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14 August 2026

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Submitted via email: statplanning@geelongcity.vic.gov.au

Section 72 Amendment
Planning Permit 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.

Following the issue of Planning Permit No. PP-368-2025 dated 14 August 2026, this application seeks to amend Condition 14 of the permit to increase the maximum allowable staff on site from 22 to 28 and make a minor amendment to the approved design associated with amending the roof pitch profile to include an additional ridge detail.

This amendment is being made pursuant to Section 72 of the *Planning and Environment Act 1987* to reflect detailed design changes. To assist Council in their consideration of this amendment, we provide:

- Completed Section 72 Amendment application form;
- Amended Architectural Plans prepared by On Architecture;
- Traffic Engineering Memorandum prepared by Ratio Consultants; and
- A copy of the certificate of title.

Payment of the fee (\$1,537) will be organised upon receipt of invoice.

Proposed Changes

Amendments to Conditions

To facilitate an increase in the number of permitted staff on site it is proposed to amend **Condition 14** which states:

Unless otherwise approved in writing by the Responsible Authority, no more than 22 staff may be present on the land at any one time, to the satisfaction of the Responsible Authority.

It is proposed to amend **Condition 14** as follows:

Unless otherwise approved in writing by the Responsible Authority, no more than ~~22~~ 28 staff may be present on the land at any one time, to the satisfaction of the Responsible Authority.

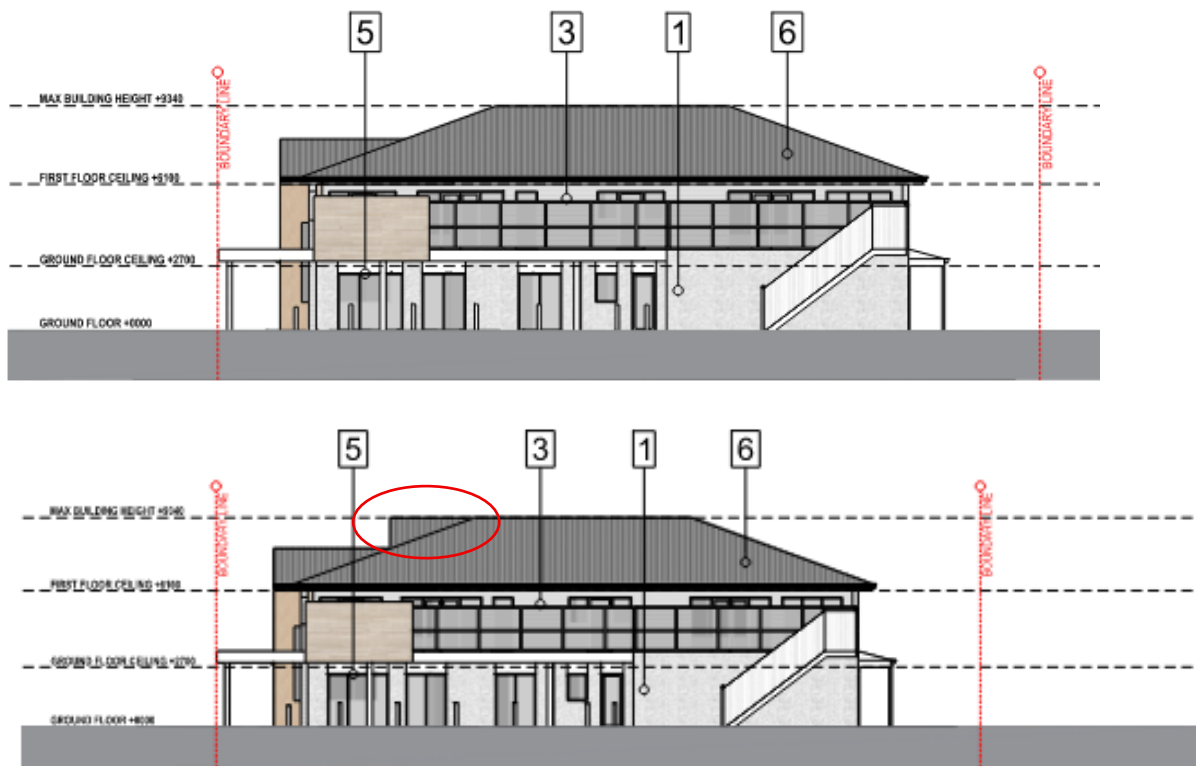
The amendment to the maximum number of staff permitted on site is to account for back-of-house and administrative staff, in addition to the care staff already accounted for. No change is proposed to the number of childcare spaces, ensuring there is no increase in development intensity.

Revised Plans

The proposal seeks to make the following amendment to the approved design:

- Alter the southern section of the roof profile pitch resulting in an additional hipped roof detail, nested below the approved maximum building height.

Figure 1: Proposed roof pitch detail (bottom) compared to approved design (top)



Assessment

The following assessment is provided in support of the proposed amendment:

- The proposed amendment to the maximum number of staff permitted on site (Condition 14) is required to account for back-of-house and administrative staff in addition to the care staff already accounted for. Importantly, the amendment does not increase the number of childcare spaces or the capacity of the childcare centre. The proposal therefore does not result in any increase in the intensity of the use or development of the site.
- The proposal does not introduce any new permit triggers. The increase in the maximum number of staff permitted on site remains consistent with the existing provision of 14 car parking spaces. Clause 52.06 requires 0.5 car parking spaces per staff member,

with the site located within a Category 2 car parking area. The amended Transport Impact Assessment prepared by Ratio Consultants demonstrates that the increase in the maximum permitted staff will have no material impact on the functionality or operation of the surrounding road network and does not result in any material increase in traffic generation or development intensity.

- The proposed change to the roof pitch has resulted from detailed design and is required to achieve compliant drainage.
- The amended roof pitch does not increase the overall building height with the additional ridge nested within the overall roof line, ensuring there is no additional bulk or visual dominance. When viewed from the south, the revised roof profile introduces additional gable detailing, providing greater articulation to the southern elevation.
- Importantly, all building setbacks remain unchanged.

Conclusion

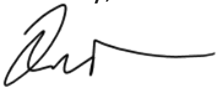
In preparing the amendment application, consideration has been given to the nature and extent of the proposed changes and their potential impact on surrounding residential properties and the public realm. The amendments are limited to an increase in the maximum number of staff permitted on site and a minor change to the southern roof profile. Neither amendment results in a material increase in the scale, intensity or operation of the approved development, or introduces any new or materially different off-site amenity impacts.

In particular, the increase in staff numbers does not increase the number of childcare spaces or the capacity of the centre and therefore does not result in any increase in the intensity of the use. The amended roof profile is required to achieve compliant drainage, does not increase the overall height of the building and remains contained within the established roof form.

Accordingly, there is no appreciable difference between the approved and amended development in terms of off-site amenity impacts. On this basis, the amended proposal is considered to satisfy the test of not causing material detriment to any person, and further notice under Section 52 of the Act is therefore not warranted.

We look forward to Council's consideration of the amendment application. If you have any further queries, please do not hesitate to contact me on (03) 9429 3111 or by email at luke.walker@ratio.com.au.

Sincerely,



Luke Walker
Planner
Ratio Consultants Pty Ltd