

TOLMANS HILL
ESTATE

LOCAL AREA PLAN
Development on Lots

STAGE ONE

June 1997

APPLYING TO BUILD AT TOLMANS HILL

Owners and builders applying to build at Tolmans Hill are only required to fill out the standard Development Application form at Hobart City Council and any other approvals as required. No additional applications are required in addition to those which are routinely used.

Council will then assess the application in the usual manner and write back informing applicant as to whether a Planning Approval is required and also whether the application complies with the requirements of the Tolmans Hill Local Area Plan.

IN THIS DOCUMENT

This Local Area Plan contains information pertinent to planning approvals for building and other improvements on Tolmans Hill. It refers specifically to Stage One of that subdivision.

Additional information sheets may be attached as a courtesy.

TO UNDERTAKE BUILDING IN ACCORDANCE WITH THE LOCAL AREA PLAN

The following sheets outline both the PERMITTED and DISCRETIONARY options for undertaking building and establishing gardens and grounds at Tolmans Hill.

Background

1. Using the Tolmans Hill Local Area Plan and the Hobart Planning Scheme
2. Site planning
3. Responsible building in bushland areas
4. Height of houses and improvements
5. Exterior colour of houses and improvements
6. Minor site features
7. Garden maintenance

BACKGROUND

The Tolmans Hill Estate Local Area Plan¹ encapsulates the common responsibility which residents share to preserve and enhance the bushland setting of the estate. The planning framework for the Tolmans Hill Estate has been agreed with Council².

The Local Area Plan outlines planning requirements for owners and residents to undertake improvements in a manner that preserves the character of Tolmans Hill. It provides standards for clearing of bush, building and improvement of grounds.

All owners and residents are bound to comply with the Local Area Plan through the Part 5 agreement³ which is noted on the title of their land.

Owners applying for planning approval for a house must also comply with the Local Area Plan. They may choose to meet their responsibilities by:

- following permitted⁴ options, or;
- following discretionary⁵ options, or;
- using mix of the two which meets their individual requirements⁶.

PERMITTED OPTION

Describes the permitted way to do something which will secure Council acceptance.

This option provides certainty to the planning process. A single option is described and proposals which accord with that option will be approved.

Requires relatively little documentation to be supplied with the Planning Application.

DISCRETIONARY OPTION

Does not describe how to undertake a particular aspect of development, but instead describes the standard it should meet.

This option provides flexibility to the planning process. A proposal that meets the discretionary standard may be approved.

Requires additional information to show that each performance measure referred to, has been met.

¹ A Local Area Plan:

A planning control which operates in a particular area. The controls introduced by the Local Area Plan are additional to (and cannot over-ride) those which exist in Council's Planning Scheme, Building Codes and other statutory requirements which normally apply.

² The Tolmans Hill Estate Local Area Plan:

Has been provided by the land subdivider as an interim control. It replaces an earlier LAP with respect to development on lots: *Crestwood Local Area Plan, Tolmans Hill Hobart, 21 December 1997* (unpublished report held by Council. It will become defunct when Council includes a Local Area Plan for Tolmans Hill within the Hobart Planning Scheme.

³ Part 5 Planning Agreement

This is similar in operation to a covenant and binds current and future owners of lots.

⁴ Permitted

Permitted and discretionary refer to Sections 57 and 58 of the Land Use Planning and Approvals Act. However, notwithstanding the degree of compliance with the Planning Scheme all development is required to satisfy the provisions of the Tolmans Hill Local Area Plan.

⁵ Discretionary

As for 4.

⁶ Mixed

As for 4.

SHEET 1: USING THE TOLMANS HILL LOCAL AREA PLAN AND THE HOBART PLANNING SCHEME

While the Tolmans Hill Local Area Plan (LAP) introduces additional provisions to protect the local character, other provisions of the Planning Scheme are not affected by the LAP.

