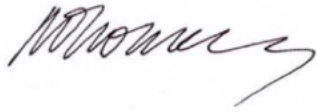


Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Independent Planning Commission, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Madeline Thomas
Team Leader
Social Infrastructure Assessments

Sydney

6 March 2025

SCHEDULE 1

Development consent:	SSD-10383 granted by the Independent Planning Commission on 14 February 2022
For the following:	<p>Redevelopment and upgrades of the Westmead Catholic Community Education Campus comprising:</p> <ul style="list-style-type: none">• alterations to an existing school building (Mother Teresa Primary School) and change of use to provide an early learning centre for 200 places and 25 full time equivalent (FTE) staff;• construction of a six-storey new primary school building including classrooms and learning spaces, recreation spaces, canteen, storage, amenities and rooftop open space;• staged increase in student numbers accommodating a total of 1680 students (1260 additional) and 76 additional FTE staff;• construction of a new parish church with 400 seats;• upgrades and alterations to two existing driveways, retention of 212 existing car parking spaces and provision of 12 additional car parking spaces; and• associated works including tree removal, pedestrian access, and landscaping.
Applicant:	Catholic Education Office Diocese of Parramatta
Consent Authority:	Minister for Planning and Public Spaces
The Land:	2 Darcy Road, Westmead
Modification:	SSD-10383-Mod-2: Internal rearrangements, refinements to landscaping design and removal of two additional trees.

SCHEDULE 2

The consent (SSD-10383) is modified as follows:

1. Schedule 1 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struckout~~ words/numbers as follows:

Application Number: SSD-10383

Applicant: Catholic Schools Parramatta Diocese

Consent Authority: Independent Planning Commission of NSW

Site: 2 Darcy Road, Westmead
(Lot 1 DP 1095407 and Lot 1 DP 1211982)

Development: Redevelopment and upgrades of the Westmead Catholic Community Education Campus comprising:

- alterations to an existing school building (Mother Teresa Primary School) and change of use to provide an early learning centre for ~~200~~ **120** places and 25 full time equivalent (FTE) staff;
- construction of a six-storey new primary school building including classrooms and learning spaces, recreation spaces, canteen, storage, amenities and rooftop open space;
- staged increase in student numbers accommodating a total of 1680 students (1260 additional) and 76 additional FTE staff;
- construction of a new parish church with 400 seats;
- upgrades and alterations to two existing driveways, retention of 212 existing car parking spaces and provision of 12 additional car parking spaces; and
- associated works including tree removal, pedestrian access, and landscaping.

2. Schedule 2 – Part A, Administrative Conditions – Condition A2 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struckout~~ words/numbers as follows:

Terms of Consent

A2. The development may only be carried out:

- (a) in compliance with the conditions of this consent;
- (b) in accordance with all written directions of the Planning Secretary;
- (c) generally in accordance with the EIS, except where superseded by the Response to Submissions (RtS), ~~and~~ supplementary RtS (SRtS), ~~and~~ SSD-10383-Mod-1 **and SSD-10383-Mod-2**;
- (d) in accordance with the approved plans in the table below:

Westmead Catholic Community Education Campus, prepared by <i>Alleanza Architecture</i>			
Dwg No.	Rev	Name of Plan	Date
MP-DA-100	F <u>G</u>	Site Plan	03/09/2021 <u>09/12/2024</u>
MP-DA-150	G <u>D</u>	Site Analysis	03/09/2021 <u>09/12/2024</u>
MP-DA-200	G	Site Section	03/09/2021

