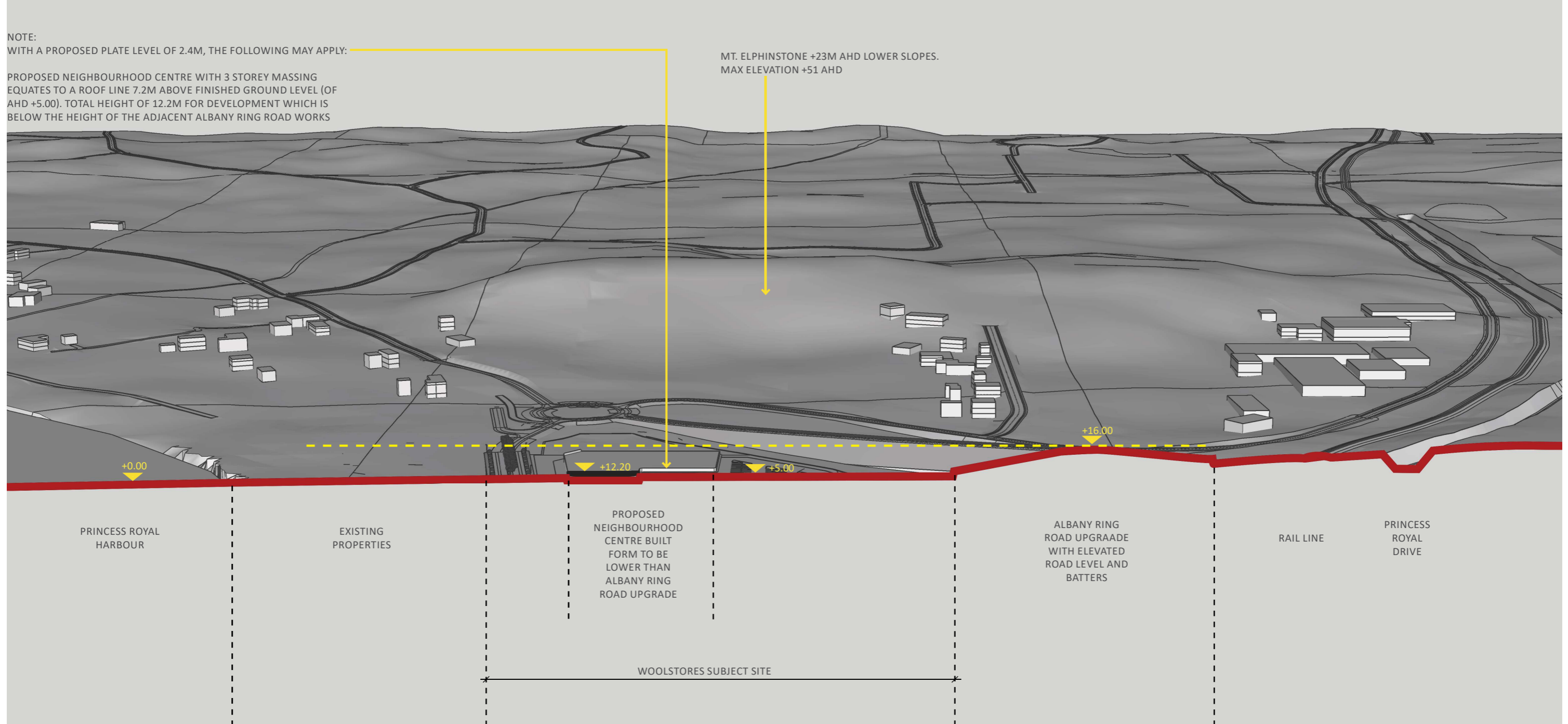
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LANDSCAPE ARCHITECTS

