



MODIFICATION REPORT

**Affordable Housing Development
6 Halifax St Macquarie Park
SSD-65931214 (MOD 3)**

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Modification Report

Lot 117, DP 1224238, 6 Halifax Street, Macquarie Park
SSD-65931214 (MOD 3)

Prepared for



By



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Project Number: 12644

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Document History and Status

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Executive Summary

Purpose of Report

This report has been prepared in support of a modification to State Significant Development Application SSD-65931214 for an Affordable Housing Development at 6 Halifax Street, Macquarie Park.

It has been prepared in accordance with Part 5 of the *Environmental Planning and Assessment Regulation 2021* and the Department of Planning, Housing and Infrastructure 'State significant development guidelines – preparing a modification report. Appendix E to the state significant development guidelines', dated March 2026.

The report identifies the conditions to be modified, describes the proposed modification and provides an assessment of the relevant matters for consideration as a result of the proposed changes.

Background

The Lachlan's Line Precinct is a master planned community and was approved under a Concept Development Application (SSD 5093) by the Minister for Planning on 5 March 2015. Under the Concept Approval, the site was approved for subdivision to create 12 development lots, 5 public open space lots, 2 lots for future public roads, along with the delivery of infrastructure, civil works and landscaping.

Development consent SSD-65931214 (**the Consent**) was granted by the Minister for Planning and Public Spaces on 7 October 2024 for an affordable housing development at Lot 117, DP 1224238, 6 Halifax Street, Macquarie Park. Specifically, the consent approved 'Construction of two 14-storey residential flat buildings with in-fill affordable housing containing 2 basement levels and 135 affordable housing dwellings and associated works'.

The Consent was modified under SSD-65931214 MOD1 to amend the development which included changes to the:

- basement level and car parking (consolidated to one level)
- increase in the number of units from 135 to 141 dwellings
- waste storage and waste collection point
- building and unit configuration changes.

The modification application was approved by Minister for Planning and Public Spaces on 1 April 2026. A copy of the consolidated consent is attached at **Appendix B**. MOD2 was withdrawn and therefore no changes were made under this application.

Strategic Context

The development as modified remains consistent with the various strategic planning policies applying including:

- National Housing Accord 2022
- Greater Sydney Region Plan – A Metropolis of Three Cities
- North District Plan

- Housing 2041
- Ryde Local Strategic Planning Statement 2020
- City of Ryde Local Housing Strategy 2020
- Concept Development Application (SSD 5093)

The Site

The address of the Site is Lot 117, DP 1224238, 6 Halifax Street, Macquarie Park. It forms part of the Lachlan's Line Precinct located within a high-density transit-orientated area – refer to **Figure 1**. The Site is situated within a short walk to North Ryde Station and various local bus services serving the immediate area. It has an area of 2,507m² and a frontage to Halifax Street of 80m. The Site is generally rectangular in shape with a depth of 33m to 34m, except where it is reduced by a triangular cut-out midway along the western boundary.



Source: SJB Architects

Figure 1 Location of Site within the Lachlan's Line Precinct

Overview of modification

The proposed modification includes adjustments to the external façade to simplify the construction design and delivery primarily relating to the brick podium, minor internal changes including a reduction in the internal hallway width which pinches the western building wall in resulting in a minor reduction in the building footprint, updates to internal facing bedrooms on Level 11 and 12 and minor amendments to the roof level to align building walls and reflect the latest plant / services layout. It is also proposed to modify the construction hours to allow for extended construction hours beyond that permitted under the Consent.



Statutory context

The original proposal was declared State Significant Development under section 4.36 the EP&A Act as it satisfied the criteria under section 2.6 of *State Environmental Planning Policy (Planning Systems) 2021* being development for affordable housing under Schedule 1, clause 26.

The site is zoned R4 High Density Residential under *Ryde Local Environmental Plan 2014*. Residential flat buildings are permissible with consent. The development, as modified, continues to meet the objectives of the R4 High Density Residential Zone as it 'will provide for the housing needs of the community within a high density residential environment'. The modification does not seek to change the intended use of the building for affordable housing which continues to be permitted under *State Environmental Planning Policy (Housing) 2021*.

As detailed within **Section 3** of this report, the development, as proposed to be modified, is substantially the same development as that originally approved. Therefore, the consent authority has the power to grant consent to this modification application.

Community engagement

Engagement was undertaken with the community, City of Ryde Council (**Council**) and key agencies as part of the original application under SSD-65931214 and MOD 1.

Due to the minor nature of the changes under this modification application, the proposal is not considered to result in any additional impacts that had not already been considered and the need for further consultation beyond that already undertaken is not considered necessary.

Mitigation measures and environmental, social, economic impacts

This modification does not result in any significant changes to the original recommendations and outcomes arrived at from the original assessment of impacts. The approved mitigation measures outlined within the original EIS remain current in addressing the impacts of the development, with additional acoustic mitigation measures to be incorporated as a result of this proposed modification which seeks to extend the hours of construction and delete the mandatory respite periods which have been considered unnecessary in the context of this development and location.

Conclusion

There is not considered to be any additional environmental impacts beyond those previously considered and addressed within the Environmental Impact Statement (**EIS**) submitted under SSD-65931214. The proposal remains consistent with the original justification and reasons for the granting of consent.



1 Introduction

This modification report has been prepared by GLN Planning Pty Ltd on behalf of Link Wentworth to support a modification application pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**) for an Infill Affordable Housing development at Lot 117, DP 1224238, 6 Halifax Street, Macquarie Park.

Section 4.55(1A) states a consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if it is satisfied that the proposed development to which the consent as modified relates is of minimal environmental impact, and is the same or substantially the same development as the development for which consent was originally granted.

The proposed modification includes adjustments to the external façade to simplify the construction design and delivery primarily relating to the brick podium, minor internal changes including a reduction in the internal hallway width which pulls the western building wall in resulting in a minor reduction in the building footprint, updates to internal facing bedrooms on Level 11 and 12 and minor amendments to the roof level to align building walls and reflect the latest plant / services layout. An amendment to the construction hours to allow for extended construction hours is also sought under this modification.

The proposed changes are minor in nature and will not impact the development being substantially the same as that originally approved, nor result in any adverse environmental impact. Instead, the modifications will ensure the construction remains feasible and will facilitate the delivery of much needed affordable housing in a timely manner to meet HAFF funding requirements.

This report has been prepared in accordance with Part 5 of the *Environmental Planning and Assessment Regulations 2021* (**EP&A Regulation**) and the Department of Planning, Housing and Infrastructure’s ‘State significant development guidelines – preparing a modification report. Appendix E to the state significant development guidelines’, dated March 2026. The report identifies the consent to be modified, describes the proposed modification and provides an assessment of the relevant matters for consideration as a result of the proposal.

This modification relies upon the following plans and specialist reports as set out in **Table 1**.

Table 1 Supporting documentation

Title	Prepared by	Dated
Architectural plans*	Integrated Design Group	30 March 2026
Design Statement	SJB	30 April 2026
BASIX Assessment Report (Addendum to ESD) and BASIX Certificate	ADP	8 April 2026
Acoustic Report	Pulse White Noise Acoustics	1 April 2026

*All external changes have been bubbled on the plan set along with a notation to identify that minor internal amendments have been made within the building. However, due to the number and minor nature of these changes, they have not been individually bubbled and instead are discussed within this Report.



1.1 The Applicant

The applicant for this modification application is Link Wentworth. The applicant details are listed in **Table 2**.

Table 2 **Applicant details**

Applicant	Link Wentworth
Address	Level 10, 67 Albert Avenue, Chatswood
ABN	62 003 084 928

1.2 Overview of approved development

Development consent SSD-65931214 was granted by the Minister for Planning and Public Spaces on 7 October 2024 for an affordable housing development at Lot 117, DP 1224238, 6 Halifax Street, Macquarie Park. Specifically, the consent approved ‘Construction of two 14-storey residential flat buildings with in-fill affordable housing containing 2 basement levels and 135 affordable housing dwellings and associated works’.

A modification was lodged by Link Wentworth under SSD-65931214 MOD 1. This application was approved by the Minister for Planning and Public Spaces on 1 April 2026 and included the following key changes:

- Updated timing triggers to comply with relevant conditions of consent.
- Increase in the number of dwellings to 141 affordable units and changes to the unit mix (4 x studio, 87 x 1 bedroom and 50 x 2 bedroom).
- Consolidation of the basement levels and car parking into one level resulting in the reduction of one car parking space.
- Relocation of the waste storage area to the north western corner of the basement and amended waste collection strategy along the mews road.
- Minor design changes to the building resulting in changes to the building height and GFA.

