

TOLMANS HILL
LOCAL AREA PLAN

STAGE TWO

Lots 39-53, 87 and 92

Includes

HANDY HINTS FOR OWNERS
*(Notes to assist easy application of the
Stage Two Local Area Plan)*

OCTOBER 1998

CONTENTS

LOCAL AREA PLAN	2
1. INTRODUCTION	2
2. USING THE TOLMANS HILL LOCAL AREA PLAN	4
3. SITE PLANNING	6
4. EXTERIOR COLOUR OF HOUSES, BANKS AND STRRUCTURES (INCLUDES COLOUR HANDY HINTS)	8
5. HEIGHT OF HOUSES AND EXTENSIONS/IMPROVEMENTS	10
6. MINOR SITE FEATURES	12
HANDY HINTS	15
1. SITE PLANS	16
2. DOCUMENTING ALTERNATIVE (DISCRETIONARY) COLOUR SCHEMES	18
3. SECTIONS FOR ALTERNATIVE (DISCRETIONARY) DISTURBANCE LOCATIONS OR ADDITIONAL (DISCRETIONARY) HEIGHT	20
4. FINDING TASMANIAN NATIVE PLANTS	22
AFTERCARE	23
1. GARDEN MAINTENANCE	24

1. INTRODUCTION

The Tolmans Hill Estate Local Area Plans¹ encapsulate the common responsibility which residents share to preserve and enhance the bushland setting of this Bushland Garden Suburb.

The Local Area Plans outline planning requirements for owners and residents to undertake improvements in a manner that preserves the character of Tolmans Hill. They provide standards for clearing of bush, building and improvement of grounds. The planning framework expressed by the Local Area Plans has been agreed with Council² and Council takes responsibility for the administration of the plans.

All owners and residents are bound to comply with the Local Area Plan by the Part 5 agreement³ which is noted on the title of their land. This requirement applies to both the design and construction processes and grounds aftercare once people are living on a lot.

THE STAGE TWO LOCAL AREA PLAN

The Stage 2 Local Area Plan has been refined to be a little easier for residents and Council to interpret than Stage One. In particular it is accompanied by Handy Hints Notes which answer commonly asked questions.

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.

²The 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an earlier LAP with respect to development on lots; *Creshwood Local Area Plan, Tolmans Hill*, Hobart, 21 December 1995 unpublished report held by Council. It will become defunct when Council includes a Local Area Plan for Tolmans Hill within the Hobart Planning Scheme.

³Part 5 Planning Agreement

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

SPEAK TO COUNCIL'S PLANNERS FIRST

Valuable time and money can be saved if you and your designer speak to Council's planners before starting design and again informally before submitting your application.

Speaking to Council planners first is now recommended for all applications in the Hobart municipality to minimise delays or misunderstandings.

Council officers can:

- Clarify the different documentation requirements for Preferred and performance options of the Local Area Plan as it applies to your design ideas.
- Suggest easier and more affordable methods of documentation if you choose to explore Performance Options.
- Save you time by checking that the documentation you intend to submit is sufficient for Council to assess your application.

Ring Council to make an appointment and ask to speak with one of the planners specialising in Tolmans Hill.

APPLICATIONS REQUIRED

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 standard approvals as required.

No other applications are required in addition to those which are routinely used throughout the Hobart Council area.

Note: Council has recently begun to require (as a condition of approval) a sedimentation and erosion control works for any buildings throughout the municipality.



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.*

2: USING THE TOLMANS HILL LOCAL AREA PLAN

THE LOCAL AREA PLAN AND THE PLANNING SCHEME

While the Stage 1 + 2 Tolmans Hill Local Area Plans (LAP) introduce 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	
Colour of houses	Applies	
Height of houses	Takes priority	Provides maximum height for Performance Options
Minor works	Takes priority	
Matters not specifically identified in the LAP		Applies
Plot ratio		Applies
Types of dwellings		Applies
Boundary set backs		Applies
Parking requirements		Applies

SELECTING AN APPROACH

The Local Area Plan outlines two options (Preferred and Performance) for the following aspects of building a house at Tolmans Hill and grounds aftercare:

- Extent of bushland to be disturbed for the house
- Colour
- Height
- Minor site features
- Garden maintenance.

The Preferred Option

The Preferred Option provides certainty for owners, designers and builders regarding matters addressed by the Local Area Plan.

Following the Preferred Options in **ALL** aspects of site planning, house design and construction means:

- Faster approvals, your application will not require special consideration for matters addressed by the Local Area Plan;
- Lower design and documentation costs. You will only be required to submit standard drawings and associated information.

Performance Options

The Performance Options establish standards for Council to assess the performance of alternatives that owners may propose.

Performance Options provide both flexibility for owners and designers while safeguarding the amenity of Tolmans Hill for all residents.

Following Performance Options for **ANY** aspects of your design means:

- Before granting approval Council must assess performance aspects of your design to ensure that the design is responsible in terms of:
 - + Maintaining the bushland setting
 - + Impacts on neighbours
 - + Views to Tolmans Hill
- Approval times will reflect the time taken to consider the performance aspects of your design;
- You will probably be required to submit additional information. Design and drafting costs will reflect requirements for additional information. Make sure your designer has allowed for these costs before accepting design quotations;
- Use of Performance Options will not require applications to be advertised.

3: SITE PLANNING

The intention of this requirement is to ensure that development (buildings and gardens) on all lots presents a 'bushland face' to internal streets and to people viewing Tolmans Hill from other parts of Hobart and that habitat values are optimised while providing a residential environment.

This requirement expresses an intent of the original Subdivisional Approval, that, significant areas of bushland are to be retained on each Lot by limiting disturbance to 400 m² or 50% of the area of the Lot whichever is less.

Bushland Garden: The area to be conserved as Bushland.

Area of disturbance: Areas where bushland is to be disturbed include: areas cleared of trees and groundcover, the footprint of the house and out-buildings, paths, drives, areas to be disturbed during construction and extent of non Tasmanian bushland garden areas.

Applies to all lots.

