



Legislative Assembly for the ACT

Draft Variation to the Territory Plan No. 214

Village of Hall

AUGUST 2005

Committee membership

Chair Mick Gentleman MLA

Deputy Chair Zed Seselja MLA

Mary Porter AM MLA

Secretary: Hanna Jaireth

Administration: Linzi Lamont

Resolution of appointment

On 7 December 2004 the ACT Legislative Assembly agreed to establish general purpose standing committees as follows:

- (1) The following general purpose standing committees be established and each committee to inquire into and report on matters referred to it by the Assembly or matters that are considered by the committee to be of concern to the community: ...

(e) a Standing Committee on Planning and Environment to examine matters related to planning, public works and land management, conservation and heritage, transport services, and environment and ecological sustainability.
....¹

The Assembly also agreed that if the Assembly is not sitting when the Standing Committee on Planning and Environment has completed consideration of a report on draft plan variations or draft plans of management referred to the Committee by the Minister under the *Land (Planning and Environment) Act 1991*, the Committee may send its report to the Speaker, or, in the absence of the Speaker to the Deputy Speaker, who is authorised to give directions for its printing, publication and circulation.²

Terms of reference

Section 25 of the Land (Planning and Environment) Act 1991 (ACT) states:

The Minister shall, within 28 days of receiving a draft plan variation under section 24, refer —

- (a) the draft plan variation; and
- (b) the documents referred to in section 24(1) that relate to the draft plan variation;

to an appropriate committee of the Legislative Assembly together with a request that the committee report on the draft plan to the Legislative Assembly.

¹ Legislative Assembly of the ACT, *Minutes of Proceedings*, No. 2–7 December 2004, pp.12–16.

² Legislative Assembly of the ACT, *Minutes of Proceedings*, No. 2–7 December 2004, pp.12–16.

Preface

Both Federal and ACT law and policy governs planning in the ACT. The *Australian Capital Territory (Planning and Land Management) Act 1988* (Cwlth)³ establishes the National Capital Authority, which prepares and administers the National Capital Plan. The Act also enables the Legislative Assembly to establish a statutory planning authority – now the Planning and Land Authority⁴ – to develop and implement the Territory Plan. The *Land (Planning and Environment) Act 1991* (ACT)⁵ (the Act) requires the Territory Plan to set out the planning principles and policies for giving effect to its object,⁶ which is:

to ensure, in a manner not inconsistent with the national capital plan, that the planning and development of the ACT provides the people of the ACT with an ecologically sustainable, healthy, attractive, safe and efficient environment in which to live, work and have their recreation.⁷

The Plan includes both a written statement and a map. The written statement contains general planning principles (Part A), specific land use policies (Part B), overlay provisions (Part C) and definitions of terms (Part D). The Territory Plan map shows which land use policies and overlays in the written statement apply to particular sections of land in the Territory. The Territory Plan is developed and implemented taking account of other strategic ACT Government policy documents such as *The Canberra Plan* and *People Place Prosperity: A Policy for Sustainability in the ACT*.⁸

Recognising that land use policies may change over time, the Act provides for variations to the Territory Plan. The Planning and Land Authority prepares these for stakeholder comment. There can be a number of versions of a draft variation depending on the consultation program.

³ Accessible at <<http://scale.law.gov.au/html/pasteact/0/160/top.htm>>.

⁴ Established by the *Planning and Land Act 2002* (ACT).

⁵ Accessible at <<http://www.legislation.act.gov.au/a/1991-100/current/pdf/1991-100.pdf>>.

⁶ Land (Planning and Environment) Act 1991, sub-section 7(2)).

⁷ Land (Planning and Environment) Act 1991, sub-section 7(1).

⁸ Accessible at <<http://www.cmd.act.gov.au/canberraplan/>> and <<http://www.sustainability.act.gov.au/policy.html>>.

