Making it easier to build a small second home

It's now so much easier for Victorians to build small second homes. Our communities can now stay closer to the ones they love, in the suburbs, towns, and regional places across our great state.

We all know that finding the right type of housing in the right location is getting harder and more expensive. That's why the Victorian Government's *Housing Statement – The decade ahead 2024-2034* sets out a plan to deliver significantly more housing that better meets the needs of our wonderfully diverse community. Making it easier to build a small second home is an important part of this plan.

Until now, it's been too hard to build a modestly sized second home. Small second homes had to go through the same planning process as large second homes and other multi-dwelling developments.

We've changed all that. Now, a small second home up to 60 square metres can be built through a quick and easy process without a planning permit. Better still - anyone can live there – family, friends or it can even be rented out to provide extra income to help with the increasing cost of living.

These changes mean families and communities can stay together and connected. More people will have access to affordable housing choices in the areas they want to live, close to jobs, services, public transport, education, and healthcare. It also means we're better equipped to adapt to the changing way we live, with smaller families and single person households becoming more common.

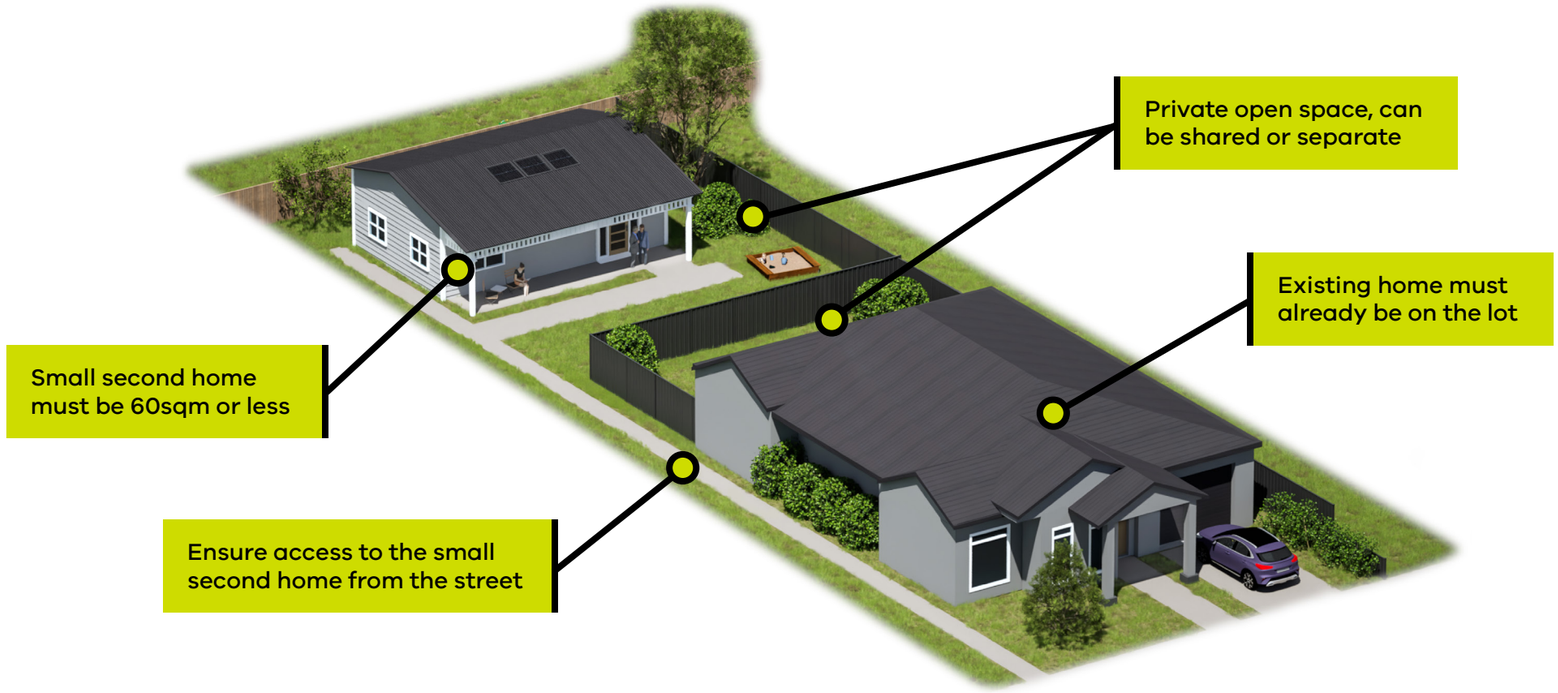
Keeping our neighbourhoods liveable is as important as ever – that's why siting, design and amenity requirements will apply to small second homes. You won't need a planning permit in a heritage or neighbourhood character area either, opening up the opportunity for even more Victorians to benefit from this reform. But to make sure we're keeping everyone safe, a planning permit will be required in areas where there are potential bushfire or flooding hazards.

Small second homes will provide even more housing choices for Victorians, making our state an even better place to live.

VICTORIA State Government | Department of Transport and Planning

Small second dwellings – key characteristics

- Floor area must be 60sqm or less
- Must be on the same lot as an existing home
- Must be only one small second home on a lot
- Must have a kitchen, bathroom and toilet
- No car parking spaces required
- Anyone can live in it or rent it out
- Must not be subdivided from the main home
- Must not be connected to a reticulated natural gas supply
- Siting, design and amenity requirements apply, including minimum garden area



Small second homes can be built anywhere in Victoria

Residential zones

Rural zones

When is a planning permit required in a zone?

- **Not required** in a residential zone if the lot is 300sqm or more
- **Not required** in the Farming Zone, Rural Activity Zone and Rural Living Zone if specified requirements are met
- Planning permit may be required in other zones

When is a planning permit required in a overlay?

- **Not required** in a Heritage Overlay, Design and Development Overlay or Neighbourhood Character Overlay if specified requirements are met, including building height less than 5m and finished in muted colours
- Planning permit may be required in other overlays

When is a building permit required?

- **Always required** for a small second home

More information

Making it easier to build a small second dwelling: Applicant's guide	Guide to developing a small second dwelling
Making it easier to build a small second dwelling: Planning framework	Technical guide to small second dwellings in the planning and building systems
Planning website	Information about small second dwellings
Guide to Victoria's Planning System	A guide to interpretation and administrative procedures about the planning act and planning schemes
Planning property report	Summary of planning information for an address in Victoria
Find your planning scheme	Check the planning scheme for your local area
PPN16: Making an application for one or more dwellings in a Residential Zone	Guide for applicants about what to look for in a planning scheme, and information to provide with an application under the residential development provisions.
PPN27: Understanding the residential development provisions	Information about the interpretation and applications of the residential standards in clause 54 and 55
PPN84: Applying the minimum garden area requirement	Guide to the minimum garden area requirement in the Neighbourhood Residential Zone and General Residential Zone.
VicSmart Permits	More information about VicSmart planning applications
Victorian Building Authority (VBA)	Information and resources about building in Victoria
Minister's Guideline MG-12 Siting and design of single dwellings	Guide to the considerations to be applied to the design and siting of single dwellings and small second dwellings under the building regulations
BP01: When is a building permit required?	For more information about when a building permit is required

Acknowledgement of Country

The Department of Transport and Planning proudly acknowledges Victoria's Aboriginal communities and their ongoing strength in practicing the world's oldest living cultures.

ISBN 978-0-7311-9298-4

Authorised by the Victorian Government, Melbourne 1 Spring Street Melbourne Victoria 3000

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Designed and published by the Department of Transport and Planning

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DTP0604/23