

28 September 2024

Mr Richard Cole
Richard Cole Architecture
139 Palmgrove Rd
Avalon Beach NSW 2107

Dear Richard,

Statement of Compliance
231 Whale Beach Road, Whale Beach NSW 2107
Proposed modifications to DA REV2021/0034 under Section 4.55 of EPAA

I refer to your request for a design review of the amended plans for the above development.
Pursuant to the provisions of Clause A5G3 of BCA 2022, I hereby certify that the amended design of the car parking area is in accordance with normal engineering practice and meets the requirements of

AS/NZS 2890.1:2004: Parking Facilities - Off-street car parking
AS 2890.6:2022: Parking Facilities - Off-street parking for people with disabilities
Conditions of Consent 15, 16 and 98

The following drawing is subject to this certification:

Drawing No.	Title	Issue Rev.	/ Date
DA01	Site Plan	OO	14/08/24
DA03	Basement Plan	OO	14/08/24
DA04	Ground Floor Plan	OO	14/08/24

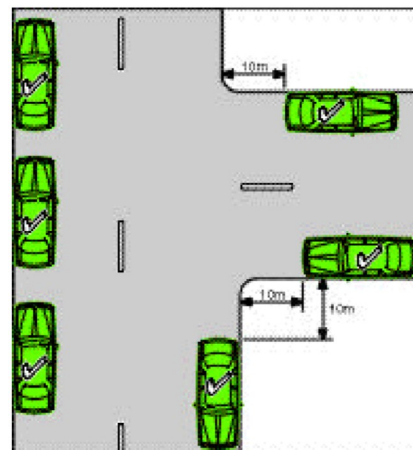
Reduced copies of the above drawings are attached to and form an integral part of this Certificate.

I have also been requested to address the potential issue of noncompliance of the proposed indented parking spaces on Surf Road, regarding the Road Rules requirement for a 10-metre "No Stopping" zone in front of the intersection. My assessment is as follows:

Rule 170 (3) of the NSW Road Rules 2014 prohibits drivers from stopping on a road within 10 metres of the nearest intersection. This rule is replicated in full below.

170 Stopping in or near an intersection

- (3) A driver must not stop on a road within 10 metres from the nearest point of an intersecting road at an intersection without traffic lights, unless the driver stops—
- (a) at a place on a length of road, or in an area, to which a parking control sign applies and the driver is permitted to stop at that place under these Rules, or
 - (b) if the intersection is a T-intersection—along the continuous side of the continuing road at the intersection.



It is important to note a key exception: stopping in such areas is allowed if a parking control sign applies that permits parking. It also important to note that the illustration in the Road Rule shows

TRAFFIC & PARKING STUDIES
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ROAD AND TRAFFIC NOISE

ROAD SAFETY STUDIES

TRAFFIC & PARKING SURVEYS

CAR PARK DESIGN

INTERSECTION DESIGN

TRAFFIC ACCIDENT
INVESTIGATION

TRAFFIC ACCIDENT
RECONSTRUCTION

RESEARCH AND DEVELOPMENT

EXPERT WITNESSES

kerbside spaces within the road carriageway. However, the proposed spaces are not kerbside but indented and therefore not within the carriageway of the road.

The purpose of this rule is twofold: on the approach side of the intersection, it ensures sufficient sight distance for vehicles turning onto the intersecting road or entering the intersection. However, on the departure side, which is the case with the proposed four spaces, the "No Stopping" zone is intended to provide unimpeded movement for vehicles exiting the intersecting road.

Since the proposed spaces are indented, they do not obstruct traffic coming from the beach. In fact, the provision of these spaces will improve the current situation, where vehicles park on the grass verge or even on the road carriageway. A "No Stopping" sign can be installed at the end of the fourth indented space (the southernmost space) to regulate parking effectively.

From a traffic engineering perspective, this arrangement is an improvement and should be supported.

I possess Professional Indemnity Insurance to the satisfaction of the building owner or my principal.

Full Name of Certifier: Oleg I. Sannikov

Qualifications and professional affiliations:

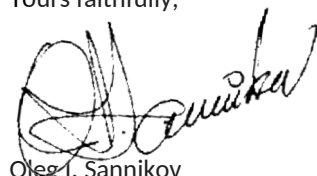
- MEngSc (Traffic Engineering)
- Member, Engineers Australia (MIEAust, PEng)
- Fellow & Past President, NSW & ACT AITPM
- Member, CE-001 Committee (development of parking Standards), Standards Australia
- Member, Road Safety Panel, IPWEA

