

Tolmans Hill

LOCAL AREA PLAN

Stages Sixteen, Eighteen, Nineteen and Twenty

September 2005



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1. The Desired Future Character of Tolmans Hill

The vision for Tolmans Hill is for it to develop as a bushland garden suburb, that is unobtrusive when viewed from the surrounding Hobart area.

The key vision statements for the area are as follows:

- Development is to be unobtrusive from Hobart, with native vegetation providing the dominant character of the area.
- Colours of buildings are to complement the native bush, and to be darker tones to minimise the visual impact when viewed from surrounding areas of Hobart.
- Gardens are to retain and develop a native bushland character.
- Sites are to be managed to minimise bushfire risk.
- The scale of buildings is to be limited in highly visible areas, and is not to impact on views from adjacent properties within Tolmans Hill.
- New development is to provide an attractive and integrated presentation to the street, with no front fencing, and service areas, including garages not to dominate the street.

All development must respond to these key vision statements for Tolmans Hill.



2. What is the Local Area Plan?

Local Area Plans (LAP) guide, regulate and prohibit use and development within the area prescribed by those plans.

The Local Area Plan is required by a condition of the planning permit for the subdivision of Tolmans Hill. The provisions of the Local Area Plan are enforced through a Part 5 Agreement with Council, registered on title. Accordingly, land owners are obliged to comply with the provisions of this Local Area Plan, as well as the City of Hobart Planning Scheme 1982.

This LAP relates to Stages 16, 18, 19 & 20 of the subdivision of Tolmans Hill and adopts a similar format for previous stages of Tolmans Hill.

The following table highlights where the provisions of the Local Area Plan take priority over the Planning Scheme.

Item	Tolmans Hill LAP	Planning Scheme
Character of the area	Applies	
Extent of disturbance and building siting	Takes priority	
Provisions for building in bush	Takes priority	
Height of buildings	Takes priority	
Colours and finishes for exterior surfaces	Applies	
Landscaping - Bushland Garden Character	Takes priority	
Minor site features including fences	Takes priority	
Matters not specifically identified in the LAP		Applies
Site coverage		Applies
Types of Dwellings		Applies
Building setbacks and bulk		Applies
Parking Requirements		Applies

The controls found in this LAP are divided into Acceptable Solutions and Performance Options.

Acceptable Solutions: The acceptable solutions set out the building and design parameters that are preferred for the area. Houses that comply with the acceptable solutions will be approved by Council.



Performance Options: The performance options provide the scope to vary from the acceptable solution, subject to complying with the desired character for the area, and meeting the stated performance requirements. Council will exercise their discretion to determine whether the performance option requirements are met.



3. Requirements for an Application to Council

When applying to Hobart City Council to construct a dwelling, or to undertake alterations or additions to a building within the Tolmans Hill area, the following information must be submitted:

- Planning Application form. This form is available from Council. (An invoice for the planning fee will be forwarded on issue of a decision).
- Site Plan. A Site Plan is required to show the area of proposed development on the lot. That is, the siting of your house, car parking area, driveways, paving etc. This needs to relate to the area(s) shown on the Building/Bushland Area Plans in this LAP (areas not to be disturbed, and areas of disturbance). The plan needs to be scaled and dimensioned.
- Elevations. Elevations are required with dimensions of overall height above natural ground level. Maximum wall height dimensions are also necessary to determine the permitted side boundary setback.
- Landscape Plan. The landscape plan needs to identify existing significant vegetation, (trees with a height above 3 metres, or a trunk larger than 100mm at 1.5m height above natural ground level); proposed clearing of significant vegetation; and proposed replanting of garden areas. For new planting, the plan should specify the species, number of plants, as well as hard landscaping, such as paving materials with colours. This plan should also be prepared with regard to the bushfire management standards in Section 8 of this plan.
- Colours Schedule. Details of the colours proposed for all exterior surfaces, is required, including roofs, trims and under-eaves. Refer to colour schedule in the LAP.

The application will not be assessed until all of this information is supplied.



4. Building Area

For development within Tolmans Hill, there is the following requirement:

The area of disturbance for each lot is to be a maximum of 400m² or 50% of the site area, whichever is less.

For each allotment, an area has been identified on the site in which all development and construction activity can occur. Outside this area, no disturbance to the trees and other native vegetation can occur without the approval of Council, except for fuel management for bushfire protection as described in Section 8.

This is shown on the attached Plan of Building Envelopes at Appendix A of this LAP, that nominate the following areas:

- **Building Envelope.** The Building Envelope has been identified as the area for development and construction. This area has been developed having regard to topography, native vegetation, easements, and views within and to and from Tolmans Hill.
- **Area outside Building Envelope.** This area is to be primarily retained as bushland. No building works, or hard landscaping (paved areas, retaining walls, BBQ areas etc) is allowed in this area without the permission of Council, with the exception of a driveway between the street and frontage of the building. Significant trees are to be kept in this part of the lot, to assist in maintaining the bushland character of the area.

Acceptable Solution	Performance Option
<p>All development and construction activity to occur within the Building Envelope identified.</p> <p>No hard landscaping with the exception of a 3 metre wide driveway directly between the street and the frontage of the Building Envelope is to occur outside the Building Envelope.</p> <p><i>Refer to Building Envelope Plans</i></p>	<p>Council may consider development in an area outside the nominated Building Envelope on the plan, subject to the following:</p> <ul style="list-style-type: none"> • An area of bushland comparable in extent and character to the bushland proposed to be disturbed or removed is retained within the Building Envelope. • Does not have an unacceptable visual impact, from adjacent or surrounding properties and adjacent streets, and viewed from outside Tolmans Hill. <p>Hard landscaping may be considered outside the building envelope where:</p> <ul style="list-style-type: none"> • substantial vegetation is not lost • the works are not highly visible • darker colour materials are used.



5. Exterior Colour and Finishes

A key priority for the development of housing within Tolmans Hill, is to minimise views of buildings as viewed from other areas of Hobart including the Eastern Shore and the Derwent River.

To integrate housing with the bushland character, and to ensure that new buildings are unobtrusive, only deeper tonal, muted colours will be permitted on exterior surfaces. This includes walls, roofs, under-eave and trim colours.

