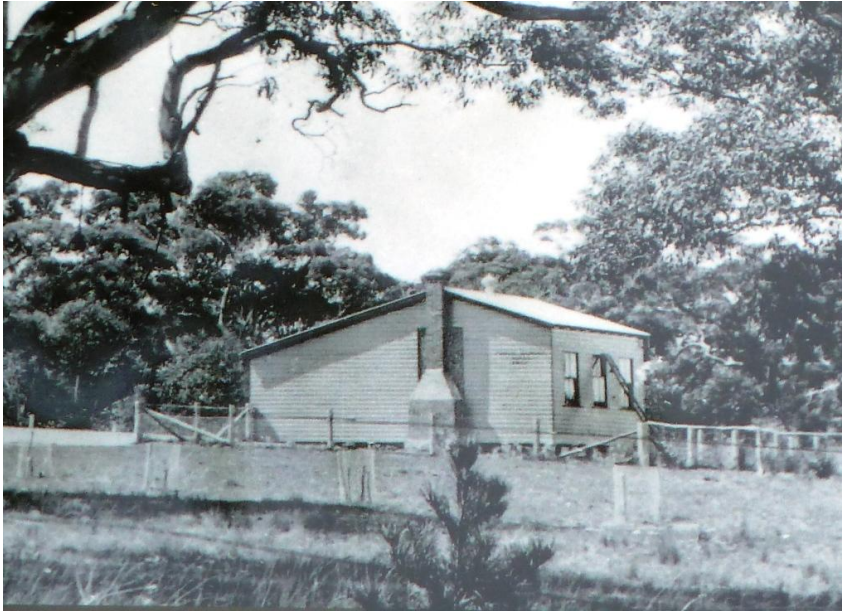


HALL PRIMARY SCHOOL MASTERPLAN



Hall School House

Source: Lyall Gillespie Collection

Prepared by

Eric Martin and Associates

For

Department of Housing & Community Services



**ERIC MARTIN & ASSOCIATES
ARCHITECTS**

10/68 Jardine St
KINGSTON ACT 2604
Ph: 02 6260 6395
Fax: 02 62606413
Email: ema@ema.com.au

DRAFT
ISSUE 1
10J4
21 January 2011

TABLE OF CONTENTS

1.0	INTRODUCTION	3
1.1	Authorship	3
1.2	Site	3
1.3	METHODOLOGY	5
1.4	Acknowledgements	5
1.5	Limitations	5
2.0	EXISTING DOCUMENTATION	6
2.1	ACTPLA Territory Plan	6
2.2	ACTPLA – Community Facility Zone Development Table	9
2.3	Act Heritage Register	10
2.4	Peter Freeman P/L Village Of Hall Heritage Assessment July 2006	14
2.5	EG Butt, RT Winch, SR Marquels: Village Of Hall Conservation Study	14
2.6	Arts & Archival Conservation: Assessment & Management Plan June 2010.	15
2.7	Lease	15
2.8	Steve Coombe Hall P.S. Fire Safety Report	15
2.9	Discount Tree Services Act Pty Ltd: Hall Primary School Tree Assessment Report 29/03/2004	15
2.10	Robson Laboratories: Hall Primary School Asbestos Survey May 2004	15
2.11	Condition Assessment 07/12/2006	15
3.0	BASIC DESCRIPTION OF EXISTING FACILITIES	16
3.1	Existing Facilities	16
3.2	Condition	17
3.3	Potential Building Reuse	18
3.4	Vegetation	20
4.0	OPPORTUNITIES & CONSTRAINTS	22
4.1	Landscape	22
4.2	Heritage	24
4.3	Possible New Development	25
5.0	MASTERPLAN	26
5.1	Uses	26
5.2	Potential Demand	26
5.3	Recommendation	26

ATTACHMENTS

- A HISTORY & DESCRIPTION FROM PETER FREEMAN – VILLAGE OF HALL ASSESSMENT (EXTRACTS)**
- B CONSERVATION POLICIES FROM EG BUTT, J RAMSAY CONSERVATION STUDY**
- C REPORT ON ASBESTOS: SUMMARY**

1.0 INTRODUCTION

Since the closure of the school there has been little use of the site and the objective of the study is to find viable uses for the site.

The site is heritage listed as a specific item within the Hall Village Precinct.

Current users of part of the site include:

- Cottage and garage are leased by the Hall Progress Association as an office and Men’s Shed.
- The former school house is a Museum leased to History with a Difference.
- One block is used as a preschool (25 students) and leased to Department of Education and administered through Gold Creek Primary School.

Department of Housing and Community Services (DHCS) commissioned Eric Martin & Associates to undertake this study.

1.1 Authorship

The report has been prepared by:

Eric Martin & Associates	Architects & Heritage Consultants	Eric Martin Nicholas Goodwin
Enviro Links Design Pty Ltd	Landscape Architects	David Moyle
Susan Conroy	Community Consultation	Susan Conroy

1.2 Site

The site is the whole of the former school site which is Block 3 Section 6 Hall. It is most of the Block and is bordered by Victoria, Hoskins and Palmer Streets. (Refer Fig. 1 & Fig. 2)

