

**Application No.:** DA25-277  
**Property:** 39 Clanmel Road, Floreat  
**Proposal:** Additions and Alterations to existing single house  
**Closing date:** **Friday, 13 February 2026**



**Detail of the advertisement:**

The application is required to be assessed by the Council under *State Planning Policy 7.3 Residential Design Codes Volume 1* (R-Codes) and all other relevant planning provisions, including the Town's Local Planning Scheme and policies (where applicable).

An approval under the R-Codes can be obtained in one of two ways. This is by either meeting the deemed-to comply provisions or by assessment of the proposal against design principles.

This application seeks to have the aspects of the proposal considered under the design principles of the R-Codes. The Town is seeking your comments on the associated documentation.

Alternatively, a hardcopy of this information can be viewed at the Town's Administration Centre, 1 Bold Park Drive, Floreat during normal operating hours.

**An appointment may be made at least 1 day prior, if you wish to discuss the application with the assessing Planning Officer. Please contact us at [mail@cambridge.wa.gov.au](mailto:mail@cambridge.wa.gov.au) or (08) 9347 6000, appointments using Microsoft Teams are welcomed.**

A submission on the application needs to outline whether you object to or support it (when considering the design principles), or you wish to provide general comments on the application.

Please note that there is no obligation to make a submission. However, if you do make a submission, please be advised that in accordance with Clauses 17 and 18 of *Local Planning Policy 1.2 - Public Notification of Planning Proposals*, a summary of all neighbour submissions received will be provided to the applicant and your submission in its entirety may be included in a publicly available report. In both instances, identifying details (name, address, etc.) will be redacted prior to distribution.

Submissions can be provided:

- By email at [mail@cambridge.wa.gov.au](mailto:mail@cambridge.wa.gov.au); or
- By mail at Town of Cambridge, 1 Bold Park Drive, Floreat WA 6014.

Submissions are to be provided by 5:00pm on **13 February 2026**.

Should the application require determination by Council, and you have made a submission to the Town during the consultation period, you will be notified of the upcoming meeting once the agenda has been confirmed.

If you have any queries in relation this matter, please contact the Town on (08) 9347 6000.

## Details of the proposal seeking comment

Element	Deemed-to-Comply	Proposed	Design Principles to be considered on merit
<p><b><u>R-Codes:</u></b>  <b>Clause 5.1.3 - Lot Boundary Setback</b></p>	<p>Setbacks in accordance with table 2a and 2b of the R-Codes.</p>	<p>GF - the wall of the Kitchen to Bed 3 is setback 1.349m in lieu of 1.5m from the southern side boundary.</p> <p>GF - the wall of the new store to new gym is setback 2.269m in lieu of 6m from the western rear boundary.</p>	<p><b><u>Design Principles (of R-Codes):</u></b></p> <p><i>"P3.1 Buildings set back from lot boundaries or adjacent buildings on the same lot so as to:</i></p> <ul style="list-style-type: none"> <li>• <i>reduce impacts of building bulk on adjoining properties;</i></li> <li>• <i>provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and</i></li> <li>• <i>minimise the extent of overlooking and resultant loss of privacy on adjoining properties".</i></li> </ul>
<p><b><u>Local Planning Policy 3.12:</u></b></p> <p><b>Minor Structures Behind the Street Setback Area: Screening Structures</b></p>	<p>Maximum 0.5m above the top of the fence.</p>	<p>The proposed trellis along the top of the northern boundary fence has a height of 1.7m above the top of the fence, in lieu of 0.5m.</p>	<p><i>Where the provisions of the policy are not met, or a minor structure that requires development approval is proposed that is not otherwise addressed by the above provisions, applications are to be assessed against the following criteria:-</i></p> <ul style="list-style-type: none"> <li>• <i>Structures to be located and set back from lot boundaries so as to:</i> <ul style="list-style-type: none"> <li>○ <i>reduce impacts of building bulk on adjoining properties;</i></li> <li>○ <i>provide adequate direct sun and ventilation to active habitable spaces, outdoor living areas and habitable rooms of adjoining properties;</i></li> <li>○ <i>minimise the extent of overlooking and resultant loss of privacy to active</i></li> <li>○ <i>habitable spaces, outdoor living areas and habitable rooms of adjoining properties; and</i></li> <li>○ <i>make effective use of private open space without compromising the above.</i></li> </ul> </li> <li>• <i>The dimensions and scale of the structure should allow for maintenance of:</i> <ul style="list-style-type: none"> <li>○ <i>adequate access to direct sun into buildings and appurtenant open spaces;</i></li> <li>○ <i>adequate daylight to major openings into habitable rooms; and</i></li> <li>○ <i>access to views of significance.</i></li> </ul> </li> </ul> <p><i>Structures should be designed to minimise adverse impact on the amenity of adjoining properties. The extent of the structure's visual bulk, overshadowing impacts and obstruction of views should not exceed the</i></p>

Element	Deemed-to-Comply	Proposed	Design Principles to be considered on merit
			<i>deemed-to-comply requirements for a wall with major openings of the equivalent length and height.</i>
<p><b><u>Local Planning Policy 3.2:</u></b></p> <p><b>Building on the Boundary</b></p>	<p>For properties coded R12.5 in Floreat, there are no deemed to comply requirements for boundary walls.</p>	<p>The garage is proposed to be on the boundary, where boundary walls are not permitted 'as of right' in the Floreat R12.5 zone.</p>	<p><b><u>Design Principles (of R-Codes):</u></b></p> <p><i>"P3.1 Buildings set back from lot boundaries or adjacent buildings on the same lot so as to:</i></p> <ul style="list-style-type: none"> <li><i>• reduce impacts of building bulk on adjoining properties;</i></li> <li><i>• provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and</i></li> <li><i>• minimise the extent of overlooking and resultant loss of privacy on adjoining properties</i></li> </ul> <p><i>P3.2 Buildings built up to boundaries (other than the street boundary) where this:</i></p> <ul style="list-style-type: none"> <li><i>• makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas;</i></li> <li><i>• does not compromise the design principle contained in clause 5.1.3 P3.1;</i></li> <li><i>• does not have any adverse impact on the amenity of the adjoining property;</i></li> <li><i>• ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted; and</i></li> <li><i>• positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework."</i> <p><b><i>City Beach and Floreat Precincts only:</i></b></p> <p><i>Council shall have regard to the following matters in considering the design principles, particularly in determining whether the proposed boundary wall 'positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework':</i></p> <ol style="list-style-type: none"> <li><i>i. The Objectives of this Policy; and</i></li> <li><i>ii. The Desired Future Character of the area as detailed in Local Planning Policy 3.1: Streetscape.</i></li> </ol> </li></ul>