Item	Tolmans Hill LAP	Planning Scheme
Extent of clearing	Takes priority	
Provisions for building in bush	Takes priority	
Height of houses	Takes priority	
Colour of houses	Applies	
Matters not specifically identified in the LAP		Applies
Plot ratio		Applies
Types of dwellings		Applies
Boundary set backs		Applies
Parking requirements		Applies

SHEET 2: SITE PLANNING

The intention of this responsibility is to ensure that development (buildings and gardens) on all lots present a 'bushland face' to the street and to people viewing Tolmans Hill from other parts of Hobart.

Central to this requirement is that significant areas (400 m² or 50% of the site area, whichever is less) of bushland are retained on each lot.

Applies to all lots.

PERMITTED OPTION

Describes the permitted locations for clearing and building and where Council requires that bushland must be retained. Proposals where locations conform to these locations will be approved.

Applies to the Stage One Site Development Plan, Sheet 8.

Development activities (clearing of bushland, building, earthworks, driveways and other paving and domestic gardens) is permitted in the areas designated as Building (clearing) envelope on the Stage One Site Development Plan.

On the balance area, shown as Bushland Garden on the Stage One Site Development Plan, bushland is to be retained and maintained in accordance with sheet 7 of this Local Area Plan.

Information to be submitted is a site plan at a minimum scale of 1:200, showing site development boundaries including the extent of building and noting extent of disturbance and measures to control disturbance.

DISCRETIONARY OPTION

Describes the standards for alternative locations for clearing and building and where Council requires that bushland must be retained. Proposals where clearing and building conform to these locations will be approved.

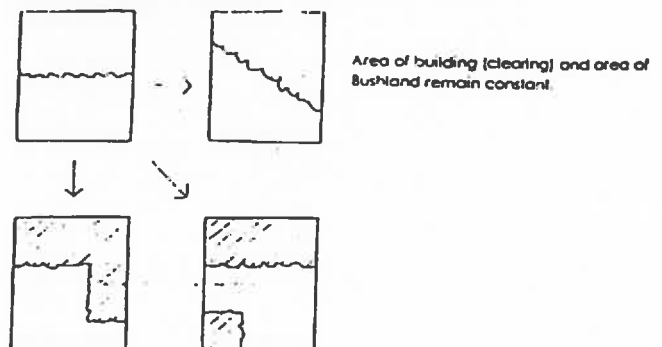
Applies to an Alternative Site Development Plan for that lot which an applicant may submit. The plan must provide for a comparable area of bushland retained to that on the Stage One Site Development Plan (Sheet 8), i.e. areas (400 m² or 50% of the site area, whichever is less).

Development activities (disturbance and clearing of bushland, building, earthworks, driveways and other paving and domestic gardens) may be permitted in the areas shown as Building (clearing) envelopes on Alternative Site Development Plan for that lot.

On the balance area shown as Bushland Garden of the Alternative Site Development Plan, bushland is to be retained and maintained in accordance with sheet 7 of this Local Area Plan.

Information to be submitted is an Alternative Site Development Plan which must be approved by Council. It can be assessed prior to applying for Planning Approval for a development or submitted with the application for approval. Submit a site plan at a minimum scale of 1:200, showing site development boundaries including the extent of building and noting extent of disturbance and measures to control disturbance.

ALTERNATIVE SITE DEVELOPMENT PLANS



SHEET 3: RESPONSIBLE BUILDING IN BUSHLAND AREAS

While all of Hobart, including denser residential areas is subject to fire risk those risks can be minimised. Fire hazard minimisation protects individual owners and their neighbours.

Houses are required to be built with a responsible design, building design and construction is to reflect minimisation of fire hazard. Refer also to Sheet 7: Garden maintenance.

Applies to lots

PERMITTED OPTION

Describes the particular site planning, design and detailing Council will approve, provides certainty to the planning process.

House designs comply with the current Standards Australia guideline for building in fire prone areas (and current Building Code of Australia requirements).