A range of colours have been identified, that have the appropriate tonal range to ensure an integrated suburb, that is complementary to the bush, and is unobtrusive from the surrounds.

Building design should not use highly reflective surfaces.

Building design and materials are to be selected to maximise resistance to fire.

Acceptable Solution	Performance option
<p>Colours to be used for all exterior surfaces, <u>including</u> walls, roofs, trims, fascias, soffits, retaining walls, garages/carports, driveways, paved areas, outbuildings, gutters and spouting are those colours nominated in the Colour Chart table below as Dark Toned Colours, taken from the Australian Standard 2700, Colour Standards for General Purposes, 1996.</p> <p>Alternative colours that fall within the acceptable colour range, are darker, or less light reflective than those in the table, are also permitted.</p> <p>Timber stains and finishes in mid-dark tones.</p>	<p>An alternative colour as nominated in the Mid Toned Colour Chart table below, or similar colour that falls within the range of the colours in this table, may be considered by Council subject to the following:</p> <ul style="list-style-type: none"> West facing walls, or walls that are not visible from outside Tolmans Hill may be a mid to dark tonal range, provided the colour is unobtrusive and is consistent with the desired bushland character of the area. It is not highly reflective. <p>No mid toned colours will be allowed on south and east facing walls or other walls that are visible from outside Tolmans Hill.</p> <p>No light tones will be allowed.</p>



Colour Chart

Dark Toned Colours

	Australian Standard Colour Reference		
Yellow Group	Black Olive	Olive Yellow	Mushroom
	Bronze Olive	Khaki	Mudstone
Yellow/Red Group	Wombat	Tan	Cinnamon
	Ironbark	Coffee	Chocolate
	Dark Brown	Golden Tan	Nut Brown
	Brown	Dark Earth	
Red Group	Venetian Red	Maroon	Red Oxide
	Deep Indian Red	Terra Cotta	Red Gum
	Claret	Raspberry	
Purple Group	Plum		
Blue Group	Midnight Blue	Dark Grey Blue	Mid Blue
	Dark Grey Blue	Charcoal	Navy Blue
	Sapphire	Rich Blue	Grey Blue
	Purple Grey		Royal Blue
Blue/Green Group	Malachite	Peacock Blue	Blue Jade
	Mountain Blue	Blue Gum	Teal
Green	Rainforest Green	Olive	Avocado
	Eucalyptus	Verdigris	Fern Green
	River Gum	Holly	Sage Green
	Slate	Moss Green	Ti-tree
	Environment Green	Shamrock	Zucchini
	Dark Green	Mist Green	Bottle Green
	Deep Bronze Green	Traffic Green	
Grey or Neutral Group	Mid Grey	Basalt	Graphite Grey
	Lead Grey	Pewter	Blue Grey
	Dark Grey	Oyster	Storm Grey
	Bridge Grey	Green Grey	

Paint charts with these colours are available for inspection at Council.



Colour Chart

Mid Toned Colours

	Australian Standard Colour Reference		
Yellow Group	Sugar Cane	Chamois	Deep Stone
Yellow/Red Group	Buff	Butterscotch	Pale Ochre
Red Group	Possum		
Purple Group			
Blue Group	Storm Blue		
Blue/Green Group	Cootamundra		
Green	Lettuce	Banksia	Lichen
Grey or Neutral Group	Koala Grey	Homebush Grey	Pipeline Grey

Paint charts with these colours are available for inspection at Council.



6. Height

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. These requirements also seek to ensure that there are no unreasonable impacts on adjoining developments within the area, eg. unreasonable blocking of views or shadowing.

Generally the heights of houses have been determined to be high enough to allow for a two storey house, without an overly prominent roof.

Building height and bulk should be minimised and the need for cut and fill is reduced by designs that minimise the building footprint and allow the building mass to step down the slope. The attached extract as modified from Tascord-Element 4.2, Figure 3, '*Possible Development Types for Sloping Sites*', provides some guidance to recommend designs on sloping sites and treed hillsides.



Acceptable solution	Performance Solution
The maximum allowable 'absolute height' ¹ is 7.0 metres.	<p>For all lots Council may at its discretion consider buildings of greater height than provided by the acceptable solution, provided that there is not an adverse visual impact caused by the additional height component as viewed from any point outside the site (including the Tolmans Hill area and surrounding parts of greater Hobart), referring to the following:</p> <ul style="list-style-type: none">• Does not make the building more visible from outside Tolmans Hill.• Does not have an unreasonable impact on views from adjacent or surrounding properties or internal streets. <p>In assessing the additional height, Council may have regard to screening by existing vegetation that is required to be retained and where Council's arboriculturalist determines that with normal growth the vegetation would not be required to be removed later for safety reasons.</p>

¹ Absolute height is the maximum vertical distance between the natural surface level and the highest point of the building. 'Absolute height' is different than the Planning Scheme Definition of height.



7. Vegetation and Landscaping

The bushland character is an important part of Tolmans Hill. The bushland character is to be maintained by limiting the areas of disturbance and promoting species which are commonly found in the area for planting. Privacy and visual amenity will also be enhanced by maintaining the bushland character. Locally common species will require less maintenance by residents.

Native vegetation is to be retained outside areas of disturbance.

Acceptable Solution	Performance option
<p>All trees and other native vegetation contained in areas outside the area allowed for disturbance are to be retained, as shown on the Building/Bushland Area Plans.</p> <p>Replanting uses locally occurring native species. This includes those species found on dolerite substrates in the Hobart area in the plant communities identified as:</p> <ul style="list-style-type: none"> • Eucalyptus viminalis Grassy Forest; • Eucalyptus pulchella, Eucalyptus globulus, Eucalyptus viminalis Grassy/Shrubby Forest; • Allocasuarina verticillata; and • Eucalyptus obliqua Dry Forest. <p><u>No</u> species identified as an environmental weed are permitted to be planted or retained. This includes those species listed in the Council brochure "Garden Plants are Going Bush...And Becoming Environmental Weeds" as well as those listed under the Weed Management Act 1999.</p> <p>Removal and pruning of vegetation for fire management purposes is undertaken as prescribed in Section 8.</p>	<p>Council approval for the removal of native vegetation outside the Area of Disturbance is required, as shown on the Building/Bushland Area Plans.</p> <p>Council may approve the planting of species other than locally occurring native species. In assessing whether vegetation can be removed or planted, Council will have regard to the following:</p> <ul style="list-style-type: none"> • The need to remove vegetation for fire management or safety purposes other than as prescribed in Section 8 – Fire Management. • Replacement planting to compensate for the loss of vegetation. • Visual impacts of the proposed removing or planting of vegetation.



