

**TOLMANS HILL  
LOCAL AREA PLAN**

**STAGES FOUR, FIVE & FIVE 'A'**

**LOTS 1 – 29, 32 – 34 AND 40**

**MAY, 2000**

## TOLMANS HILL ESTATE

### STAGES 4, 5 & 5a – LOCAL AREA PLAN

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#### THE PURPOSE OF THE LOCAL AREA PLAN

The Local Area Plan (LAP) introduces additional provisions to the City of Hobart Planning Scheme 1982 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:** All metropolitan Councils have recently begun to require (as a condition of approval) Soil & Water Management Plans for any buildings throughout the municipality.

## THE LOCAL AREA PLAN AND THE PLANNING SCHEME

The Stage 4, 5 and 5a Local Area Plan introduces additional provisions to protect the local character of the area. However, other provisions of the Planning Scheme are not affected. The following table illustrates at a glance where the Local Area Plan overrides the Planning Scheme Provisions.

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

**NB:** <sup>1</sup> Requires Council consideration, but no public advertising or discretion under Section 57 of the LUPA Act 1993.

<sup>2</sup> 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 Stages 4, 5 & 5a adopts a similar format to Stage 3 by providing for a mix of prescribed standards, ACCEPTABLE SOLUTIONS and PERFORMANCE OPTIONS. This approach reflects the treed, bushland character of Stage 4,5 & 5a and the range of issues raised, particularly in respect of views and visibility.

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 these requirements are to achieve development (buildings and gardens) on all lots that present a 'bushland face' to internal streets and to people viewing Tolmans Hill from other parts of Hobart including the Eastern Shore. 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 m<sup>2</sup> or 50% of the area of the Lot whichever is less.

The Development Plan, (Diagram 2, Sheets 1 to 4) indicates the potential area of disturbance for each lot in Stages 4, 5 & 5a. 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:-

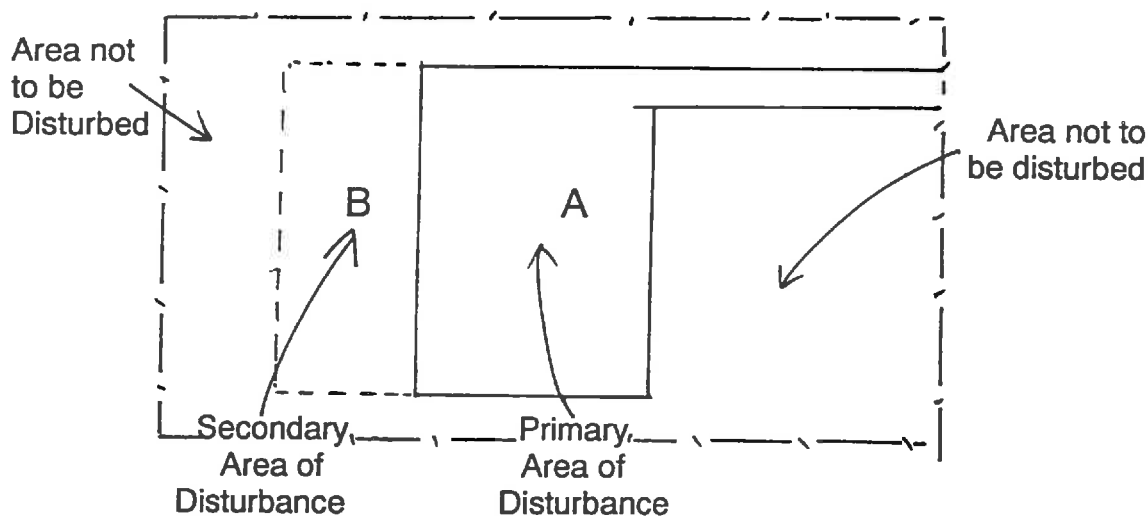


DIAGRAM 1: AREAS

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.

## **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. Regard should also be had for the areas of disturbance allowed by reference to the respective lots in Diagram 2, Sheets 1 to 4).

