



Village of Hall and District Progress Association Inc.

VHDPA Inc.
PO Box 43
Hall ACT 2618
www.hall.act.au

President: David Hazlehurst.

VHDPA Committee Minutes

Meeting date	7:00pm Wednesday, 18 November 2015
Meeting number	
Location	Headmasters Cottage
Committee Members present	Hazlehurst, Philp, Richardson, Wedrat, Howard, Robson, Huckstepp
Attendees	
Apologies	Morris, Barnes, Crocker, Mansfield, Berent

1. Minutes of previous meeting.

1.1	Minutes meeting of 21 October 2015 Agreed subject to minor corrections.
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2. Correspondence

2.1	Insurance renewal
2.2	ACT Government notifiable invoices

3. Treasurers report.

3.1	Treasurer apology, noted out of session that accounts in order.
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4. Agenda.

4.1	<p>DUO visit to Mens Shed; insurance support.</p> <p>Mentoring and training for those with disabilities. Presentation by DUO CEO in new year, full release liability in writing, with full responsibility all and any injury. Concern to ensure qualified tradesperson present and risk management; each participant to have a mentor.</p> <p>Social and therapeutic benefits of participation with Mens Shed noted.</p> <p>Working with vulnerable people licence noted.</p>
4.2	<p>Asbestos taskforce approach for affected properties in Hall.</p> <p>Send letter to ACT Asbestos Taskforce seeking guidance on demolition programme for Hall and District affected homes.</p>
4.3	<p>School Tenure and Pavilion Site – update</p> <p>Pavilion - advised out of session that marked up version of proposed licence is with ACT Government. Awaiting response, follow up in an attempt to get it done this year.</p> <p>School tenure – move forward. Proposals accepted. President to approach Dan Bailey at ACT Property Group to progress draft licence and condition report on buildings. Ongoing. Discussed potential Rotary contribution.</p>
4.4	<p>CSIRO development – update</p> <p>Leigh Crocker document noted (attached)</p> <p>Agreed to work with proponents in accordance with the paper. Committee endorsed position at this stage with Leigh as lead.</p> <p>President to put an article in the Rural Fringe in the new year.</p>
4.5	<p>Barton Highway upgrade</p> <p>Media release of Pru Goward and Angus Taylor noted.</p>

5. Sub-group reports.

5.1	<p>Museum</p> <ul style="list-style-type: none"> – Advance with licence and thinking medium term plan. – 4 new volunteers and more school and club visits in December.
5.2	<p>Mens Shed</p> <p>Early Learning Childhood work with Mother Theresa Kindergarten. Noted their appreciation. Convenor visited Mens shed, ANZAC display and school museum. May assist with visits in future.</p> <p>Consider payment program for school and student visits as part of fee review next year with Pavilion rates / time of licencing agreement.</p>

6. Other business.

6.1	<p>Camping at Showgrounds – noted that gates are locked year appears in a Commonwealth Government directory of free campsites. A need for out of hour's access for campers.</p> <p>Proposed that a key be held at the Wood Duck Inn, with the number listed on signage. Access and ability to assess level of demand.</p> <p>Agreed that Allyson to discuss with Tony, then with ACT Government (Mick Roberts).</p>
6.2	<p>Barry Huckstepp to maintain role with Yass Valley residents group.</p>
6.3	<p>President fringe article noted.</p>
6.4	<p>Noted that street party went well.</p> <p>Agreed that first meeting next year invite organising committee to attend and discuss what learnt and what planning next time, and consider ongoing support.</p>
6.5	<p>Agreed to letter of support for Jan Speight, local Vet, in her review by the veterinary board and litigation. Reflect community support for her services.</p>

Next Meeting: 20 January 2015

VHDPA Sect. Brenton Philp. 0439 988 110

Discussion paper

CSIRO Ginninderra development

Background

The CSIRO land adjacent to the Barton Highway is called CSIRO Ginninderra. Its location is shown on the attached map. CSIRO are seeking to have the land re-zoned for urban development. This will no doubt be very profitable for CSIRO and allow them to offset recent budget cuts, and also “rationalise” their property portfolio.

There is 701 Ha to be developed, and the attachment is an indicative plan of what the final development may look like in terms of the suburban layout. Representatives from CSIRO met with the Progress Association and explained the development. The decision will be made by the

At the same time this development is being considered by NCA and CSIRO, the ACT Government is developing the Molonglo Valley. The north side of the Molonglo River, called Molonglo 3, is due for its first release in the 2018/19 financial year. The first suburb in Molonglo 3, the area to the west of Coppins Crossing Road, will be called Whitlam. Molonglo 3 and CSIRO Ginninderra will be in direct competition for land sales.

Planning Process

The National Capital Authority (NCA) will make the decision on whether or not the CSIRO land will be available for urban development. The decision is expected in early 2016. The NCA will implement their decision by changing the National Capital Plan (NCP). If the NCP is amended, then there is little or nothing the ACT can do.

The key planning document for the ACT is the Territory Plan. The Territory Plan has to reflect the NCP, so if the Federal Government changes CSIRO Ginninderra land to urban development, then the Territory Plan will also have to show it as land slated for urban development.

The key planning document for Hall is the Hall Precinct Code, part of the Territory Plan. These changes won't impact on the Hall Precinct Code.

Development Issues

Development sequence

The basic assumption is that the development front will start in the south east corner, near the William Slim Drive/Barton Highway roundabout. The development front will then move north west.

