

TOLMANS HILL

LOCAL AREA PLAN

STAGE SIX

LOTS 1 – 29

MAY 2001

TOLMANS HILL ESTATE

STAGE 6 – LOCAL AREA PLAN

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.

It is a key intent of the LAP that houses must be located to maximise retention of identified significant trees

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.

However, owners and builders should consult with Council Planning Officers prior to designing or locating a house.

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 6 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 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 no public advertising or discretion under Section 57 of the LUPA Act 1993.

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 6 adopts a similar format to Stages 3,4,5 & 5a by providing for a mix of prescribed standards, ACCEPTABLE SOLUTIONS and PERFORMANCE OPTIONS. This approach reflects the treed, bushland character of Stage 6 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.

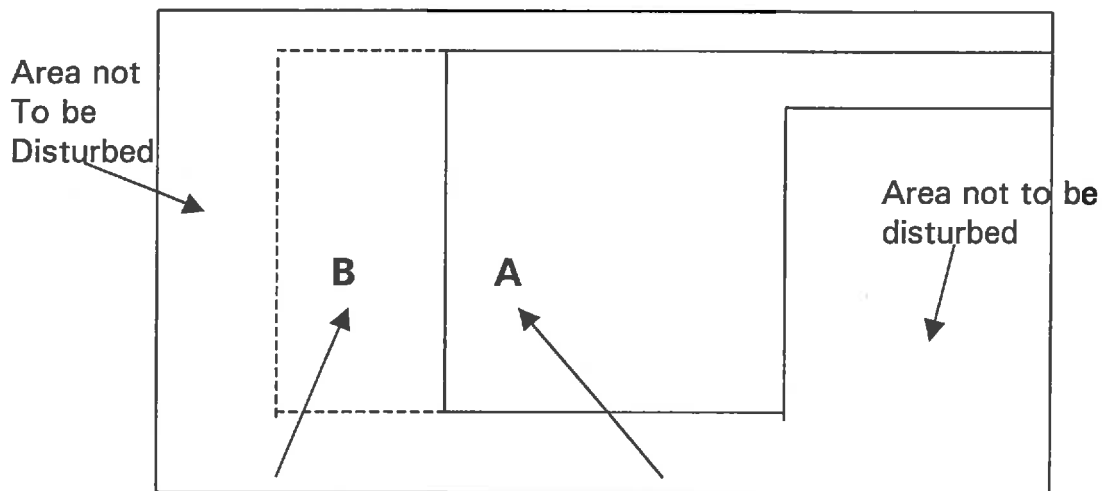
SITE PLANNING

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 400m² or 50% of the area of the Lot, whichever is less.

The Development Plan, (Diagram 2, Sheets 1 to 9) indicates the potential area of disturbance for each lot in Stage 6. 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:



Secondary Area of
Disturbance

Primary Area of
Disturbance

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.

A survey of significant trees will be undertaken prior to the issue of individual titles, and will be attached to this LAP document for information purposes. The design and location of houses must demonstrate avoidance of the trees identified on the survey.

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 9)

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 6 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 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 6 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).

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

EXTERIOR SURFACE : COLOUR, REFLECTIVE MATERIAL & GLAZING

Exterior surface requirements are intended to minimise the visual prominence of houses 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 5, 6, 7, 8, 13, 14, 15 and 29 are potentially relatively 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 predominantly visible from within Tolmans Hill [Lots 1 to 4 (inclusive), 9 to 12 (inclusive), 16 to 28 (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 5, 6, 7, 8, 13, 14, 15 and 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 5 – 8 (inclusive) and 13 – 15 (inclusive) 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,

PERFORMANCE OPTION

There are no performance options for colour for Lots 5 – 8 (inclusive) 13 – 15 (inclusive) 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 1 – 4, 9 – 12 and 16 – 28 (inclusive),

recessing, shutters, screening, mesh or the like or a combination

- In Lots 1 – 4, 9 – 12 and 16 – 28 (inclusive) all exterior surfaces to be mid through to richer tones.

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

Council may approve alternative colours where:

- Coloured surface is not visible from adjacent suburbs or main roads or from within Tolmans Hill streets.
- 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 1 – 4, 9 – 12 and 16 – 28 (inclusive), 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.

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 safeguarding 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 3, 9 to 11 inclusive and 22 to 25 inclusive 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. '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 2.1m. allowed.

