



Dedicated to a better Brisbane

24 August 2026

Star Hotels Pty Ltd
C/- Plan A Town Planning Pty Ltd
PO Box 13
FORTITUDE VALLEY QLD 4006
ATTENTION: Georgina McNee

Application Reference: A007057722
Address of Site: 140 GOVERNMENT RD RICHLANDS QLD 4077

Dear Georgina

RE: Further advice

Council has undertaken an initial review of the proposed change and determined that further information is required to demonstrate compliance with the *Brisbane City Plan 2014*.

Insufficient plans

- 1) Insufficient plans have been provided to adequately demonstrate the built form of the proposed hotel extension.
 - a) Provide elevation drawings showing both the retained existing building and the proposed extension works.

Refuse storage

- 2) Further information is required to demonstrate compliance with AO8.1-8.2/PO8 of the Infrastructure design code.
 - a) Provide amended plans demonstrating that the bin storage area is roofed and wholly screened. Ensure the amended plans include the notation 'Roofed and screened refuse enclosure' and identify the internal dimensions (i.e. 6.7m x 6.7m).

Landscaping

- 3) It is acknowledged that some existing landscaping areas are proposed to be removed to facilitate the proposed extension and that additional landscaping area is proposed. However, the submitted plans do not demonstrate sufficient shade tree planting to achieve compliance with PO55, PO57, PO58, PO59 of the Centre or mixed use code and the Landscape works code.
 - a) Provide a landscape concept plan demonstrating compliance with PO55, PO57, PO58, PO59 of the Centre or mixed use code and the Landscape works code.

Alternatively, Council will amend the final plans in red to include additional planting to address this matter (refer to the attached draft mark-up plan).

Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Errin Lu', written in a cursive style.

Errin Xiaofang Lu
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Brisbane City Council