

FACT SHEET

Multiple Dwelling

What are Multiple Dwellings?

Multiple Dwellings are defined as premises containing three or more dwellings for separate households. Examples include apartments, flats, units, townhouses.

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 intended to be developed and at what density. The development will be subject to impact assessment (which requires public notification) if the proposed development exceeds the nominated densities.

Table 1. Density provisions

Zones	Nominated Density
Low Density Residential Zone (Small Lot Precinct)	28.5 dwellings/ha
Low Density Residential Zone (Suburban Precinct)	20 dwellings/ha
Low Density Residential Zone (Village Precinct)	16.5 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, the zone of the property must be identified. Once the zone is 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 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. Alternatively, you can use the Planning Enquiry tool in the [Logan PD Hub](#) to select a property, select an activity (in this case a Multiple Dwelling) and receive a report which outlines the criteria triggering the need for a development application (where applicable). The report also lists applicable development codes from the [Logan Planning Scheme 2015](#) and other selected considerations (e.g. size/height constraints, setbacks).

How to calculate 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 20 dwellings per hectare'.

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

Equivalent dwellings is the number of dwellings calculated and represented by the equivalent dwelling ratio. This ratio is a way to calculate dwelling yield based on an equivalence factor. For the purposes of the planning scheme the following ratios are used:

- 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.

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An example Scenario:

A 17 unit development composed of 13 three bedroom units and 4 two bedroom units on an 8000m² site.

Equivalent Dwellings Calculation

13 x 1 =	13 equivalent dwellings
4 x 0.7 =	2.8 equivalent dwellings
Total	15.8 equivalent dwellings

Net Density Calculation

15.8/0.8 = 19.75 equivalent dwellings/hectare.

If this scenario occurred within the Suburban Precinct of the Low Density Residential Zone the development would comply with the nominated maximum density of 20 dwellings/hectare.

Onsite Management

A Multiple Dwelling development exceeding 20 dwellings must have an onsite manager.

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 electronically (online), in person, via post or via email. For more information on application lodgement methods and requirements (such as application forms and relevant supporting information e.g. plans) 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 via:

- The [Register of Cost Recovery Fees and Schedule of Commercial and Other Charges](#) published on Council's website;
- The [Logan PD Hub](#), which includes a Development Fees Estimator; or
- By emailing dafeerequest@logan.qld.gov.au

If the development application is lodged electronically (online), payment is not required up front and 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), in person via credit card, cheque or cash or by post (via cheque).

Will I have to pay infrastructure charges?

Multiple Dwelling applications which will result in increased demand on trunk infrastructure (e.g. water, sewerage, stormwater and movement networks) will incur Infrastructures Charges. Council will issue an Infrastructure Charges Notice (ICN), which is usually payable prior to 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.

Further information

For further 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](#).

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