

22.07 HERITAGE POLICY

06/05/2010
C91

This policy applies to heritage places included in a Heritage Overlay.

22.07-1 Policy basis

19/01/2006
VC37

The Municipal Strategic Statement provides a key strategic direction to protect, enhance and manage significant heritage assets in Monash. Heritage studies and strategies implemented in Monash have recognised these assets and have resulted in areas and individual properties included in a Heritage Overlay and Design and Development Overlay for the Sherwood Road area.

The conservation and management of significant heritage assets in Monash assists in understanding the past, enriches the present and is of value to future generations.

22.07-2 Objectives

19/01/2006
VC37

- To recognise, conserve and enhance places and streetscapes in Monash identified as having architectural, cultural or heritage significance as described in the Monash Heritage Study (1999).
- To conserve those buildings and places designated as being contributory to the cultural heritage significance of Monash.
- To ensure that any additions, alterations and replacement buildings are sympathetic to the heritage place and its surrounds.
- To conserve and enhance places of cultural heritage significance in a way which contributes to the economic and cultural growth of Monash.
- To conserve and enhance the capacity of the Sherwood Road area to demonstrate its urban character and cultural heritage values as described in the Monash Heritage Study (1999).
- To complement the management of the publicly owned parklands and roads forming part of the Sherwood Road area.

22.07-3 Policy

19/01/2006
VC37

It is policy that:

General

- Buildings and works be compatible with the characteristics of the heritage place.
- The bulk and setback of any new buildings and works be responsive to existing heritage assets.
- Buildings and works be compatible with, and not adversely affect, the significance of cultural heritage sites, including the conservation of heritage buildings in their site and local area context.
- Buildings and works not dramatically alter the character of their immediate environs.
- Buildings and works have regard to the stylistic character of streets. Streets that are characterised by stylistic diversity are better able to sustain further diversity than those which have a cohesive character.
- Non-contributory buildings, where publicly visible, be sympathetic with the styles popular during the inter-war years.

- The existing streetscape character in the vicinity of the works be complementary.

Alterations and additions to existing contributory buildings

- Additions and alterations that are visually linked with contributory buildings complement the design of the contributory building.
- When an addition or alteration forms a part of the facade or other contributory element, the work continue in the form and tradition that imparts significance to the building.
- New work complement rather than overwhelm the contributory building.
- Additions constitute a simplified version of the building to which they relate.
- If a contemporary approach is used, there be a visual link with the contributory building to which the additions relate.
- New buildings or works be set back or set apart from the facade line established by contributory buildings so that they do not obscure existing elevation treatments.
- New buildings or works be set back from the street which they face a sufficient distance to ensure that they do not obscure a contributory building from view or overwhelm it on account of the design or bulk of the new building or works.

Second floor additions

- Second floor additions be set back from the facade line of the street so as to ensure that they do not overwhelm the house to which they relate or its locale in the street.
- Second floor additions be designed to avoid overlooking into neighbouring properties.

Materials and finishes

- Existing materials and finishes other than paint finishes be retained and exposed to view, if practicable.
- New materials match existing materials or constitute a change which is appropriate to the style or period of the building.
- Alternative materials can be used if their introduction is discreet and does not compromise the appearance of the contributory fabric.
- Unpainted surfaces, particularly face brickwork, rough cast and stucco, be left in their natural state. The survival of unpainted rough cast and stuccoed surfaces is rare and is highly valued for this reason.
- Replacement roofing materials be selected to match that which is to be removed.

Original windows, doors, verandahs and other elements

- Original windows, doors, verandahs and other elements not be altered.
- If these elements have been defaced, they be reconstructed in their original form.

Colours

- Colours be in harmony with the significant streetscapes.
- Colours be appropriate to the period of the building.

Note: Bright colours and primary colours are unacceptable.

Carports and garages

- Garages be set back from the facade line to give prominence to the house rather than the garage.
- Carports not be constructed in frontage setbacks.

New buildings and works

This applies to new free standing buildings, alterations to existing non-contributory buildings and dual occupancy and medium-density housing developments in the Heritage Overlay areas.

