

Engineering Referral Response

Application Number:	DA2025/0079
Proposed Development:	Construction of a farm building (storage shed)
Date:	11/02/2025
To:	
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.

northernbeaches.nsw.gov.au

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

The proposal is therefore unsupported.

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

Recommended Engineering Conditions:

Nil.