



▲ Visual modelling



▲ Site Master Plan



▲ Landscaping

JMG's town planning and engineering services were engaged in 2006 to master plan a subdivision proposal for Single Hill - a prominent landform adjacent to Seven Mile Beach.

The first part of the project involved producing an Options Study which assessed the strategic background of the site, reviewed the current site opportunities and constraints and presented options for development.

The second part of the project involved producing a comprehensive masterplan for development on the site. The subdivision plan included 80 rural residential lots, 25 residential lots and a retirement village. The Master Plan included provision for landscaping and open space plan, servicing, a tracks and trails network, a bushfire hazard management plan and a building design code.

The third part of the project involved producing a detailed planning report in support of the proposed development and planning scheme amendments. The Tasmanian Planning Commission approved the required scheme amendments in September 2010.

## Key Issues

- > **Environmental Rehabilitation**  
Grazing, eucalypt disease and pest species had degraded much of the land at Single Hill. Future development of the site will include revegetation in accordance with a detailed landscaping plan.
- > **Visual Impact**  
JMG's proposal was planned so that lots and building envelopes would be located in areas that would involve minimal visual impact. The conditions of the site Design Code and Landscaping Plan aim to control the visual impact of future development at Single Hill through the use of appropriate materials, colours and screening.

Detailed visual modelling was conducted that demonstrated that the proposal will protect the visual sensitivity of the site.



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