

Village of **HALL** master plan

PALM

PLANNING AND LAND MANAGEMENT



Urban Projects

MASTER PLAN NUMBER 20011438

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**URBAN
SERVICES**

FOREWORD

Hall is a special place that is valued by both its residents and the broad ACT community. To its local residents Hall provides a special ambience and village lifestyle. To the broad ACT community it provides a tangible link to the region's history. In addition, the various recreation and community facilities in Hall support a number of significant regional activities such as the Hall Markets, major polocrosse and equestrian events, a camp ground on the Bicentennial Trail and other community events that need to occur in a broad open space setting.

The Plan is an initiative of the Hall community and they have been closely involved with its preparation. The community was primarily concerned that suburban development in Gungahlin recognised Hall as a discrete village, and established principles to protect its distinctive qualities. The Plan achieves this by creating a rural buffer to any future development, excluding any additional road connections into the Village and providing a set of development control guidelines that respond to the natural and cultural identity of the area.

The planning framework set by this Master Plan will help ensure that pressure for change does not diminish Hall's social and environmental qualities. Protection of the village character is not only important to Hall residents but to the entire ACT and region community. The Plan will ensure that all Canberrans continue to have the opportunity to enjoy Hall's history and rural ambience that dates back almost 120 years.

Simon Corbell

MINISTER FOR PLANNING

EXECUTIVE SUMMARY

In 1998, the ACT Government resolved to prepare a master plan for the Village of Hall. The purpose of the master plan is to identify the significance and the uniqueness of the village. It establishes strategic directions and identifies boundaries and buffers to protect the village and its surrounds from inappropriate development, which may affect the heritage value, cultural landscape and visual setting of Hall in the future. The master plan recommends guidelines for short and long term development and informs the community of the intentions for the area of the village and its immediate surroundings.

The master plan has been developed in consultation with the community of Hall and district. It is based on analysis of the existing situation, available data and a synthesis of community views. The recommended planning approach balances community expectations with government capability and policy.

The Master Plan establishes that Hall is a village, not a suburb. As such it is seen as being separate to, not part of Gungahlin, yet is considered to be part of Canberra. Hall is also seen as being closely linked to its rural 'hinterland' or district, most of which is actually in New South Wales, not the ACT.

The Hall Master Plan establishes the following important principles that will protect the essential village character into the future:

■ Village Buffers

Hall village is valued because it is a small urban area set within a rural landscape. The surrounding rural landscape defines Hall as much as its historic subdivision pattern and internal landscaping.

Buffers to ensure maintenance of views both out of and into the village are important to preserve this rural landscape setting.

■ Village Boundaries

Hall village can not be considered in isolation of its setting. Just as the village common (horse holding paddocks) and the village cemetery are part of the village curtilage, so too are the approaches to the village from the north and south. St Francis Xavier Catholic Church is clearly identified as part of the village while the rest stop on Victoria Street near the Barton Highway forms the northern edge - the point at which one enters the Village of Hall. From the south, the intersection of Victoria Street and the Barton Highway marks the entry to the Village.

To the east, the village is defined as a line at least 500 metres east of Hall Street that includes an area of remnant yellow box/red gum grassy woodland community, the showgrounds and polocrosse area to the southeast.

■ Village Land Use Precincts

The historical grid layout and sub division pattern is paramount and additional residential or commercial development or subdivision, other than that being directly associated with rural land use, should not be permitted outside the existing village grid sub division.

The residential and commercial areas should be retained within their current land use designation under the Territory Plan. There should not be subdivision or consolidation of residential blocks and there should not be more than one dwelling per residential block.

The open space system that includes the village common (horse paddocks on the western edge of the village) and the Showground should be retained for the range of recreation activities that help give Hall its distinctive character.

■ Conservation of features of heritage significance

Hall Village Precinct was entered on the Heritage Place Register in August 2001. The provisions of the Master Plan and the final Heritage Place Register will be integrated into a single instrument to ensure consistency between both documents.

The Master Plan should be reviewed in 10 – 15 years in light of new issues and contemporary planning directions.

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PART A

INTRODUCTION

1 Purpose of the Village of Hall Master Plan

1.1 Purpose

Initiated by the Hall Progress Association The Village of Hall Master Plan has been prepared in order to identify and protect the urban design qualities that make Hall such a distinctive and highly valued setting in the ACT.

The Master Plan sits within the structure of the Territory Plan that allows for special plans and codes to be adopted by the Planning Authority. As such, the Master Plan must be taken into consideration when the Planning Authority is assessing development proposals.

1.2 Location

Hall is located on the northwestern edge of the Australian Capital Territory. The Village was surveyed in 1881 and officially declared in the NSW Government Gazette of 20 March 1882. In December 1882, the new village was named Hall, after Henry Hall who was the first resident landholder in the Ginninderra District in which Hall Village is located. A location plan is included as Figure 1.

1.3 Master Plan Area

The Master Plan area is defined by the Barton Highway to the west, the NSW / ACT border and One Tree Hill ridge to the north, the future Clarrie Hermes Drive to the south and to the east by a buffer defined as a minimum of 500 metres from Hall Street. A topographic plan of the study area is included as Figure 2.

1.4 Summary of development history

The subdivision pattern for Hall is a classic grid, commonly adopted in 19th century town subdivisions around Australia. Back lanes were included to allow access for sanitary collections. Figure 3 illustrates the 1881 survey of Hall. In 2002 there were 109 'town' lots varying in size from 689m² to 2038 m². Of these, nine lots (with an average size of 1260m²) were formerly part of a reserve for public buildings (now known as the Village Reserve, on Victoria Street). A further 20 lots (sizes ranging from 1012m² to 1287m²) are subdivisions of original 1/2 acre lots.

The first sale of allotments occurred in 1886, followed by a further three land sales in 1892, 1895 and 1902. The store and post office opened in 1888, although the Cricketers Arms Hotel had been operating from a site immediately south of Halls Creek since 1864. The hotel operated until 1918.

By 1901, Hall was established as the service centre for the district, with two stores, a hotel, coachbuilder, blacksmith, butcher, shoemaker, saddler and registered dairy (Butt et al 1983: 40).

St Francis Xavier Roman Catholic Church opened in 1910 and a new public school opened in 1911. Also in 1911, the Federal Capital was established and Hall was included within the boundaries of the Federal Capital Territory. Although the general practice in establishing the Federal Capital was to acquire all freehold land within the Territory, the last 17 lots in Hall were not converted to leasehold until 1971.

In 1980 the diversion of the Barton Highway around Hall substantially changed the character from a stop on a busy national highway, to a quiet village.

1.5 Population

The population of the Village of Hall was 316 persons at the 1996 Australian Bureau of Statistics (ABS) Census. In 2000 the estimated residential population for Hall was 400 people (ABS).

Demographics of the population have changed since the early days of settlement. The village population is no longer focused primarily on agriculture and a large proportion of the working population is engaged in professional or management employment.

1.6 Land Use and Village character

Residential development is the predominant use of land while open space for the purposes of recreation and agistment is the other dominant land use in the village. Most businesses are located in Victoria Street between Loftus Street and Gladstone Street. The Hall Primary School is located on Victoria Street, north of the main business area. The Hall and District Fire Brigade is located on Loftus Street, next to the Anglican Church. St Francis Xavier Church is located north of the residential subdivision on Victoria Street. Figures 4 and 5 illustrate the general location of existing land uses in the village.

In the centre of the village opposite the school is the village reserve, a large wooded reserve, formerly a reserve for public buildings.

On the southern edge of the village subdivision is Halls Creek Reserve, which includes a range of recreation facilities and a bus shelter for school children.

To the east of Victoria Street are the Hall Showgrounds that include a pavilion, gravel tennis courts, public toilets, the Showground itself, a camping area for equestrians, parking areas, playing fields and polocrosse grounds.

West of the Village is the Village Common, a large wooded ridge, running the length of the Village from north to south and extending to the Barton Highway. The Village Common is managed by the ACT Government as horse agistment paddocks.

Proclaimed in 1883 Hall Cemetery was the first general cemetery in the area. Residents of the Hall district have continuously used it since the first recorded burial in 1907.

1.7 Heritage

The heritage values of Hall are summarised in the following *Statement of Significance* included in the *Interim Heritage Place Register*:

Proclaimed in 1882, Hall Village represents a small rural service centre associated with the pastoral use of the area prior to the formation of the Australian Capital Territory. Hall Village continues to provide services to the surrounding rural area and the community values the sense of physical and social separation from Canberra.

*The landscape setting of Hall Village is valued for its social and natural values. The ridgelines enclosing the Village support an endangered Yellow Box/Red Gum grassy woodland ecological community. Five bird species, declared vulnerable under the Nature Conservation Act 1980, have either been recorded or are likely to occur within the grassy woodland. The cemetery includes the habitat of the endangered Leek Orchid, *Prasophyllum petilum*.*

The presence of Aboriginal sites within the grassy woodland and along Hall's Creek demonstrate a relative lack of physical disturbance within these areas, and reflect a natural and Aboriginal cultural landscape prior to European settlement.

Hall Village demonstrates a range of physical characteristics resulting from its historical role as a rural village that are valued by the local community. These comprise elements of the urban layout and spatial character, built form and landscape elements within the village, and the woodland and pastoral setting of the Village. Exotic and endemic tree planting within the Village include examples of botanical interest or having an historical association to an event or person.

Hall Village is also significant for its historical and social associations with the early pioneers of Ginninderra and Hall District families. Several of the historic buildings and sites within the Village and its surrounds reflect a range of local historical associations that are valued by the community. Whilst not individually of high significance, the collective value of these

places is important in defining a 'sense of place' for the Hall community and renders the Village part of a broader cultural landscape, closely linked to the pastoral history of Canberra and Gungahlin.

Development controls included in the Master Plan are consistent with the Conservation Objectives described in the *Interim Heritage Place Register*.

1.8 Territory Plan

Land use controls for the Village of Hall are set out in the Territory Plan. An extract of the Territory Plan map for Hall is included as Figure 7.

The Territory Plan contains planning principles and policies that indicate in general terms how the object and goals of the Territory Plan are to be achieved. Relevant extracts from the Territory Plan are included as Appendix 1.

1.9 Environmentally Sensitive Areas

The environs of Hall are the habitat for a range of rare or endangered species of flora and fauna. Environment ACT Action Plan No. 4 sets out the conservation requirements for the Leek Orchid (*Prasophyllum petilum*). Its only occurrence in the ACT is in the Hall Cemetery, primarily in the central area. The habitat of the Leek Orchid is remnant grassy woodland where there are few trees and mainly native and introduced grasses. The Action Plan notes that "the ground water table is high [in this area] and surface run-off contributes to a habitat suitable for moisture loving species" (ACT Government 1997a:2).

Surrounding Hall village are several remnant patches of Yellow Box/Red Gum grassy woodland with 'very high' and 'high' conservation values. This is declared an endangered ecological community in the ACT. Action Plan No. 10 sets out the strategic framework for the protection and conservation management of this ecological community. The conservation strategy for the woodlands around Hall is subject to further detailed planning review. This ecological community is also known to be associated with several bird species listed under ACT legislation and vulnerable to extinction including the Superb Parrot, Hooded Robin, Brown Tree Creeper and Swift Parrot; and one bird species which has been declared endangered: the Regent Honeyeater (ACT Government 1997b:11). These bird species are covered by Action Plans Nos. 15-20. Development around Hall will need to take into account the conservation requirements of these birds and their habitat, as continued fragmentation and clearing of the woodland are key threats to their survival.

PART B

HALL MASTER PLAN

2 Recommended changes to the Territory Plan

This section discusses a range of issues relating to edge boundaries, buffers and character of Hall. A number of variations to the Territory Plan that are recommended to achieve these objectives are listed below. Preliminary Assessment may be required as the next step in achieving the Plan Variations.

