

LOT Minimum - 450m<sup>2</sup>

ANCILLARY ACCOMM. PARKING

1500

**Proposed Ancillary**

FLOOR AREA = Max. 70m<sup>2</sup>  
as defined by Plot Ratio Area  
in WA R-Codes.

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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

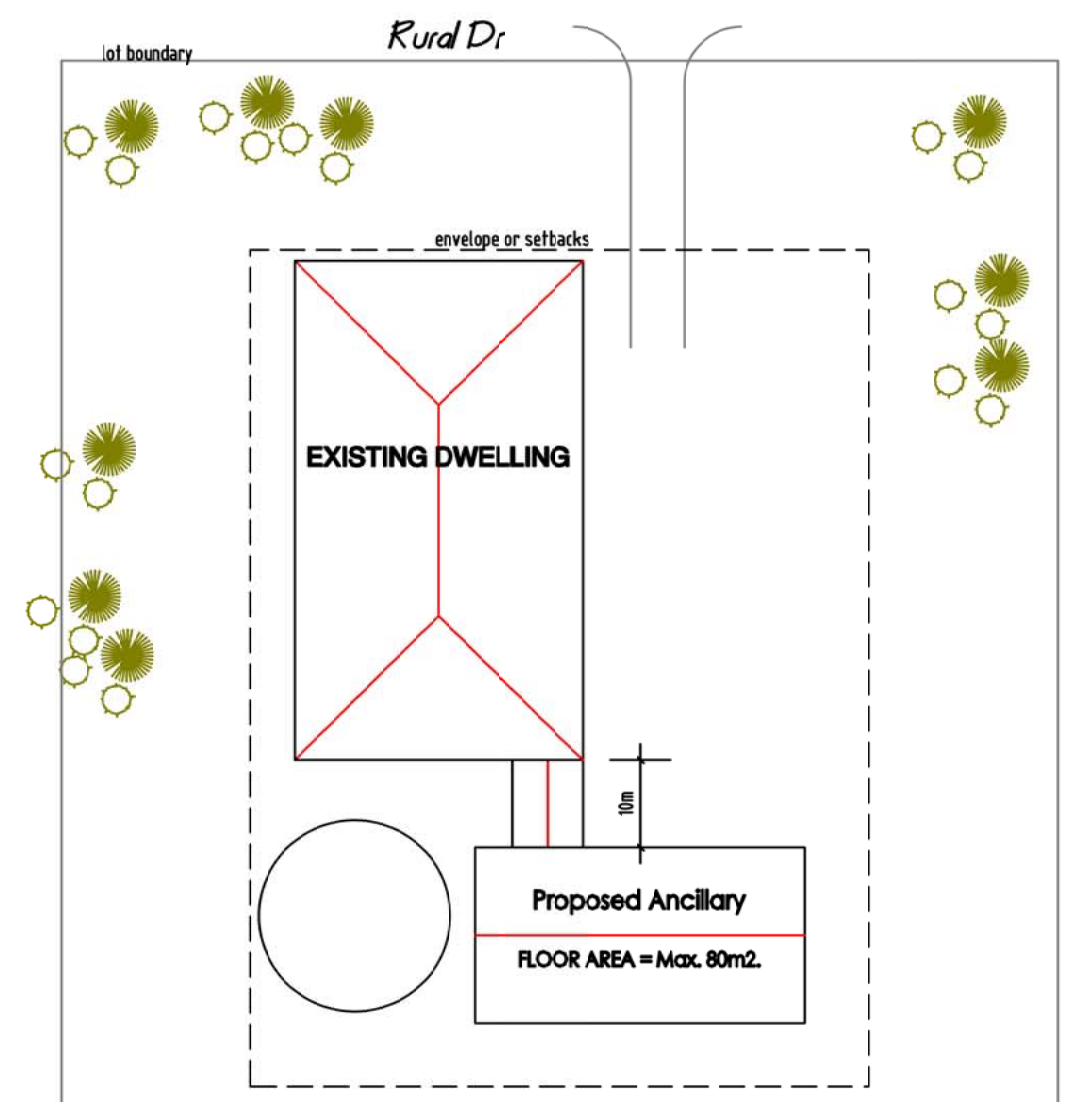
- R-Codes WA Residential Design Codes - State Planning policy
- BCA Building Code of Australia (National Construction Code).
- LPS Local Planning Scheme
- [ All above available in digital format on line.]

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 300m<sup>2</sup> or total 12 people.

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



envelope or setbacks

**EXISTING DWELLING**

10m

**Proposed Ancillary**

FLOOR AREA = Max. 80m<sup>2</sup>.

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