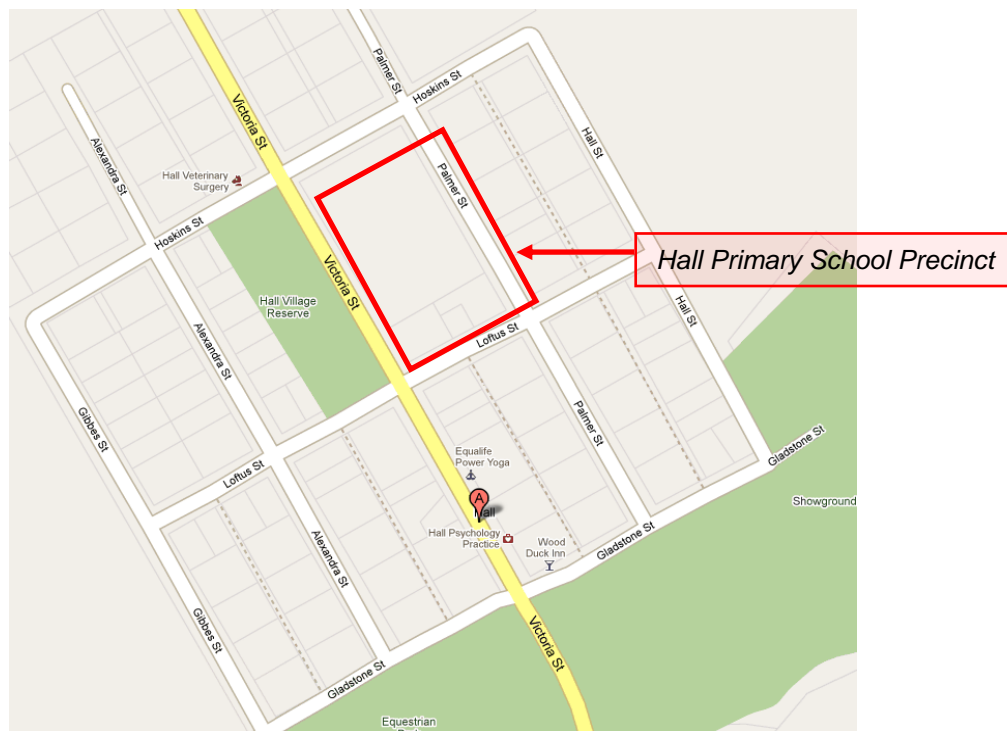


Figure 1 – Map Showing Hall Primary School Precinct
Source: Google Maps

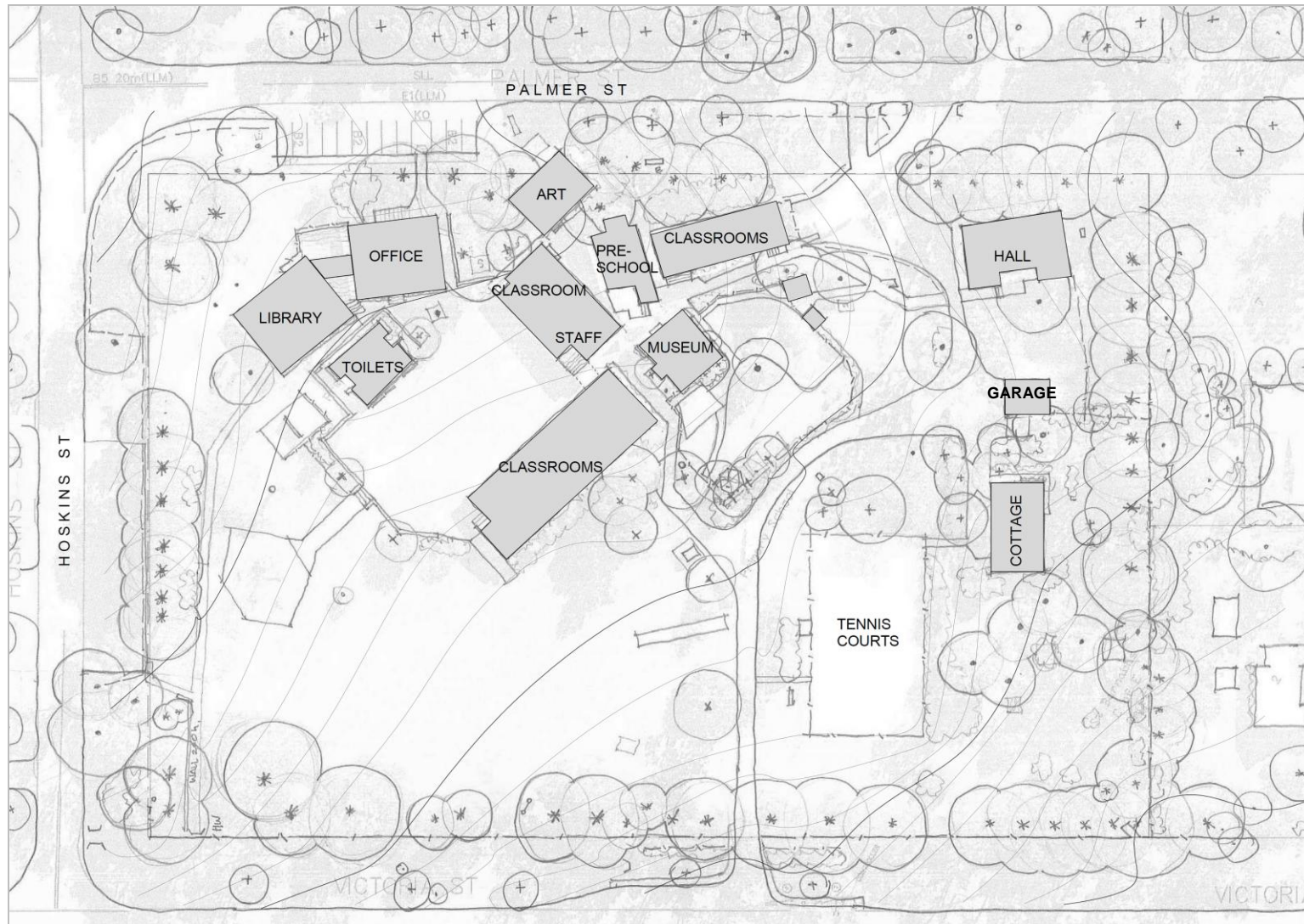


Figure 2 –Site Plan
Source: EMA

1.3 Methodology

The process or methodology that has been adopted was developed with DHCS and can be summarised as:

- (i) Assess the site and previous reports.
- (ii) Identify the opportunities and constraints that result from the assessment and other legislative controls.
- (iii) Prepare a draft report on options for future use of the site.
- (iv) DHCS will discuss the draft report internally, including ACT Heritage, and provide a response, including what priority they have on options.
- (v) Amend the draft report to reflect comments from DHCS.
- (vi) Establish consultation with community groups based on the outcomes of the options study.
- (vii) Finalise the report.

1.4 Acknowledgements

The support of DHCS, Department of Education and ACT Heritage has been appreciated in providing background information and reports.

1.5 Limitations

There was no site survey or consolidated plans for the site so the plans have been developed from the title boundary and aerial photographs and on site checking and assessment.

2.0 EXISTING DOCUMENTATION

This section outlines all the current planning and heritage controls plus previous reports which have an influence on the future use and development of the site.

2.1 ACTPLA Territory Plan

The area is zoned a Community Facility.

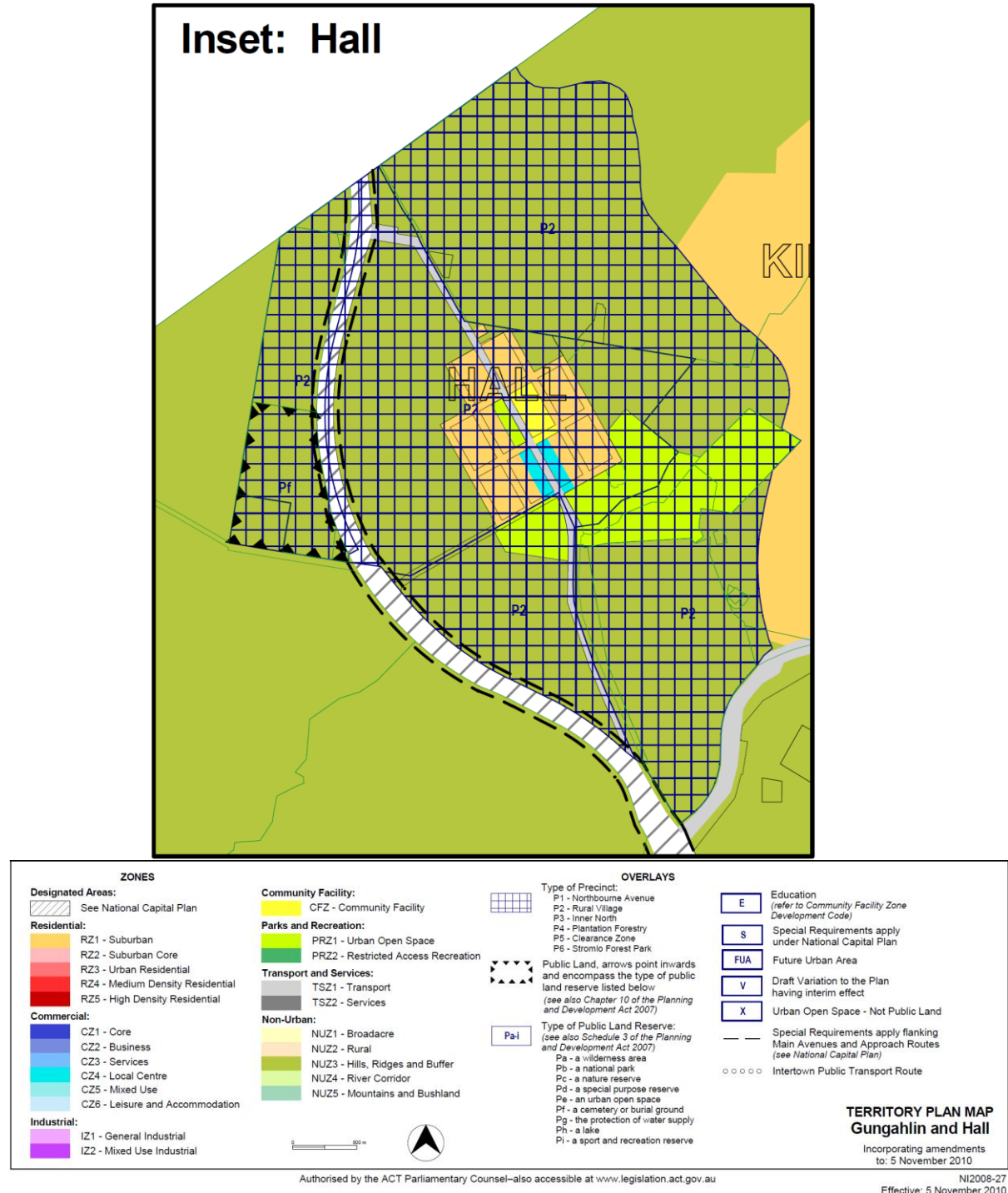


Figure 3 ACTPLA Territory Plan & Legend
Source: ACTPLA

The relevant development code for this zone has the following possible uses and controls:

Element 1	Restrictions on Use	
	Intent –	a) To provide for uses that may enhance or benefit from the Community Facility Zone but require restrictions and specific consideration.
Rules	Criteria	
1.1 Business Agency, Office, Public Agency		
There is no applicable rule.	C1	Development for the purposes of: a) business agency b) office c) public agency may only be permitted where: I. the uses are small-scale, not-for-profit organisations providing Community facilities or services that meet the social, cultural, leisure, health, community wellbeing, or educational needs of the Canberra community and its visitors; or II. the use occupies surplus community facility buildings only with a maximum lease term of five years.
1.2 Emergency Services Facility, Funeral Parlour, Indoor Recreation Facility, Outdoor Recreation Facility		
R2 Development for the purposes of: emergency services facility, funeral parlour, indoor recreation facility, outdoor recreation facility is only permitted where: a) The site has not been identified by the Authority as being required for COMMUNITY USE; b) The proposal meets AS 2017 - 'Recommended Design Sound Levels and Reverberation Times for Building Interiors' and AS 3671- 'Acoustics – Road Traffic Noise – Building Siting and Construction'.		This is a mandatory requirement. There is no applicable criterion.
1.3 Supportive Housing		
R3 Development for supportive housing must comply with all of the following: a) the occupation of individual dwellings in the supportive housing complex is restricted by the lease to persons with special housing needs for reasons of age or disability; b) the site has not been identified by		This is a mandatory requirement. There is no applicable criterion.

<p>the Authority as being required for COMMUNITY USE;</p> <p>c) all dwellings are designed to comply with the relevant parts of the Residential Zones Development Code and the relevant Australian Standard for Adaptable Housing;</p> <p>d) the land is held as a single undivided parcel. Subdivision of the lease to provide separate title to individual dwellings, including subdivision under the Unit Titles Act 2001, is not permitted.</p>	
<p>1.4 E Overlay - School Grounds and Ovals</p>	
<p>R4 Development within those areas with an E overlay (School Grounds and Ovals) on the map to the Territory Plan shall only be permitted for the purpose of education, recreation or parkland development.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>There is no applicable rule.</p>	<p>C5 Development within those areas with an E overlay (School Grounds and Ovals) on the map to the Territory Plan protect the identified open space value associated with the landscaped ground, school oval and/or playing field within the Community Facility Zone at existing ACT Government school sites.</p>
<p>1.5 Residential Uses</p>	
<p>R6 All single and multi unit dwelling developments are designed to comply with the relevant parts of the Residential Zones – Single Dwelling Development Code or the Residential Zones – Multi – Unit Housing Development Code.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>Element 2</p>	<p>Buildings & Site Controls</p>
<p>Intent –</p>	<p>a) To provide community facilities that are compatible with the character of their local area.</p>
<p></p>	<p>b) To provide sufficient levels of amenity for proposed and adjoining users.</p>
<p></p>	<p>c) To provide community facilities that are safe and accessible.</p>
<p></p>	<p>Subdivision is possible but with controls.</p>
<p></p>	<p>Maximum height is 2 storeys within 30m of a residential zone.</p>
<p></p>	<p>Minimum set back is 6m to a residential zone.</p>
<p>Element 3</p>	<p>Built Form</p>
<p>Intent –</p>	<p>a) To provide for buildings that promote a safe and attractive urban environment.</p>
<p>Element 4</p>	<p>Parking & Site Access</p>
<p>Intent –</p>	<p>a) To encourage design of access and parking as part of</p>

		the overall design of the development.
		b) To encourage safe, convenient access to meet the needs of all users and visitors.
Element 5	Amenities	
	Intent –	a) To ensure the development is designed and sited to maximise solar access to private open space and living areas.
		b) To ensure visual and acoustic privacy of users and residents, within and adjacent to the proposed development.
		c) To maintain a safe and attractive urban environment.
Element 6	Environment	
	Intent –	a) To provide for ecologically sustainable development that does not have adverse impacts on the surrounding environment.
		This includes references to Heritage which are discussed separately in the report.
		Trees will be considered under the Tree Protection Act 2005.
		Contamination and hazardous materials are also included and need to be identified and any work carried out to relevant Acts.
Element 7	Services	
	Intent –	a) To provide for appropriately serviced developments that meet the needs of service providers and users of the proposed development to minimise offsite impacts.

