
From: Julie Giguere <Julie.Giguere@fyfe.com.au>
Sent: Friday, 29 May 2026 3:54 PM
To: Alanna Walker <Alanna.Walker@tr.qld.gov.au>
Subject: RE: Request for confirmation MCUI/2023/3647/A7 -Minor Change application - 83 Kowitz Road

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Hi Alanna,

Thanks for your response.

In the first instance, considering that this is an unmanned site, the warehouse part would be for equipment or items to service the site only. Following the definition of GFA of the Planning Scheme,

Could it be considered as per the below highlighted extract:

gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for—

- (a) building services, plant or equipment; or
- (b) access between levels; or
- (c) a ground floor public lobby; or (d) a mall; or (e) parking, loading or manoeuvring vehicles; or
- (f) unenclosed private balconies, whether roofed or not.

Also, even if it was considered GFA, I don't think that Infrastructure changes would be applicable as:

- The site is not connected to services.
- Conditions of the DA addresses the traffic and drainage.

Thank you for your consideration.

As for the extension of time, could we attempt for the 5th of June? We can then re-consider.

Many thanks,

Julie

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