



ACT Heritage Council

Entry to the ACT Heritage Register

Heritage Act 2004

20087. Hall Village Heritage Precinct

Section 1 -11, 15-20, 22-24

Division of HALL

Blocks 306, 307, 310, 312, 314

District of HALL

Blocks 382, 583, 584 (part), 586, 597, 598, 630 (part)

District of GUNGAHLIN

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Conservation Requirements (including Specific Requirements), as defined under the ***Heritage Act 2004***, that are contained within this document are taken to be Heritage Guidelines applying to this place or object, as the case may be.

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ACT Government



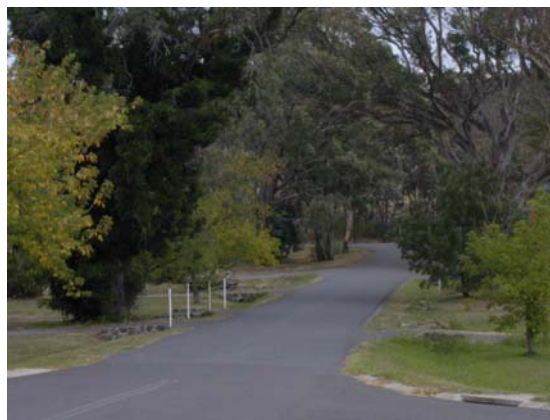
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ACT Heritage Council

**AUSTRALIAN CAPITAL TERRITORY
INTERIM HERITAGE PLACE REGISTER FOR**



HALL VILLAGE PRECINCT

has been prepared by the ACT Heritage Council, and included in an interim Heritage Places Register. This is pursuant to resolution of the ACT Heritage Council at meeting 70/Item 4.2 made on 26 July 2001.

Date of Gazettal 23 August 2001

Enquiries in respect of this interim Heritage Place Register should be directed to:

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Note: The ACT Heritage Council has formulated the interim Heritage Place Register for the Hall Village Precinct in partnership with the preparation of the Hall Village Master Plan by Planning and Land Management (PALM). Gazettal of the interim Register provides statutory protection to the heritage values of Hall in the period up to completion of the Master Plan. The provisions of the final Heritage Place Register and draft Master Plan are proposed to be integrated into a single instrument subject to agreement on the final provisions by the Heritage Council and PALM.

HALL VILLAGE PRECINCT INTERIM HERITAGE PLACE REGISTER

LOCATION OF PLACE:

Division of Hall:

- Sections 1 – 11, 15 – 20, 22 – 24 inclusive of all blocks

District of Hall:

- Blocks 306, 307, 310, 312, 314

District of Gungahlin:

- Blocks 382, 583, 584 (part), 586, 597, 598, 630 (part)

FEATURES INTRINSIC TO THE HERITAGE SIGNIFICANCE OF THE HALL VILLAGE PRECINCT:

The features intrinsic to the heritage significance of the place and recommended for conservation comprise:

- (i) The 'rural village' urban landscape character of Hall Village, including
 - the small urban scale (5 x 3 streets) and simple grid layout of roads;
 - evidence of uniform original subdivision into large 2000m² blocks;
 - siting of commercial and public buildings along a central 'main street';
 - presence of gravel or grassed laneways at rear of properties facilitating vehicular and pedestrian circulation;
 - 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;
- (ii) The informal streetscape character consistent with a rural village, including:
 - relatively narrow street pavements with remnants of original 'soft' edge treatment – absence of kerb,
 - informal verge treatments - incorporating swale drains, unmanicured dryland grasses and native shrubs, diverse arrangements and species of street trees, examples of rural type front fences, gravel verge crossing to driveways;
 - discrete garages generally detached and set to rear, frequently addressing laneways instead of street;
 - absence of hard paving, formal hedgerows or highly-manicured gardens of a suburban nature at the front of dwellings.
- (iii) The landscape setting of Hall Village including:
 - landscape buffer separation from other urban areas of Canberra,
 - enclosure of the village within a wooded valley adjoining Halls Creek;
 - immediate siting of the village within a belt of remnant woodland;
 - evidence of original allotment subdivision around village, eg: Sunnyside,
 - main vehicular approach routes to village through open pastureland.
 - soft edge to village defined by roadways or public open space in lieu of buildings or fences, providing an outlook into the adjoining pasture and woodland areas;

- (iv) Individually identified built heritage places of collective historic and social value, as listed in Schedule 1.
- (v) Natural and Aboriginal Heritage values of the environs around Hall Village as listed in Schedule 1:
 - Endangered Yellow Box/Red Gum grassy woodland ecological community;
 - Endangered Leek Orchid habitat within the Hall Cemetery;
 - Occurrence of Aboriginal sites within relatively undisturbed woodland areas and along Halls Creek (individual Aboriginal places being subject to separate heritage registration).

