

**TOLMANS HILL
LOCAL AREA PLAN**

STAGE THREE

LOTS 29 – 31, 35 – 38 AND 54 – 60

AUGUST, 1999

TOLMANS HILL ESTATE

STAGE THREE – LOCAL AREA PLAN

THE PURPOSE OF THE LOCAL AREA PLAN

The Local Area Plan (LAP) introduces additional provisions to protect the local character and amenity of the area.

More specifically this LAP seeks to address the following particular issues:-

- the character and impact of development viewed from inside the subdivision, and from the surrounding metropolitan area;
- bushfire protection and management;
- tree conservation;
- soil and water conservation; and
- maintaining the bushland setting.

All of these issues are interrelated, and the LAP has been prepared to provide an integrated response, but in the simplest possible manner.

PERMITS 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 plan for any buildings throughout the municipality.

THE LOCAL AREA PLAN AND THE PLANNING SCHEME

ITEM	TOLMANS HILL LAP	PLANNING SCHEME
Max. Extent of clearing	Applies ¹	
Colour of houses	Applies ¹	
Height of houses	(Performance options Available)	Applies ²
Minor works	Takes priority ¹	
Matters not specifically identified in the LAP		Applies ²
Plot ratio		Applies ²
Types of dwellings		Applies ²
Boundary set backs		Applies ²
Parking Requirements		Applies ²

- NB:**
- 1 Requires Council consideration, but not public advertising.
 - 2 Variations to these standards require Council discretion under the Planning Scheme and public notification under Section 57 of the LUPA Act 1993.

OPTIONS AVAILABLE UNDER THE LAP

The LAP for Stage 3 differs from the previous stages by providing for a mix of prescribed standards, ACCEPTABLE SOLUTIONS and PERFORMANCE OPTIONS. This approach reflects the different character of Stage 3 and the range of issues raised.

This means that for some issues or 'elements' a standard is prescribed and must be met. For others, however a range of acceptable alternatives are provided. Should a variation from either the acceptable solutions or the provisions of The Planning Scheme be desired or required, an application for Council to exercise a discretion will need to be made.

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 Subdivision 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.

The Development Plan, (Diagram 2) indicates the potential area of disturbance for each lot in Stage Three. These areas take into account changes in contour, aspect, views, easements and the Planning Scheme's minimum setback requirements.

Each lot has, depending on its size and features, been divided into two or three areas typified by the following diagrammatic example:-

