

Phone: 3480 6949
Fax: 3205 0599
Our Ref: CR: 1333154
Your Ref: N/A
Date: 8 November 2013

Body Corporate "Waves Redcliffe"
PO BOX 305
SHERWOOD QLD 4075

Dear Sir / Madam,

**Common Property 17 Marine Parade, REDCLIFFE QLD 4020
Part of Lot 0 on SP 234902 Parish of Redcliffe**

Council's letter of 12 March 2013, outlined concerns of storage-related structures erected in the parking bay of the above property.

As you will be aware, Development Approval 226/2004 which has been issued in relation to the property incorporates conditions to ensure appropriate numbers of car parking is provided for within the facility and that all parking at the property must comply with Australian Standard 2890.1.2004 which provides the minimum sizes for parking spaces.

Following a meeting between the Mayor with Kevin Bostock and others on 23 September 2013, council will impart the body corporate with the responsibility to manage its onsite parking.

Accordingly, the body corporate is permitted to allow unrequired parking spaces to be enclosed for storage in the following circumstances:

- If a unit owner owns two (2) spaces, but only have one (1) car or they own one (1) space and have no car (or a small car) then they will be permitted to utilise the unrequired (surplus) area for storage.
- If the storage area is enclosed, it will need to ensure the existing fire sprinkler system is not compromised and not build right up to the centre line, to ensure there is no obstruction to the opening of car doors either within the car park or adjacent thereof (clearance 300mm).
- Enclosed storage structures obtain a building approval if triggered (refer to Private Building Certifier for clarification).
- Storage enclosures are to be constructed so that they can be easily converted back to car parking should the circumstances change.
- The storage related structures are not at the expense of essential car parking spaces.

If council receives a complaint about the lack of parking on the property or of an overflow of parking from the building into neighbouring streets, Compliance will investigate the matter and take appropriate action as deemed necessary to ensure compliance.

Council looks forward to your co-operation with regard to this matter and trusts this will provide a workable solution for owners.

For further information regarding the content of this letter, please contact Robert Stevenson on (07) 3480 6949 or email Rob.Stevenson@moretonbay.qld.gov.au.

Please circulate this information to applicable owners / occupants.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Richard Konarski', with a stylized flourish at the end.

Richard Konarski
Coordinator Building and Development Compliance
Environmental Planning & Compliance Department
Community and Environmental Services Division