

# CITY OF VINCENT CHARACTER AREA GUIDELINES - ORANGE AVENUE & HOPE STREET, PERTH

The **Orange Avenue and Hope Street Character Area** (Character Area) is recognised for making a positive contribution towards the built character of the City of Vincent (City).

The Orange Avenue and Hope Street Character Area Guidelines (Guidelines) identify the unique characteristics of the Character Area and provide guidance for future development.

The Guidelines are to be applied to development where the dwelling is fronting the primary street and/or is within an area that is visible from the primary street, within the following area: **Nos 1 - 23 Orange Avenue (inclusive) and Nos 2 - 16 Hope Street (inclusive), Perth** (refer Figure 1).

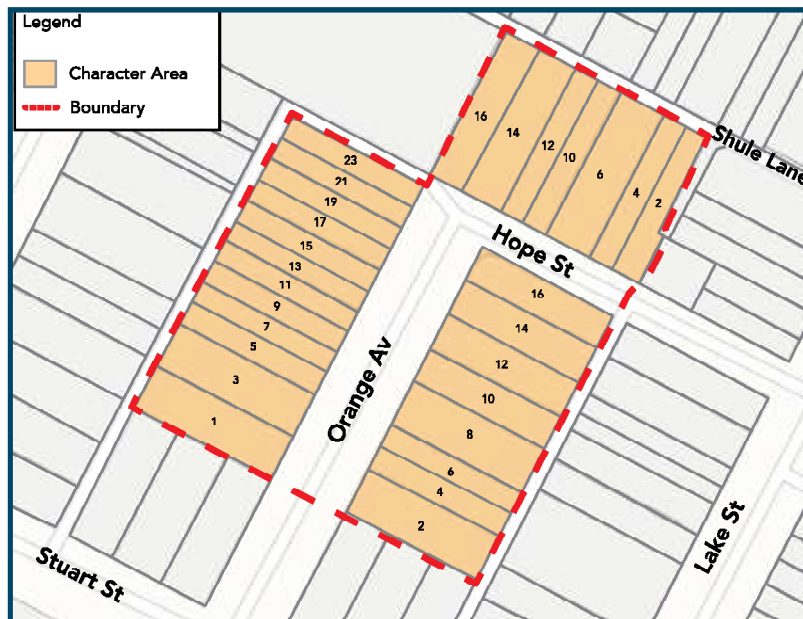


**Figure 1:** Orange and Hope Street Character Area



# CITY OF VINCENT CHARACTER AREA GUIDELINES - ORANGE AVENUE & HOPE STREET, PERTH

## Objectives

The objectives of these guidelines are to:

1. retain and conserve original dwellings;
2. protect and enhance the existing streetscape character;
3. encourage passive surveillance and neighbour and community interaction;
4. encourage a high standard of architectural and sustainable design approaches for new development;
5. encourage a high standard of architectural and sustainable design approaches for alterations and additions to existing development;
6. encourage development that acknowledges existing character features and valued streetscape elements;
7. ensure development does not visually dominate the streetscape or mimic the style of original dwellings;
8. ensure the absence of visually intrusive car parking structures; and
9. ensure new development responds appropriately to the rhythm of the streetscape by maintaining:
  - a. front setback patterns; and
  - b. consistent scale and bulk in relation to the original streetscape pattern.



# CITY OF VINCENT CHARACTER AREA GUIDELINES - ORANGE AVENUE & HOPE STREET, PERTH

## Statement of Character

Orange Avenue and Hope Street is generally consistent in terms of built form, with the majority of the dwellings being original to the street and in good condition. This includes excellent examples of character dwellings, and alterations and additions from different eras, dating back from the turn of the century.

With the build out of residences within the streets occurring from 1906 onwards, the Character Area reflects early European settlement within the Perth Metropolitan Region, as well as Perth's layered cultural history.

Owing to the unique transection of Orange Avenue and Hope Street and more contemporary development which has occurred on this aspect, the character of the area has been impacted both positively and negatively by development occupying this portion of the streetscape. While contextually responsive alterations and additions have strengthened the character of the area, new development that poorly mimics original dwellings has had a negative impact.

The overall quality of the Character Area is enhanced by the:

- consistent street setbacks;
- consistent scale and bulk in relation to the original streetscape pattern;
- character dwellings with verandahs and original chimneys;
- contextually responsive alterations and additions;
- minimal car parking structures; and
- prevalence of front gardens and chinese tallow street trees.



# CITY OF VINCENT CHARACTER AREA GUIDELINES - ORANGE AVENUE & HOPE STREET, PERTH

## Additional Requirements for Development Applications

Applications for development approval within the Character Area are to communicate the development proposition in its context, and be accompanied by:

- an Urban Design Study for any development within the public domain view; and
- elevations which show the proposed development and all existing development on each lot immediately adjoining the land subject to the application.

An application for development approval which is within the public domain view may be referred to the City's Design Review Panel for advice regarding the proposal. The City may also elect to obtain independent advice to assist in the development application process.