A copy of the consolidated consent is attached at **Appendix B**. MOD 2 was withdrawn shortly after lodgement with no changes approved under this application.

1.3 Proposed modification

The modifications are sought primarily to simplify the construction methodology and deliverability of the building and provide for extended hours of construction.

No changes are sought to the number of units, unit mix, number and location of car parking spaces, waste strategy, building height or any other element which would result in the building being non-compliant with an applicable development standard. The modification does result in a reduction in GFA from 9,949m² to 9,861m² (-88m²).



The proposed changes sought under this modification are outlined in detail within **Section 3** and also detailed below.

Externals changes

- Change to the shape of the columns within the brick podium which were originally a curved tapered shape. It is proposed to deliver these columns as flat tapered columns instead having a similar design appearance from the street but with a more simplified construction methodology. The column design along the western elevation has also been updated to remove the chamfered columns which are to be replaced with straight columns for better structural support.
- The shape of the central bridge (level 2) has been updated to provide for a more standardised curved brick shape limiting the curvature within this wall.
- The central facing bedrooms on the western side of Level 11 and Level 12 are proposed to be pushed out consistent with the original approval with a window reintroduced. This provides for a stacked building alignment which improves the construction efficiency and addresses a maintenance concern with the narrow inaccessible ledge.
- Metal vertical balustrades have been introduced centrally within the building design on the eastern and western facades.
- Changes to glazing:
 - In select bedrooms, the glass sliding door onto the balcony is proposed to be replaced with a window having a 900mm sill. The primary access point to the balcony in these units remains from the living room.
 - Increased window glazing along the eastern and western elevation due to a reduction in the height of the horizontal-coloured panelling.
- The scalloped infill balustrade material on Level 2 has been updated to meet BCA requirements. This results in a change from the approved infill vertical metal balustrade to a solid wall in these scalloped areas.
- The alignment of exterior building panels has been matched to floor levels on Level 3 through to Level 10 (previously the floor level sat midway through the exterior panelling). This enables compliance with the BCA relating to level thresholds and set downs at balconies. No changes have been made to the overall building height or floor to ceiling height.
- Minor realignment of the western elevation to slightly narrow the building inwards resulting in a reduced building footprint.
- Modified plant room screen on the roof level in response to the servicing updates to this level. This change does not impact the overall building height.

Internal changes

- Internal hallway widths have been narrowed (reduced to 1.574m)
- The service design within the building has been refined. This has resulted in minor amendments within each floor to the relevant servicing storage areas (i.e. comms, electrical, hydrants)
- Minor updates to unit layouts have been made due to the amended servicing design, refinements to optimise unit layouts and to reassign adaptable units to larger units on level

1 and 2. All units continue to comply with, and exceed the minimum apartment size under the Apartment Design Guideline (**ADG**) including 35m² for studio units, 50m² for one bedroom units and 70m² for two bedroom.

- Minor changes to the plant room and service layout on the roof level

Construction Hours

- Extend the permitted hours of construction to:
 - 7am to 7pm weekdays (previously 7am to 6pm)
 - 7am to 5pm Saturdays (previously 8am to 1pm)
 - No construction Sundays or public holidays (no change)
- Removal of Condition D6 noting that Condition D10 provides for adequate protection to nearby land users and that Condition D6 only takes into account the activity and does not consider the noise level and/or whether a particular receiver is in use at the time in which respite is provided.

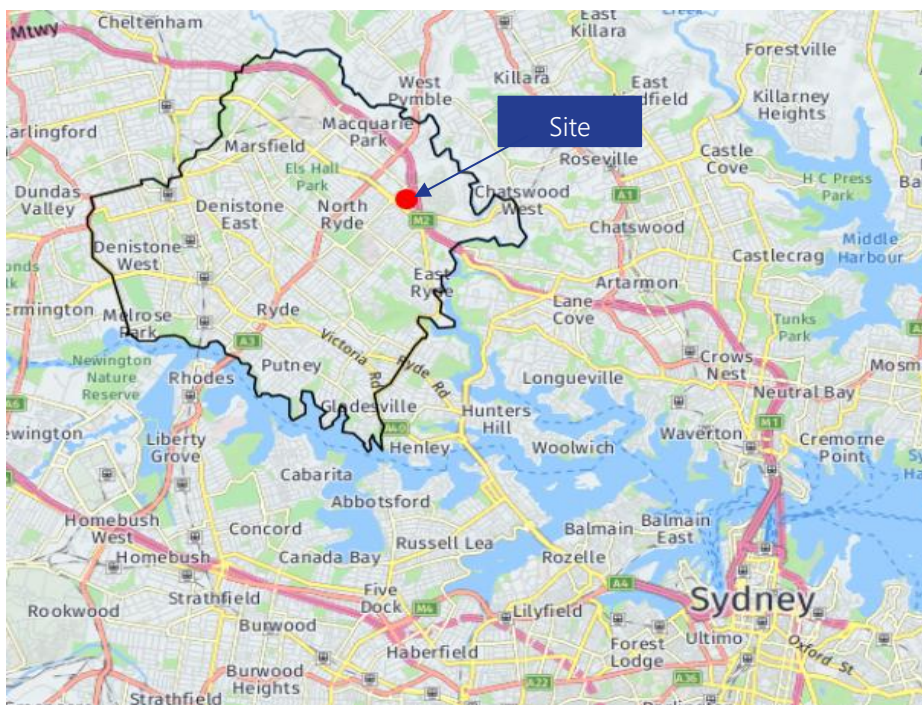
BASIX

Due to the changes in the building design including glazing to the exterior, updated BASIX Certificates have been prepared in response to the proposed amendments.

1.4 Background

The development sits on Wallumedgal Country, being land located to the west of the Lane Cove River. The Wallumedgal of the Lane Cove River Valley are Gaimariagal and are closely related to the Cammeraiagal Clan.

The Site is located within Landcom's Lachlan's Line Estate at Lot 117 in Deposited Plan 1224238, 6 Halifax Street, Macquarie Park (the **Site**) within the City of Ryde LGA – refer to **Figure 2**.



Source: Forecast id

Figure 2 Regional context of Site

Concept Development Application – SSD 5093

The Site was originally approved under State Significant Development Approval 5093 (**SSD 5093**) dated 5 March 2015 as part of a Concept Development Application (**CDA**) and Stage 1 works. As outlined within SSD 5093, this application approved:

Concept Proposal

- Subdivision into 12 development lots, 5 public open space lots, 2 public road lots,
- allocation of a maximum gross floor area to each of the development lots (total of 238,919m² across the site plus an additional 2,500m² to Lot 104 for a community facility)
- infrastructure, civil works and landscaping.

Stage 1 development works in the following phases:

- Phase 1 – Site preparation works including demolition, remediation and rehabilitation, bulk earthworks;
- Phase 2A – Development lot subdivision to create 4 public roads and a future public road lot; five public reserve lots; three future development lots and two superlots;
- Phase 2B – Civil and public domain works including road and intersection construction; open space establishment and embellishment, pedestrian pathways and cycleways, drainage, public domain works and services infrastructure;
- Phase 3 – Subdivision to create 8 development lots; and
- Phase 4 – Construction of a pedestrian bridge over Delhi Road.

Various applications have been approved to modify the consent as outlined in **Table 3**.