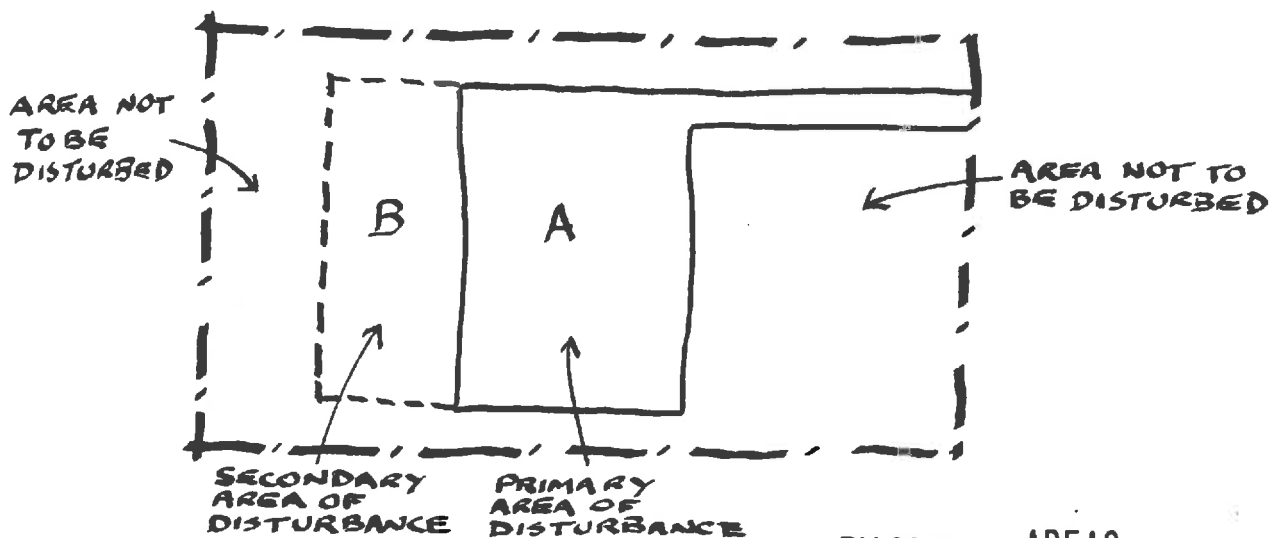


DIAGRAM 1: AREAS

The above areas are defined as:

- AREA NOT TO BE DISTURBED – The area to be conserved as Bushland
- AREA A : PRIMARY AREA OF DISTURBANCE – The area within which buildings, earthworks, paving and gardens can be constructed. Trees are not to be removed unless within the footprint of works. This is the Acceptable Solution.
- AREA B : SECONDARY AREA OF DISTURBANCE – An alternate area in which clearing, building or works may take place at Council's discretion, and only if an equal amount of Area A becomes designated as Area Not to be Disturbed, as a result. This is the Performance Option.

N.B.: These designated areas form the basis of, and must be reflected in the preparation of soil and water management plans for each lot. This is a Prescribed Standard.

SUMMARY OF SITE PLANNING ALTERNATIVES

ACCEPTABLE SOLUTION

All development and construction activity to occur within Area A.

(N.B.: Table 1 provides the approximate nett areas of Area A for each lot, after allowing for driveways).

PERFORMANCE OPTION

Where provision is made for an Area B on the Development Plan, Council may consider development in that Area where the following are met:-

- retention of an area of bushland comparable in extent and character of the Bushland Garden Area Identified on the Stage Three 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

Variation to setbacks, may be approved by Council where it can be demonstrated that:

Development will be consistent with the provisions of the Planning Scheme and the Intent of the Local Area Plan;

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

- and ensure a comparable number and species of trees must be retained.

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

(Refer to Council and/or Tas. Fire Service for advice).

EXTERIOR SURFACE : COLOUR, REFLECTIVE MATERIAL & 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 darker colours will ensure that individual houses and their settings are not overly noticeable from a distance or from within the streets of Tolmans Hill.

Lots 54 to 60 (inclusive), 29 and 30 are potentially prominent from outside Tolmans Hill, and are consequently the most visually sensitive. Deeper colours are required for these lots, on visible walls and roofs, whilst under-eave and trim colours must be moderately dark (less deep) mid tones.

Where houses on lots will only be visible from within Tolmans Hill (Lots 31, 35 to 38 inclusive) moderately dark (less deep) colours on walls and roofs can be considered, without the necessity for moderately dark colours for under-eaves or trims.

Further to this, all driveways and paved areas on Lots 54 – 60, 29 and 30 must be bitumen, coloured concrete or pavers in moderate to dark tones to avoid the effect of visibility, reflection, or glare when viewed from afar.

SUMMARY OF EXTERIOR SURFACE ALTERNATIVES

ACCEPTABLE SOLUTION

In Lots 54, 55, 56, 57, 58, 59, 60, 30 and 29 all exterior surfaces and paving, trim, gutters and spouting must be darker tones of grey, green, brown and grey-blue and having a matt (non-reflective) finish, or dark brick and timber, and

- No mid or light tones.
- Glazing that is not in a location visible from outside Tolmans Hill, or where it is visible, is deeply shaded by awnings, recessing, shutters, screening, mesh or the like or a combination.
- In Lots 31, 35 – 38 all exterior surfaces to be mid through to richer tones.

PERFORMANCE OPTION

There are no performance options for colour for Lots 54 – 60, 30 and 29.

