



northern  
beaches  
council

## MEMORANDUM

**DATE:** 21 March 2024  
**TO:** Development Determination Panel (DDP)  
**CC:** Rod Piggott, Manager Development Assessment  
**FROM:** Nick Keeler, Planner  
**SUBJECT:** Item No. 3.9 - DA2023/1461 - 13 Amiens Road CLONTARF  
**TRIM REFERENCE:** 2024/203072

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Dear Panel,

The purpose of this supplementary memo is to advise the Panel that the applicant has provided additional details regarding the proposed inclinator to be constructed between the detached garage and dwelling house adjacent to the southern side boundary.

The assessment report recommended that the inclinator be deleted from the proposed development due to insufficient details being provided to accurately determine the height and siting of the inclinator relative to the existing ground level. As such, the following condition was recommended:

**16. No Approval of Inclinator**

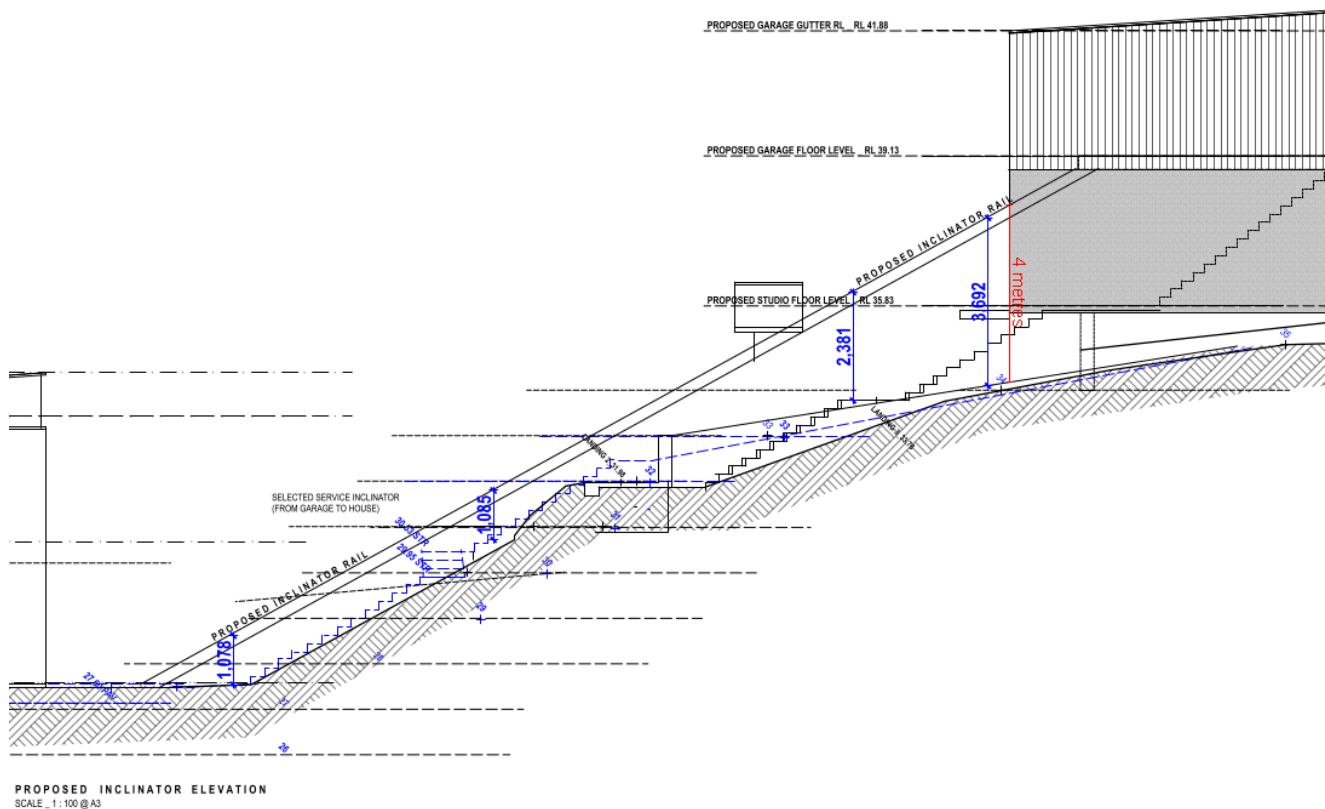
*The inclinator identified on the stamped plans is not approved under this development consent. Any reference to the inclinator must be deleted.*

*Details demonstrating compliance must be provided to the Principal Certifier prior to the issue of a construction certificate.*

*Reason: Lack of information regarding inclinator.*

Since the publishing of the DDP agenda, the applicant has submitted a revised inclinator plan that details the height of the inclinator rail relative to the existing ground level.

The overall length of the inclinator is approx. 21m between the rear of the proposed detached garage and the front terrace of the dwelling house. The maximum height of the inclinator rail is approx. 4m at the detached garage and descends to approx. 1.1m above the existing ground level at the midpoint and maintains this height to the base. Refer to the figure below for details.



The inclinator rail is setback 0.6m and the inclinator car is setback 0.3m from the southern side boundary. Due to this setback, visual privacy impacts upon the adjacent property may occur. The landscape plan indicates screen planting is proposed along the southern boundary to assist in reducing privacy impacts. However, vegetation along is not considered sufficient to mitigate the privacy impact of the inclinator. As such, a condition requiring a 1.7m high privacy screen along the southern side of the inclinator car is recommended.

Additionally, a condition is recommended to mitigate acoustic impact of the inclinator motor by requiring that the motor not produce noise levels that exceed 5dBA above the background noise when measured from the nearest property boundary.

## Conclusion

Despite the maximum height and side setback of the proposed inclinator, it is considered that, subject to conditions, the inclinator will not cause unreasonable built form or amenity impacts upon adjacent properties. It allows for safer pedestrian access between the garage and dwelling by providing an alternative to the stairway.

## Recommendation

- A. Add the following architectural plan to the “Approved Plans” table in Condition No. 1:

Approved Plans				
Plan Number	Revision Number	Plan Title	Drawn By	Date of Plan
DA.32	A	Inclinor Drawing	Case Ornsby Architecture	18/03/2024

- B. Condition No. 16 is recommended to be replaced with the following condition:

### ***Inclinor Privacy Screen***

*A 1.7 metre high privacy screen is to be along the southern side of the inclinor car. The privacy screen shall be of frosted glazing, fixed panels or louvre style construction (with a maximum spacing of 20mm), in materials that complement the design of the approved development.*

*Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.*

*Reason: In order to maintain privacy to the adjoining / nearby property.*

- C. The following ongoing condition is recommended to be added:

### ***Inclinor Motor Noise***

*The inclinor motor shall not produce noise levels that exceed 5dBA above the background noise when measured from the nearest property boundary.*

*Reason: To ensure that the development does not impact on the acoustic privacy of surrounding residential properties.*