

Multiple dwellings

A 'multiple dwelling' is a residential use of premises involving 3 or more dwellings, whether attached or detached. Examples include townhouses, units and apartments.

Multiple dwellings are important in providing housing diversity and choice, and more affordable housing options for our community. They are generally provided for in highly accessible areas close to centres, jobs, services and existing and proposed public transport.



In line with the current planning scheme, multiple dwellings are generally proposed to be code assessable (i.e. require a planning application to Council) in the low-medium, medium and high density residential zones, the Mixed Use Zone, the Tourist Accommodation Zone and centre zones.

Under the proposed planning scheme, multiple dwellings are subject to the requirements of the Multi-Unit Residential Uses Code. The purpose of this code is to ensure that multi-unit residential uses are of a high quality, place-based design, with a built form that addresses the street and integrates with surrounding development.

What are the key changes proposed for the regulation of multiple dwellings?

The Multi-Unit Residential Uses Code has been subject to extensive review in the proposed planning scheme to improve design, enhance local character and improve development outcomes on the ground. Proposed changes include:

- New code provisions to reflect Sunshine Coast Design principles (where not relating to matters addressed by the building assessment provisions, which the planning scheme cannot address).
- A new Sunshine Coast Design Planning Scheme Policy to support the development design provisions of the proposed planning scheme.

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- Amended setback and site cover provisions.
- New provisions for deep planted landscapes, garden areas and landscaping integrated with buildings.
- New provisions specifically for 'horizontal' multi-unit developments.
- New supporting diagrams and imagery to assist with implementation.
- Changes to the Height Overlay to provide for roof articulation, ensure appropriate transition on sites adjacent to areas with a lower height limit, and to encourage the provision of greater floor to ceiling heights.



How is Council addressing community concerns about multiple dwellings?

Council understands community concerns relating to the development and design of multiple dwellings in recent years. The proposed planning scheme seeks to improve the design of multiple dwellings and development outcomes on the ground.

In addition to changes relating to design and siting, the proposed planning scheme retains on-site parking rates, and includes new provisions for separate storage spaces (to help prevent parking spaces being used for storage),

thereby helping to minimise on-street car parking demand. For more information refer to the *Transport and Parking information sheet*.

Are development proposals for multiple dwellings proposed to be subject to public notification?

In zones intended for higher density residential development, multiple dwellings are not proposed to be subject to public notification, unless they exceed the height limits specified in the planning scheme. It is therefore important that residents and property owners are aware of the existing and proposed zoning in their area.

Multiple dwellings are not intended in the Low Density Residential Zone, Rural Residential Zone or Rural Zone and, as such, are proposed to be subject to impact assessment and public notification in these zones.



Disclaimer The contents of this information sheet deals with technical matters in a summary way only and has been prepared to assist the community to understand the proposed planning scheme. Please refer to the proposed planning scheme for further detail. © Sunshine Coast Regional Council 2025

How can I find out more?

- Go to the following [information sheets](#):
 - Housing affordability and affordable living
 - Residential Zones:
 - Low-Medium Density Residential Zone
 - Medium Density Residential Zone
 - High Density Residential Zone
 - Tourist Accommodation Zone
 - Mixed Use Zone
 - Height Overlay
 - Transport and Parking
- Go to the following parts of the [proposed planning scheme](#):
 - Zone Map
 - Part 3 Tables of assessment, 3.2 Material change of use tables of assessment, Residential zones
 - Part 7 Use codes, 7.14 Multi-Unit Residential Uses Code
 - Sunshine Coast Design Planning Scheme Policy
- [Design Guide for Sunshine Coast Apartments and Townhouses](#)
- [Sunshine Coast Design Book](#)

To explore the proposed planning scheme or make a submission, scan the QR code or visit:

<https://haveyoursay.sunshinecoast.qld.gov.au/newplanningscheme>



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