STATEMENT OF SIGNIFICANCE:

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.

SCHEDULE 1:
Places of Specific Value within the Hall Village Precinct

#	Element:	Street Address:	Cadastral Location:
The Hall Village Main Street			
1	War Memorial Grove	cnr Victoria & Gladstone	road reserve adj 5/20
2	Hall Showground and Sportsground including its layout and individual elements: the Hall Pavillion, Stables and Sheep Pavillion, and remnant woodland trees.	cnr Victoria & Gladstone	Blocks 2 & 5 Section 20
3	'Winarlia'	3 Victoria St	Block 7 Section 3
4	Premier Store	5 Victoria St	Block 11 Section 3
5	Hall Antiques & Garage	6 Victoria St	Block 4 Section 2
6	Morris' Bootmakers Shop	10 Victoria St	Block 12 Section 2
7	St Michael & All Angels Anglican Church	20 Victoria St (corner Loftus/Victoria Streets)	Block 2 Section 6
8	Hall Primary School, Hall Education Museum and the 'Peace Tree' (<i>juniper spp</i>)	24-26 Victoria St	Block 3 Section 6
9	'Avoca'	32 Victoria St	Block 5 Section 10
10	'Cooee'	39 Victoria St	Block 9 Section 11
11	St Francis Xavier Catholic Church	Victoria St north	Section 17
23	Halls Creek Road Bridge	Victoria St south	road reserve adj 1/23
The Hall Village Residential Precinct			
12	'Barracrough's House'	19 Gladstone St	Block 5 Section 1
13	Slab Cottage	7 Palmer St	Block 9 Section 2
14	'Ottocliffe'	8 Palmer St	Block 2 Section 1
The Hall Village Surrounds			
15	Village Well	South side of Gladstone	Block 1 Section 23
16	Hall Village Reserve	Victoria St	Block 15 Section 7
17	Cricketers Arms Hotel	Victoria St	Block 8 (part) Sect 23
18	Hall Cemetery	Wallaroo Road	Block 1 Section 22
19	Yellow Gum/ Red Box Endangered Woodland Community		Block 1 Section 16 Blocks 3,5,6,7 Sect 18 Blocks 2 & 3 Section 19 All Blocks Section 20 Block 1 Section 22 Block 8 Section 23 <i>Gungahlin District</i> Blocks 583, 584, 597, 598, 630
20	Leek Orchid (<i>Prasophyllum petilum</i>) Endangered Community	Hall Cemetery, Wallaroo Road	Block 1 Section 22
21	Aboriginal Sites Zone (Specific Aboriginal Places to be subject of separate heritage register)	Vicinity of Hall Creek	Blocks 2 & 5 Section 20 All Blocks Section 23 <i>Gungahlin District</i> Blocks 584, 597, 598
22	Sunnyside	41 Wallaroo Road	Block 4 Section 23 Hall

Abbreviations: cnr = corner adj = adjoining/adjacent

SPECIFIC REQUIREMENTS FOR THE CONSERVATION OF HALL VILLAGE PRECINCT

In accordance with s.54(1) of the *Land (Planning and Environment) Act 1991*, the following specific requirements are identified as essential to the conservation of the heritage significance of the place. These specific requirements are prepared to implement the following conservation policy for the place:

The intrinsic features of the Hall Village Precinct should be managed in a manner appropriate to conserve its historical significance as a rural village predating the Territory, and conserve the natural, aesthetic and Aboriginal values of its landscape setting.

Any action relating to these specific requirements is development for the purposes of the Act and will require approval prior to undertaking the activity. To undertake development without approval may be an offence.

1. Conserving the Historical Village Layout

Conservation Objective 1.1:

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.

- (a) Roads should retain their current alignments and widths and should remain bitumen or asphalt sealed. The replacement of existing unformed road edges and swale drains with concrete kerb and guttering should not be permitted. 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.
- (b) Existing laneways shall be retained as trafficable areas for vehicles and/or pedestrians, and should retain an unformed edge – without kerbing. Laneway surfaces should remain unsealed.
- (c) Victoria Street should retain its historical function as the primary approach route and village thoroughfare. The commercial area and associated 'village main street' streetscape should be retained between Loftus and Gladstone Streets.
- (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.
- (g) Not more than one dwelling per residential block shall be permitted.