- Building envelopes be similar in scale to those of contributory buildings in the vicinity of the project.
- New building envelopes be no higher than the existing single storey buildings for a distance of not less than 6 metres back from the facade line.
- Buildings and works incorporate elements such as verandahs, porches or loggias if they are a characteristic in the street.
- Similar roof pitches to existing contributory buildings be adopted.
- Elements that do not intrude into the streetscape, such as flat roofs, extensive areas of glazing or barrel vaults, may be introduced.
- The width of the proposed building frontage be characteristic of the street.

Location

- Facades of new buildings be set back from front property alignments the same distance as the nearest contributory buildings on either side. If these are both immediately abutting, and set back different distances, the appropriate setback is the mean of the two setbacks.
- Setbacks not be more than 2 metres greater than the appropriate setback.
- Side boundary setbacks be typical of the contributory buildings in the street.

Materials and finishes

- Materials and finishes be identical or similar to the building materials characteristic of the contributory buildings in the street.
- If this is not possible, materials and finishes be visually neutral using acceptable equivalent materials as set out in the following table.

CONTRIBUTORY MATERIAL	EQUIVALENT ACCEPTABLE MATERIAL
Weatherboards	Cement sheet, pre-finished metal smooth rendered surfaces or bagged brick
Red brick	Nil
Rough cast	Textured cement sheet
Terra cotta roof tiles	Corrugated iron, pre-finished zincalume or plain cement tiles
Corrugated iron	Pre-finished corrugated zincalume

Fenestration

- The area occupied by windows and the area occupied by walls on the facade and sections of the building visible from the street be similar to the relationship that applies for contributory buildings in the street.
- Window sills visible from the street be set at a height that corresponds with the sill heights of contributory buildings in the street.
- Materials for windows:
 - Be timber, if replication has been chosen as a design approach.
 - Be powder coated aluminium window frames or painted metal window frames, if simplification and interpretation have been chosen as design approaches.

Garages

- Garages and garage doors not dominate the design of proposed buildings.
- Single garages be set back a distance greater than 600mm from the facade line of the building.
- If double garages are unavoidable, the front verandah, loggia or porch protrude beyond the line of the garage or a canopy, pergola or similar device be provided to cause the garage door to be visually recessive.
- Provision of vertical timber siding with high level windows to the garage door be supported.

Fences

- Front fences characteristic of the contributory buildings in the streetscape be provided.
- In the inter-war areas, front fences and fences on the side boundaries between the front alignment and the facade line of the development not exceed 1 metre in height.
- In other areas, front fences not exceed 1.2 metres in height, excluding posts.
- Front fences be compatible with the Garden City Character of the area.
- Front gates and especially pedestrian or 'garden' gates be provided.

Colours

- Colours be in harmony with the significant streetscapes.
- Colours be appropriate to the period of the building.

Note: Bright colours and primary colours are unacceptable.

22.07-4

06/05/2010
C91

Decision guidelines

It is policy that before deciding on an application, the responsible authority will consider, as appropriate:

- The available physical and documentary evidence showing how an altered exterior, especially the facade of a building, once looked in the past.

- The recovery of the cultural heritage significance of buildings by reconstructing removed elements. Contemporary requirements might render the re-construction of removed elements impractical.
- Whether the development proposes to alter the style of a contributory building so that it looks as though it was built during another period.
- The potential impact of a proposal on the heritage values of the site or its setting and area. Heritage values extend beyond particular buildings, to include places, landscapes and features.
- The cultural heritage significance of the site and all nearby places identified in the Heritage Study.
- The human rights of any persons affected by the application or the proposed development.

22.07-5

19/01/2006
VC37

Policy references

City of Monash Heritage Study, Gerner Consulting Group Pty Ltd and Andrew Ward, February 1999

City of Monash Conservation & Environment Strategy, City of Monash, 1997

City of Monash Environmental History, Sally Wilde, 1996

Oakleigh Heritage Study, 1991

Conservation Guidelines for Residential Areas in the Vicinity of Oakleigh Railway Station, City of Monash, April 2000

Design and Development Guidelines for the Sherwood Residential Area, Mount Waverley, City of Monash, March 2000