

ACCESSIBILITY FOR A SMALL SECOND DWELLING

Purpose of this Guideline and Interpretation

The purpose of this Guideline is to set out the matters to be considered by a reporting authority when preparing a report on, and considering whether to consent to, (**report and consent**) a variation to the siting, design and access requirements prescribed under Part 5 of the Building Regulations 2018 (**Regulations**), for an application for a building permit for a single dwelling, including a principal single dwelling, a small second dwelling or a front fence.

Each provision of this Guideline comprises a statement of the objective and the matters to be considered when deciding whether the objective is met. Under clause 4A of Schedule 2 of the Act, a reporting authority must have regard to the guidelines made under section 188A in the cases set out in that clause. **If any matter set out in this Guideline is not met, clause 4A(2)(d) of Schedule 2 to the Act requires that the reporting authority must refuse to give its consent to an application for a building permit.**

In this Guideline—

- **existing dwelling** is a single dwelling that is already constructed;
- **principal single dwelling** is a single dwelling that is not a small second dwelling or a front fence;
- **Regulations** means the *Building Regulations 2018*;
- **single dwelling** has the same meaning as it has under section 188A(4) of the Act and regulation 70 of the Regulations: a building, or buildings, which is a Class 1 building and any Class 10 building associated with a Class 1 building, that is or are intended to be used as a dwelling;
- **small second dwelling** has the same meaning as it has under regulation 5 of the Regulations. (A **small second dwelling** is defined to mean a Class 1a building that is self-contained and has a gross floor area that is equal to or less than 60 m² on the same allotment as an existing building that is a single Class 1 building that is not a small second dwelling).

Objective

To ensure that small second dwellings are provided with a clear and unobstructed path for safety and accessibility purposes, including in a case of emergency.

Decision Guidelines

The reporting authority may give its consent to an application for a building permit for a small second dwelling that does not comply with regulation 86B (*Accessibility for a small second dwelling*) of the Regulations if **at least one of the following criteria apply**:

- a. a path running between a side street or rear street adjoining the allotment and the small second dwelling will be more appropriate, taking into account the prevailing building setback within that street and whether the side street or rear street is accessible by emergency services vehicles; or

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b. a path running between a side street or rear street adjoining the allotment and the small second dwelling will be more appropriate for ease of accessibility for the occupant and for emergency services vehicles, taking into account the preferred character of the area, where it has been identified in the relevant planning scheme; or

c. the path is constrained by the shape and or dimensions of the allotment; or

d. the path will be more appropriate, taking into account the desire or need to retain vegetation on the allotment; or

e. a sealed path is in conflict with the permeability objectives and decision guidelines.

Note: In considering accessibility for emergency services, the reporting authority may have regard to the Victoria Planning Provisions and any guidelines prepared by emergency services authorities.

INFORMATION PRIVACY: The information supplied on this form is shared with the Victorian Building Authority, the Electoral Commission and other government agencies as required by law and in accordance with Council's Privacy Policy which is published at www.whittlesea.vic.gov.au

NOTE: If you choose not to provide the information sought your application may not be processed.

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