2.1 Hall Village Boundaries

- adjust boundaries of Hills, Ridges and Buffer area to include part of Kinlyside Valley (the rural buffers to Hall), relocating the western boundary of Kinlyside Residential Land Use Policy areas, as shown on Figure 13;
- establish the alignment of the southern access to the new Kinlyside residential area to connect directly to Clarrie Hermes Drive, as shown on Figure 12; and

2.2 Hall Village Buffers

- Include Showground, Hall Village Reserve and Halls Creek Reserve in Urban Open Space not Hills Ridges and Buffer Land Use Policy areas. This change is desirable in order to consolidate all land under management responsibility of Canberra Urban Parks and Places.

2.3 Hall Village Residential areas

- Review the existing Residential Area Specific Policy for Hall to incorporate controls included in this Plan. For example, maximum plot ratio of 25%, single storey construction to address the street and set back requirements.

2.4 Heritage overlay

- Include the Hall Village in the Heritage Places Register at Appendix V of the Territory Plan Written Statement and vary the Territory Plan Map to add the Heritage Overlay for the Hall Precinct.

2.5 Hall Cemetery

- Permit a cemetery within the Hills, Ridges and Buffer Land Use Policy area by extending the public land overlay for Sections 310 and 312 (for 'pf' cemetery) to allow the expansion of the Hall cemetery.

3 Recommendations under the National Capital Plan

3.1 Hall Cemetery

- Prepare a Development Control Plan covering sections 310 and 312 to ensure that the cemetery expansion meets the special requirements of the National Capital Plan for approach routes.

4 Recommended Planning Principles and Guidelines

The recommended principles and guidelines for Hall Village are as follows:

4.1 The village setting

4.1.1 Buffers

PRINCIPLES

- The rural setting of Hall is to be maintained through the retention of woodland and rural buffers around the Village.
- Areas of high conservation value should be appropriately protected and managed.
- The wooded buffer areas around Hall should be managed to protect the endangered ecological community of yellow box/red gum.
- The Hall Horse Holding Paddocks should continue to be managed to protect the endangered ecological community of Yellow Box / Red Gum.

GUIDELINES

- A woodland buffer should be maintained to clearly define the edges of the Village, and screen the Village from any development in the Kinlyside Valley.
- A rural buffer should be established around Hall to maintain the openness of the rural setting of the village. This buffer should be used mainly for rural related activities, such as agistment, sheep grazing and equestrian activities.
- Any development in the Kinlyside Valley should not detract from the rural nature of the Hall Village setting.
- Management of identified endangered communities and species to be in accordance with Environment ACT Action Plans. Action Plan No 4 (Leek Orchid) is implemented through an agreement with the Canberra Public Cemeteries Trust which restricts mowing between May and January. Action Plan No 10 (Yellow Box/Red Gum grassy woodland) requires conservation management of the eucalypt woodland of the cemetery, the Government Horse Paddocks and recommended buffer areas around Hall. Action Plans Nos 15-20 cover endangered bird species.

4.1.2 Connections

PRINCIPLES

- The integrity of the Village as a discrete community should be preserved and there should be no direct vehicular link between the village and development in Kinlyside.
- Planting along approach roads should be appropriately selected and retain the open feel of a drive through rural land. Tree planting should not create continuous corridors.
- Planting should be consistent with regional recovery plans for endangered species.
- Development of areas outside the village precinct should not be visible from the perimeter roadway around the residential and commercial area.

GUIDELINES

- The most appropriate non-vehicular links between Hall and Kinlyside communities should be examined as part of the detailed planning for Kinlyside.
- Pedestrian, cycle and equestrian connections should be located to facilitate movement between the Village and the Valley.
- The historical vehicle approach and entry point to the village at either end of Victoria Street and the original alignment of Victoria Street between the bridge and the site of the former Cricketers Arms hotel should be retained.

4.1.3 Edges and Boundaries

PRINCIPLES

- The grid pattern of edge streets together with Halls Creek marks the edges of the Village and is a strong contribution to its character. Existing edges should be retained.

GUIDELINES

- The perimeter of the residential and commercial subdivision should be defined by a road abutting landscape open space.
- Extension of the village subdivision as suggested in the village plan of 1912 (ie Hall Street extension and Campbell Street) shall not occur.

4.2 The village character

4.2.1 Landscape

PRINCIPLES

- Street planting and planting in public reserves should reinforce existing themes of native or introduced species specific to the street or locality.
- Landscape treatment should aim to retain the informal rural village character of Hall and complement where appropriate recovery programs for endangered species and communities.
- Street verges should be maintained for public access and generally defined by grassed and planted verges that retain the informal character of the streets.
- Landscape treatment of public spaces, and open space on private leases in new developments or redevelopments, should be consistent with the overall theme of landscaping in the village. That is, it should create a canopy of vegetation under which buildings nestle.

GUIDELINES

- Public space landscaping should enhance the rural or non-suburban feel of the streetscape. Use of vernacular materials, such as timber and steel and informal landscaping, rather than formal hedging, borders or edges is preferred.
- Special landscape treatment should be provided at key nodes in the village to create a strong sense of arrival and place, reinforcing the current centres of activity.
- The historical intent for Sections 6 & 7 to constitute a central landscaped reserve within the village should be retained through the retention of Hall Reserve (Block 15 Section 7) as landscaped open space, and the conservation and enhancement of landscape at the Hall Public School (Block 3 Section 6) and St Michael and All Angels Church of England Church (Block 2 Section 6).
- Tree plantings within the public domain, including reserves and street trees should be conserved as part of the broader village landscape. Species that are Environmental Weeds should be removed or replaced excluding any formal plantings of historic value, eg: the White Poplars within the War Memorial Grove. New or replacement plantings within reserve areas should include examples of species from the adjoining endangered woodland communities.
- The design of any development upon private land should aim to retain all mature trees within the block.
- Consistent with the Tree Management and Protection Policy for the ACT (Trees Policy) and the Interim Heritage Place Register trees of the following size shall not be lopped, pruned or removed without permission:
 - ~ Overall height above ground >6m or
 - ~ Trunk circumference at 1m above ground >750mm

TREE REMOVAL

- Removal of trees from private land shall only be permitted where the lessee can demonstrate, with supporting specialist advice, that sufficient reason for removal of the tree exists as defined in the ACT Trees Policy.
- Where appropriate trees and groups of trees should be placed on the ACT Significant Tree Register.

4.2.2 Streetscape

PRINCIPLES

- The village streets should be defined by increased street plantings that retain the informal character of the village. Existing planting themes in streets are to be maintained and extended.
- Street furniture and paving, signage and vehicle barriers should be developed based on an integrated theme that reflects the rural, open nature of Hall Village.

GUIDELINES

- Design themes may draw on Halls Creek, the grid street pattern and adopt vernacular/agricultural elements such as post and rail fences. Timber and steel elements should be developed that draw upon the natural woodland setting and informal rural character.
- Verges should be retained at their current widths with soft landscaping treatments consistent with the informal rural village character, eg: dry grassland, native shrubs and trees.
- The treatment of verges including the design for carparking and pedestrian circulation, design of street furniture and selection of materials should reflect the urban character of a small rural village and draw on any remnant historic cues.
- Street tree plantings should utilise variations of non-invasive exotic and endemic trees, medium to large in size, planted at varied spacing to achieve a mix of clumps and individual plantings appropriate to the species used and sympathetic to the informal streetscape character.
- Appropriate fencing and barricades should be installed to protect street trees from construction equipment during development.
- Existing laneways are to be retained as trafficable areas for vehicles and/or pedestrians and retain an unformed edge, without kerbing. Laneway surfaces should remain unsealed.

4.2.3 Built Form and Subdivision Pattern

PRINCIPLES

- Building materials and colours should generally be sympathetic to materials and colours of surrounding buildings. Where no cohesive built form exists, materials should be of Australian vernacular (timber, brick, metal roofs, and earth tones predominating).
- Multiple units and attached housing are not appropriate for the residential areas of Hall Village.
- Maintain and protect the significance of the historic pattern of development and the existing landscaping.
- Buildings should be kept below the mature tree canopy.
- On sloping blocks, the form of any new construction should generally follow the slope of the block.
- Retain the historical form and architectural character of the original historic buildings as perceived from the street or adjacent public domain.
- The design and treatment of roads, verges and services should be consistent with the adjacent streets.
- The historic pattern of houses on large lots, set well back from street frontages and contained under the tree canopy should be maintained.
- Any additions to the urban fabric by way of buildings or landscape should maintain the grid pattern of the streets, with rear lanes servicing individual blocks.
- New buildings or alterations to existing buildings should be sympathetic in appearance and style to existing buildings in the street, particularly where adjacent buildings are of heritage significance.

GUIDELINES

BUILDING SETBACKS

- On Victoria Street between Loftus Street and Gladstone Street, buildings may be built to the front boundary. Awnings and verandahs overhanging the street reserve are encouraged.
- On Victoria Street between Loftus and Gladstone Streets, buildings may be built to the side and rear boundaries
- No part of a dwelling or attached structure (excluding verandahs) in residential land use areas should be closer to the front boundary of the block than 12m or the building line to the original dwelling, whichever is the lesser.
- No part of a dwelling or attached structure in residential land use areas should be closer to a side boundary than 5m for blocks over 1500m², and not closer than 3m for blocks less than 1500m².
- No part of a dwelling or attached structure should be closer to a rear boundary than 3m. A zero setback is permissible to rear lanes for detached garages, carports, pergolas or sheds.

BUILDING HEIGHT

- Buildings are to be no higher than 8.5 metres in height to roof peak.
- Development should be sympathetic to the existing patterns of built form. In residential areas, new dwellings or additions to existing dwellings should present a single-storey scale to the front street and any loft or two-storey elements at the rear shall not be visually prominent from other public domains.

BUILDING ORIENTATION

- Siting of dwellings on the blocks should maximise opportunities for solar orientation while retaining separation of buildings and not adversely impacting upon the grid pattern of the village.

4.2.3 Built Form and Subdivision Pattern- CONTINUED

GUIDELINES

FENCES, WALLS, DRIVEWAYS AND GARAGES

- Driveway verge crossings in residential land use areas should be limited to one at each street frontage of a block, should have a maximum width of 3.6m and bitumen or gravel surface between the front boundary and street.
- Rural fences and gates may be permitted between the street and dwelling provided their construction is of a predominantly 'transparent' nature, eg: wire strand, wire mesh or timber post and rail, and they do not exceed 1200mm in height.
- Solid fences should not be permitted closer to the street than the building line, excluding side boundary fences. Masonry courtyard walls should not be visible from the street or adjacent public domain.
- Retaining walls or mounding of earth visible to the street or adjacent public domain should only occur where they will not have an adverse impact on the streetscape character.
- Hard surfacing between the dwelling and the street should be kept to a minimum required for reasonable pedestrian and vehicular access.
- Driveways should remain predominantly of a single-vehicle width between the front property boundary and front setback of a dwelling, and have a uniform surface of subdued charcoal or earthen tones. Gravel, brick, clay or concrete pavers or bitumen are preferred surface finishes. Strong textures including stamped concrete and bright colours including bare or exposed aggregate concrete should not be used.
- Garages or carports that are attached to a dwelling in residential land use areas should maintain the setbacks provisions no closer to the side boundary than 5m for blocks over 1500m², not closer than 3m for blocks less than 1500m² and no closer to the rear boundary than 3m.
- Detached garages, carports or other outbuildings should not be located closer to the street than the building line and should not exceed 3.6m in height above the natural ground level. These structures may be constructed against side and rear boundaries where landscaped space is retained between the dwelling and structure, and the structure does not otherwise detract from the streetscape or any other view from the public domain.
- No more than the equivalent of two garage doors or a double width carport should be visible to the street.

MINIMUM BLOCK SIZE

- No further residential sub division is proposed. Nevertheless, minimum block sizes are reiterated as 1000m² and 2000m² on street corners. Blocks should complement the original grid pattern.

DUAL OCCUPANCY AND MULTI-UNIT DEVELOPMENT

- Dual occupancy and multi-unit development is not permitted in residential land use areas.

PLOT RATIO IN RESIDENTIAL AREAS

- Plot ratio maximum is 25%.

CADASTRAL SUBDIVISION

- Subdivision or consolidation of residential blocks is not permitted.
- Consolidation of commercial blocks is not permitted, however the subdivision of commercial blocks may be permitted where the heritage values of the street are not adversely affected.