The Minister is required by the Act to refer each draft variation, within 28 days of receiving it, to an appropriate committee of the Assembly – currently the Standing Committee on Planning and Environment – for consideration and report.⁹ The Minister is required to have regard to the Committee’s recommendations before approving the proposed variation and tabling it in the Assembly (see below), or returning it to the Planning and Land Authority with written directions for further action.¹⁰

The Territory, the Executive, a Minister or a Territory authority must not do or approve anything that is inconsistent with the Territory Plan, or the proposed draft variation, in relation to land that is subject to a draft variation, once the draft variation has been notified for public consultation under the Legislation Act and until it commences operation, is disallowed by the Legislative Assembly, or is withdrawn.¹¹

Following the Committee’s tabling of its report in the Legislative Assembly, the Minister must take the findings of the committee into account before making his decision in relation to the draft plan variation.¹² If the Minister approves it, he will table the proposed variation and associated documents in the Legislative Assembly.¹³ Unless wholly or partially disallowed by the Assembly within five sitting days, the variation will commence on the date nominated by the Minister.

⁹ Land (Planning and Environment) Act 1991, section 25.

¹⁰ Land (Planning and Environment) Act 1991, paragraphs 26(1)(a) and (b), sub-section 26(2).

¹¹ Land (Planning and Environment) Act 1991, section 9.

¹² Land (Planning and Environment) Act 1991, sub-section 26(2).

¹³ Land (Planning and Environment) Act 1991, section 29.

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Summary of Recommendations

RECOMMENDATION 1

- 1.29 The Committee recommends that the new site for burials on blocks 310 and 312 adjacent to the Hall Cemetery be made available at the earliest opportunity and that no further burials take place in the current Hall Cemetery except in compliance with the *Environment Protection and Biodiversity Conservation Act 1999 (Cwlth)* and/or the *Nature Conservation Act 1980 (ACT)* and the Hall Cemetery Management Plan.

RECOMMENDATION 2

- 1.30 The Committee recommends that Environment ACT consider planting locally provenanced appropriate species such as additional Yellow Box and Red Gum trees, and understorey and ground-layer grassy woodland species, on sections 310 and 312, to create a landscape which is similar to that of the existing Hall Cemetery.

RECOMMENDATION 3

- 1.31 The Committee recommends that the Territory Plan Reform Project consider the need for a clear articulation and consistent application of sustainability principles for all rural villages in the ACT in the revised Territory Plan.

INTRODUCTION

- 1.1 This proposed variation to the Territory Plan is one of several concerned with rural villages in the ACT. The others concerned Stromlo¹⁴ and Uriarra Settlements.¹⁵
- 1.2 This proposed variation aims to implement the Village of Hall Master Plan that was adopted in 2002 – to protect the cultural and visual landscape and heritage values of the village, and to prevent inappropriate development. It proposes to –
- define rural buffers for Hall by changing the land use policy for part of Kinlyside Valley (Gungahlin Blocks 358, 453, 468, 478, 584 (part), 585 and 630) from Residential to Hills Ridges and Buffer Areas Policy
 - change the land use policy for a small part of Block 4 Section 9 from Residential, to Hills Ridges and Buffer Areas, to allow access to the adjacent rural block
 - include the showground, the Hall Village Reserve and Halls Creek reserve and the polocrosse fields in Urban Open Space rather than Hills Ridges and Buffer Areas
 - delete the 12B Area Specific Policy Overlay, to consolidate land management; and
 - expand the boundary of the Hall cemetery to cater for new burials once the capacity of the existing cemetery has been utilized, by amending the ‘Pf’ Public Land Overlay¹⁶ in Part C of the Territory Plan Written Statement.
- 1.3 The Variation also proposes to amend the Territory Plan Written Statement by:
- deleting the Area Specific Policy titled ‘Area 12B – Showgrounds Hall’ at Part B12 Hills Ridges and Buffer Areas Land Use Policy as this will become Urban Open Space

¹⁴ Draft Variation to the Territory Plan No. 244 – Duffy part Block 2 Section 56 Stromlo discussed in the Committee’s Report No 5.

¹⁵ Draft Variation to the Territory Plan No. 151 – Coree Block 5 Uriarra Rural Village discussed in the Committee’s Report No 9.

¹⁶ Part C of the Territory Plan Written Statement provides for various categories of public land which are indicated on the Territory Plan Map. ‘Pf’ code permits public land to be used as a cemetery or burial ground: see page 1 of Part C.