DISCRETIONARY OPTION

Establishes standards for locations and dimensions of minor site features, allows flexibility within the planning process.

Houses do not comply with the guideline but are designed in a manner that the State Fire Service recognises as reflecting a responsible response to minimising any hazards.

SHEET 4: HEIGHT OF HOUSES AND IMPROVEMENTS

It is intended that houses and gardens should be relatively unobtrusive when Tolmans Hill is viewed from Hobart and that the bushland nature of the Tolmans Estate would be retained while ensuring a feeling of spaciousness and privacy in each street.

Generally the heights⁷ of houses have been determined to be high enough to allow for a two storey house without an overly prominent roof. Heights are more tightly controlled on lots 64-69 which are potentially more visible from Hobart. On some lots fixed upper roof heights ensure neighbours views are not built out.

Height controls apply on all lots. Staggered profile only applies to lots 64-69. Heights on all other lots in Stage 1 is determined by the general height provisions.

PERMITTED OPTION

Describes particular volumes and surface appearance of house and garden features which Council will approve, provides certainty in the planning process.

Building height to conform to Permitted Profiles below. Note staggered profile lots 64-69 only.

Information to be submitted: elevations for all sides of the building.

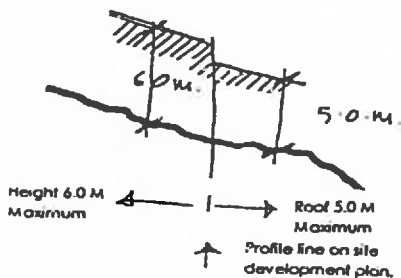
BUILDING HEIGHT



Generally 6.5 M Maximum from original ground level to the top of the roof.

STAGGERED PROFILE

Lots 64 - 69



DISCRETIONARY OPTION

Describes standards for the visibility of houses and gardens, provides flexibility to the planning process.

If the building does not meet the Permitted Option the application must demonstrate that there is no adverse visual impact caused by the buildings as viewed from any point outside the site.

The only vegetation which could be relied on for screening is that already existing on the lot in a Bushland Garden Area which the owner and subsequent owners is bound to retain (see Sheet 2 and Sheet 8) and where Council's arboriculturist assesses that with normal growth that vegetation would not be removed later for safety reasons.

Information to be submitted: elevations for all sides of the building plus colour accurate perspective views and/or photomontages with site location identified on a plan, which demonstrate that the visible parts of the building do not cause an adverse visual impact.

⁷ For the purposes of the Tolmans Hill Local Area Plan height means in respect of buildings, that maximum vertical distance measured between the natural surface level and the highest point of the building at any point or any part of the building.

SHEET 5: EXTERIOR COLOUR OF HOUSES AND IMPROVEMENTS

As with height, colour provisions are introduced to ensure that houses are relatively unobtrusive when Tolmans Hill is viewed from Hobart and that the bushland garden nature of the Tolmans Estate would remain a dominant part of the character while ensuring a feeling of spaciousness and privacy in each street.

It is intended that the use of darker colours will ensure that individual houses and their settings are understated in appearance, i.e. not overly noticeable from a distance or in each street.

Exterior colour provisions apply to all lots in Stage One.

PERMITTED OPTION

Describes particular surface appearance of house and garden features such as large areas of paving and retaining walls which Council will approve, provides certainty in the planning process.

Colour of large areas (4m² or wider than 1 m) darker tones of grey, green, brown and grey blue. Trim colours midtones of the same colours.

Information to be submitted: elevations for all sides of the building plus a colour schedule for external surfaces and trims.

DISCRETIONARY OPTION

Describes standards for the visibility of houses and garden features, provides flexibility to the planning process.

Colour of large areas and trims any colour if surface can be shown not to be visible from within the Estate or from adjacent suburbs and main roads.