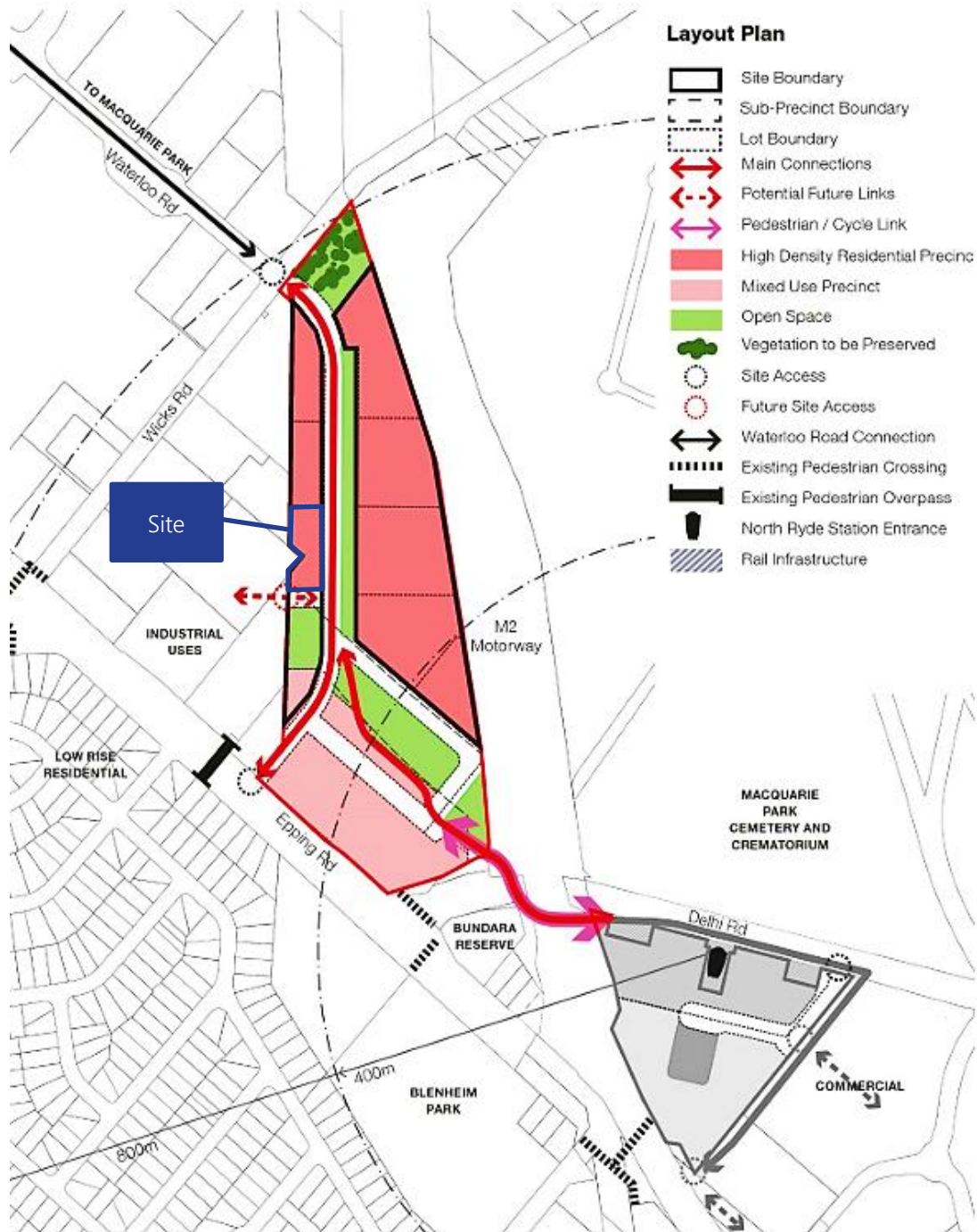
Table 3 Modification applications to SSD 5093

No.	Description	Status
MOD 1	Modifying the alignment of the approved gas pipeline	Approved 23/10/2015
MOD 2	Amendments related to: • Clarifying that the provisions of any relevant EPI which provides a floor space ratio bonus would be added to the gross floor area of Lot 206. • Creation of a borrow pit • Amended subdivision plan to allow for pedestrian bridge landing pad to be dedicated to RMS • Security arrangements for uncompleted works	Approved 12/09/2016
MOD 3	Amendments to the handover arrangements to RMS for the pedestrian bridge across Delhi Road	Approved

No.	Description	Status
		25/07/2017
MOD 4	Amendments related to: - Constructing a temporary assembly shed - Tree removal - Stratum subdivision - Extended hours of operation to construct the pedestrian bridge.	Approved 25/09/2018
MOD 5	Amendment to the approved gross floor area (GFA) to increase the GFA relating to Lot 117 (previously known as Lot 206) to 10,263m ² provided the Site is developed for 100% affordable housing.	Approved 7/08/2023
MOD 6	Amendments related to Lots 102, 110, 118 and 119 to: - Increase the maximum GFA assigned to Lots 102, 110, 118 and 119 from 82,212m² to 97,951m² (increase of 15,739m²) 5% of the additional GFA to be affordable housing (810.65m²) - Subdivide Lot 119 to create 1,200m² of open space.	Approved Applicant: Lachlan's Line A1 Pty Ltd

Under Section 4.24 of the EP&A Act, while any consent granted for a Concept DA remains in force, the determination of any future DAs in respect of the site cannot be inconsistent with the Concept Approval. As the Concept DA approved under SSD 5093 (as amended) specifies the maximum GFA for Lot 206 (now known as Lot 117), being 10,263m² where the development provides for 100% affordable housing, any application including this modification must be consistent with this approval. A table demonstrating consistency with SSD 5093 has been provided at **Appendix E**.

This modification remains consistent with the approved CDA.



Source: Lachlan's Line Urban Design Guideline

Figure 3 Subject site within the Lachlan's Line Precinct



2 Strategic context

The modification remains consistent with the strategic context outlined in the approved development. In summary the development, as modified, will continue to be consistent with the following policies and provide for in-fill affordable housing as detailed below.

- The development will continue to deliver a 100% affordable housing development which will assist in meeting the housing targets under the National Housing Accord 2022 through the provision of 141 units.
- The location of this affordable housing development is in a well connected community in walking distance to both North Ryde Station and local bus services.
- The development is consistent with relevant EPIs including the Housing SEPP and Ryde LEP.
- The development remains consistent with the approved Concept Plan under SSD 5093 in accordance with section 4.24 of the EP&A Act and maximum GFA permissible at the Site.
- The design of the development remains generally consistent with the North Ryde Station Precinct DCP and Lachlan's Line Urban Design Guideline as considered under the original development application.



3 Description of modifications

This Section of the report describes the proposed modifications to the approved development. It also outlines and demonstrates that the proposed development, as modified, is substantially the same as originally approved.

3.1 Overview of the modification

The changes proposed under this modification and as detailed on the updated architectural plans and supporting documentation submitted with this application are outlined in detail below.

3.1.1 Conditions of consent

The list of conditions to be modified is detailed within **Section 3.2** and summarised below.

- Condition A1 is proposed to be updated to reflect the amended plans under this modification.
- Condition D3 is proposed to be amended to enable extended construction hours.
- Condition D6 is proposed to be removed to enable the orderly progression of works.
- Condition B16 and F10 are proposed to be updated to reflect the updated BASIX Certificates.

3.1.2 External building design

Façade

Updates are proposed to the external façade of the building to improve the construction feasibility and delivery of this project. The design intent remains consistent with the approved façade considered by both the State Design Review Panel and DPHI in the assessment of the original application. No changes are proposed to the overall building height. The external changes include:

- Western building elevation alignment

A minor increase to the setback along the western boundary is proposed resulting in the building being pinched in which reduces the overall building footprint marginally with this setback varying based on the boundary alignment. This amendment is not considered to be discernible in comparison to the approved setback.

- Brick columns (podium) and shape of central bridge on level 2.

The brick columns within the podium and bridge base are proposed to be amended from the approved curved tapered shape to a flat tapered column shape (**Figure 4**). This is to simplify the construction design and efficiency of the build. Additionally, the brick columns along the western elevation are proposed to be removed, in part, centrally within the Site and amended to a more regular column shape along this elevation. This is in response to the structural requirements for the building.

The shape of the bridge on level 2 has been adjusted to square off the design reducing the curvature of this wall. This results in a combination of smaller radius curves and arches in a straight wall of brickwork.

- Central facing bedrooms – Level 11 and 12

The central facing bedrooms on the western side of Level 11 and Level 12 are proposed to be pushed out consistent with the original approval with a window reintroduced to these rooms. This provides for a stacked building alignment which improves the construction efficiency and addresses a maintenance concern with the narrow inaccessible ledge. The setbacks between these elevations were previously considered under the original development and approved. Refer to **Section 6** for further discussion on the reintroduction of windows within these bedrooms.

- Metal vertical balustrades

A central row of metal vertical balustrades has been introduced centrally within the building design on both the eastern and western facades – refer to **Figure 4**. This provides a visual break within the materials used along these facades and does not detract from the overall visual appearance of the development.

- Changes to glazing
 - i. In select bedrooms, the glass sliding door onto the balcony is proposed to be replaced with a window having a 900mm sill which improves construction feasibility. The primary access point to the balcony in these units remains from the living room (**Figure 6**).
 - ii. Increased window glazing along the eastern and western elevation due to a reduction in the height of the horizontal-coloured panelling (**Figure 4**). This has been considered within the updated BASIX Certificates to ensure the building achieves the necessary energy efficiency and thermal comfort.
- Scalloped infill balustrade material (Level 2)

The infill balustrade material within the scalloped edges of the building on Level 2 are proposed to be changed to a solid infill panel to reduce climability. This is to assist in meeting relevant BCA requirements – refer to **Figure 4**.