- amending the controls in the Commercial D (Local Centre) Policy relating to Hall¹⁷ to update the range of permitted uses to include additional uses that are consistent with the rural character of Hall and recognise the rural service nature of existing businesses. In addition to existing land use controls the following will be permitted – bulk landscape supplies, plant and equipment hire establishment and retail plant nursery (as was previously permitted);
- providing that the restrictions for Industrial Trades at clause 2.7 of Part B2D will not apply to Hall, and all noise-generating activities will have to comply with relevant criteria including environment protection regulations;
- inserting a maximum plot ratio of 0.5:1 (continuing previous policy).¹⁸

Background

- 1.4 The village of Hall was first proclaimed in 1882 and is named after Henry Hall, a surgeon-turned grazier in the Ginninderra District.¹⁹ The Hall Village Heritage Precinct, the Hall Showground and Sportsground, the Village Well, the Hall Cemetery and many other buildings in Hall were entered on the interim Heritage Places Register on 23 August 2004. This became a full registration on the ACT Heritage Register from 9 March 2005.²⁰ Hall's heritage includes its landscape setting and Aboriginal places. Its rectangular grid layout is common to Australian towns established in the late nineteenth century.
- 1.5 The ridgelines around the village support a heritage listed and endangered Yellow Box/Red Gum grassy woodland ecological community.²¹ The woodland provides habitat for listed vulnerable bird

¹⁷ Part B2D, 4.1: Village of Hall, pp.4-5 of Part B2D of the Territory Plan.

¹⁸ Plot ratio means the gross floor area in a building divided by the area of the site – for commercial premises in Hall it is 50%.

¹⁹ C. Whitelaw, Family History, accessed 11 July 2005
<<http://www.austarnet.com.au/dadirri/Mulligan.htm>>.

²⁰ Accessible via
<<http://64.233.179.104/search?q=cache:SaLlqDjVbuMJ:www.environment.act.gov.au/Files/actheritageplacesregisterword.doc+hall+village+heritage+precinct&hl=en>>

²¹ Yellow Box/Red Gum grassy woodlands are listed as an endangered community under the *Nature Conservation Act 1980* (ACT). See – Nature Conservation (Species and Ecological Communities) Declaration 2005 (No 1) Schedule 3. Yellow Box/Red Gum grassy woodlands

species such as the Superb Parrot (*Polytelis swainsonii*), Hooded Robin (*Melanodryas cucullata*), Brown Tree Creeper (*Climacteris picumnus*) and Swift Parrot (*Lathamus discolor*), as well as the endangered Regent Honeyeater (*Xanthomyza phrygia*). The Hall area, including the Cemetery, also has the endangered Leek Orchid (*Prasophyllum petilum*), the uncommon Milkmaids (*Burchardia umbellata*) and Key's Matchstick Grasshopper (*Keyacris scurra*).²²

- 1.6 The Leek Orchid is listed as an endangered species in Schedule 2 of the *Nature Conservation (Species and Ecological Communities) Declaration 2005 (No 1)*, and under the *Environment Protection (Biodiversity Conservation) Act 1999 (Cwlth)*.²³ The Federal listing makes the species a matter of national environmental significance under the EPBC Act's referral, assessment and approval provisions. This means that referral, and possibly assessment and approval from the Commonwealth Minister for the Environment and Heritage is required before action can be taken that will have, or is likely to have, a significant impact on that species.
- 1.7 Yellow Box/Red Gum Grassy Woodland is listed as an endangered community in Schedule 3 of the *Nature Conservation (Species and Ecological Communities) Declaration 2005 (No 1)*. Yellow Box/Red Gum grassy woodlands have also been nominated as a nationally endangered ecological community under the *Environment Protection Biodiversity Conservation Act 1999 (Cwlth)*.²⁴

Consultation comments – ACT Planning and Land Authority

- 1.8 In accordance with the *Land (Planning and Environment) Act 1991 (ACT)*, the ACT Planning and Land Authority sought and considered the views

have also been nominated as a nationally endangered ecological community under the *Environment Protection Biodiversity Conservation Act 1999 (Cwlth)*

²² ACT Government, Planning and Land Management, Village of Hall Master Plan No 20011438, May 2002, pp.3-4. The Canberra Ornithologists Group also advised that the Painted Honeyeater (*Grantiella picta*) is a rare visitor to the area.

