ANCILLARY ACCOMMODATION

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 a minimum of a trough and a space for a washing machine. A trough has to be an 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 2 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.

ANCILLARY ACCOMMODATION separate from other buildings on the lot. Must have 1B components of independent living ie kitchen/living, bedroom, bathroom, laundry, toilet.

RET: BCA Vo. 11
Setback from boundary 6m 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 on a wall with an FR-60/60/60, 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.

INFORMATION SHEETS
The City website has information sheets about Ancillary and other forms of Accommodation.
Go to Planning section on the City website.

SCALE: NTS
RURAL RESIDENTIAL and RURAL

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