Species common to Tolmans Hill include:

- Black wattle (*Acacia mearnsii*)
- White Gum (*Eucalyptus viminalis*)
- Kangaroo Grass (*Themeda triandra*)
- Wallaby Grass (*Danthonia caepitosa*)
- Bluebell (*Wahlenbergia stricta*)
- Bulbine lily (*Bulbine glauca*)
- White peppermint (*Eucalypts pulchella*)
- Tasmanian Blue Gum (*Eucalyptus globulus*)
- She oak (*Allocasuarina verticillata*)
- Common heath (*Epacris impressa*)
- Honeysuckle (*Banksia marginata*)
- Stringybark (*Eucalyptus obliqua*)
- Blanket leaf (*Bedfordia salicina*)
- Silver Wattle (*Acacia dealbata*)
- Prickly Box (*Bursaria spinosa*)
- Sags (*Lomandra longifolia*)
- Bracken (*Pteridium esculentum*)
- Prickly Beauty (*Pultenea juniperina*)

Refer to plant nurseries for other species that would be compatible with the area.



8. Fire Management

Tolmans Hill is a bushfire prone area. Accordingly the design and siting of houses, and the management of vegetation on lots, must have regard to bushfire risks. Fire hazards need to be minimised in the area immediately around the house and significantly reduced across the entire lot. There is no need to remove most trees as they are beneficial in trapping embers and reducing wind speeds and will not be involved in a bushfire once the fuels below (understorey) have been modified.

Lots should be managed to minimise bushfire fuels.

Acceptable Solution	Performance option
<p>For lots 7-22 and 33-39 the Area of Disturbance is maintained in a minimum fuel condition, including:</p> <ul style="list-style-type: none"> Grassed and non-flammable surfaces (eg. paths, driveways, paved areas, etc) should be installed and maintained adjacent to the house. Vegetation is managed to minimise accumulated fine fuel by the removal of dead or fallen bracken, twigs, bark, leaves, branches etc, and maintaining grassed areas no higher than 75 mm. A separation gap of 2 metres between the underside of the tree canopy and the natural ground level is created and maintained. Fire Hazards (eg. wood piles, rubbish heaps, stored fuels, etc) are <u>not</u> to be stored adjacent to the house. Building design and materials are to be selected to maximise resistance to fire. <p>The remainder of the lot outside the Area of Disturbance is maintained in a low fuel condition, including:</p> <ul style="list-style-type: none"> Vegetation is managed to minimise accumulated fine fuel by the removal of dead or fallen bracken, twigs, bark, leaves, branches etc, and maintaining 	<p>Plan and implement measures to manage the bushfire threat by submitting a bushfire hazard management plan for the lot acceptable to Tasmania Fire Service and Council.</p> <p>In assessing the bushfire hazard management plan, Council will have regard to the following:</p> <ul style="list-style-type: none"> Likelihood of proposal providing adequate safety for the occupants. Any increased threat to neighbours Effects on native vegetation Other environmental and social issues, such as not creating adverse visual impacts locally and from a distance.



grassed areas no higher than 150 mm.

- The small tree and shrub layer is modified to form discontinuous clumps of vegetation, if a developed tree and shrub layer is present.
- A separation gap of 2 metres between the underside of the tree canopy and the natural ground level is created and maintained outside of retained clumps of vegetation.

For lots 5-6, 11-14, 23-25 and 30-32 building design and materials are selected to maximise resistance to fire and to meet a minimum of Level 1 construction under *AS3959 Construction of Buildings in Bushfire Prone Areas*.

The lot is maintained in a minimum fuel condition including:

- The small tree and shrub layer is modified to form discontinuous clumps of vegetation.
- Grassed and non-flammable surfaces (eg. paths, driveways, paved areas, etc) should be installed and maintained adjacent to the house.
- Vegetation is managed to minimise accumulated fine fuel by the removal of dead or fallen bracken, twigs, bark, leaves, branches etc, and maintaining grassed areas no higher than 75 mm.
- A separation gap of 2 metres between the underside of the tree canopy and the natural ground level is created and maintained.
- Fire Hazards (eg. wood piles, rubbish heaps, stored fuels, etc) are not to be stored adjacent to the house.

Lots 26-29 require a bushfire hazard minimisation plan approved by Tasmanian Fire Service as per the Performance Option.



<p>This plan will need to show construction to a minimum of Level 2 under AS3959 <i>Construction of Buildings in Bushfire Prone Areas</i> and possibly Level 3 on some facades.</p>	
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Please contact Council for further information or assistance in relation to fire management.



9. Minor Site Features

Minor site features refer to fencing and service areas, such as clothes lines, workshops etc.

To ensure attractive streetscapes within Tolmans Hill, service areas should be sited in an area where they are generally not visible from the streetscape.

Generally front gardens are to define the streetscape, to promote an attractive streetscape and safety in the area.