²³ See <<http://www.deh.gov.au/cgi-bin/sprat/public/publicthreatenedlist.pl?wanted=flora>>.

of the National Capital Authority, the ACT Heritage Council and the Conservator of Flora and Fauna.

- The National Capital Authority advised that it had no issues to raise.
- The ACT Heritage Council advised that the proposed variation was consistent with the entry on the ACT Heritage Register.
- The Conservator of Flora and Fauna recommended that the proposed expansion of the cemetery be implemented as a matter of urgency so that burials at the existing cemetery can be limited and eventually ended as soon as is feasible and conservation management can be given highest attention.

1.9 Pursuant to regulations under the *Planning and Land ACT 2003* (ACT) the Authority is also required to seek the advice of the Planning and Land Council on significant policy, planning or community issues, including draft variations. On 27 April 2004 the Council expressed support for the proposed variation.²⁵

1.10 The ACT Planning and Land Authority released DV214 for public comment on 2 December 2004 until 14 January 2005. The main points made in the six written submissions to the Authority, and the Authority's response, are summarised in Table 1.

Table 1: Summary of issues and ACT Planning and Land Authority responses²⁶

Stakeholder comment	Response by the ACT Planning and Land Authority
The Land Development Agency is concerned that the buffer zone between Hall and Kinlyside would result in a loss of substantial revenue to the Territory and should only be 500m	The buffer zone follows the alignment in the Heritage Register and Village of Hall Master Plan. Land previously identified as urban capable includes urban open space, Aboriginal heritage areas and a zone of endangered ecological communities.

²⁴ Personal communication, Mr Peter Komidar, Australian Government Department of the Environment and Heritage, 4 January 2005.

²⁵ Minutes, ACT Planning and Land Council Meeting No 11, 27 April 2004 accessible at <<http://www.planninglandcouncil.act.gov.au/documents/MeetingMinutes27April2004.pdf>>.

²⁶ ACT Planning and Land Authority, Report on Consultation with Public and Government Agencies, Draft Variation to the Territory Plan No. 214–Village of Hall, Annexure 2 to Recommended Final Variation, May 2005.

DV214 does not specify how the new Hills, Ridges and Buffers areas will be managed to protect threatened bird species	The Hills Ridges and Buffers areas will be managed in accordance with the Territory Plan and through Land Management Agreements with rural lessees. Urban Open Space land will be managed by Canberra Urban Parks through the Plan of Management for Gungahlin.
The grassy woodland habitat around the cemetery should be extended to include Blocks 307 and 314 along the Barton Highway	The Conservator declined to place Blocks 307 and 314 under Public Land Overlay.
Limiting future burials to the extended cemetery would protect the Tarengo Leek Orchid	The Conservator will develop a Plan of Management for the Cemetery which the Canberra Public Cemeteries Trust will implement.
Several Master Plan issues have not been referred to in DV214 such as the buffer zone at the northern end of Hall, setbacks and building controls, heritage protection and the alignment of access to Kinlyside connecting to Claries Hermes Drive	The Heritage Register entry will prescribe the alignment of the northern buffer and building controls. The alignment of access roads for Kinlyside will be determined as part of the planning for that suburb.
Block 4 Section 9 should not be removed from Residential Land Use Policy as a Hills Ridges and Buffers policy will restrict access for existing residents	The application of Hills Ridges and Buffers will prevent further subdivision as recommended in the Village of Hall Master Plan. Land under rural lease can be managed in accordance with Land Management Agreements.
The proposed polocrosse grounds should be brought under Urban Open Space land use policy to enable better management by Canberra Urban Parks and Places	The area of land used for polocrosse will be incorporated into the Urban Open Space Land Use Policy to maintain consistency of land management regimes. As this will be public land future uses will be subject to the agreement of the Conservator
The maps used in DV214 need to be updated	Addressed in final recommended variation