Alternative mid-dark colours for all surfaces if, accurate colour images can demonstrate the colour is relatively inapparent in a comparable bushland setting. *Applicant to supply images.*

Information to be submitted: a colour schedule plus images colour accurate photomontage or accurate perspectives demonstrating low visual impact of proposed colour in this or comparable locations.

SHEET 6: MINOR SITE FEATURES

Commonsense controls will maintain attractive presentation of each property to the street. For instance, fences, clotheslines, workshops and work areas should not detract from the Estate's character.

Applies to all lots

PERMITTED OPTION

Describes the particular locations and dimensions of minor site features. Council will approve, provides certainty to the planning process.

Front fences not allowed.

Continuous front hedges not allowed.

Side fences allowed no closer to the front boundary than 6 m. Side fence height grading from 1 m, 6 m from the front boundary to a 2.1 m high fence 9 from the front boundary.

No fences higher than 2.1 m allowed.

Clotheslines, work areas not to be allowed in areas visible from the street.

Show clothes lines and sheds on site layout plan.

DISCRETIONARY OPTION

Establishes standards for locations and dimensions of minor site features, allows flexibility within the planning process.

Front and side boundaries defined with a shrub bed.

Side fences allowed closer to the front boundary than 6 m if relatively transparent. Side fence height grading from 1 m, 6 m from the front boundary to a 2.1 m high fence 9 from the front boundary.

No fences higher than 2.1 m allowed.

Clotheslines, work areas allowed in areas visible from the street where landscape plan provides planting which will provide screening within 2 years.

Show clothes lines and sheds and location and indicative height of boundary shrub beds on site layout plan.

SHEET 7: GARDEN MAINTENANCE

The areas of bushland which owners are required to retain (see sheets 2 and 8) will become part of gardens of the suburb of Tolmans Hill.

This is common sense, balancing the privilege of living in a bushland environment with taking responsibility for ones own and neighbours safety.

Bushland Garden Areas: the intention is to consolidate the bush and wildflower setting in the areas created by the retention of bushland (see sheets 2 and 8) owners are encouraged to use local Tasmanian plants in developing their gardens, to keep retained trees well maintained and to make provision for their replacement with other native trees over time.

In all garden and grounds areas: owners are encouraged to undertake normal garden maintenance and improvement and to ensure that they and their houses are safe from trees which may fall and that the density of vegetation will ensure fire safety. Owners are encouraged to use areas of lawn and plants with low flammability close to their houses.

Applies to all lots.

NO PERMIT REQUIRED

Grounds improvements which comply with this direction do not require a Planning Approval under the Local Area Plan

Retain trees in the Bushland Garden Area shown on the Stage One Site Development Plan (Sheet 8).

Enhance the Bushland Garden. Owners are encouraged to use locally native plants having regard to plant flammability if plants are close to the house or entry paths.

Owners are encouraged to remove shrub height trees close to the house and favour low ground covers and plants from current State Fire Service low flammability plant species lists.

No submission required.

