

More Homes, Sooner

Low-medium density residential (LMR) zone review



Dedicated to a better Brisbane

Explanatory guide

We are making it easier to build new homes in the right places by updating planning rules relating to Brisbane's Low-medium density residential (LMR) zone.

The LMR zone currently allows for a variety of housing types at a low-medium scale of up to 3 storeys, including small lot houses, duplexes, townhouses and apartments, and is generally located close to shops and public transport.

The proposed changes relate to building heights, lot sizes and on-site car parking requirements, and seek to increase housing choice while protecting neighbourhood character.

This guide illustrates how Brisbane's LMR zone could evolve to accommodate new housing over time.

Information is provided on:

- housing types that we could see in the LMR zone, including proposed new maximum building heights and minimum lot sizes
- how housing types would fit in a neighbourhood
- what LMR zone streetscapes could look like over time
- how houses on small lots could be delivered
- changes to car parking requirements.

New housing should be integrated into existing communities and respond to Brisbane's subtropical climate.



Why do we need a zone review?

Brisbane is one of Australia's fastest growing capital cities. By 2046, we will need around 210,800 new homes to support a larger population and meet the demand for greater housing diversity.

Our enviable lifestyle continues to attract people from overseas and interstate and we need housing choice for every stage of life. Higher construction costs and workforce shortages have affected the cost of homes. A steady pipeline of new homes is essential to meet the needs of our growing city.

The LMR zone makes up 14 per cent of Brisbane's residential areas and includes small parts of a range of suburbs. The zone already allows for townhouses, units, apartments and row houses and is generally in locations close to public transport, shopping centres and other services. The proposed changes will support the construction of more of these types of homes in this zone.

We are also updating the low density residential zone so that properties can be subdivided into 300m² lots if they are located within 300 metres walking distance of a shopping centre. This was expanded from properties within 200 metres walking distance of a shopping centre under the existing provisions.

We will continue to work with our community to plan for growth and to facilitate the right mix of housing needed to maintain our valued lifestyle and provide housing diversity.

Have yoursay

Have your say on proposed planning changes. Consultation is open Friday 20 February to Friday 20 March 2026.

email

strategicplanninghousing@brisbane.qld.gov.au

online visit brisbane.qld.gov.au and search 'More Homes, Sooner'

phone Council on 07 3403 8888

write to:

Strategic Planning (More Homes Sooner)
Brisbane City Council
GPO Box 1434
Brisbane Qld 4001



Scan the QR code to learn more about the proposed changes and how to have your say.



Housing types in the Low-medium density residential (LMR) zone

Providing for a range of homes that meet the future needs of our residents in the LMR zone. The below images show some types of housing that could be delivered in the zone over time.

2-3 storey small lot houses

On lots more than 120m² outside Key Locations



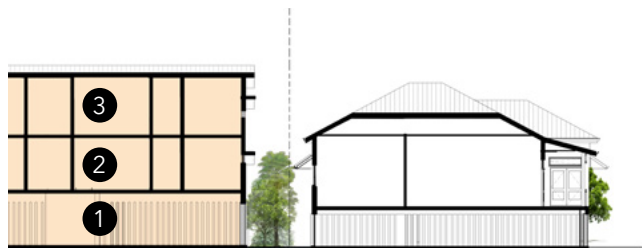
2-3 storey duplex

On lots more than 400m² outside Key Locations



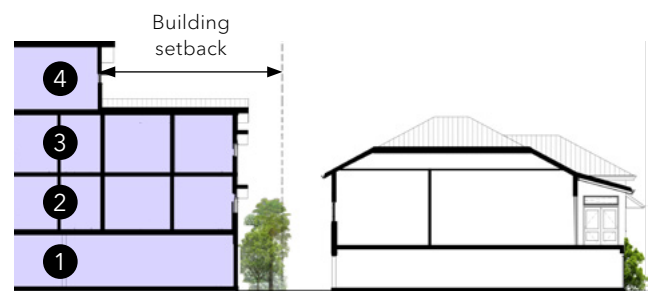
3 storey multiple dwellings

On lots more than 600m²



4 storey multiple dwellings

On lots more than 800m² in Key Locations



Neighbourhood outcomes and Key Locations

What is a Key Location?

A Key Location area is land within the Principal centre, Major centre, District centre or Mixed use zone;

Land within 400m walking distance of:

- a dedicated public pedestrian access point of a major public transport interchange; or
- a public transport stop that is serviced with a minimum frequency of 20 minutes between 7am and 7pm on weekdays, and a minimum frequency of 30 minutes between 7am and 7pm on weekends; or
- Principal centre, Major centre, District centre or Mixed use zone.

Locating multiple dwellings closer to public transport and shops creates inclusive communities, optimises infrastructure and services and contributes to thriving businesses.

Within 400m walking distance



Building typologies **inside** Key Locations in the LMR zone



4 storey multiple dwellings
On lots more than 800m² in Key Locations

3 storey multiple dwellings
On lots more than 600m²

Building typologies **outside** Key Locations in the LMR zone



3 storey multiple dwellings
On lots more than 600m²

2-3 storey duplex
On lots more than 400m² outside Key Locations

2-3 storey small lot houses
On lots more than 120m² outside Key Locations

Streetscape outcomes **outside** Key Locations

Areas outside Key Locations provide for a variety of homes in the LMR zone.



Streetscape 3D image – showing example of new 2 storey houses in a mixed streetscape.



Streetscape 3D image – showing example of new 3 storey duplex in a mixed streetscape.



Streetscape outcomes **inside** Key Locations

Key Locations provide a greater opportunity for apartments closer to transport and services in the LMR zone.



Streetscape 3D image - showing example of new 3 storey dwellings in a mixed streetscape.



Streetscape 3D image - showing example of new 4 storey dwellings in a mixed streetscape.



Delivering houses on small lots

When subdividing land to create lots less than 180m² and down to a minimum 120m², a Development Footprint Plan (DFP) will be required so that a future development application for a house will not be required when the dwelling complies with the requirements of the DFP.

The DFP will need to show:

- building footprint
- bin storage location
- driveway location and width
- street trees
- percentage of impervious area
- any shared or built to boundary walls.



Changes to car parking requirements (citywide)

Adjusting on-site car parking requirements makes it easier to build homes in established areas that are close to existing shops, services and transport.

Proposed citywide parking requirements*

Unit or apartment size	Current rate	Proposed citywide	Proposed Key Location
1 bedroom	1	1	1
2 bedroom	2	1.5	1.2
3 bedroom	2	2	1.6
4 bedroom+	2.5	2.5	2.0
Visitor	0.25	0.25	0.25

* Outside the City core and City frame areas

Car ownership is decreasing, reflecting the availability of public transport in Brisbane. The proposed parking rates will remain comparable to surrounding council areas, even after the changes.

What is a Key Location?

A Key Location area is land within the Principal centre, Major centre, District centre or Mixed use zone;

or

Land within 400m walking distance of:

- a dedicated public pedestrian access point of a major public transport interchange; or
- a public transport stop that is serviced with a minimum frequency of 20 minutes between 7am and 7pm on weekdays, and a minimum frequency of 30 minutes between 7am and 7pm on weekends; or
- Principal centre, Major centre, District centre or Mixed use zone.



Brisbane City Council
GPO Box 1434
Brisbane Qld 4001

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