Committee consultations

- 1.11 On 31 May 2005, pursuant to the *Land (Planning and Environment) Act 1991* (ACT), Mr Simon Corbell MLA, Minister for Planning, referred DV114 to this committee for inquiry and report.
- 1.12 The Committee considered DV214 at meetings on 7 June 2005; 5, 12 and 19 July 2005; and 9 August 2005. The Committee invited comment on DV214 from the Conservation Council of the South East Region and Canberra, the Canberra Ornithologists Group, the Friends of Grasslands, CSIRO research scientist and orchid expert Mr David L. Jones, the ACT Commissioner for the Environment, and the Australian Plant Conservation Network. The Committee discussed the Hall Cemetery Management Plan with the Manager, Canberra Cemeteries, Mr Hamish Horne, and the Chair of the ACT Public Cemeteries Board, Mr Bob Smeaton, on 19 July 2005.
- 1.13 The Conservation Council responded with concern to a Committee request for comment that the proposed variation would enable the boundary of the Hall Cemetery to be expanded '*once the capacity of the existing cemetery has been utilised*'. The Council would prefer that future burials at the current Hall Cemetery site be strictly limited because of the threat they pose to the population of the endangered Tarengo Leek Orchid and the very high quality grassy woodland understorey. The Council suggested that the Cemetery extension area should be opened at the earliest opportunity.²⁷
- 1.14 The Canberra Ornithologists Group (COG) agreed with the comments made in the submission on DV214 by the Conservation Council, particularly with reference to the protection of the endangered Leek Orchid in the cemetery area. COG advised that they had no issue with what was proposed for the Hall Village, and there did not appear to be any negative impacts on birds.

²⁷ Trish Harrup, Director, Conservation Council SE Region and Canberra, correspondence dated 27 June 2005.

- 1.15 COG also strongly supported the proposed variation which would remove the threat from possible urban development or rural residential development in the endangered Yellow Box/Red Gum woodlands in the Village environs. COG said it remained very concerned about the broader Gold Creek/Kinleyside area beyond the Hall Village and its endangered Yellow Box/Red Gum woodlands and other woodlands providing bird habitat. COG noted that this is an important woodland bird habitat, especially for a small population of the Hooded Robin, which needs large, undisturbed areas and is sensitive to urban effects.
- 1.16 The Commissioner for the Environment advised that the proposed *extension* to the Hall Cemetery would not adversely impact on the Tarengo Leek Orchid –
- since it is unlikely that the Tarengo Leek Orchid is present in the extension area, and
 - provided a plan of management is agreed as early as possible between the Conservator and the ACT Cemeteries Trust for the enlarged cemetery area to ensure that maintenance of existing graves in the current cemetery and future burials and associated maintenance activities in the enlarged cemetery do not destroy known Tarengo Leek Orchid plants or sites where plants are known to occur²⁸

Committee comments

Sustainability principles

- 1.17 The Committee notes that the Village of Hall Master Plan recommends planning principles and guidelines to protect the village setting (dealing with buffers, connections and edges), the village character (dealing with landscape, streetscape, built form and identified heritage places), land use (dealing with the showgrounds, markets, equestrian facilities, village open space, business in the village and the Hall Cemetery), traffic and stormwater, and public areas issues (dealing with parking, lighting, drainage, tree planting etc).

²⁸ Memo, from Dr Rosemary Purdie, Commissioner for the Environment to Planning and Environment Committee, 12 July 2005.

- 1.18 The Committee notes that this proposed variation did not include general and detailed planning principles as were applied to Stromlo and Uriarra rural villages dealing with the broader issues of sustainability; best practice environmental water and energy management; and public/private housing mix. The Committee assumes that this is mainly because the Territory Plan variations for the other villages required a sub-division of the land, and under the *Land (Planning and Environment) Act 1991* (ACT) the draft variations for subdivisions have to include the principles and policies for the development of the land.²⁹ As Hall is already a subdivided village, these provisions are not applicable, and broader ACT Government and Territory Plan policies apply.
- 1.19 Nevertheless the Committee would have preferred a clear articulation of sustainability principles in the Territory Plan for the village of Hall, consistent with other rural villages in the ACT.
- 1.20 The Committee is aware that the Planning System Reform Project is considering the incorporation of the ACT Government's proposed sustainability definition and principles in the Territory's planning and land administration system. This may be achieved through amendments to the *Land (Planning and Environment) Act*, the Territory Plan and the assessment process for development proposals.³⁰ The Committee recommends that the Planning Reform Project consider whether sustainability principles for ACT rural villages should be elaborated and consistently applied in this process.

