

Two or more dwellings on a lot

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Clause 55 of all planning schemes applies to the development of two or more dwellings on a lot and residential buildings up to and including four storeys and a planning permit is always required (see Clause 73.03 Land Use Terms in [planning schemes](#) for definitions of a dwelling and a residential building).

Clause 55 does not apply to an application of five or more storeys.

When land is within one of five residential zones – Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone, Mixed Use Zone or Township Zone, Clause 55 applies to:

- construction of a second dwelling if there is at least one dwelling existing on the lot;
- construction of two or more dwellings on a lot;
- extension of a dwelling if there are two or more dwellings on the lot;
- construction or extension of a dwelling on common property, or;
- construction or extension of a residential building.

Clause 55 includes:

- Purpose, application, operation and requirements
- 55.01 Neighbourhood and site description and design response
- 55.02 Neighbourhood character and infrastructure
- 55.03 Site layout and building massing
- 55.04 Amenity impacts
- 55.05 On-site amenity and facilities
- 55.06 Detailed design.

More information

For advice on the planning scheme provisions that apply to two or more dwellings on a lot and residential buildings up to and including four storeys you can read the relevant [planning scheme](#), contact the planning department at the [relevant council](#) or a town planning consultant.

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Source: Planning Victoria (<https://www.planning.vic.gov.au/permits-and-applications/specific-permit-topics/residential-development/accordion-pages/two-or-more-dwellings-on-a-lot>)