



PO Box 215 Bondi NSW 2026 | ph: (02) 9332 2024 | fax: (02) 9332 2022 | mob: 0414 978 067 | email: o.s@tefconsult.com.au | www.tefconsult.com.au

27 March 2025

Mr Tomas Gibbs
23A Valley Road
Balgowlah Heights NSW 2093

Dear Sir/Madam,

**CERTIFICATE OF DESIGN
SUBJECT PREMISES
DEVELOPMENT CONSENT**

**Traffic and parking
23A Valley Road, Balgowlah Heights NSW 2093
DA2024/1813**

I hereby certify that the design of the car parking area and accessway adheres to accepted engineering practice and fulfills the requirements of the relevant Australian Standards for traffic engineering and parking design. Specifically, the design conforms to the following standard:

AS/NZS 2890.1:2004: Parking Facilities - Off-street car parking

Additionally, the design complies with the Northern Beaches Council requirements, as specified in the engineering referral response, replicated below:

Access/Parking

As the existing garage is converted to habitable area, applicant to demonstrate that

- proposed parking space in front of existing garage is compliant with Australian standards in terms of parking size and grades.
- grades for parking should not be more than 5%
- all vehicles are able to enter and leave the site in a forward direction.

The following drawing is subject to this certification:

Drawing No.	Title	Issue / Rev.	Date
BIC - 201	SITE PLAN	A	19/09/2024

A reduced copy of the above drawing is attached to and forms an integral part of this Certificate.

AutoTrack swept path software was used to model the movements of a B85 vehicle as required by AS/NZS 2890.1:2004. The current design was found to be satisfactory.

I confirm that I am an appropriately qualified and competent person in traffic and parking engineering. As such, I am able to certify the adequacy and performance of the design systems that are subject to the above Standards and Conditions.

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 drawing, the site survey and 3 sheets of diagrams prepared by TEF Consulting.

Director: Oleg I. Sannikov MEngSc MIEAust PEng FAITPM
Principal consultant: Stephen E. Samuels DEng PhD MEngSci BE FIEAust CPEng MAAS MASA