2.2 ACTPLA – Community Facility Zone Development Table

Possible Development

Development	Code
Ancillary use	Community Facility Zone Development Code
Business agency	
Child care centre	
Community activity centre	
Community theatre	
Consolidation	
Cultural facility	
Demolition	
Educational establishment	
Emergency services facility	
Funeral parlour	
Health facility	
Hospital	
Indoor recreation facility	
Minor use	
Office	
Outdoor recreation facility	
Parkland	
Place of worship	
Public agency	
Religious associated use	
Residential care accommodation	
Retirement complex	
Sign	
Subdivision	
Supportive housing	
Temporary use	

Prohibited Development

PROHIBITED DEVELOPMENT A development application can not be made	
Development listed below is prohibited development except where it is listed elsewhere in the Development Table.	
Agriculture Airport Animal care facility Animal husbandry Aquatic recreation facility Boarding house Bulk landscape supplies Car park Caretakers residence Caravan park/camping ground Cemetery Civic administration Club Communications facility COMMERCIAL ACCOMMODATION USE Corrections facility Craft workshop Defence installation Drink establishment Drive-in cinema Farm Tourism Financial establishment Freight transport facility General industry Group or organised camp Habitable suite Hazardous industry Hazardous waste facility Home business Incineration facility Indoor entertainment facility Industrial trades Land fill site Land management facility Light industry Liquid fuel depot MAJOR UTILITY INSTALLATION	Mining industry Mobile home park Multi-unit housing Municipal depot Nature conservation area Offensive industry Overnight camping area Pedestrian plaza Place of assembly Plant and equipment hire establishment Plantation forestry Produce market Public transport facility Railway use Recyclable materials collection Recycling facility Relocatable unit Restaurant Road Sand and gravel extraction Scientific research establishment Serviced apartment Service station SHOP Single dwelling housing Special dwelling Stock/sale yard Store Tourist facility Transport depot Vehicle sales Veterinary hospital Warehouse Waste transfer station Woodlot Zoological facility

2.3 Act Heritage Register

The school is part of the Hall Village Precinct which is included in the interim Heritage Places Register (gazetted 23/08/2001). It is listed as an individual place (Item 8) with specific requirements 1–3 and 4 (d, h, l, k–o) inclusive.

2.3.1 Statement of Significance of Precinct

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 within the ACT and NSW, 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 demonstrates a relative lack of physical disturbance within these areas, and reflects 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 plantings 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 (as identified in schedule 1) 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 Ginninderra and Gungahlin.

2.3.2 Features intrinsic to the Heritage Significance include the following which may be relevant to the school site:

- (i) The 'rural village' urban landscape character of Hall Village, including:
 - predominantly single storey construction with a diversity of built forms and high proportion of timber and metal materials used externally;
 - high proportion of landscape space to residential blocks incorporating generous front and side setbacks;
 - considerable numbers of mature trees including exotics and remnant eucalypts across the village;
- (iv) Individually identified built heritage places of collective historic and social value, as listed in Schedule 1 (which includes Hall Primary School as Item 8).

2.3.3 Specific requirements include the following which may be relevant to the school site:

1.1 Conservation Objective

To conserve the historical layout and subdivision pattern of the village reflecting C19th town planning and providing a contrast to the organic 'Garden City' planning of C20th Canberra.

- (d) The historical intent for Sections 6 & 7 to constitute a central landscaped reserve within the village should be retained through the retention of the 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 Michaels & All Angels Church (Block 2 Section 6).
- (e) No additional residential or commercial development or subdivision, other than that being directly associated with rural land use, should be permitted within the precinct external to the existing village grid subdivision.
- (f) No further subdivision or consolidation of residential blocks shall be

permitted. The consolidation of commercial blocks shall not be permitted however the subdivision of commercial blocks may be permitted where the subdivision will not have an adverse impact on the heritage values of the streetscape.

2.3 Conservation Objective

To perpetuate substantial numbers of trees on private and public land across the precinct consistent with the woodland setting of the village and current social values. The diversity of species and planting arrangements that reflect the rural village streetscape character within the village should be retained, including informal characteristics which contrast with the unity and ordered arrangements of suburban Canberra.

- (f) 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.
- (i) The design of any development upon private land should aim to retain all mature trees within the block Trees of the following size shall not be removed without approval:
 - Overall height above ground >6m or
 - Trunk circumference at 1.2m above ground >750mm
- (j) Removal may be permitted where the lessee can demonstrate, with supporting specialist advice, that:
 - the tree is causing substantial damage to a building, structure or service; or
 - the tree is structurally weak and there is a potential danger of causing injury to persons or damage to property; or
 - the tree represents a serious plant disease threat; or
 - the tree is blocking solar access to the living areas of a dwelling during winter between the hours of 9am to 3pm, and pruning is not sufficient to remedy this; or
 - the tree is causing an allergic reaction to an occupant of the block and the claim can be supported by certification from a medical specialist; or
 - where the tree is part of a close planting of a number of trees, the removal of the tree will allow the other trees to develop fully; or
 - the Authority considers that an approval is in accordance with retaining the heritage significance of the precinct.
- (k) Where the removal of a tree is approved, a replacement tree of advanced stock, of the same species or a species common or sympathetic to the precinct, shall be introduced at an approved location within the block. This requirement may be waived where a substantial number of trees are to be otherwise retained within the property.

3.2 Conservation Objective

To conserve the low density character of the village of large blocks with detached dwellings generally sited centrally within a generous landscape setting. To ensure that development is sympathetic to the existing patterns of built form, predominantly single-storey scale, and landscape composition of the rural village streetscapes.

- (g) The maximum plot ratio for a development within a residential block shall be 25%, excluding water tanks.
- (h) No part of a dwelling or attached structure shall be closer to the front boundary of the block than 12m or the building line to the original dwelling, whichever is the lesser.
- (i) No part of a dwelling or attached structure shall be closer to a side boundary than 5m for blocks over 1500m², and not closer than 3m for blocks less than 1500m².
- (j) No part of a dwelling or attached structure shall be closer to a rear boundary than 3m.
- (k) 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.

4.2 Conservation Objective

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 building.
- (h) Alterations and additions to original buildings/structures 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 eave 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.
- (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.

4.3 Conservation Objective

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 are individual plantings with important historical associations (eg: Peace Tree at Hall Primary) or occur in an

historical formal arrangement then 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 and protected from disturbance unless otherwise approved.

2.4 Peter Freeman P/L Village Of Hall Heritage Assessment July 2006

P.61 Hall Public School

The History and description are well defined (refer Attachment A)

“Statement of Significance is:

The original school building is of historic significance because it is the oldest school building in the Hall, (dating from 1910) and because of its association to the development of the village. (ACT criterion vii) The School building and precinct is a good example representative of early 20th Century school precinct. The school building is highly valued by the community of Hall as contributing to history of the village and its long and continual associations to the village. The school has played an important role in the life of the village from the earliest stages of development. (ACT Criterion iv)

Features intrinsic to Heritage of the place:

The features intrinsic to the heritage of the place are the form, style and fenestration of the building. The ‘additive’ nature of the school complex; the school memorials and the school grounds and landscape.

Management Policy Recommendations

Future redevelopment of the school grounds should consider the removal of intrusive building extensions and additions which adversely affect the original school building.

Removal of the pine trees due to age and safety reasons should be considered and a replanting schedule undertaken. It is recommended that the school commission a strategic asset management plan, with a conservation assessment as a component of that plan.”

2.5 EG Butt, RT Winch, SR Marquels: Village Of Hall Conservation Study

STAGE 1 ANALYSIS JUNE 1983

EG Butt, J Ramsay: Village Of Hall Conservation Study Stage 2

CONSERVATION POLICY JUNE 1988

Good History

The conservation Policy has been superseded by later studies but relevant sections are included as ATTACHMENT B.

**2.6 Arts & Archival Conservation: Assessment & Management Plan
June 2010.**

This concentrates on the collection in the Hall School Museum (Laurie Copping Heritage Centre)

Recommendations include upgrading the existing building to ensure appropriate conservation of the collection.

The long term recommends additional dedicated storage space (Clause 2.3 Item 4).

2.7 Lease

There are no easements or restrictions that apply to the site.

2.8 Steve Coombe Hall P.S. Fire Safety Report

An inertia fire indicator panel is installed in the Administration block which monitors all thermal detectors in all the buildings. These provide early warning to the occupants via an EWIS and to the fire brigade.

There are also fire hose reels and fire hydrants in adjacent streets and fire extinguishers.

The system is adequate but must be maintained. Consideration to be given to installation of smoke detectors.

**2.9 Discount Tree Services Act Pty Ltd: Hall Primary School Tree
Assessment Report 29/03/2004**

A condition report together with applications for urgent tree surgeries.

(The advice from Enviro Links Design in rechecking this is that the work recommended was undertaken.)

**2.10 Robson Laboratories: Hall Primary School Asbestos Survey May
2004**

Asbestos exists in all buildings. Refer attached summary. Attachment C.

2.11 Condition Assessment 07/12/2006

This includes a Schedule of Maintenance Proposals covering buildings, grounds, trees, hydraulics, fire protection, electrical services and mechanical services.

At the time, the facilities were in quite good condition with only minor work required.