4.2.4 Identified Heritage Places

PRINCIPLES

- The following guidelines apply to those places identified in the Heritage Places Register.
- Retain the landscape setting of individual historic places plus individual historical plantings and minor built features.

GUIDELINES

BUILDING APPEARANCE FOR PROPERTIES HAVING SPECIFIC / ADDITIONAL HERITAGE VALUE AS DEFINED IN THE HERITAGE PLACES REGISTER

- The architectural style of any new buildings or alterations to existing buildings is to be consistent throughout the development and is to utilise the common components of buildings found in the village: of verandahs, pitched roofs, gabled ends, and vernacular materials such as corrugated iron, timber, pisé and earth coloured brick.
- Built form in the existing main street should clearly reflect and reinforce the existing style of full street frontage and horizontal lines at first floor level. In particular the style, form and materials of the Hall Premier Store, the Hall Rural Store, the Antiques (Kinlyside) Hall and Hall Village Court.
- Additions to buildings should be designed to minimise disturbance to the form of the original building. Wall articulation and roof form should complement the original dwelling.
- The addition of roof forms larger than the original roof should be avoided. The original roof should not be replaced with an alternate form. The restoration of non-original roofs to their original form is encouraged.
- Additions should be made only to the side and rear of original buildings. Additions to the side of buildings should be set at least 1.8m toward the rear of the block from the nearest front corner of the original building. For blocks having two street frontages, additions to one side elevation may occur with a reduced setback providing the form of the original building remains the dominant built form in the streetscape and the addition does not extend forward of the building line.
- External alterations and additions should only be permitted to the street frontage of a building where:
 - ~ the alterations or additions will reinstate the original facade and details thereof, and/or,
 - ~ the alteration is to a previous unsympathetic addition and will enhance the streetscape character.
- Alterations and additions to original buildings which are visible to the street or adjacent public domain should match the original details, materials and finishes for key elements including roofing and ridge capping; gutters and downpipes; fascias and eaves details; wall finishes and details such as vents or corbelling; window types; materials and sill details; door treatment; and verandah joinery. Details, materials and finishes at locations not visible to the adjacent public domain should complement the original.
- Prominent architectural details including original porches and chimneys that are visible from the street or adjacent public domain should be retained.
- Roof elements that protrude above the plane of the roof including certain examples of solar hot water heaters and air-conditioners, plus all telecommunications masts or dishes should not be visible from the street or adjacent public domain.
- The design, size, material and location of any new buildings or new structures should be sympathetic to the landscape character and design of any buildings or structures at the place.

4.2.4 Identified Heritage Places - CONTINUED

GUIDELINES

- The landscape setting of the place, including spatial relationships within the landscape alone or between built form and landscape, plus formal historic patterns of plantings or hard landscaping that contribute to the streetscape or landscape character of the village should be conserved or enhanced.
- Where trees occur in an historical formal arrangement, the original alignments, spacings and species (including patterns of species variation) should be retained, with trees being replaced where missing or in a declining or hazardous condition.
- Where tree plantings occur within a reserve in no definable arrangement or pattern, the general character of the planting should be conserved where it enhances the landscape character of the precinct.
- Built structures and archaeological remains from the early period of village development (pre-1960), plus monuments should be conserved in a manner appropriate to their historic and social value.

4.3 Land use

4.3.1 The showgrounds

PRINCIPLES

- The showgrounds should continue to be the focus of sporting and rural and equestrian events for Hall and district.
- Strong pedestrian linkages between the showgrounds and the village should be created.

GUIDELINES

- The area to be used by market stalls and vehicle parking should be clearly defined to prevent deterioration of surfaces.
- Any upgrading of Gladstone Street should include provision for pedestrian pathways along the southern side.
- Appropriate fencing and barricades should be installed to protect street trees from construction equipment during development.
- Existing laneways are to be retained as trafficable areas for vehicles and/or pedestrians and retain an unformed edge, without kerbing. Laneway surfaces should remain unsealed.

4.3.2 The markets

PRINCIPLES

- Balance the benefits of commercial opportunities the markets bring to the Village against adverse impacts on residents.
- Parking for the Hall markets should be substantially separated from the village.

GUIDELINES

- The markets should be located along Halls Creek and the physical impacts should be managed to avoid deterioration of other shared use facilities at the showgrounds.
- Better define safe pedestrian links between the markets and the main street to integrate Hall commercial activities with the markets.
- Parking to cater for peak generation by the markets should be provided, and remain outside the village residential areas, south of Halls Creek.

4.3.3 Equestrian facilities

PRINCIPLES

- Hall is an important centre for equestrian activities in the ACT, and these activities should be protected from encroachment of urban development.
- The retention of existing facilities and opportunities for expansion of equestrian activities, should be fully explored prior to urban development in Kinlyside Valley.
- Restoration of the Hall Showgrounds and provision of safe links between this area, the Village and the rural district should enhance opportunities for equestrian activities.

GUIDELINES

- Areas suitable for equestrian activities, which may also provide a visual buffer for the Village of Hall, should be protected from urban development.
- Potential for a new Bicentennial National Trial link through the Kinlyside Valley should be investigated.
- Approach routes to Hall should be safe for equestrian use by providing adequate off-road pathways.

4.3.4 Village open space

PRINCIPLES

- The open spaces in and around Hall village which create its rural bush setting should be retained and protected from encroachment of urban or rural residential uses.
- 'Green corridors' for non vehicular use should link open space areas to improve legibility and accessibility of the village open spaces and the links with other major open space features in the district.
- Open space areas should be maintained to ensure public accessibility for a broad range of recreational activities.

4.3.4 Village open space - CONTINUED

GUIDELINES

- Values of open space should be identified and areas classified according to the emphasis on recreation use versus nature conservation and general amenity.
- Where appropriate, facilities within the open space areas should be expanded to increase the useability of the spaces for a range of recreational activities.
- Pedestrian and equestrian linkages between the village water tanks and with Baldy Hill / One Tree Hill ridge line, and between the Common and the Hall Cemetery should be established, utilising where appropriate, easements of access to permit pedestrian access to agistment areas.

4.3.5 Business in the Village

PRINCIPLES

- Maintain and enhance the necessary infrastructure to allow local businesses to service community needs.
- Facilitate appropriate redevelopment on existing commercial sites in ways that preserve the village character and meet community needs.

GUIDELINES

- The most appropriate links between Hall and Kinlyside communities should be examined as part of the detailed planning for Kinlyside.
- Vehicular access to the Village should continue via north and south Victoria Street and the west 'edge' street, Gladstone Street. Other access such as, equestrian, pedestrian and cycle could be more directly through the woodland buffer areas.
- Improvements to Victoria Street to create a more cohesive and identifiable main street.

4.3.6 Hall Cemetery

PRINCIPLES

- Hall Cemetery should be retained as an historic cemetery and managed to protect the endangered grassy woodland community and endangered orchid found on the site whilst allowing continued public access and use of the cemetery.
- Any new burial sites in the vicinity of the existing cemetery should retain the rural bush character of the setting to the historic cemetery.

GUIDELINES

- The existing cemetery should continue to be used for burials until its environmental capacity is reached.
- A new site to cater for burials once the capacity of the current cemetery has been utilised should be located adjacent to the existing cemetery on Sections 310 and 312.

4.3.6 Hall Cemetery - CONTINUED

GUIDELINES

- The new site for the cemetery should be managed to enhance the rural character and endangered landscape of the area. The following specific guidelines should apply:
 - ~ burial sites should be clustered in groups of up to 60 sites
 - ~ no more than 10% of the area to be used for burial sites
 - ~ no more than 20% to be mown and managed for access to the sites
 - ~ grave sites should be appropriately set back from the road frontages of the site by at least 50 metres
 - ~ grave sites should be located in open areas away from established trees and low lying drainage areas

4.4 Traffic, parking and stormwater

4.4.1 Road and traffic safety

PRINCIPLES

- Approaches to the village should be safe for pedestrian, equestrian, bicycle and car traffic.
- Motor vehicles in Victoria Street should be slowed to facilitate pedestrian safety and customer access to commercial properties.

GUIDELINES

- Pedestrian and equestrian trails and crossings should be provided on approaches to the Village to reduce conflicts with vehicles.
- Traffic on approaches to the Village should be slowed before entering the main street (before the bridge to the south, Campbell Street to the north and Gibbes Street to the west).
- New traffic calming and road safety devices should be designed to minimise disruption to the original street pattern, and installation of raised humps or islands should be avoided.
- Traffic on Victoria Street between Gladstone Street and Hoskins Street should be made aware, through traffic calming measures, of the increased pedestrian environment in the commercial centre of the Village.

4.4.2 Parking

PRINCIPLES

- Provision of parking for commercial leases should recognise the need to maintain the character of small scale developments with consistent building address to the street frontage.
- Wide streets in Australian country towns traditionally provide significant on street parking.
- Off site parking within 200 m of commercial sites is consistent with ACT parking guidelines.

4.4.2 Parking - CONTINUED

GUIDELINES

- Complete parking surveys and establish a parking strategy before significant additional commercial development is approved. For example, southern part of Section 3 or a change in use to an existing business that is likely to generate additional parking demand, such as a restaurant development.
- Manage parking to recognise specific business and community needs.

4.4.3 Stormwater disposal

PRINCIPLES

- Informal grass verges and swales are an important part of the village rural character and should be retained.
- Open drainage ditches contribute to the character of the village and should be retained.

GUIDELINES

- Future development or subdivision in the village should utilise grass swales rather than formal kerbing. Grass swales must be designed to ensure all weather access to blocks and ease of maintenance.
- Rear laneways should be designed so that overland flow is discouraged, and scouring avoided. Laneways should be managed to avoid build up of unauthorised deposits and landscape overgrowth.
- Existing open drainage ditches and grass swales should be restored to full function.

5 Public Areas Issues

A number of issues identified through the master planning process relate to improving public places. These suggestions can be prioritised and implemented by the community, local business and the government, as resources become available.

Public area issues and possible responses are summarised in the following table.

5.1 Parking and traffic control measures

Parking

ISSUE

GENERAL

- Parking in main street for peak demand periods.
- Parking arrangements in Gladstone Street near Victoria Street for vehicles and pedestrians.

MARKET DAYS

- Overflow parking from markets causing safety problems and depleting environmental quality including soil compaction, erosion, dust and tree damage.
- Overflow parking reducing availability of parking for customers of village businesses.

RESPONSE

- >>> Increase available parking, particularly to north of existing in Victoria Street (west, possibly east also).
- >>> Upgrade parking in Gladstone Street adjacent to and opposite Block 5 Sect 2 and resolve level changes between block and road verge.
- >>> Improve parking layout, availability in Showground area; drop off area.

Traffic calming

ISSUE

- High vehicle speeds entering the village from north and south is a safety issue for pedestrians and for parking manoeuvres in Victoria Street.
- Right of way in Gladstone Street/Victoria Street intersection lacks definition.
- New traffic calming and other road and traffic control devices should be designed to minimise disruption to the original street pattern, and the installation of raised humps or islands should be avoided.

RESPONSE

- >>> Measures to slow traffic at Gladstone/Victoria intersection, at school (Hoskins/Victoria Street and Loftus/Victoria Street).
- >>> Measures to direct traffic through Gladstone/Victoria Street intersection.

Speed limits on approach roads

ISSUE

- High vehicle speeds on approach roads is a danger to equestrians and pedestrians, especially on market days or during other major events.
- High speeds on approaches mean vehicles entering village are travelling too fast for safety.

RESPONSE

- >>> Maintain to 80 kph on all approaches to the Village.
- >>> Maintain 50 kph before the 'bends' in Victoria Street.

Pedestrian/ equestrian crossing Victoria Street

ISSUE

- Safety for equestrian crossing of Victoria Street.
- Lack of direction for equestrian routes within village.

RESPONSE

- >>> Provide an equestrian crossing south of Gladstone Street and pedestrian crossing of Victoria Street.
- >>> Provide adequate signage to mark the Bicentennial National Trail consistent with an overall signage strategy.