A Division of Sannikov & Samuels Consulting Pty Ltd
A.B.N. 65 092 476 143

TRAFFIC & PARKING STUDIES
AND MANAGEMENT

TRAFFIC IMPACT ASSESSMENTS

INTERSECTION AND NETWORK
MODELLING

ENVIRONMENTAL IMPACT
ASSESSMENT OF ROADS,
TRAFFIC AND TRANSPORT
OPERATIONS

ROAD AND TRAFFIC NOISE

ROAD SAFETY STUDIES

TRAFFIC & PARKING SURVEYS

CAR PARK DESIGN

INTERSECTION DESIGN

TRAFFIC ACCIDENT
INVESTIGATION

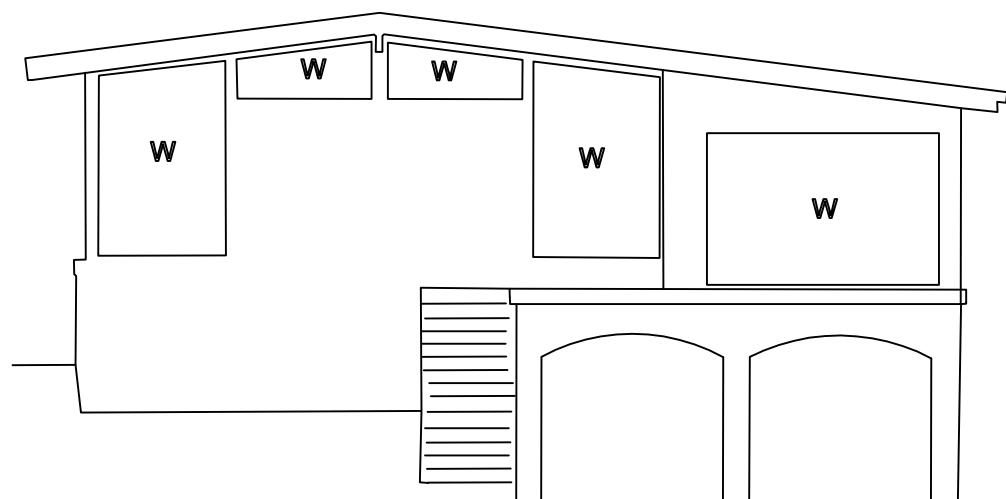
TRAFFIC ACCIDENT
RECONSTRUCTION

RESEARCH AND DEVELOPMENT

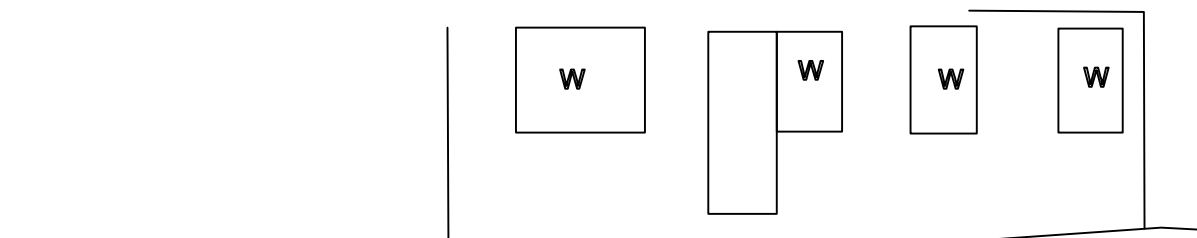
EXPERT WITNESSES



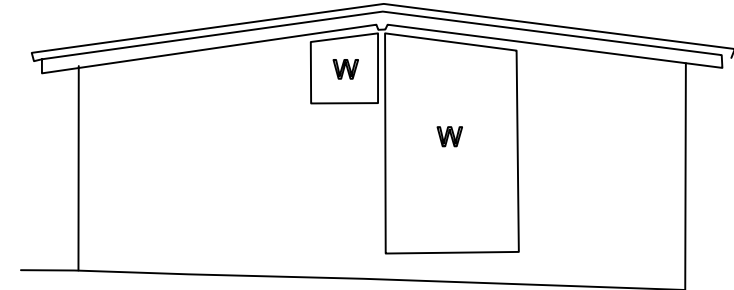
DATUM RL 33.0 ELEVATION 1-1



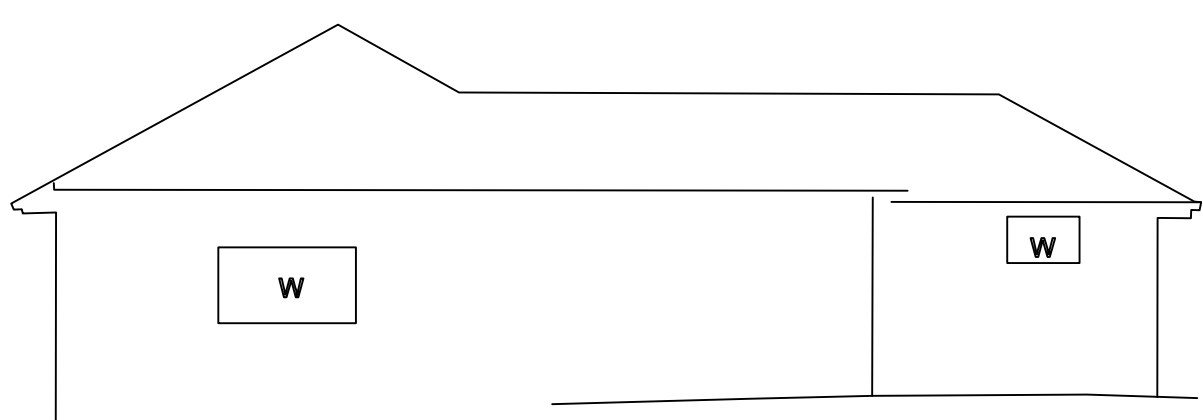
DATUM RL 30.0 ELEVATION 1



DATUM RL 30.0 ELEVATION 2



DATUM RL 32.0 ELEVATION 3



DATUM RL 32.0 ELEVATION 4

MGA



3
D.P.18053

4
D.P.18053

5
D.P.18053

6
D.P.18053

13
D.P.1132274

* THE SUBJECT TITLE NOTES

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT
2. EASEMENT FOR DRAINAGE AFFECTING THE LAND VIDE C907996
3. EASEMENT FOR DRAINAGE AFFECTING THE LAND VIDE D794621
4. RIGHT OF CARRIAGEWAY AFFECTING THE LAND VIDE H414783
5. RIGHT OF CARRIAGEWAY AFFECTING THE LAND VIDE H414784
6. RIGHT OF CARRIAGEWAY APPURTENANT THE LAND VIDE H414783
7. RIGHT OF CARRIAGEWAY APPURTENANT THE LAND VIDE H414784
8. COVENANT CONTAINED IN H414783

NOTES :

- * BOUNDARIES HAVE NOT BEEN DEFINED BY SURVEY AND ARE DIAGRAMMATIC ONLY
- * LAND DIMENSIONS AND AREAS HAVE BEEN COMPILED FROM PLANS OBTAINED FROM LPMA
- * BEARINGS RELATE TO MGA NORTH FROM DP 1152856 FROM DP 447282