The Hall Cemetery

- 1.21 The Hall Cemetery, administered by the ACT Public Cemeteries Board, has very high conservation value as habitat because of its Tarengo Leek Orchid and Key's Matchstick populations and its Yellow Box/Red Gum Grassy Woodland.³¹ The ACT Government and ACT Public Cemeteries

²⁹ DV244 incorrectly refers to *Land (Planning and Environment) Act 1991* (ACT) subsection 7(3)(e) rather than paragraph 7(3)(c).

³⁰ ACT Government, ACT Planning and Land Authority, *Planning System Reform Project – Directions Paper*, Canberra, May, 2005, p.22.

³¹ Table 2, Hall Cemetery Management Plan, 2005, p.11.

Board have recognised this through the development of the Hall Cemetery Management Plan.

- 1.22 The Cemetery contains more than 140 gravesites and 30 vacant allotments. Under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth) (EPBC Act) no burials should take place on vacant sites known to contain the Tarengo Leek Orchid without a referral to and approval by the Federal Minister for the Environment and Heritage.
- 1.23 An approval to use gravesites known to contain Tarengo Leek Orchids is unlikely to be forthcoming, because those orchids cannot be successfully transplanted. According to an orchid expert at the Centre for Plant Biodiversity Research, Australian National Herbarium, David L. Jones, these orchids 'have a strict relationship with a mycorrhizal fungus in the soil where they grow and any significant disturbance to that relationship will result in the death of the orchid'. In Mr Jones' view, 'all efforts' should be made to ensure that the Tarengo Leek Orchid has a future. Further burials at the existing cemetery should be discouraged and adjacent areas opened up for use (noting that this is a sensitive issue that has many viewpoints).³²
- 1.24 In the unlikely event that the Federal Minister were to approve burials at the Hall Cemetery on known orchid sites, the ACT Public Cemeteries Board may need to obtain licences under the *Nature Conservation Act 1980* (ACT), as that Act and the EPBC Act operate concurrently.³³ Advice should then be obtained as to the possible implications, if any, of the *Human Rights Act 2004* (ACT).³⁴
- 1.25 The Committee agrees with Mr Jones, the Conservation Council and the Canberra Ornithologists Group that the new site for burials on adjacent sections 310 and 312 should be made available at the earliest opportunity, and that no further burials should take place in the current

³² Email dated 2 August 2005 provided in response to a Committee request.

³³ Section 51 (but which has an exception for takings by a conservation officer or public servant in the exercise of his or her functions).

³⁴ Relevant sections might include section 11 (protection of the family and children), section 14 (freedom of thought, conscience and religion) and section 28 (human rights may be

Hall Cemetery except in compliance with current legislation and the Hall Cemetery Management Plan.

Bus services

- 1.26 The Committee is aware that there has been some political campaigning in relation to ACTION bus services to Hall.³⁵ The Manager of Public Transport Policy in the Department of Urban Services advised the Committee that Transborder Express provides a regular route bus service between Canberra and Hall with drop offs at the Belconnen, City and Woden Interchanges. Since this service is poorly patronised there are no plans to change the existing arrangement, but it will be monitored. The then Minister for Urban Services, Bill Wood, said in June 2004 that rural villages like Hall may not necessarily receive the full range of transport services that apply in the urban areas.³⁶ ACTION's former service to Hall ceased in 1999.
- 1.27 The Committee discussed bus services to the Hall Markets, addressing issues raised in the Hall Master Plan. That Plan noted that overflow parking from the markets was causing safety problems and depleting environmental quality by causing soil compaction, erosion, dust and tree damage. Overflow parking was also reducing the availability of parking for customers of village businesses.³⁷
- 1.28 The Committee, through the Secretary, consulted with a senior ACTION officer who advised that bus services need to be demand driven, probably best evidenced by empirical data showing the demographic and geographic make-up of actual and potential Hall Market patrons. But such survey data would likely show that patrons came from all over

subject to reasonable limits set by Territory laws that can be demonstrably justified in a free and democratic society).

³⁵ Ilona Fraser, 'Hall: The Forgotten Suburb of Canberra' <http://www.canberraliberals.org.au/default.cfm?action=news_detail&ID=3959>, accessed 3 August 2005; ACT Greens, Transport: ACT Greens Policy Statement, September 2004, <<http://www.act.greens.org.au/policies/Transport-September-2004.pdf>>.

