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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 26/04/2024 3:06:41 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

26/04/2024

MR paul brisby  
32a Playfair Road RD  
north curl curl NSW 2099  
[REDACTED]

**RE: DA2024/0374 - 142 - 146 Pitt Road NORTH CURL CURL NSW 2099**

I would like to object to the access ramp to the proposed basement parking area associated with the development. The width of the existing access handle in Playfair Road is inadequate for the potential use. The surveyed width at the boundary is 2.975m and the ramp is to be used for 25 on site permanent resident and visitor parking spaces, in addition to the number of vehicles currently using it to access the apartments at the rear of 148 Pitt Road.

The ramp is required to be elevated to a R.L of 16.0m AHD (approx 500mm above the adjoining properties existing ground level) for flood protection purposes and this will require some form of retaining wall and edge kerb to be built within the carriageway of the ramp. The carriageway width available to vehicles is likely to be only 2.7m. The application has only provided access templates for the 85th percentile vehicle which is considered to be inadequate for the proposed land use (multi unit housing). They should provide for at least the 99th percentile vehicle and medium rigid vans.

I believe access to any proposed basement needs to be provided from Pitt Road where the property has ample road frontage to design and construct a functional access ramp.  
thank You