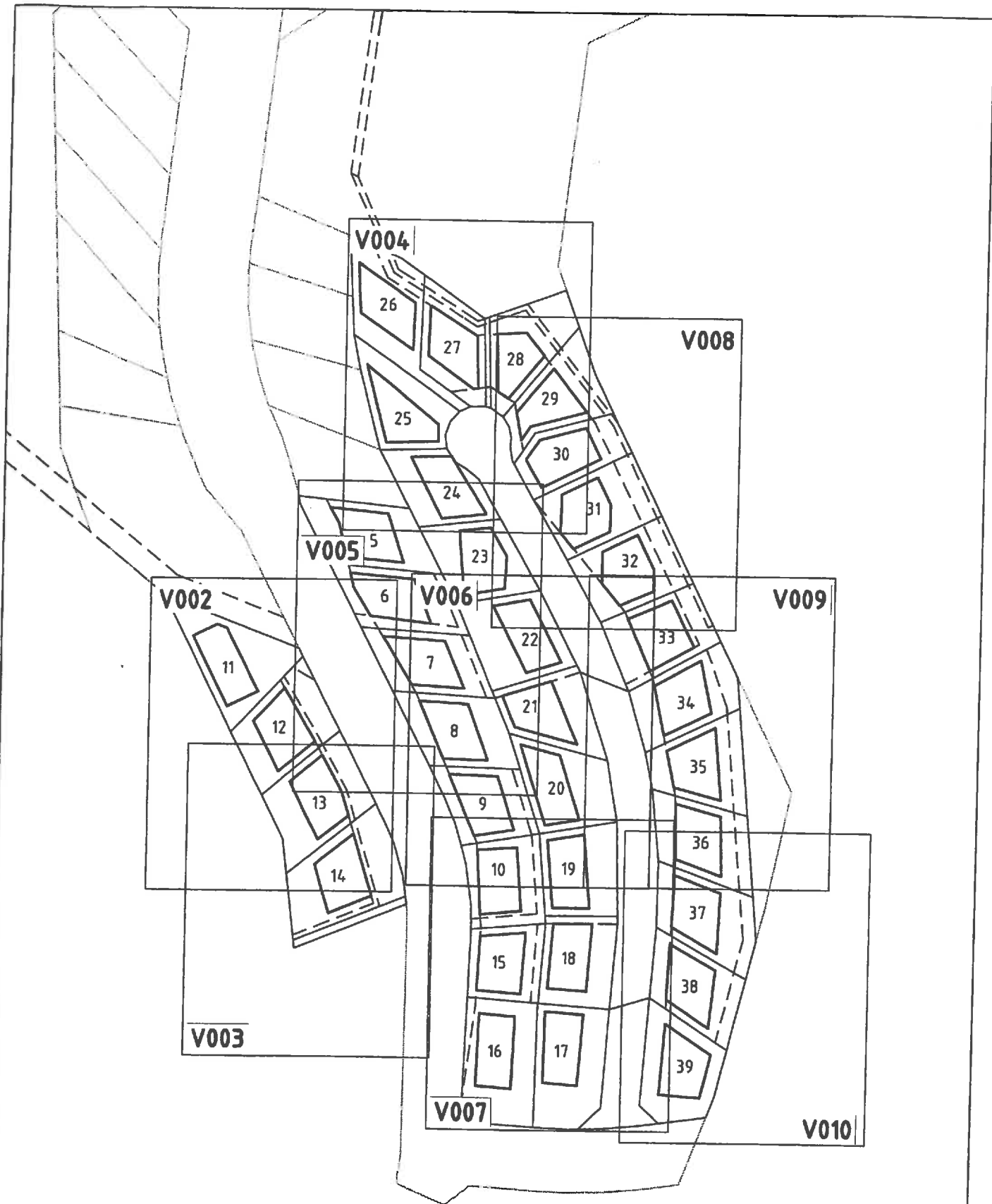
Front fences are not allowed within Tolmans Hill, and side fencing must not be forward of the front façade of the house.

Acceptable Solution	Performance Option
<p>No front fence.</p> <p>No side fencing forward of the front façade of the building, or 6 metres from the front boundary, whichever is lesser.</p> <p>Fences are not to be greater than 2.1 metres in height</p> <p>Clothesline, service areas are not to be located in areas visible from the street.</p>	<p>No performance option for front fences (front fences are not allowed).</p> <p>Council may approve:</p> <ul style="list-style-type: none"> • Transparent fences required to enclose an area for safety, other than wire fences. eg. pool fences. • Side boundary fences may be reduced from a 6 metre front setback to 3 metres, only where: <ul style="list-style-type: none"> - the fence construction is relatively transparent - the height of the fence is a maximum of 1metre for the area setback from 3-6 metres from the frontage, then allowing to increase in height to 2.1metres. • Clothesline and service areas must be located behind the building line but may be approved in locations visible from the streetscape where planting will provide screening, or where the feature will not adversely impact on the streetscape.



