

# FACT SHEET: Multiple Dwellings

## What are Multiple Dwellings?

Multiple Dwellings are defined as premises containing three or more dwellings for separate households. Examples include apartments, flats, units or townhouses. They are designed to cater for a mix of household sizes, and must have an on-site manager if they exceed 20 dwellings.

*(Please note that this definition is used for the purposes of the Planning Act 2016 and is not used for rating purposes).*

## Do I need an approval / permit?

Multiple Dwellings are generally code assessable, requiring a development application to be approved by Council. Table 1 below identifies the zones in which Multiple Dwellings are intended to be developed and at what density. If the proposed development exceeds the nominated densities of equivalent dwellings, it will become impact assessable and require public notification.

**Table 1. Density provisions (Logan Planning Scheme 2015, Version 9)**

Zone	Nominated Density
Low Density Residential Zone (Small Lot Precinct)	33 dwellings / ha
Low Density Residential Zone (Suburban Precinct)	25 dwellings / ha
Low Density Residential Zone (Village Precinct)	20 dwellings / ha
Low-Medium Residential Zone (Apartment Precinct)	75 dwellings / ha
Low-Medium Residential Zone (Townhouse Precinct)	40 dwellings / ha
Medium Density Residential Zone (High Rise Precinct)	200 dwellings / ha
Medium Density Residential Zone (Medium Rise Precinct)	140 dwellings / ha

To determine if a code or impact assessable application is required you can do either of the following:

- Use the Planning Enquiry tool in the [Logan PD Hub](#). Find your property using the search, select the Planning Enquiry tool, click on 'What can I do here' and then select

Multiple dwelling from the list of potential activities. Select 'Next' to view the report, which will show you the zone and precinct of the property and the criteria for determining the category of assessment. The report also lists applicable development codes (sets of rules) from the [Logan Planning Scheme 2015](#) and other selected considerations for the proposed development (e.g. size / height constraints, setbacks).

- Use the Property Report or Interactive Mapping in the [Logan PD Hub](#) to find the zone and precinct of the property. Once the zone and precinct are known, refer to the [Logan Planning Scheme 2015](#) for the planning requirements for a Multiple Dwelling. Part 5 ([Tables of Assessment](#)) specifies if the development is code assessable or impact assessable and outlines what the assessment benchmarks (criteria and sets of rules the development must meet) are. The assessment benchmarks may include the Multiple Dwelling, Rooming Accommodation and Short-term Accommodation Code (from [Part 9](#) of the planning scheme) as well as the zone, local plan, overlay or development codes.

## Calculating density

The [Logan Planning Scheme 2015](#) uses the term **net density** to determine the category of assessment. For example...'in the Suburban precinct the net density does not exceed 25 dwellings per hectare'.

**Equivalent dwellings** is the number of dwellings calculated based on an equivalence factor, defined in the planning scheme as:

- a one bedroom dwelling equals 0.5 equivalent dwellings;
- a two bedroom dwelling equals 0.7 equivalent dwellings;
- a dwelling with three or more bedrooms equals 1 equivalent dwelling.

**Net Density** is the number of equivalent dwellings divided by the site area in hectares.

**Example:** The table below presents the calculations for a 21 unit development scenario having 16 x 3 bedroom units and 5 x 2 bedroom units on an 8,000 m<sup>2</sup> site in the Low density residential zone.

<b>Equivalent Dwellings</b>	16 x 1 = 16 equivalent dwellings + 5 x 0.7 = 3.5 equivalent dwellings <b>Total 19.5 equivalent dwellings</b>
<b>Net Density</b>	19.5 / 0.8 = 24.375 equivalent dwellings / hectare
<b>Assessment</b>	<ul style="list-style-type: none"> <li>• Suburban precinct (25 equivalent dwellings per hectare) → complies and would be code assessable.</li> <li>• Village precinct (20 equivalent dwellings per hectare) → does not comply and becomes impact assessable.</li> </ul>

## How do I obtain a development permit?

To obtain a development permit for a Multiple Dwelling, a development application for a Material Change of Use needs to be lodged with Council online, in person, via post or via email. For more information on application lodgement methods and requirements such as forms, please visit Council's [website](#).

## How much will it cost?

Fees for development applications vary depending on the type and scale of development, the category of assessment, and other factors. These fees are set by resolution of Council and can be identified using:

- viewing the Register of Cost Recovery Fees and Schedule of Commercial and Other Charges published on Council's [website](#); or
- the [Logan PD Hub](#), which includes a Development Fees Estimator.

If the development application is lodged online, payment is not required up front. Council will issue a Notice of Account which identifies the required fees for payment.

Payment can be made [online](#) via credit card or BPay (savings or cheque account), by email or direct deposit by contacting [council@logan.qld.gov.au](mailto:council@logan.qld.gov.au), in-person or by post (via cheque).

From 1 October 2022, a merchant surcharge fee of 0.34% will apply to all online and phone credit card payments.

## Will I have to pay infrastructure charges?

Infrastructure charges will apply to Multiple Dwelling developments which result in increased demand on trunk infrastructure (e.g. water, sewerage, stormwater and movement networks). Council will issue an Infrastructure Charges Notice (ICN), which is usually payable before the issue of a Compliance Certificate under the *Plumbing & Drainage Act 2018*, the endorsement of a Community Management Statement or the commencement of use, whichever occurs first.

## More Information:

- visit Council's [Planning & Development webpage](#);
- contact Council using the details provided in the footer of this fact sheet; or
- visit the Planning, Building and Plumbing counter at 150 Wembley Road Logan Central; opening hours and directions are available on Council's [website](#).