

Media Release

The Hon Sonya Kilkenny MP
Attorney General
Minister for Planning



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SPEEDING UP APPROVALS FOR HOMES ON SMALL LOTS

The Allan Labor Government is making it quicker and easier for Victorians to build a home on small lots of land – helping deliver more homes, faster, right across the state.

Minister for Planning Sonya Kilkenny today announced the 'Single Home Code', a state-wide amendment to Victoria's planning schemes that will streamline approvals for single homes and small second dwellings on lots under 300 square metres – cutting red tape and getting homes built sooner.

Under the current system, homeowners often face delays and uncertainty due to inconsistent council processes, complex paperwork and lengthy appeals – making it harder to build more homes.

If a home meets the updated standards – including requirements for setbacks, tree canopy, solar access and street amenity – it will be 'deemed to comply' meaning it can be approved without further assessment. Neighbours will still be notified and can provide feedback, but if the standards are met, there'll be no VCAT appeals or costly delays.

The changes improve the existing 10-day VicSmart fast-track process by simplifying what applicants need to submit and clarifying how councils assess it.

It will apply across all residential zones in Victoria and will ensure clearer, more consistent assessments for single and small second dwellings, adhering to good design while streamlining approvals.

This update builds on the Townhouse and Low-Rise Code introduced earlier this year – which is delivering faster, more consistent outcomes for townhouses and 1 to 3 storeys apartments.

Now, the same streamlined approach is being applied to smaller homes on smaller blocks across the state – helping deliver more affordable housing, where it is needed most.

The new standards also include stronger sustainability protections – such as limiting overshadowing of rooftop solar – supporting greener, more energy-efficient homes.

This reform is part of the Labor Government's overhaul of Victoria's planning system. Work is already underway on a new set of standards for mid-rise residential developments between four and six storeys, with targeted consultation on the standards with industry peak bodies and all 79 councils to begin soon.

Victoria continues to build and approve thousands of more homes than any other state, but we know there's more work to do.

Victorians should have the same opportunities their parents had – that's why we've introduced bold reforms to boost housing supply in areas where Victorians have been locked out for far too long.

Quotes attributable to Minister for Planning Sonya Kilkenny

"This is another way we're making our planning system say 'yes' – yes to well-designed homes, yes to more homes, and yes to people making the most of the land they already have."

"If your proposal meets the standards, you should be able to get on and build. That's what these changes deliver – faster decisions, less stress, and more homes where we need them."

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