Appendix A

Building/Bushland Area Plans



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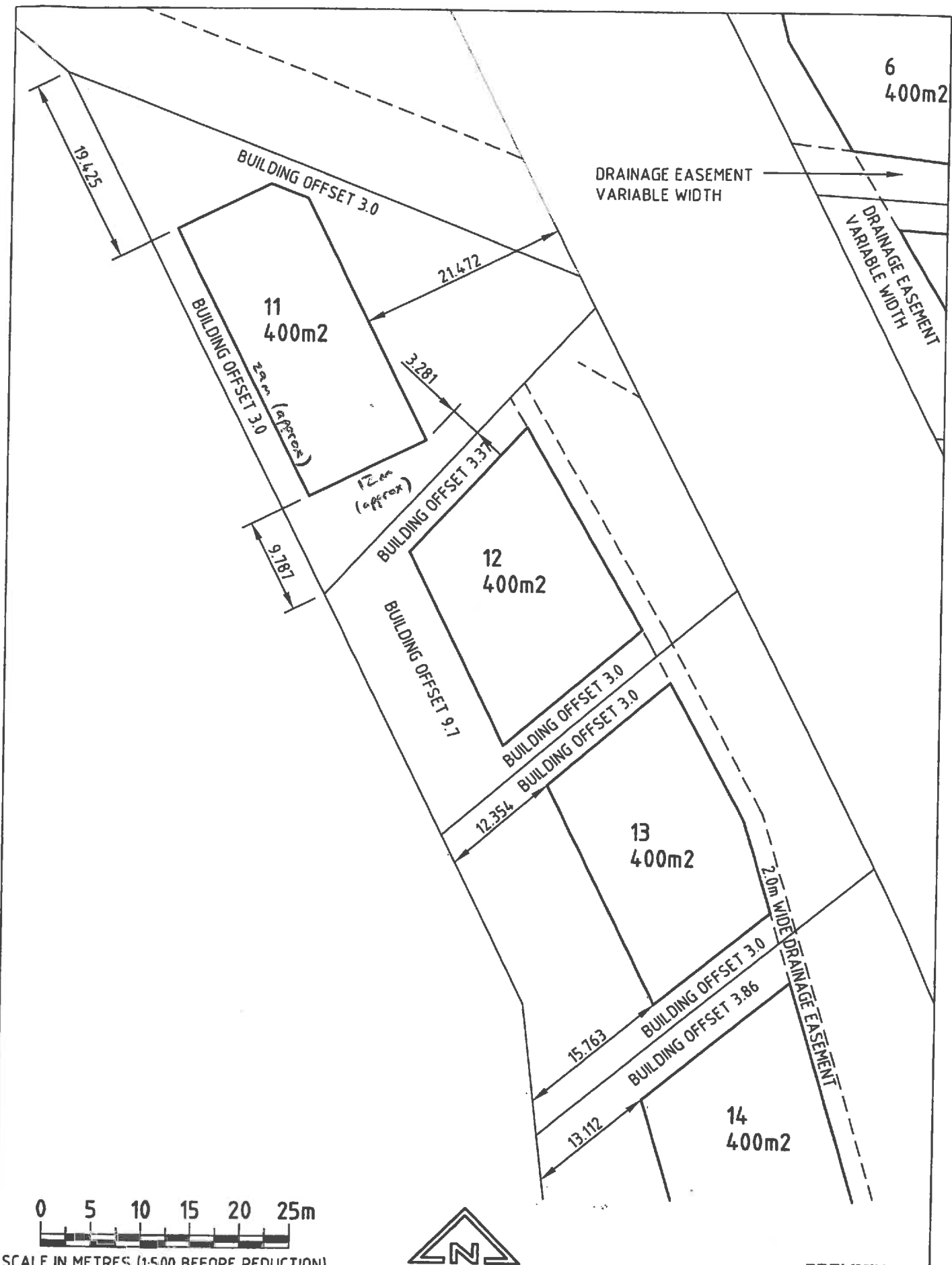
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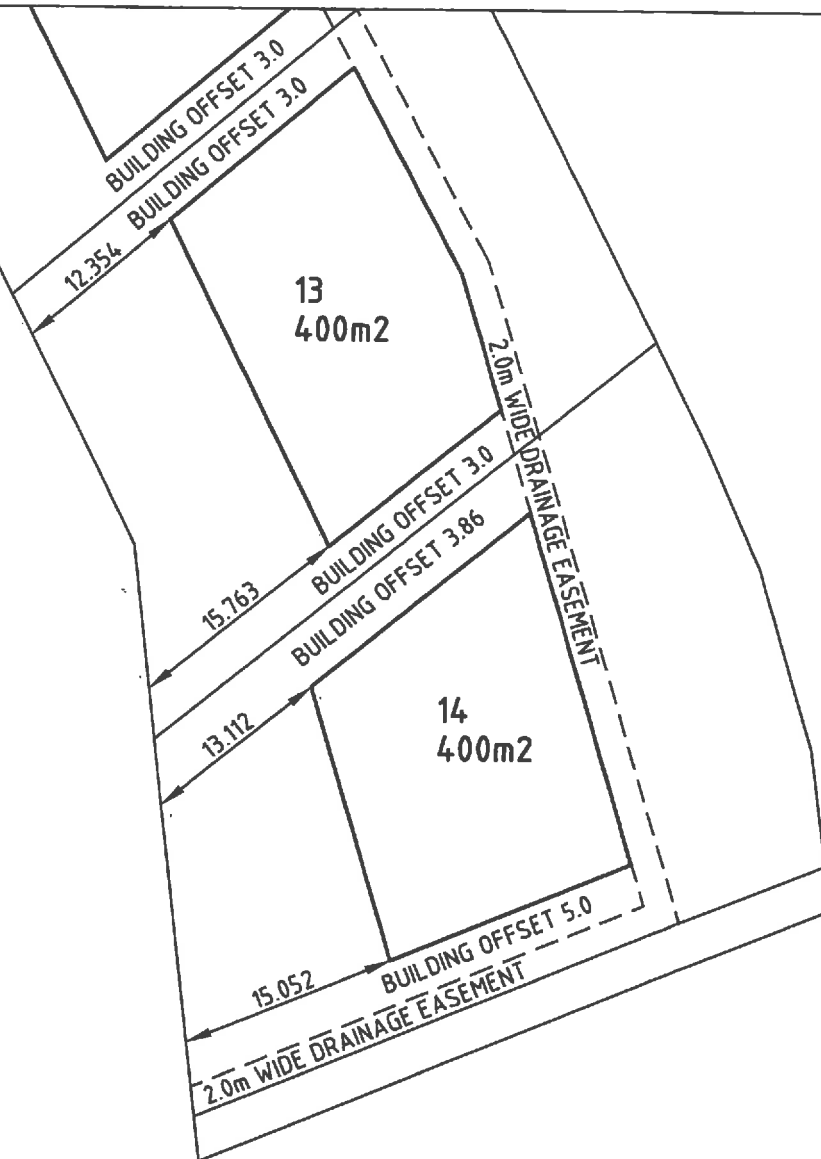
