The provisions of the City of Nedlands Town Planning Scheme No 2 and the Residential Design Codes apply unless otherwise varied below:

1. Setbacks shall be in accordance with the Residential Design Codes unless otherwise specified below or on the plan;
2. Zero lot lines are permitted on the western side boundary of each allotment;
3. Solid front walling to North Street is permitted for the purpose of noise attenuation;
4. A two storey height limit applies to all development in accordance with Town Planning Scheme No. 2;
5. Neighbour consultation is mandatory for any boundary wall proposals in accordance with the requirements of Town Planning Scheme No. 2;
6. Front boundary walling or fencing is not permitted unless approval is granted by Council;
7. The materials, colouring, style and roof pitch (if any) of a carport or garage shall be designed to match those of the existing dwelling.

Endorsed by:

.....................................................    .......................
Director of Environmental Services                          Date
City of Nedlands

SCALE 1:1000
DATE: APRIL 2004
Building Materials and Design

Materials and colouring should be selected to complement the existing character of the area.

Buildings should also be designed to complement the existing character of the locality. Homes with front porches and verandahs are encouraged, adjacent to Knutsford Street and Walpole Street only, in order to provide for greater interaction with the street and its environment.

Pitched roofs are also encouraged and these should be designed to be generally between 25 and 30 degrees. Highly reflective roofing is not recommended as it is considered to be inappropriate due to its highly reflective nature and susceptibility to corrosion.

Where an existing dwelling is retained as part of a development, the dwelling’s appearance should be upgraded externally in order to enhance the overall streetscape and development quality within the Locality.

Ancillary Structures

TV antennas, air conditioners and satellite dishes should be screened from public view and not visible above the roof-line.

The location of air conditioners should be carefully considered with regard to potential noise impacts for neighbouring properties.

Letterboxes should be designed to complement the dwelling and be clearly numbered. Where letterboxes are provided for two dwellings in a manner in which they adjoin, they should be constructed to match in materials, style and colouring.

Clotheslines should be screened from public view where possible and located to catch both winter and summer sun.

A rainwater tank, if provided, should be located to minimise its impact on neighbours. It should be positioned out of public view, be appropriately screened or painted to match the dwelling.

For more information or assistance, please contact the Planning Services at the City of Nedlands:

Phone: 9273 3500;
Fax: 9273 3670;
Web: www.nedlands.wa.gov.au
Address: 71 Stirling Highway
NEDLANDS WA 6009
(PO Box 9, Nedlands WA 6909)