Side fence height grading from 1m. 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 1m. 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 3.0m of the front boundary.
 - Where the fence construction is relatively transparent, e.g. a pool fence.
 - Height grades from 1m. high, 3-6m. from the front boundary to a 2.1m. high fence 9m. 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 ²)	Max. Allowable Area of Disturbance (A)		Approximate Driveway Area m ²	Approximate Nett Area of Disturbance m ²
1	1132.8	400	(35.3%)	15	385
2	1191.9	400	(33.5%)	24	376
3	1802.8	400	(22.1%)	120	280
4	755.5	377.75	(50.0%)	15	362.5
5	1172.6	400	(34.1%)	27	373
6	917	400	(43.6%)	15	385
7	943.3	400	(42.4%)	17	383
8	852.3	400	(46.9%)	20	380
9	1882.2	400	(21.2%)	105	295
10	457.3	400	(27.4%)	30	370
11	2101.2	400	(19.0%)	42	358
12	3075.9	400	(13.0%)	120	280
13	934	400	(42.8%)	48	352
14	1510	400	(26.4%)	48	352
15	761.8	380.9	(50.0%)	15	366
16	1140	400	(35.0%)	85	315
17	699.1	349.55	(50.0%)	38	312
18	780.2	390.1	(50.0%)	9	381
19	782.2	391.1	(50.0%)	9	382
20	794.3	397.15	(50.0%)	40	357
21	1365.9	400	(29.2%)	60	340
22	1067.3	400	(37.4%)	34	366
23	1498.4	400	(26.6%)	18	382
24	1134.4	400	(35.2%)	15	385
25	1239.1	400	(32.2%)	87	313
26	1073.6	400	(37.2%)	33	367
27	926.9	400	(43.1%)	81	319
28	810.3	400	(49.3%)	15	385
29	807.7	400	(49.5%)	15	385

NB: These areas are subject to the nominal location of driveways and the setout and final survey of lots, prior to the issue of titles. The exact area of allowable disturbance will depend upon the final location and areas of driveways and lot boundaries 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. Caution should be exercised to ensure that any changes to colour, or new products are consistent with those identified in the table.

**Lots 5 – 8 (inclusive), 13 – 15 (inclusive) 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 1 – 4, 9 – 12 and 16 – 28 – 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

OWNER
FREDRICK JAMES & ANNABELLE WENDY GRANT
FOLIO REFERENCE CT1976371/1

GRANTEE
PART OF 633 AC GTD TO
ROBERT LATHROP MURRAY

PLAN OF SURVEY

BY SURVEYOR TERENCE S CROMER
30 BEACH STREET, BELLERIVE 7018
Ph 6244 3455 Fax 6245 0899
e-mail cromer@eisa.net.au

LOCATION

CITY OF HOBART

Registered Number

APPROVED
EFFECTIVE FROM

SCALE 1: LENGTHS IN METRES

Recorder of Titles

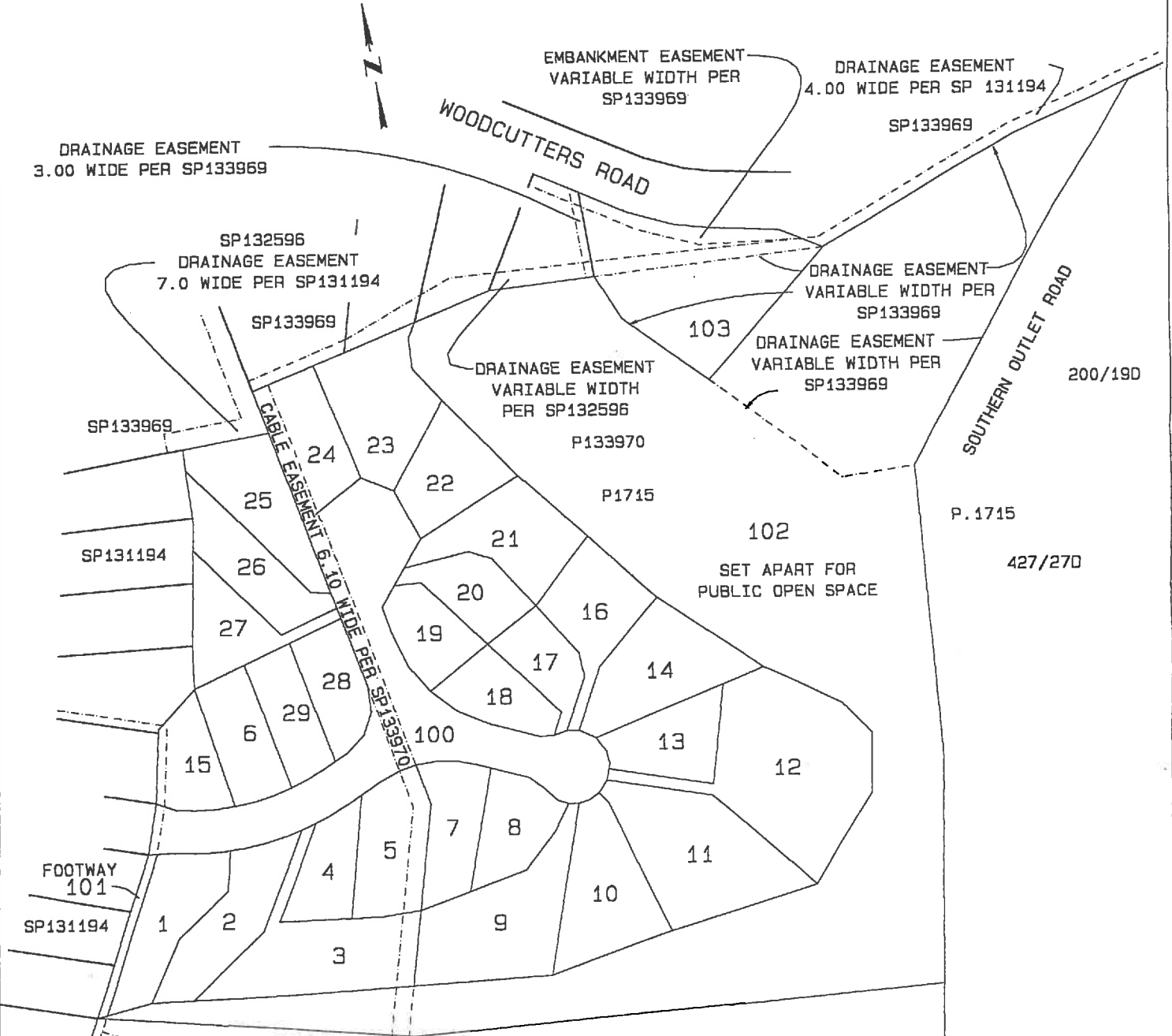
MAPSHEET MUNICIPAL
CODE No.