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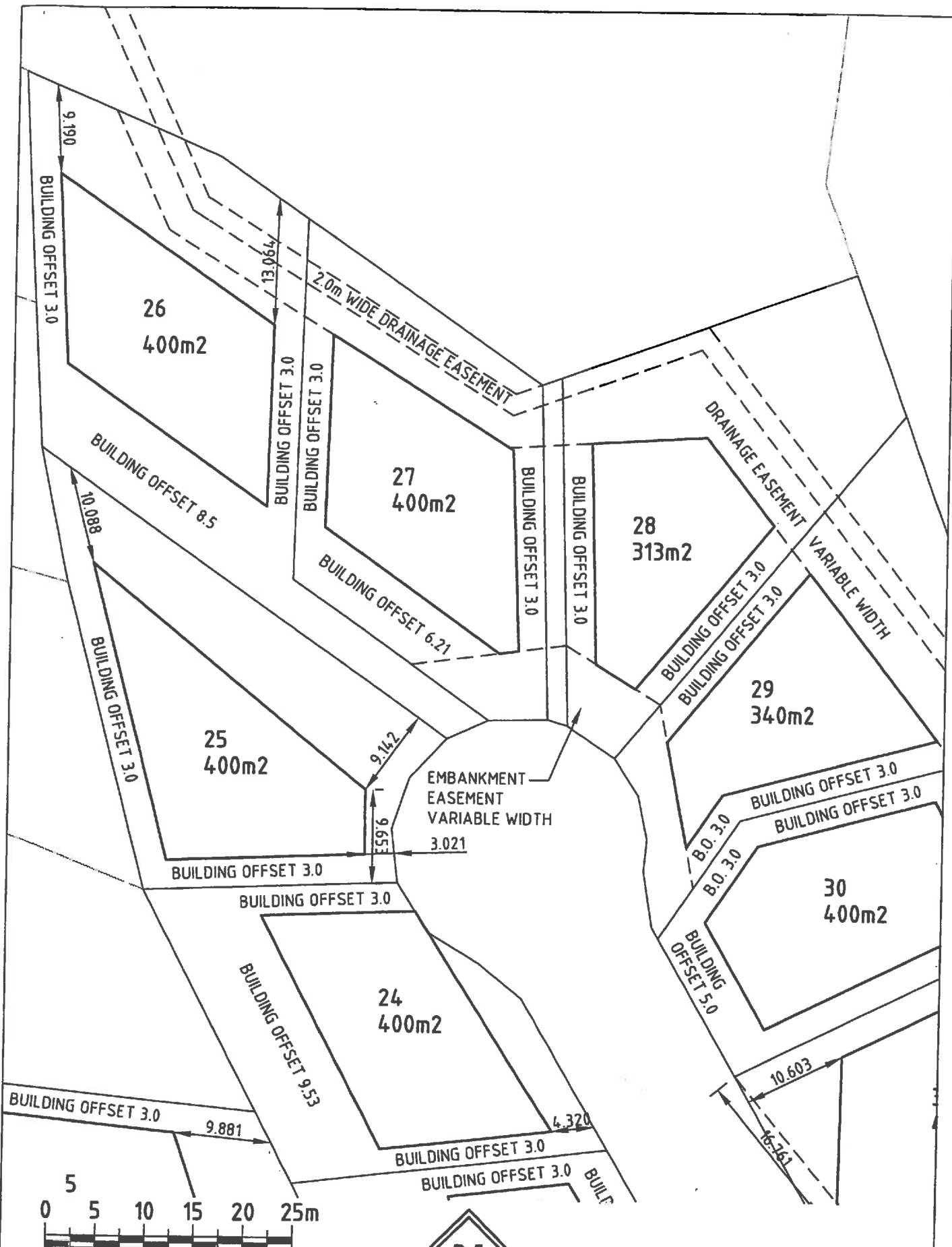
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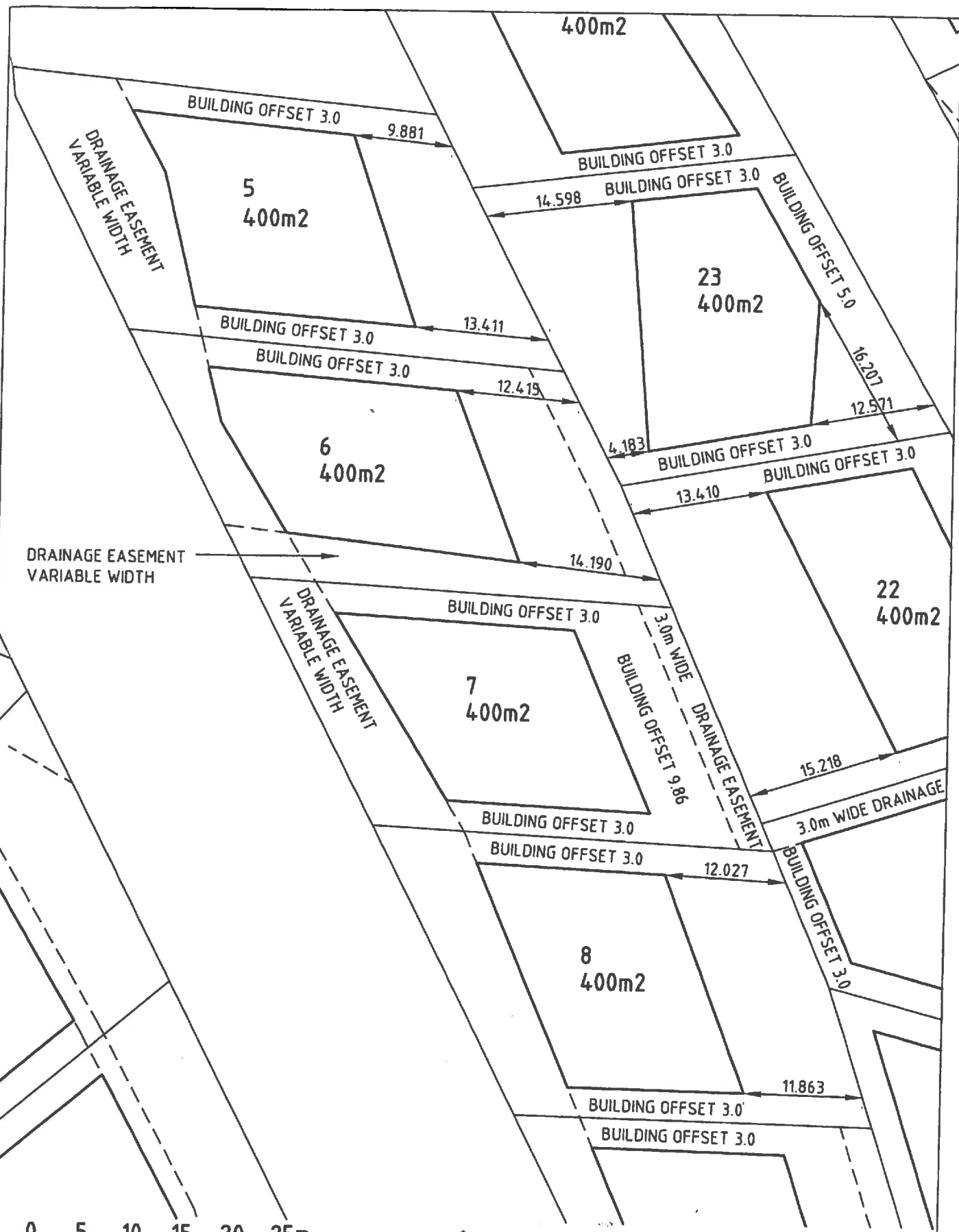
