

Brisbane City Council

Public Notice

Proposed citywide amendment – More Homes, Sooner – Low-medium density residential design

At its meeting on 9 December 2025, Brisbane City Council proposed a tailored amendment – More Homes, Sooner – Low-medium density residential design to *Brisbane City Plan 2014* to support more homes to be built sooner (the proposed amendment). The proposed amendment applies city wide to land in the Low-medium density residential zone and the Low density residential zone.

The purpose and general effect of the proposed amendment is to facilitate housing diversity and supply through:

- combining two existing Low–medium density residential zone precincts into one new zone precinct, with no change to the location or number of properties in the zone.
- increasing building height to 3 storeys in the new zone precinct and allowing up to 4 storey multiple dwellings on sites near frequent public transport or centres.
- reducing the minimum lot size in the new zone precinct to 120m² where a site is more than 400m walking distance from frequent public transport or centres, and applying specific design and servicing requirements for these lots.
- simplifying development assessment in the new zone precinct to enable more code assessable development for multiple dwellings and small lots and reducing the level of assessment for dual occupancies to accepted development.

A change is also proposed in the Low density residential zone, to expand the area where the existing minimum lot size of 300m² applies.

Copies of the proposed amendment are available for inspection and purchase from the Brisbane City Council Library and Customer Service Centre, Level 1, North Quay Podium, Brisbane Square, 266 George Street, Brisbane. The proposed amendment can also be viewed at <https://cityplan.brisbane.qld.gov.au/eplan/> or by searching for ‘More Homes, Sooner – Low-medium density residential design’ at www.brisbane.qld.gov.au. For further information about the proposed amendment phone Council on (07) 3403 8888 and ask to speak about ‘More Homes, Sooner’ or email strategicplanninghousing@brisbane.qld.gov.au.

Properly made submissions about any aspect of the proposed amendment may be made by any person from 20 February to 20 March 2026.

Properly made submissions may be made:

- via email to: strategicplanninghousing@brisbane.qld.gov.au
- via City Plan online: <https://cityplan.brisbane.qld.gov.au/eplan/>
- in writing, posted to Strategic Planning, City Planning & Design, Brisbane City Council, GPO Box 1434, BRISBANE QLD 4001

Properly made submissions must state:

- the name and residential or business address of each person who made the submission and a single postal or email address for communications relating to the submission; and
- the grounds of the submission, and the facts and circumstances relied on to support those grounds.

Written submissions must be signed by each person who made the submission.

Kerrie Freeman, Chief Executive Officer