

Ancillary Dwelling and Ancillary Accommodation Information Sheet

Important Links

[Local Planning Scheme No. 21](#)

[Residential Design Codes \(R-Codes\)](#)

[State Planning Policy \(SPP 3.7\) - Planning in Bushfire Prone Areas](#)

[DFES - Map of Bushfire Prone Areas](#)

[FPA Australia - Accredited Bushfire Practitioner](#)

Ancillary Dwelling and Ancillary Accommodation Definition

“Ancillary Dwelling” is defined under the Residential Design Codes of WA (R-Codes) as ‘a self-contained dwelling on the same lot as a single house which may be attached to, integrated with or detached from the single house.’ The City considers the same definition applies to Ancillary Accommodation.

Note: Ancillary dwelling and Ancillary Accommodation can only be associated with a Single House and not any other land use including a grouped dwelling.

R-Coded Lots (in a Residential Zone)

An Ancillary Dwelling subject to the R-Codes shall satisfy the provisions of the **R-Codes - Clause 5.5.1 Ancillary Dwellings** as provided below:

Ancillary dwelling associated with a single house and on the same lot where:

- *the lot is not less than 350m² in area;*
- *there is a maximum plot ratio area (floor area) of 70m²;*
- *parking is provided in accordance with Clause 5.3.3 C3.1 (2 for the single house plus 1 for the Ancillary dwelling);*
- *ancillary dwelling is located behind the street setback line;*
- *ancillary dwelling is designed to be compatible with the colour, roof pitch and materials of the single house on the same lot;*
- *ancillary dwelling does not preclude the single house from meeting the required open space and outdoor living area; and*
- *complies with all other R-Code provisions, only as they apply to single houses, with the exception of clauses:*
 - (a) 5.1.1 Site area;*
 - (b) 5.2.3 Street surveillance (except where located on a lot with secondary street or right-of-way access); and*
 - (c) 5.3.1 Outdoor living areas.*

Non R-Coded Lots (not in a Residential Zone)

Ancillary Accommodation in the Rural, Viticulture and Tourism, Rural Residential, Rural Landscape, Conservation or Bushland Protection zones shall satisfy the following criteria of **Local Planning Scheme No. 21 - Clause 4.32 Ancillary Accommodation in Rural Areas** :

- *be integrated in terms of design, colours and materials;*
- *be physically linked by form of roof cover to the single house, with the max. separation not exceeding 10m;*
- *contain not more than one bedroom;*
- *utilise shared laundry facilities;*
- *not exceed 80m² of floor area; and*
- *be for the exclusive use of family members.*

Bushfire Prone Areas

If the proposed location of the Ancillary Dwelling or Ancillary Accommodation is located within a [bushfire prone area](#), additional requirements may apply. In accordance with [State Planning Policy 3.7](#), a Bushfire Attack Level Assessment is required to be prepared by an [Accredited Bushfire Practitioner](#) and submitted with the development application.

Approval Requirements

In the Residential zone, a development application is required for an Ancillary Dwelling which does not satisfy the deemed-to-comply criteria of the R-Codes. A development application is required for all Ancillary Accommodation in a rural zone (Rural, Viticulture and Tourism, Rural Residential, Rural Landscape, Conservation or Bushland Protection zones).

Please refer to the [Residential Development Application Checklist](#) for detailed submission requirements.

Other Requirements

Building

A building permit application is required for building works as specified by the *Building Act 2011* and *Building Regulations 2012*. Please contact Building Services directly on 9781 1732 for further information regarding building permit applications.

Enquiries

Contact Planning and Development Services staff on (08) 9781 1731, email city@busselton.wa.gov.au, or in person at the City Administration Building during office hours, Monday – Friday.

****Disclaimer****

This information sheet is a guide only. Verification with original Local Laws, Acts, the City's Local Planning Scheme and other relevant documents is recommended for detailed references. The City of Busselton accepts no responsibility for errors or omissions.