3.0 BASIC DESCRIPTION OF EXISTING FACILITIES

The names used generally are those in use when the school was closed. (Refer Figure 4)

3.1 Existing Facilities

LIBRARY	Vertical boards with cover battens and a metal low pitched roof. Aluminium framed windows. A transportable building.
OFFICE	Metal clad building with a metal low pitched roof. Aluminium framed windows. Asbestos cement sheeting in entry and link to library. A transportable building.
TOILETS	Vertical boards with skillion corrugated metal roof and timber framed windows. Some asbestos sheet in eaves and verandah. Constructed C1960 with main part of school.
CLASSROOMS BLOCK 1	Vertical boards with skillion corrugated metal roof and timber framed windows. Some asbestos sheet in eaves and verandah. Constructed C1960 with main part of school.
CLASSROOMS BLOCK 2/STAFF	Vertical boards with skillion corrugated metal roof and timber framed windows. Some asbestos sheet in eaves and verandah. Constructed C1960 with main part of school.
ART	Metal clad building with metal low pitched roof. Aluminium framed windows. A transportable building. Part of the building is outside the site boundary and in the verge area.
PRESCHOOL	Asbestos cement shed clad building with a metal low pitched roof. Timber framed windows. A transportable building.
CLASSROOM BLOCK 3	Asbestos cement shed clad building with a metal low pitched roof. Timber framed windows. A transportable building.
HALL	Asbestos cement shed clad building with a metal low pitched roof. Timber framed windows. A transportable building.
GARAGE	Metal colourbond double garage with gable roof and double roller doors and aluminium framed windows.
COTTAGE	Vertical boards with gable corrugated metal roof and aluminium framed windows. C1960.
MUSEUM	Painted timber weatherboards with a gable corrugated metal roof. Windows are timber framed double hung. The original 1911 School House.

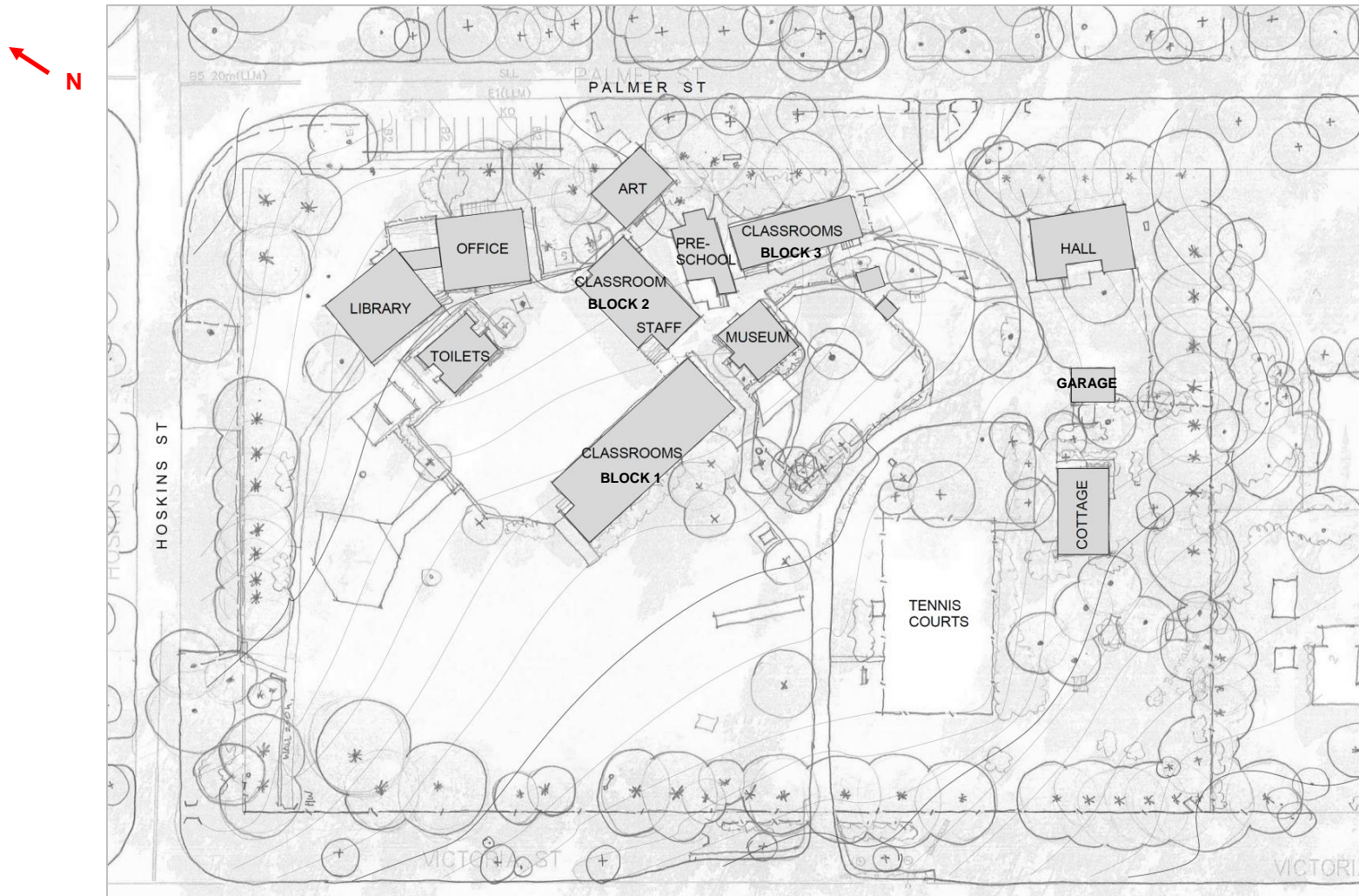


Figure 4 – Site plan – Existing Facilities

Source: Enviro Links Design/EMA

3.2 Condition

The buildings were all used up to its closure a few years ago and now the only ones used are:

- Cottage – for Hall Progress Association
- Museum – as a museum
- Garage – for storage and Men's Shed
- Preschool – as a preschool.

These are in good condition although the preschool is less so.

The other buildings are suffering from lack of use and basic maintenance with deteriorating paint.

The asbestos within many buildings makes them less suitable for reuse.

Part of the Art Building is outside the site and should not be.

3.3 Potential Building Reuse

Figure 5 provides further details of the building plans.

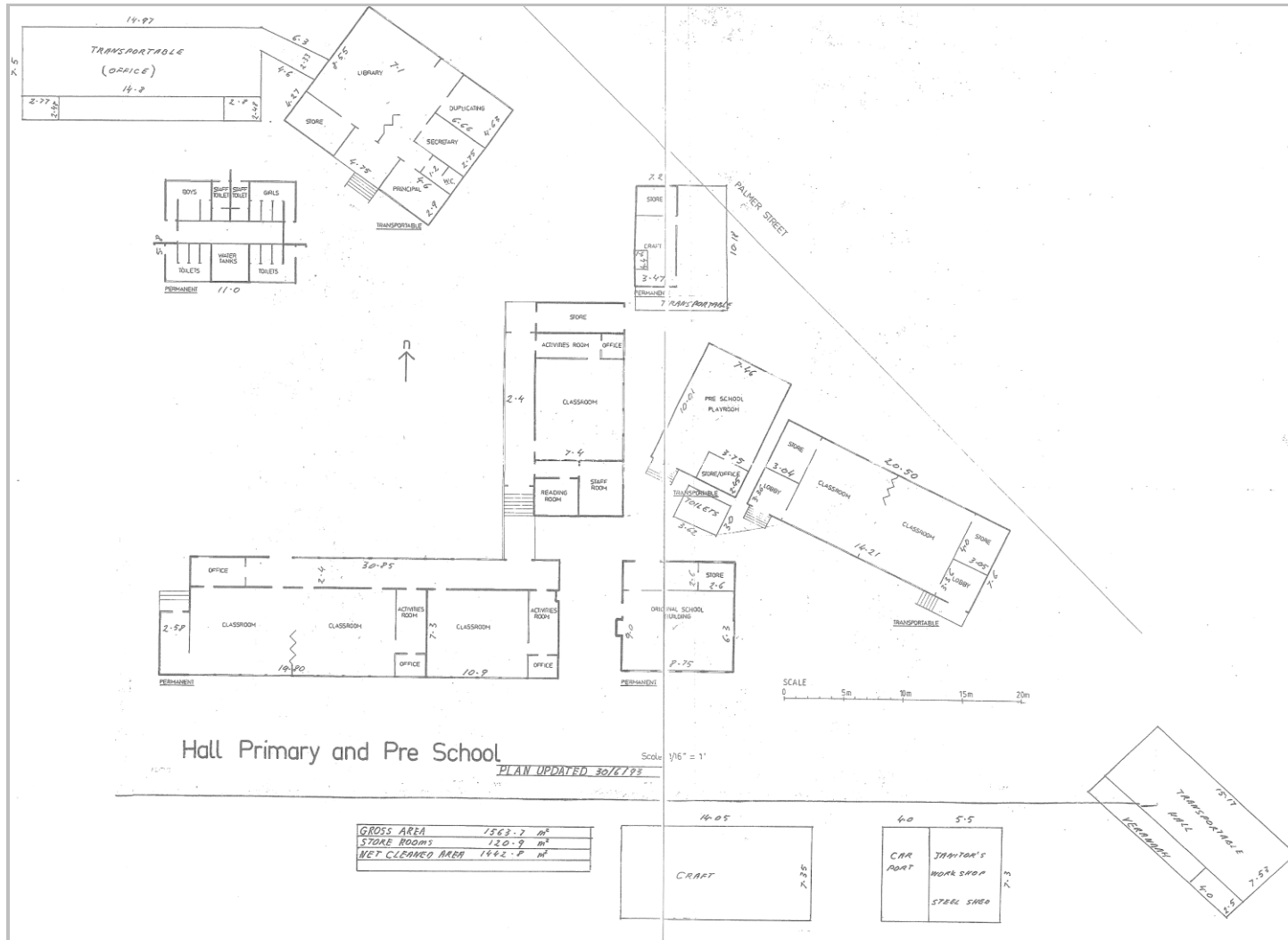


Figure 5 – Building Plans
 Source: DHCS

3.3.1 Short Term

With basic maintenance and safety check, all buildings are capable of reuse acknowledging the restriction and safety issues related to asbestos.

