

FACT SHEET

Multiple Dwellings

Why do we plan for different dwelling types?

The **draft Ipswich Plan 2024** plans for the future growth of our community. Traditionally, development in the Ipswich local government area has been dominated by single houses on a parcel of land. However, this is not a suitable form of housing for all people, lifestyles or budgets and we need to provide a variety of housing choices. As our city changes, we also need to consider how we can be more efficient in planning for our future growth.

Having higher density housing types like apartments and townhouses means there's more variety in where people can live. It can be a great way to make better use of our existing infrastructure. For example, having more people living in our CBD or close to train stations.

Learn more [here](#).

What are multiple dwellings?

Multiple dwelling means a residential use of premises involving three (3) or more dwellings, whether attached or detached.

Multiple dwellings can be provided in a variety of building types, from 3 or more single storey detached townhouse style dwellings on a property, through to high rise apartment buildings.

Where can multiple dwellings go?

The **draft Ipswich Plan 2024** includes a key objective to accommodate population growth and provide a range of housing options for residents.

To achieve this, the draft planning scheme has identified preferred areas where higher density residential uses, such as townhouses and apartments, should be located.

These areas include commercial activity centres, locations with high levels of public transport options, and areas on the periphery of major employment hubs. The draft planning scheme encourages higher density development in these areas to create a more compact and efficient urban form, which can support public services and amenities. Additionally, these areas should have high levels of walkability to shopping facilities, public transport, and employment options to reduce reliance on private vehicles.

This higher concentration of density is to be largely consolidated in areas that have few development constraints such as bushfire or flood risk or are able to address any constraints in a safe and efficient manner.

The draft planning scheme also acknowledges that some areas are actively transitioning from single detached dwellings to higher density development. For instance, the **High Density Residential Zone** includes land that is undergoing this transition. In such zones, some development outcomes may result in individual built outcomes varying greatly, with differences in building height and density as the area transitions to the ultimate desired outcome sought by the zone.

It is important to pay attention to where areas may transition to different housing styles. While an area could mostly be made up of single houses on a parcel of land now, it may change in the future.

Do I need to make an application to council for a Development Permit?

Under the [draft Ipswich Plan 2024](#), all multiple dwelling development requires a development application and a development permit to be issued by council. This ensures that the development complies with the relevant planning regulations and policies and is consistent with the broader objectives of the draft planning scheme.

In most instances, the development application will be assessed against a series of codes contained in the draft planning scheme.

What are the desired outcomes that will be achieved by assessment?

The draft planning scheme [Multiple Dwelling and Accommodation Code](#) aims to create safe, attractive, and walkable neighbourhoods. To do this, the scheme ensures development across the city is compatible with the local area and zone's intended character, provides high levels of activity and surveillance, and offers a high standard of amenity and privacy for residents.

Further information on these requirements is available in [Part 9.3.10 Multiple Dwelling and Accommodation Code](#) of the draft planning scheme.

This fact sheet provides general information and is provided as a guide only to assist the community to understand the draft planning scheme and its mapping. It is encouraged to view the relevant sections of the draft planning scheme and talk to a planner.