Bike/ equestrian track and bridge

ISSUE

- Poor safety for equestrian/pedestrian/bicycle approaches to village from south, especially on the bridge.

RESPONSE

- >>> From Gladstone Street to Highway south along Victoria Street, including a dedicated equestrian, pedestrian and cycle bridge over Halls Creek.

Bus interchange relocation

ISSUE

- Concerns about safety on Gladstone Street at the bus interchange during times of high bus/car/pedestrian activity.

RESPONSE

- >>> Review possible sites for bus interchange in consultation with the community and select the most suitable site. One suggested site is the existing car park in Halls Creek west park.

5.2 Lighting, signage and street furniture

Signage (approach and directional)

ISSUE

- No sense of approach to Village.
- No indication of services available in Village.

RESPONSE

- >>> Design consistent signage at entry points to Village (Victoria Street at both ends and Wallaroo Road).
- >>> Before additional ad hoc signs are installed establish a signage strategy that is simple, consistent and effective.
- >>> Directional signage within village to identify facilities (toilets, picnic areas, parking, camping, play ground, barbecues, refreshments etc) subject to an agreed signage strategy.

Parking signs (for large events)

ISSUE

- Inadequate signage directing traffic to parking areas for major events (such as the markets), leading to ad hoc parking.

RESPONSE

- >>> Directional signage to events parking on all entry roads, indicating distance to parking and location.
- >>> Organisers of major events to have responsibility for establishing and implementing the parking strategy for their events.

Events signs (temporary signs for markets, pony club, polo x etc)

ISSUE

- Lack of signage for events, indicating location, approach routes and entry points - causing congestion and reduced safety for vehicles and pedestrians.

RESPONSE

- >>> Temporary signage attachable to main approach signage for village for markets, shows etc. to be established as part of the signage strategy and implemented by event organisers.

Lighting (at entry points on Victoria Street)

ISSUE

- Lack of sense of approach to built up area at night time
- Night time safety concerns at bridge and sharp bends in roads.

RESPONSE

- >>> Lighting at the 'bends' in Victoria street (north of St Francis Xavier, south of bridge).

Parking signage

ISSUE

- Lack of parking signage to direct approaching traffic to appropriate parking areas leading to ad hoc parking in areas that become unsafe and unsightly.

RESPONSE

>>> Parking signage on all approach routes and within Village indicating distance and direction to parking areas.

Features to create rural/village ambience in Main Street

ISSUE

- No clear theme emerges from current treatment of street furniture and paving, that relates to rural village atmosphere.

RESPONSE

>>> Introduction of 'themed' seating, planter boxes, bollards, textures and materials established through the Precinct Planning process. Solutions to be consistently adopted.

Parking controls

ISSUE

- Long stay parking in main street reduces availability of parking for customers to businesses in main street.

RESPONSE

>>> Introduce/improve signage for time limits (2 hours outside shops, except existing 15 minute area; unlimited north of existing parking area).

5.3 Drainage, kerbs and laneways

Drainage

ISSUE

- Overland flow paths block causing minor flooding to blocks.
- Deep drains are a safety hazard.
- Swales are not properly maintained and do not function well.

RESPONSE

>>> Review major drainage paths to ensure efficient function.

>>> Review safety of deep drains on Gladstone Street and Loftus Street and resolve options for piping / regrading.

>>> Maintain / restore swale drains.

Back lanes

ISSUE

- Some back lanes being washed away in heavy rain.
- Eroded and washed out lanes are difficult to use.
- Overland flow from poorly drained laneways crosses blocks.

RESPONSE

- >>> Review state of repair and establish an improvement program.
- >>> Simple measures to improve drainage, reduce wash outs and maintain rural style appearance.
- >>> Avoid deflecting additional overland flow onto private blocks.

5.4 Tree planting, park furniture and paving

Tree planting

ISSUE

- Main street lacks both cohesiveness and a strong 'sense of place'.

RESPONSE

- >>> Increase street tree numbers in Victoria Street, particularly from Loftus Street to the Bridge.
- >>> The main street landscape should be based on an avenue of clear trunked deciduous trees to maintain maximum access to light in winter and create a unifying element.

Paving

ISSUE

- No consistency in paving treatment in main street. Lacks visual cohesiveness.

RESPONSE

- >>> Consistent paving approach between Gladstone Street and Loftus Street.

Tree planting and tree protection on village approaches

ISSUE

- Little sense of approaching village/built up area, especially with regard to 'avenue' of trees.
- Potential to strengthen existing tree planting, but overflow parking from markets makes this difficult without tree protection.

RESPONSE

- >>> Tree planting in Victoria Street south of Bridge to highway and north of Campbell Street (dirt lane).
- >>> Include appropriate protection to new tree plantings to prevent damage from overflow parking, mowing and grass fires.

Connections to village from Showground (Gladstone Street pedestrian upgrade)

ISSUE

- Lack of pedestrian/visual connection between the showgrounds and the village reduces potential for Hall businesses to benefit from markets and other events at the showgrounds.
- Lack of clear pedestrian route causes conflict with pedestrians and vehicles on market days.

RESPONSE

>>> Review heritage values and functionality of Gladstone Street stormwater swale with a view to improving access along the southern verge and strengthening connectivity between the Showground and the commercial area.

Play equipment upgrade in Halls Creek Park (western side)

ISSUE

- Limited play equipment provision in park, with little available for younger children.

RESPONSE

>>> Additional play equipment in existing playground (eg equipment for small children, more variety for older children).

Barbecue/ picnic facilities upgraded

ISSUE

- Poor location of picnic facilities, inadequate provision for potential recreational use.

RESPONSE

>>> Review appropriate location of barbecue areas.

>>> Consistent with an agreed recreation management plan upgrade/relocate barbecue areas, improve planting around picnic/barbecue areas.

Water trough/ hitching rail

ISSUE

- Inappropriate siting of hitching rail in main street means it is not used.
- No designated area where horses can be safely left.

RESPONSE

>>> Review location of hitching rails relative to equestrian paths.

ISSUE

- No 'legal' connection for pedestrians to Baldy Hill, a popular walking destination.
- No safe connection to the cemetery and Wallaroo Road west for pedestrians/ equestrians from the village.

RESPONSE

- >>> Pedestrian and equestrian linkages between the village water tanks and with Baldy Hill / One Tree Hill ridge line, and between the Common and the Hall Cemetery should be established, utilising where appropriate, easements of access to permit pedestrian access to agistment areas.
- >>> Connection to Cemetery via Village Common.

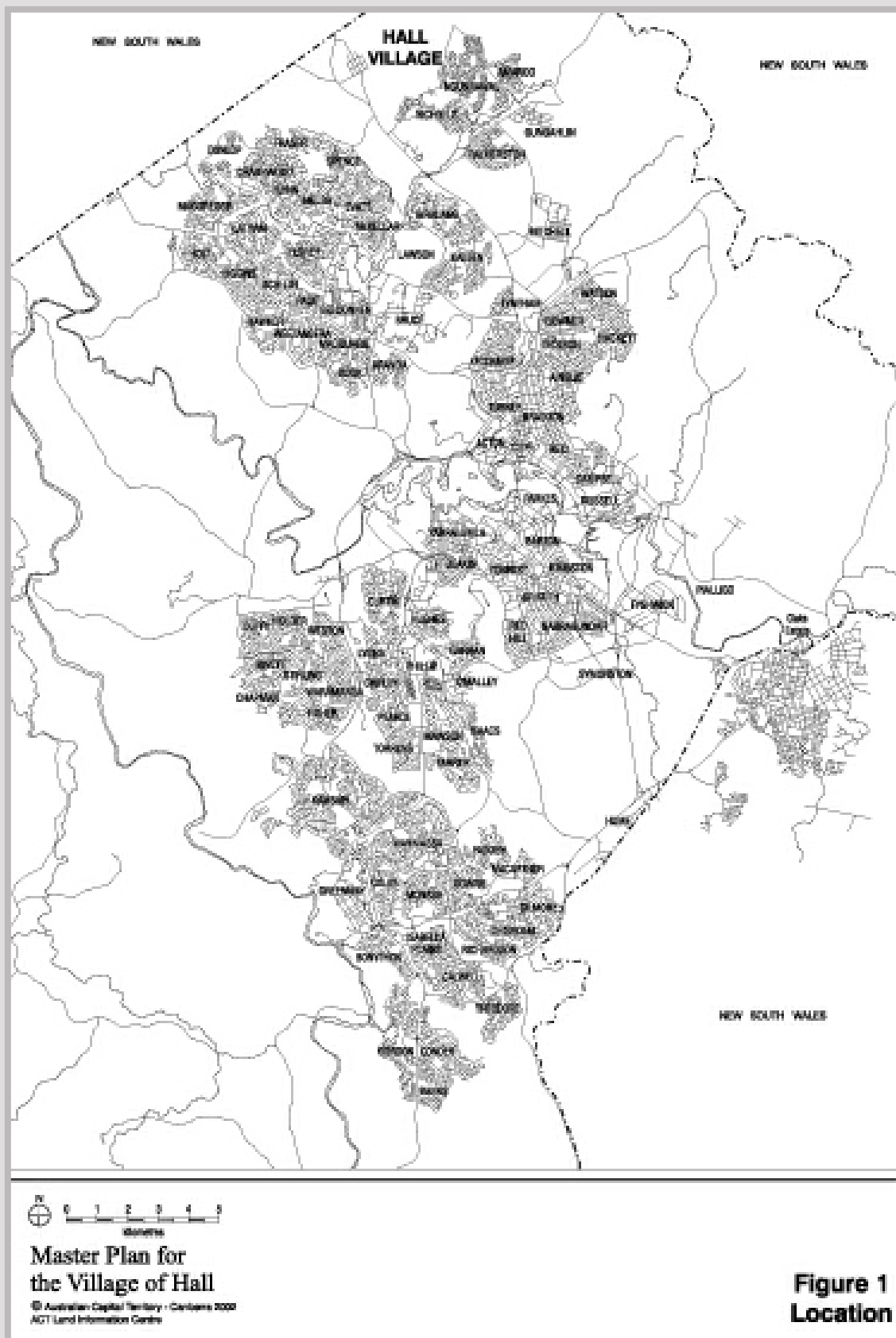
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FIGURES