- **Glazing:** Council may at its discretion approve walls without shading or screening where the applicant can show that glazing is not overly visible from outside Tolmans Hill.
- **Colour of large areas and trims:** In Lots 31, 35 – 38 Council may approve alternative colours where;
 - Coloured surface is not visible from adjacent suburbs or main roads or from within Tolmans Hill streets.

(N.B. Table 2 provides researched examples of acceptable and available colour samples.)

- Darkness 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: In Lots 31, 35 – 38 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 & colour tints (including shading from low Winter/afternoon sun angles) ensure the surface(s) will not be locally prominent in the Tolmans Hill streetscape.

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 heights 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 as well as earthworks such as retaining walls, renovations and improvements and garden on all lots.

SUMMARY OF HEIGHT ALTERNATIVES

ACCEPTABLE SOLUTION

- For all lots the maximum allowable height is 4.8 metres.

(N.B. This is a STANDARD under the Planning Scheme)

PERFORMANCE OPTION

- For all lots Council may at its discretion consider buildings of greater height than 4.8 metres provided the application can 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 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;

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.

Applies to all lots.

SUMMARY OF SITE FEATURE ALTERNATIVES

ACCEPTABLE SOLUTION

Front fences: not allowed along with any other fencing forward of the front façade of the house

Continuous front hedges: not allowed.

Side Boundary fences: no closer to the front boundary than the beginning of Area A. (See Diagram 2)

Fence Heights: no fences higher than 2.1 m. allowed.

Side fence height grading from 1 m. high, parallel to the beginning of the main bulk of Area A 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.

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

PERFORMANCE OPTIONS

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.

OTHER REQUIREMENTS

- The exact extent of clearing required within the respective Area of Disturbance must be the subject of a Soil and Water Management Plan (SWMP) to be submitted with the Building Plans for any lot. Such SWMP is to include all the necessary information relevant to the site required by the draft document "Soil and Water Management Code of Practice for Hobart Regional Councils. A copy of this document is available from Council.
- Site development must be undertaken in accordance with the siltation and drainage plan lodged with Council for Stage Three.

TABLE 1**Areas of Building Envelopes**

Lot	(Total Lot Area m ²)	Area of Disturbunce (A)	Driveway Area m ²	Nett Area of Disturbance m ²
29	1092	400 (36.6%)	24	376
30	972	400 (41.2%)	24	376
31	686	343 (50.0%)	15	328
35	670	335 (50.0%)	30	305
36	694	347 (50.0%)	30	317
37	750	375 (50.0%)	30	345
38	748	374 (50.0%)	30	344
54	1202	400 (33.3%)	45	355
55	1246	400 (32.1%)	57	343
56	1413	400 (28.3%)	24	376
57	1608	400 (24.9%)	24	376
58	1635	400 (24.5%)	24	376
59	1320	400 (30.3%)	24	376
60	948	400 (42.2%)	24	376

TABLE 2

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 sample boards held at Council.

Lots 54 – 60, 30 and 29:

Walls and Roofs, and Trims (gutters, door window surrounds etc.)

Stains and paints

	CABOT		DULUX		TAUBMANS
GREEN	Sagebrush Grey		Indian Parrot		Pine Creek
KHAKI	Sagebrush Grey		Gumleaf		Olive Moss
BLUE GREY	Gunmetal Blue		Sardinia		Blue Beard
GREEN GREY	Sagebrush Grey		Blue Gum		Morton Bay
BROWNS	Chocolate 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

Lots 31, 35 and 38 - Walls and Roofs
No requirements for trims:

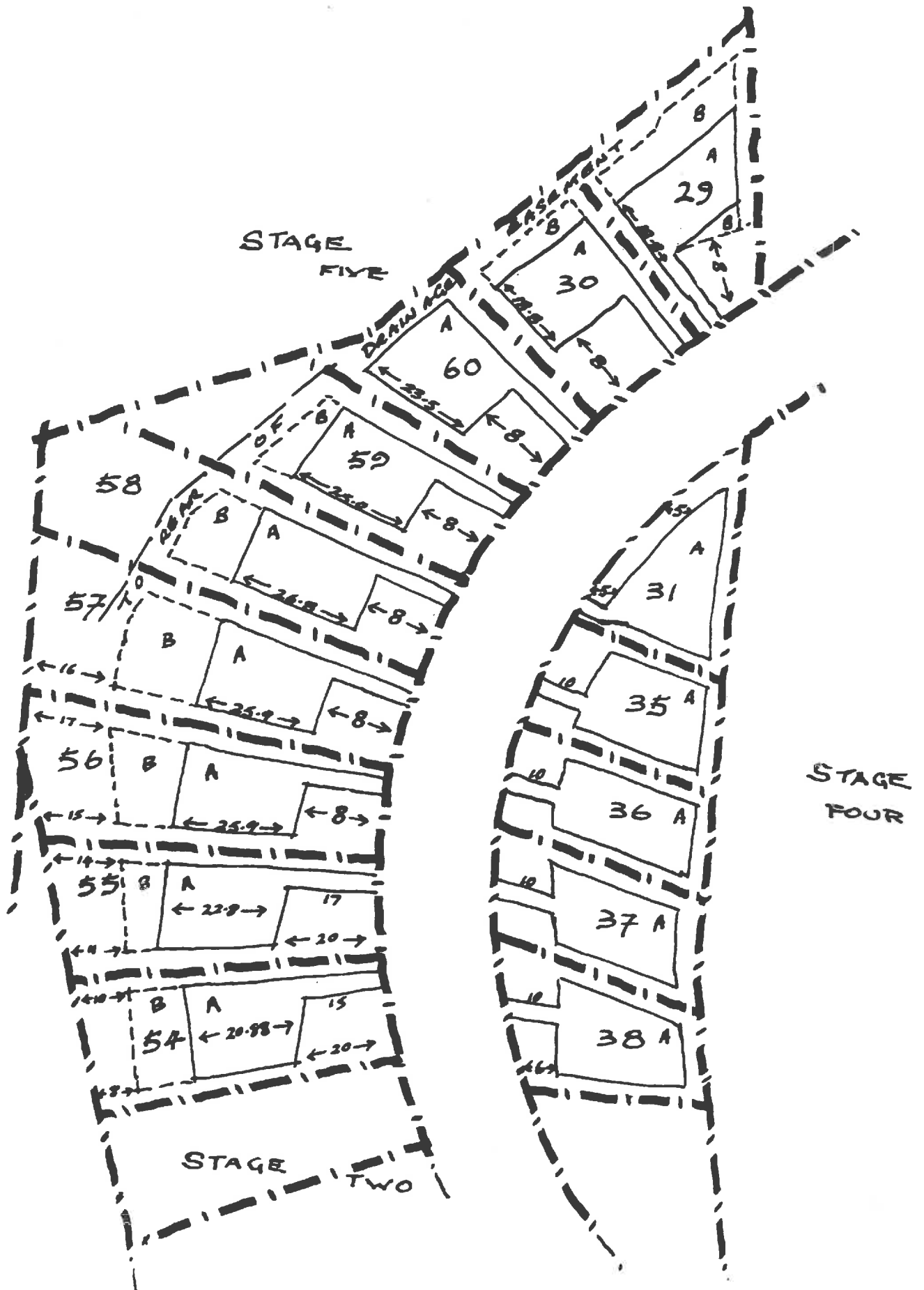
Stains and paints

	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

DIAGRAM 2: STAGE THREE DEVELOPMENT PLAN



NB: ALL SETBACKS ARE 3.0M
 UNLESS OTHERWISE INDICATED.
 ALL DRIVEWAY CLEARINGS ARE
 3.0M WIDTH

SCALE 1:1000
 unless otherwise dimensioned