LAST UPI No.

LAST PLAN
No. SP133969

ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN

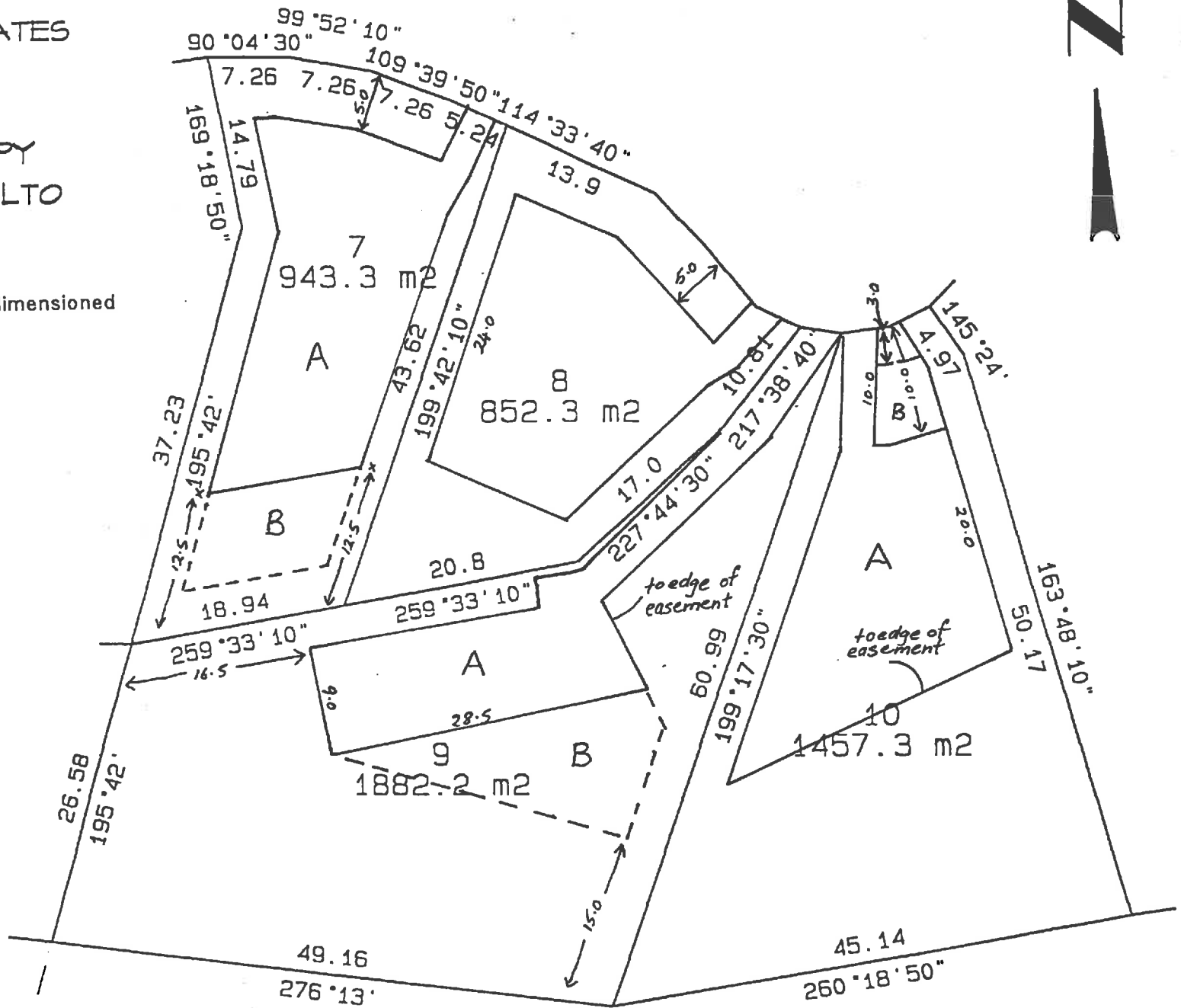
INDEX PLAN



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