Address of Certifier: 36/150 Forbes St, Woolloomooloo NSW 2011

Business Telephone No: (02) 9332 2024 Fax No: (02) 9332 2024

Name of Employer: TEF Consulting

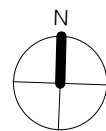
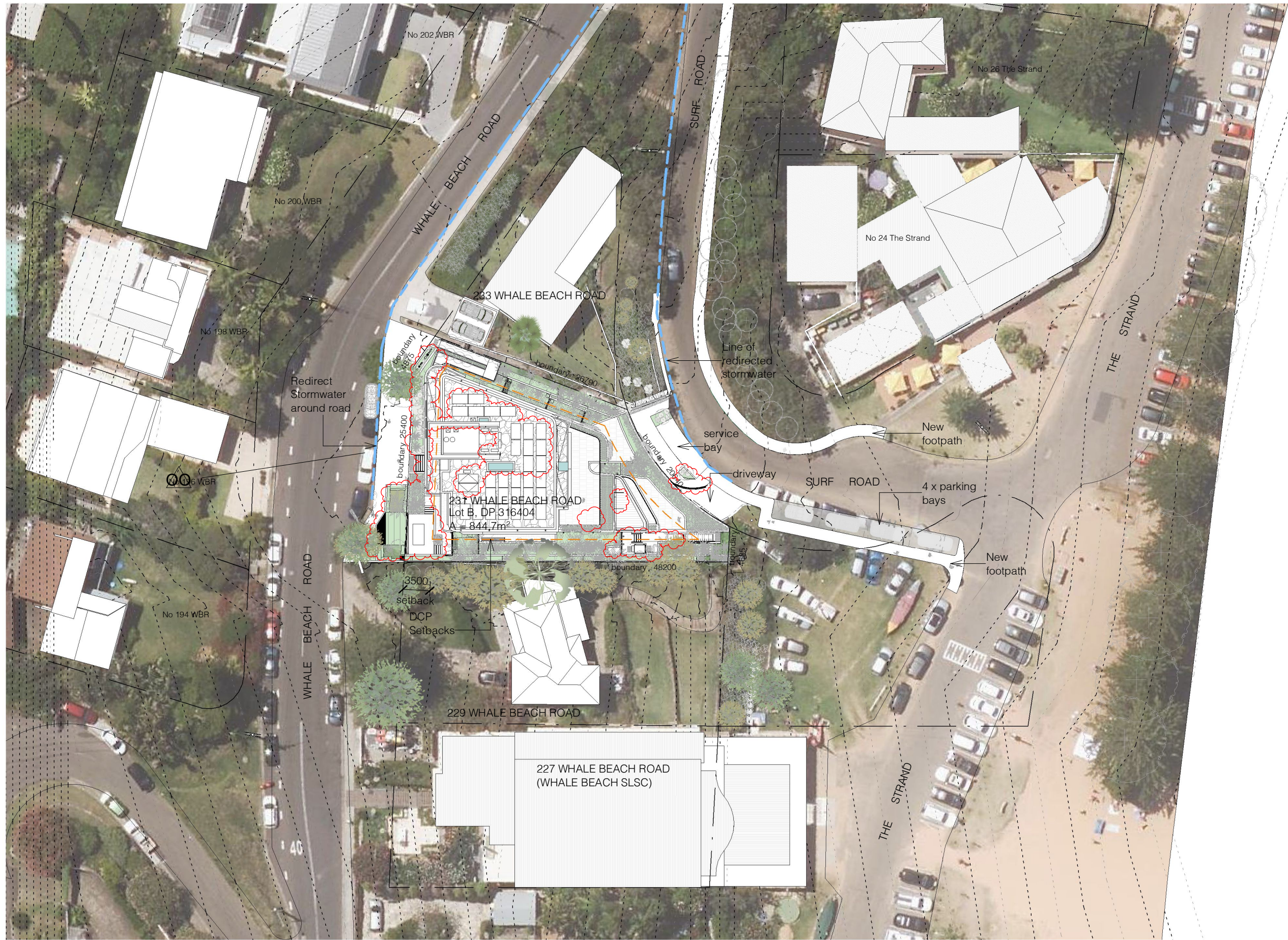
Yours faithfully,



Oleg I. Sannikov

Note: Under the Environmental Planning and Assessment Regulation 2000, Clause 283 False or misleading statements - A person is guilty of an offence if the person makes any statement, knowing it to be false or misleading in an important respect, in or in connection with any document lodged with the Director-General or a consent authority or certifying authority for the purposes of the Act or this Regulation.

Attachment: Reduced copies of the architect's drawings and 10 compliance verification drawings prepared by TEF Consulting.



1

DA Site Plan
1 : 500

0 5.0m 10.0m 15.0m 20.0m 25.0m
1:500



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acn:093 598 415 abn:58 093 598 415
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
T	Revised DA for Review	27/07/2021
U	Section 8.2 Review	06/08/2021
V	Section 8.2 Review with modified driveway	29/10/2021
W	Amended Awning	8/11/2021
OO	4.55 Application - Modification to DA REV2021/0034	14/08/2024

WHALE BEACH NEIGHBOURHOOD
CENTRE
section 4.55 Modification
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Site Plan

Project number	1609	Checked by	RC
Date	MAY 2024	Scale	1 : 500
Drawn by	KW		DA01

- AC AC Condenser
- AFS Aluminium Framed Screen
- CS Concrete Slab
- CW Concrete Wall
- FH Fire Hose Reel
- FY Fire Hydrant
- LT Lift
- ST Stair



1 DA Basement Plan
1 : 200

0 2.0m 4.0m 6.0m 8.0m 10.0m
1:200

No.	Revision Description	Date
S	Revised Development Application for Review	7/06/20201
T	Revised DA for Review	27/07/2021
U	Section 8.2 Review	06/08/2021
V	Section 8.2 Review with modified driveway	29/10/2021
OO	4.55 Application - Modification to DA REV2021/0034	14/08/2024

WHALE BEACH NEIGHBOURHOOD
CENTRE
section 4.55 Modification
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Basement Plan	
Project number	1609
Checked by	RC
Date	MAY 2024
Scale	1 : 200
Drawn by	KW
DA03	

- AFW Aluminium Framed Window
BA Frameless Glass Balustrade
CC Concrete Column
CW Concrete Wall
DR Driveway
FE Paling Fence
FH Fire Hose Reel
FY Fire Hydrant
HW Hot Water System
LT Lift
MW Masonry Wall
SP Stone Paving
ST Stair
STF Stone Tile Flooring
SW Stone Wall
WT Watertank