- * LEVEL DATUM AHD FROM SSM 52318 RL 43.71
- * VISIBLE, ACCESSIBLE SERVICES ONLY HAVE BEEN LOCATED. THIS PLAN DOES NOT PURPORT TO SHOW UNDERGROUND SERVICES.
- * THE EXISTENCE OF UNDERGROUND SERVICES HAS NOT BEEN ESTABLISHED.
- * EXISTENCE OF SERVICES MUST BE VERIFIED BY CONTACTING DIAL BEFORE YOU DIG (DBYD) 1100.COM.AU
- * CRITICAL SERVICES MUST BE EXPOSED AND LOCATED. ARE APPROXIMATELY ONLY.
- * NEIGHBOURING HOUSES, WINDOWS AND ROOF POSITIONS ARE APPROXIMATELY ONLY.
- * FLOOR LEVELS GENERALLY SURVEYED AT DOOR THRESHOLDS. INTERNAL ROOMS NOT SURVEYED.

- * REFER TO FACE OF PLAN FOR SUBJECT TITLE NOTATIONS.
- * THIS TITLEBLOCK IS AN INTEGRAL PART OF THIS DRAWING AND SHOULD NOT BE REMOVED.



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Scheme Approved under
Professional Standards
Legislation

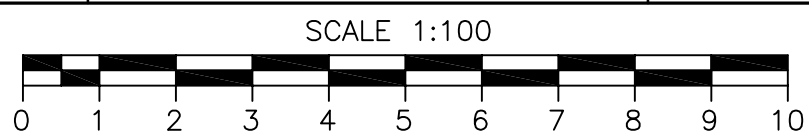


LEGEND

- ELP - ELECTRIC LIGHT POLE
- HYD - HYDRANT
- TW - TOP WALL
- TK - TOP KERB
- TG - TOP GUTTER
- PP - POWER POLE
- SMH - SEWER MANHOLE
- SP - SIGN POST
- SV - STOP VALVE
- TEL - TELSTRA PIT
- VC - VEHICLE CROSSING
- WM - WATER METER

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REPRODUCTION WITHOUT WRITTEN
APPROVAL IS STRICTLY PROHIBITED

REV AMENDMENTS DATE



SHEET 1 OF 2 - DETAIL SURVEY

CLIENT : TOMAS GIBBS

SURVEYOR : SCOTT D.
DATUM : AUSTRALIAN HEIGHT DATUM
ORIGIN : SSM 52318 RL 43.71
JOB REF. : B1993-BALGOWLA
DRAWING No. B1993-BALGOWLA.DWG
CHECKED : EK
DATE OF SURVEY: 18.11.2018
REDUCTION RATIO : 1 : 100