2. Conserving the Landscape Character & Setting of the Village

Conservation Objective 2.1:

To preserve the landscape setting of the village reflecting its historical function as a rural service centre, and retain physical and visual separation from urban Canberra.

- (a) The landscape setting of the Village should be conserved with key approach routes passing through woodland or grassland areas.
- (b) Development of areas outside the village precinct should not be visible from the perimeter roadway around the residential and commercial area.
- (c) No additional road connections should be provided to the village, although road connections to future development in the Kinlyside area should not connect to Victoria Street between Halls Creek and Section 15.

Conservation Objective 2.2:

To preserve the natural and Aboriginal heritage values within the landscape setting of the village.

- (d) The Endangered Yellow Box/Red gum grassy woodland ecological communities to the east and west of the village and the Endangered Leek Orchid habitat within the Hall Cemetery shall be managed in accordance with the relevant ACT Government action plans #4 and #10 respectively.
- (e) Development or management activities necessitating excavation of the ground surface within the Aboriginal Sites Zone shall not be permitted without approval, and shall be consistent with the provisions of the relevant separate (interim) Heritage Place Register for the Hall Village Aboriginal Sites.

Conservation Objective 2.3:

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.
- (g) Street tree plantings should utilise variations of non-invasive exotic and endemic trees, medium to large in size, planted in varied spacing to achieve a mix of clumps and individual plantings appropriate to the species used and sympathetic to the informal streetscape character.
- (h) Street trees should be protected during development. Vehicles, equipment and materials should not be driven or stored around or under street trees.
- (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. Conserving the Village Streetscape

Conservation Objective 3.1:

The rural village streetscape character within the village should be retained, including informal characteristics which contrast to the unity and ordered arrangements of suburban Canberra.

- (a) Verges shall be retained at their current widths with soft landscaping treatments consistent with the informal rural village character, eg: dry grassland, endemic shrubs and trees.
- (b) Driveway verge crossings should be limited to one at each street frontage of a block, should have a maximum width of 3.6m and a bitumen or gravel surface between the front boundary and street.
- (c) 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.
- (d) Solid fences shall 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
- (e) 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.
- (f) Hard surfacing between the dwelling and the street shall be kept to a minimum required for reasonable pedestrian and vehicular access.

Conservation Objective 3.2:

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.
- (l) On sloping blocks, the form of any new construction should generally follow the slope of the block.

Conservation Objective 3.3:

To minimise the visual prominence of driveways and vehicle accommodation within the streetscape and retain the intrinsic characteristic of detached vehicle accommodation and outbuildings consistent with the rural village streetscape character.

- (m) 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 shall not be used.
- (n) Garages or carports that are attached to a dwelling shall maintain the setbacks provisions to all boundaries as per 3(i), 3(j) and 3(k).
- (o) 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.
- (p) No more than the equivalent of two garage doors or a double width carport shall be visible to the front street.

Conservation Objective 3.4:

To retain the historical use and 'main street' character of the commercial area of Victoria Street.

- (q) Development of blocks within Sections 2 and 3 that front Victoria Street shall retain the urban character of a small rural village commercial area including a single storey scale to the street, mixed forms comprised of detached commercial shopfronts and industrial buildings, presence of awnings or covered verandahs along shopfronts, and predominance of timber and metal claddings.
- (r) 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 any remnant historic examples.

SCHEDULE 2:

Section 4 Specific Requirements to be Applied to Individual Heritage Places as identified below (in addition to requirements of Sections 1-3)

#	Element:	Additional Specific Requirements
The Hall Village Main Street		
1	War Memorial Grove	4 (k - o) inclusive
2	Hall Showground and Sportsground	4 (d, h, i, k - o) inclusive
3	'Winarlia'	4 (a - l) inclusive
4	Premier Store (reconstruction)	4 (d, h - l) inclusive
5	Hall Antiques & Garage	4 (a - l) inclusive
6	Morris' Bootmakers Shop (reconstruction)	4 (d, h - l) inclusive
7	St Michael & All Angels Anglican Church	4 (a - o) inclusive
8	Hall Primary School	4 (d, h, l, 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
23	Halls Creek Road Bridge	4 (a, b, h, o)
The Hall Village Residential Precinct		
12	'Barraclough's House'	4 (a - l) inclusive
13	Slab Cottage	4 (a, d, e, h, l)
14	'Ottocliffe'	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	'Sunnyside'	4 (a - l) inclusive

4. Additional Requirements to Conserve the Heritage Values of Individual Places

NOTE: *The following clauses shall be applied to individual places if indicated within SCHEDULE 2:*

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 and independent 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 and independent 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 reinstate 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.