## Definitions

**Character** means the defining features of a place, including form and scale, materiality, style or repetition.

**Complementary or Sympathetic** means a design outcome that respects its context. It would not be identical to historic neighbours, nor would it intrude on their presence in the streetscape. It would be of a similar or lesser scale.

**Predominant building line** is the predominant setback of the front face of the building from the street boundary (this excludes any front porch or verandah).

**Public domain view** means the sightline from the front property line on the opposite side of the road with a viewing height of 1.65m above the level of the pavement.

**Streetscape** means the collective elements that contribute to a street, including architectural styles, front yards, car parking structures and access, infrastructure, footpaths, signage, street trees and landscaping and fencing and front boundary treatments.

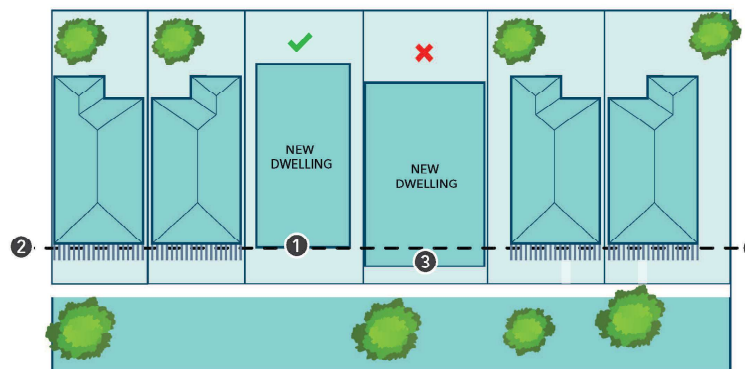
# CITY OF VINCENT CHARACTER AREA GUIDELINES - ORANGE AVENUE & HOPE STREET, PERTH

| <p><b>Local Housing Objectives</b></p> <p><i>Pursuant to Clause 3.2.3(c) of the Residential Design Codes Volume 1, the following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.</i></p>                                                                                             | <p><b>Deemed to Comply</b></p> <p><i>Pursuant to Clause 73.2.3(a) of the Residential Design Codes Volume 1, the following provisions replace the Deemed to Comply requirements of the Residential Design Codes as specified.</i></p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. Building Height</p>                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                      |
| <p><i>Augments Clause 3.2 P3.2.1 and P3.3.3</i></p>                                                                                                                                                                                                                                                                                       | <p><i>Replaces Clause 3.2.1</i></p>                                                                                                                                                                                                  |
| <p>O1.1 The wall height of new dwellings, particularly the portions in view from the street, should approximate the streets typical wall height to avoid an under scaled squat appearance.</p> <p>O1.2 Above ground developments do not visually dominate the streetscape and maintain a single storey appearance to the streetscape.</p> | <p>C1.1 Development is not to exceed two storeys in height. This excludes roof terraces.</p> <p>C1.2 Loft additions to be contained wholly within the roof space.</p>                                                                |
| <p><i>Note: Clause 1 Building Height represents a Council adopted policy position. However this is subject to the Western Australian Planning Commission (WAPC) approval in accordance with Clause 3.2.3(b) of the R Codes. Unless the WAPC grants approval, the relevant deemed-to-comply provisions of the R Codes apply.</i></p>       |                                                                                                                                                                                                                                      |

# CITY OF VINCENT CHARACTER AREA GUIDELINES - ORANGE AVENUE & HOPE STREET, PERTH

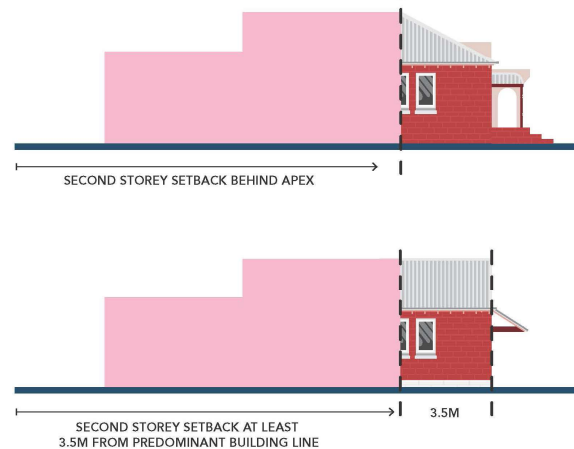
| 2. Street Setbacks                                                                                                                      |                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Augments Clause 3.3 P3.3.1 and P3.3.2                                                                                                   | Replaces C3.3.1 and C3.3.2                                                                                                                                                                                                                                                                          |
| O2.1 The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties.           | C2.1 Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development (refer Figure 2).                                                                                                                                    |
| O2.2 Walls above the ground floor are to be adequately setback to maintain the predominant single storey appearance of the streetscape. | C2.2 Walls above the ground floor are to be setback at least 3.5m behind the ground floor predominant building line or behind the apex of the roof (whichever is greater). This excludes any balcony contained within the roof form, which can be located within the setback area (refer Figure 3). |

Figure 2: Ground floor street setbacks



1. The siting of the new development matches the prevailing setbacks in the streetscape.
2. Predominant building line.
3. New development does not intrude into the front setback area. This excludes verandahs, porches and the like.

