

Ancillary accommodation separate from other buildings on the lot. Must have all components of independent living ie kitchen/living, bedroom, bathroom, laundry, toilet. REF: BCA Vol II. Setback from boundary 1.0m or 1.5m, depending on openings/ length of wall; 1.5m from secondary street. Provide 1 x space for parking on the lot.

Ancillary accommodation under the same roof as the main dwelling is considered a duplex under the BCA - 2 dwellings need to be separated by a wall with an FRL60/60/60, and have no internal access. Required to be independent; ie have all components of a dwelling as per the BCA. If internal access is needed, then the addition is not Ancillary Accommodation as defined in the R-Codes; it is an addition to a dwelling.

R-CODE ZONES

INFORMATION SHEETS
 The City website has information sheets about Ancillary and other forms of Accommodation.
 Go to Planning section on the City website.
<https://www.busselton.wa.gov.au/Building-Planning/Planning-Services>

ANCILLARY ACCOMMODATION

SCALE 1:200

DEFINITIONS and NOTES

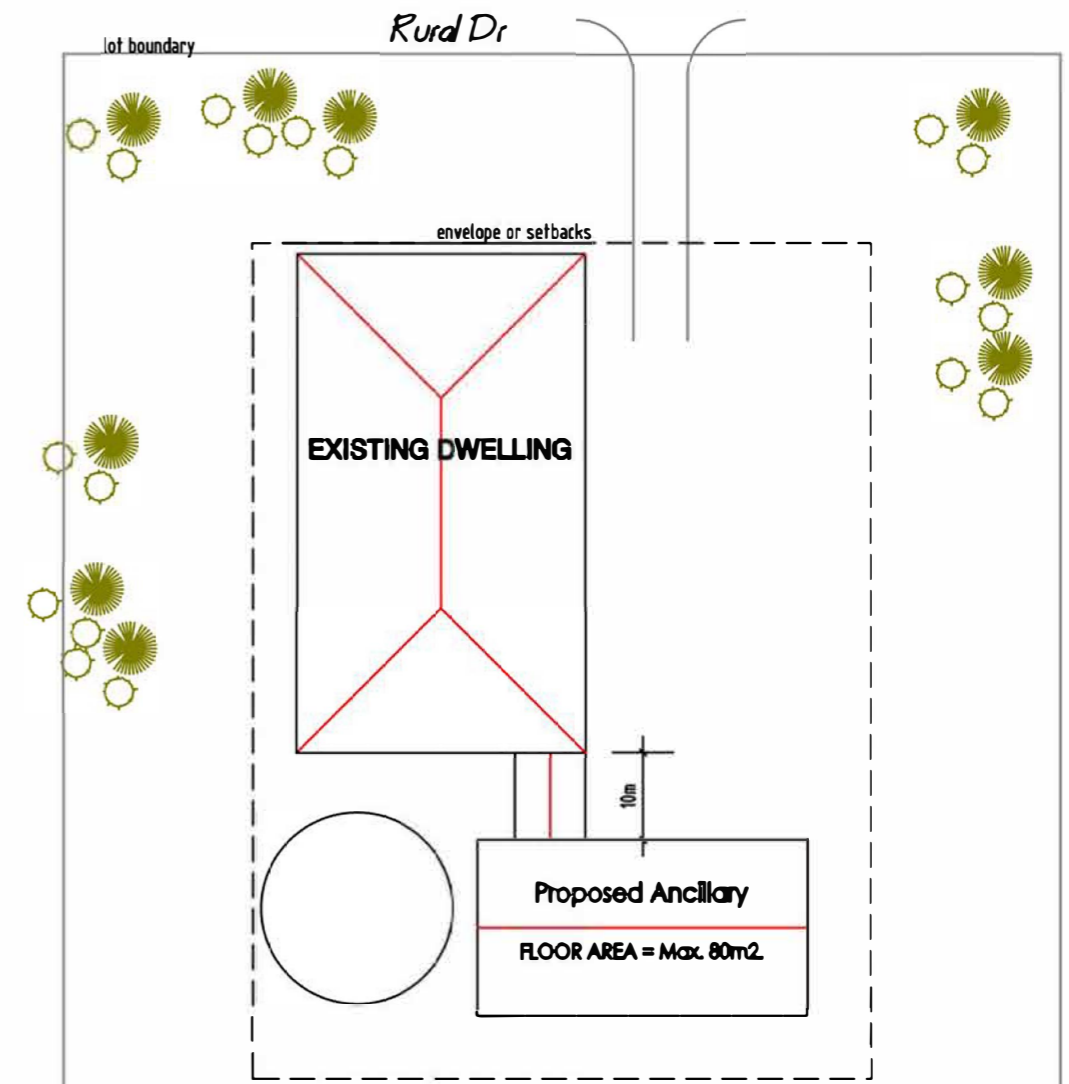
R-Codes WA Residential Design Codes - State Planning policy
 BCA Building Code of Australia (National Construction Code).
 LPS Local Planning Scheme
 [All above available in digital format on line.]

Laundry - the BCA requires a laundry in a dwelling. A laundry is (minimum) a trough and a space for a washing machine. A trough has to be in addition to a wash basin and kitchen sink.

Holiday Home is short stay accommodation. A dwelling is hired out for exclusive use, for up to 3 months.

Guest House, or Bed and Breakfast (B&B) requires a host; owner or manager lives on site and rooms or suites are let or hired out).
 BCA class 1B building - max 300m2 or total 12 people.

A chalet is also short stay, but generally a self contained Cottage with a manager on site.



RURAL RESIDENTIAL and other NON R-CODE zones
 Ancillary Accommodation is different to R-Code areas; it must be for the exclusive use of a family member. Required to be linked to the principle dwelling (within 10m), AND, is dependent on that dwelling; usually a shared laundry facility or similar. Under the BCA, this is not a dwelling, and is considered an addition to the main dwelling. An addition can be detached.

RURAL RESIDENTIAL and RURAL

SCALE: NTS