### **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 4, 5 & 5a Site Development Plan.
- Bushland areas which meet the requirement for disturbance to be a maximum of 400 m<sup>2</sup> or 50% of the site area, whichever is less and ensure the same 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. These will need to be demonstrated through the lodgement of a landscape plan with the Development Application

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

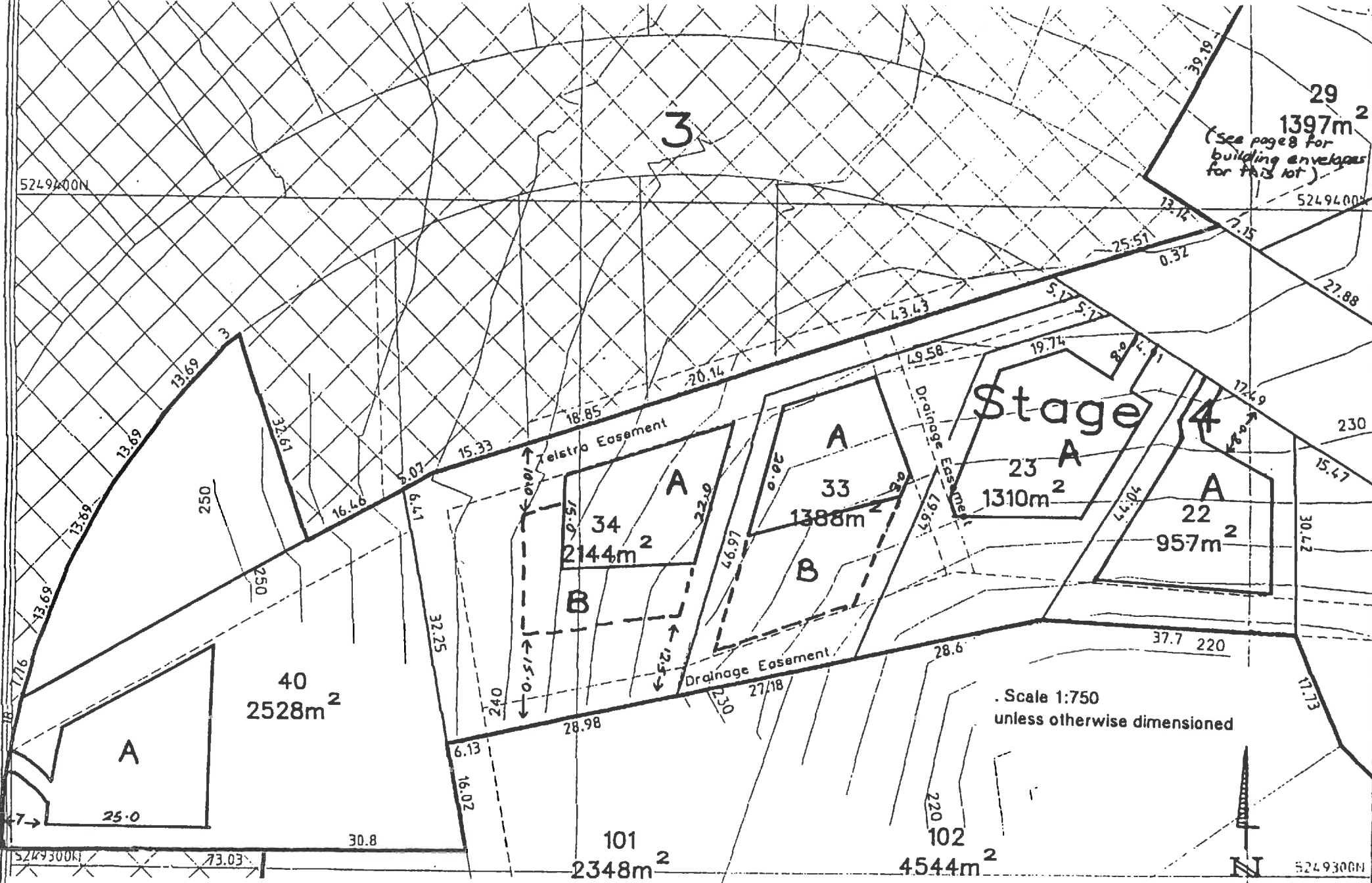
identified on the Stage 4,5 & 5a Site Development Plan.

- Bushland areas which meet the requirement for disturbance to be a maximum of 400m<sup>2</sup> 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.