1 DA Ground Floor Plan
1 : 200

0 2.0m 4.0m 6.0m 8.0m 10.0m
1:200

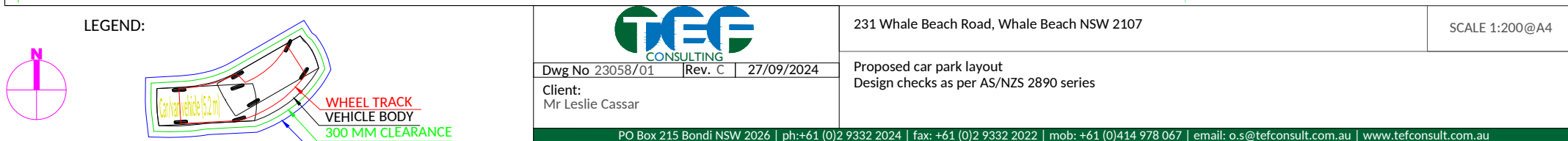
No.	Revision Description	Date
T	Revised DA for Review	27/07/2021
U	Section 8.2 Review	06/08/2021
V	Section 8.2 Review with modified driveway	29/10/2021
X	Section 4.55 Application	7/12/2021
OO	4.55 Application - Modification to DA REV2021/0034	14/08/2024

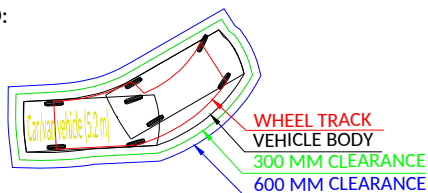
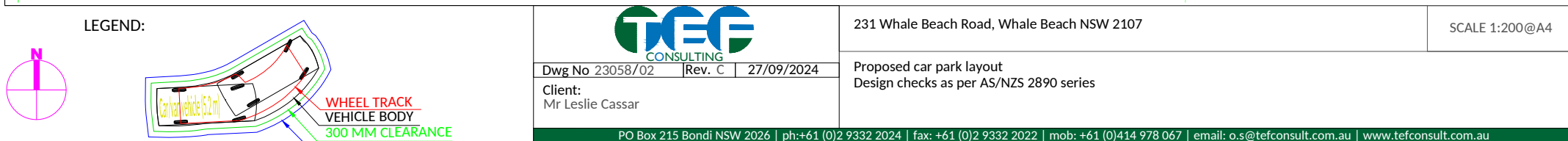
WHALE BEACH NEIGHBOURHOOD CENTRE

section 4.55 Modification
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Ground Floor Plan

