

Engineering Referral Response

Application Number:	DA2025/0079
Proposed Development:	Construction of a farm building (storage shed)
Date:	28/03/2025
To:	Ryan Fehon
Land to be developed (Address):	Lot 1 DP 416586 , 2 Bloodwood Road INGLESIDE NSW 2101

Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m² or
- Alterations to existing or new driveways or
- Where proposals affect or are adjacent to Council drainage infrastructure incl. watercourses and drainage channels or
- Torrens, Stratum and Community Title Subdivisions or
- All new Commercial and Industrial and RFB Development with the exception of signage or
- Works/uses in flood affected areas

And as such, Council's development engineers are required to consider the likely impacts on drainage regimes.

Officer comments

DATED: 11/02/2025

The applicant's proposal to construct a storage shed with access via an unformed section of Bloodwood Road raises several considerations:

Unformed Roads and Access:

Unformed roads, often referred to as "paper roads" or Crown roads, are legally established but not formally constructed. Accessing a property via such roads requires careful assessment, as these roads may not be suitable for regular use and may not be maintained by Council. In some cases, approval from the appropriate state government authority is necessary to use an unformed road for access.

Council cannot permit access on a portion of this road located over the northeastern corner of Lot271 DP 752046.

AUS-SPEC 1 Design Guide and Construction Specification:

AUS-SPEC 1 is a comprehensive design guide and construction specification used for large-scale engineering works, including subdivisions and developments. It covers various aspects such as geometric road design, pavement design, stormwater drainage, and erosion control. For the proposed development, adherence to AUS-SPEC 1 is essential to ensure that the reconstructed access road meets the required standards.

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Council's Assessment and Approval:

The council requires concept design plans to formalize the road access to the proposed development. These plans must demonstrate compliance with relevant standards and specifications, including those outlined in AUS-SPEC 1. Without sufficient information and detailed plans, the application cannot be approved.

Recommendations:

1. **Engage a Qualified Engineer:** Consult with a qualified engineer experienced in road design and construction to prepare detailed concept design plans for the proposed access road.
2. **Obtain Necessary Approvals:** Ensure that all required approvals are obtained, including any permissions from state government authorities for accessing and utilizing unformed roads where necessary.
3. **Submit Comprehensive Plans:** Provide the council with comprehensive plans that demonstrate compliance with AUS-SPEC 1 and address all relevant considerations for the proposed development.

By addressing these aspects, the applicant can facilitate a thorough assessment of the application and work towards obtaining the necessary approvals for the proposed storage shed.

DATED 28/03/2025

The applicant has provided evidence confirming that access to the site will be via a right of way from Chiltern Road, Ingleside. Details of the deposited plans and a title search for the right of way in favor of Lot 1 DP 416586 have been submitted. There are no objections from Development Engineering, subject to conditions.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Road Reserve

The applicant shall ensure the public footways and roadways adjacent to the site are maintained in a safe condition at all times during the course of the work.

Reason: Public safety.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Stormwater Disposal

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified Civil Engineer. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater arising from the development.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Site Access

Access to the Lot 1 DP 416586 site shall be via the right of way included as part of the Development Application unless alternative legal access is provided.

Reason: Compliance with this consent.