

Date: 5 June 2025

Monash City Council
Att: Planning Department
P.O. Box 1, Glen Waverley
VIC 3150

Address: 50 Willesden Road, (Lot 229 PS 001433) Hughesdale, VIC 3166
Proposal: Building and works to demolish the existing dwelling and construct a new dwelling, outbuilding, pool and front fence

To Whom it may concern,

Please find enclosed the following information regarding the planning permit application for the demolition of the existing dwelling and construction of a new dwelling, outbuilding, pool and front fence.

- A full set of Town Planning Documentation.
- Cover Letter forming a written response to the Heritage Overlay.
- Copy of Title & Plan of Subdivision.
- Section 153 Report and Consent.

The subject property is zoned within a Neighbourhood Residential Zone and the following overlay applied to the land.

- Heritage Overlay

The land is also subject to inundation under Section 153 of the act and an application has been made to Monash City council and consent provided to the attached proposal.

Description of the proposal.

The site incorporates an existing single storey dwelling, brick garage adjacent to the dwelling on the southeastern boundary and a second brick garage site behind the dwelling along the same southeastern boundary. These structures present as a modified yellow and brown brick Californian bungalow, with the garages and existing front fence in the same brick. This dwelling is the odd one out along southern side of Willesden Road, being the only dwelling that has been provided a brick finish.

Due to the brick treatment to the existing dwelling and the heritage nature of the street, confirmation was sought with Monash City Council as to the nature of the heritage overlay and particularly the heritage value of the subject site. **Lisa Groenewegen** of Monash City Council has provided confirmation that the existing dwelling, due to the cladding treatment it received mid last century, forms a non-contributory building to the heritage of Willesden Road and that the replacement or modification of the dwelling would be encouraged, especially if the proposed works bring the subject site in line with the heritage of the street.

With this, the proposal seeks to demolish the existing structures and front fence and replace them with a new single storey dwelling and front fence that will be sited in a similar fashion to neighbouring dwellings, the existing dwelling and outbuildings.

The proposed dwelling will present as a traditional Californian bungalow to Willesden Road which will transition to Contemporary Mediterranean living spaces at the rear of the property. The proposal is designed to be sympathetic in form and style to the surrounding dwellings, taking colour tones, finishes and details from dwellings up and down the street, this includes:

- A protruding gable feature room with bay window to one side of the frontage.
- Gable roof forms presenting to the street.
- A wide front verandah with a gable roof form.
- Tapered columns to the front verandah with brick base.
- Fish Scale / slate style gable details with decorative eave brackets.
- Terracotta roof tiles.
- Multi-Panel slim windows to the frontage.
- 1.5m high capped picket style front fence.

Once the design is behind the building footprint of the neighbouring dwellings, the proposed transitions to the contemporary form that will be hidden by the sympathetic front section of the dwelling. This section allows the proposal to keep the existing mature grape vine and walnut tree located in the rear open space, making them features of the new home.

The design incorporates the vine into the new build, replacing the original vine frame with a new frame spanning the courtyard on the western site of the kitchen, the alfresco and the new southern wall of the hallway. This provides a green covered courtyard that will filter light throughout summer and provide clear open access to the sky in winter. This will provide an architectural focus on the vine. The front door and central corridor have been provided with arched transitions, breaking the depth of the central hallway, which scale up to the matching window at the end of the hall, and further scale with the living area and alfresco beyond, allowing for a clean line of site to the walnut tree from the front door. This ensures that the walnut tree and vine, both planted by the grandfather of the owner, are maintained and form key features of the final built form.

The rear portion of the proposed dwelling feature rendered finishes and clean details remiss of coastal architecture found throughout the Mediterranean. This element allows the heritage of the owners to be featured within the private section of the property, whilst respecting the heritage of the local area at the front of the property. A balance that the City of Monash shall see as both honest and complimentary.

The proposed new front fence is to be 1.5m high, capped picket style with decorative caps to the fence posts. The colour and style of the fence is in keeping with the existing flow of the street. A small study has been completed against the 6 properties to each side of the subject site to review the prevailing styles of dwellings and front fences. This has resulted in the following assessment:



38 Willesden Rd: 1500mm high Contemporary Painted Batten Fence – Figure 01



40 Willesden Rd: 1500mm high Brick Pier and 600mm high Base Fence with no infill – Figure 02



42 Willesden Rd: 1500mm high Traditional Curved Picket Fence – Figure 03



44 Willesden Rd: 1500mm high Traditional Picket Fence – Figure 04



46 Willesden Rd: 900mm high Contemporary Capped Picket – Figure 05



48 Willesden Rd: 900mm high Simple Picket Fence – Figure 06



50 Willesden Rd: 900mm high Brick Pier and 680mm high Base Fence with no infill – Figure 07



52 Willesden Rd: 1500mm high Traditional Picket Fence – Figure 08



54 Willesden Rd: 1500mm high Traditional Picket Fence – Figure 09



56 Willesden Rd: 1500mm high Traditional Picket with 1700mm high posts – Figure 10



58 Willesden Rd: 1200mm high Brick Pier with Curved Picket Pickets – Figure 11



60 Willesden Rd: 600mm high Brick fence with 800mm high Brick Piers – Figure 12



62 Willesden Rd: 1200mm high Traditional Curved Picket fence – Figure 13

The assessment provides 7 front fences in picket styles that achieve 1500mm in height. The remaining 8 front fences array a mix of existing lower brick pier fences and some lower picket fences. This demonstrates that the preferred replacement fence height and style is 1500mm high picket fences. Which the proposed front fence is in keeping with and should be readily supported by council.

The assessment also shows the architectural elements that have been incorporated into the proposed replacement dwelling represented throughout the neighbouring properties. This demonstrates the level of commitment the replacement dwelling has provided to honour the heritage of the street.

The proposal also seeks to provide a new rear and side boundary fencing with associated screening vegetation, to help protect the amenity of the owners from the impact of the railway behind the dwelling. Reinforcing the privacy that the owners seek to achieve with the rear courtyards and open spaces.

The proposal seeks to take the non-complimentary existing dwelling and provide a new complimentary dwelling, that respects the local heritage of the street and melds with a hidden, Mediterranean retreat that addresses the rear of the property.

We believe that the attached documents will be found to be satisfactory by City of Monash and support will be able to be provided for the application. If any additional information is required, please do not hesitate to contact us.

Kind Regards,

Alisha D'Aloisio
Director

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