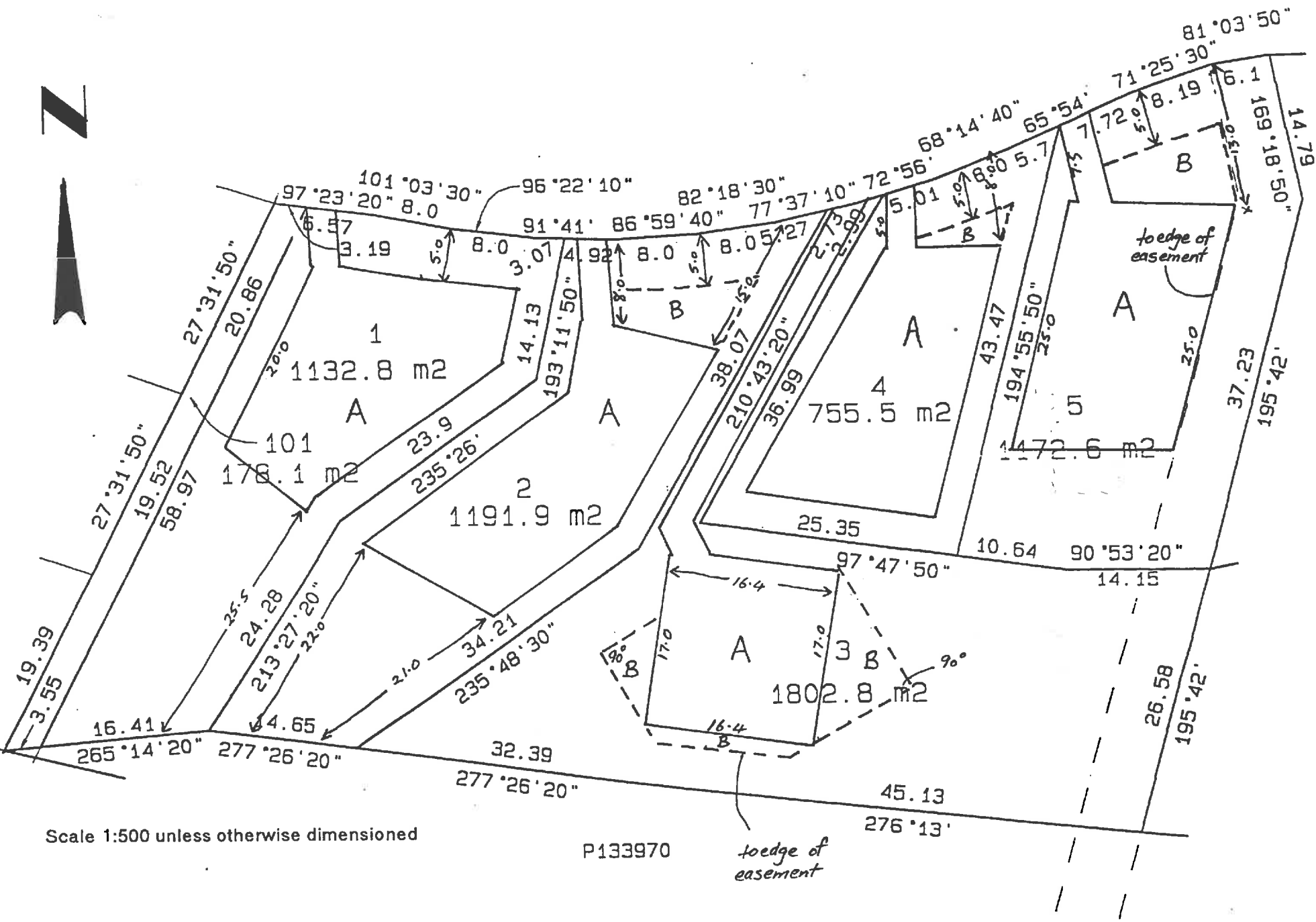
Scale 1:500 unless otherwise dimensioned



NOTE: All setbacks are 3.0m unless otherwise indicated

All driveway clearings are 3.0m width

DIAGRAM 2 continued (SHEET 3)



