



Lord Mayor Adrian Schrinner  
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20 March 2026

**More Homes, Sooner**  
**Low-medium density residential design amendment**

Dear Lord Mayor

Thank you for the opportunity to comment on Brisbane City Council's proposed *More Homes, Sooner – Low-medium density residential (LMR) design amendment*.

The Committee for Brisbane strongly appreciates the objectives of supporting the supply and diversity of homes in well-located areas, and balancing this with our city's local character, climate and suburban settings.

As you are no doubt aware, the Committee for Brisbane recently put forward a submission on BCC's proposed *Short Stay Accommodation Local Law 2025* and Short Stay Accommodation Rule. In that submission, we raised concerns around proposed restrictions on Short Term Rental Accommodation (STRA) in economically vital parts of the city, including LMR zones, and the need for potential STRA hosts in High and Medium-Density areas to obtain Development Approval (DA) before being eligible for a permit through Council's STRA registration process.

Given the points raised in this previous submission, we sense it useful to contemplate flexibility or revisit some STRA restrictions but as part of the LMR amendment. The LMR zone makes up 14 per cent of Brisbane's residential areas and includes small parts of a range of suburbs, allowing for apartments, townhouses, row houses and units, while also being in close proximity to public transport, shopping centres and other services. Enabling balanced provisions for STRA in LMR zones could help Council to achieve the supply and diversity of homes, while also creating available accommodation, and meeting our city-region's limited hotel room supply against increased forecast visitation numbers.

For ease of reference, I have enclosed a copy of our STRA submission that expands further on these points.

The Committee for Brisbane once again reiterates our support for the objectives of ensuring local neighbourhoods remain safe, peaceful and enjoyable, and securing the right balance between amenity and housing mix. We appreciate the opportunity to provide feedback.

Should you wish to discuss this submission or the work of the Committee for Brisbane further, please do not hesitate to contact me on [jen@committeeforbrisbane.org.au](mailto:jen@committeeforbrisbane.org.au) or 0448 432 936.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jen W'.

**Jen Williams**

CEO- Committee for Brisbane

Enclosed: Committee for Brisbane submission (February 2026) – Short Stay Accommodation Local Law 2025



The Chief Executive Officer  
Brisbane City Council  
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Via email: [shortstay@brisbane.qld.gov.au](mailto:shortstay@brisbane.qld.gov.au)

11 February 2026

### Short Stay Accommodation Local Law 2025

Dear CEO

Thank you for the opportunity to comment on Brisbane City Council's proposed *Short Stay Accommodation Local Law 2025* and the Short Stay Accommodation Rule (the Rule).

The Committee for Brisbane strongly appreciates the objectives of ensuring local neighbourhoods remain safe, peaceful and enjoyable for everyone, and striking the right balance between the demand for short stay accommodation and liveability in our suburbs. The Committee for Brisbane has long championed the vision for Greater Brisbane as the world's most liveable place, and this balance is a key part of that.

We commend Council on the overall intent of the proposed law, along with the inclusion of a registration system and code of conduct measures to support transparency within the STRA sector.

We also appreciate the overarching challenge facing Brisbane- and many other cities nationally and internationally- in providing affordable housing for current and future resident populations. While long-term housing supply remains of concern, the lack of alternatives for visitors and locals seeking temporary accommodation (particularly in the suburbs) reinforces the need to support the use of existing accommodation for a range of uses. This includes short stay as well as long stay rentals.

Anecdotally, many of the short stay options currently available within lower density areas are utilised by visiting family and friends, or locals transitioning between housing options. While supporting local economies, these user groups are also less likely to present the antisocial behaviours the local law seeks to address.

While cognisant of the balance Council is seeking to strike, the Committee for Brisbane is particularly concerned with two elements of the proposed local law.

The first relates to potential zoning restrictions on Short Term Rental Accommodation (STRA) in economically vital parts of the city, which includes Low-Medium Density areas. Given these areas include tourism and major-event locations- such as transport corridors and event stadiums- prohibiting STRA would have the overall effect of reducing available accommodation in Brisbane.

With over 8 million annual international and domestic visitors to Brisbane, measures to limit the supply of STRA will only challenge existing and future accommodation availability. Brisbane's existing hotel accommodation challenge has been articulated by many stakeholders. Over the last 5 years- as noted in the Committee for Brisbane's most recent *Inner City Vitality Report*- only 834 new hotel rooms have been delivered in Brisbane's inner city.<sup>1</sup> The 2032 Olympic and Paralympic Games, and the expected influx of 3 million visitors to our city, paired with emerging growth in Brisbane's international airline connections, will only exacerbate this challenge.

Aside from event and transport infrastructure, many Low-Medium Density parts of our city also include suburbs close to universities and hospitals, which are additional key drivers of economic growth and vitality.

The economic benefits that STRA provides for the city, including tourism spending, support to local businesses, and guest expenditure, could be reflected more strongly in the proposed law, especially in terms of STRA's effective prohibition in Low-Medium Density areas. As noted, these areas play a key part in Brisbane's overall economic vitality and STRA can continue to support and contribute to that growth, if managed appropriately.

We further understand that the proposed local law would require many current and potential STRA hosts in High and Medium-Density areas to obtain Development Approval (DA) before being eligible for a permit through Council's registration process.

Given the process, complexity and cost challenges of DA lodgement for property owners- along with the strain on resources this would create for Brisbane City Council- the Committee for Brisbane is concerned this is an additional barrier to the short stay accommodation sector, which would further result in limiting Brisbane's overall available STRA supply at a critical time for the city.

The Committee for Brisbane once again reiterates our support for the objectives of ensuring local neighbourhoods remain safe, peaceful and enjoyable, and securing the right balance between amenity and STRA. We appreciate the opportunity to provide feedback.

Should you wish to discuss this submission or the work of the Committee for Brisbane further, please do not hesitate to contact me on [jen@committeeforbrisbane.org.au](mailto:jen@committeeforbrisbane.org.au) or 0448 432 936.

Yours sincerely



**Jen Williams**

CEO- Committee for Brisbane

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<sup>1</sup> Committee for Brisbane, [Inner City Vitality Report](#), 2025.