

Our Ref: M200276

26 November 2020

NSW Department of Planning, Industry & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: John Doubleday

Dear John,

**AMENDMENT OF SSD-10444
PURSUANT TO CLAUSE 55 OF THE EP&A REGULATION**

We act on behalf of Best-Practice Education Group Ltd, the applicant for development application SSD-10444 for adaptive reuse of heritage listed dwelling to facilitate pre-school and primary school use including alterations and additions, on-site car parking, tree removal, landscaping and fencing at 1 Rosemead Road, Hornsby.

In accordance with Clause 55 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation), the applicant seeks to make a minor amendment to the submitted development application.

The proposed amendment is a result of refinement of the design of the outdoor play areas, principally the delineation of separate play areas for the preschool and primary school components of the development. This results in the amendment of the landscaping layout and internal fencing in the rear of the site, and relocation of the secondary entrance gate (pedestrian) on the William Street frontage to enter at the pathway adjacent to the car parking area.

Accordingly, the amendment comprises an amended landscape plan (**Attachment 1**), and amended architectural plans to reflect the updated landscape plan – with changes clouded for ease of reference (**Attachment 2**).

If you can please provide written confirmation of the acceptance of this amendment pursuant to Clause 55 of the EP&A Regulation.

Should you require any further information or clarification, please do not hesitate to contact the undersigned on 02 9531 2555.

Yours faithfully,
Planning Ingenuity Pty Ltd



Ruth O'Brien
PRINCIPAL PLANNER