Scale 1:500 unless otherwise dimensioned

P133970

to edge of easement

NOTE: All setbacks are 3.0m unless otherwise indicated

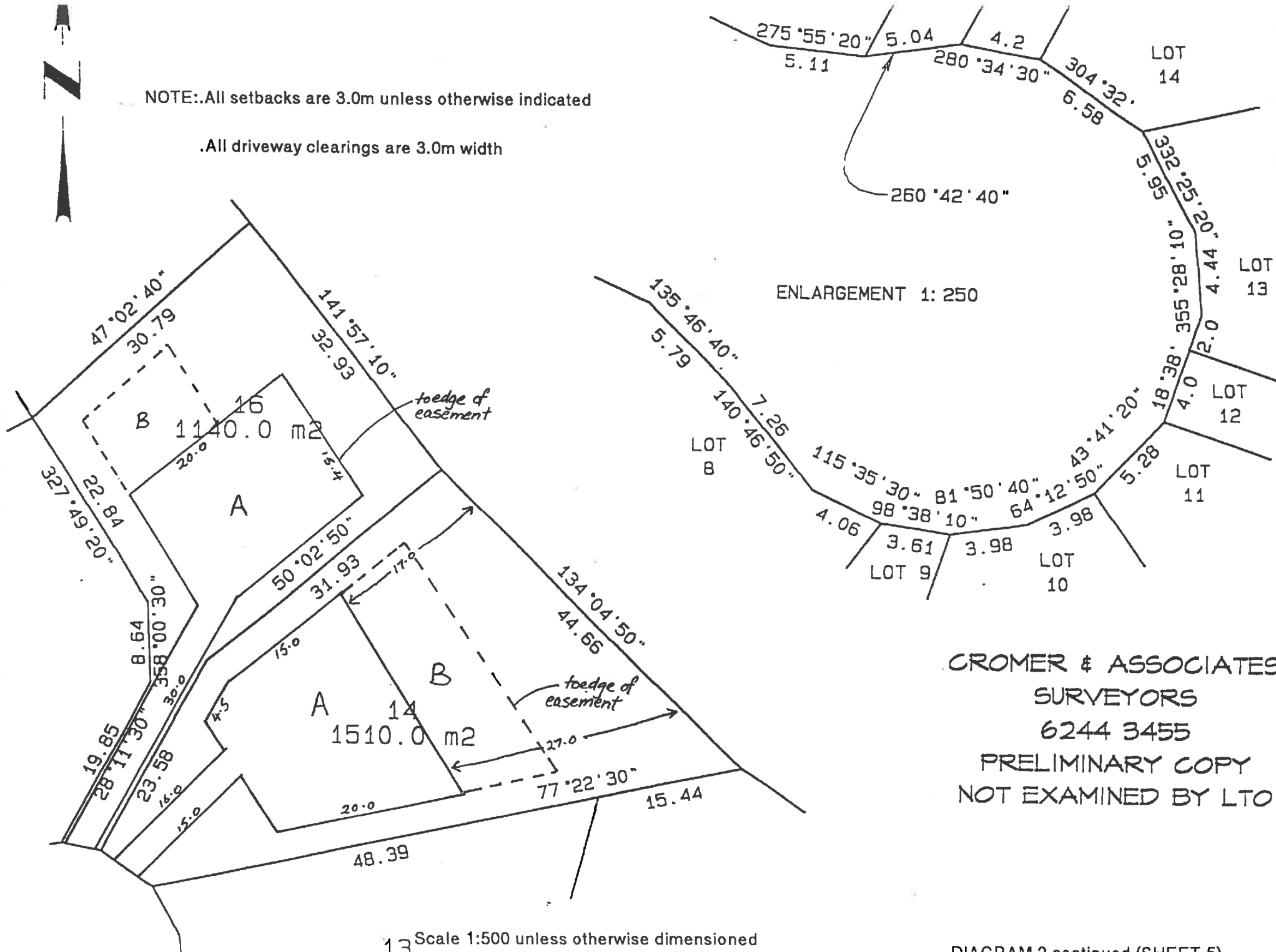
All driveway clearings are 3.0m width

DIAGRAM 2: STAGE 6 DEVELOPMENT PLAN (SHEET 1)