- Alignment of exterior panelling to floor levels

The alignment of exterior building panels has been matched to floor levels on Level 3 through to Level 10. Under the current approval, the slab edges that were intended to remain concealed did not appropriately consider access requirements for level thresholds and BCA requirements for set downs at balconies. The adjustment of these panels in response to the floor levels enables the design to comply with the BCA. No changes have been made to the overall building height or floor to ceiling height within the development – refer to **Figure 4**.

- Modified plant room screening layout on the roof level in response to the servicing updates to this level. This change does not impact the overall building height but rather responds to the layout of the updated roof design.

The roof level layout has been adjusted to reconfigure the storage rooms and servicing layout. This triggers changes to the screening layout around this area to align with these changes. No increase in building height is proposed under this modification – refer to **Figure 4**.



Source: Integrated Design Group

Figure 4 Overview of changes to eastern façade



3.1.3 Internal building design

Gross Floor Area (GFA)

The GFA for the building has been reduced as a result of changes under this modification. Under MOD 1 the approved GFA was 9,949m². Under this application the GFA is proposed to be reduced by 88m² down to 9,861m². This remains consistent with the CDA which permitted a maximum GFA of 10,263m² for the Site.

The change to GFA is largely related to the reduced hallway width and other minor internal layout changes which has pinched the building inwards. An updated GFA plan has been provided within the Architectural Plan set (refer to Drawing 3101).

Internal changes

Each floor has minor internal adjustments in response to the reduced building footprint, finalisation of the servicing design, optimisation of unit layouts and reassigning adaptable units to larger units on levels 1 and 2.

The internal changes remain consistent with the ADG in relation to the size of apartments, floor to ceiling heights and storage with no significant impacts resulting from the internal layout amendments. Examples of the proposed changes have been illustrated within **Figure 5** to **Figure 8**.

