



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 Dwelling under the main dwelling roof.
 BCA - considered as a duplex; - 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 an Ancillary Dwelling as defined in the R-Codes; it is an addition to a dwelling.

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; defined as 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.

R-Codes 7.3 PART 5.5.1 ANCILLARY DWELLINGS

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 of 70m²;
- parking is provided in accordance with clause 5.3.3 C3.1;
- 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 minimum open space and outdoor living area; and
- ancillary dwelling complies with all other R-Code provisions, only as they apply to single houses, with the exception of clauses:
 - 5.1.1 Site area;
 - 5.2.3 Street surveillance (except where located on a lot with secondary street or right-of-way access); and
 - 5.3.1 Outdoor living areas.