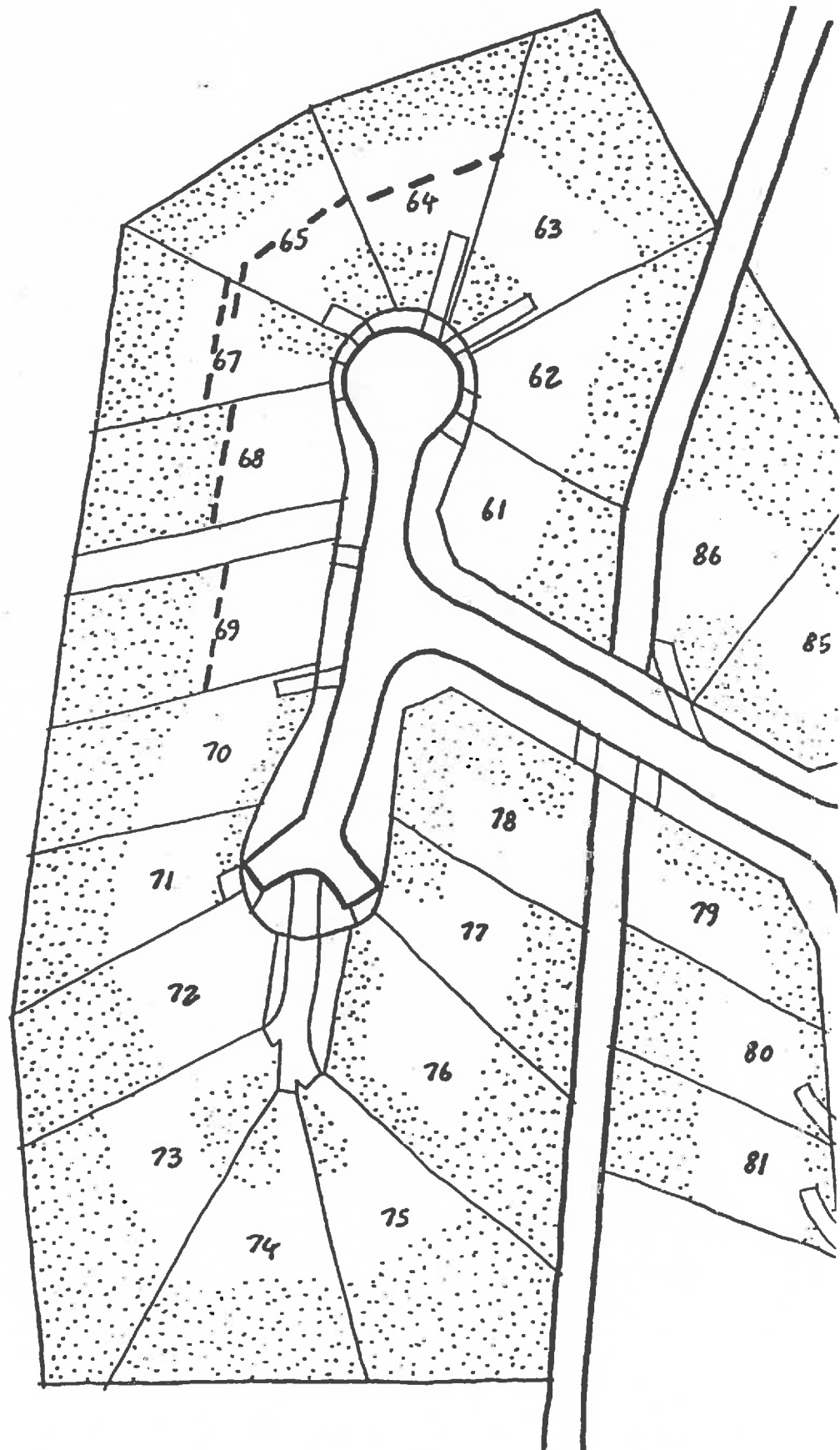
DISCRETIONARY OPTION

Establishes standards for fire hazard minimisation. Provides flexibility to the planning process. Requires an approval.

