
Sent: 10/07/2020 3:29:13 PM
Subject: Application No: DA2020/0579 - 25 & 27 Warriewood Road, Warriewood
Attachments: FET484 Warriewood - Letter to Northern Beaches Council re DA 20200706.pdf; FET484 Warriewood - Notice of Proposed Development 20200703.pdf;

Hi,

Please find our attached letter in response to the notice of proposed development at 25 & 27 Warriewood Road, Warriewood.

Kind regards,

Shana Cunnold
Administration Assistant



+61 3 9903 6122 | +61 439 216 622 | shana.cunnold@charterhall.com.au | charterhall.com.au



==== Charter Hall =====

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10th July 2020

Northern Beaches Council
PO Box 82
Manly NSW 1655

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 14, 570 Bourke Street
Melbourne Vic 3000

T +61 3 9903 6100

www.charterhall.com.au

RE: Notice of Proposed Development
Application No: DA2020/0579
Address: Lot 28 Sec C & Lot 29 Sec C DP 5464 25 & 27 Warriewood Road,
Warriewood

Thank you for Council's letter advising of the above-mentioned proposed development.

Charter Hall acting as responsible entity for the Charter Hall Social Infrastructure REIT (CHSIR) represents the owners of the adjoining property at 26 Hill Street, Warriewood. CHSIR's property is utilised as a long day care centre.

We have a few concerns, in particular with the construction impact on the day to day operation of the childcare centre in its current form.

1.0 Construction Management:

Due to the use of CHSIR's site as a childcare centre we request council impose conditions around construction works addressing safety, dust, noise, truck movements and deliveries for the works that may impact on the amenity of the neighbouring properties and their uses.

CHSIR main concern of the proposed works is the potential implication on our property and tenants quite enjoyment. If a construction management plan could have regard to the context of neighbouring uses it would be appreciated. Suggested considerations:

1.1 Dust Control

Conditions to be imposed on the contractor to ensure airborne dust from excavation and building works be minimized and how this should be achieved.

1.2 Acoustic Controls

Operational impacts of site noise from construction activity to be managed where possible avoiding childcare operational sensitive times as outlined below in point 1.5.

1.3 Traffic and truck movements

The excavation and earth removal for the proposed development would see the existing childcare centre operating within a construction zone for an extended period and consideration should be made to limit the impact particularly at drop off and pick up times.

1.5 Operational consideration

Consideration around the operational aspects of CHSIR's site specifically considering the following factors:

- Children are dropped off between 7:30am and 9 am and the centre is accessed by foot / pram and vehicle
- Noisy works (jackhammer, impact drills etc) should be avoided between 7:30-9am (children settling from parent drop off) 11 am – 1 pm (baby sleep time) and 4-6pm (quiet time/pick up) - 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 between 4pm – 6pm and shall leave by either foot / pram and vehicle
- The safest time for deliveries to site would be between 9:30am and 2:30pm M-F.
- CHSIR's property will also not be operational on weekends, so this is a good day for any works that may affect its site during the week.

The aforementioned list of conditions has been prepared having regard to the wellbeing of the children in care during the construction process and ongoing amenity for the operation of the centre.

Please do not hesitate to call should you have any queries

Regards



Eimear McCaffrey
Property Manager
0478 851 246



northern
beaches
council

9 June 2020



The Trust Company Limited
Care of: Folkestone Property Management Pty Ltd
PO Box 327
COLLINS STREET WEST VIC 8007

Dear Sir/Madam

NOTICE OF PROPOSED DEVELOPMENT

Application No. DA2020/0579
Address: Lot 28 Sec C & Lot 29 Sec C DP 5464 25 & 27 Warriewood Road
WARRIEWOOD
Description: Construction of a Residential Flat Building, semi-detached dwelling, dwelling house and Community Title Subdivision, including internal private road
Submissions Close: 12 July 2020

I would like to advise you that the above Development Application has been lodged with Council. The applicant is J & G Knowles & Associates Pty Ltd.

The proposal is 'Nominated Integrated Development' – Department of Primary Industries – Water (a Controlled Activity Approval is required from the Natural Resources Access Regulator under S91 of the Water Management Act 2000).

It is Council's practice to notify adjoining property owners and residents when Development Applications are received. This provides an opportunity for owners and residents to identify issues of concern in relation to the proposed development for Council's consideration.

You may view plans, associated documents and follow the progress of a Development Application on Council's website: www.northernbeaches.nsw.gov.au > Planning and Development > Building and Renovations > Application Search.

If you would like to make a submission the best way to do so is online, via Application Search. Alternatively, you may email council@northernbeaches.nsw.gov.au or write a letter marked to the attention of Development Assessment and clearly identify the application number, the address of the property on which the development is proposed and the reasons for your concerns. They must be lodged by the Submissions Close date.

Council will acknowledge receipt of all submissions. Any objections received will be addressed in the report prepared by Council as part of the assessment process. All persons who make a submission will be advised of the outcome of this Development Application.

Please read the important information contained on the back of this letter. Enquiries regarding this Development Application may be made to Tony Collier on 1300 434 434.

Yours faithfully

Tony Collier
Principal Planner



1. Before making a submission

You should inspect the plans and read the accompanying information so you are clear on the details. Usually, the applicant will be your neighbour or their architect so you may be able to clarify any details or resolve any concerns by discussing it with them. If you decide to make a submission, please remember:

Council's assessment involves a process of balancing your legitimate concerns and the reasonable development rights of the applicant. Council has to evaluate both within a statutory planning framework and, in some cases may apply conditions to overcome legitimate planning issues.

Council is interested in your specific issues and these are best expressed in your own words and need not rely on lengthy references to provisions of planning instruments (LEPs and DCPs) – these references may distract from your immediate concerns.

When considering an application, Council will have regard to:

- Statutory requirement under the act;
- Adopted policies of Council; and
- Issues raised in written submissions.

2. Privacy and Personal Information and Government Information (Public Access) Act 2009 (GIPA)

The supply of personal contact information in a submission is voluntary under the *Privacy and Personal Information Protection Act 1998*. By including your contact information in a submission you are acknowledging that it will be made available for public view at Council and through Council's website. Personal information (phone number, address, name and email address) will be redacted (removed) upon request.

Any written submission you make is open to public scrutiny under GIPA. It will be available on Council's website and may be used in Council reports or court proceedings. In this regard, your comments should be restricted to the proposed development. Comments of a personal defamatory nature should be excluded and Council accepts no responsibility in this regard. In making a submission, you do so at your own risk. If you would like your submission to be kept confidential, you must provide reasons as to why your submission should not be made public and be marked "CONFIDENTIAL" for Council's considerations.

3. Amended Plans

If plans are amended you may be notified if Council's assessing officer considers the changes have greater impact on your property than the original. If you do not lodge a subsequent submission Council will consider that your concerns have been satisfied.

4. Local Government and Planning Legislation Amendment (Political Donations) Act 2008

If you or an associate has made a political donation to a Northern Beaches Councillor or provided a gift to a Councillor or an employee of the Council within the past two years and you wish to make a submission on this application you must make a disclosure. Further information regarding political donation disclosure and disclosure forms are available from Council's Customer Service Centre or on our website.

5. Consideration of Submissions

All submissions received from the same property, or on behalf of the same property will be counted as 1 submission.

Anonymous submissions will not be counted as a submission, however issues raised will be considered.

Petitions will be counted as a single submission with the number of signatures recorded.

Submissions received after the end of the notification period will be accepted at the discretion of Council staff.