



Development Guidelines

REGENT SQUARE & GEORGE TOWN MEMORIAL HALL

Regent Square is a large town block at the heart of George Town, containing a number of community facilities set within a vast area of landscaped open space.

The Square is entered in the Tasmanian Heritage Register primarily for its ability to demonstrate early urban planning in Australia and the direct influence of Governor Lachlan Macquarie upon the design of the first country towns in Australia.

Governor Macquarie was influential in the design of four early 19th century townships in New South Wales and two townships in Tasmania, all of which featured grid layouts around a centrally located square or common that was to be developed and used for the benefit of the town's community.

In addition, Regent Square includes two structures of individual significance, being the 1958 Memorial Hall and the 1939 War Memorial.

Whilst the landscaping of the Square is likely to be valued by the local George Town community for various amenity, aesthetic and historical reasons, it is not considered of heritage significance at a state level.

This document should be read in conjunction with the Tasmanian Heritage Register datasheet for the Regent Square & George Town Memorial Hall.

HERITAGE MANAGEMENT OBJECTIVES

These guidelines aim to help the owners and managers conserve the heritage values of this place whilst allowing for appropriate land use and development that will ensure the viable and sustainable use of the Square into the future.

The heritage management objectives for Regent Square are to:

- a) preserve the Square as **an urban landscape feature in the centre of the town grid**, consistent with Governor Macquarie's design vision for George Town;
- b) preserve the Square as **a place of community benefit**, in which appropriate community facilities are provided within a setting of landscaped public open space, consistent with how town squares have evolved across Australia from places of simple passive recreation to places of wider public benefit since the time of Macquarie;
- c) preserve the **War Memorial Hall and War Memorial** through minimising the loss of any significant fabric that forms part of these structures whilst encouraging appropriate and sustainable ongoing uses and permitting appropriate degrees of change to facilitate this.



For further information contact

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DEVELOPMENT GUIDELINES

Maintaining appropriate public benefit in the use and development of the Square

- 1) Crown Land Services is encouraged to ensure that the Square remains public land into the future, consistent with the heritage management objectives.
- 2) George Town Council is encouraged to ensure the George Town Planning Scheme and any management policies and procedures continue to provide for appropriate community use of the Square, consistent with the heritage management objectives.
- 3) The George Town Council is encouraged, through engagement with the local community, to ascertain what community facilities and landscaping treatment is appropriate for the Square.

Development of the Square

- 4) The following types of works are considered unlikely to impact the heritage values of the Square and a certificate of exemption will be issued:
 - a) the construction, alteration or removal of all minor recreational facilities such as works to playgrounds or skate/bicycle park areas, toilet blocks, barbeques and shelter sheds, pathways, street furniture, signing, safety and security lighting; and
 - b) all landscaping works such as the addition and removal of plantings, creation and removal of garden beds or cultivated areas, construction of garden walls, retaining walls or berms; and
 - c) the provision of new services or utilities is exempt, including drainage, sewerage, gas, electrical, and communications works; and
 - d) all routine maintenance works to buildings, structures and landscape elements within the Square.
- 5) Any more substantial development within the Square (excluding works to the War

Memorial Hall and War Memorial) should be consistent with the following provisions:

- a) The overall percentage of the Square that should be occupied by buildings, vehicular traffic areas and parking should not exceed 25% **site coverage**, so as to preserve a sufficient proportion of landscaped public open space so as to meet the heritage management objectives. (this compares to ~6% buildings plus ~12% vehicular areas as at August 2012.); and
 - b) New building construction within the Square **should be single storey and should** not exceed the height of the existing building; and
 - c) Vehicle access and parking is only being provided for community facilities and uses located within the Square, and does not include the creation of streets or vehicular thoroughfares.
- 6) New works within the Square should be discussed with a Heritage Advisor prior to commencing to ascertain whether a certificate of exemption can be issued or a development application will need to be lodged.
 - 7) Subdivision will require a permit and will not generally be approved as it has the potential to destroy the character of the Square as a single and cohesive landscape entity. A certificate of exemption will be issued for consolidation of titles.
 - 8) George Town Council is encouraged to enter into an agreement with the Heritage Council whereby it would agree to:
 - a) undertake all landscape works in a manner that is generally consistent with the intent of an appropriate landscape plan (eg Landscape Guide Master Plan 2007) that has been subject to public consultation and has been endorsed by George Town Council; and
 - b) invite Heritage Council input into any proposed updates of the current landscape plan.

Works upon, and within the vicinity of, the War Memorial Hall and War Memorial

- 9) Maintenance work including routine minor repairs and/or the replacement of damaged fabric on a like-for-like basis (ie matching the original appearance, design, detailing, materials and construction or fixing methods) may be dealt with through a certificate of exemption.
- 10) Demolition, removal, alterations and additions to either the original 1958 extent of the War Memorial Hall or the 1938 War Memorial obelisk and plinth, should be discussed with a Heritage Advisor prior to proceeding to ascertain whether a certificate of exemption may be issued or a development application will need to be lodged.
- 11) Demolition, removal, alterations and additions to the 2006 extension to the Memorial Hall may be dealt with through a certificate of exemption, excluding where changes are external and within 10m of the 1958 section of the Memorial Hall as per (10) above.
- 12) Any building or landscape development works adjacent to the 1958 section of the War Memorial Hall or the War Memorial should be discussed with a Heritage Advisor to ascertain whether a certificate of exemption may be issued or a development application will need to be lodged, depending on whether there is any possible impacts upon the setting of these significant elements. This applies irrespective of whether the works comply with (4) & (5) above.

Review of Guidelines

- 13) These guidelines may only be reviewed in the future by the Heritage Council. In undertaking this review, the Heritage Council will consult with Crown Land Services and George Town Council.

WORKS APPROVAL PROCESS

Under Part 6 of the *Historic Cultural Heritage Act 1995*, approval from the Tasmanian Heritage Council is required for any works to a place entered on the Tasmanian Heritage Register. Approval may be in the form of a certificate of exemption or a permit.

Where your proposed works are minor and won't affect the significance of the place, the Heritage Council may provide you with a certificate of exemption so you do not need to submit a development application. Please contact Heritage Tasmania to check whether your works would be exempt.

If you do not have a certificate of exemption from the Heritage Council, you will need to lodge a development application with your local council. Your local council will forward your application to the Heritage Council to assess any impacts on the historic heritage values of the place.

How long before I receive a decision? The development application process may take up to 42 days from the date it is lodged with the local council. If you do not provide enough information with your application, it may take longer. Please contact Heritage Tasmania to check what information you need to lodge with your application.

Are there any penalties for not abiding by the Act? Yes. However the Heritage Council tries to work proactively with owners to resolve issues through discussion and mediation, rather than by conflict, objection and using penalties.