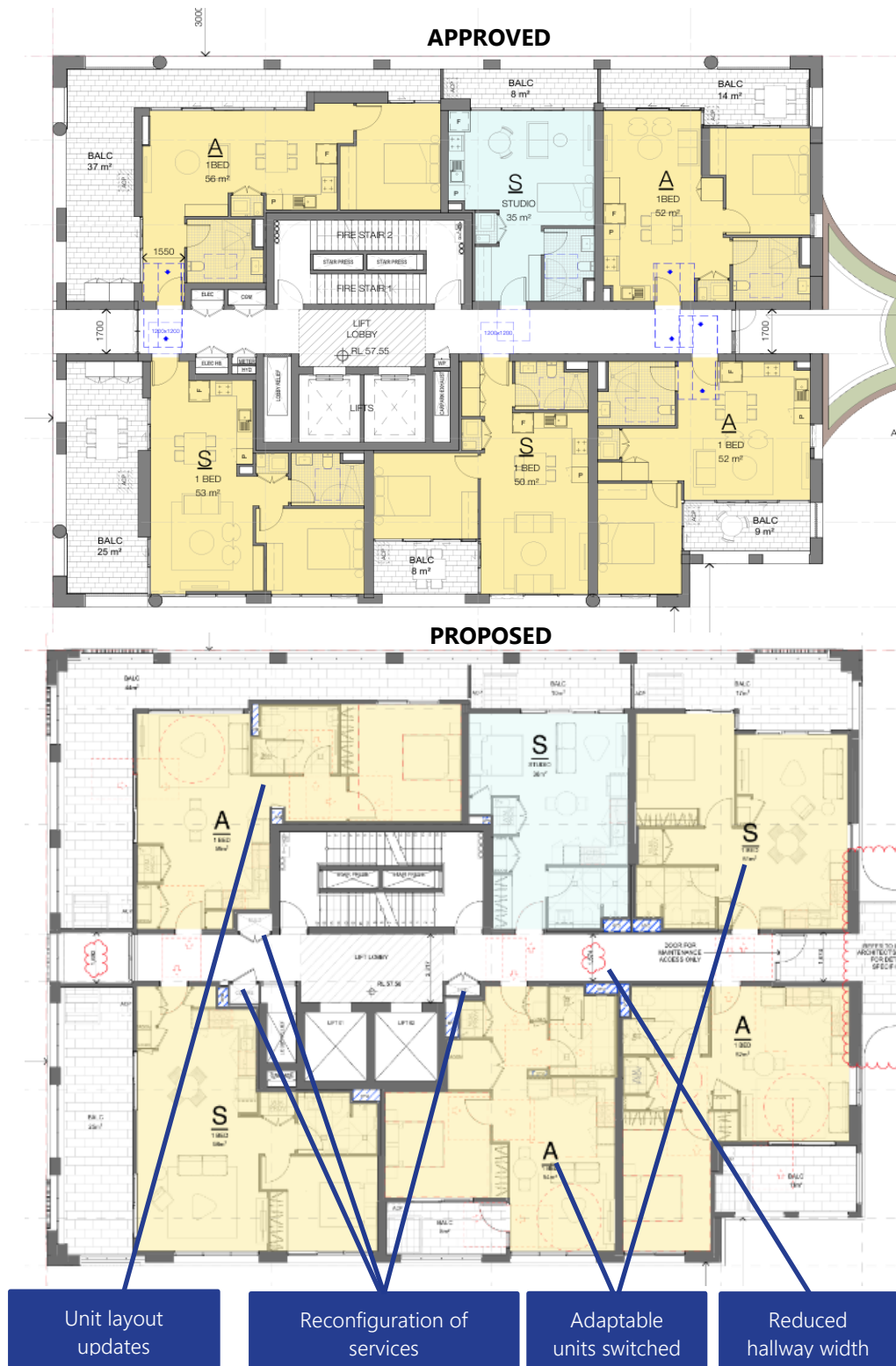


Figure 5 Example internal changes to the Level 2 floor plan

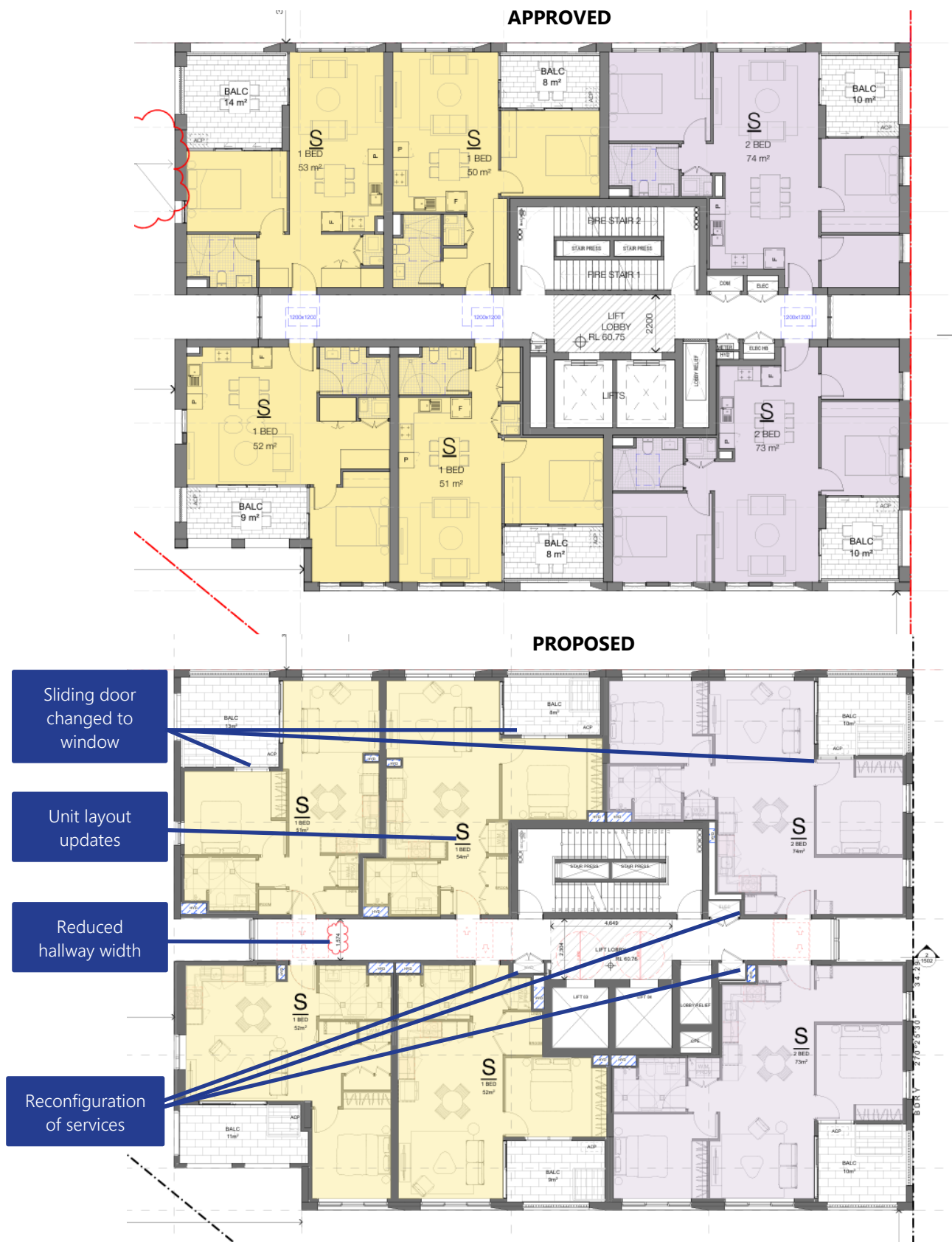


Figure 6 Example internal changes to the Level 3 – 10 floor plan

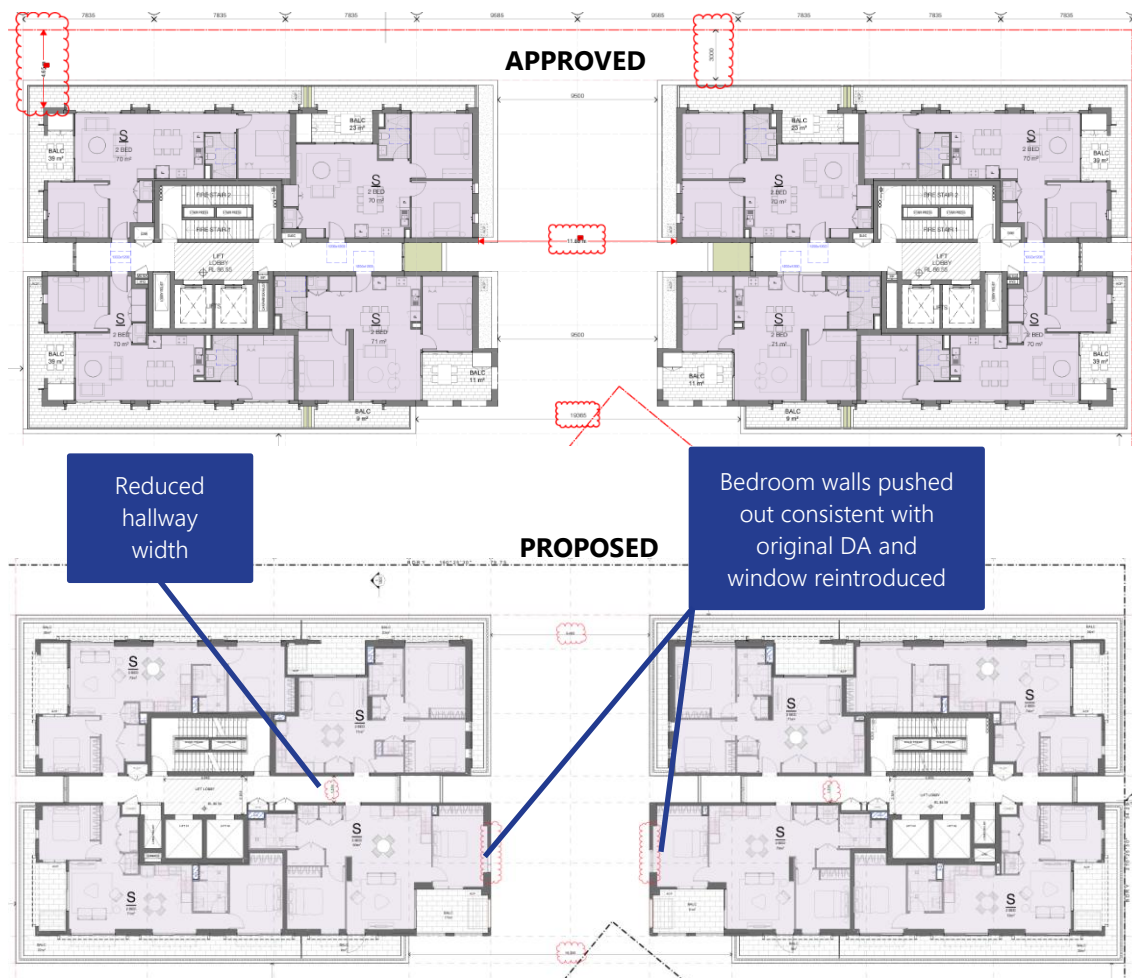


Figure 7 Example internal changes to the Level 11 floor plan

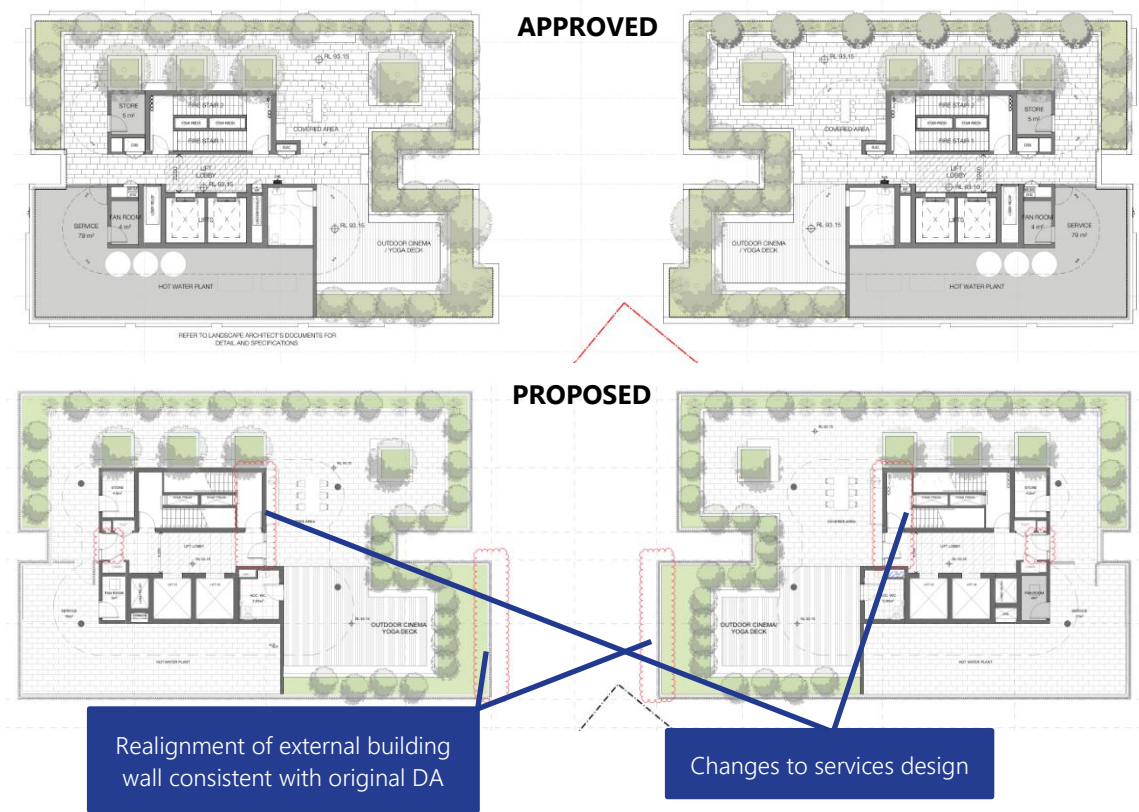


Figure 8 Example changes to roof top plan

3.1.4 Construction hours

This modification seeks to amend the approved construction hours to permit extended construction hours. This was originally considered under SSD-65931214 MOD 1 with no objection raised by Council. However, due to timing to submit supporting documentation, this amendment was withdrawn from MOD1. An updated Acoustic Report has now been prepared which supports the proposed changes to construction hours which is attached at **Appendix C**.

The proposed construction hours are outlined within **Table 4**.