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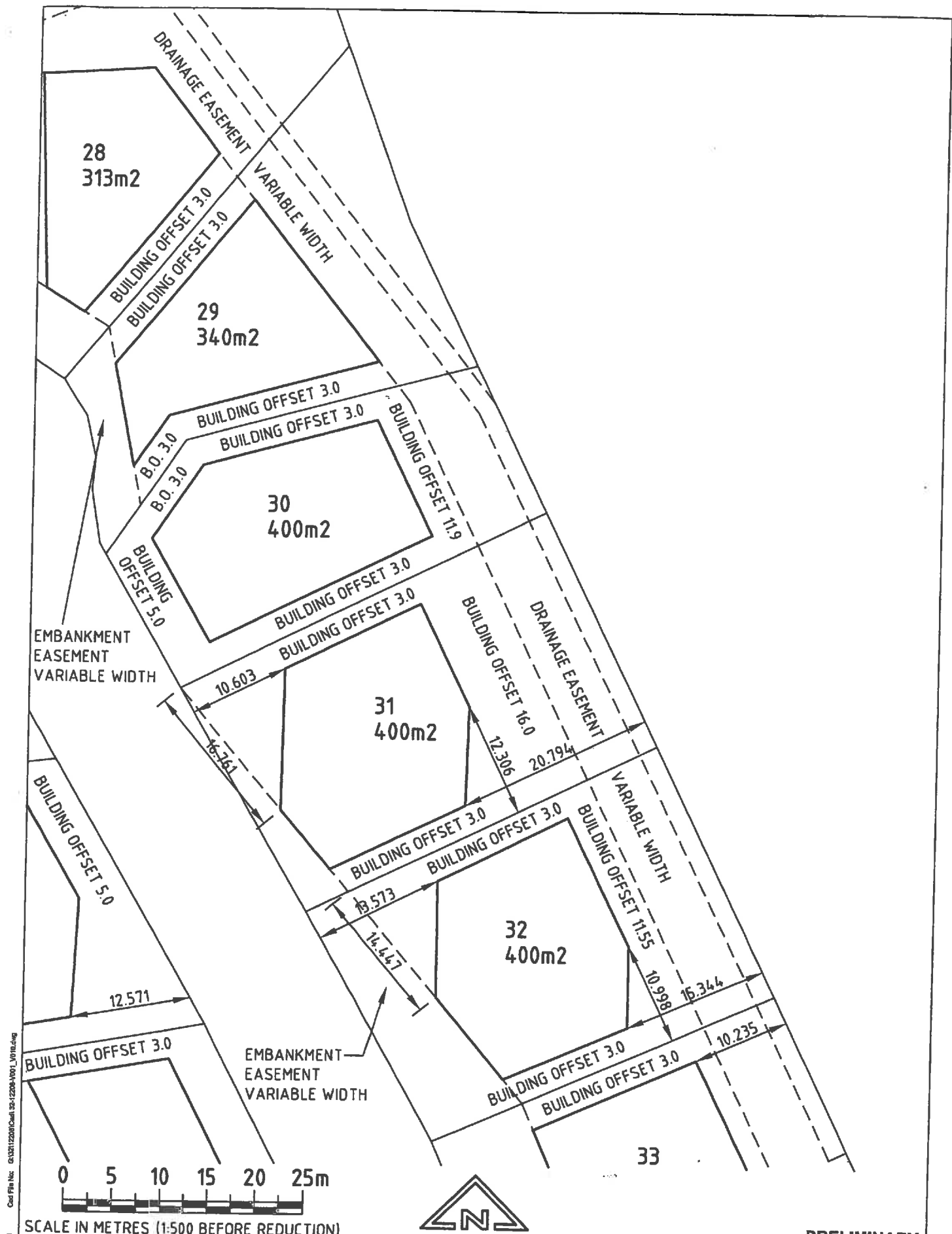
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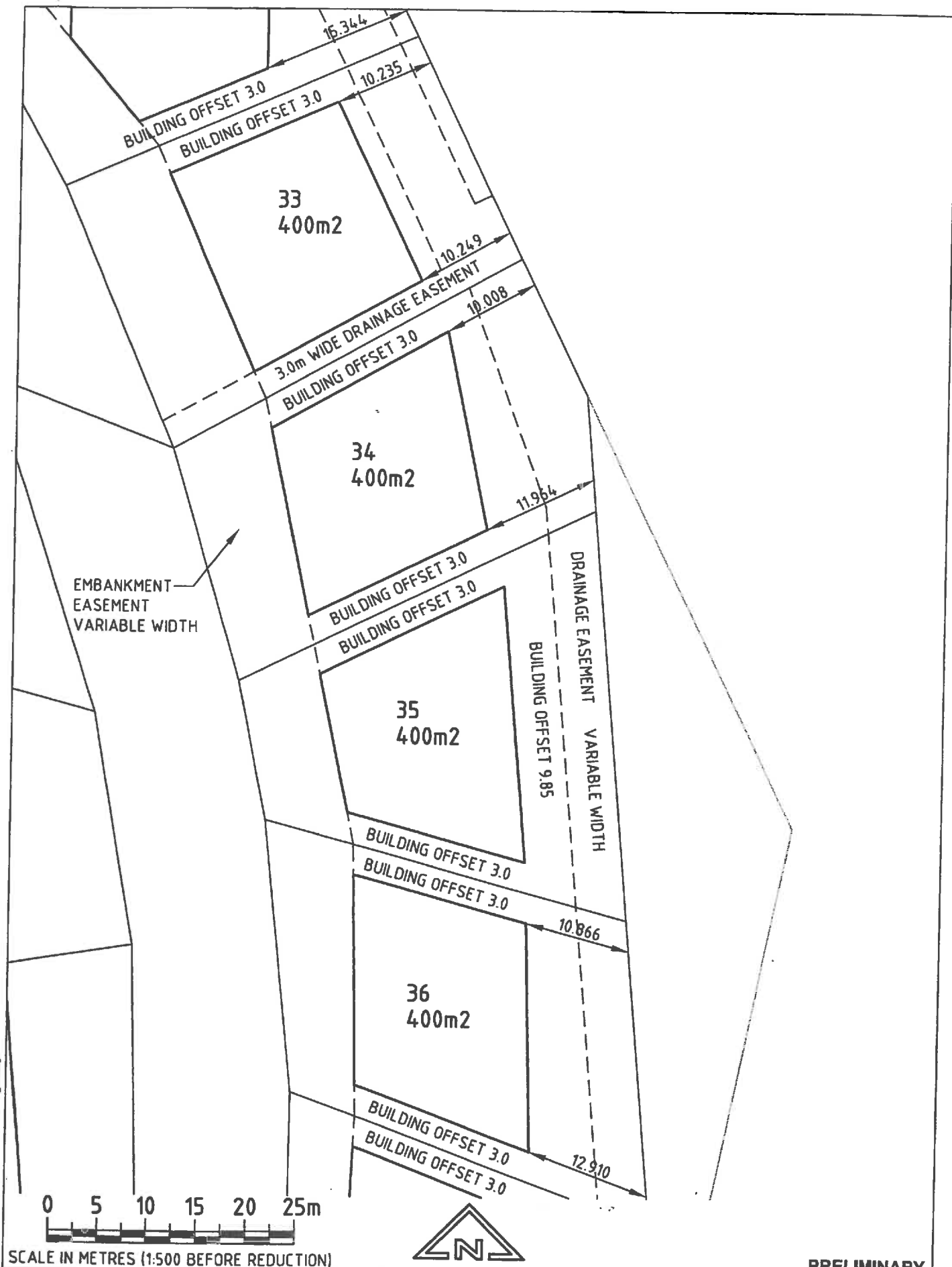