Project number	1609	Checked by	RC
Date	MAY 2024	Scale	1 : 200
Drawn by	KW		DA04



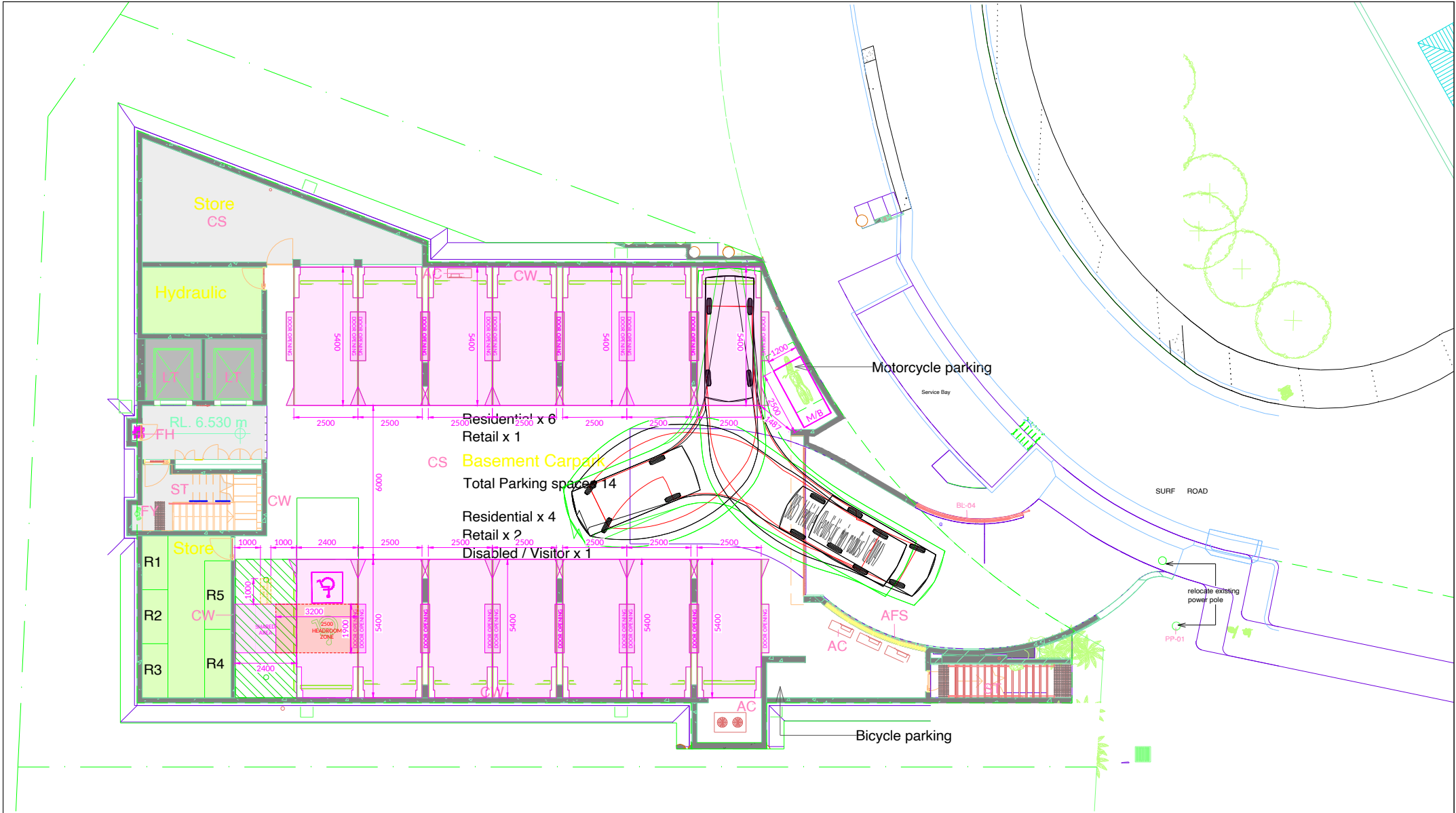


Dwg No 23058/02	Rev. C	27/09/2024
Client: Mr Leslie Cassar		

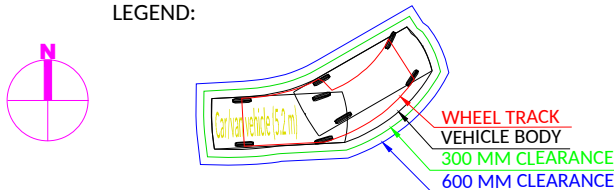
SCALE 1:200@A4

Proposed car park layout
Design checks as per AS/NZS 2890 series

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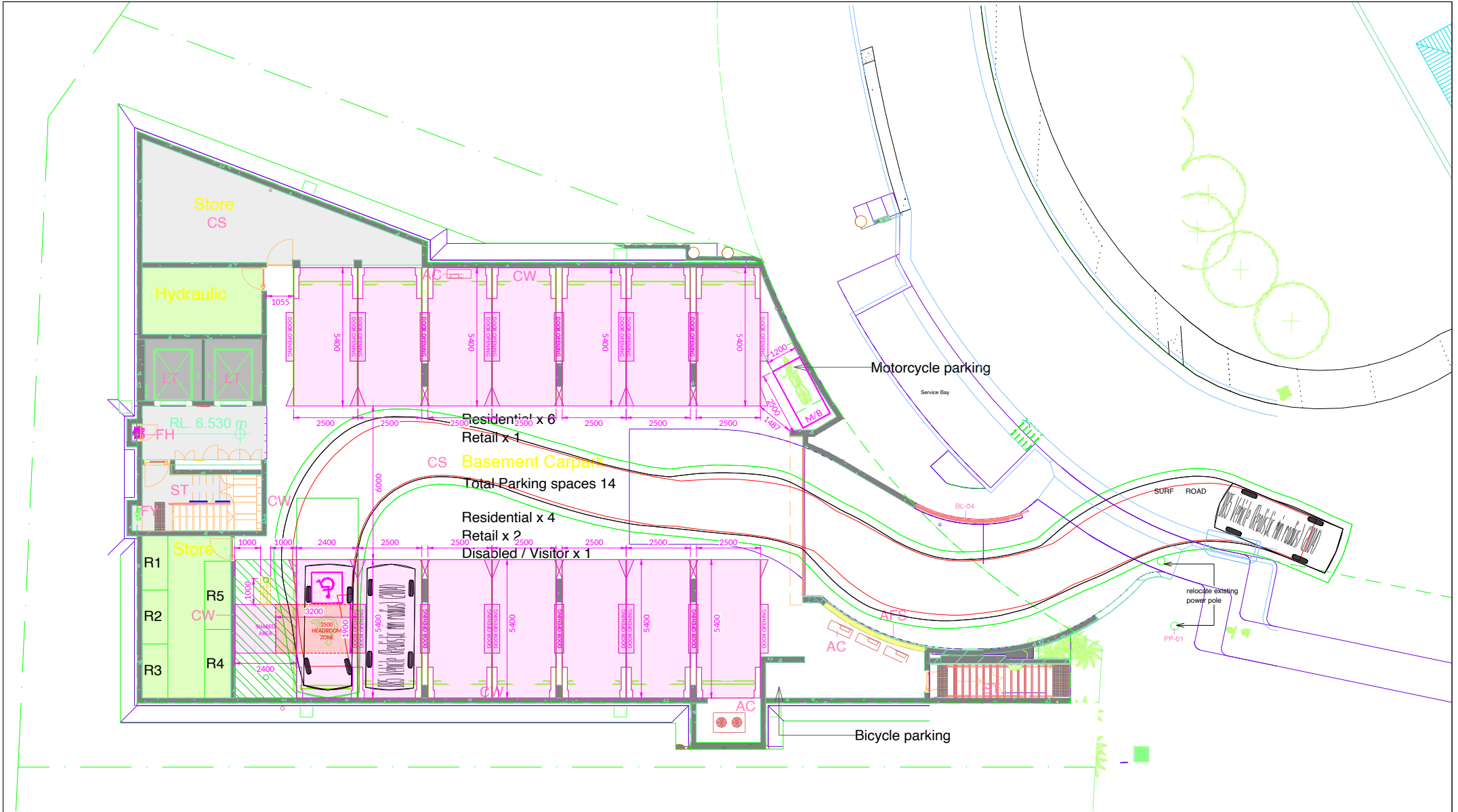


Dwg No 23058/03 | Rev. C | 27/09/2024
 Client:
 Mr Leslie Cassar

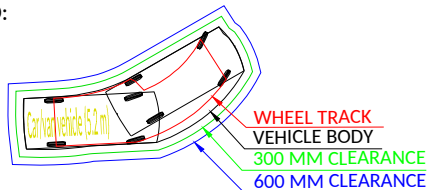
231 Whale Beach Road, Whale Beach NSW 2107