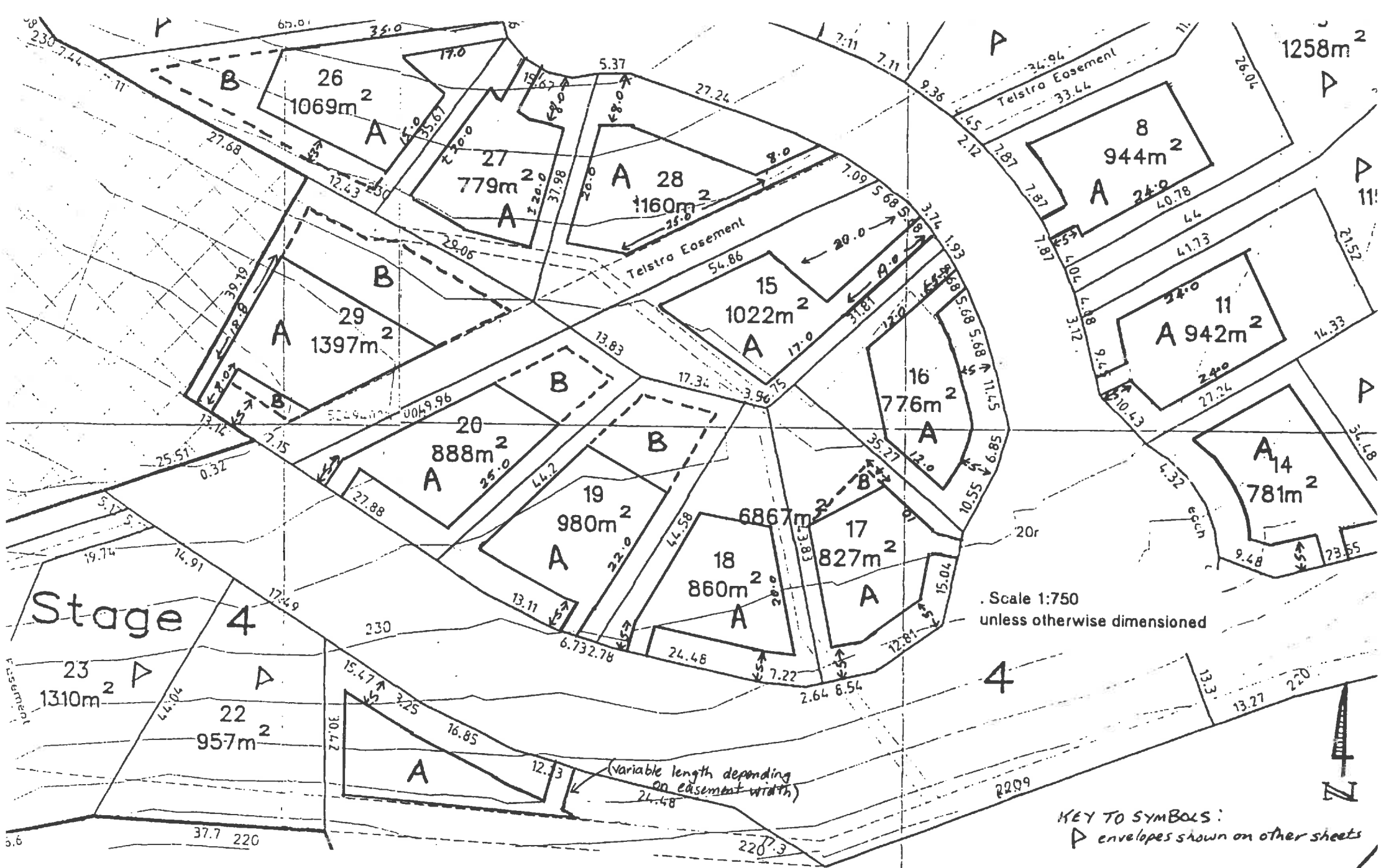
(Refer to Council and/or Tas. Fire Service for advice).

Such a commitment will need to be demonstrated through the lodgement of a suitable landscape plan with the Development Application.