3.3.2 Mid Term

It is suggested that all of the transportable buildings (including Hall) which also contain most of the asbestos be removed from the site. This would leave:

Classroom Block 1
Classroom Block 2 & Staff
Toilets
Museum
Garage
Cottage

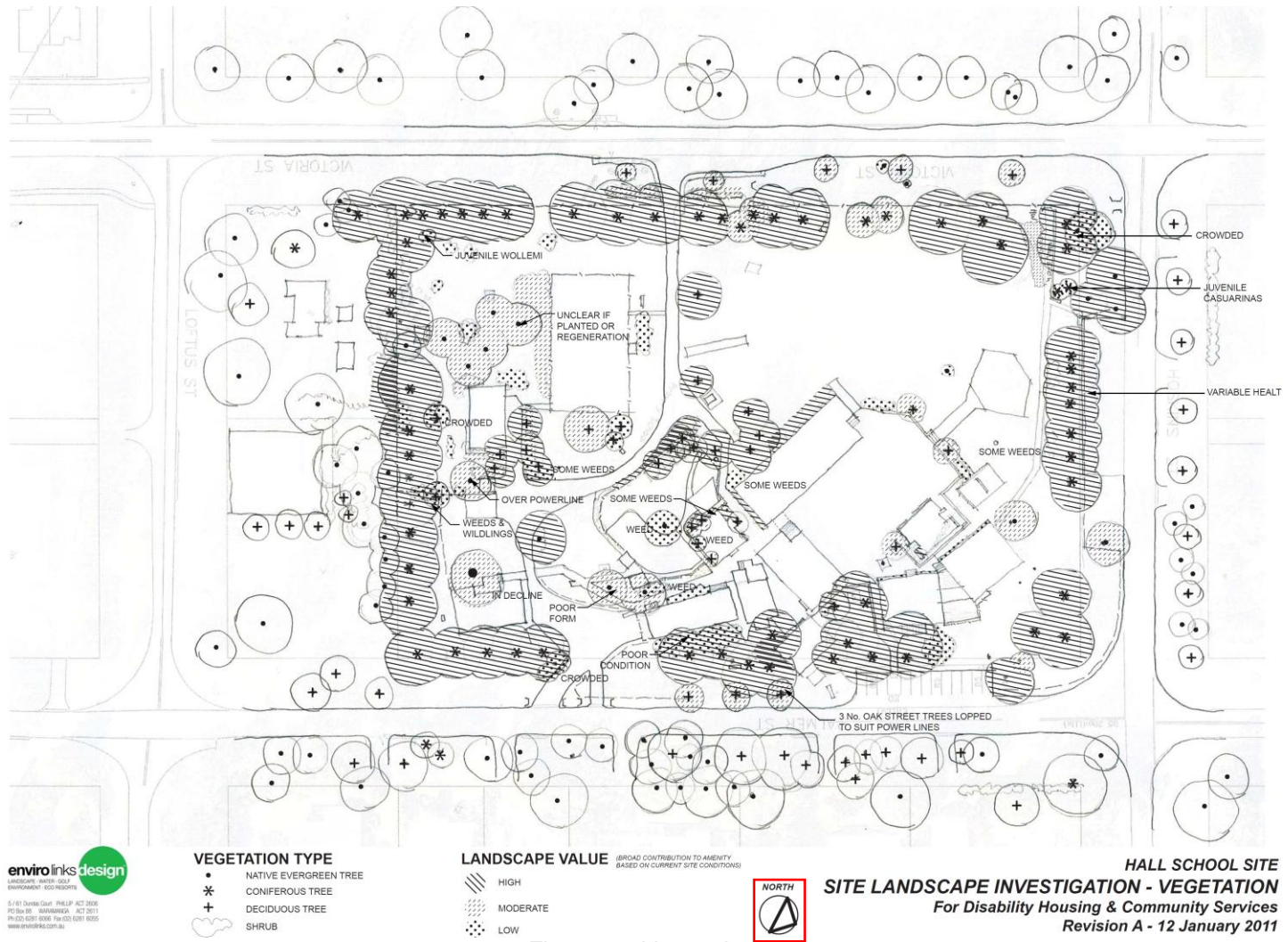
The asbestos remaining in these buildings would need to be removed and replaced with fibre cement sheet.

We understand that the museum, cottage and garage are committed in the mid term to the Hall Progress Association and other organisations. That leaves the available building space as:

Classroom Block 1	One former classroom	80m ²
	Double former classroom	160m ²
	Support offices 2 x 5 m ²	10m ²
	Storage 2 x 15 m ²	30m ²
	+ enclosed corridor along building	
Classroom Block 2	One former classroom	80m ²
	Support office	5m ²
	Storage	15m ²
	Extra storage	20m ²
	Former staff room & reading room	40m ²
	+ enclosed corridor along building	
	Total Area Available (plus corridors)	440m²
Toilet with:	Two single staff toilets	
	Female toilets (6 pan)	
	Male toilets (4 pan, 3 urinal)	
	This could be retained, upgraded, replaced or demolished.	

3.4 Vegetation

The condition of the vegetation has been assessed and is provided in Figure 6.



HALL SCHOOL SITE
SITE LANDSCAPE INVESTIGATION - VEGETATION
 For Disability Housing & Community Services
 Revision A - 12 January 2011

Figure 6 – Vegetation
 Source: Enviro Links Design

enviro links design
 LANDSCAPE ARCHITECTURE & ENVIRONMENTAL CONSULTANTS
 5/1 FT Dundas Court, PHILLIP ACT 2606
 PO Box 95 WARRAMONGA ACT 2611
 PH: 02 6321 6000 FAX: 02 6321 6005
 www.envirolinks.com.au

4.0 OPPORTUNITIES & CONSTRAINTS

4.1 Landscape

The landscape opportunities and constraints are presented in Figures 7 & 8.

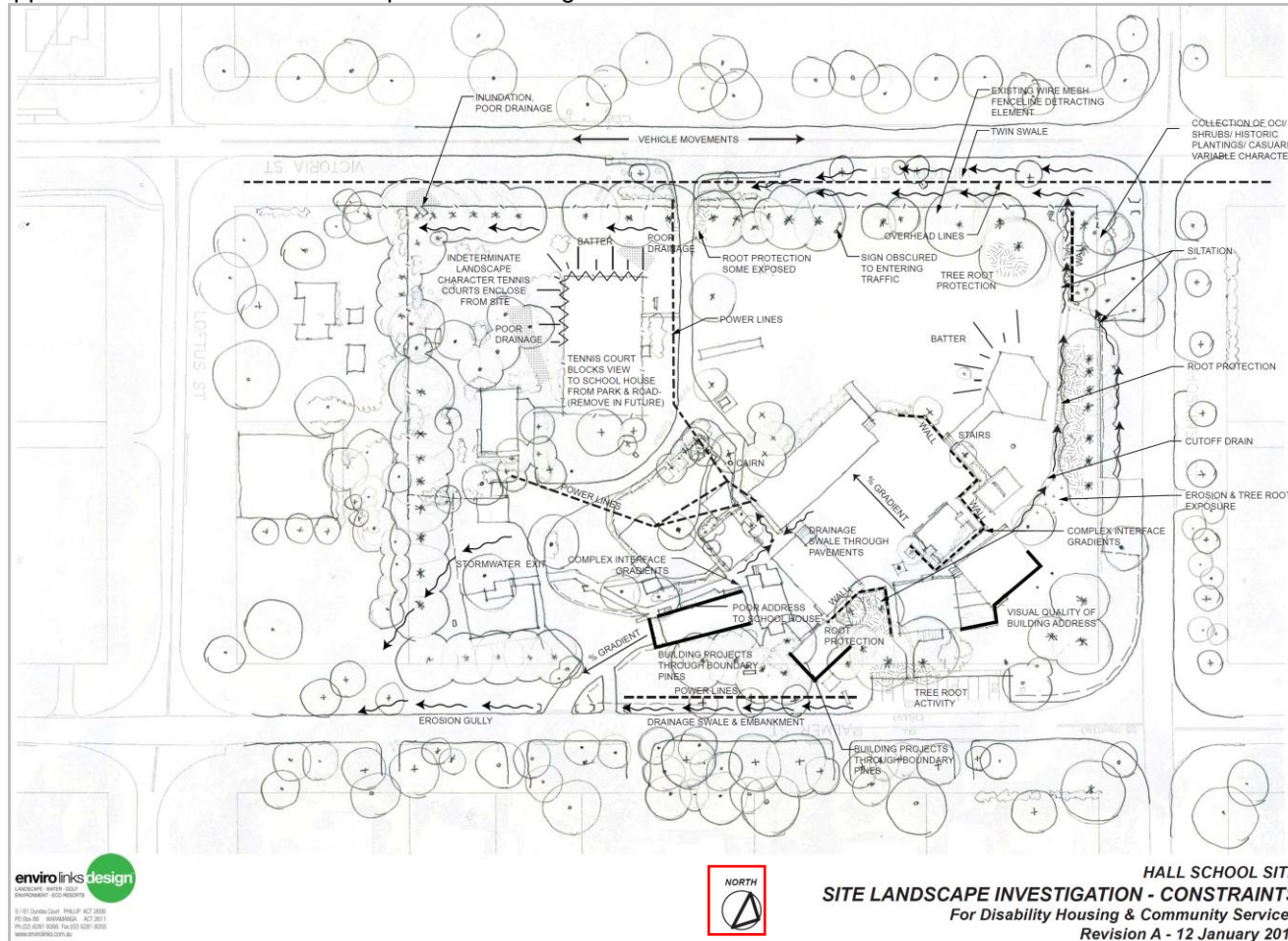


Figure 7 – Landscape Constraints
 Source: Enviro Links Design

4.2 Heritage

The opportunities and constraints presented by the heritage significance of the site are detailed in the existing Hall Village Citation and ACTPLA Controls but can be summarised as:

- a landscape/tree protection and maximum plot ratio 25%.