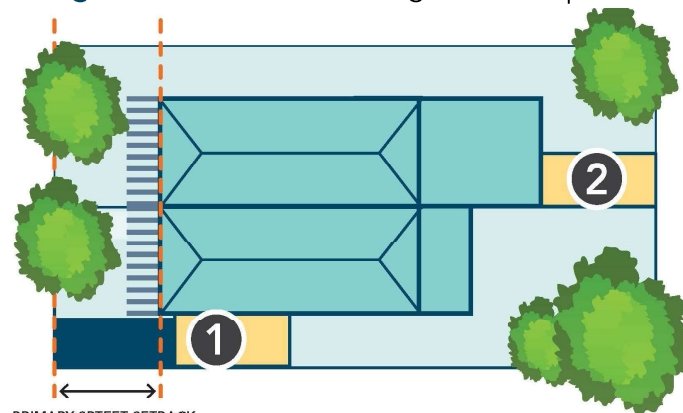
Figure 3: Upper floor street setbacks



# CITY OF VINCENT CHARACTER AREA GUIDELINES - ORANGE AVENUE & HOPE STREET, PERTH

| 3. Setback of Garages and Carports                                                                                                  |                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Augments Clause 3.3 P3.3.1-3.3.3</i>                                                                                             | <i>Replaces C3.3.4 and C3.3.6</i>                                                                                                                                    |
| O3.1 Garages and carports located to maintain the absence of car parking facilities within the streetscape.                         | C3.1 Garages to be located at the rear of the lot (refer Figure 4).                                                                                                  |
| O3.2 Car parking facilities located to ensure the predominant character elements of the original dwelling are visible and retained. | C3.2 Carports are to be located behind the primary street setback.                                                                                                   |
|                                                                                                                                     | C3.3 Carports must provide an unobstructed view to major openings of the dwelling from the street. Gates or doors to carports are required to be visually permeable. |

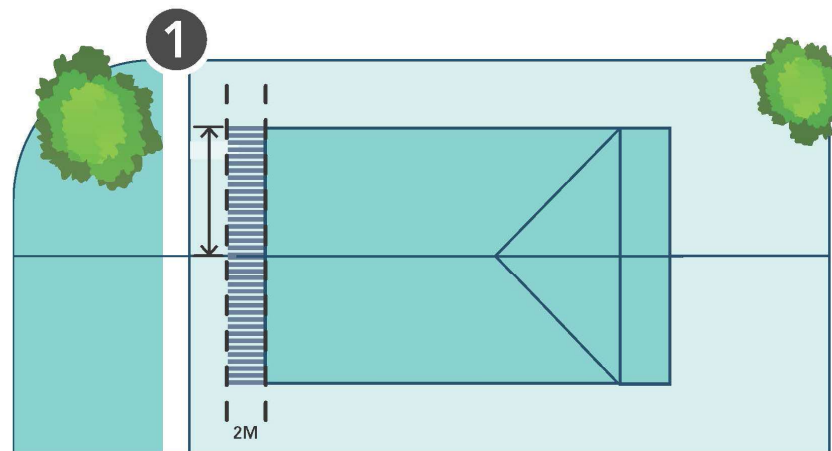
**Figure 4:** Locations of Garages and Carports



1. Carports are to be located behind the primary street setback
2. Garages are to be located at the rear of the lot

# CITY OF VINCENT CHARACTER AREA GUIDELINES - ORANGE AVENUE & HOPE STREET, PERTH

| 4. Streetscape                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Augments Clause 3.3 P3.3.1 and P3.3.2</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <i>Augments Clause 3.6 by adding the following</i>                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>O4.1 New development responds to the context and character of the existing dwellings within the streetscape.</p> <p>O4.2 New development shall ensure that unsympathetic contrasts in scale and mass are avoided.</p> <p>O4.3 Alterations and additions visible from the street shall consider the existing dwelling and the predominant character of the existing streetscape.</p> <p>O4.4 New development shall consider existing character features and valued streetscape elements, including chimneys and verandahs.</p> | <p>C3.1 New dwellings are to incorporate a verandah, porch or the like that is:</p> <ul style="list-style-type: none"> <li>i. setback an average of the two directly adjoining verandahs or porches on either side of the proposed development;</li> <li>ii. accessible from the front door of the dwelling; and</li> <li>iii. covers the majority of the front façade of the dwelling with a minimum depth of 2m (refer Figure 5).</li> </ul> |



1. Verandah, Porch and the like is to cover the majority of the dwellings facade with a minimum depth of 2m.

**Figure 5:** Verandah and Porch requirements