NOTE: All setbacks are 3.0m unless otherwise indicated

All driveway clearings are 3.0m width



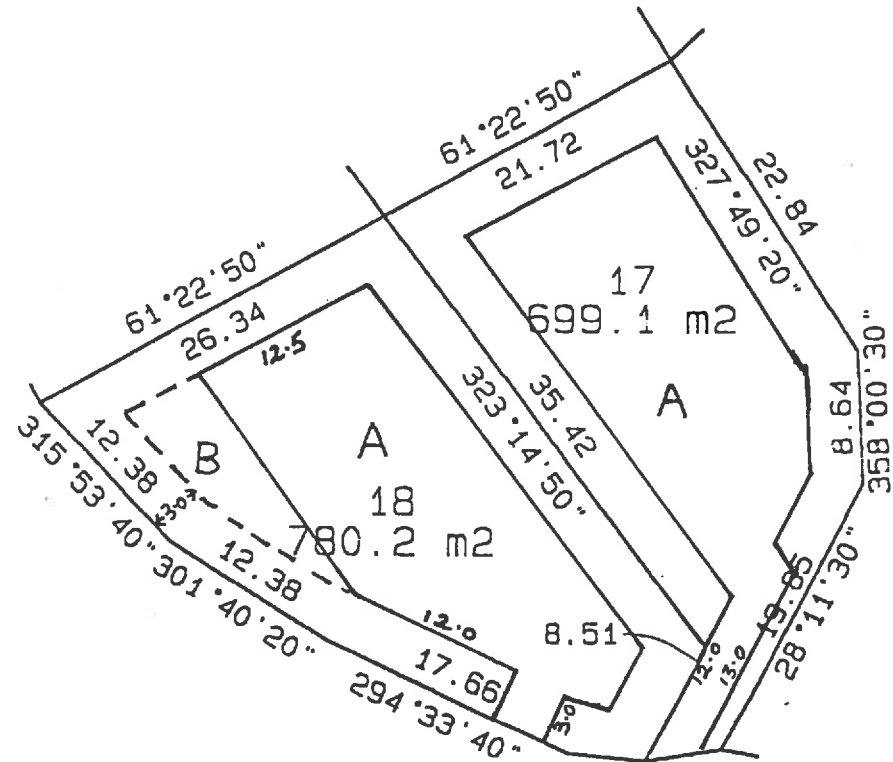
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DIAGRAM 2 continued (SHEET 5)



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NOTE: All setbacks are 3.0m unless otherwise indicated

.All driveway clearings are 3.0m width

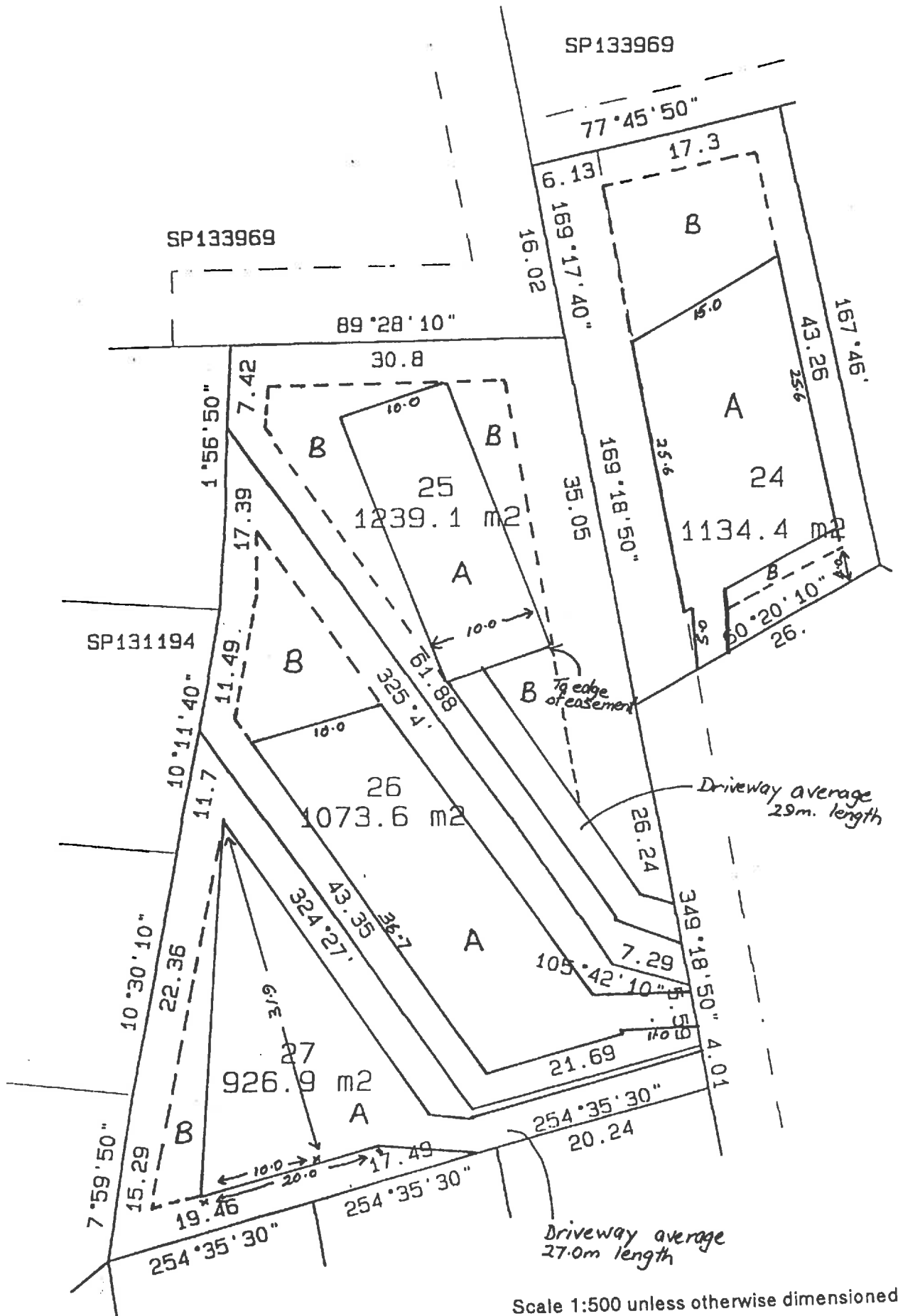
DIAGRAM 2 continued (SHEET 6)