In the 2004 Heritage Assessment (Peter Freeman P/L), the school building and precinct is considered significant with the features being the original building, the additive nature and the school grounds and landscape.

The early photograph (refer Figure 9 below) of the school has the main school focus and grounds toward the south west.

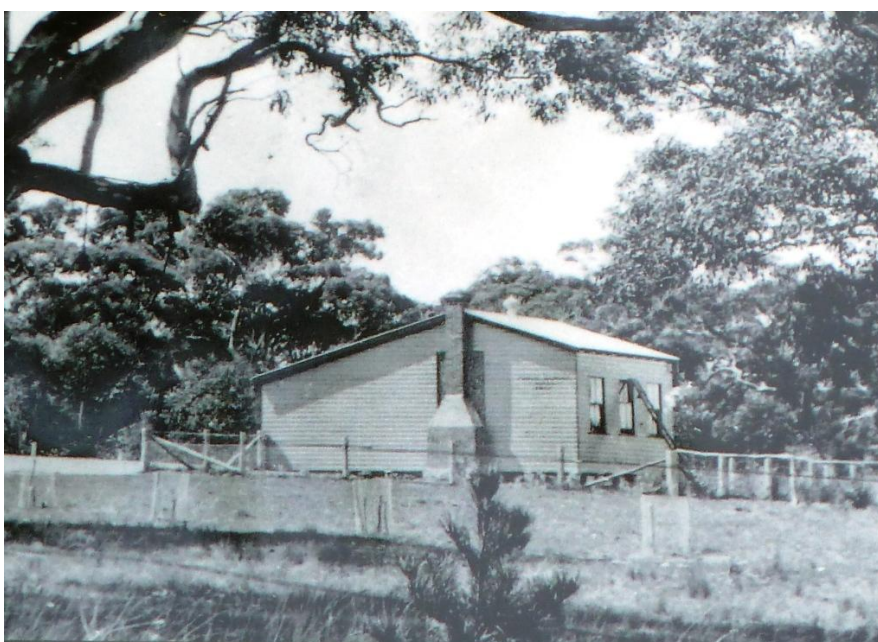


Figure 9 – Hall School House
Source: *Lyll Gillespie Collection*

The relationship of the original school (Museum) toward Victoria Street should remain although the addition of the Tennis Court, which reshaped the site, restricts this except along the current path.

4.3 Possible New Development

There is a capacity on the site to expand the extent of buildings. These are indicated in the following plan.

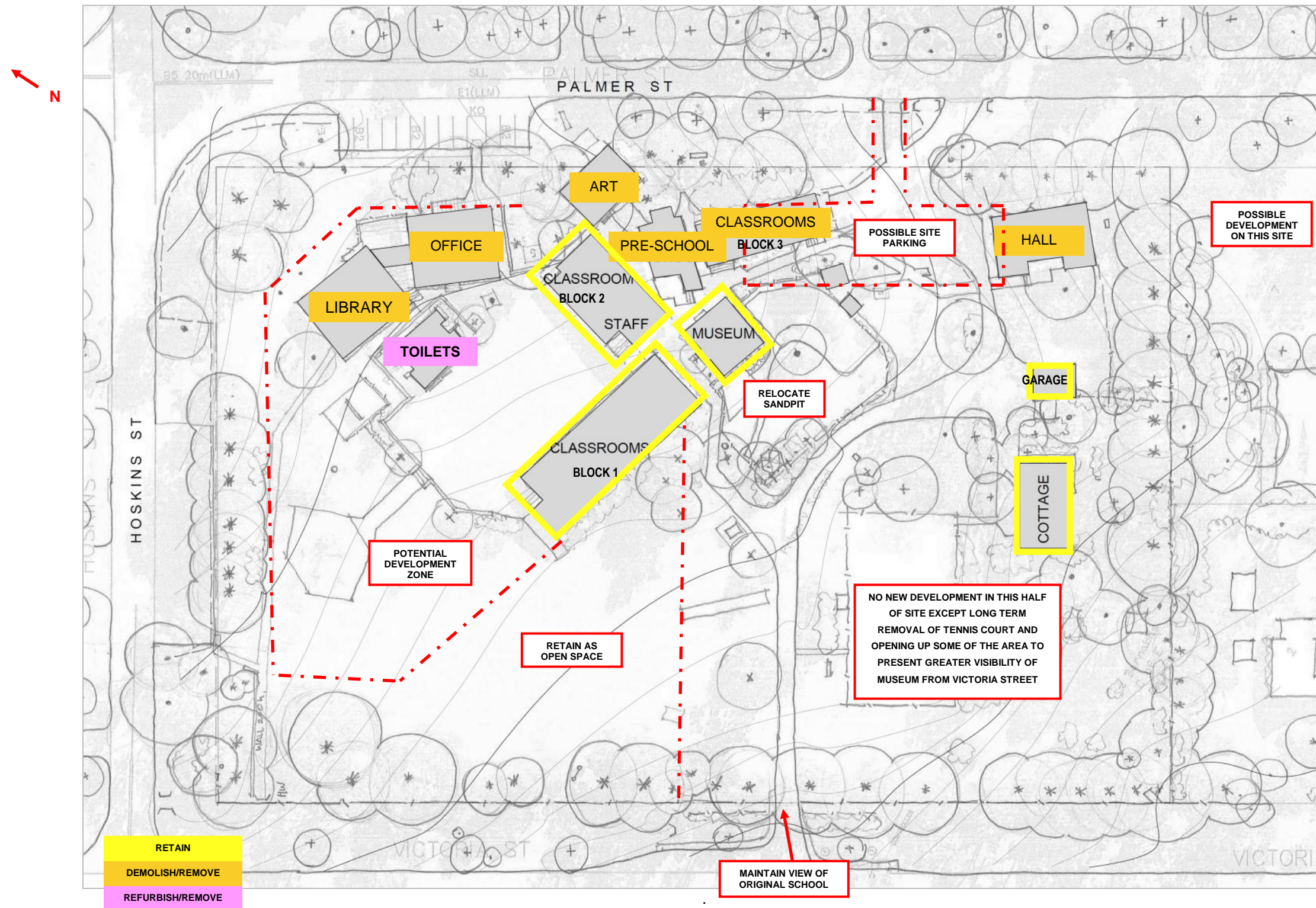


Figure 10 – Site plan – New Development Controls
Source: Enviro Links Design/EMA

New development is restricted to two storeys. There are set back requirements but with the trees around the perimeter of the site to be retained the set back requirements will be met.

5.0 MASTERPLAN

5.1 Uses

5.5.1 Community Facility Zone

Possible suitable and permitted uses under the current zoning are:

- Childcare centre
- Community activity centre
- Community Sport Facility
 - o Netball/basketball courts
 - o Playing field
 - o Amenities
- Relocate markets here
- Community offices/business centre
- Educational establishment
- Office
- Residential care accommodation

Continued use of the Museum, Cottage, Garage, Tennis Courts for general community use is supported. Expansion of the Museum into all or part of Classroom 1 is possible.

The existing classroom Block 2 & Staff could be developed as a preschool once the existing facility is removed.

Replacement of transportable buildings with purpose built structures for an educational facility/office or other permitted use is supported.

Development control guidelines will be developed as part of the final Masterplan to guide new work into planning.

5.5.2 Change of Zoning

A possible development use is multi-unit housing but this but could require a change of zoning if it wasn't associated with aged or supported care.

Other possible uses are considered less suitable given the history, significance and location of the site, and the anticipated needs of the community.

5.2 Potential Demand

There is no known specific current demand for use of the site but it has not been specifically explored.

There has been an indication that there needs to be additional storage for objects from the Museum which could use one of the classrooms.

5.3 Recommendation

It is recommended that use of the facilities be explored in more detail with expressions of interest and consultation with ACT Government and Community.

The short term objective should be to find an active use for the existing facilities.

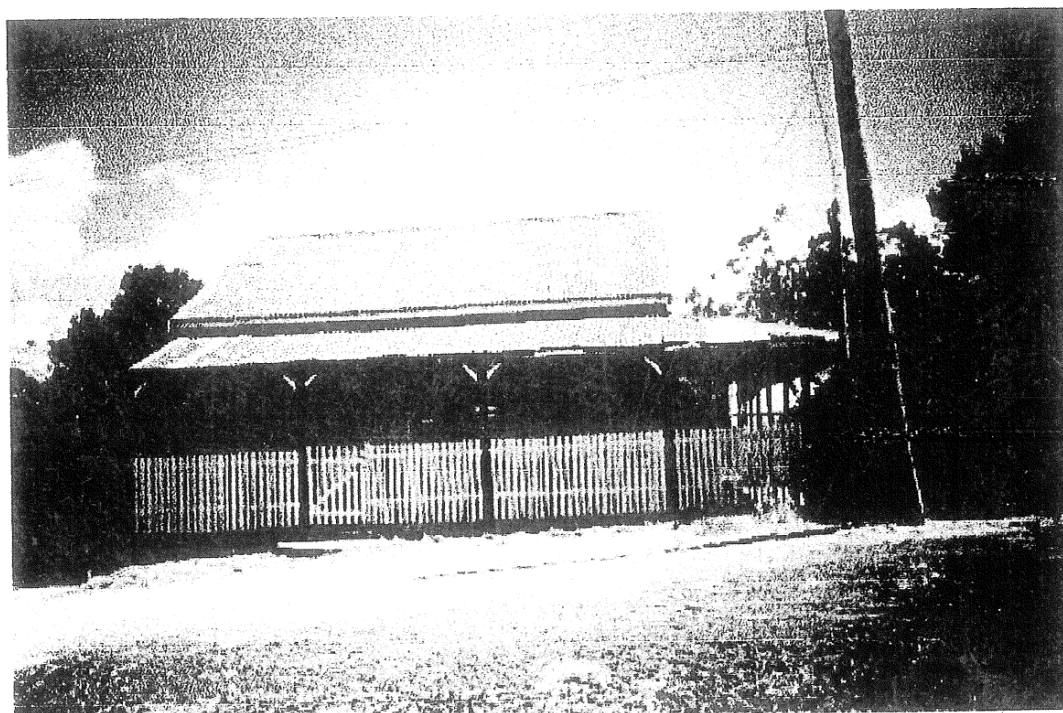
The mid to long term objective should remove some buildings, rationalize and expand development on the site with the most suitable uses being any or a mix of:

- Childcare centre
- Community activity centre
- Residential care accommodation
- Multi-unit development

Other possible uses, if a user could be found, would be educational, even Adult Education.