PLAN OF: 23A VALLEY ROAD
BALGOWLA

BEING: LOT 4 IN DP 415873

SHOWING: GENERAL DETAIL AND
SITE LEVELS

PURPOSE: ARCHITECTURAL DESIGN
COUNCIL SUBMISSION

BELLA VISTA

PO Box 7419 BAULKHAM HILLS NSW 2153
SUITE 405, LEVEL 4 14 LEXINGTON DRIVE,
BELLA VISTA NSW 2153
PHONE : 9056 1900
email: office@projectsurveyors.com.au

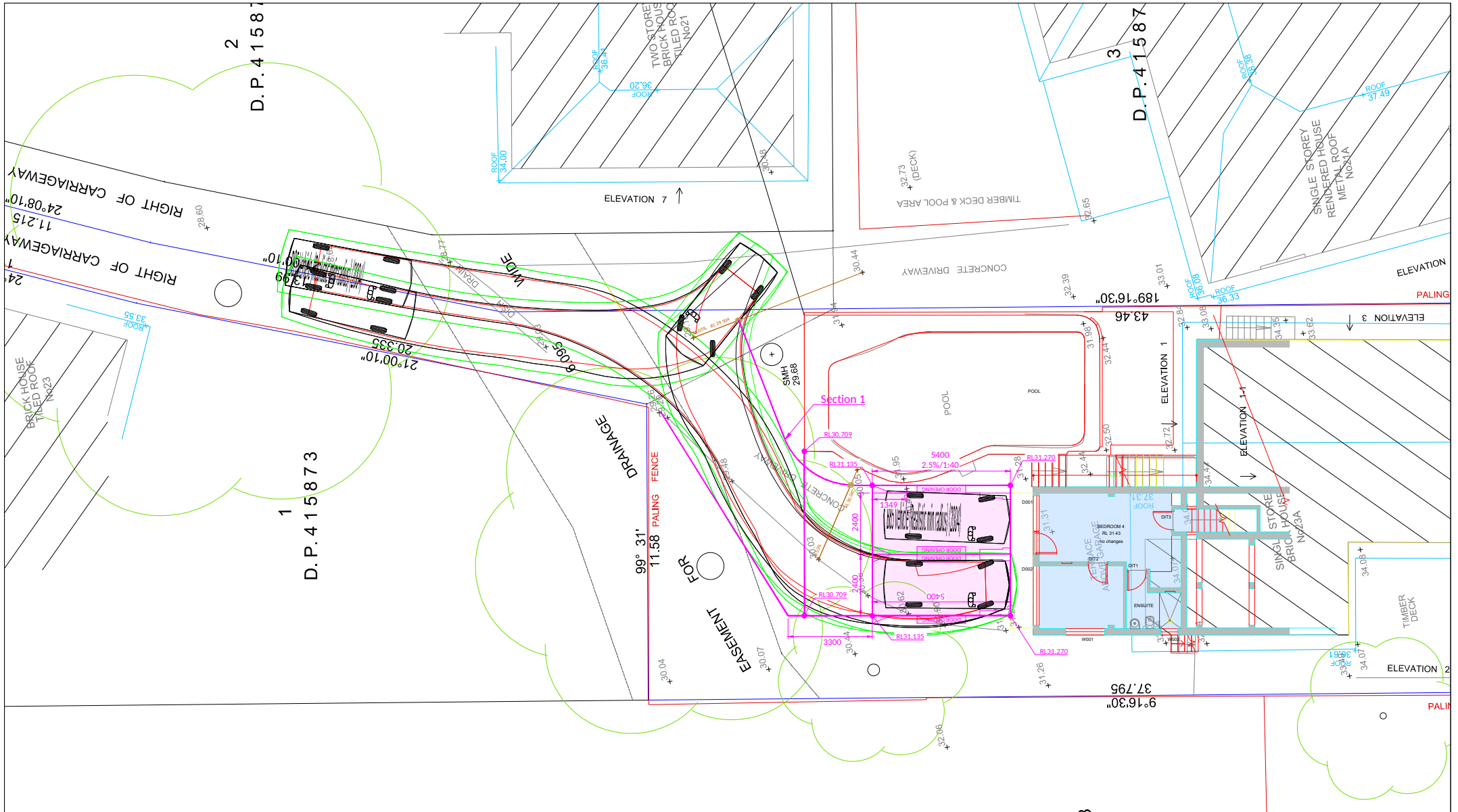
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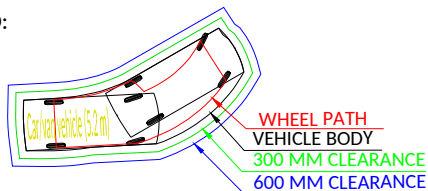
PROJECT
SURVEYORS

