



Design of Multiple Dwellings

What is a multiple dwelling?

A multiple dwelling is a term used in the planning scheme to describe a property that contains 3 or more dwellings for longer-term residential accommodation. For example – units, flats, apartments and townhouses.

Multiple dwellings are commonly located, or planned to be located, in or near centres or other locations that are well serviced by public transport.

Current planning scheme requirements

Under the current planning scheme (*Sunshine Coast Planning Scheme 2014*), multiple dwellings need to comply with relevant codes such as the multi-unit residential uses code. This code includes provisions to ensure that multiple dwellings are of a high-quality design and fit in with their surroundings.

Multiple dwellings are intended to increase the number of dwellings/units in an area and to provide housing diversity and enable urban consolidation within and around existing centres, in tourism or tourist focused areas and in areas that are close to public transport, employment, community facilities and open space.

Issues already identified

1. Recognition that multiple dwellings are an important part of the housing mix, providing more affordable/diverse housing options and enabling urban consolidation to occur.
2. Concern that some multiple dwellings established under the current planning scheme demonstrate poor design with negative impacts on landscape and open

space outcomes, liveability outcomes for residents, the amenity of neighbours and the character of a local area.

3. Concern that under the current planning scheme, multiple dwelling buildings have become too large and bulky.
4. Concern that some multiple dwellings established under the current planning scheme demonstrate no, or only a limited, local design response.
5. Concerns in relation to the level of assessment and performance-based planning approach applied to multiple dwellings under the current planning scheme and the impact this has had on community confidence about the quality of outcomes being delivered.
6. Concerns about the impacts of multiple dwellings on the character and amenity of nearby low-density residential neighbourhoods.



What we propose to do

1. Review multiple dwelling provisions to improve and strengthen (where appropriate) design and siting outcomes in relation to bulk, scale, amenity, landscaping and subtropical design outcomes.
2. Investigate ways to directly incentivise development of multiple dwellings that epitomise good Sunshine Coast design and incorporate high levels of sustainability.

Current as at 9 February 2022

Tell us what you think

- Do you have any comments on this topic?
- Do you agree with what we propose to do in response to this topic as part of the new planning scheme?

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