Table 4 Proposed Construction Hours of Operation

Relevant Period	Approved hours	Proposed hours
Mondays to Fridays	7am to 6pm	7am to 7pm
Saturdays	8am to 1pm	7am to 5pm
Public Holidays and Sundays	None	None

This is to enable the efficient delivery of this housing development in a timely manner to meet program deadlines. It is also consistent with the hours approved for 5 Halifax Street, Macquarie Park under LDA 2022/0390 and is not anticipated to have any adverse impacts noting the neighbouring properties are presently vacant blocks with large format bulk goods buildings to the west.

In addition to the change in construction hours, it is proposed to delete Condition D6 which imposes the need for a respite period based on the equipment to be used. This is regardless of whether there is a noise impact as a result of the work. Respite periods are typically imposed if there is an exceedance of 75dB(A) at a noise sensitive development. The consideration of a respite period is addressed under Condition D10 of the Consent.

Given the large distance between the Site and the nearest residence, and that high noise activity will attract unnecessary rest periods under Condition D10, it is considered that Condition D6 is unreasonable and will impede construction. Therefore, removal of Condition D6 is proposed to facilitate the efficient delivery of the building via an improved construction timeframes with impacts related to extended construction hours and noise levels on nearby residents triggering respite periods provided for under Condition D10.

3.2 Conditions to be modified

The proposed modifications outlined within **Section 3.1** will require the following changes to the development consent conditions listed below.

Words proposed to be deleted are shown with ~~strikethrough~~ and words to be added are shown in **blue bold italics**. Notes relating to condition changes are shown **green**.

SCHEUDLE 2

Part A – General Conditions

Condition A1 – Terms of Consent

The Development must be carried out:

- b. In compliance with the conditions of this consent
- c. In accordance with the EIS, the Applicant’s response to submissions and the Applicant’s response to request for further information; and
- d. In accordance with the approved plans in the table below, as modified by the conditions of consent.

Replace the approved Architectural Plans with the following.

Architectural drawings prepared by SJB Architects and IDG			
Drawing No.	Rev	Name of Plan	Date
DA-0100	6	Site Plan	29 July 2025
DA-0101	A	Site Analysis	30 March 2026
DA-1002	C	Floor Plan B1	30 March 2026
DA-1003	C	Floor Plan Ground	30 March 2026
DA-1004	A	Floor Plan L1	30 March 2026

Architectural drawings prepared by SJB Architects and IDG			
DA-1005	A	Floor Plan L2	30 March 2026
DA-1006	A	Floor Plan L3 to L10 Typical	30 March 2026
DA-1012	A	Floor Plan L11	30 March 2026
DA-1013	A	Floor Plan L12	30 March 2026
DA-1014	A	Floor Plan L13 Roof Top	30 March 2026
DA-1015	A	Roof Plan	30 March 2026
DA-1401	C	Elevation East	30 March 2026
DA-1402	A	Elevation South	30 March 2026
DA-1403	A	Elevation West	30 March 2026
DA-1404	C	Elevation North	30 March 2026
DA-1405	A	Elevation Internal	30 March 2026
DA-1420	A	External Finishes	30 March 2026
DA-1501	A	Sections Sheet 1	30 March 2026
DA-1502	A	Long Section	30 March 2026
DA-1610	A	Façade Diagrams	30 March 2026
DA-3101	C	GFA Plan*	30 March 2026
DA-4401	A	Adaptable Layout – 1 bed Type 1	30 March 2026
DA-4402	A	Adaptable Layout – 2 bed Type 1	30 March 2026
DA-4403	A	Adaptable Layout – 1 bed Type 2	30 March 2026
DA-4404	A	Adaptable Layout – 1 bed Type 3	30 March 2026
DA-4410	A	Typical apartment storage zones	30 March 2026
DA-6001	A	Solar Diagram	30 March 2026
DA-6002	A	Solar Diagram	30 March 2026
DA-6005	A	Cross Ventilation	30 March 2026
DA-6006	A	Cross Ventilation	30 March 2026
DA-6015	C	Deep Soil / Communal Open Space	30 March 2026



Reason for amendment

The updated plans are in response to various amendments to the external façade and minor internal reconfigurations for better building efficiency sought under this modification.

Part B – Detailed Design

Condition B16 – BASIX Certification

Prior to the issue of the Construction Certificate for above ground works, BASIX Certificate No. 1811778M_03 ~~1811778M~~ must be submitted to the Certifier with all commitments clearly shown on the Construction Certificate plans.

Reason for amendment

To update the BASIX Certificate number which reflects the most recent plan updates.

Part D – During Construction

Condition D3 – Hours of Construction

Construction, including the delivery of materials or machinery to and from the site, may only be carried out between the following hours:

- a. Between 7am and 6pm, Mondays to Fridays inclusive;
- b. Between 8am and 1pm Saturdays; and
- c. No work may be carried out on Sundays or public holidays

Construction may also be carried out during 'extended construction hours', as detailed below, provided the additional requirements outlined below are met:

'Extended construction hours'

- a. 6pm to 7pm Monday to Fridays inclusive; and*
- b. 7am to 8am and 1pm to 5pm Saturdays*

Additional requirements for extended construction hours:

Any works carried out during the extended construction hours are limited to those permitted within the Acoustic Report prepared by Pulse White Noise Acoustics Pty Ltd (PWNA) dated 1/4/2026, being:

- *While the apartments to the north-east of the site are NOT occupied - during the 'extended construction hours', rock hammers and saws are not to be used.*
- *Once the apartments to the north-east of the site ARE occupied:*
 - *during the extended construction hours, rock hammers and saws are not to be used.*
 - *other works are to be limited to internal areas, use of crane and work in external areas on the western side of the building shell.*

Reason for amendment

The proposed hours of operation are requested to enable the efficient delivery of this housing project in a timely manner to meet construction deadlines and the requirements of the HAFF funding. It is also consistent with the hours approved for 5 Halifax Street, Macquarie Park under LDA 2022/0390 and is not anticipated to have any adverse impacts noting the neighbouring properties are presently vacant blocks with large format bulk goods buildings to the west.

Condition D6 – Hours of Construction (Respite periods)**Delete condition**Reason for amendment

It is proposed to delete this condition as concerns related to high-noise construction activities are already captured by Condition D10. It is unlikely that the described activities will have additional noise impacts that cannot be managed under Condition D10 which limits continuous blocks of high noise generating work/activities.

Part F – Occupation and Ongoing Use**Condition F10 – BASIX Certification**

The Development must be implemented and all BASIX commitments thereafter maintained in accordance with BASIX Certificate No. 1811778M_03 1811778M and any updated certificate issued if amendments are made.

Reason for amendment

To update the BASIX Certificate number which reflects the most recent plan updates.

3.3 Modification is substantially the same development

Section 4.55(1A) of the EP&A Act states that a consent authority may modify a development consent provided it is satisfied that the development remains the same or substantially the same as the development for which consent was originally granted.

The development, as modified, remains substantially the same as the original development as it:

- Does not change the intended use of the building which will remain as 100% affordable housing to be managed by Link Wentworth being a Community Housing Provider.
- Remains consistent with the strategic planning framework, relevant EPIs applying to the development and Concept Approval over the Site.
- Does not materially change the environmental impacts identified and assessed under the approved development (SSD-65931214).
- Maintains a high level of amenity for both future residents of the building and nearby properties.
- Retains generally the same building footprint as that previously considered with a reduced GFA and no changes to building height.



- Still fits with the intended future high density character of the area and well below the maximum permitted building height under Ryde LEP and maximum GFA under the Concept Approval.

3.4 Modification category

This modification application is made under section 4.55(1A) of the EP&A Act. The application is consistent with the requirements under s4.55(1A) for the following reasons:

- The modification is of minimal environmental impact as discussed within **Section 6**.
- The modification is substantially the same development as the development for which consent was originally granted being a residential flat building to be used for affordable housing.

4 Statutory context

4.1 Power to grant approval

The original proposal was declared State Significant Development under section 4.36 the EP&A Act as it satisfied the criteria under section 2.6 of *State Environmental Planning Policy (Planning Systems) 2021* being development for affordable housing under Schedule 1, clause 26.

As detailed within **Section 3** of this report, the development, as proposed to be modified, is substantially the same development as was originally approved. The proposed modification will have minimal environmental impact with superficial changes to the external façade along with minor internal layout changes. Therefore, the consent authority, has the power to grant consent to this modification application.

4.2 Permissibility

The Site is zoned R4 High Density Residential under the Ryde LEP. Residential flat buildings are permissible with the consent with the use of the building for affordable housing permitted under *State Environmental Planning Policy (Housing) 2021*. No changes are sought to the development which would affect the permissibility of the proposed development under these EPIs.

