

2005

LEGISLATIVE ASSEMBLY FOR THE
AUSTRALIAN CAPITAL TERRITORY

VARIATION NO. 214 TO THE TERRITORY PLAN
VILLAGE OF HALL

TABLING STATEMENT

Circulated by authority of the
Minister for Planning
Mr Simon Corbell MLA

Mr Speaker, Draft Variation Number 214 proposes to implement the outcomes of the 2002 Master Plan for the Village of Hall.

The Hall Master Plan identified the significance and uniqueness of Hall and established strategies to protect the village and its surrounds from inappropriate development. The Hall Village Precinct was included in the Interim Heritage Places Register in 2001.

The proposals in the Variation include:

- changing the land use policy for part of Kinlyside Valley from *Residential* to a *Hills Ridges and Buffer Areas* Land Use Policy, which will define the rural buffers to the village;
- deleting the 12 B Area Specific Policy Overlay which applies to the showground, Hall Village Reserve and Halls Creek reserve and include these areas within the *Urban Open Space* Land Use Policy rather than *Hills Ridges and Buffer*;
- including the Hall polocrosse field within the *Urban Open Space* Land Use Policy for consistency in land management practices;
- expanding the boundary of the Hall cemetery on the principle that it is retained for its historic values and managed to protect endangered grassy woodland and endangered orchid specimens found on the site.

The Draft Variation was released for public comment on 4 December 2004 and three written submissions were received.

These submissions raised concerns regarding land management and conservation, particularly within the existing cemetery and the new Hills Ridges and Buffer area. A revision was made to the Variation as a result of the consultation process, by including the polocrosse field in Urban Open Space to facilitate land management.

In its Report No.14 of 16 August 2005 the Standing Committee on Planning and Environment made three recommendations in relation to the draft variation.

The Committee's first recommendation was that burials in the existing cemetery cease as soon as possible and that new land be made available. This recommendation is supported by the Government and I am advised that Environment ACT is currently in discussions with the ACT Public Cemeteries Board to achieve this.

The second recommendation was that Environment ACT consider planting local woodland species such as Yellow Box and Red Gum as well as understorey grassy woodland species, in the extended cemetery on Blocks 310 and 312 to create a consistent landscape setting.

Environment ACT has supported this recommendation and work has already commenced on advance tree planting by the Parks and Conservation Service in conjunction with the ACT Public Cemeteries Board.

The Committee's final recommendation was that the Planning System Reform Project considers the need for a consistent approach to sustainability principles in rural villages across the ACT in the revised Territory Plan.

The Hall Variation does not propose to increase the intensity or area of residential land but rather seeks to protect the existing character of the village. The sustainability principles for Stromlo Settlement and Uriarra Rural Village relate primarily to the rebuilding of these villages. In the case of Hall, development is already complete and such principles could only apply to redevelopment. Based on this approach, the Committee's recommendation will be considered in the context of the Planning System Reform Project.

Mr Speaker, this Variation is a good outcome for the village of Hall and for the Territory, and I am pleased to table Variation Number 214 for the Village.