

Is my proposal a small second dwelling?

Use this checklist to understand whether your proposal to build a new small second dwelling, or convert an existing building to a small second dwelling, is likely to meet the requirements.

Requirement	✓	✗
There is an existing dwelling on the lot.		
The floor area of the proposed small second dwelling, or part of the building proposed to be converted for use as a small second dwelling, is 60 square metres or less in floor area.		
The small second dwelling does not exceed the maximum building height specified in the zone that applies to the land.		
The small second dwelling has a kitchen sink, food preparation facilities, a bath or shower, and a toilet and wash basin.		
There is no small second dwelling already on the lot. (Contact your local council if a dependent person's unit exists on the lot).		
I understand that I would not be able to subdivide the lot to provide the small second dwelling with its own lot.		
I can comply with the requirement that the small second dwelling not be connected to a reticulated gas service.		
If the land is in a Neighbourhood Residential Zone or General Residential Zone and the minimum garden area requirement applies, it is met. (see Planning Practice Note 84 – Applying the minimum garden area requirement for more information).		
If the land is in a Low Density Residential Zone, Township Zone or any rural zone, any access, sewerage, water and electricity requirements specified in the zone are met.		
If the land is in a Rural Living Zone, Farming Zone or Rural Activity Zone, any separation distances from wind farms and from land for which a work authority under the Mineral Resources (Sustainable Development) Act 1990 specified in the zone are met.		

If you answered yes to *all* questions, your proposal is likely to be able to be assessed as a small second dwelling. Siting, design and amenity requirements will need to be met. Some of these can be adapted based on your lot. You can contact Baw Baw Shire Council's planning department for more information on 5624 2411.

If you answered no to *any* of these questions, it is likely that your proposal would not meet the requirements of a small second dwelling. You can contact Baw Baw Shire Council's planning department for more information on 5624 2411.