



Ancillary Dwelling

'Ancillary Dwelling' as defined under the Residential Design Codes, means a self-contained (i.e. with a bedroom, kitchen, toilet) dwelling on the same lot as a single house which may be attached to, integrated with or detached from the single house.

Ancillary Dwelling may be considered by the Shire in the following zones **Residential, Rural Residential, Rural and some* Special Use Zones**, subject to obtaining development approval (except for the Residential Zone if it complies with the relevant requirements).

**Special Use Zones:*

SU4 – Lot 500 Nimitz Street, Lot 198 Pace Retreat

SU5 – Lot 149 and 150 Hunt Street

SU6 Exmouth Marina

- *Area A – Canal Lots*

- *Area A – Dry Lots*

SU9 – Lots 301-313 Deposited Plan(DP)2955, Lots 314-327 DP33791, Cape Wilderness Estate

Development Requirements

- a) A maximum of one (1) ancillary dwelling may be permitted per lot;
- b) The lot is not less than 450m²;
- c) Comply with the requirements prescribed in the Residential Design Codes (R-Codes) if the zoning is Residential.
- d) The maximum plot ratio area for an ancillary dwelling is 100m²;
- e) Provide a minimum of one (1) uncovered or covered car parking bay;
- f) The appearance, colours, roof pitch and construction standard of the ancillary dwelling shall be similar to, or better than, the main dwelling.

Approval Process

Development Approval is not required for an ancillary dwelling in the Residential Zone where the development satisfies the above requirements and the subject property is not Heritage Listed.

Where a development (planning) application is required it shall be accompanied by a site plan and elevation drawings identifying the existing buildings and proposed ancillary dwelling development, including all associated parking areas and storerooms, and setback measurements to boundaries (see Development Application Checklist).

Where Shire Officers consider it necessary, an application for Ancillary Dwelling may be referred to potentially affected landowners for a period of not less than 14 days. The Shire is required to consider any comments received. The statutory assessment timeframe is 60 days or 90 days (if advertising is required).

Building Permit

A building permit application is required to be submitted to the Shire. The ancillary dwelling will need to meet the safety (structural and fire), health, amenity and sustainability requirements of the Building Code of Australia.

Servicing

You may need to install new meters or sub-meters for electricity, gas or water, depending on how you plan to rent the ancillary dwelling. You should contact relevant gas and electricity distributors and the Water Corporation to understand the different option available and which one suits you best.

NB: Strata or Freehold in the Subdivision of a lot containing an ancillary dwelling is strictly not permitted, if it will result an ancillary dwelling being on a separate lot.

Disclaimer

This information sheet is provided as generalised information. While we aim to keep the content of this document current and accurate, we accept no responsibility or warranties for actions based on the information provided. The Shire of Exmouth encourages you to seek professional advice before acting on any information contained within this document. Should you require further information, please do not hesitate to contact the Shire on (08) 9949 3000 or e-mail: info@exmouth.wa.gov.au. 8 December 2020.

