



City of Perth
City Planning Scheme
No. 2

Planning Policy Manual – Part 1

Section 3.2

Ancillary Accommodation



Version #	Decision Reference	Synopsis
1	26 June 2001	Adopted
2	11 April 2017	Amended

OBJECTIVES

- To provide guidelines for the development of ancillary accommodation.
- To ensure that the development of ancillary accommodation conforms with the existing scale and character of the locality.
- To minimise the impact of the ancillary accommodation on adjoining properties.

POLICY

- Ancillary accommodation is to be provided in accordance with the R-Codes.
- Proposals for ancillary accommodation situated outside of an R-Code area should be in compliance with the following provisions:
 - where the unit is to be attached to the existing dwelling direct internal access between the existing dwelling and the new unit is to be provided;
 - where the unit is to be a separate structure, a weather protected pedestrian connection between the existing dwelling and the additional unit is to be provided; and
 - the total area of the additional unit, including the area of the connecting structure (measured over the enclosing walls), shall not exceed 70 square metres.
- The local government will not grant approval for such a development unless:
 - the local government is satisfied that the ancillary accommodation is to be occupied by a member or members of the occupier's family; and
 - the local government is provided with a statutory declaration signed by the owner of the property and by the person or persons for whom the ancillary accommodation is to be constructed, stating that the ancillary accommodation is for use by that person or persons and will be used for no other purposes or by other persons. Such a statutory declaration shall be subject to annual renewal.
- Where approval has been granted by the local government for ancillary accommodation, a minimum of one car bay in addition to the bays required for the existing dwelling shall be provided.

NOTE: 1. *Clause 61 of the Deemed Provisions identifies development for which development approval is not required.*