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CLAUSE 54 DESIGN RESPONSE STATEMENT

FOR ALTERATIONS AND ADDITIONS TO VALLESI RESIDENCE

To: 19 Huntingdon Street, Newtown

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INTRODUCTION

The existing dilapidated Edwardian era weatherboard dwelling in a heritage designated zone and a General Residential Zone (GRZ) is to be fully renovated and extended to the south, and east sides.

The new works to the existing structure are to include;

- Replacement of front windows with new timber double hung windows
- Replacement of unsympathetic concrete verandah with new timber deck verandah,
- Replacement of rotted timber elements
- Replacement of metal roofing
- Restoration of the redbrick chimney stack
- New internal refurbishing
- Full painting of internal and external surfaces

The new extensions works are to include;

- New kitchen, dining and living room
- New bathrooms, laundry and toilet
- New covered alfresco deck
- New double garage
- New attached studio with kitchenette, bathroom and 4th bedroom.

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Clause 54.02 NEIGHBOURHOOD CHARACTER

As far as possible our design response aims to satisfy the objectives of Clause 54 elements, addressed as follows

A2-1 Street setback

This has been addressed by locating the new studio behind the existing frontage by 1.8m and 7.4m from the street boundary.

A2-2 Building height

The new maximum height of the rear extension is to be about 5.0m above NGL while the existing roof ridge is about 6.5m to NGL.

A2-3 Side and rear setback

Both side setback objectives have been met as demonstrated on the elevation and sectional drawings. The garage rear setback is 1.0m from the laneway boundary, which is the same as the number 21 garage setback.

A2-4 Walls on boundaries

The new garage boundary wall is to be less in length than the existing adjoining brick wall. The new wall length is to be 7.0m and the height is to be 3.5m above NGL. Hence the length & height objective is met.

A2-5 Site coverage

The overall site coverage is calculated at 56.70 % which less than GRZ objective of 65%. See the Development Summary on TP01 drawings.

A2-6 Tree canopy

There are no existing trees on the property. However, there will be room for at least four trees up to 6.0m in height and 4.0m diameter at maturity in generally deep soil. The intention would be that the new front trees would be deciduous types to allow for summer shade and to permit winter sunlight onto the house front windows. The rear two new trees may be evergreen native flowering bird attracting species. The selection of trees and planting would be the responsibility of a qualified landscape designer.

A2-7 Front Fences

The existing horizontal plank fence is to be replaced with a new 1.2m high select type picket fence. Further back on the east side would be two 1.8m high vertical picket screen fences placed 0.4m behind the house front. These arrangements are typical of other similar houses.

A2-8 Building setback for small second dwelling

Our proposal is to build an attached studio type accommodation set back 1.8m from the front of the main house and accessed via the carpark or the street front gate along a 1.0m wide path.

54.03 LIVEABILITYA3-1 Street integration

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The street frontage of the existing house will generally stay in unchanged, other than the restored decorative components, a new gable end treatment, a new window canopy and timber double hung windows in keeping with the similar type restored Edwardian houses in the street.

A3-2 Private open space

The provision of 64.0 m² of SPOS & 10.5m² of POS exceeds the minimum requirement of 25 m² with min 3.0m and greater dimensions.

A3-3 Solar access to open space

This standard does not apply as the south boundary is a fence some 7.58 m from the covered alfresco

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A3-4 Daylight to new windows

There will be ample provision of natural light to all new windows via generously sized windows to all new rooms, especially to the new living area which will have generous winter sunlight via north facing clerestory windows. The laundry & WC will be fitted with skylights and exhaust fans.

A3-5 Safety and access for small second dwellings

This element is generally met as there will be a 1.0m wide and less than 30m long access path from the street to the studio doorway.

54.04 EXTERNAL AMENITYA4-1 Daylight to existing windows

There will be no adverse effects on the number 17 Huntington Street. residence habitable west facing windows, which will be 2.6m from the studio eastern wall and a clear distance of 1.4m between the opposing eaves gutter edges, thus exceeding the minimum 1.0m clear width requirement.

A4-2 Existing north facing windows

This standard will not apply as there are no existing adjacent property north facing windows to consider.

A4-3 Overshadowing secluded open space objective.

There will be a minor overshadowing of 21 Huntingdon St., SPOS at 9.0am of about 6m². caused by the new western wall and the new elevated roof. However, by 10.0am there will be no overshadowing impacts caused by our new build and at that time frame the subject SPOS will have over 33m² of unshaded area and 45m² by 12.0 noon.

As for 19 Huntingdon St, the unshaded area of the SPOS will be an average of 33.50 m² from 9.0am to 3.0pm.

There will be no adverse overshadowing of number 17 Huntingdon St.

See the composite shadow diagrams & tabulation on TP07.

A4-4 Overlooking

There will be a fractional potential overlooking into the rear western corner of number 17, which will be negated by a new 2.0 m high boundary fence.

The same 2.0m high fence will prevent overlooking into on the eastern habitable windows. No overlooking potential toward the western SPOS is prevented by the 2.0m high boundary wall.

54.05 SUSTAINABILITY

A5-1 Permeability

The proposed 26% permeable area exceeds the minimum required provision of 20%. The areas included are the rear yard, garden beds and two gravel paths, as shown on the site / floor plan TP04.

A5-2 Overshadowing domestic solar energy systems

There are no visible PV systems on the adjacent properties hence no risk to current or future installations.

A5-3 Rooftop solar energy generation area

There will be approximately 50m² provision of new roof area for elevated north facing solar panels, which will be free from overshadowing impacts.

A5-4 Solar protection to new north facing windows

The new clerestory highlight window over the living room will be shaded by 0.6m wide eaves, that will allow winter sun exposure while excluding the summer sun. Additionally, the existing bedroom 2 north facing replacement window is to be fitted with a new canopy for summer sun protection purposes.

End



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