SP132596

SP133969

SP133969

SP131194



Driveway average 29m. length

Driveway average 27.0m length

Scale 1:500 unless otherwise dimensioned

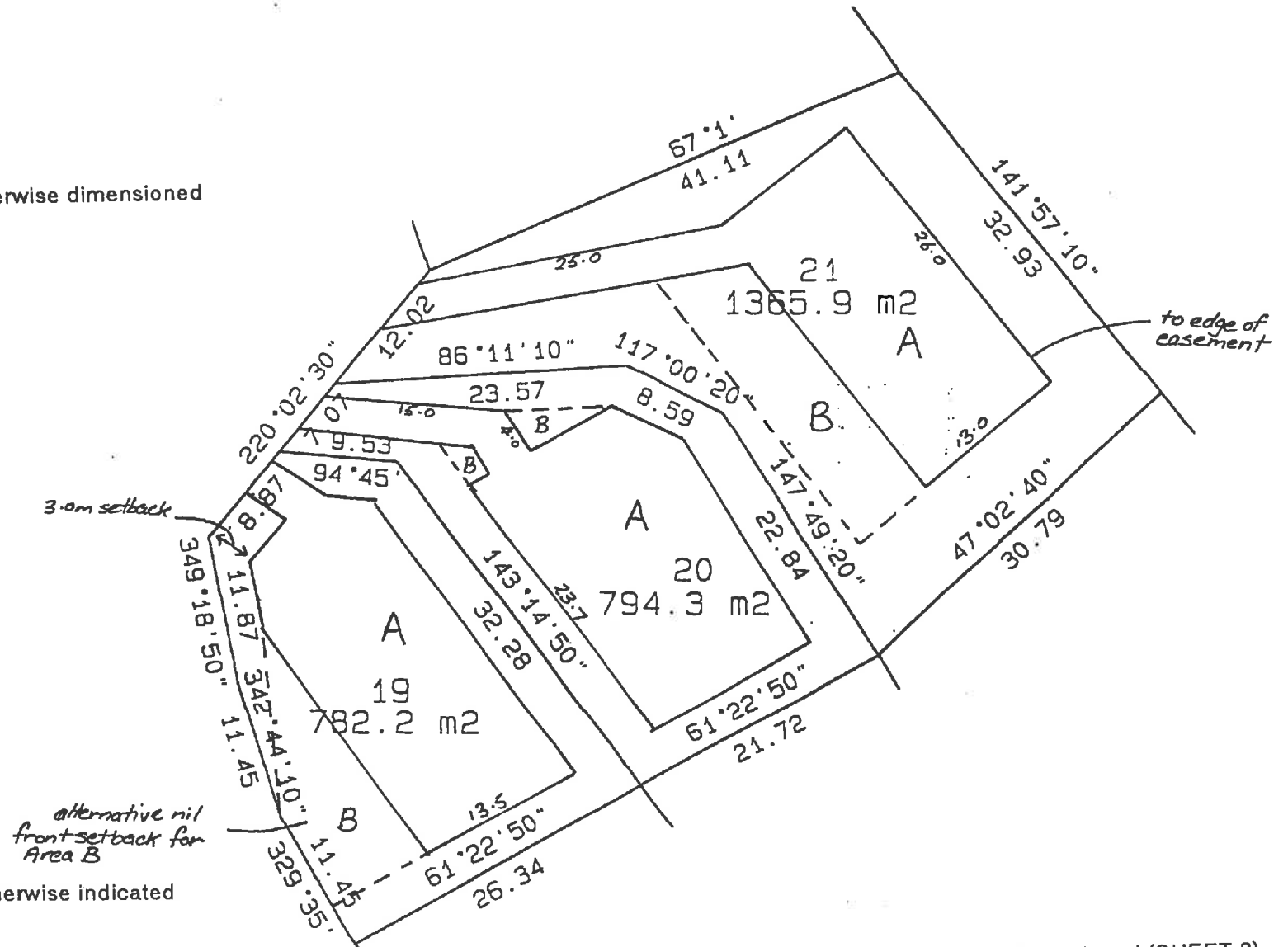
NOTE: All setbacks are 3.0m unless otherwise indicated