³⁶ Bill Wood MLA, Minister for Urban Services, Government Response to Standing Committee on Planning and Environment Inquiry into the Road Transport (Public Passenger Services) Amendment Bill 2003, p.12.

Canberra and it would be uneconomic to try to meet their travel needs with buses. Bus services would also be unlikely to appeal to the market organisers because customers can carry more purchases if they drive. Market organizers could already charter buses if they wished. The Committee therefore decided not to recommend further action in relation to bus services for the Hall Markets.

RECOMMENDATION 1

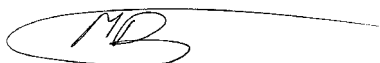
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RECOMMENDATION 2

- 1.30 The Committee recommends that Environment ACT consider planting locally provenanced appropriate species such as additional Yellow Box and Red Gum trees, and understorey and ground-layer grassy woodland species, on sections 310 and 312, to create a landscape which is similar to that of the existing Hall Cemetery.

RECOMMENDATION 3

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Mick Gentleman

Chair, August 2005

³⁷ ACT Government, Planning and Land Management, *Village of Hall Master Plan*, Number 20011438, May 2002, p.19.

Appendix 1 – Current Territory Plan Policies

The existing Land Use Policy for the area subject to this variation is shown in Figure 1–

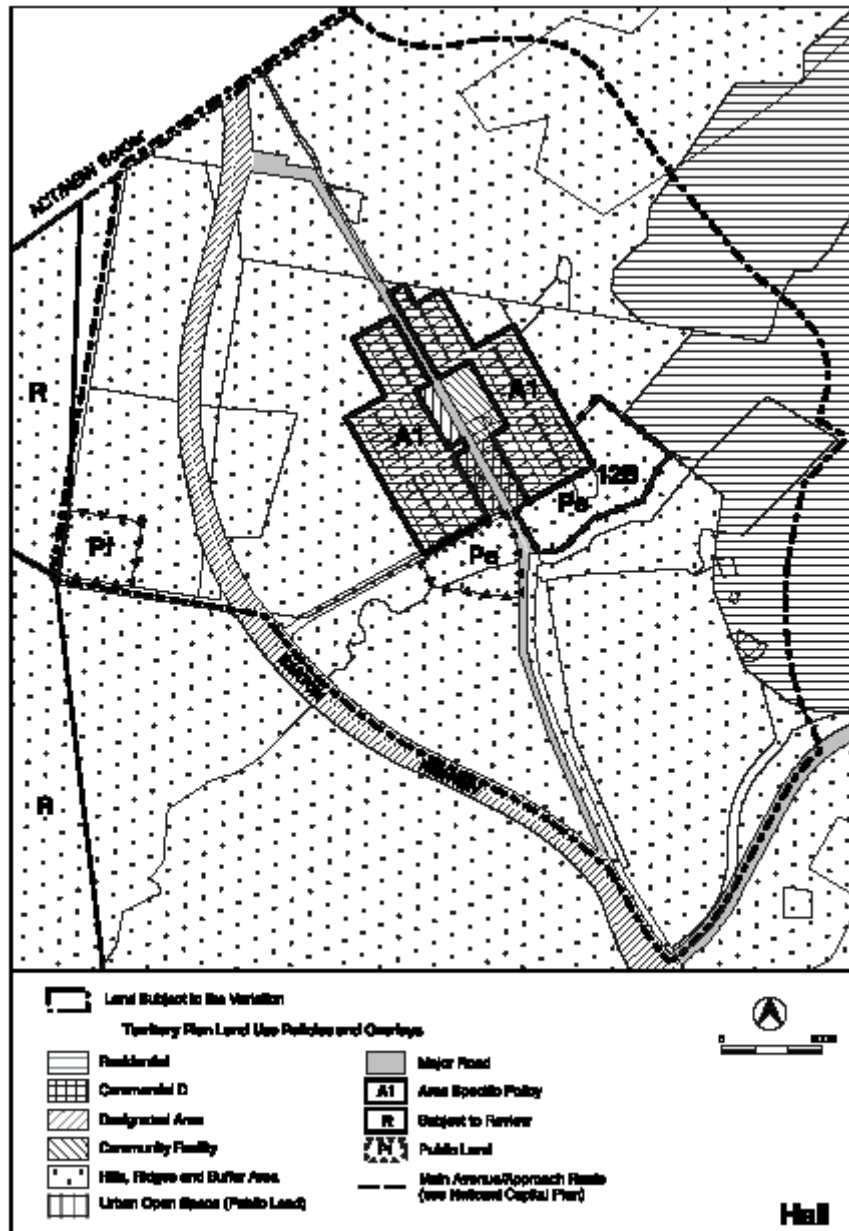
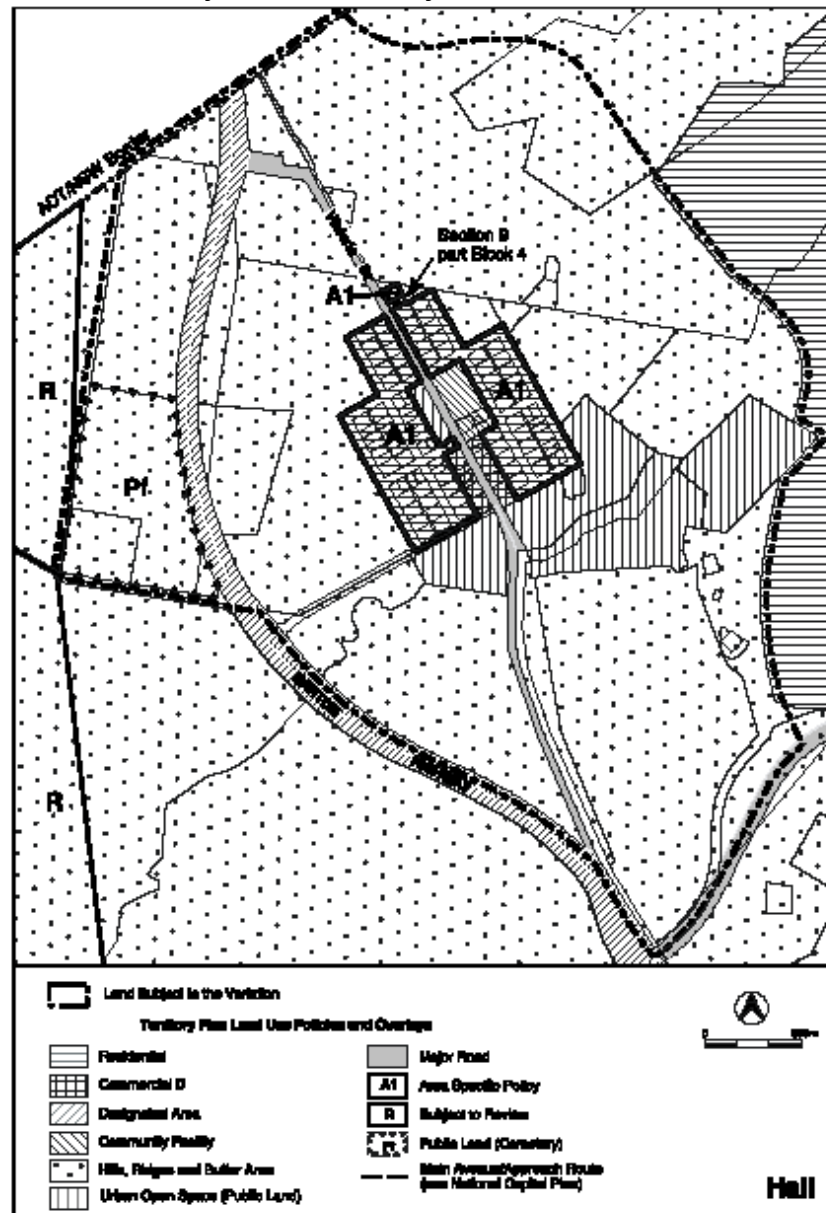


FIGURE 1 – TERRITORY PLAN CURRENT LAND USE POLICIES

Appendix 2 – Proposed Variation to the Territory Plan Map

The proposed Land Use Policy for the area subject to this variation is shown in Figure 2–



**FIGURE 2 – PROPOSED TERRITORY PLAN LAND USE
POLICIES**