NOTE: . All setbacks are 3.0m unless otherwise indicated  
 . All driveway clearings are 3.0m width  
 . Driveway locations are nominal only

DIAGRAM 2: STAGE 4, 5&5a DEVELOPMENT PLAN



NOTE: . All setbacks are 3.0m unless otherwise indicated  
 . All driveway clearings are 3.0m width  
 . Driveway locations are nominal only

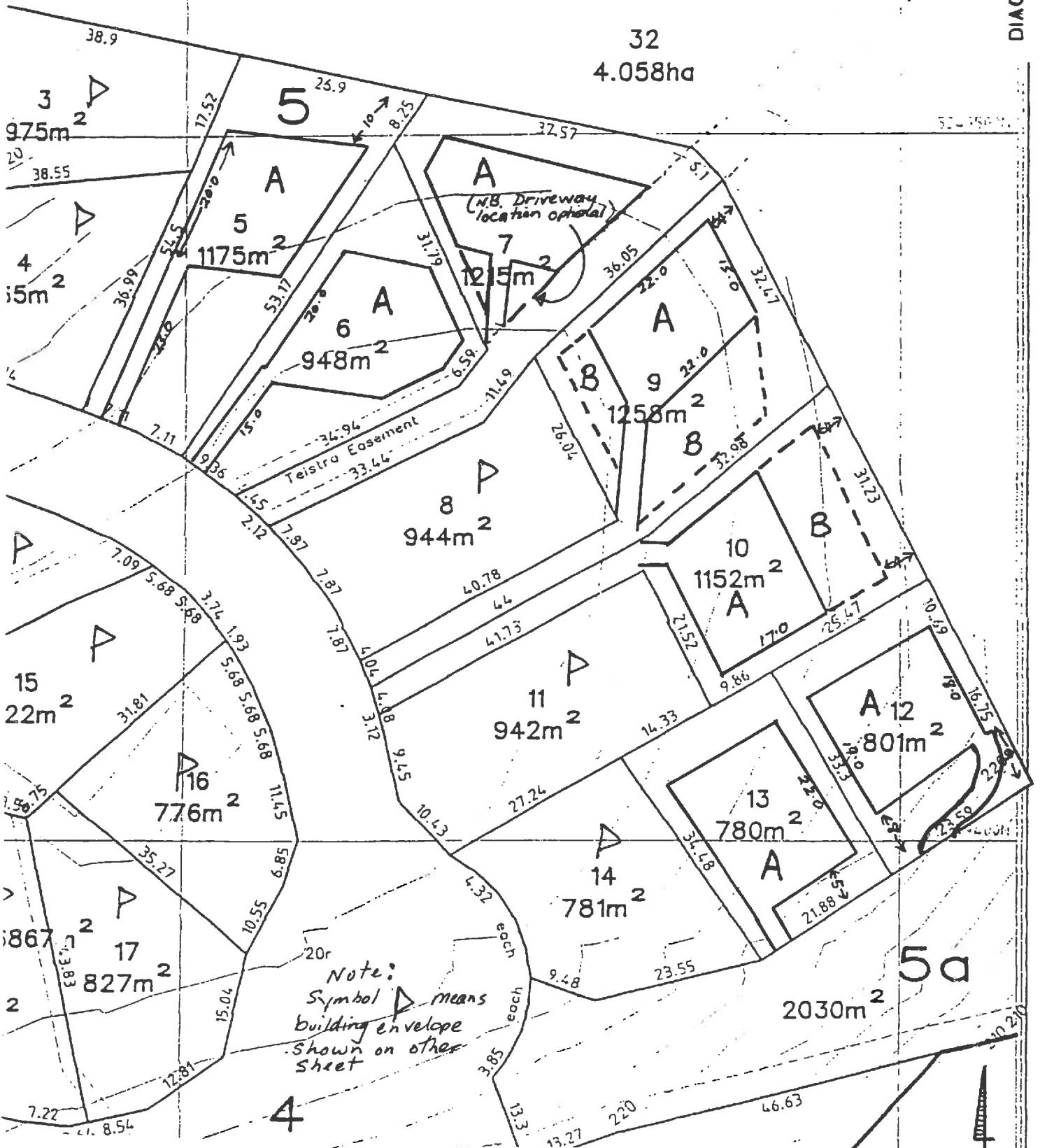
**B**  
 (Balance of Lot 21)  
**21**  
**1.098ha**

KEY TO SYMBOLS:  
 ▷ envelopes shown on other sheets

DIAGRAM 2 continued (SHEET 2)



