

1 May 2026

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**Section 57a Amendment**  
**Permit Application No. PP-368-2025**  
**141-143 Vines Road, Hamlyn Heights**

Dear Sarah,

We continue to act on behalf of the permit applicant in this matter.

We seek to undertake a Section 57a Amendment to Planning Application No. PP-368-2025 in order to propose a product that better suits current market demands for child care operators.

We enclose the following amendment documentation in support of the S57a request:

- An amended Acoustic Report prepared by Watson Moss Growcott;
- An amended Traffic Report prepared by Ratio Consultant Pty Ltd; and
- Amended Architectural Plans prepared by ON Architecture.

By way of summary, the following amendments have been made to the proposal:

- Reduction in child places from 113 to 109.
- Reduction of total car parking spaces from 24 spaces to 14 spaces, noting that this number satisfies the requirements of Clause 52.06 'Car Parking'.
- The following amendments to the minimum ground floor boundary setbacks:
  - North boundary: Increased from 5.102m to 5.50m.
  - East boundary: Decreased from 17.895m to 5.173m.
  - South boundary: No change.
  - West boundary: Decreased from 5.32m to 4.672m.
- The following amendments to the first-floor boundary setbacks.
  - North boundary: Increased from 3.608m to 5.50m.
  - East boundary: Increased from 3.07m to 6.37m.
  - South boundary: No change.
  - West boundary: Decreased from 5.30m to 4.672m.
- Decreased first floor outdoor play area from 470sq.m to 385sq.m.
- Internal layout changes throughout.
- Revised landscaping response throughout.

Overall, the proposed amendments to the plans are considered to result in positive outcomes on the adjacent properties, with increased building setbacks proposed at the most sensitive interfaces. Notably, whilst the ground floor eastern boundary setback has reduced, the upper floor cantilevered element has increased from this boundary, minimising the potential visual bulk outcomes and resulting in improved amenity impacts.

We further highlight that the acoustic mitigation fencing has been revised in order to remove the previously proposed cantilevered design elements which resulted in an unsightly outlook to and from the site. The revised acoustic fencing alongside the increased upper level setbacks from the north and east property boundaries ensuring that an acceptable design response is achieved, whilst also ensuring that there are no unreasonable noise impacts associated with the proposed use.

Accordingly, the proposed amendments are not considered to materially alter the nature or intensity of the proposal and do not give rise to any new or exacerbated amenity impacts. Rather, the changes represent an improvement in built form outcomes, including a reduction in overall bulk and scale, as well as a decrease in the number of childcare spaces, thereby lessening the operational intensity of the use. In this context, it is considered that the amendments will not result in any additional detriment to adjoining properties or the broader area beyond what has already been assessed and advertised and therefore do not warrant further notice / re-advertising.

If you have any further queries, please do not hesitate to contact me on 0433 106 919 or by email at [henryj@ratio.com.au](mailto:henryj@ratio.com.au).

Yours sincerely,



**Henry Johnstone**  
**Senior Associate: Planning**  
**Ratio Consultants Pty Ltd**