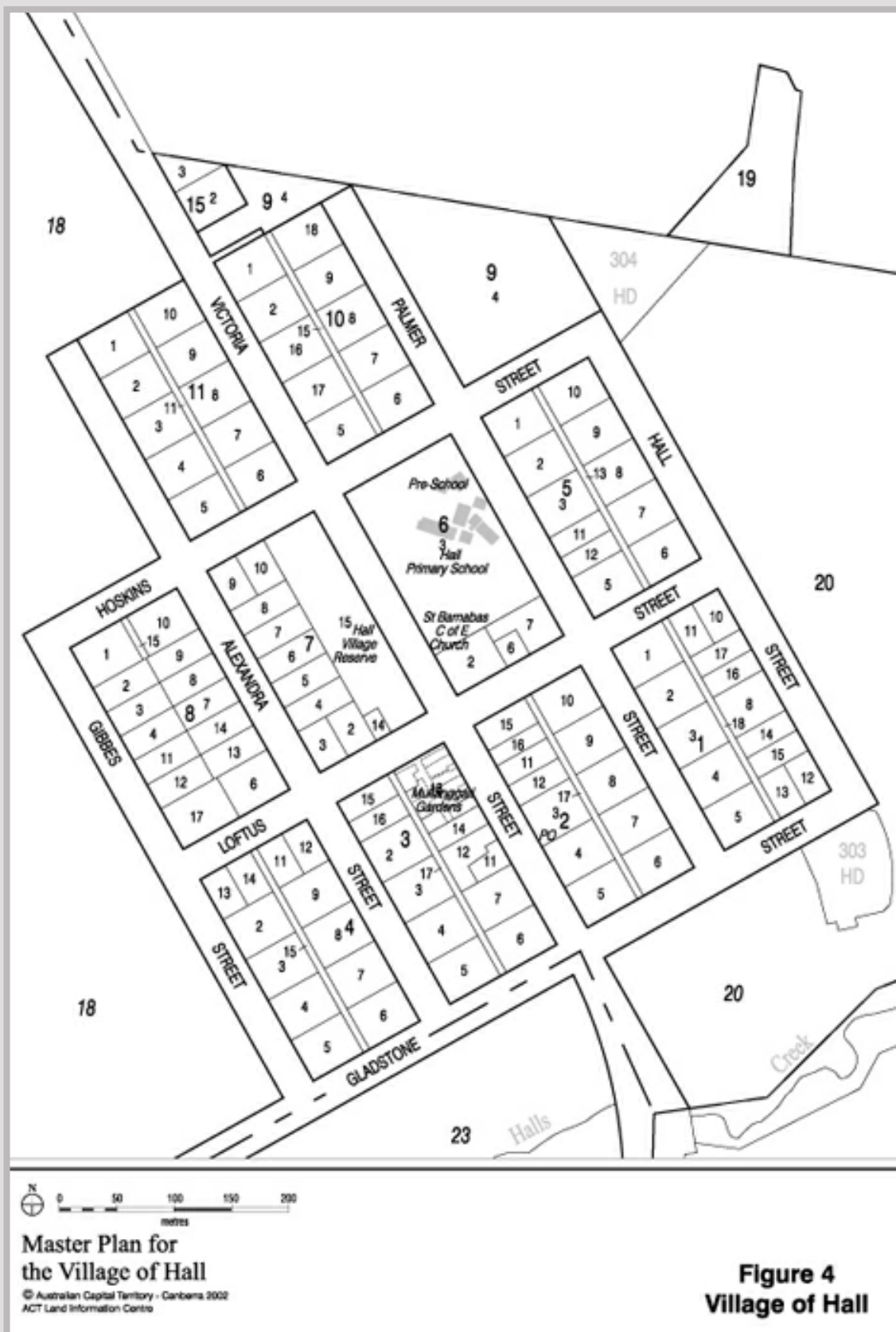
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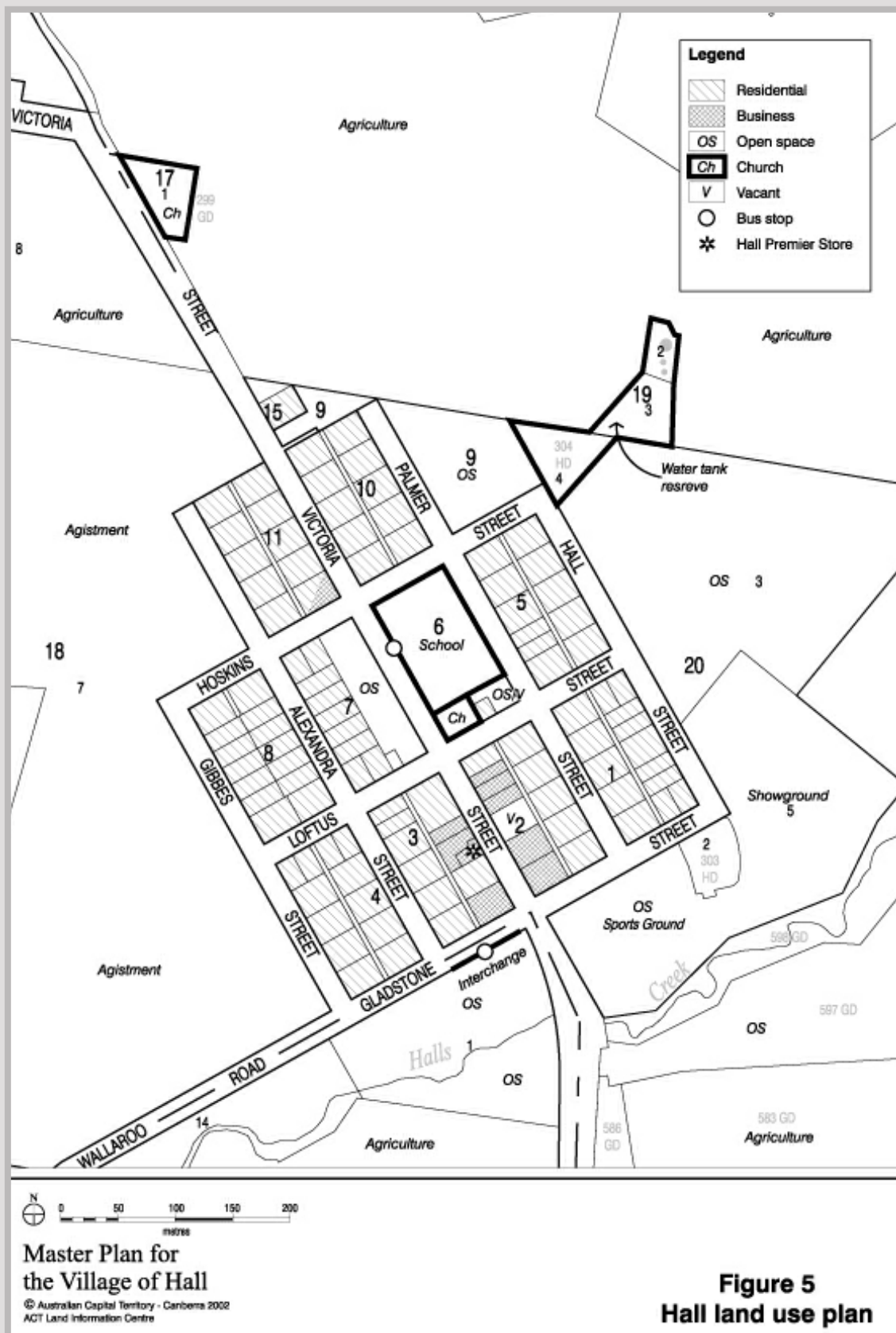
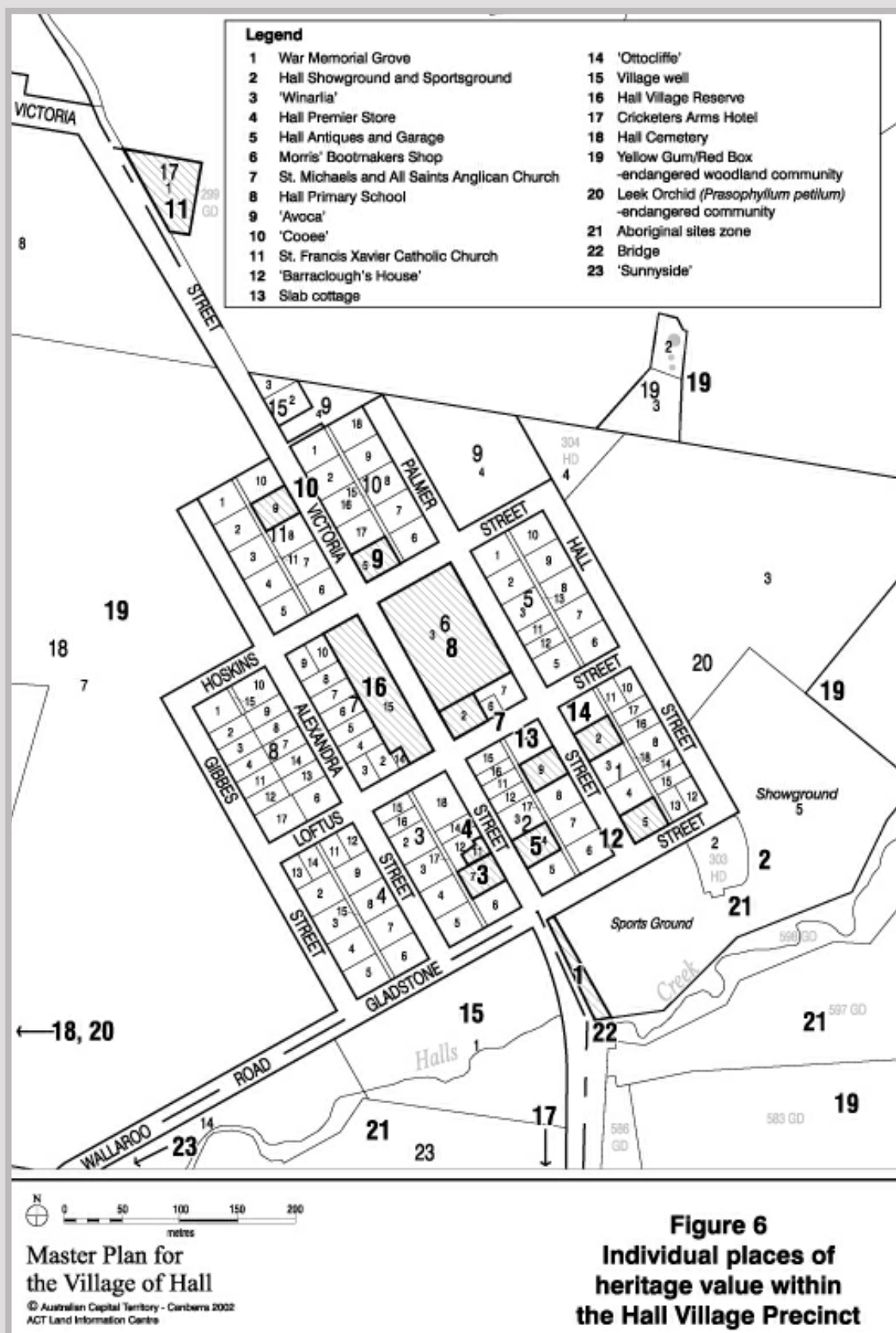
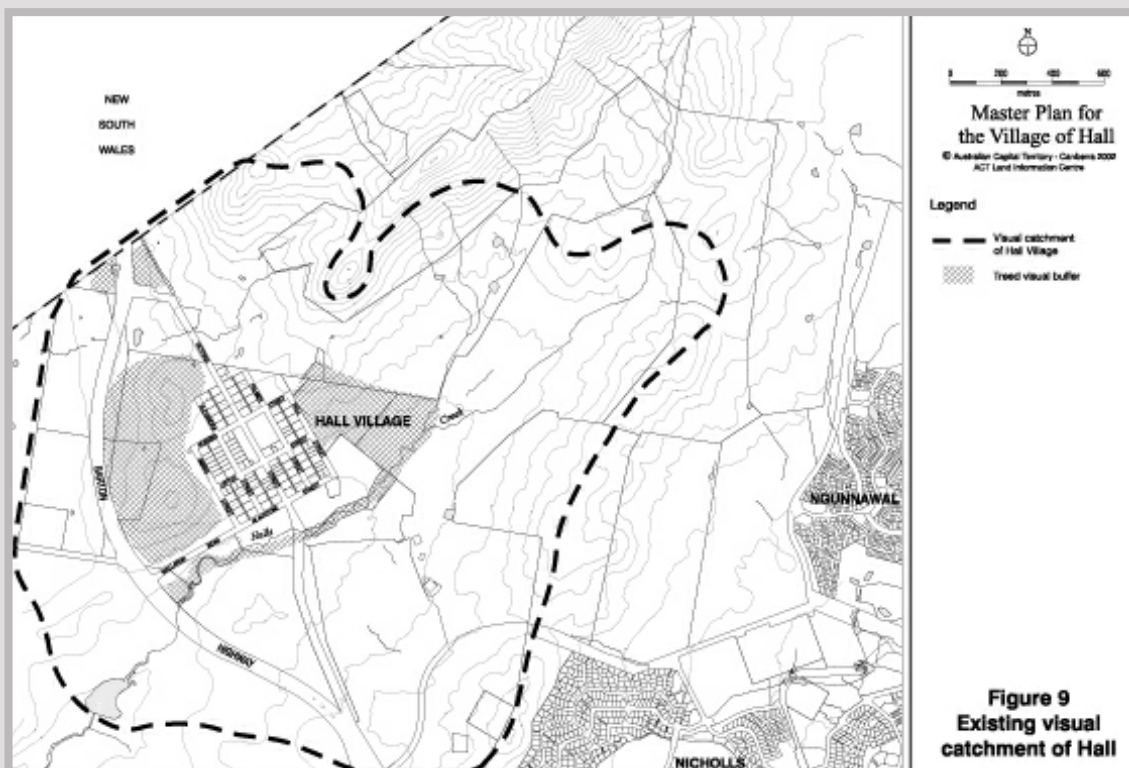
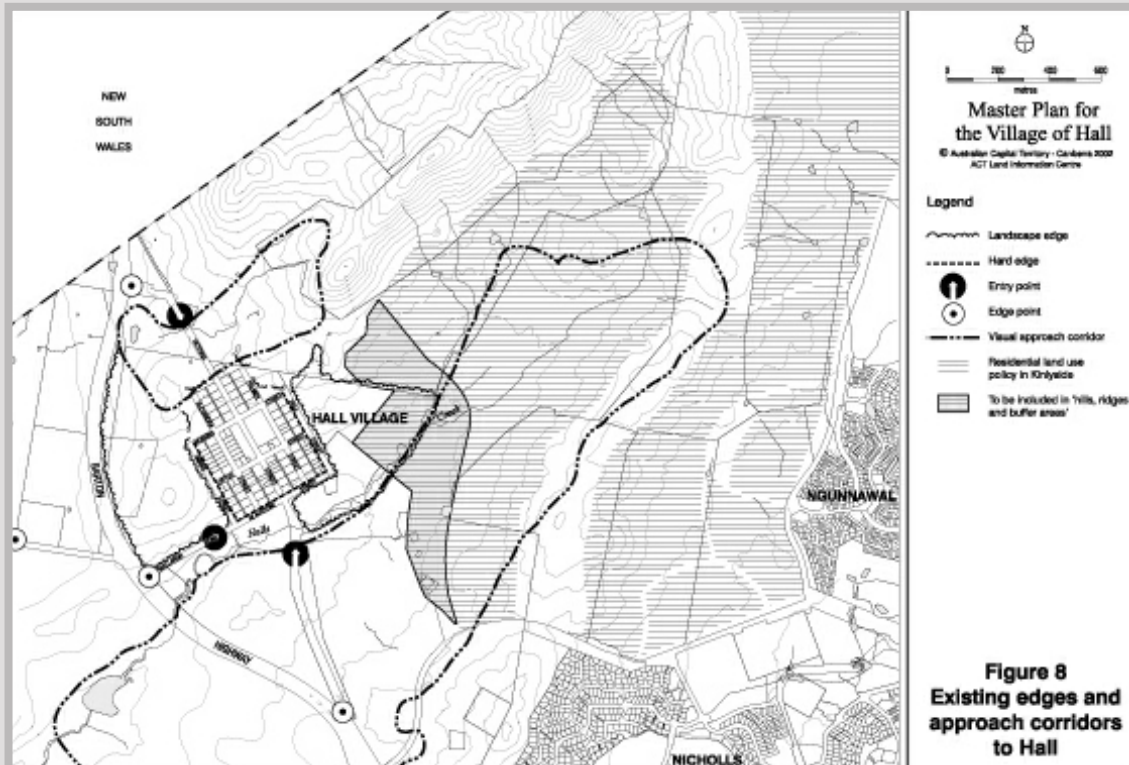