PREFERRED OPTION

Describes the preferred locations for clearing and building and where Council requires that bushland must be retained.

Proposals where location of disturbance areas conforms to or is contained within the locations shown on the Stage 2 Development Plan will be approved.

Site Plan: shows all proposed development and construction activity occurring within the Area of Disturbance indicated on the Stage 2 Development Plan (opposite).

Information to be submitted: Notes on the Erosion and Sedimentation Plan, minimum scale of 1:200, dimensioned Area of Disturbance and Bushland Garden. Show all significant trees (trunk larger than 100 mm at 1.5 m height), measures to control disturbance and proposed development. Note Area of Lot and calculated areas of Bushland Garden and Areas of Disturbance on the plan.

REFER HANDY HINT 1

PERFORMANCE OPTION

Describes the standards for alternative locations for clearing and building and where Council requires that bushland must be retained.

Proposals where an alternative Areas of Disturbance and Bushland Area conform to these standards below the Site Plan will be approved (subject to meeting any other requirements).

For convenience and to minimise costs, a proposed alternative location could be discussed with Council prior to committing to the costs of drawing up building proposals.

An alternative Site Plan: showing an alternative Area of Disturbance and Bushland Garden Area. Alternative Site Plans will be acceptable where they provide for:

- retention of an area of bushland comparable in extent and quality of the Bushland Garden Area identified on the Stage Two Site Development Plan.
- Bushland areas which meet the requirement for disturbance to be a maximum of 400 m² or 50% of the site area, whichever is less and ensure a comparable number of trees must be retained.

Council may recognise a commitment to rehabilitation planting of specific areas as meeting the requirement for retention of trees.

Information to be submitted: An Alternative Site Plan for your lot which must be approved by Council. To conform to requirements as noted for the Preferred Option, except that both the Alternative and the Preferred Plan are to be submitted on separate drawings at the one scale.

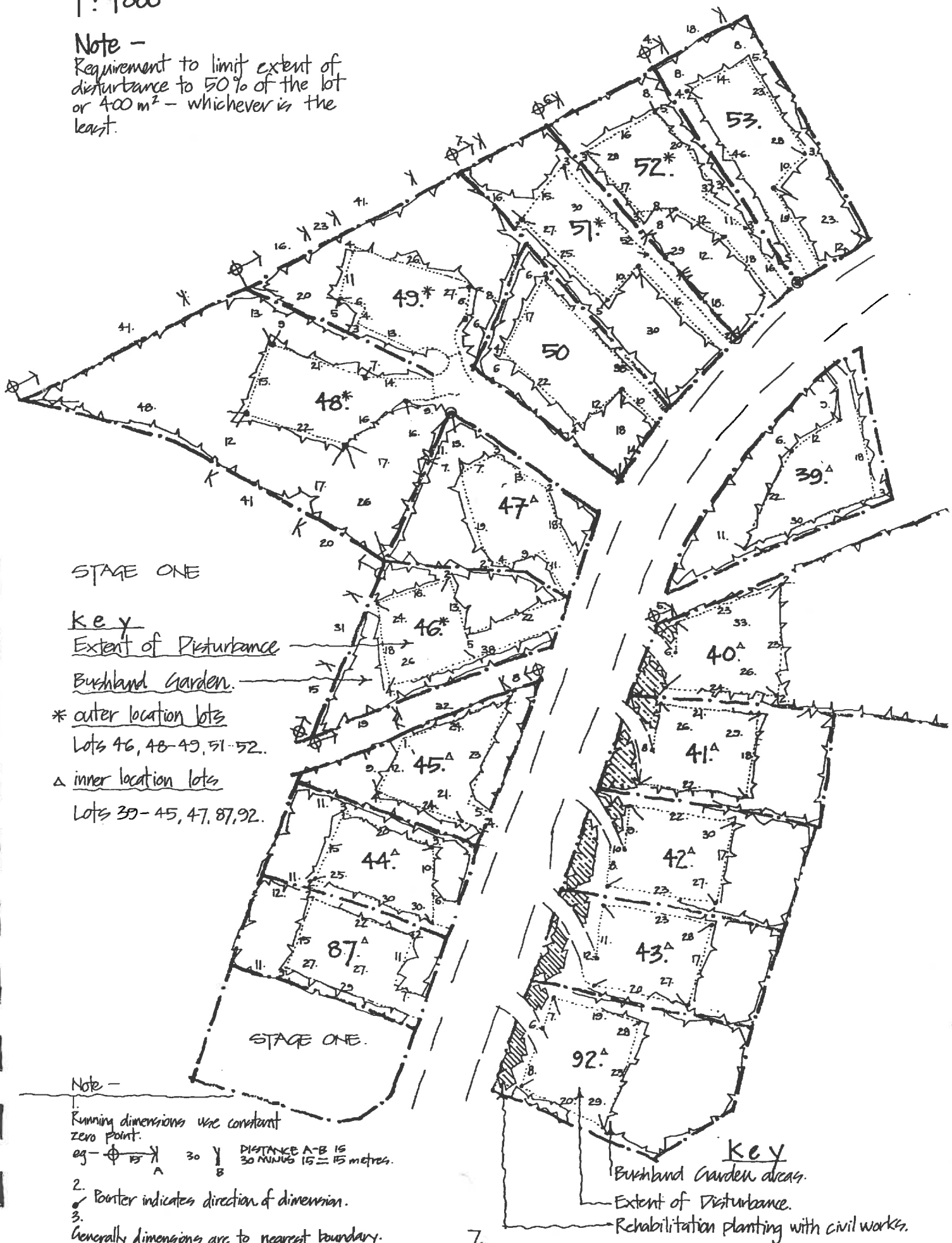
REFER HANDY HINT 1

STAGE TWO - Development Plan.

1:1000

Note -

Requirement to limit extent of disturbance to 50% of the lot or 400 m² - whichever is the least.