Stages 4, 5 & 5a to be done as one



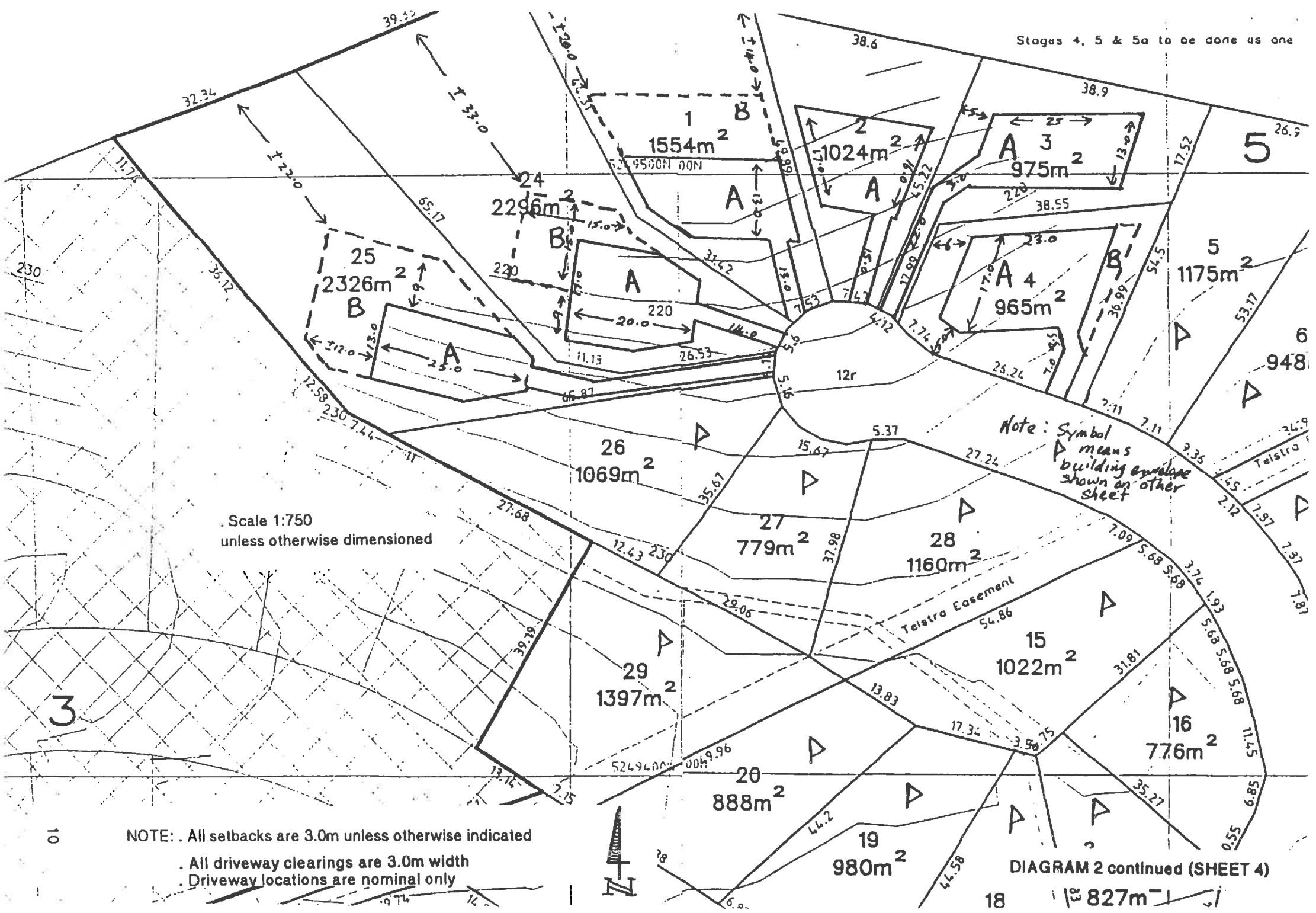
Scale 1:750 unless otherwise dimensioned

NOTE: . All setbacks are 3.0m unless otherwise indicated

. All driveway clearings are 3.0m width

. Driveway locations are nominal only

Stages 4, 5 & 5a to be done as one



Scale 1:750  
unless otherwise dimensioned

Note: Symbol Δ means building envelope shown on other sheet

NOTE: All setbacks are 3.0m unless otherwise indicated  
All driveway clearances are 3.0m width  
Driveway locations are nominal only