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NOTE - PERSPECTIVE VIEW 3 FROM ACROSS THE BAY - RUSHY POINT



SECTION A-A

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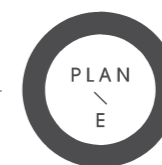
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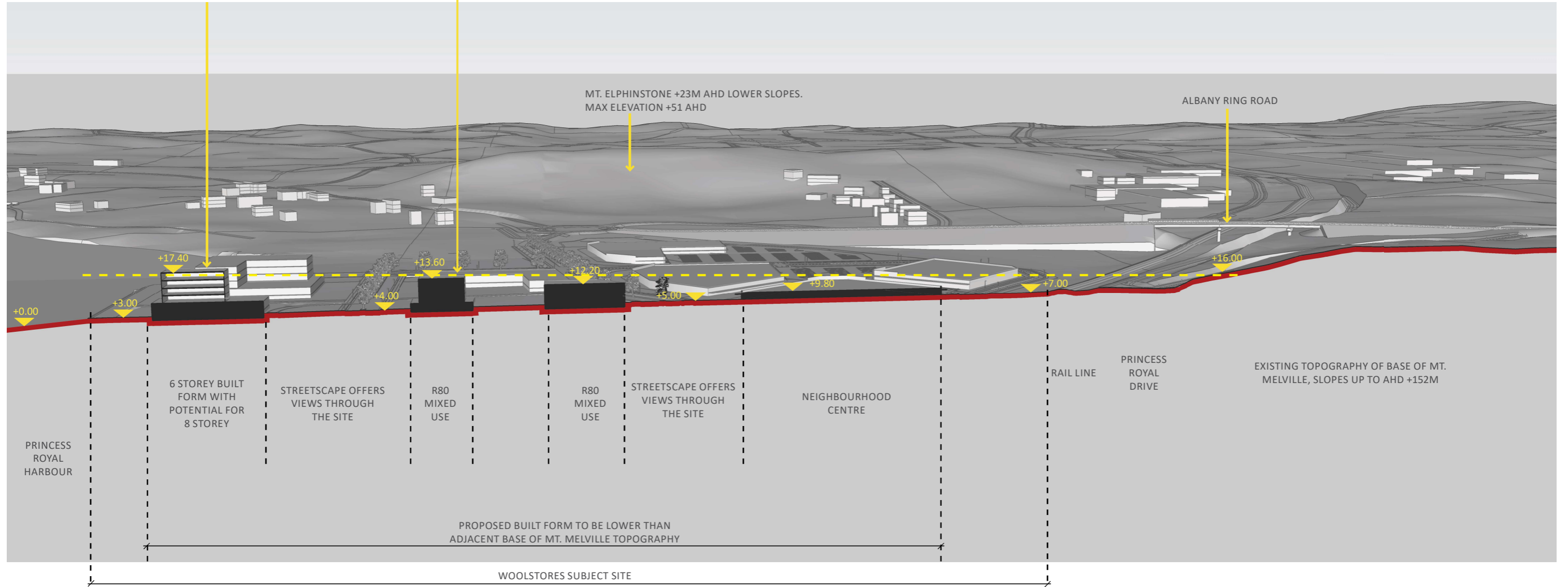
NOTE:
WITH A PROPOSED PLATE LEVEL OF 2.4M, THE FOLLOWING MAY APPLY:

PROPOSED 6 STOREY MASSING (ABOVE FINISHED GROUND LEVEL - DOES NOT INCLUDE BASEMENT FLOORS) EQUATES TO A ROOF LINE 14.4M ABOVE FINISHED GROUND LEVEL (OF AHD +3.00). TOTAL HEIGHT OF 17.4M FOR DEVELOPMENT WHICH IS ABOVE THE HEIGHT OF THE ADJACENT ALBANY RING ROAD, HOWEVER NOT OF A SIGNIFICANT HEIGHT INCREASE TO CREATE SIGNIFICANT VISUAL IMPACT.

PROPOSED 8 STOREY MASSING EQUATES TO A ROOF LINE 19.2M ABOVE FINISHED GROUND LEVEL (OF AHD +3.00). TOTAL HEIGHT OF 22.2M FOR DEVELOPMENT. THIS HEIGHT WOULD CREATE A VISUAL IMPACT AND BUILT FORM MATERIALS AND DESIGN WOULD NEED TO BE HIGHLY CONSIDERED TO MINIMISE ANY DETRIMENTAL VISUAL IMPACT.