Figure 5
Hall land use plan







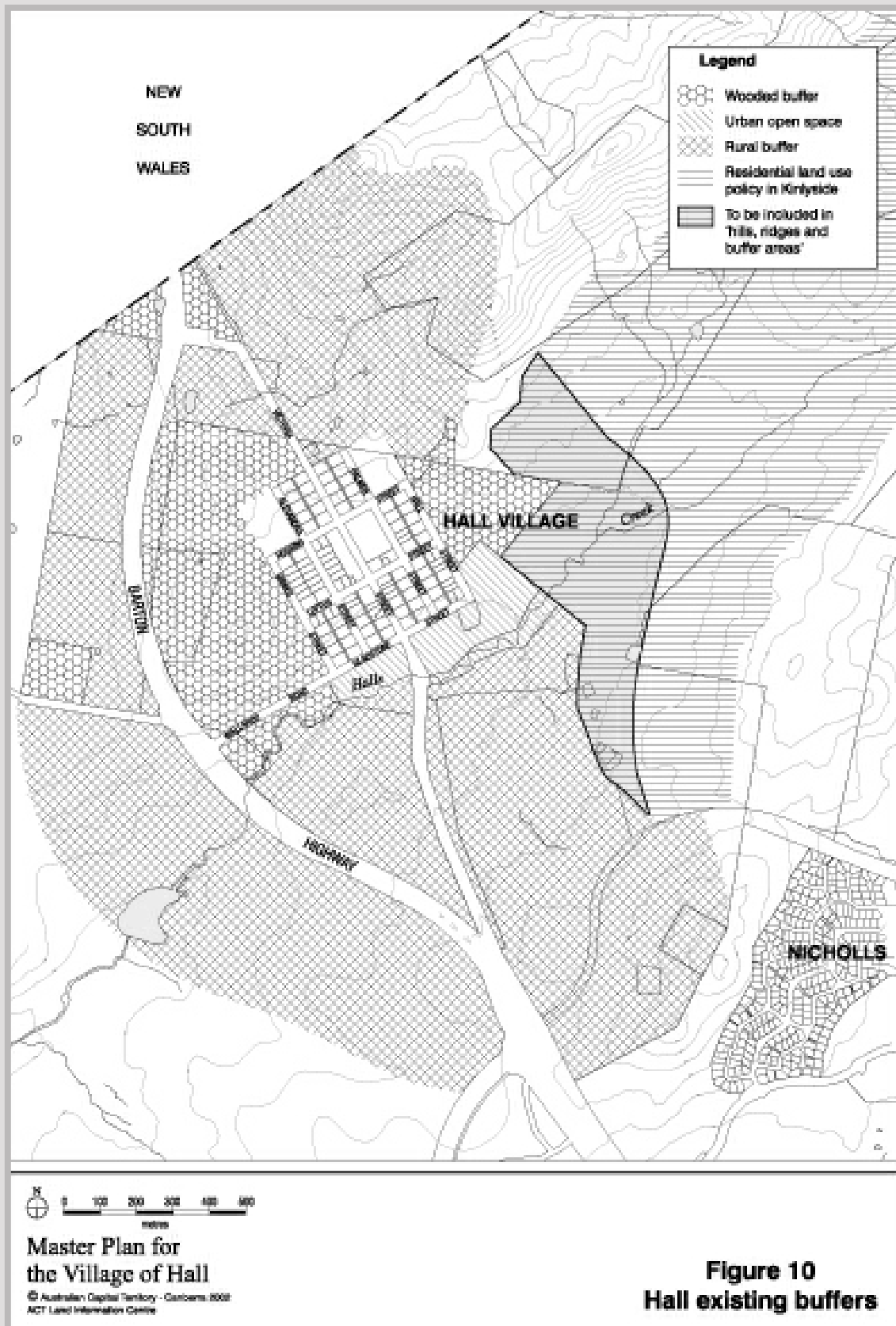
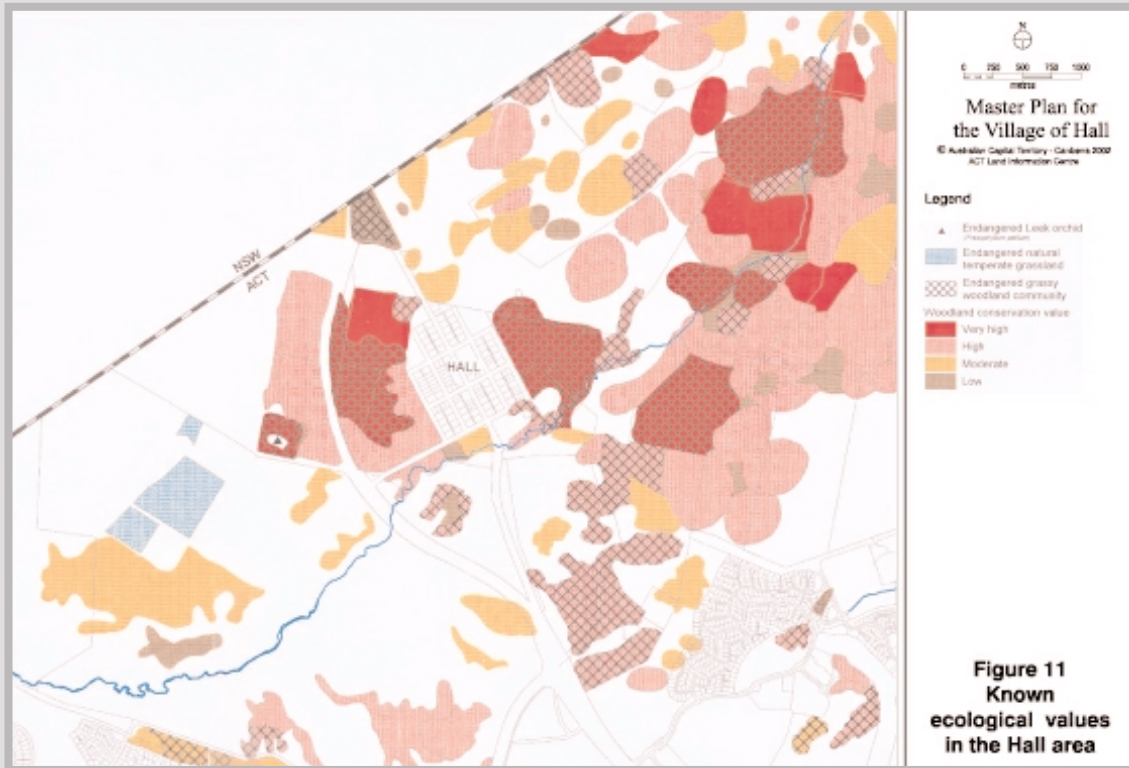
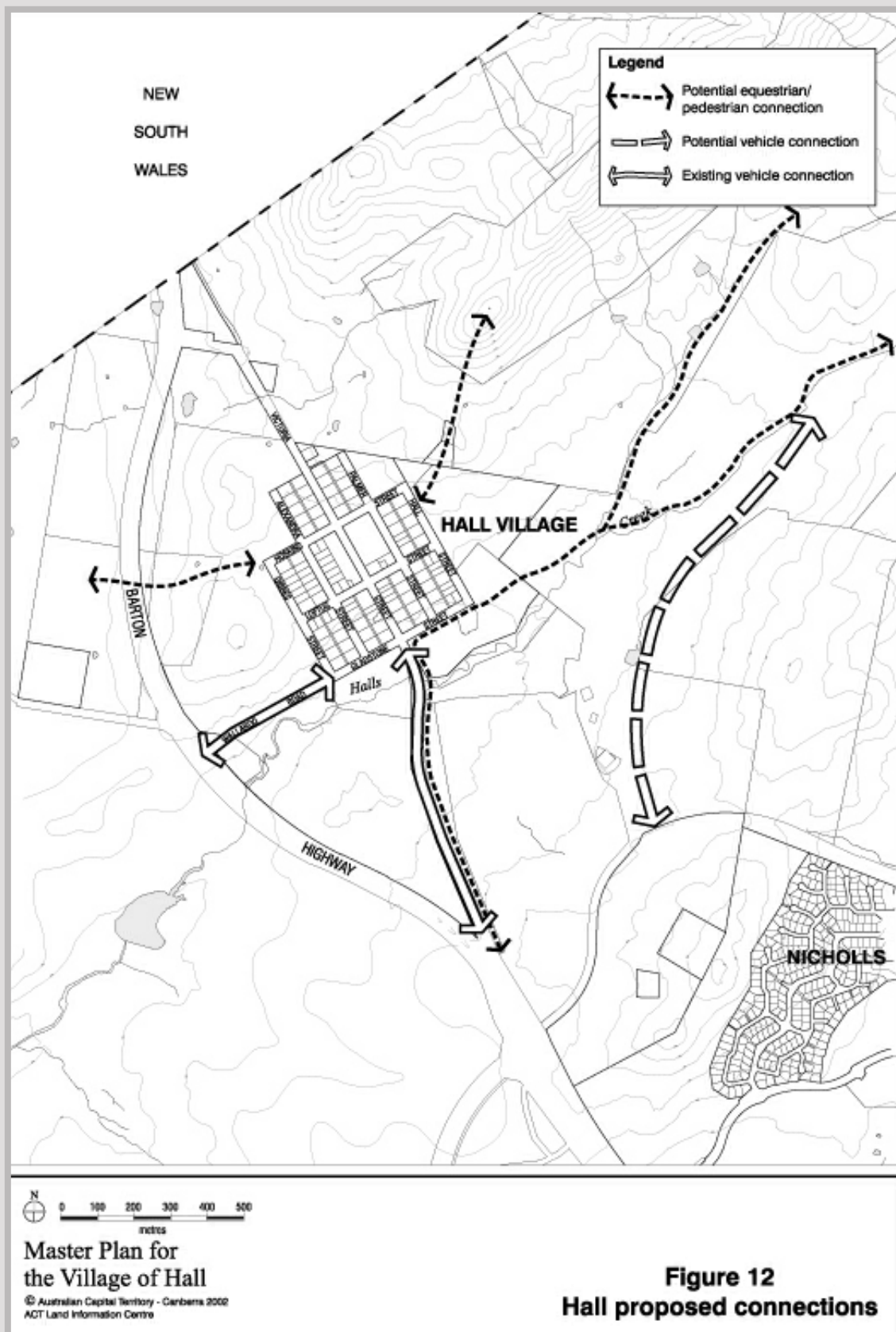
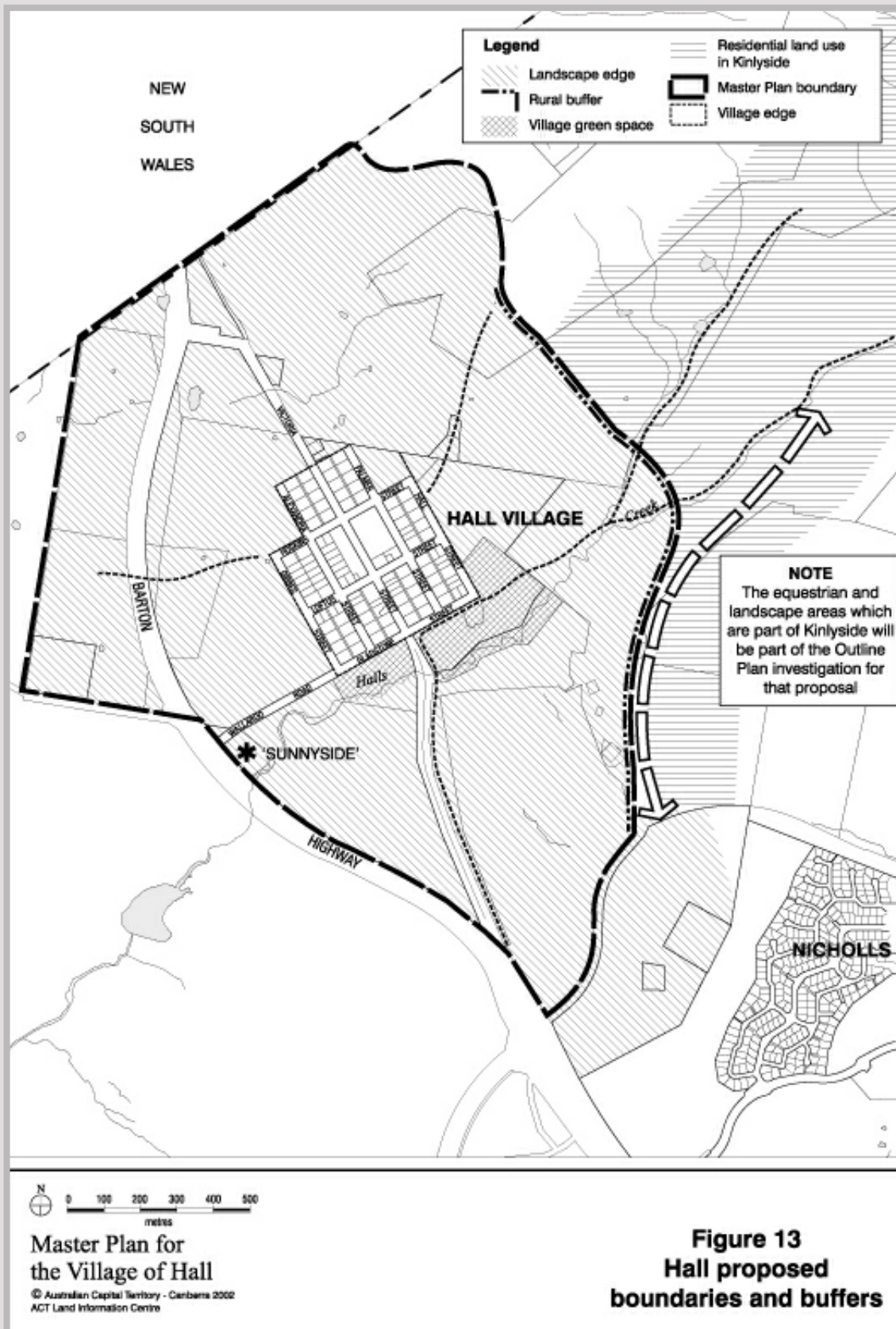
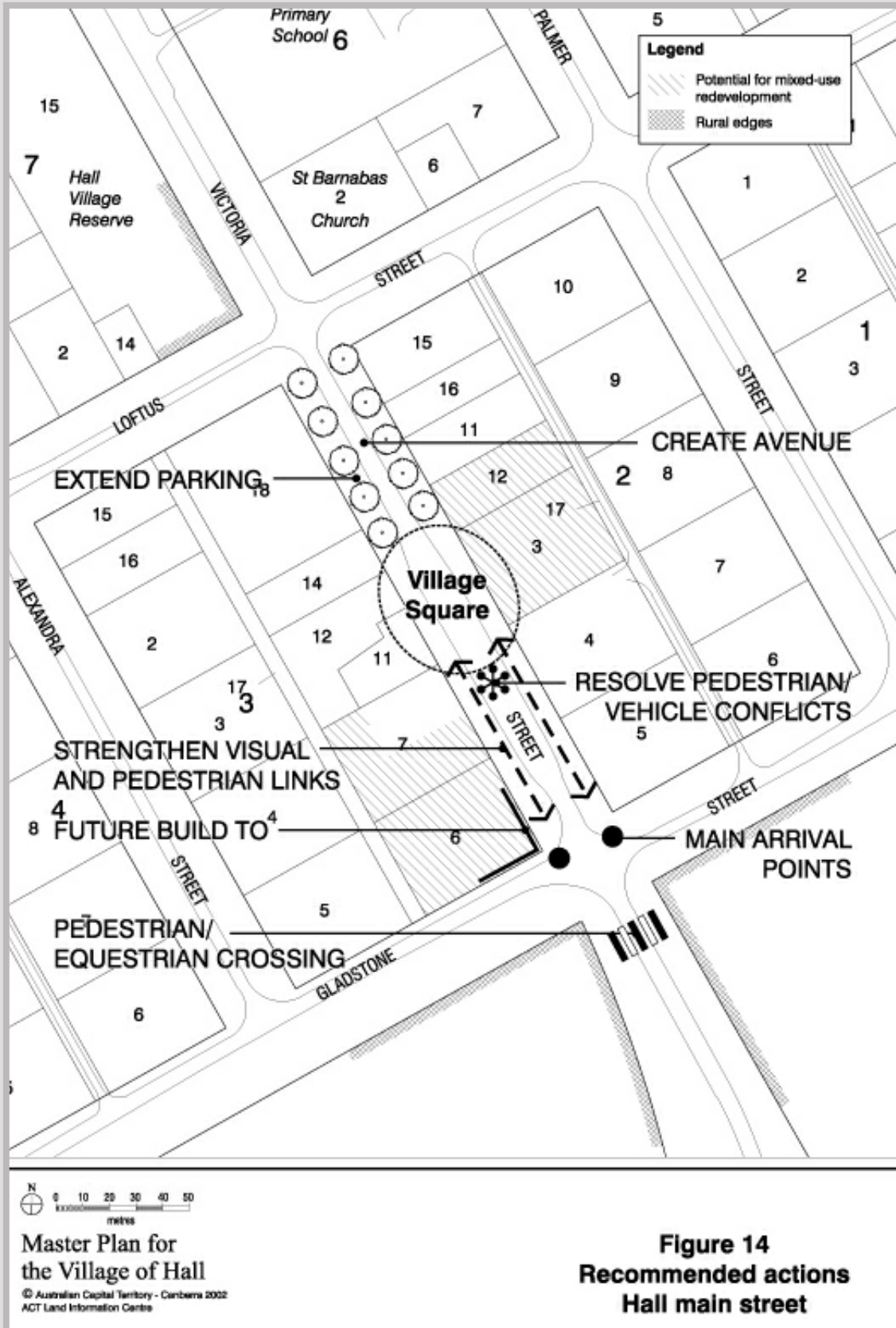


Figure 10
Hall existing buffers









APPENDIX 1

Extracts from the Territory Plan

Part A of the Territory Plan Written Statement sets out principles and policies that form the strategic framework of the Territory Plan. The following principles are relevant to consideration of development in Hall:

- 5.6** Policies and procedures to promote high quality, creative design of development, urban spaces and landscape settings will be applied throughout the Territory, and innovation encouraged, in keeping with the spirit of the National Capital as an exemplar of best practice. Particular care will be taken to ensure quality design outcomes within residential areas, heritage areas, major centres or activity nodes, and along principal approach routes. As well, emphasis will be placed on the relationship between the public and private realms – on the design quality of precincts and shared spaces, including spaces around buildings, as well as that of individual developments.
- 5.7** Retention of Canberra's unique landscape setting, including the integration of natural and cultural elements which create its 'garden city' and 'bush capital' qualities, will be accorded the highest priority. Special attention will be given to safeguarding visual amenity, protection of vegetation and other important features within the established urban landscape, and to the quality of environmental design in new developments or redevelopment.
- 5.8** Heritage and cultural values will be safeguarded, including in particular those of the Territory's Aboriginal peoples and those derived from both its rural history and urban development as the National Capital. The distinctive qualities of residential areas and other places, as well as elements of community heritage, will also be recognised and the conservation promoted.
- 5.9** Identified places of heritage significance will be protected in accordance with requirements for their conservation contained in the Heritage Places Register at Appendix V.

Urban design policies currently affecting development in Hall that may be amended as a result of policies and principles described in this Master Plan include:

in residential areas:

- height of buildings limited to 2 storeys, with attics and basements that are not defined as a storey permissible
- external design and siting: in accordance with the residential code in Appendix III to the Territory Plan (setbacks, heights, private open space, vehicle parking, external appearance of buildings, group developments, interface between dwellings, site facilities, landscaping)

- fencing - no fencing in front of the building line except where provided for in planning guidelines or development conditions released prior to the issue of a lease
- protection of significant streetscapes: regard to the protection of significant streetscapes to be made, and guidelines are to be developed and published accordingly

in commercial areas:

- height of buildings limited to 2 storeys

area specific policies:

In addition to the above general policies, the Territory Plan includes several area specific policies for Hall as follows:

Residential Land Use Policy Area Specific Policy A1 for Hall and Tharwa adds to the land use controls for Hall:

Not more than one detached dwelling per block shall be permitted within the residential areas of Hall and Tharwa. Existing blocks shall not be further subdivided nor shall they be consolidated for the purpose of increasing development rights.

Commercial 'D' (Local Centres) Area Specific Policy 4.1 for the Village of Hall states that:

In addition to the land uses listed in the land use controls, bulk landscape supplies, industrial trades, light industry, plant and equipment hire establishment, retail plant nursery may be permitted.;

and further, restricts the maximum plot ratio to 0.5:1

The addition of uses to the schedule of land uses in the commercial area has the effect of legitimising the existing uses in the area, which reflect the rural service nature of the village businesses. Variation 64 to the Territory Plan added a new schedule of land uses to the Territory Plan, which included industrial trades and light industry in the original schedule. Industrial trades, in the new schedule, is subject to land use restriction 2.7 which states that:

Industrial trades shall be restricted to the repair, maintenance (not including body building, panel beating and spray painting), sale and hire of electrical, mechanical and similar goods.

