

---

**From:** Bronwyn Beardsley  
**Sent:** 25/01/2024 12:00:13 PM  
**To:** Council Northernbeaches Mailbox  
**Cc:** FPM Account  
**Subject:** DA Application DA 2021/2600  
**Attachments:** Cqe00484 - OAC Warriewood DA application response - 25.01.24.pdf;

Good morning,

Please find attached correspondence in relation to the above mentioned planning application.

Kind Regards,

**Bronwyn Beardsley**  
**Senior Property Manager**



 | [charterhall.com.au](https://charterhall.com.au)

Follow us



Charter Hall acknowledges the Traditional Custodians of the lands on which we work and gather. We pay our respects to Elders past and present and recognise their continued care and contribution to Country.

25<sup>th</sup> January 2024

Charter Hall Social Infrastructure Limited  
ACN 111 338 937  
AFSL 281544

Responsible entity of  
Charter Hall Social Infrastructure REIT  
ABN 58 102 955 939  
ARSN 102 955 939

Level 23, 130 Lonsdale Street  
Melbourne Vic 3000

  
[www.charterhall.com.au](http://www.charterhall.com.au)

Northern Beaches Council  
Planning Department  
Attention: Jordan Davies  
PO Box 82  
Manly NSW 1655

Sent via email: [council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

**RE: Development Application No: DA2021/2600**  
**Address: Lot 1 & 2 DP 349085 and Lot 2 DP 972209 43, 45 & 49 Warriewood Road,**  
**Warriewood NSW 2102**

Thank you for Council's letter advising of the above-mentioned planning permit.

We advise that we act on behalf of Charter Hall Social Infrastructure Limited, the owners of 26 Hill St, Warriewood. Our Land is currently used and developed for a childcare centre (long day care) and may be adversely affected by the proposal during its construction period.

We do not object to the development or use, however we would like council and the applicant to implement a construction management plan for the development given its close proximity to our existing long day care service.

The construction management plan should take into consideration the following matters with regard to safety, dust, noise and deliveries. :

1.1 Dust Control

We seek to ensure that the development of the review land does not cause nuisance and/or adverse impacts on our Land by way of airborne dust from excavation and building works and requests that in the event that a permit is issued, that conditions be included on any such permit requiring minimisation and control of dust.

1.2 Acoustic Impacts

Noise from construction activity needs to be managed so as not to unduly and unreasonably impact on the continuing use of our Land as a childcare centre.

1.3 Traffic and Truck Movements

Excavation and earth removal associated with the proposed development would see the existing childcare centre operating within a construction zone for an extended period.

Consideration should be given to limiting truck movements and activities particularly at peak drop off and pick up times.

#### 1.4 Operational Consideration

Further construction activities on the review land (if approved) ought to consider operational aspects of our Land being:

- Children are predominately dropped off between 7:30am and 9:00am and the centre is accessed by foot, pram and vehicle;
- Noisy works (jackhammer, impact drills, etc) should be avoided between 7:30am and 9:00am (children settling from parent drop off), 11am - 1pm (baby sleep time), and 4pm - 6pm (quiet time/pickup). These are designated (and industry standard) settling and sleep times. Noisy works in these times will disrupt settling and sleep, and cause distress amongst the very young children in care;
- Children are picked up predominately between 4pm - 6pm and leave by foot, pram or vehicle;
- The safest time for deliveries to the site would be between 9:30am and 2:30pm Monday to Friday; and
- The activities on our Land do not occur on weekends (as such this is a good day for any works that may affect our Land).

The aforementioned matters have been prepared having regard to the wellbeing of the children in care during the construction process and ongoing amenity and safety of the children at the existing childcare centre.

Please do not hesitate to contact the undersigned should you have any queries.



Bronwyn Beardsley  
Senior Property Manager