ATTACHMENT A

**HISTORY & DESCRIPTION FROM PETER FREEMAN – VILLAGE OF HALL
ASSESSMENT (EXTRACTS)**



39 Victoria Street, 'Cooee' . PF 2000 photograph

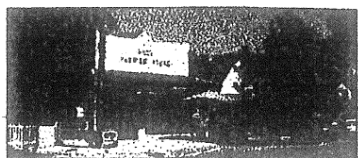
**VILLAGE OF HALL • AUSTRALIAN CAPITAL TERRITORY
HERITAGE ASSESSMENT
VOLUME 1 • THE ASSESSMENT**

PREPARED FOR THE
ENVIRONMENT ACT HERITAGE UNIT

PETER FREEMAN PTY LTD
CONSERVATION ARCHITECTS & PLANNERS • CANBERRA
IN ASSOCIATION WITH
ROBERT BODEN & ASSOCIATES
CONSERVATION & NATURAL RESOURCE MANAGEMENT • CANBERRA

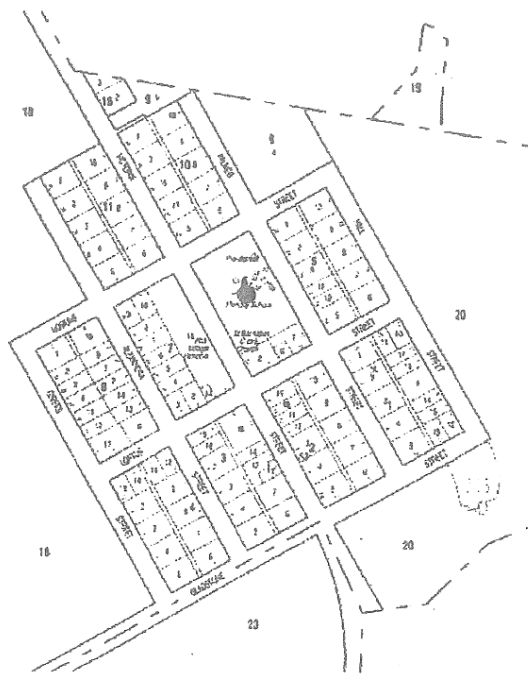
FINAL
JULY 2000

Belconnen Hall



THE VILLAGE OF HALL • HERITAGE ASSESSMENT • 2000
VOLUME 2 • THE INVENTORY

SECTION 3 • THE HALL MAIN STREET • PAGE 61



The village of Hall showing the location of Hall Public School.
PALM 1996 plan.

NAME : Hall Public School and Peace Tree
FORMER NAME : Hall Public School
ADDRESS : Victoria Street, Village of Hall
PROPERTY DESCRIPTION : Section 6 Block 3

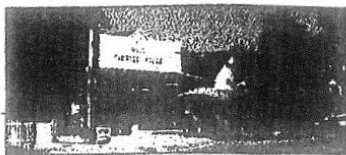
HISTORICAL OVERVIEW³⁴ :

As Hall gradually replaced Ginninderra as the centre of business and community activity for the district, pressure mounted for a school to be erected at Hall. In July 1909, James Kilby wrote to Colonel Ryrie again, pointing out that of the 45 children at Ginninderra School, 20 came from the Hall area. He spoke strongly about rumors that Ginninderra school was to be extended while there was a real need at Hall for a school building. This was followed by a carefully reasoned petition, which was signed by 15 parents and listed 40 pupils who would attend the new school.

In October of that year Colonel Ryrie, submitted a proposal from the Hall residents, that they would build a school if the Department would supply a teacher. 23 October 1909, refusing to recommend the new school at Hall, a Mr Fraser wrote again to the Chief Inspector on 20 December recommending a school to accommodate 25 children or, at most, 30. He also spoke of the fine site he had selected.

In January 1910 approval was given to the District Inspector to call

³⁴ The following history of Hall Public school has been informed by *Hall School A History* by Mr Laurie Copping [ex principal of Hall Public School, 1986] and *Ginninderra Forerunner to Canberra* by Lyall Gillespie [1992] and oral history from Brenton Perry [2000], refer Study Bibliography Section 8 Volume 1.



THE VILLAGE OF HALL • HERITAGE ASSESSMENT • 2000
VOLUME 2 • THE INVENTORY

SECTION 3 • THE HALL MAIN STREET • PAGE 62

tenders and a formal announcement that an application for a school at Hall had been approved appeared in the Public Instruction Gazette on 31 January of that year. James Kilby, the man largely responsible for this success, was quick to write to the Under Secretary, the well-known Mr. Peter Board, thanking him for the decision, saying *'...I am sure it will be a great convenience and a blessing to the place'*. In 19 March 1910, Mr Fraser wrote to his Chief Inspector, detailing the five tenders received and recommended that the lowest tenderer be rejected, suggesting that the next tender, of £159.10 by Arthur Bowden, be accepted. His recommendations was not heeded and the tender went to the lowest figure. Mr Fraser proved to be right and after considerable discussion as to whether Baltic Pine could be substituted for Murray Pine the contract was terminated and Mr Bowden [the losing tenderer and the nominee of Mr. Fraser] was asked to proceed with the work.

On 3 September 1910, a new contract was signed with a completion date of 29 October 1910. The building was to be 20 feet square with two outside toilets on the eastern side. By December 1910, the building was completed and furniture had been supplied. During the Christmas vacation the decision was made to close Ginninderra School and transfer the teacher, Mr Charles Thompson, to Hall. The first day of school was on 30 January 1911, and the attendance was 29 pupils, 12 girls and 17 boys.

As numbers grew to almost 50, the tiny building was severely overcrowded and in 1924 additions were completed, providing extra classroom space and a small storeroom at the end of the verandah. Although there is no reference to these extensions in the archive record of the school, it seems likely that a small weather-shed on the north-eastern side of the school was built at the same time.

In 1957, Mr Keith Brew was appointed teacher and at the same time came the news that it was intended to close the school and bus the pupils to Lyneham Primary School which was to open soon. The case against closing the school was ably presented by Mr Jim Rochford to the Department of Interior. The result of further deliberations was most satisfactory. It was decided that not only would the school remain open but that a new school building would be built, with a residence for the teacher in the grounds. By this time the enrolment had reached 50 children and it was decided to upgrade the school to a class 3 school. This involved the appointment of a principal. Mr Laurie Copping received the appointment.

By the beginning of 1960, work had commenced on the new building and residence. By Easter of that year the children were able to move into their new classrooms furnished with modern desks and much new equipment. One problem which had plagued the school and indeed the village for many years had been the shortage of water. In 1961 it was decided to explore the possibility of sinking a bore. Tests were positive, and by early 1962 a bore had been sunk and was supplying some 1,200 gallons per hour. This allowed for the building of a new toilet block connected to a septic system in 1962. Later in the year a pressure pump was attached to the bore. This allowed for

Original school building.
NLA Pictorial Section,
Canberra Suburbs - Hall.





THE VILLAGE OF HALL • HERITAGE ASSESSMENT • 2000
VOLUME 2 • THE INVENTORY

SECTION 3 • THE HALL MAIN STREET • PAGE 63

extensive watering of grassed area and landscaping which had been undertaken. At the same time a large area in the front of the school building was asphalted, providing an excellent quadrangle. By 1968 enrolments had grown to 84 which entitled the school to two assistant teachers. Once again the old school building became a classroom. With another increase to 96 in 1967, it was decided that the old building was unsuitable, and a double transportable was provided, pending plans for additions to be built. Late in 1968 additions were completed. These consisted of an extension to the main building and a new classroom block.

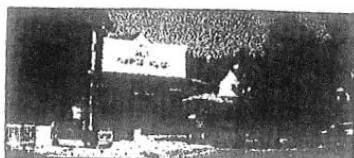
DESCRIPTION :

The original school building is a single storey horizontal shiplap weatherboard building, painted a strong cream with brown trims, with a corrugated gable roof. The front [north] elevation of this building, which is the gable end, features a brick chimney and timber door, with a timber supported hood over. A ventilation vent cover has been removed and it appears that rabbits and rodents are entering the under-floor space.