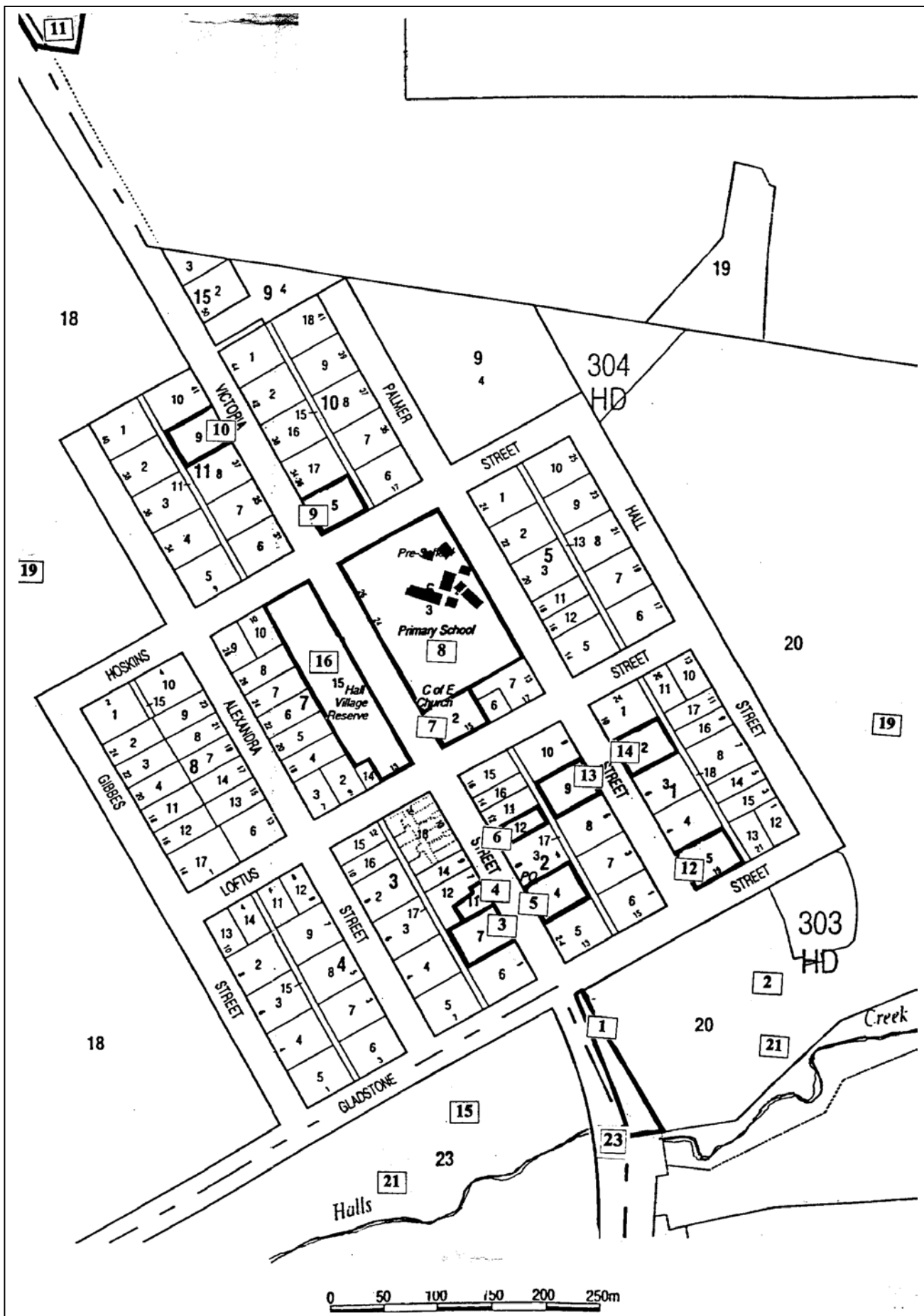
- (d) Additions to buildings should be designed to minimise disturbance to the form of the original building. Wall articulation and roof form should complement the original building.
- (e) The addition of roof forms larger than the original roof should be avoided. The original roof shall not be replaced 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 façade 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/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.
- (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 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.



From Canberra by Suburbs & ACT Districts, 2001 Edition

Fig 2

Individual Places of Heritage Value within the Hall Village Precinct

Places listed in Schedule 1 shown shaded