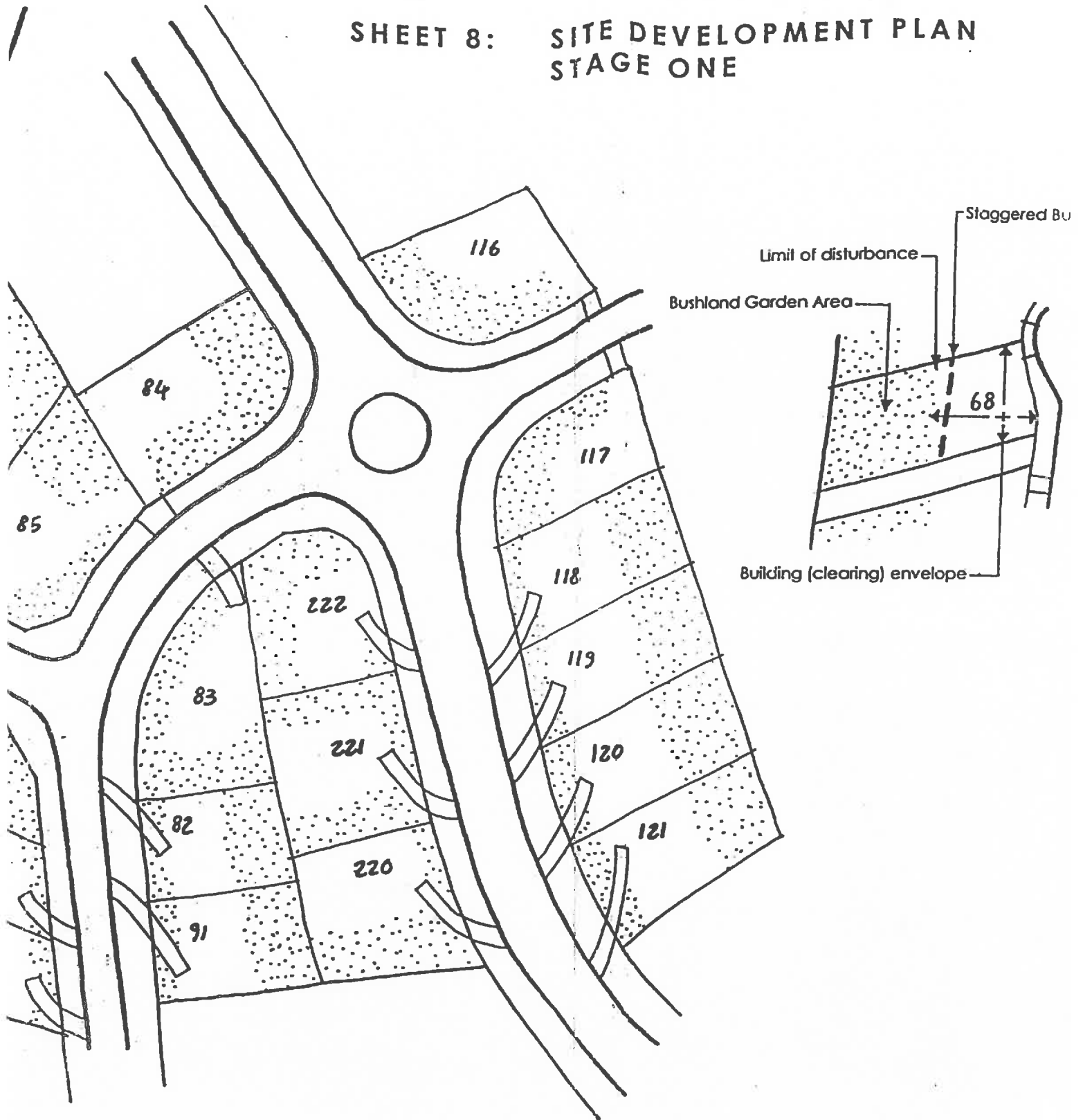
The removal of trees which are considered hazardous or unsafe may be undertaken with the prior written approval of the Director of Parks and Community Services.

Significant removal of trees for reasons other than safety.

Information to be submitted: a justification of alternative landscape concept (and a concept sketch) or justification of an alternative maintenance strategy.



SHEET 8: SITE DEVELOPMENT PLAN
STAGE ONE





TOLMANS HILL
ESTATE

THE PROMISE

*Tolmans Hill Estate offers residents the opportunity
to experience the best of both worlds - bushland living
less than 10 minutes from the Hobart GPO.*

*On this new-generation residential estate,
preserving the natural environment comes first.*

*Here you and your neighbours will share a
common goal of protecting the natural setting
you have chosen to live in.*

Tolmans Hill is unique.

*This document sets out the guidelines
that ensure it will stay this way
to preserve your investment.*