4.3 Statutory requirements

The proposed modification has been assessed against the relevant provisions of the EP&A Act, EP&A Regulation, relevant State Environmental Planning Policies (**SEPP**) and the Ryde LEP. As the proposed modifications to the development are minor in nature with no significant external or external changes, the original proposal's compliance with the relevant provisions of the SEPPs and LEP remain unchanged.

Table 5 outlines the proposals compliance with relevant environmental planning instruments.

Table 5 Compliance with relevant environmental planning instruments

Legislation	Matters for consideration
Environmental Protection and Biodiversity Conservation Act 1999	The proposed amendments do not result in any additional vegetation removal and therefore the proposal will not impact upon the original determination. The Site has already been cleared of all vegetation with a Biodiversity Development Assessment Report (BDAR) waiver issued under the <i>Biodiversity Conservation Act 2016</i> (BC Act).
Environmental Planning and Assessment Act 1979	The development as proposed to be modified remains consistent with the updated objects of the EP&A Act 1979, for the following reasons: • It supports the delivery of housing and specifically affordable housing within the City of Ryde LGA to provide key workers with opportunities to live within the area they work (Object b). • It promotes good design and amenity for future occupiers (Object g). • It incorporates ESD through a range of design and operation initiatives embedded within the development (Object i).

Legislation	Matters for consideration
	It provides for a high quality well-designed building that will benefit future residents and positively contribute to the streetscape amenity within the Lachlan's Line Precinct (Object k). Further, the Site remains suitable for the proposal and consistent with the Concept Approval and relevant EPIs applying to the development. Section 4.55(1A) The proposed modification will have minimal environmental impact. While the development seeks to undertake various changes, the changes are considered to have no adverse visual or other material impact in comparison to that approved under the original consent, remaining largely the same development. Additionally, the development remains substantially the same as that approved which was for affordable housing within a residential flat building. The changes proposed are contained within the existing building footprint and largely relate to external façade changes that do not materially change the overall design intent of the building or relate to minor layout updates internally with no increase in unit numbers.
Environmental Planning and Assessment Regulation 2021	Modification applications (s98 and s99) The modification application is made by Link Wentworth. The required details have been provided on the application within the Planning Portal. The modification report sets out the particulars of the modification and has been prepared in accordance with the State Significant Development Guidelines, Appendix E, March 2026. Content of modification (s100) The details required have been provided within this report. The modification is intended to have some other effect as specified within Section 3. The modification will remain the substantially the same as the development originally approved with no adverse impacts as a result of the proposed changes. An updated BASIX Certificate has been provided in accordance with s10(3). Notification (s105 and s106) Section 105 and 106 outlines circumstances in which a modification application must be notified. Section 105(4) states that this section does not apply to State significant development. Based on the SSD modification Guideline, it is clear the intent is not to notify a s4.55(1A) application with s106 triggering notification for State significant development modifications lodged under s4.55(2) and s4.56(1).
Biodiversity Conservation Act 2016	A BDAR waiver was issued under clause 7.9(2) of the BC Act by Department of Climate Change, Energy, the Environment and Water (Environment Agency Head) and DPHI (Planning Agency Head) on 9 February 2024 and 14 February 2024 respectively. This waiver confirmed that the development was not likely to have any significant impact on biodiversity values and that a BDAR was not required for this application. The proposed amendments are minor, do not result in any additional vegetation removal and therefore will not impact upon this original determination.
State Environmental Planning Policy (Housing) 2021	The proposed modification does not change the original approval and still provides for 100% in-fill affordable housing which will be managed by Link Wentworth as the Community Housing Provider.

Legislation	Matters for consideration
	Non-discretionary development standards (Chapter 2 and 4) The proposal, as modified, continues to comply with the requirements of the Housing SEPP including the non-discretionary development standards under Chapter 4 (car parking, size of units and floor to ceiling height) and Chapter 2 (site area, landscaped area). Design review panel Clause 146 of the SEPP requiring referral to the design review panel does not apply to State Significant Development.
State Environmental Planning Policy (Planning Systems) 2021	The original proposal was declared State Significant Development under section 4.36 the EP&A Act as it satisfied the criteria under section 2.6 of <i>State Environmental Planning Policy (Planning Systems) 2021</i> being development for affordable housing under Schedule 1, clause 26. This modification seeks approval for various minor changes to this approval to progress the delivery and ensure the feasibility of this development.
State Environmental Planning Policy (Resilience and Hazards) 2021	The site remains suitable for the proposed development. The modification does not change the original determination with a Site Audit Report being issued over the Site to confirm the suitability of the Site. As such, no further assessment is required.
State Environmental Planning Policy (Sustainable Buildings) 2022	An updated BASIX Certificate has been prepared and accompanies this modification application.
Ryde Local Environmental Plan 2014	The proposed modifications do not change the approved development's compliance with the relevant provisions of Ryde LEP 2014 including the land use and building height. FSR has been addressed under 'Concept DA SSD 5093'.
North Ryde Station Precinct DCP	The development remains generally consistent with the DCP as approved under the original consent.
Lachlan's Line Urban Design Guidelines	The development remains generally consistent with the Lachlan's Line Urban Design Guidelines as approved under the original consent and MOD 1.
Concept DA SSD 5093	The proposed modification remains consistent with the approved Concept DA (SSD 5093) which approved a maximum GFA over the Site of 10,263m². Under this modification the GFA is proposed to be reduced from 9,949m² (MOD 1) down to 9,861m² (-88m²) remaining consistent with the maximum GFA permitted under the CDA.



5 Engagement

Engagement was undertaken with the community, City of Ryde Council and key agencies as part of the original proposal for affordable housing under SSD-65931214. Council was also consulted on the changes sought under MOD1.

Due to the nature of the changes proposed under this modification being superficial external changes and minor internal reconfigurations, the proposal is not considered to result in any additional impacts that had not already been considered by Council within previous reviews. In this regard we note that there are no changes to the waste storage and collection area, number of car parking spaces or configuration, impacts on Council's stormwater easement, access arrangements, development contributions and/or building height. Further Council had previously provided comments on the extended hours of construction when it was first sought under MOD 1 and confirmed that they had no objection to this amendment.



6 Assessment of impacts

Section 4.55(1A) of the EP&A Act states that a consent authority may modify a development consent if it is satisfied that the proposed modification is of minimal environmental impact and the modified development is the same or substantially the same development for which the consent was granted.

Under section 4.55(3) the consent authority must also take into consideration the matters referred to in section 4.15(1) of the EP&A Act as are of relevant to the development the subject of the modification and the reasons given by the consent authority for the grant of the original consent. The following assessment considers the relevant matters to this application including the likely significant impacts of the modified development.

6.1 External building design

The design intent, materials and colour palette remain consistent with the approved façade considered by both the SDRP and DPHI in the assessment of the original application and MOD 1. The external changes generally relate to minor elements of the design which will still enable a high level of design excellence to be achieved providing a positive contribution to the public domain. These changes are required to simplify the design, improve construction feasibility and enable the delivery of this housing project.

In general, there are not considered to be any adverse impacts resulting from the external changes. The only likely significant impact as a result of the external building amendments relates to privacy impacts between the reintroduced central facing bedroom windows on Level 11 and 12. To address privacy, these windows are proposed to comprise primarily of frosted glazing to obscure direct views up to a sill height of 1.6m as illustrated within **Figure 9**. Blinds will also act to provide optional additional privacy to residents, as needed.

The design solution to address privacy remains consistent with the windows below Level 11 and 12 and the original condition of consent (now deleted B2(a)) which permitted fixed obscure glazing to address privacy impacts between central facing windows.