NOTE:
WITH A PROPOSED PLATE LEVEL OF 2.4M, THE FOLLOWING MAY APPLY:

PROPOSED 4 STOREY MASSING (ABOVE FINISHED GROUND LEVEL - DOES NOT INCLUDE BASEMENT FLOORS) EQUATES TO A ROOF LINE 9.6M ABOVE FINISHED GROUND LEVEL (OF AHD +4.00). TOTAL HEIGHT OF 13.6M FOR DEVELOPMENT WHICH IS BELOW THE HEIGHT OF THE ADJACENT ALBANY RING ROAD, AND LOW VISUAL IMPACT IN COMPARISON TO MT MELVILLE CONTOURS AND LOOKOUT.



SECTION B-B

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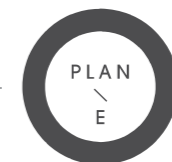
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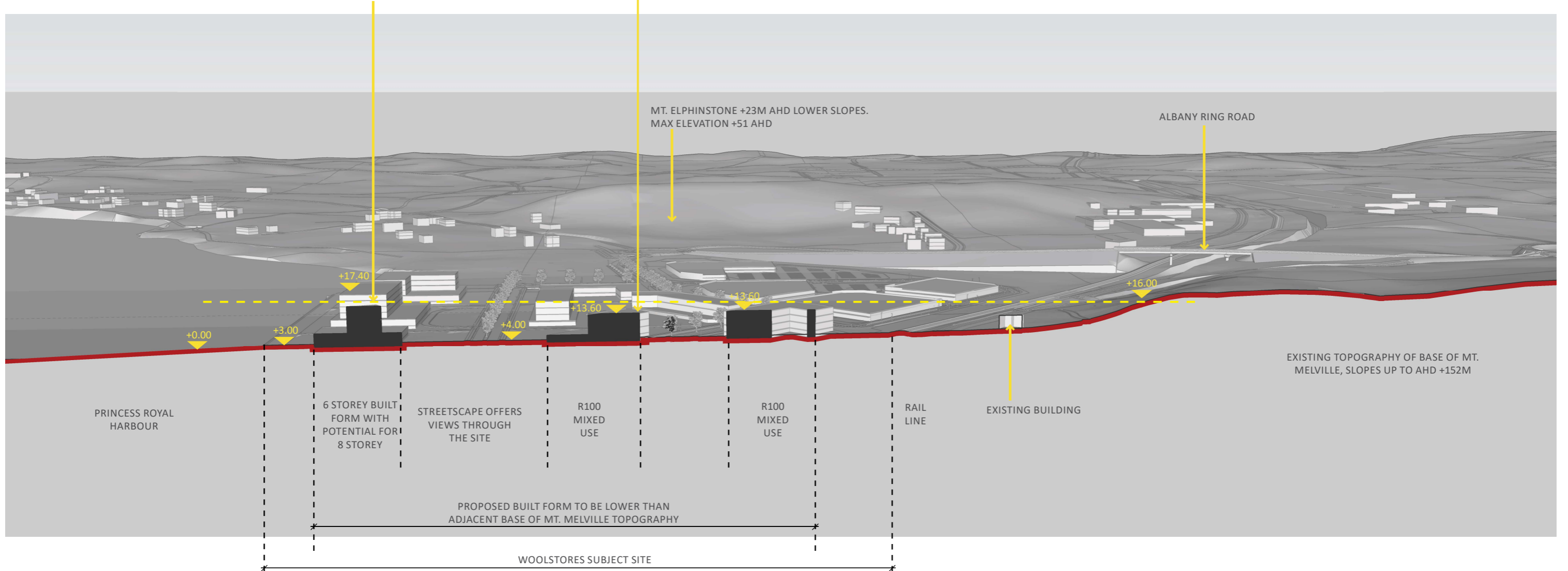
NOTE:
WITH A PROPOSED PLATE LEVEL OF 2.4M, THE FOLLOWING MAY APPLY:

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SECTION C-C

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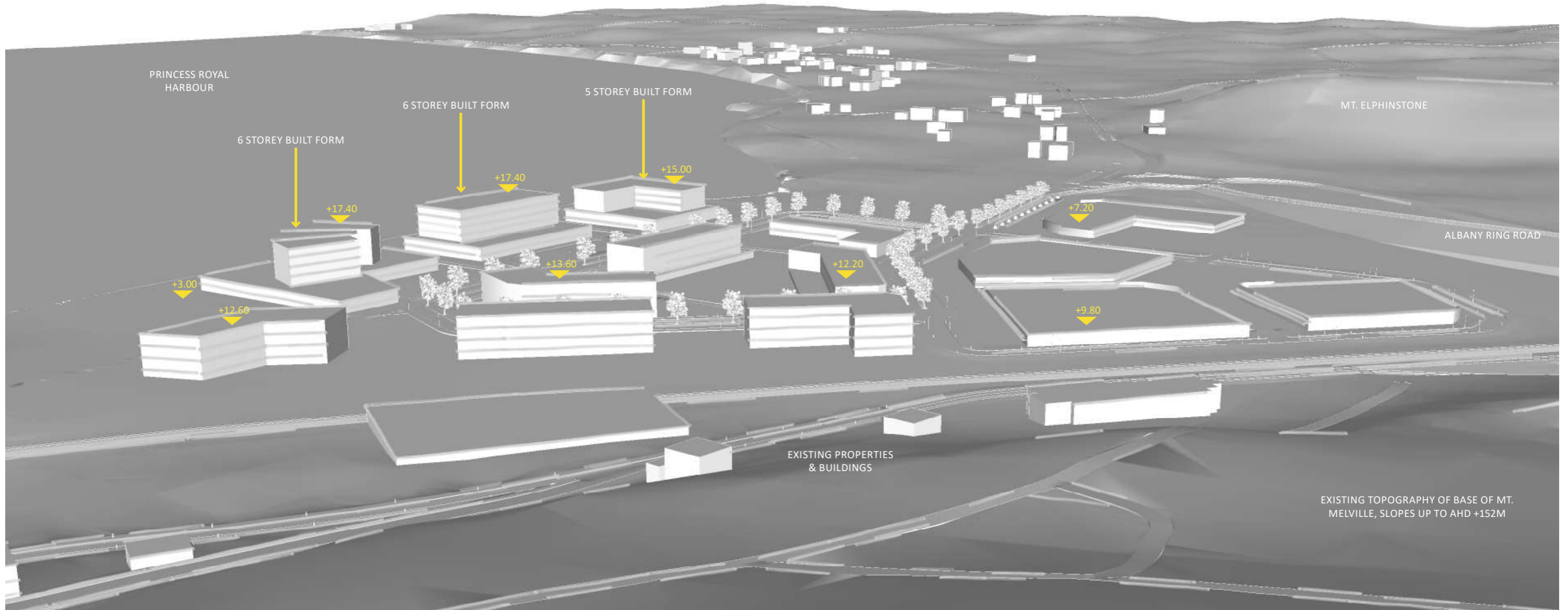
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PERSPECTIVE VIEW 1

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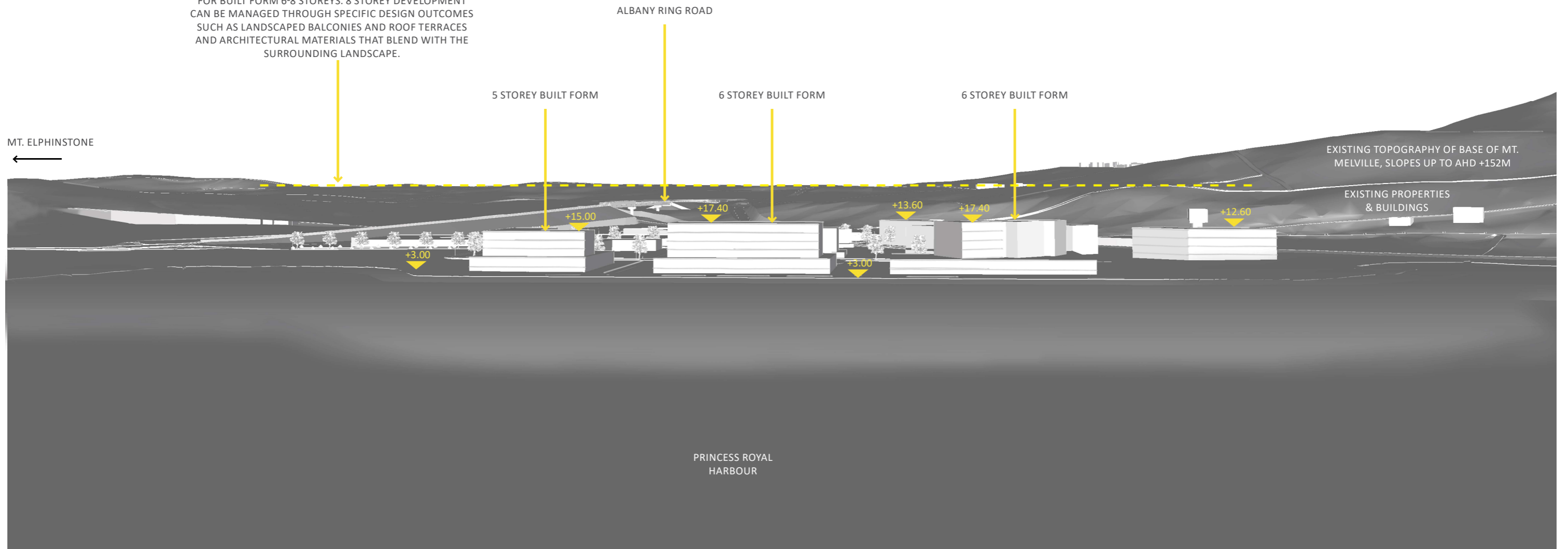