4: EXTERIOR SURFACES: COLOUR, REFLECTIVE MATERIAL AND GLAZING

Exterior surface requirements ensure that houses are relatively unobtrusive when Tolmans Hill is viewed from Hobart and so that a bushland garden remains the suburb's dominant character. The requirements safeguard the feeling of spaciousness and privacy in each street.

Generally the use of richer colours will ensure that individual houses and their settings are not overly noticeable from a distance or from within the streets of Tolmans Hill.

Outer Location Lots Lots which are potentially prominent from outside Tolmans Hill (Lots 46, 48-9, 51-2, refer Stage 2 Development Plan) are the most visually sensitive and deeper colours are required on visible walls and roofs, while under-eave and trim colours should be moderately rich (less deep) mid tones.

Where exterior surfaces are not visible from outside Tolmans Hill, owners may choose to use moderately rich colours on the walls and roofs (as for inner locations), for instance, houses which used both masonry and wood panelling on exterior walls or where an entrance portico was a less rich colour.

Inner Locations Lots Generally where houses on lots will only be visible from within Tolmans Hill (Lots 39-45, 47, 87,92) Council will require moderately rich (less deep) colour on walls and roofs and may not require moderately rich colours for under-eaves or trims.

Applies to houses, sheds, all other structures including garden features and fences and visible areas of paving on all lots.

PREFERRED OPTION

Describes preferred surface appearance.

Large surfaces 4m² area or wider than 1 m to be richer tones of grey, green, brown and grey blue and having a matt (non-reflective) finish.

No mid or light tones on under-eave and eaves.

Glazing comprising 25 % of the surface area of an entire elevation.

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

PERFORMANCE OPTION

Describes standards for the visual prominence of alternative colours, use of reflective surfaces or use of larger areas of glazing.

Colour of large areas and trims: Council may approve alternative colours where;

- Coloured surface is not visible from adjacent suburbs or main roads or from within Tolmans Hill streets,
- Richness of coloured surface is comparable with preferred colours, refer opposite,
- site factors diminish impact (small size of the surface and substantial shading or screening);

Reflective surfaces: Council may approve reflective surfaces where the surface is not visible from outside Tolmans Hill, or where the location, or site factors (refer above), or detailing shading and colour tints (including shading from low Winter/afternoon sun angles) ensure the surface (s) will not be locally prominent in the Tolmans Hill streetscape.

Glazing: Council may approve walls with more than 25 % glazing, where the glazing is not in a location visible from outside Tolmans Hill and provided that it is effectively deeply shaded.

Information to be submitted: a colour schedule plus colour-accurate images demonstrating the low visual impact of proposed colour, reflective material or glazing.

REFER HANDY HINT 2.

TOLMANS HILL ESTATE
STAGE TWO LOCAL AREA PLAN

HINT: EXAMPLE COLOURS

Colours below provide examples of how Council may interpret the richness of exterior colours for all materials.

Generally colours should be comparable or richer in tone than the following colours.

Samples of the commercially available woodstain and paint colours are readily available (October 1998) on sample chips at hardware and paint shops and may be viewed on a sample boards held at Council.

OUTER LOCATION LOTS WALLS AND ROOFS

Trims (gutters, door window surrounds etc) as for Inner Locations:

Stains and paints

	CABOT		DULUX		TAUBMANS
GREEN	Sagebrush Grey		Indian parrot		Pine Creek
KHAKI	Sagebrush Grey		Gum leaf		Olive Moss
BLUE GREY	Gun metal Blue		Sardinia		Blue Beard
GREEN GREY	Sagebrush Grey		Blue gum		Morton Bay
BROWNS	Chocol't Brown		Tanbark		Red Cedars
GOLDEN	Natural		Sahara Gold		Quaker Gold
REDS	Redwood		Peach dream		Fire Ball

Colour bonds

GREENS	Caulfield green,
BROWN, GREY	Iron bark
BLUES	Mountain blue
REDS	Heritage red

INNER LOCATION LOTS WALLS AND ROOFS

No requirements for trims:

Stains and paints

	CABOT		DULUX		TAUBMANS
GREEN	Sea Green		Mint tea		Thyme Green
KHAKI	Olive Green		Native grass		Thyme Green
BLUE GREY	Pastel Blue		Blue whale		October Sky
GREEN GREY	Olive Green		Blue gum		Thyme Green
BROWNS	Mushroom		Boulder tan		Claytone
GOLDEN	Dark cedar		Autumn leaves		Geddes Gold
REDS	Rose Mahogany		Sugar cream		Claytone

Colour bonds

GREENS	Mist green
BROWN, GREY	Birch grey
BLUES	Torres Blue
REDS	Homestead

5: HEIGHT OF HOUSES

Height requirements ensure that houses will be relatively unobtrusive when Tolmans Hill is viewed from Hobart and that a bushland garden will be retained as the suburb's dominant character. The requirements also safe-guarding the feeling of spaciousness and privacy in each street.

Generally the heights⁴ of houses have been determined to be high enough to allow for a two storey house without an overly prominent roof. On some lots upper roof heights ensure neighbours views are not built out.

Application: Applies to houses considered together with earthworks such as retaining walls, renovations and improvements and garden on all lots.

PREFERRED OPTION

Establishes heights which Council will approve if the proposal complies with all other planning requirements..

Building heights:

Absolute Height and Elevational Height requirements apply differently on Outer Location Lots and Inner Location Lots

- Outer Location Lots (Lots 46, 48-52)
Absolute Height: 6.0 m maximum
Elevational Height: 6.5 m maximum
- Inner Location Lots (39-45, 47, 81, 92).
Absolute Height: 6.5 m maximum
Elevational Height: 7.5 maximum

Information to be submitted: elevations for all sides of the building, heights dimensioned and natural ground level shown. Show contours or spot levels around building and on sections.

PERFORMANCE OPTION

Describes standards for the visual impacts arising for heights higher than that preferred.