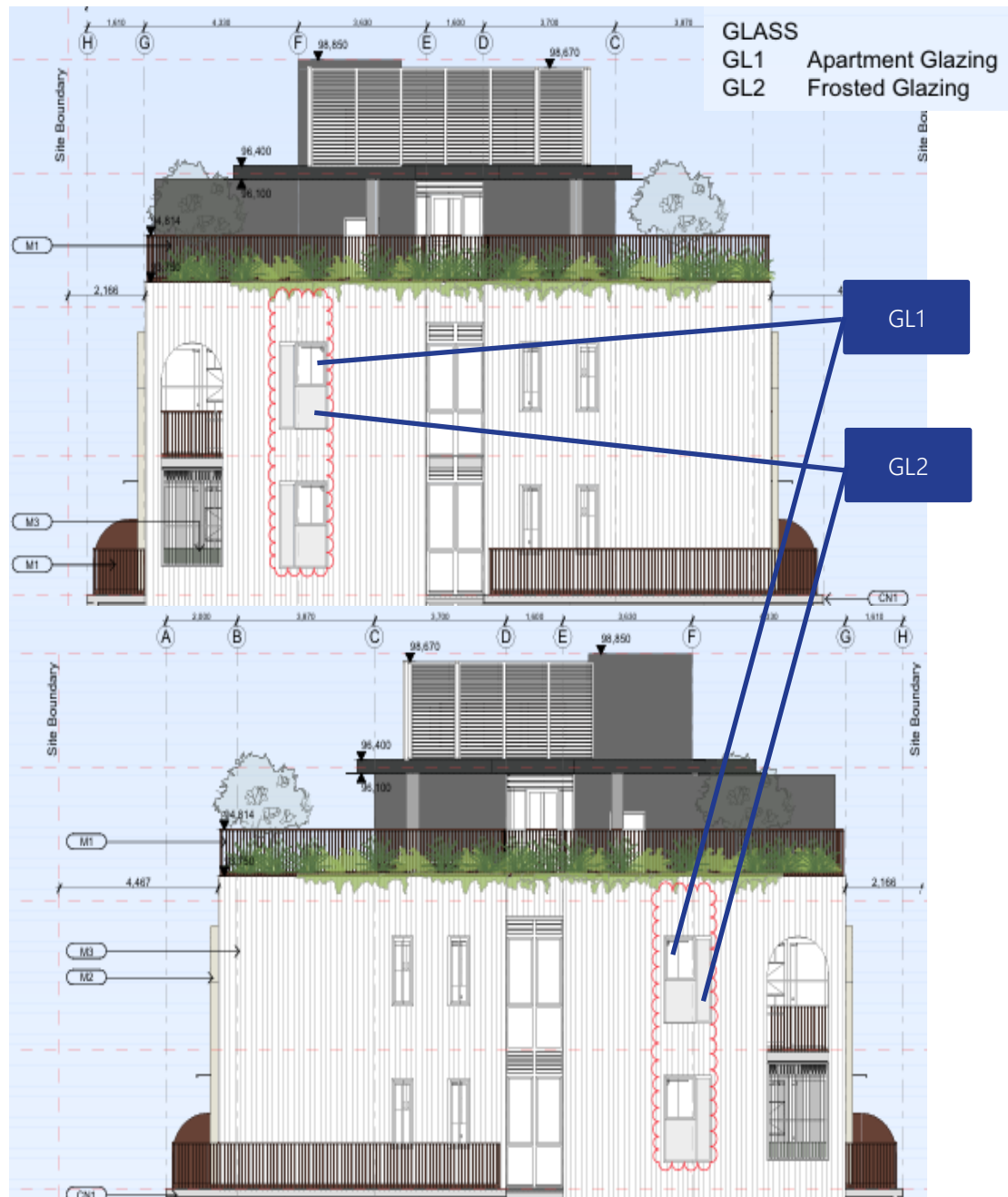


Figure 9 Internal facing bedroom windows

6.2 Internal building design

While this modification seeks to undertake various internal changes, the changes are relatively minor in nature and do not result in any non-compliances to development standards and remain compliant with relevant ADG controls including minimum apartments sizes. The changes are driven by the finalisation of the servicing design, the slight re-alignment of the western building façade to pinch the building in, reassigning adaptable units to larger units within Levels 1 and 2 and optimising the unit layouts to provide efficiencies in the construction delivery.



6.3 GFA

Under this modification the GFA is proposed to be reduced from 9,932m² (Original SSD), down to 9,861m² (-71m²) remaining consistent with the maximum GFA permitted under the CDA being 10,263m² where the building is used for 100% affordable housing.

6.4 Construction hours

The modification will provide for extended hours of construction under Condition D3 and the removal of Condition D6 which proposed respite periods based on certain activities (rock breaking, rock hammering, etc) regardless of impacts to nearby receivers.

Additional measures related to the proposed 'extended hours of construction' have been incorporated within Condition D3 to mitigate potential noise impacts to surrounding sensitive receivers during the extended hours.

As concluded by the Acoustic Report prepared by PWNA, the proposed amendments under this modification will not result in excessive noise impacts on nearby developments, provided the following recommendations are adopted. These measures have been incorporated within the updated mitigation measures at **Appendix D**.

- **General Comments**

The contractor will, where feasible, apply best practice noise mitigation measures, including effective selection, siting and usage of noise-generating equipment.

- **Working Hours**

Construction is to operate only in the approved hours of operation. This includes the required respite periods for works that generate high noise impacts under existing Condition D10 of the Consent.

- **Vibration Mitigation Measures**

To mitigate vibration impacts:

- Use of bored piles is preferred, as already proposed, as it is the least vibration intensive piling method.
- To the extent feasible for bulk excavation, non-percussive excavation methods are to be used preferentially to percussive ones.
- To ensure the protection of the Metro Tunnel, vibration monitoring is recommended at the commencement of excavation using hammer.

- **Community Consultation / Notification**

Active community consultation and notification throughout the construction process is recommended. This is to advise affected neighbouring residents and businesses as to the predicted duration and timing of construction activities. A management plan to effectively respond to complaints is recommended, if it is found to be necessary.



Conclusion

The extended hours of construction are considered to provide an overall benefit to both the project and the community. They will enable the efficient delivery of this project, particularly while the neighbouring lots are vacant to limit noise and vibration impacts and facilitate a faster more efficient construction period to delivery this affordable housing.



7 Justification of modified project

The Minister for Planning and Public Spaces granted development consent to the affordable housing development under SSD-65931214. The reasons given within the assessment report for granting consent were that:

- It will support the State government priorities to deliver well-located housing as it will deliver 135 affordable housing units in a highly accessible location.
- It is permissible with consent, consistent with the applicable *Ryde Local Environmental Plan 2014* and the Lachlan's Line Concept Approval (SSD 5093)
- It is compatible with the existing, adjoining, and surrounding land uses and provides a bulk and scale which is compatible with the envisaged character of the area and an appropriate built-form relationship to adjoining development.
- It does not result in unreasonable overshadowing, view or privacy impacts on adjoining development or the public domain.
- It will provide for 110 construction and 10 operational jobs.

As outlined within this modification report, the amended development remains substantially the same as the originally approved development. It also remains consistent with the justification for which development consent was originally granted in that the proposal:

- Continues to provide well-located affordable housing in line with the State governments priorities with an increase in the number of affordable housing units to 141 units under MOD 1.
- Remains consistent with applicable strategic policies applying to the Site including Ryde LEP 2014 and other EPIs in addition to the Lachlan's Line Concept Approval under SSD 5093.
- Is compatible with the desired future character of the surrounding high density residential area.
- Does not create any additional overshadowing to the surrounding area and addresses privacy impacts within the amended plans.
- Continues to provide employment opportunities in both the construction period and for the on-going management of the building and future housing.

There are not considered to be any additional environmental impacts beyond those previously considered and addressed within the Environmental Impact Statement submitted under SSD-65931214 and considered within MOD 1. The proposal remains consistent with the original justification and reasons for the granting of consent.



8 Conclusion

This application proposes various minor changes to the approved development relating to both the external building design and internal layouts along with providing for extended hours of construction. The design changes sought primarily address construction feasibility and simplify the construction design to enable the delivery of the housing project.

Due to the minor nature of the changes, there are no new mitigation measures proposed with the exception of some acoustic measures to address the proposed amendments to extended hours of construction and the deletion of the mandatory respite periods.

In accordance with Section 4.55(1A) of the EP&A Act, it is recommended that the Minister for Planning and Public Spaces grant consent to the modification of SSD-65931214 (MOD 3) based on the following:

- The proposed modification is of minimal environmental impact
- The proposed modification is substantially the same development as the development for which the consent was originally granted being a residential flat building for use as affordable housing.
- There are no new environmental impacts beyond those previously considered or addressed through conditions of consent proposed under this application.



9 Glossary

Abbreviation	
ADG	Apartment Design Guide
Council	City of Ryde Council
CP	Contributions Plan
DA	Development Application
DP	Deposited Plan
DPHI	Department of Planning, Housing and Infrastructure
EIS	Environmental Impact Statement
EPI	Environmental Planning Instrument
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
LEP	Local Environmental Plan
LGA	Local Government Area
SEPP	State Environmental Planning Policy
SSD	State Significant Development

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