Proposed car park layout
 Design checks as per AS/NZS 2890 series

SCALE 1:200@A4



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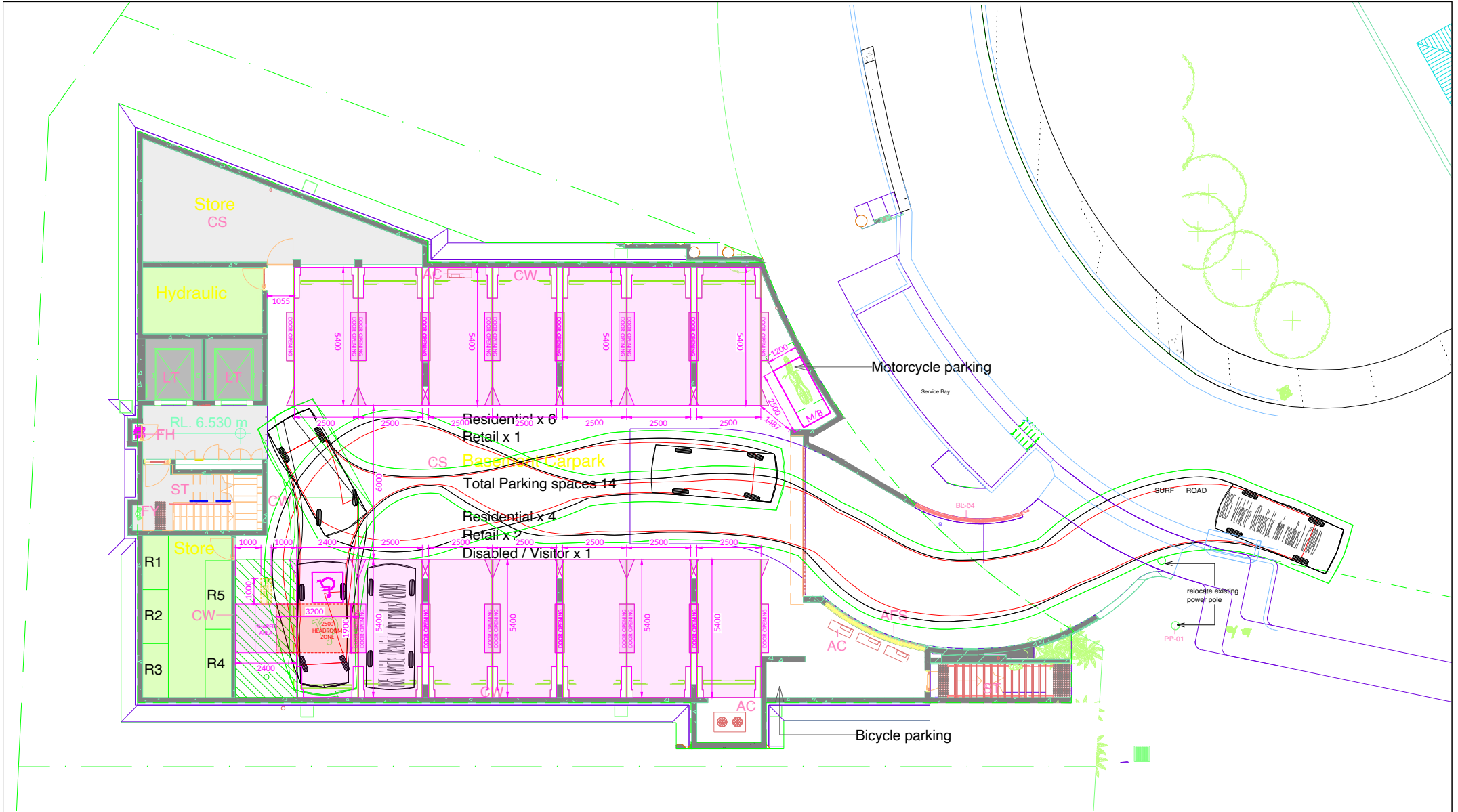


Dwg No 23058/04 | Rev. C | 27/09/2024
 Client:
 Mr Leslie Cassar

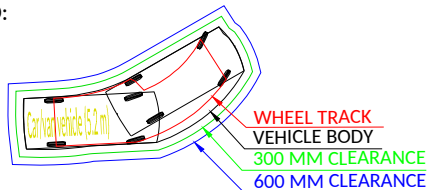
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SCALE 1:200@A4