If the building is of greater height than preferred, the application must demonstrate that there is no adverse visual impact caused by the buildings as viewed from any point outside the site, referring to the following:

- **No impact on views** from adjacent properties;
- **Additional height component not being visible** from outside Tolmans Hill or from internal streets;
- **Vegetation** already existing on the lot in a Bushland Garden Area which screens a section of the visible surface and 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;
- **Deep colours or irregular colour patterning** can be used to diminish visual recognition of component surfaces of an elevational height;
- **Maximum height** not to exceed that allowable in the Planning Scheme.

Information to be submitted: elevations for all sides of the building plus colour-accurate images which demonstrate that the visible parts of the building do not cause an adverse visual impact.

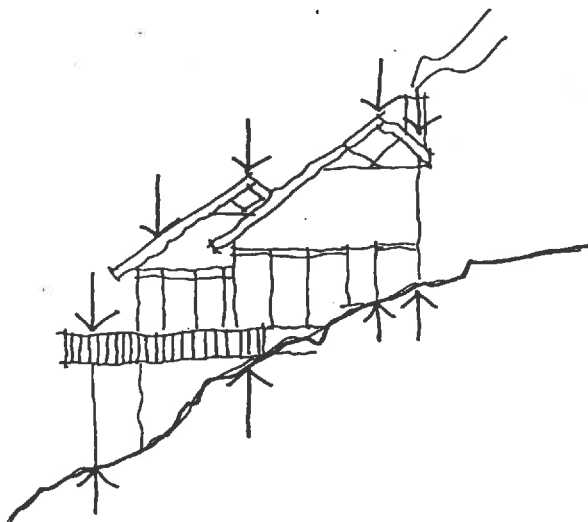
Show contours or spot levels around building and on sections.

REFER HANDY HINTS 2 + 3

⁴ For the purposes of the Tolmans Hill Local Area Plan height means in respect of buildings:

- Absolute Height, the maximum vertical distance measured between the natural surface level and the highest point of the building at any point or face of the building.
- Elevational Height full extent of height walls and roof of a building visible in elevation.

EXPLAINING ABSOLUTE HEIGHT & ELEVATIONAL HEIGHT



ABSOLUTE HEIGHT IN DIFFERENT LOCATIONS.

Difference between highest point & natural ground level.

Includes earthworks & space under decks.



ELEVATIONAL HEIGHT FROM A SPECIFIC DIRECTION.

The aggregate height of all elements associated with the house visible in elevation except chimneys, other roof structures less than 600 mm wide - include earthworks & space under decks.

6: MINOR SITE FEATURES

Commonsense requirements maintain an attractive presentation of each property to the street. For instance, fences, clotheslines, workshops and work areas should not detract from the streetscape character of Tolmans Hill.

Shrub beds: Front and side boundaries defined with a shrub bed do not require Council Approval unless they are in a designated Bushland Garden area, refer Section 3: Site Planning.

Applies to all lots.

PREFERRED OPTION

Describes the particular locations and dimensions of minor site features Council will approve if proposal complies with all other planning conditions.

Front fences: Not allowed, along with any other fencing forward of the front facade of the house.

Continuous front hedges: not allowed.

Side boundary fences: preferred no closer to the front boundary than 6 m.

Fence heights: No fences higher than 2.1 m allowed.

Side fence height grading from 1 m high, 6 m from the front boundary to a 2.1 m high fence 9 m from the front boundary or at the same setback from the boundary as the house or garage.

Side area fences: set back at least 1 m further from the front boundary than the house.

Wire boundary fences: no wire boundary fences.

Clotheslines, work areas: Not to be located in areas visible from the street.

Information to be submitted: Show clothes lines and sheds on site layout plan.

PERFORMANCE OPTION

Establishes standards for locations and dimensions of minor site features.

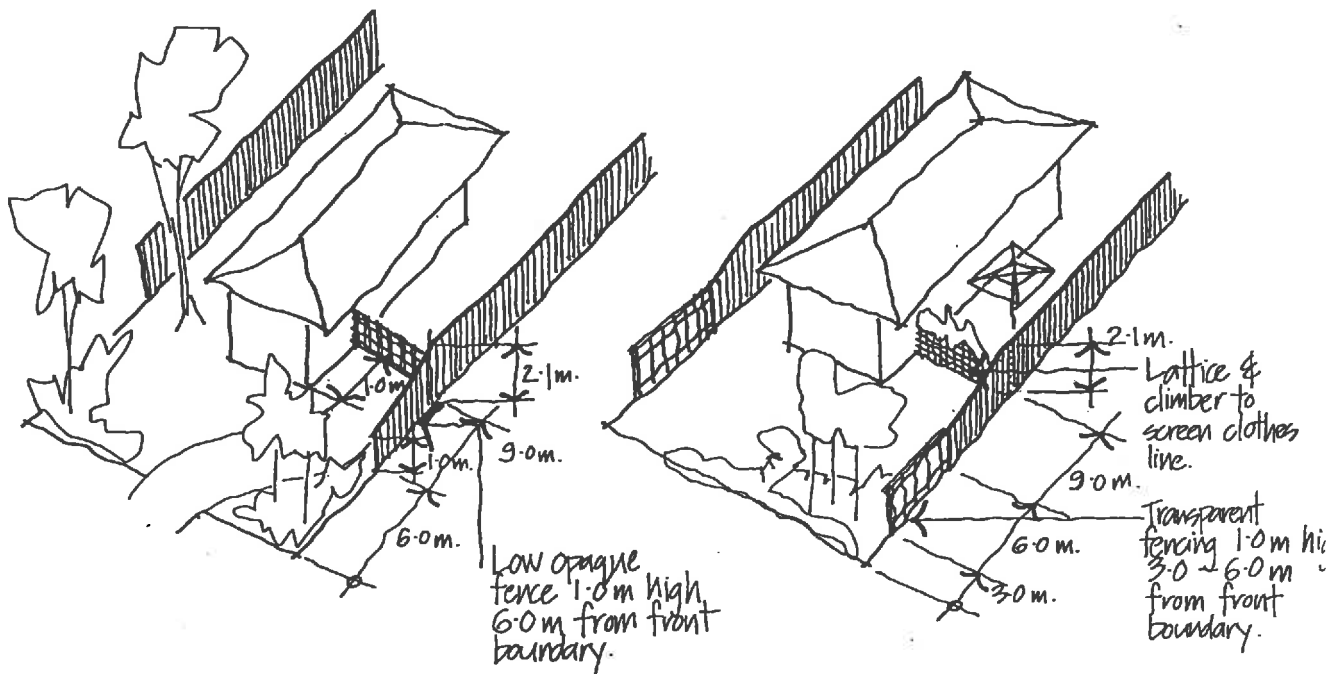
Council may approve:

- **Transparent fences** other than wire fences e.g. a pool fence,
- **Side boundary fences** to within 3.0 m of the front boundary:
 - + Where the fence construction is relatively transparent, e.g. a pool fence,
 - + height grades from 1 m high, 3-6 m from the front boundary to a 2.1 m high fence 9 m from the front boundary.
- **Clotheslines, work areas:** where landscape plan provides planting which will provide screening within 2 years or other screening which would be recognisable as a decorative garden feature work areas may be approved in areas visible from the street.

Information to be submitted: Show clothes lines and sheds on site layout plan, nature of transparent fences as well as any planting and garden features being relied on for screening.

LOCATION OF MINOR SITE FEATURES.

For example - fences.



PREFERRED OPTION.
(see opposite)

PERFORMANCE OPTION.
(see opposite).

TOLMANS HILL ESTATE
STAGE TWO LOCAL AREA PLAN

HANDY HINTS

October, 1998

Handy Hint 1 THE SITE PLAN

All site plans must comply with the planning requirement that a minimum area of bushland 400m² or 50 % of the lot area (whichever is the least) is disturbed for construction.

Site plans are to be submitted at a minimum scale of 1:200 and show the Area of Disturbance. Time may be saved if Site Plans show all the information Council will later require as a condition of approval regarding erosion and sedimentation control, talk to Council's planner for details.

Area of Disturbance

The Area of Disturbance is all the area disturbed during construction. It includes:

- areas to be occupied by the house, paving and the outbuildings;
- areas disturbed during construction for builder parking, storage, vehicle movement and any earth re-shaping.

Preferred Area of Disturbance

Show on the Site Plan:

- Area of disturbance of the bushland, dimensioned;
- Building plan, location of paving, outbuildings and any earthworks;
- Measures to control disturbance of the bushland, e.g. area to be roped off during construction, clauses on building plans.

Performance Area of Disturbance

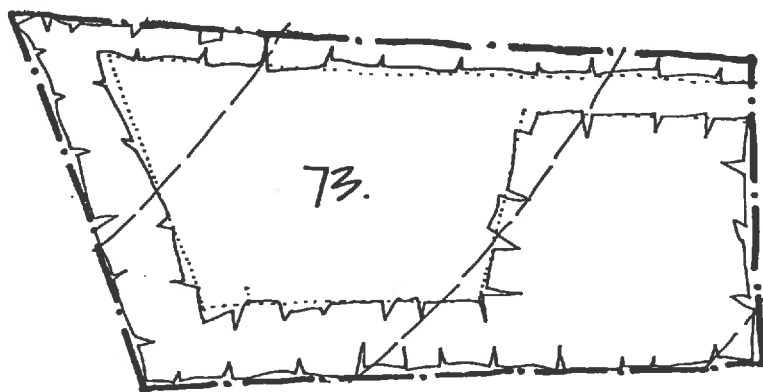
Show on the Site Plan

- Building plan, location of paving, outbuildings and any earthworks.
- Extent of proposed Area of Disturbance of the bushland (dimensioned) and location of the permitted Area of Disturbance.
- Measures to control disturbance of the bushland, e.g. area to be roped off during construction indicated on building plans.
- Areas of bushland and location of significant trees (taller than 3 m or wider than 200 mm across at the base) which are to be disturbed and those to be retained.

THE SITE PLAN

EXAMPLE

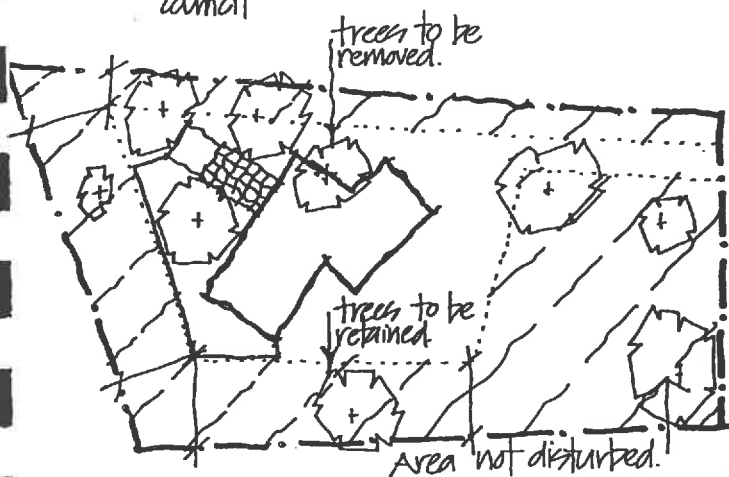
Site Plan to your lot.
- refer Page 7.



Submit Site Plan as Erosion & Sedimentation Plan.

PREFERRED OPTION

example of site plan to be submitted to council



Submit Site Plan as Erosion & Sedimentation Plan.

Show on plan -

Area not disturbed ~ Bushland Garden.

Area of disturbance ~ gardens, paving, sheds.

