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Date: 06.08.2021

Maitland City Council  
Kanishka Guluwita – Town Planner  
285–287 High Street  
PO Box 220  
Maitland NSW 2320

Dear Kanishka

**RE: DA 2020/895 - Lot 2 - 24 Heritage Drive CHISHOLM - s4.55 Modification**

CKDS Architecture has lodged a s4.55 modification for the following reason.

- Deletion of the subdivision of the childcare centre from the school.

The reason for the modification being that the Diocese no longer wishes to subdivide the land into two lots, ie. the child care centre and the school.

Subdivision per se has no impact on the ability of pedestrians to move direct from one of the "proposed lots" to another. Nonetheless, discussions with Council officers indicate a concern that pedestrian movement between the child care centre and the school may be facilitated with consequent possible negative effects on the functioning of the surrounding road system.

Therefore, in recognition of Council's concerns, it is proposed to substitute the plan of subdivision with a plan clearly indicating the boundary fence between the child care centre and the school and prohibiting penetrations in the fence that permit direct pedestrian movement. Such a plan will reinforce the existing plans which show no direct pedestrian access between the sites.



We request that the following modifications be made to the consent;

- Amendment of Plan A 1003 & A 1004 to show a site boundary fence including Stages 1 and 2 of the child care centre, titled "Site boundary fence", and annotated "1.8 m fence with no penetrations that could permit pedestrian access between the school and Stages 1 and 2 child care centre".
- Deletion of the section titled " Subdivision one into two lots" of the Conditions of Consent DA/2020/895 , and deletion of the associated conditions 11-16, relating to the subdivision.'

If there are any further queries, please contact the below.

Ben Rapley

Senior Associate – ARBN 8543

CKDS Architecture