The east elevation features a tall doorway. The doorway is composed of double swing doors and highlight window above. The doors are constructed of vertical timber boarding. The highlight window is composed of three windows, with security mesh fixed to the inside. There are plumbing fixtures attached to the external wall. The south elevation features a single double hung timber window, that is aligned with the apex of the gable. The window is composed of six panes to the top light and the bottom light is divided equally in half. Most of the original fabric and features of the original school remain intact and should be conserved. However the later additional buildings have affected the visual setting of the building. There are two plaques fixed to the external wall of the building. A



Hall Public School
PF.2000 photograph



THE VILLAGE OF HALL • HERITAGE ASSESSMENT • 2000
VOLUME 2 • THE INVENTORY

SECTION 3 • THE HALL MAIN STREET • PAGE 64

brass plaque is attached to the north wall and the inscription reads:

*'Hall Education Museum
Opened by his Excellency
The Rt, Hon Sir Ninian Stephens
AIC, GCMG, GCVD KBE
Governor General of the Commonwealth of Australia
on Saturday 19th April 1986
Marking 75th anniversary of the school
This plaque commemorates the Diamond Jubilee of the Hall School 1911-
1971
From the P&C
Unveiled Mr. R. Jones & Mrs L. St John
Foundation pupil of the school 27th March 1971'*
A timber sign attached to the west wall, with the inscription reads:
*'Public School
Hall
1911'*

The Conroy report states that :

'...The original school building was one of a number of buildings identified that contributed to the community's sense of history and heritage'.³⁵

NATURAL HERITAGE :

A significant feature of the primary school grounds is the 'Peace Tree'. It is located next to the pre-school, in the middle of the Hall Primary School complex. The Peace Tree is a species of juniper, *Juniperus* sp. The school librarian, advised that a tree of similar age was planted at the Roman Catholic church, and that both trees may have been planted at the same time ie immediately after World War I. The plaque for the Peace tree at the school reads :

*'The Peace Tree
Hall School students planted
this tree after World War I
(1914 - 1918) to celebrate peace.
Plaque erected 26/11/99'*

PHYSICAL CONDITION :

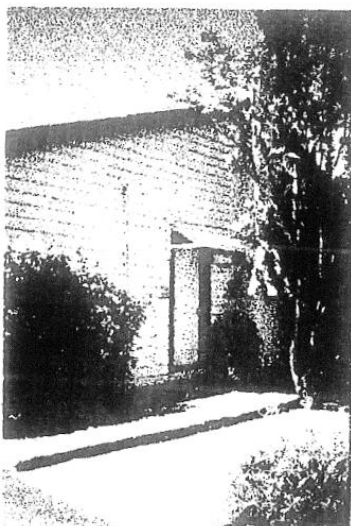
The building is in sound condition, being regularly maintained by Mr Laurie Copping, a founder of the Museum and ex-principal. The peace tree is leaning away from the adjacent building but is stable and in good condition. Junipers are a very long-lived species.

STATEMENT OF SIGNIFICANCE :

The original school building is of historic significance because it is the oldest school building in the Hall, [dating from 1910] and because of its association to the development of the village. [ACT Criterion vii] The School building and precinct is a good example representative of early 20th Century school precinct. The school building is highly

³⁵ Conroy, S., [March 1999], *Hall Village A Cultural Profile and Consultation Report*. The report details the community consultation process to ascertain the residents and business values concerning Hall's built, natural and historical values.

Hall Public School
North elevation
1972 2000 photograph





THE VILLAGE OF HALL • HERITAGE ASSESSMENT • 2000
VOLUME 2 • THE INVENTORY

SECTION 3 • THE HALL MAIN STREET • PAGE 65



Time Capsula
PF 2000 photograph

valued by the community of Hall as contributing to history of the village and its long and continual associations to the village. The school has played an important role in the life of the village from the earliest stages of development. [ACT Criterion iv]

FEATURES INTRINSIC TO THE HERITAGE OF THE PLACE :

The features intrinsic to the heritage of the place are the form, style and fenestration of the building. The 'additive' nature of the school complex; the school memorials and the school grounds and landscape.

MANAGEMENT POLICY RECOMMENDATIONS :

Future redevelopment of the school grounds should consider the removal of intrusive building extensions and additions which adversely affect the original school building. Removal of the pine trees due to age and safety reasons should be considered and a replanting schedule undertaken. It is recommended that the school commission a strategic asset management plan, with a conservation assessment as a component of that plan.

Peace Tree
Note the extreme lean, caused by site conditions.
PF 2000 photograph



ATTACHMENT B

CONSERVATION POLICIES FROM EG BUTT, J RAMSAY CONSERVATION STUDY

3 THE CONSERVATION POLICY

3.01 Aims

The aims of the conservation policy are;

- to conserve the unique identity of Hall,
- to preserve the visual isolation and community identity,
- to allow for appropriate development which enhances the village community,
- to consider implications of proposed developments which could affect Hall.

3.02 Statement of Conservation

Significant features of Hall identified in the Stage 1 Report are listed under categories of conservation intent and are as follows:

To Retain Historical Identity

by safeguarding and enhancing elements of historic significance.

Items of historical significance are: buildings and ancillary structures which exhibit period architectural characteristics,

the settlement layout which includes the orthogonal pattern, back lanes and large blocks,

significant exotic trees such as the memorial trees and the school pines,

and the consistent small scale of residential and commercial buildings with pitched roofs, gabled ends and fine details.

To Retain Visual Identity

by safeguarding and enhancing elements of visual significance.

Items of visual significance are:

the large native trees,

the open space of the former cricket ground,

the open space surrounding the Halls Creek corridor,

defined articulation of Victoria Street,

lack of 'in-line' boundary articulation in the roads, fences,
unsophisticated meandering appearance of roads (contrasting
with Victoria Street) which are unsealed without kerbs and
gutters,

the general ambiance of the built form which has a homogeneity
of scale and materials,

a visual horizon from the village of wooded slopes with
agricultural activities,

visual foci of the creek, the showground, the sportsfield, Victoria
Street and the old pines,

and the natural enclosure and visual isolation created by the
landform.

To Retain a Social Identity

by promoting a sense of community which is necessary for the
continuity of a village environment.

To Encourage Economic Sufficiency

by providing adequate allowance for appropriate economic
development.

4 POLICIES

Policies outlined in this section directly relate to categories of conservation listed in 3.02 and are as follows:

4.01 Historical Values Policy;

to preserve historical elements,

to provide continuity for limited growth,

to preserve areas recognised as historical precincts for the uses for which they were designed or built or for new uses which are deemed as sympathetic or similar to old design or historic use,

to preserve orthogonal layout of road reserves, existing block sizes, and back lanes in existing blocks and new developments,

to meander roads within road reserves,

to direct a continuity of existing built form in new buildings,

to direct a continuity of landscape character in new landscape developments,

and to conserve significant introduced plant elements such as the memorial trees and school pines.

4.02 Visual Values Policy;

to retain the wooded agricultural land perimeter to the village,

to retain the large native trees,

to encourage continued development which blends with village visual character,

to support specific precinct definition of historical, residential or commercial areas.

to encourage the uncontrived character of relationship of elements,

and to encourage a lack of linear articulation except for Victoria Street.

4.03 Economic Policy;

to encourage appropriate development which provides for economic opportunities which respect the historical and visual values policies,

to encourage development of the commercial and business precinct

and to disallow industries which could detract from the Hall environment.

4.04 Social Policy;

to encourage the community identity of Hall,

to encourage sympathetic developments which promote social benefits, community interaction and local independence,

to encourage political action from local groups which are sympathetic to historical and visual values,

and to promote a greater role by the Hall community in managing the resources of its own environment.

5 PROCEDURES FOR IMPLEMENTATION OF POLICIES

5.01 Development Guidelines

Guidelines set standards which allow a consistent quality of development and they are required to provide developers and lease holders with a picture of what is required of them in order to be allowed to develop designs that meet with official approval.

Information required in a set of guidelines for Hall is as follows:

- (1) Siting of buildings which includes an informal set back from boundaries, allowable site coverage and required orientation.
- (2) Siting of additions which respect the existing character of the building and seek to minimize the impact of change.
- (3) Building form should follow the form of existing vernacular structures in terms of height limit, roof design and pitch, colour, material, decoration and building/plot ratio.
- (4) Ancillary structures such as garages and sheds should have varied setbacks and size limitations.
- (5) Specific standards relating to items (1), (2), (3), and (4) should be established for the historical precinct, the commercial precinct and the residential precinct.
- (6) Standards for fences should be established to retain character of original fences.
- (7) Standards for signs and advertising should be established.

ATTACHMENT C

REPORT ON ASBESTOS: SUMMARY



010
011
012

Hall Primary School
Asbestos Survey

Hall Primary School – Asbestos Locations

Asbestos Material	Location/details	Asbestos type(s) & Sample No.	Comments
Internal Cement Ceiling Sheet	Grades 2-6 Bldg: Enclosed Porch; Kindergarten Bldg: Enclosed Porch & Storage Rm; LOTE Bldg: All ceilings; Preschool Bldg: All ceilings.	Chrysotile Asbestos Sample 2123 – 11- 4 & 11	
Internal Cement Wall sheet	Admin Bldg: All external walls; walls to store rm and porch end (south) office; Kindergarten Bldg: Storage Rm; LOTE Bldg: All walls; Preschool Bldg and attached toilet: All walls; Hall: All exterior walls; Cottage: Hall closet to hot water heater.	Chrysotile Amosite Asbestos Sample 2123 – 11 – 1, 9, 12 & 17	Leave, label and maintain Remove by an ACT licensed asbestos removalist if proposed building works is likely to disturb asbestos containing materials
External Cement Wall sheet	Preschool Bldg: All external walls; Hall: All external walls.	Chrysotile Asbestos Sample 2123 – 11- 10	
Porch Cement Sheet	Admin Bldg: Porch; Hall: Porch.	Chrysotile Asbestos Sample 2123 – 11- 4	



Hall Primary School
Asbestos Survey

Hall Primary School – Asbestos Locations			
Asbestos Material	Location/details	Asbestos type(s) & Sample No.	Comments
Eaves and Soffit	Administration: Porch Ceiling; Grades 2-6: All Eaves and soffit to the Kindergarten; Kindergarten: All Eaves; Preschool: All Eaves on Main Bldg; Cottage: All Eaves and Soffit.	Chrysotile asbestos Sample 2123-11-6 & 7	Leave, label and maintain
Tylux Wall Sheet	Cottage: Laundry.	Asbestos present Sample **2123-11-19	Remove by an ACT licensed asbestos removalist if proposed building works is likely to disturb asbestos containing materials
Cement Sheet Formwork	Museum: main entrance.	Asbestos present Sample **2123-11-13	
Stored Cement Sheet	Hall: subfloor.	Chrysotile asbestos As per Sample 2123-11- 10	

Notes:

**Visually assessed in the field.