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APPLICATION REF
A007057722



Our Ref: 26-210
Council Ref: A001638255

23 June 2026

The Manager
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Dear Sir / Madam,

REQUEST FOR A MINOR CHANGE TO A DEVELOPMENT APPROVAL IN ACCORDANCE WITH SECTION 81 OF THE PLANNING ACT 2016 – A001638255

DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR A HOTEL AT 140 GOVERNMENT ROAD, RICHLANDS – LOT 40 ON SP303916

We act on behalf of the Applicant, Star Hotels Pty Ltd, with respect to the above land.

In accordance with Section 81 of the Planning Act 2016, we request the Assessment Manager responsible for the application make a change to the approval in accordance with the details provided below.

The approval was issued by Council on 27 August 2007 for Material Change of Use – Development Permit for a Hotel (extensions) which was Impact Assessable (Council Ref: A001638255).

This Minor Change seeks to amend the approved plans to facilitate a small extension and changes to existing car parking (layout and supply) of the Hotel.

Proposed Change

Star Hotels Pty Ltd proposes to amend the approval in order to provide a small extension at the rear of the existing Hotel, provide additional car parking spaces, and rearrange some of the existing car parking spaces in order to improve the functionality of the existing car parking.

We provide detail of the proposed changes as follows.

Increase to Gross Floor Area (GFA)

The proposal seeks to provide an extension at the rear of the Hotel for the purposes of additional restaurant seating. The proposed extension includes approximately 133m² of additional GFA, to the existing 3,100m² GFA. The proposed increase results in a total GFA of 3,233m².

As part of this extension, additional landscaping will also be provided at the rear of the extension.

It is noted that no changes to the building façade, as presented to Government Road, are proposed as part of this request.

Alterations to car parking arrangements

The proposal seeks to provide alterations to the car parking layout and space numbers in order to accommodate for the increase in GFA, being 133m².

Is it noted that the approved design provided 186 car parking spaces.

Under the current City Plan a Hotel use requires car parking to be provided at a rate of 6 spaces per 100m² of GFA. As such, the proposed 133m² extension triggers the need for an additional 8 car parking spaces.

As such, the minimum requirement for car parking across the site is 194 car parking spaces.

It is noted that the proposed design exceeds the minimum requirement by providing 206 car parking spaces (surplus of 12 spaces).

The layout of the car parking spaces on the western side of the car park has been rearranged to improve manoeuvrability and increase supply. These changes are shown in red within the Proposal Plans.

It is noted that site access will be maintained as existing.

CHANGES TO CONDITIONS, DRAWINGS AND DOCUMENTS

As a result of the proposed changes to the approved development, the proposal seeks to amend the following approval conditions and approved documents which accompanied the Decision Notice, dated 27 August 2007.

Condition 3

We ask that the following plans be approved as part of this Minor Change application:

Drawing or Document	Number	Plan Date
Existing Site Plan	A1.31 Rev 2	08-06-2026
Proposed Site Plan	A1.32 Rev 2	08-06-2026
Site Plan	A1.31 Rev 1	05-02-2026
Floor Plan	A2.31 Rev 1	02-02-2026

Minor Change Confirmation

We consider the proposed change consists of a “Minor Change” to the original Development Permit and we make this request to change a development approval under Section 81 as the modification constitutes a minor change under the provisions of the Act.

A minor change means a change that –

(b) for a development approval

- (i) would not result in substantially different development; and*
- (ii) if a development application for the development, including the change, were made when the change application is made would not cause—*
 - (a) the inclusion of prohibited development in the application; or*

- (b) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or*
- (c) referral to extra referral agencies, other than to the chief executive; or*
- (d) a referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made; or*
- (e) public notification if public notification was not required for the development application.*

Our assessment of the above is as follows:

In relation to item (b) (i), the proposal would not constitute substantially different development. Substantially different development is outlined in Schedule 1 of the Development Assessment Rules under the Planning Act 2016 as follows:

- 1) A change may be considered to result in a substantially different development if the proposed change:
 - a) involves a new use; or*
 - b) results in the application applying to a new parcel of land; or*
 - c) dramatically changes the built form in terms of scale, bulk and appearance; or*
 - d) changes the ability of the proposed development to operate as intended; or*
 - e) removes a component that is integral to the operation of the development; or*
 - f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or*
 - g) introduces new impacts or increase the severity of known impacts; or*
 - h) removes an incentive or offset component that would have balanced a negative impact of the development; or*
 - i) impacts on infrastructure provisions.**

The proposal is not substantially different as outlined above on the basis that:

- The proposal does not involve a new use and the uses of the site will remain as originally approved for the purpose of a Hotel.
- The proposal does not apply to a new parcel of land and continues to apply to Lot 40 on SP303916.
- The proposed change does not dramatically change scale, bulk and appearance of the existing, approved built form.
- The proposal does not change the ability of the development to operate as intended. The premises will continue to operate as originally approved for the purpose of a Hotel.
- The change does not include removal of any component which would be integral to the operation of the development.
- The proposed changes will not alter access arrangements, traffic flow and the transport network.
- The change will not introduce new impacts or increase the severity of known impacts.
- The changes do not remove an incentive or offset component.
- The changes do not impact on infrastructure provisions.

On the basis of the above, the proposal does not constitute substantially different development.

In relation to item (b) (ii) (a), the proposal does not include prohibited development.

In relation to point (b) (ii) (b), (c) and (d), the original application was not subject to referral and the proposed change would not trigger any additional referral requirement or referral agency assessment.

In relation to point (b) (ii) (e), the original development application was subject to Impact Assessment and public notification was required. The proposal is for a Minor Change only. Further Public Notification is not required to be undertaken.

In accordance with the above, we confirm that the change proposed is a *minor change* as outlined in Section 81 of the *Planning Act 2016* and requires amendment approved plans only.

Administrative Matters

The application fees would be \$3,432 for a change application under Section 81 of the Planning Act (Development Assessment Area Charge).

It is requested that Council issue an invoice addressed to our Client such that we can arrange payment of the applicable fee.

Please find attached the completed Planning Act Form for your records.

We trust that the supplied information is sufficient for Council to address this matter.

In the event that you do require clarification, or any further information please do not hesitate to contact the undersigned on (07) 3846 0807.

**Yours faithfully,
Plan A Town Planning Pty Ltd**



**Georgina McNee
Senior Town Planner**