Professional Innovative... Results.

A1



LEGEND:

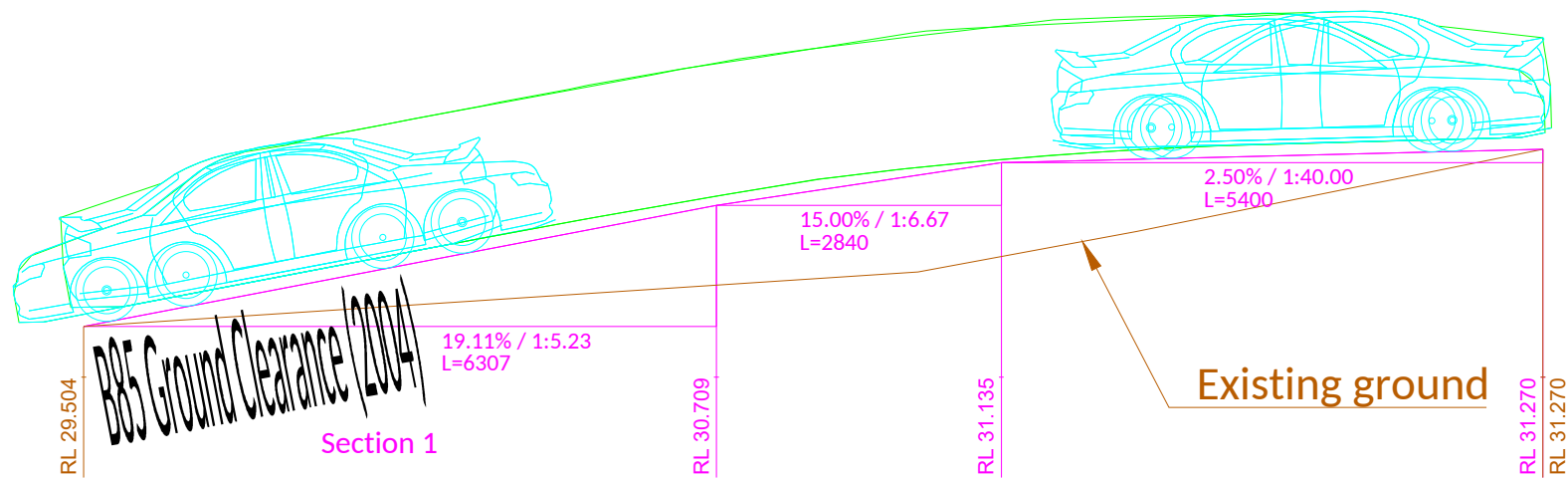


Dwg No 25034/01 | Rev. A | 27/03/2025
Client:
Mr Tomas Gibbs

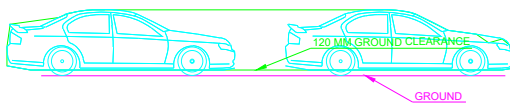
23A Valley Road, Balgowlah Heights NSW 2093

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

SCALE 1:200@A4



LEGEND:



Dwg No 25034/03 | Rev. A | 27/03/2025

Client:
Mr Tomas Gibbs

23A Valley Road, Balgowlah Heights NSW 2093

Section 1
Design checks as per AS/NZS 2890 series

SCALE 1:75@A4