Proposed car park layout
 Design checks as per AS/NZS 2890 series



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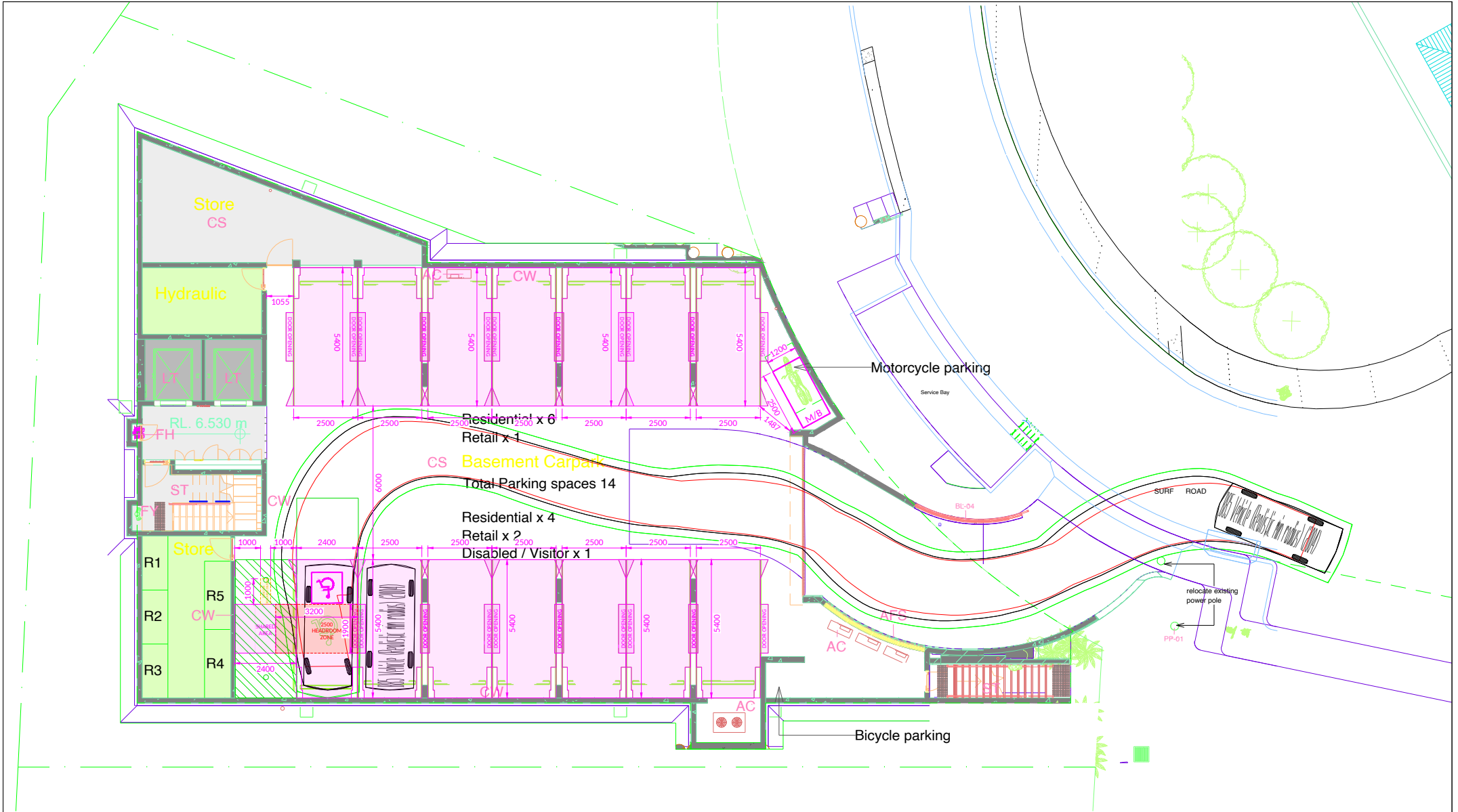
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 Client:
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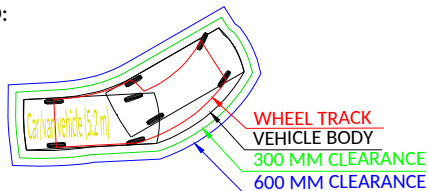
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Proposed car park layout
 Design checks as per AS/NZS 2890 series

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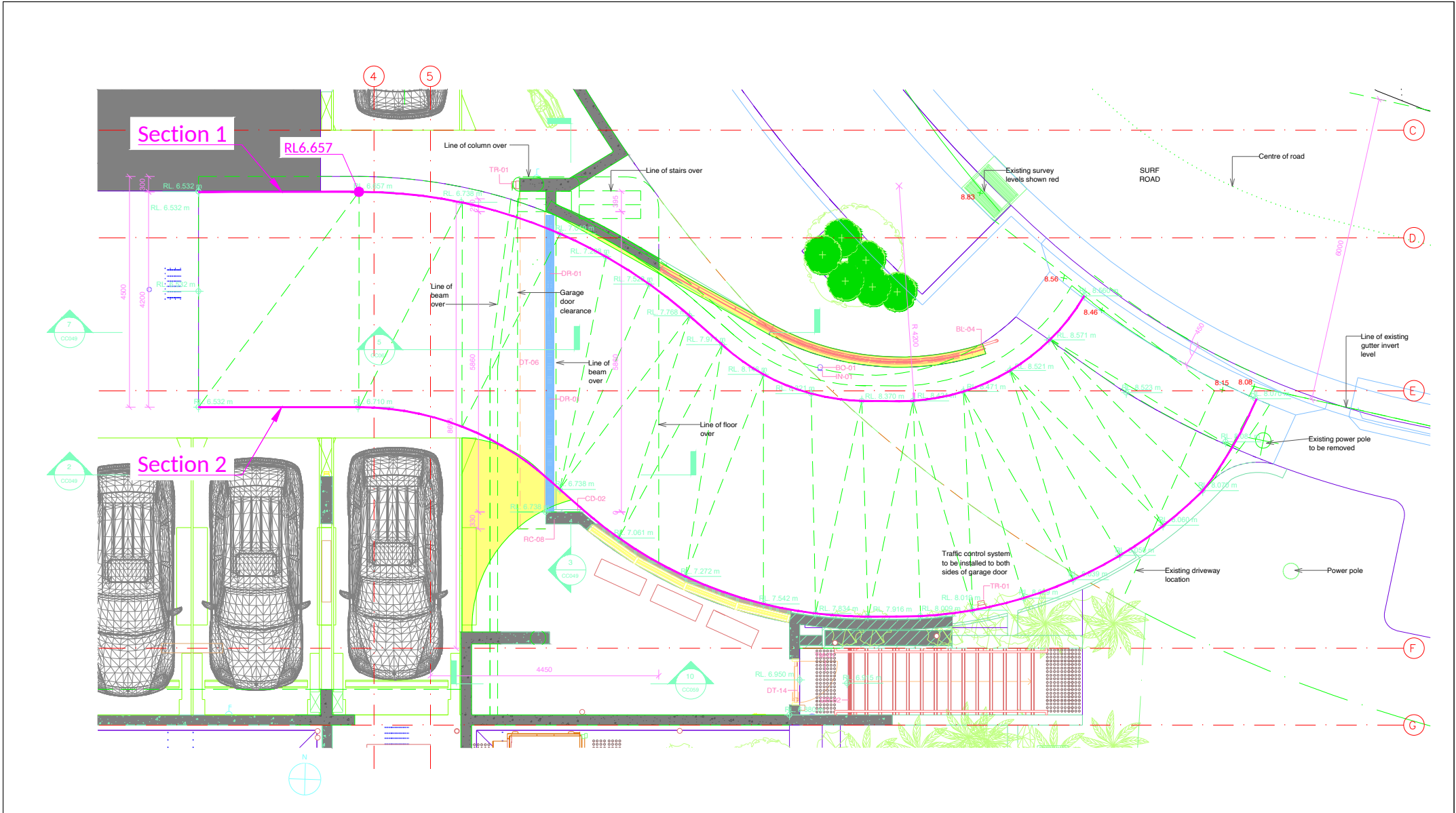
Dwg No 23058/06 | Rev. C | 27/09/2024
 Client:
 Mr Leslie Cassar

