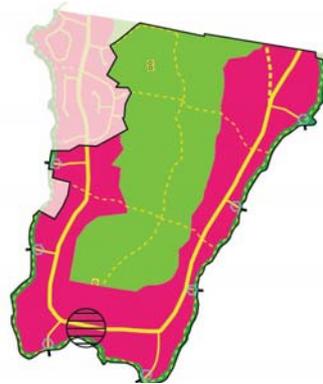




▲ Droughty Point, as viewed from Mt Nelson



▲ Structure Plan



▲ Visual modelling

For this project, JMG prepared a Master Plan to guide the future use and development of one of Southern Tasmania's most significant holdings of reserved residential land - approximately 286 hectares of land at the southern end of Droughty Point.

The Master Plan provides structure to guide the future development of the land along with specific policies and development controls that will form part of the Clarence Planning Scheme. The Master Plan provides specific direction for future residential, recreational, local business and open space zoning, the future road network, provision for water transport infrastructure and landscaping.

The potential for water transit as a feasible alternative to private vehicle usage will be maximised through the Master Plan, which identifies a series of water transit nodes that will be supported by a higher residential density within a convenient walking distance.

In developing the Master Plan, JMG undertook extensive consultation with various stakeholder groups including Council, the local community, service providers and government agencies.

This was achieved via a combination of workshops, meetings and mail-outs.

Once the Master Plan was complete, JMG prepared application documentation required in order to obtain the necessary development permits and planning scheme amendments to allow for the implementation of the Master Plan.

Key Issues

> Visual Impacts

The subject site is highly visible in the surrounding area, particularly from the western shore of Hobart. Analysis of the established settlement pattern and topography of the site informed the Master Plan with respect to the height of future development on the the slopes of Droughty Point. Visual modelling was then prepared to demonstrate how future development will appear from key viewpoints.

> Transport

The suburb of Tranmere has limited accessibility due to its location on the edge of the settlement. The Droughty Point Master Plan includes provision for the efficient future layout of roads and strategically located finger wharfs, suitable for future use by water taxis.



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