

More Homes, Sooner

Low-medium density residential (LMR) zone review



Dedicated to a better Brisbane

Fact sheet

Image: LMR zone example homes.



We are proposing changes to building heights, car parking requirements and lot sizes to make it easier to build new homes in the Low-medium density residential (LMR) zone.

What is the LMR zone?

The LMR zone makes up about 14% of the city's residential land and includes small parts of a range of suburbs. LMR areas currently feature a variety of housing types, including 2 or 3 storey duplexes, six-pack apartments, row houses and townhouses, and are typically located close to public transport corridors, shopping centres and other services.

Under current rules, the construction of new units in low-medium density residential areas has declined significantly, from an average of around 1,100 homes annually to under 500 by the end of 2023. The proposed changes will help facilitate the construction of more of these types of homes in this zone.

Have your say

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

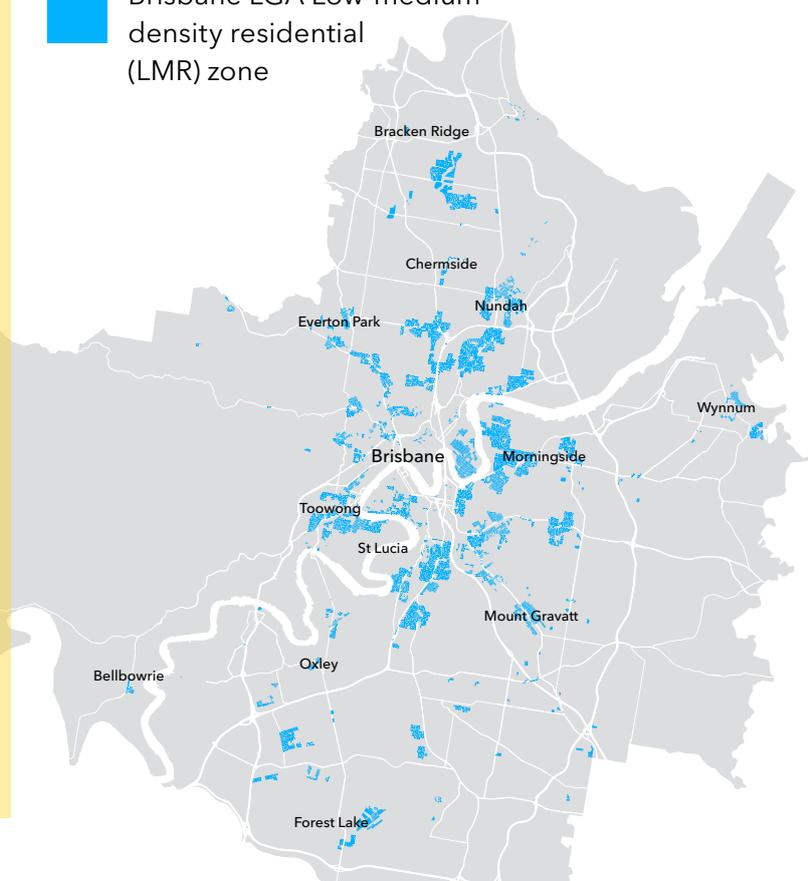
write to:

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.

 Brisbane LGA Low-medium density residential (LMR) zone



What changes are being proposed?

Proposed changes to the LMR zone include:

- increasing the allowable building height from 2-3 storeys to 3 storeys
- in some well-located sites near frequent public transport or shops, the allowable building height will go up to 4 storeys
- minimum block sizes will be reduced from 260m² to 120m² if located more than 400 metres walking distance from high-frequency transport or shopping centres, making it easier to build more homes
- simplifying the development assessment process, so more developments can be assessed quickly and easily
- design requirements will protect the character of suburbs including minimum setbacks from freestanding houses, maximum building footprints, and space to provide street trees.

Currently, low density residential properties can be subdivided into 300m² lots if they're located within 200 metres walking distance of a shopping centre. This will be expanded to properties within 300 metres walking distance of a shopping centre under the proposed changes.

A car parking space could add up to \$82,000 to the cost of a unit outside the inner city. To assist affordability, on-site parking requirements are proposed to be adjusted across the city.

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



Above: LMR zone example homes.

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.



Why are the rules changing?

Brisbane is growing fast, with more than 600 people moving here every week. Increasing construction costs have slowed down the construction of much-needed homes.

With 96% of all homes built by the private sector, we're striking the right balance between encouraging more homes in well-located areas, while protecting Brisbane's character.

While more than half of all households are made up of single people or couples without children, 71% of Brisbane homes have three or more bedrooms.

Many people can't find homes that suit their needs or stage of life and are looking for smaller, more manageable homes that keep them connected to the neighbourhoods they know and love.

These changes aim to support a more affordable, liveable and inclusive Brisbane – where people can find the right kind of home, in the right place, at the right time in their lives.



Above: LMR zone example homes.

Next steps

● — May - December 2025

Technical investigations, initial feedback and review.

● — December 2025

Council approval of draft amendments package and initial community feedback.

● — Early 2026

Formal community consultation on the draft amendments.

● — Mid to late 2026

Feedback reviewed, amendments updated and submitted for Queensland Government review.

Council adopts amendments into *Brisbane City Plan 2014*.

More information

For more information visit our website at brisbane.qld.gov.au and search 'housing supply' to find information on *More Homes, Sooner* and other related policies and initiatives.

Sign up to the e-news to be kept updated on the *More Homes, Sooner* initiative.

Visit brisbane.qld.gov.au and search for 'e-newsletters' and scroll to the Planning and building section. Or scan the QR code here.



Below: LMR zone example homes.



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