DIAGRAM 2 continued (SHEET 4)

18 827m²

## EXTERIOR SURFACE : COLOUR, REFLECTIVE MATERIAL & GLAZING

Exterior surface requirements are intended to minimise the visual prominence of houses and are relatively unobtrusive when Tolmans Hill is viewed from other areas of Hobart including the Eastern Shore and Derwent River. 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 1 to 20 (inclusive), 24 to 29 (inclusive) 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 21 to 23 (inclusive), 33, 34 & 40] 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 1 – 20 & 24 - 29 must be bitumen, coloured concrete or pavers in moderate to dark tones to minimise the effect of visibility, reflection, or glare when viewed from afar.

## EXTERIOR SURFACE ALTERNATIVES

### ACCEPTABLE SOLUTION

In Lots 1 to 20 (inclusive) and 24 - 29 (inclusive) 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 21 - 23 (inclusive) & 33, 34 & 40 all exterior surfaces to be mid through to richer tones.

### PERFORMANCE OPTION

There are no performance options for colour for Lots 1 - 20 (inclusive) & 24 - 29 (inclusive).

- **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 21 – 23 (inclusive), 33, 34 & 40 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 21 – 23 (inclusive), 33, 34 & 40 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 aim to ensure neighbours views are not built out, but cannot anticipate all outcomes.

*Application: Applies to houses as well as earthworks such as retaining walls, renovations and improvements and garden on all lots.*

## HEIGHT ALTERNATIVES

### ACCEPTABLE SOLUTION

- For lots 21 to 23 inclusive, 33, 34 and 40 the maximum allowable height is 4.8 metres.

**(N.B. This is a STANDARD under the Planning Scheme and refers to the definition of 'height' under the Planning Scheme).**

- For all other lots the maximum allowable absolute height is 6.5 metres.

**(N.B. Absolute height is 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. 'Absolute height' is different to the Planning Scheme definition of 'height').**

### PERFORMANCE OPTION

- For all lots Council may at its discretion consider buildings of greater height than the acceptable solution 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.

## 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 these Stages.



**TABLE 1****Areas of Building Envelopes**

Lot	(Total Lot Area m <sup>2</sup> )	Max. Allowable Area of Disturbance (A)	Approximate Driveway Area m <sup>2</sup>	Approximate Nett Area of Disturbance m <sup>2</sup>
1	1554	400 (25.7%)	39	361
2	1024	400 (39.0%)	45	355
3	975	400 (41.0%)	75	325
4	965	400 (41.4%)	30	370
5	1175	400 (34.0%)	69	331
6	948	400 (42.0%)	48	352
7	1215	400 (32.9%)	30	370
8	944	400 (42.3%)	15	385
9	1258	400 (31.7%)	73	327
10	1152	400 (34.7%)	40	360
11	942	400 (42.4%)	15	385
12	801	400 (49.9%)	69	331
13	780	390 (50.0%)	15	375
14	781	390.5 (50.0%)	15	375.5
15	1022	400 (39.1%)	60	340
16	776	388 (50.0%)	15	373
17	827	400 (48.3%)	15	385
18	860	400 (46.5%)	15	385
19	980	400 (40.8%)	15	385
20	888	400 (45.0%)	15	385
21	1.098ha	400 ( 3.6%)	25	375
22	957	400 (41.7%)	30	370
23	1310	400 (30.5%)	24	376
24	2296	400 (17.4%)	45	355
25	2326	400 (17.1%)	120	280
26	1069	400 (37.4%)	51	359
27	779	389.5 (50.0%)	24	365.5
28	1160	400 (34.4%)	24	376
29	1397	400 (28.6%)	24	376
33	1388	400 (28.8%)	52.5	347.5
34	2144	400 (18.6%)	90	310
40	2528	400 (15.8%)	21	379

NB: These areas are subject to the nominal location of driveways prior to the issue of titles. The exact area of allowable disturbance will depend upon the final location and areas of driveways which should be calculated with regard to accurate survey data before determining the setout of buildings and driveways.

**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 1 – 20 (inclusive) and 24 – 29 (inclusive):  
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 21 – 23, 32 - 34 and 40 - 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