CSIRO provide no advice as yet of the likely size or timing of the development, rather saying it all depends on whether or not the re-zoning is approved (see their website <http://ginninderraproject.com.au/faqs/>). The following assumptions by the author try to put some numbers around this;

- Assuming 80% of the 700 Ha are developed, this amounts to around 12,000 dwellings. Further assume a roll-out of 500 blocks per year, and that gives 24 years of land release. Assume 20 years.
- Assume 12 months to build first stage, and 24 months for approvals and planning, therefore start date for roll-out of the development would be 2018.

On this basis it will be about 2028 before the development front reaches Karingal Drive (i.e. near Hall). This timeframe will mean a long period of engagement with the developers. However, to have input to the development we should start interaction with the proponents now so our views can be included in the planning for the site over the next 3 years or so. It will be a long term project for the VHDPa not unlike that leading up to the development of the Hall Precinct Code.

Access and traffic

This is likely to be a major issue, and one of keen interest to the residents of Hall. Increased traffic numbers, plus any proposed access points to the development off the Barton Highway are questions Hall residents should take a keen interest in.

Computer modelling of the traffic volumes and flows will drive decisions on access points and timing for upgrade works on the Barton Highway (e.g. the William Slim flyover). These are very expensive infrastructure projects, and typically developers try to defer these works for cash flow reasons. Hall residents should be very watchful of the traffic modelling, and insist it is well done. One suggestion is to call for a Peer Reviewer to be included in the roads/traffic/transport planning process to ensure decisions are based on the best information.

Joint funding with ACT Government

Traffic, water, sewerage, electricity and stormwater will all require some joint funding and/or timing to be agreed with ACT Government agencies. This is because some of the works proposed are not solely the responsibility of the developer, but bring forward projects that the ACT Government (or Icon) currently has planned.

Again, roadworks, being the most expensive works, will be subject of such negotiations. The key point for Hall residents to watch is that the timing of these capital works matches the land release. E.g. that the land release for roads doesn't get ahead of the infrastructure as the infrastructure is awaiting the Government budget approval process.

Style of development

CSIRO mentioned their desire to have a "sustainable" development, and mentioned that they would be applying their best scientists to develop the area. They also mentioned this might mean larger blocks.

Every developer starts out with such a plan, as that is what people want. However such plans typically get lost amid the push for deadlines, and lack of developer control on the style of houses built in the suburb. Since CSIRO are planning to sell the land in order to get some money to spend on other things, this money motivation is clearly present, and not an unreasonable one. The issue is keeping that motivation in context.

Hall Precinct Plan

As mentioned above the Hall Precinct Plan is, incorporating the heritage listing of the village, gives legislative support to the protection of the values of Hall. In summary those values are;

- i. The 'rural village' urban landscape character of Hall Village
- ii. The informal streetscape character consistent with a rural village,
- iii. The landscape setting of Hall Village
- iv. Individually identified built heritage places of collective historic and social value.
- v. Natural and Aboriginal Heritage values of the environs around Hall Village

The Plan also identifies the Hall Precinct area, which is an area much bigger than the village itself, thus protecting Hall's rural village nature. This area is shown on the second attachment.

The work done by the VHDPA over many years was/is largely responsible for achieving the protection of the nature of Hall village. It is vitally important the design of the adjacent parts of the Ginninderra development know of, and protect or even enhance these values.

Threats

The main threats Hall residents need to watch and manage are;

- Access points to the new development, and their impact on the values of Hall;
- Traffic planning and the timing of infrastructure to meet emerging traffic problems
- Long term sustainability of the project (i.e. it becomes a poor development with a long term negative impact on the surrounding areas).
- The plans for areas around Hall Village detract from its 'rural village' nature, as described by the values

Opportunities

The opportunities the development offers Hall residents are;

- Improved traffic conditions on the Barton highway (infrastructure brought forward, e.g. William Slim Drive fly-over);
- Improved walking and cycling access across the Barton Highway;
- Improved amenity from a well planned suburban development in the area;
- Close access to facilities and services like doctors, shops, restaurants etc;
- Potential to improve the economics of commercial development in Hall through better access to more customers for the shop, garage etc
- There might even be a chance to have some remedial work done on Halls Creek erosion as part of the proposed development.

Proposed position

The two possible alternatives for the VHDPA are;

- To object to the proposed development and try to have it stopped, or;
- Work with the proponents to secure the best outcome possible for Hall

Objecting

The chances of success of this approach are small in the judgement of the author. There seems little real grounds for an objection, particularly in the early years of the development. Objecting will require considerable resource input and persistence, and seems unlikely to garner much community support. A sustainable and reasonable public position for why Hall residents are objecting would be hard to develop.

I propose we not object to the development.

Work with the proponents

Seems to offer the best chance of avoiding the threats and opportunities.

The VHDPA will have to develop a list of things that can and cannot be negotiated, and seek input into the design from the start (early 2016?). Changes to the Hall Precinct Code should be 'non-negotiable', unless they enhance the values of Hall as expressed in the Heritage Listing and summarised above.

The residents of Hall should get involved in the process of planning the development in order to keep CSIRO accountable for their promises and their stated vision for the development. Their accountability should be both for the aims and objectives of the development process to ensure the aims are delivered.

I propose we begin a positive engagement with the developers as set out below.

Implementation

If the VHDPA agrees with the proposal to engage with the proponents, then I propose we begin by writing them a letter which;

- Thanks them for their visit and explanation of the development;
- Sets out some of the risks and opportunities we see with the proposal, and;
- Seeks to engage with them regularly on the proposed development.

The VHDPA should also formerly set up a sub-committee to continue to work on this project, and nominate a contact point (maybe we did this last meeting?). I would be happy to continue as one of the contacts.

Leigh Crocker
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