231 Whale Beach Road, Whale Beach NSW 2107

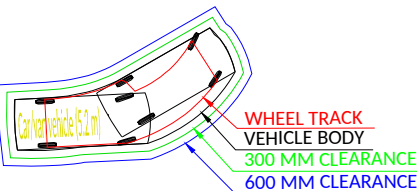
Proposed car park layout
 Design checks as per AS/NZS 2890 series

SCALE 1:200@A4

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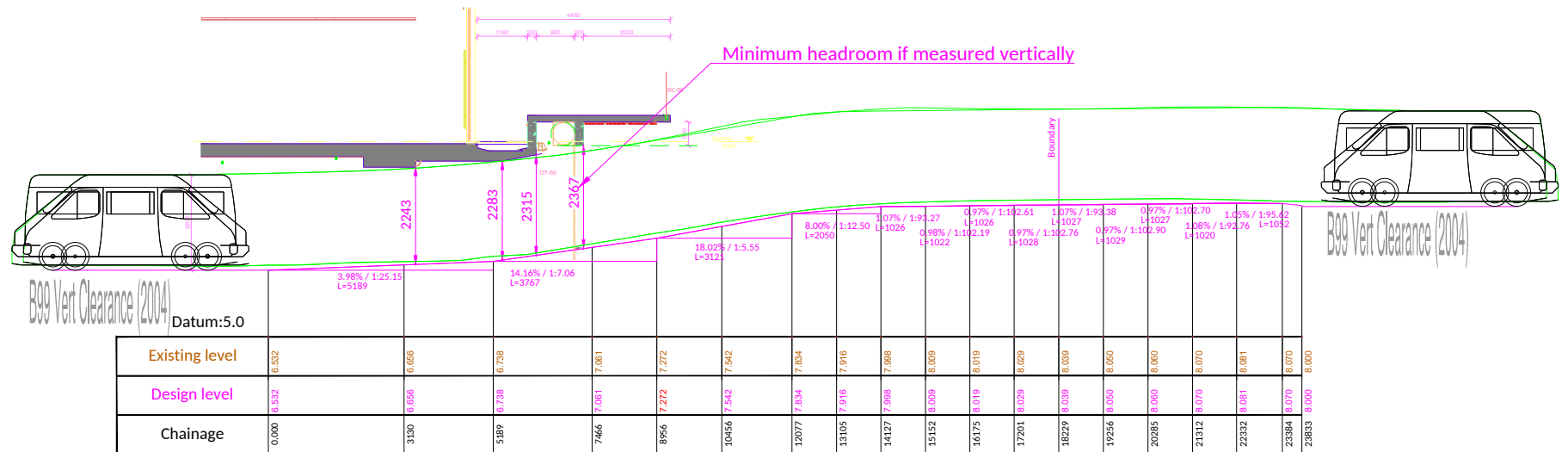
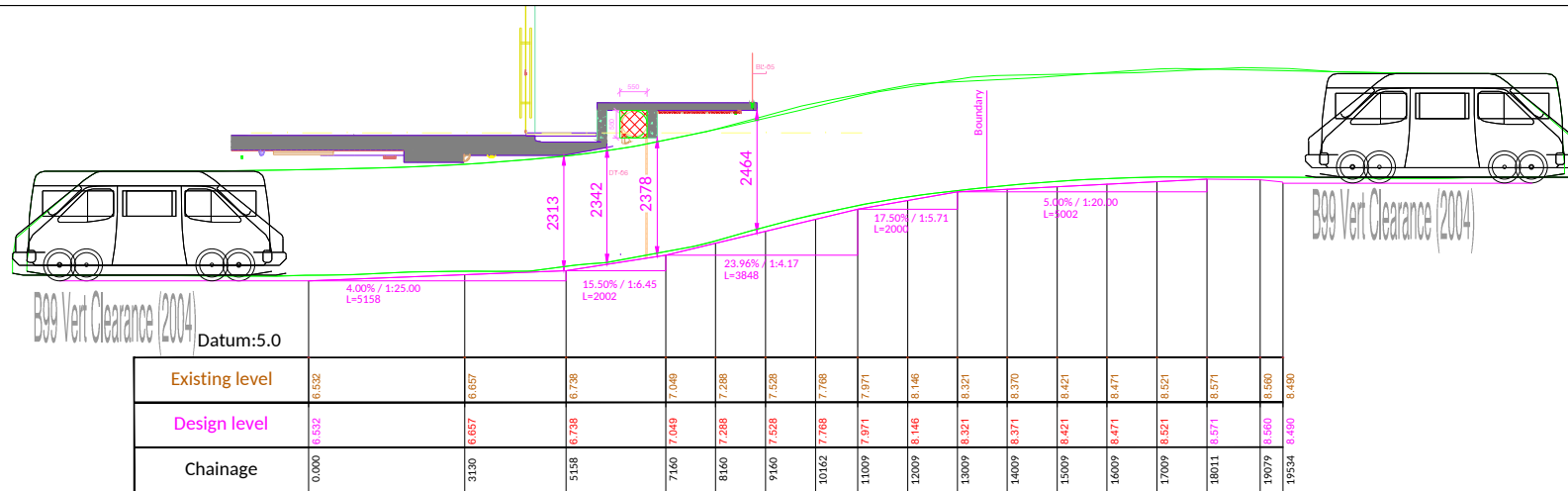


