

21.12 HERITAGE

19/04/2018
C125(Part 1)

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30/07/2009
C57

Overview

Monash is a mature, middle ring area that was established in the nineteenth and early twentieth century. As such, Monash contains many important examples of historical architecture, predominantly in the Oakleigh area.

The City of Monash still offers considerable residential, commercial and industrial development opportunities. The challenge for Council is to facilitate these opportunities and to manage both existing and developing areas in a manner that seeks to protect, enhance and develop the built environment.

Heritage areas within Monash were identified through the Monash Heritage Study 1999 which resulted in planning scheme provisions to conserve buildings and places of heritage significance, including several windrows and trees of recognised cultural significance.

These buildings and areas are identified for conservation to ensure their heritage character is maintained and complemented by any infill development.

While these areas are unlikely to support substantially new forms of housing, it should be recognised that redevelopment, if done sensitively, may also be a feasible option to conserve these areas.

The review of heritage areas and properties within the City is an ongoing process.

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Key issues

- There is pressure to redevelop within heritage areas which would generally require demolition of older buildings.
- Development adjacent to heritage precincts and properties has the potential to adversely impact these places.
- The Monash community values its community heritage and places of interest.

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Objectives, strategies and implementation

Objectives

- To conserve and enhance places of cultural heritage significance in a way which contributes to the economic and cultural growth of the City and for the broader community.
- To conserve heritage buildings and areas and allow for their sensitive redevelopment.
- To provide certainty in the planning process for all stakeholders in the City's cultural heritage.
- To encourage all works in the public domain to sensitively respond to local conditions.

Strategies

- Conserve places and buildings identified as having architectural, cultural or historical significance.
- Ensure that development does not adversely impact places of heritage significance.
- Ensure redevelopment and renovation of areas and places of architectural, cultural or historical significance is appropriate, of good quality and consistent with the character of the area.
- Enhance knowledge and understanding regarding the architectural, cultural or historical significance of areas within the City of Monash, including the mechanisms for protection in the Planning Scheme.

- Recognise that the potential for higher density development is diminished in identified heritage areas.
- Identify neighbourhoods or areas of cultural interest within the City to establish any social and cultural housing requirements and/or precedents.
- Maintain a strong sense of place through neighbourhood development that emphasises existing cultural heritage values, utilising culturally suitable and attractive built form and landscape character.

Implementation

These strategies will be implemented by:

Policy and exercise of discretion

- Using local policy to implement the above environmental and heritage strategies. (Residential Development and Character policy, Clause 22.01, Industry and Business Development and Character Policy, Clause 22.03, Heritage Policy, Clause 22.07, Outdoor Advertising Signs Policy Clause 22.08).

Zones and overlays

- Applying the Neighbourhood Residential Zone Schedule 1 to Heritage Overlay precincts.
- Applying the Heritage Overlay
- Applying the Design and Development Overlay as appropriate.
- Applying the Vegetation Protection Overlay.

Further strategic work

- Continuing ongoing assessment for additional heritage designations.

Other actions

- Implementing appropriate actions identified in the City of Monash Conservation & Environment Strategy.
- Promoting the benefits of Heritage Protection to the municipality.

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Reference documents

Monash Heritage Study, Gerner Consulting Pty Ltd and Andrew Ward, Feb 1999
Oakleigh Pioneer Memorial Park: Conservation Analysis & Management Plan, Helen Lardner Conservation and Design, May 2000
Oakleigh Heritage Study, 1991
Monash Conservation and Environment Strategy, City of Monash, 1998.
Desktop Aboriginal Cultural Heritage Assessment, December 2002
Monash Housing Strategy, Planisphere, October 2014