

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



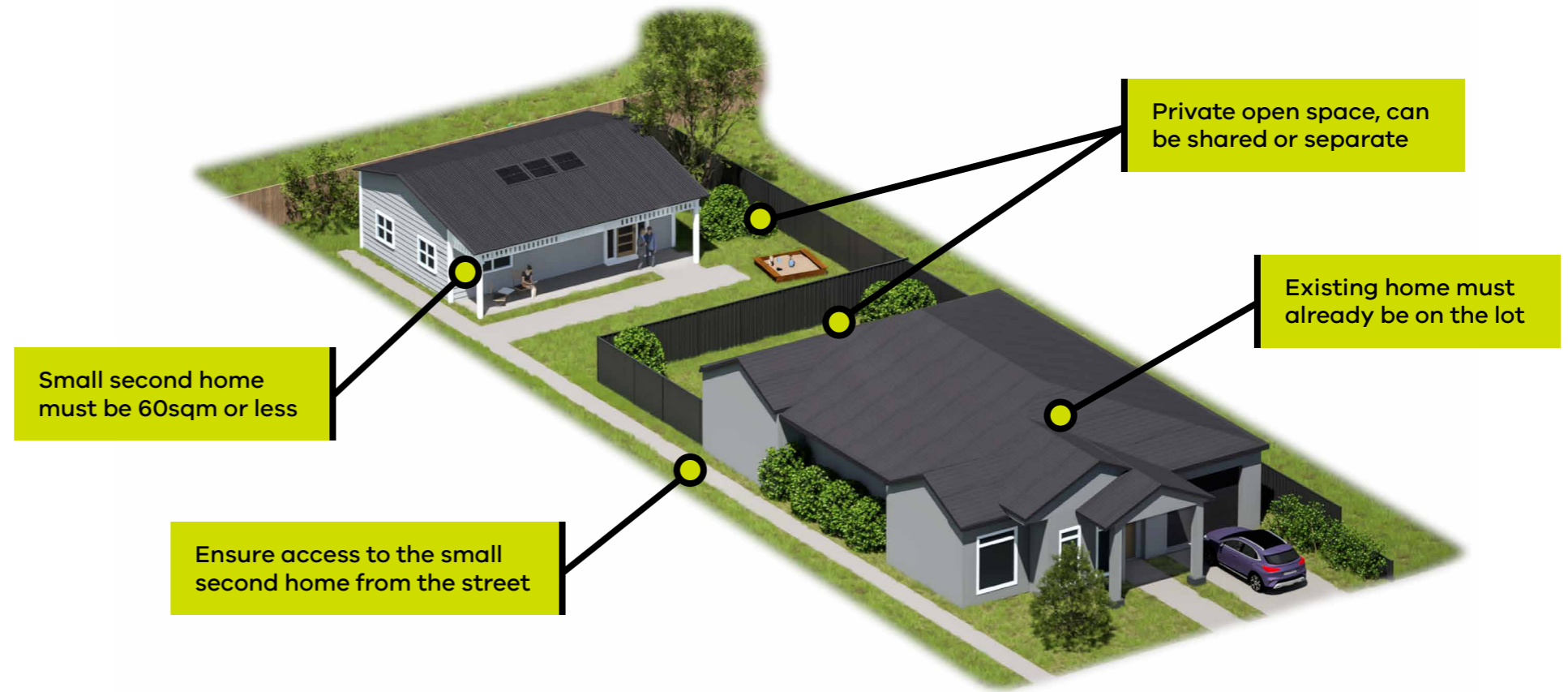
Must not be subdivided from the main home



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 an 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