Dwg No 23058/07 Rev. C 27/09/2024
Client:
Mr Leslie Cassar

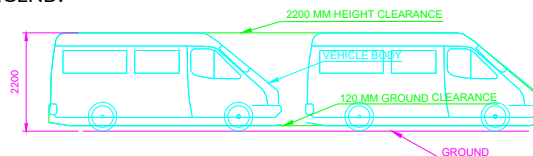
231 Whale Beach Road, Whale Beach NSW 2107

Proposed car park layout
Design checks as per AS/NZS 2890 series

SCALE 1:100@A4



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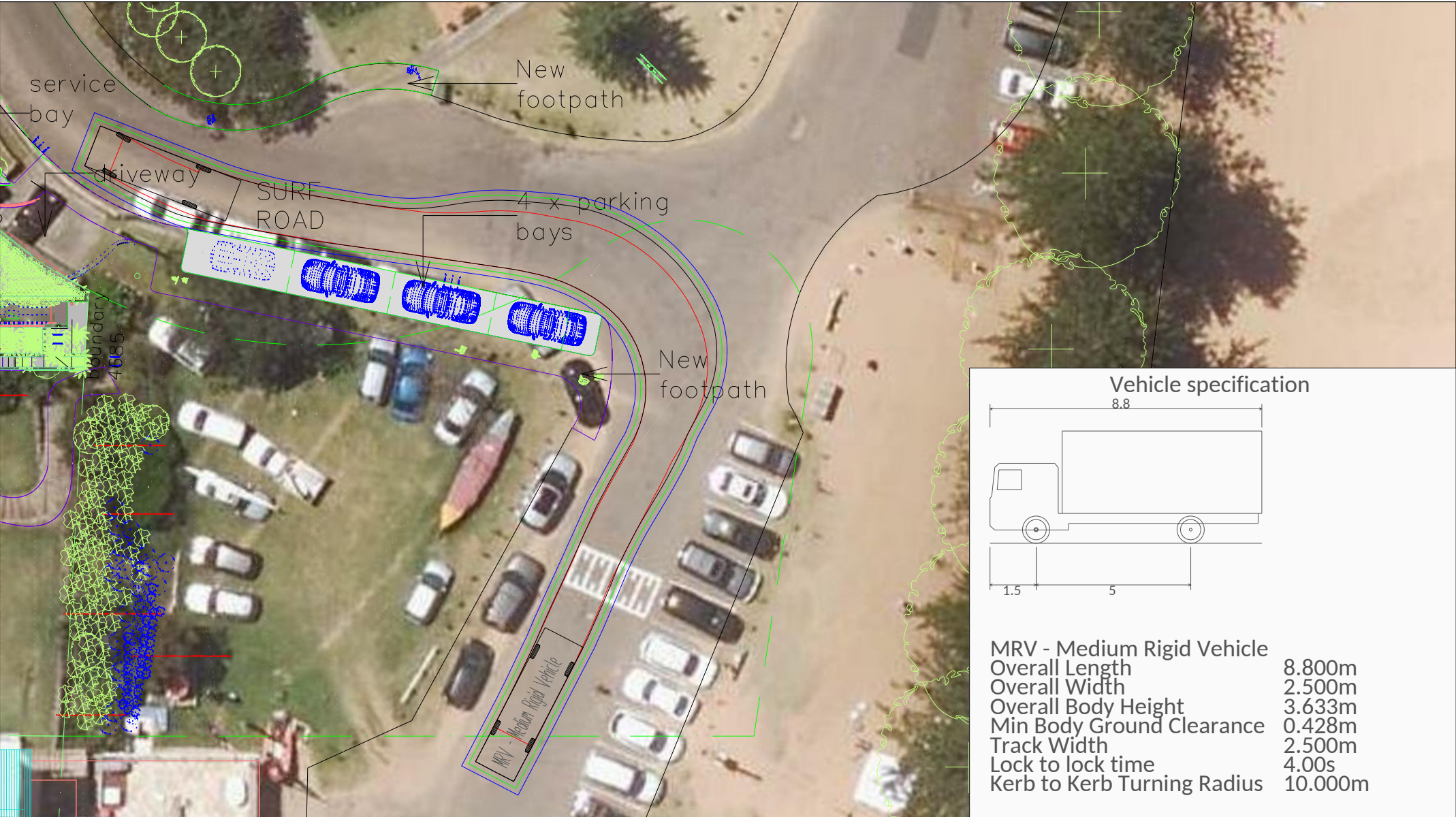
Dwg No 23058/08 | Rev. C | 27/09/2024

Client:
Mr Leslie Cassar

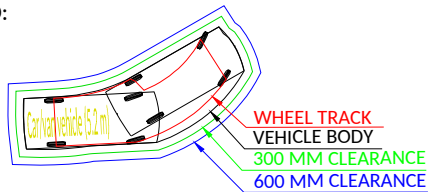
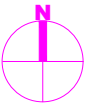
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SCALE 1:150@A4

Driveway sections
Design checks as per AS/NZS 2890 series



LEGEND:



Dwg No 23058/09 Rev. C 28/09/2024

Client:
Mr Leslie Cassar

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SCALE 1:300@A4

Swept path diagram
Medium Rigid Vehicle
Design checks as per AS/NZS 2890 series