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WOOLSTORES SUBJECT SITE

NOTE: RIDGELINE OF LANDFORM NORTH OF SUBJECT SITE. THE VIEW FROM PRINCESS ROYAL HARBOUR WOULD HAVE A MINIMAL VISUAL IMPACT IN COMPARISON TO THE RIDGELINE FOR BUILT FORM 6-8 STOREYS. 8 STOREY DEVELOPMENT CAN BE MANAGED THROUGH SPECIFIC DESIGN OUTCOMES SUCH AS LANDSCAPED BALCONIES AND ROOF TERRACES AND ARCHITECTURAL MATERIALS THAT BLEND WITH THE SURROUNDING LANDSCAPE.



PERSPECTIVE VIEW 2

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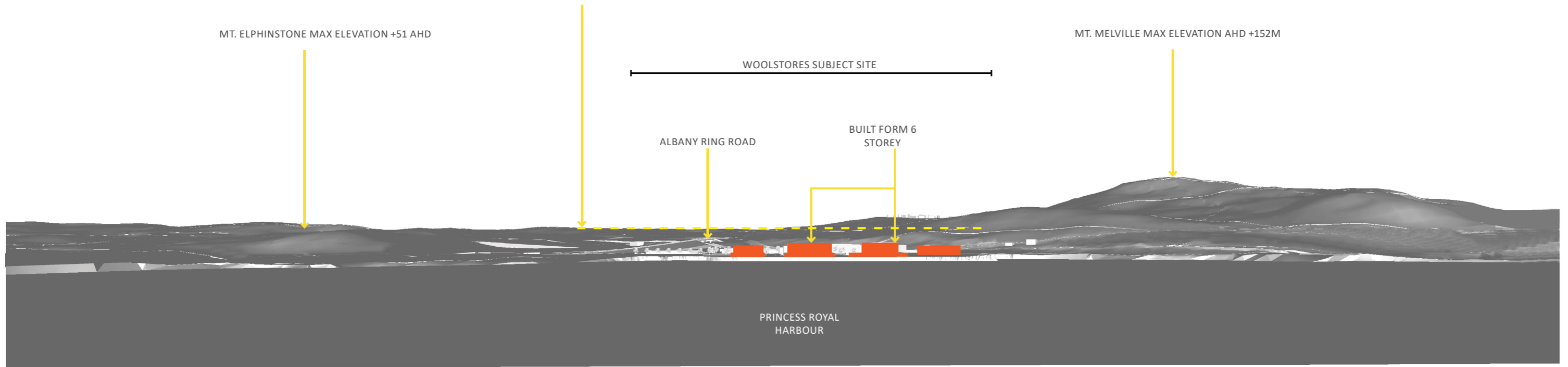
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PERSPECTIVE VIEW FROM RUSHY POINT ACROSS PRINCESS ROYAL HARBOUR

PERSPECTIVE VIEW 3

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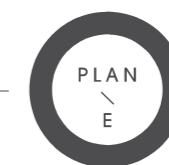
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