All driveway clearings are 3.0m width

DIAGRAM 2 continued (SHEET 7)



Scale 1:500 unless otherwise dimensioned



alternative nil front setback for Area B

to edge of easement

NOTE: All setbacks are 3.0m unless otherwise indicated

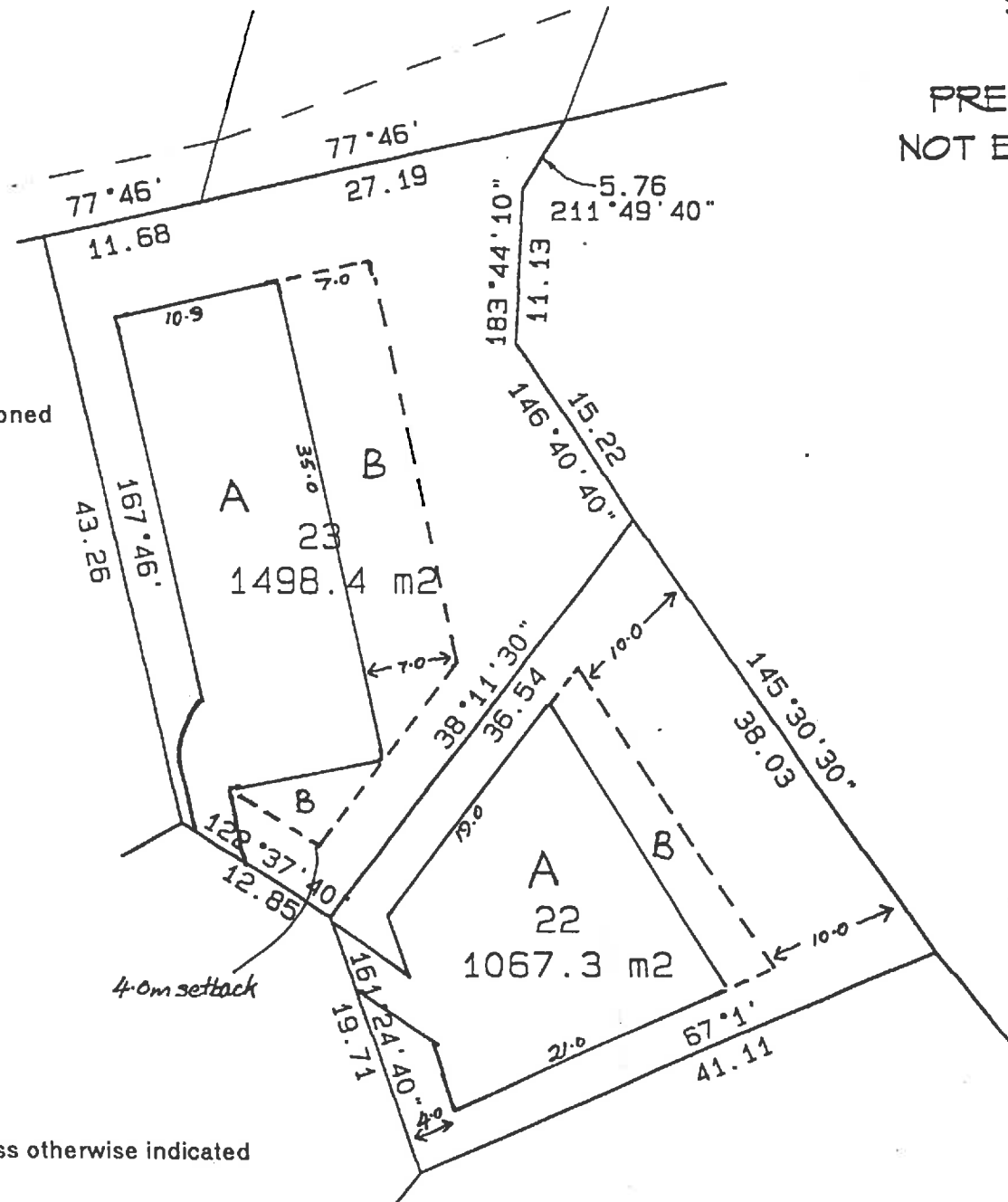
All driveway clearings are 3.0m width

DIAGRAM 2 continued (SHEET 8)



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NOTE: All setbacks are 3.0m unless otherwise indicated

All driveway clearings are 3.0m width

DIAGRAM 2 continued (SHEET 9)