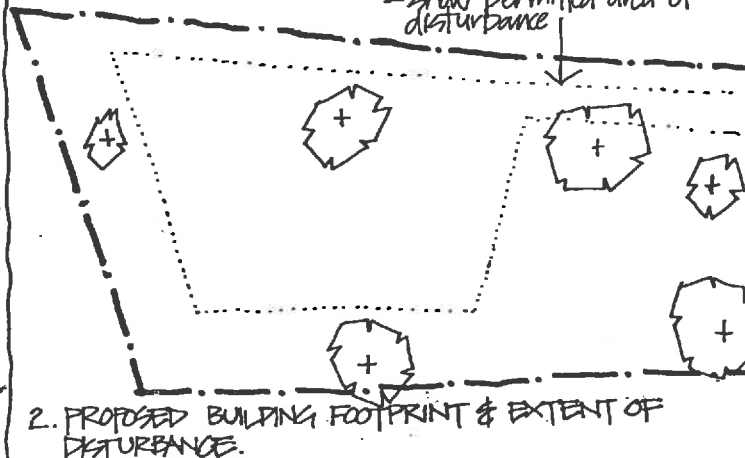
Areas affected by earthworks during construction.

PERFORMANCE OPTION.

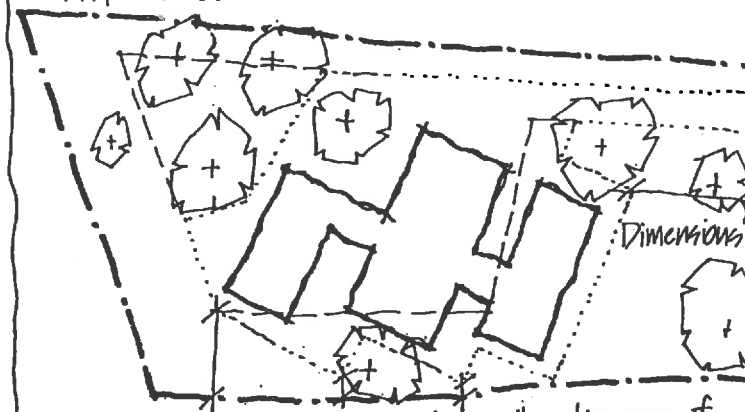
example of plans to be submitted to Council.

1. EXISTING GARDEN & AREA OF DISTURBANCE.

- show permitted area of disturbance



2. PROPOSED BUILDING FOOTPRINT & EXTENT OF DISTURBANCE.



- show alternative area of Disturbance.

Show on plan : - Area not disturbed.

Handy Hint 2 EXTERIOR COLOURS

Naturalish rich (darker) to mid tone colours are required so surfaces will not be visually prominent within the tree canopies when people look up to Tolmans Hill.

All applications

For all applications Council requires a Colour Schedule OR trade literature from suppliers clearly showing the proposed colours for walls roofs and trims and notes on elevations showing where the colours will be used. Council may ask for additional information regarding colour.

Discretionary colour

Council needs to assess whether the colours you are proposing will be highly visible from within Tolmans Hill or for people looking up to Tolmans Hill. You or your designer must show the proposed colours for the building at Tolmans Hill.

There are a number of affordable ways to do this:

1. A "colour-accurate perspective", showing the house and bushland setting. While colour must be accurate, the perspective could be more of a sketch.

This may be cost-effective if your designer has easy access to computer drafting and imaging or is skilled in sketching perspectives.

2. Create a colour sample montage.

- Lay colour samples pieces (clipped from trade literature) on photos of your lot to approximate the area where it is intended to use each colour, i.e. thin narrow strips for trims and larger squarer shapes for large surfaces.

Cut the sample pieces to show where trees which will be maintained will lessen the impact of large surfaces such as walls and roofs.

Stick down the montage and submit as final art.

- Find or take a photo (including photos in magazines) of similar colours used in a bushland setting (not necessarily on a building). Different photos could be submitted, say for the walls and trim.
3. Submit an alternative which Council agrees in advance would provide sufficient information for Council to assess your application.

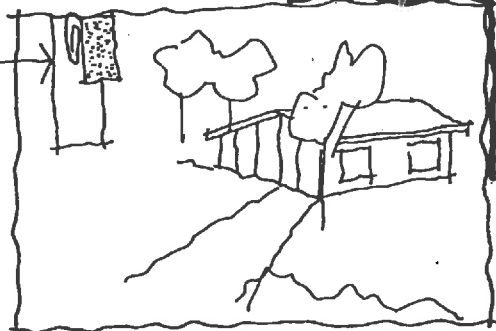
Only submit a colour photocopy if you have checked that it is colour accurate, they can make colours look more vivid and your building could look more prominent.

PRESENTING EXTERIOR COLOURS

1. COMPUTER ACCURATE.

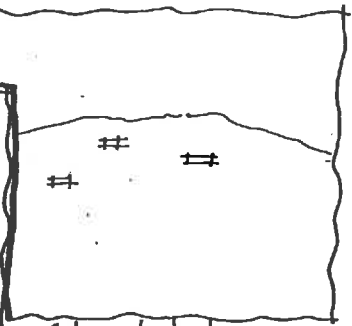
Available from some architects & drafting services

nb- attach colour samples to drawing.



Computer gets drawing into photo - colour accurate.

Computer sets up drawing - requires samples.

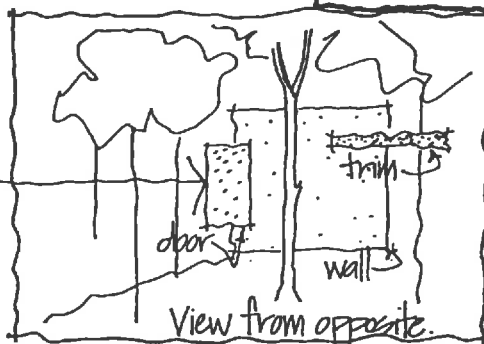


Colour distant view by computer.

2. MONTAGE: Type 1 - samples.

Colour samples - roughly to scale.

colour samples pasted onto photograph.



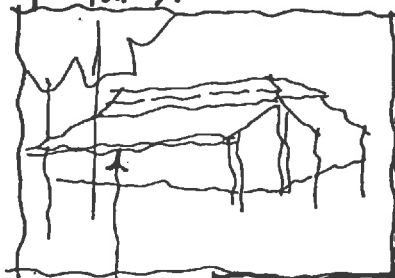
View from opposite.

Note location.

View up Davey St.

3. MONTAGE: Type 2 - pictures.

Clip-out similar coloured items in a bush setting.
- can use brochures or magazines.