Hills Ridges and Buffer Areas Area Specific Policy 12B: Showgrounds, Hall - adds to the objectives for the Hills Ridges and Buffer Areas the following objective:

to enable the continuation of existing Showground facilities;

and adds to the schedule of uses which may be permitted in this policy area:

playing field, community activity centre.

Schedule 1 of the Hills, Ridges and Buffer Areas land use policy specifically excludes showgrounds from purposes for which land may be used. However, the Area Specific Policy 12B has the effect of confirming the use of the showgrounds with the playing fields.

APPENDIX 2

Heritage Elements

Aboriginal Heritage

Aboriginal occupation of the district around Hall occurred for thousands of years before European settlement in the 1880's. Cultural resource surveys in the Hall Showgrounds area and the Kinlyside Valley (Navin Officer 1998) have identified places of Aboriginal occupation along Halls Creek.

Erosion along Halls Creek since European settlement has potentially diminished the survival of Aboriginal sites within these riparian zones (Navin Officer: 5). Aboriginal site types recorded in the general Hall area include open scatters of flaked stone artefacts, isolated stone artefacts and scarred trees (Navin Officer: 8). Three Aboriginal sites containing surface scatters of stone artefacts have been identified along Halls Creek within the village area (Navin Officer: 12). The Environment ACT Heritage Unit advises that there are likely to be further sites along Halls Creek extending north east into Kinlyside.

European heritage

The Hall memorial trees and fence, planted in memory of soldiers from Hall district who took part in the First World War, and located on the western edge of the showgrounds, are classified by the National Trust of Australia (ACT). The sheep pavilion within the showgrounds was built between 1928 and 1932.

A number of houses and features around the Village have been included in the Registration for entry onto the Interim Heritage Places Register. The landscape values of the village and its rural setting are also included in the nomination. The Environment ACT Heritage Unit is proceeding with investigations of key sites. These include:

Winarlia - This house was built in 1901 of pise (rammed earth) and is one of the oldest surviving buildings in Hall, located adjacent to the Hall Premier Store (rebuilt in 1982). It was the residence of Ebenezer Brown, who ran the original Hall Premier Store from 1901 in partnership with Charles Southwell.

Hall Village Well – Built in the 1890's the well is located in the recreation reserve to the south of Gladstone Street on the western side of the Village. Of the three wells that once supplied water to Hall it is the only one that remains.

Ottoccliffe - Built by John Southwell in about 1907 the walls of the house are made of 'ashlar block', a composite of crushed rock, sand and cement. The house is located in Palmer Street.

Hall Primary School - the original school building was built in 1911 and is now an education museum.

Avoca - built in 1897 on the corner of Victoria and Hoskins Streets, this building was first used as a store, and is now part of an extended residence.

Cooee - built in the early 20th century towards the northern end of Victoria Street, this weatherboard cottage presents its original facade to the street.

St Francis Xavier Catholic Church - was built in 1910 in Neo Gothic style from locally quarried bluestone granite. It is located north of the Village on Victoria Street.

Eneagh Hill - is another weatherboard cottage built in 1905. James Kilby ran a butcher's business from there between 1907 and 1918.

Kinlyside Hall - constructed in 1907 and clad in corrugated iron, this building was first used as a paint shop. Its subsequent functions were as a dance hall, a cinema and a church. The hall is now an antique dealer's shop.

Sunnyside - A pise house west of Hall on the south side of Wallaroo Road fronting Halls Creek, near the Barton Highway bypass. It is recorded as the only house built on an original Hall suburban allotment.

Other buildings of note, though substantially altered since first occupation, include **Glenona** and **Kenmira**.

In summarising the heritage significance of buildings in Hall, Butt et al (1983: 144) states:

"The few remaining early buildings are excellent examples of vernacular, semi-rural, cottage architecture...."

The early buildings in the village were small in scale, with dominant pitched roofs, gable ends, and some fine details (barges, valances, picket fences etc)."

APPENDIX 3

Extract from Interim Heritage Places Register

Additional Requirements to Conserve the Heritage Values of Individual Places

NOTE: The following clauses shall be applied to sites if indicated within the attached Schedule of specific requirements applied to individual historic buildings.

Conservation Objective 4.1:

To minimise the loss of the historical integrity of the precinct through total demolition of original historic buildings.

- (a) The demolition of identified historic buildings shall not be permitted except in exceptional circumstances, including:
 - ~ the building is so structurally unsound as to be beyond reasonable economic repair. The application must include a professional structural assessment in support of demolition;
 - ~ or the existing condition of the building poses a significant health or safety risk that is beyond reasonable economic repair. The application must include a professional structural or health assessment in support of demolition;
 - ~ or where, in the opinion of the Authority, the integrity of the built form has been extensively and irreversibly diminished by unsympathetic alterations and additions.
- (b) Applications for demolition shall only be considered in conjunction with a development application outlining the future redevelopment of the whole block where the proposed replacement building and landscape treatment will restore or enhance the heritage character of the Precinct.
- (c) Where neglect of an historic building has contributed to the building becoming structurally unsound, redevelopment of the site shall not exceed the gross floor area of the demolished building and should enhance the heritage character of the Precinct. Additions to the reconstructed building shall not be approved within 3 years of the completion of the replacement building.

Conservation Objective 4.2:

To retain the historical form and architectural character of the original historic buildings as perceived from the street or adjacent public domain.

- (d) Additions to buildings should be designed to minimise disturbance to the form of the original building. Wall articulation and roof form should complement the original dwelling.
- (e) The addition of roof forms larger than the original roof should be avoided. The original roof shall not be replaced with an alternate form. The restoration of non-original roofs to their original form is encouraged.
- (f) Additions shall be made only to the side and rear of original buildings. Additions to the side of buildings shall be set at least 1.8m toward the rear of the block from the nearest front corner of the original building. For blocks having two street frontages, additions to one side elevation may occur with a reduced setback providing the form of the original building remains the dominant built form in the streetscape and the addition does not extend forward of the building line.
- (g) External alterations and additions shall only be permitted to the street frontage of a building where:
 - ~ the alterations or additions will reinstate the original facade and details thereof, and/or,
 - ~ the alteration is to a previous unsympathetic addition and will enhance the streetscape character.
- (h) Alterations and additions to original buildings which are visible to the street or adjacent public domain shall match the original details, materials and finishes for key elements including roofing and ridge capping; gutters and downpipes; fascias and eaves details; wall finishes and details such as vents or corbelling; window types; materials and sill details; door treatment; and verandah joinery. Details, materials and finishes at locations not visible to the adjacent public domain should complement the original.
- (i) Prominent architectural details including original porches and chimneys that are visible from the street or adjacent public domain shall be retained.
- (j) Roof elements that protrude above the plane of the roof including solar hot water heaters and air-conditioners, and telecommunications masts or dishes should not be visible from the street or adjacent public domain.
- (k) The design, size, material and location of any new buildings or new structures shall be sympathetic to the landscape character and design of any buildings or structures at the place.

Conservation Objective 4.3:

To retain the landscape setting of individual historic places plus individual historical plantings and minor built features.

- (l)** The landscape setting of the place, including spatial relationships within the landscape alone or between built form and landscape, plus formal historic patterns of plantings or hard landscaping that contribute to the streetscape or landscape character of the village should be conserved or enhanced.
- (m)** Where trees occur in an historical formal arrangement, the original alignments, spacings and species (including patterns of species variation) should be retained, with trees being replaced where missing or in a declining or hazardous condition.
- (n)** Where tree plantings occur within a reserve in no definable arrangement or pattern, the general character of the planting should be conserved where it enhances the landscape character of the precinct.
- (o)** Built structures and archaeological remains from the early period of village development (pre-1960), plus monuments, shall be conserved in a manner appropriate to their historic and social value.

Schedule of specific requirements applied to individual historic buildings

NO.	ELEMENT	ADDITIONAL SPECIFIC REQUIREMENTS
The Hall Village Main Street		
1	War Memorial Grove	4 (k - o) inclusive
2	Hall Showground and Sportsground	4 (k - o) inclusive
3	'Winarlia'	4 (a - l) inclusive
4	Premier Store	4 (a - l) inclusive
5	Hall Antiques & Garage	4 (a - l) inclusive
6	Morris' Bootmakers Shop	4 (a - l) inclusive
7	St Michael & All Angels Anglican Church	4 (a - o) inclusive
8	Hall Primary School	4 (k - o) inclusive
9	'Avoca'	4 (a - l) inclusive
10	'Cooee'	4 (a - l) inclusive
11	St Francis Xavier Catholic Church	4 (a - o) inclusive
The Hall Village Residential Precinct		
12	'Barracough's House'	4 (a - l) inclusive
13	Slab Cottage	4 (a, d, e, h, l)
14	'Ottoccliffe'	4 (a - l) inclusive
The Hall Village Surrounds		
15	Village Well	4 (k - o) inclusive
16	Hall Village Reserve	4 (k - o) inclusive
17	Cricketers Arms Hotel site	4 (k - o) inclusive
18	Hall Cemetery	4 (k - o) inclusive
19	Yellow Gum/ Red Box Endangered Woodland Community	refer requirements of 2(c)
20	Leek Orchid (<i>Prasophyllum petilum</i>) Endangered Community (Hall Cemetery)	refer requirements of 2(c)
21	Aboriginal Sites Zone	refer requirements of 2(d)
22	Victoria Street bridge	
23	Sunnyside	

APPENDIX 4

Community consultation

The preliminary community consultation program for Hall involved a series of workshops, meetings and discussions with individuals and groups within Hall Village and surrounding district. Groups consulted included: Rural Youth (young people of Hall and district); students of the Hall primary school; people resident in the aged persons cottages on Victoria Street; the business community; residents of the rural district (Wallaroo Road and Spring Range Road); the Pony Club and ACT Equestrian Association; the Hall Progress Association; and the broader community of Hall (in a series of workshops, home based meetings and phone interviews). Government agencies consulted included: in the Department of Urban Services: Environment ACT Heritage Unit, Roads & Traffic, Infrastructure, Canberra Public Cemeteries Trust, Planning and Land Management; Department of Education & Community Services, Bureau of Sport & Recreation and TotalCare.

The Draft Master Plan for the Village of Hall was released for discussion in May 2001. A total of 27 public submissions was received and where appropriate incorporated in the final version of the Master Plan.

Two public meetings were convened by the ACT Legislative Assembly's Standing Committee on Planning and Urban Services. At the earlier meeting in October 2000 (Report No. 57) the Committee recommended that:

- *the Hall Master Plan be finalised before a decision is made about the nature of residential development in Kinlyside;*
- *the Master Plan incorporate a more substantial buffer zone between the village and any further residential development; and*
- *the Territory Plan be amended to formally establish and protect the buffer zone.*

In its subsequent report on the Draft Master Plan following a public hearing in July 2001 (Report No. 78) the Committee recommended:

That the Draft Village of Hall Master Plan be revised to incorporate the following elements and that, once revised, the document be closely discussed with Hall residents prior to being speedily finalised:

- *the buffer zone between Hall and any future development in Kinlyside should be at least 500 metres*
- *there should be no direct vehicular road link between Hall and Kinlyside*
- *detailed and comprehensive attention should be given to the issues of traffic, parking and safety in Victoria Street*

- *the proposed subdivision of land in the Village (on its north-western side) should not take place*
- *to the maximum extent possible, the consideration of further Development Applications in Hall should take close heed of the Committee's recommendations.*

In its response to recommendations of the Planning and Urban Services Committee the Government agreed in principle to all the Committee's recommendations but indicated future planning for Kinlyside will still need to examine the most appropriate functional link between Kinlyside and Hall communities.

The Hall Master Plan May 2002 has been appropriately amended to incorporate the range of community views gathered throughout the two year master planning process.