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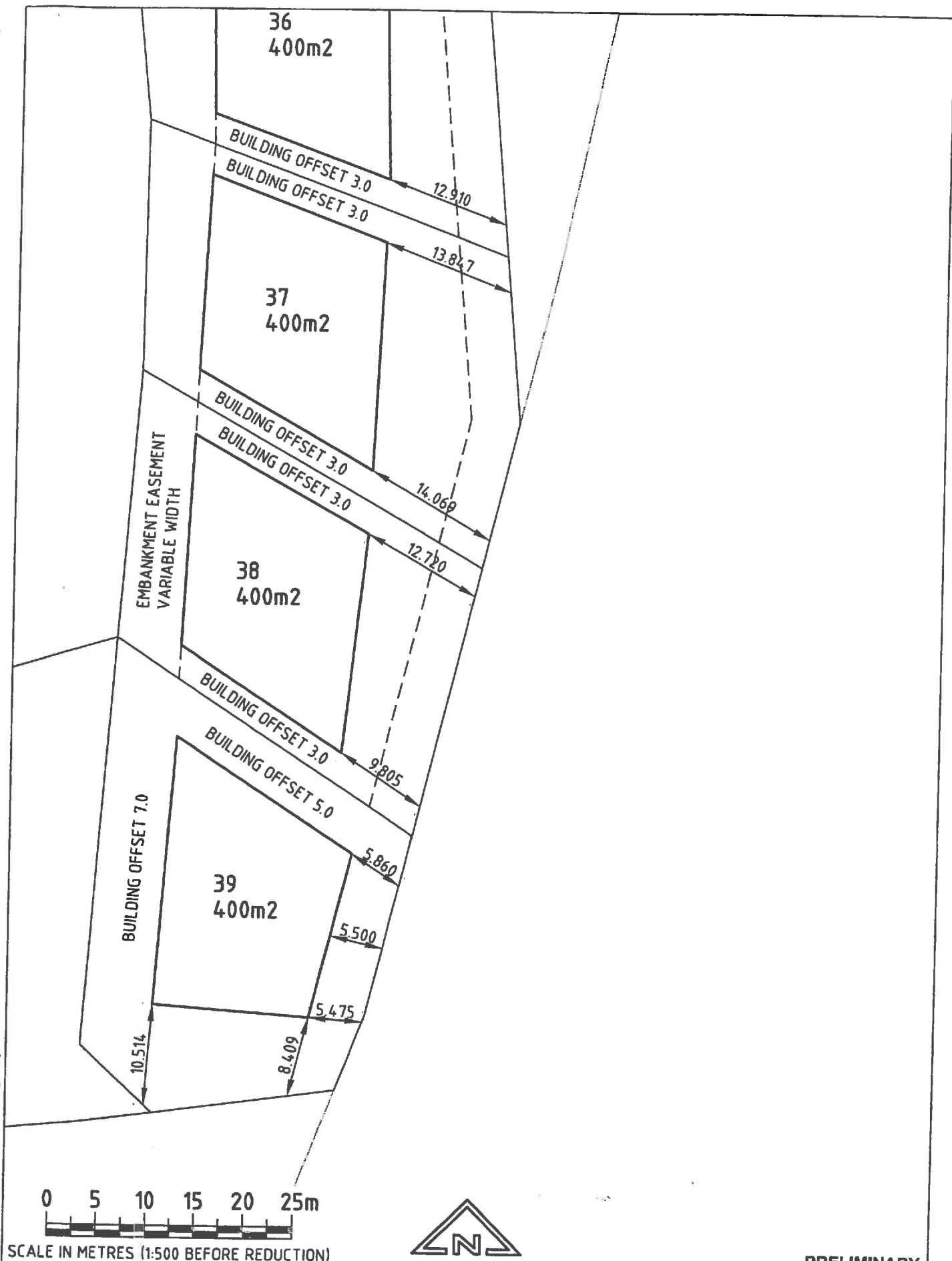


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Client	MR FJ & MRS AWA GRANT		
Project	TOLMANS HILL LOCAL AREA PLANS		
Title	PLAN OF BUILDING ENVELOPES		
	SHEET 9 OF 9		
Original Size	A4	Drawing No: 32-12208-V010	Rev: A



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