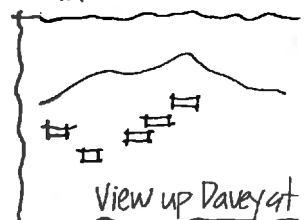


Proposed trim colour.

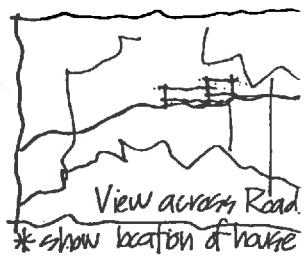
Proposed wall colour.



* plus - photos of views to lot.



View up Davey St



View across Road

* show location of house

Handy Hint 3 ADDITIONAL VIEWS

Views may be required if you are using the discretionary options to:

- *Locate the building in a different part of the block to that permitted, or*
- *Part or all of the building will be higher than permitted.*

Views from within Tolmans Hill

For internal views options are a combination of plan information and photographs or computer accurate imaging incorporating images for screening vegetation.

In most cases views into the Lot can be adequately identified on the Site Layout Plan and screening vegetation can be identified on plan and using photographs. (Location of existing trees should be shown on the Site Plan in all cases).

Show on the Site Layout Plan:

- location of each numbered photograph
- Location of number-identified trees and significant shrubs being retained for screening purposes.

Indicate on each photograph number-identity of each tree and approximate current height on each photograph.

Perspectives can be presented where the perspective construction is easily verified by Council staff, e.g. some computer imaging techniques.

Views from outside Tolmans Hill

Assessment of views will be required if the building is located "over" the ridge and above Sandy Bay or Waterworks Road, i.e. lots 46 and 48-9, 51-2.

Views should be assessed from the following significant viewing points:

- King Street opposite Pilinger Street.
- View up Davey Street from around the Globe Hotel.
- The Huon Road turn, opposite Romilly Street.

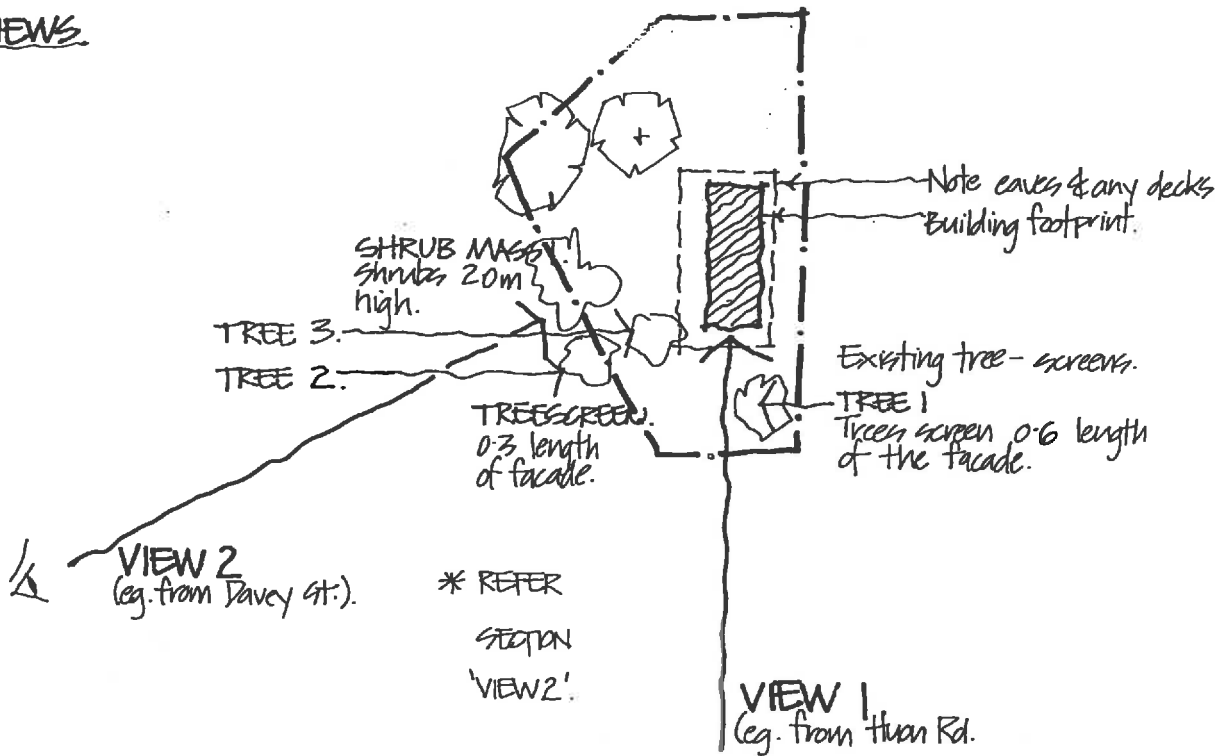
These are two options for views:

1. Supply views from standard locations using computer perspective base plans, computer information can be bought from the project engineers Thompson and Brett.
2. Submit scaled drawing:
 - a) locality plan showing your lot and development, any views to your lot from the viewing points above and sections of the building that are screened. Number and identify trees which will be relied on for screening (if you have previously numbered trees for internal views make sure the numbers are consistent);
 - b) an accurate section of your house along view lines showing angle of view and location and height of screening vegetation;
 - c) an elevation along view lines showing screening foliage.

A plan of subdivision in locality surrounds is available from Council.

VIEWS FROM OUTSIDE TOLMANS HILL:

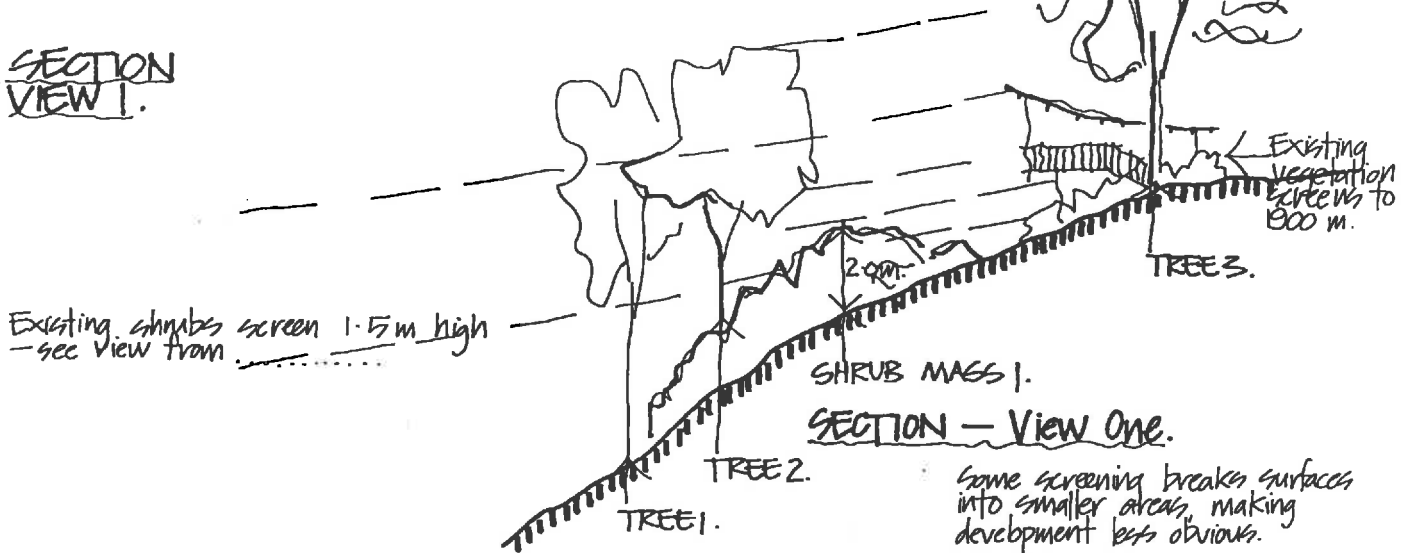
a. PLAN ALL VIEWS



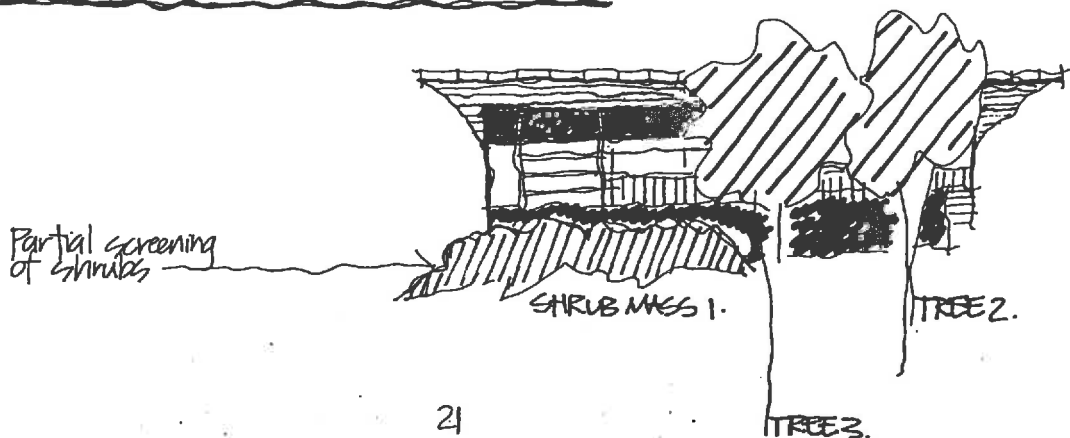
Note—

Notate site features consistently on all drawings
so they can be readily assessed by Council
ie. TREE 1, 2 & 3 etc.

b. SECTION VIEW 1.



c. ELEVATION VIEW 1.



Handy Hint 4 SUPPLIERS OF LOCAL TASMANIAN BUSHLAND PLANTS

Use of Tasmanian plants is encouraged, particularly in the Bushland Garden areas.

Nurseries

Tasmanian plants suitable for Tolmans Hill can be purchased from specialist nurseries.

Check yellow pages as some indicate this in the nursery name or advertising or alternatively talk to Landcare Tasmania.

Seed suppliers

Specialists do exist who supply seeds for Tasmanian plants, again check with Landcare for current suppliers.

TOLMANS HILL ESTATE
STAGE TWO LOCAL AREA PLAN

GARDEN
AFTERCARE

October, 1998

GARDEN AFTERCARE

Owners and residents of Tolmans Hill are required by the LAP and planning approvals to retain areas of bushland as Bushland Gardens, refer Section 3: Site Planning. Together these bushland gardens form the dominant natural character of Tolmans Hill.

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

Bushland Garden Areas: the intention is to consolidate the bush and wildflower setting in the areas created by the retention of bushland. 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.

Removal of trees: owners and residents are not allowed to remove trees without a permit.

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/introduce trees: Owners are required to retain the native Tasmanian trees in the Bushland Garden Area of each lot (shown on the Stage Two Site Development Plan, Section 3, Site Planning).

They may also plant additional trees for privacy or amenity or to replace older trees as they die.

Enhance the Bushland Garden: Owners are encouraged to plant locally native Tasmanian plants.

Garden structure: Owners are encouraged to remove and not plant flammable ground covers and any shrubs or trees with lower foliage close to the house and to favour low ground covers and plants from the current State Fire Service low flammability plant species lists.

No submission required.

PERFORMANCE OPTIONS

Establishes standards for tree removal. Requires an approval.

The removal of trees: where trees are considered hazardous or unsafe, trees **MAY** be removed **WITH** the prior written approval of the Director of Parks and Community Services.

The Director may approve the removal of trees for reasons other than safety.

Replacement of trees: In both instances owners will be required to replace trees with species suitable to the location on the Lot (i.e. in the Bushland Garden areas replacement trees should be local Tasmanian trees) and amenity requirements for areas around houses.

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