	<u>D</u>		<u>09/12/2024</u>
MP-DA-300	C <u>D</u>	Site Elevation	03/09/2021 <u>09/12/2024</u>
MP-DA-950	F <u>G</u>	Parking Allocations and Site Circulations	03/09/2021 <u>09/12/2024</u>
MP-DA-951	B <u>C</u>	Through Site Link	20/08/2020 <u>09/12/2024</u>
MP-DA-952	A <u>B</u>	Tree Location Plan	03/09/2021 <u>09/12/2024</u>
MP-DA-953	A <u>B</u>	Parish Relocation Plan	03/09/2021 <u>09/12/2024</u>
Parish Church			
CH-DA-001	D	Site Plan	06/09/2021
CH-DA-100	D	Parish Church Floor Plan	06/09/2021
CH-DA-101	B	Roof Plan	06/09/2021
CH-DA-200	C	Sections	06/09/2021
CH-DA-201	C	Sections	06/09/2021
CH-DA-300	C	Elevations (Sheet 1)	06/09/2021
CH-DA-301	C	Elevations (Sheet 2)	06/09/2021
CH-DA-302	C	Elevations (Sheet 3)	06/09/2021
CH-DA-400	B	External Materials and Finishes (Sheet 1)	06/09/2021
CH-DA-401	B	External Materials and Finishes (Sheet 2)	06/09/2021
K-6 Building			
K6-DA-100	D <u>E</u>	Floor Plan-Ground Floor	20/08/2020 <u>04/12/2024</u>
K6-DA-101	D <u>E</u>	Floor Plan - Level 1	20/08/2020 <u>04/12/2024</u>
K6-DA-102	D <u>E</u>	Floor Plan - Level 2	20/08/2020 <u>04/12/2024</u>
K6-DA-103	D <u>E</u>	Floor Plan - Level 3	20/08/2020 <u>04/12/2024</u>
K6-DA-104	D <u>E</u>	Floor Plan - Level 4	20/08/2020 <u>04/12/2024</u>
K6-DA-105	D <u>E</u>	Floor Plan - Level 5	20/08/2020 <u>04/12/2024</u>
K6-DA-106	C <u>D</u>	Roof Plan	20/08/2020 <u>04/12/2024</u>
K6-DA-200	B <u>C</u>	Section (Sheet 1)	19/03/2020 <u>04/12/2024</u>
K6-DA-201	B <u>C</u>	Section (Sheet 2)	19/03/2020 <u>04/12/2024</u>
K6-DA-300	B <u>C</u>	Elevations	19/03/2020 <u>04/12/2024</u>
K6-DA-301	B <u>C</u>	Elevations	19/03/2020 <u>04/12/2024</u>

K6-DA-400	D <u>E</u>	Sections	20/08/2020 <u>04/12/2024</u>
K6-DA-900	C <u>D</u>	Open space (Ground Floor and Level 1)	03/09/2024 <u>04/12/2024</u>
K6-DA-901	B <u>C</u>	Open space (Level 2 & 3)	20/08/2020 <u>04/12/2024</u>
K6-DA-902	B <u>C</u>	Open space (Level 4 & 5)	20/08/2020 <u>04/12/2024</u>
K6-DA-906	E <u>F</u>	K, Y1, Y2 - Allocation of Open Space	03/09/2024 <u>04/12/2024</u>
K6-DA-907	B <u>C</u>	Y5/Y6 - Allocation of Open Space	20/08/2020 <u>04/12/2024</u>
K6-DA-908	B <u>C</u>	Y3/Y4 - Allocation of Open Space	20/08/2020 <u>04/12/2024</u>
K6-DA-909	C <u>D</u>	K-6 Vertical Circulation	20/08/2020 <u>04/12/2024</u>
K6-DA-910	B	K6 – Vertical Circulation	04/12/2024
Catholic Early Learning Centre (CELC) and Administration Centre			
AC-DA-050	B <u>C</u>	Ground Floor Plan, Demolition	19/03/2020 <u>04/12/2024</u>
AC-DA-070	B <u>C</u>	Elevations, Demolition	19/03/2020 <u>04/12/2024</u>
AC-DA-071	B <u>C</u>	Elevations 2, Demolition	19/03/2020 <u>04/12/2024</u>
AC-DA-100	C <u>D</u>	Proposed Floor Plan	20/08/2020 <u>04/12/2024</u>
AC-DA-150	B <u>C</u>	Ground Floor Plan - Detailed Plan of Admin	19/03/2020 <u>04/12/2024</u>
AC-DA-151	B <u>C</u>	Ground Floor Plan - Detailed Plan of CELC	19/03/2020 <u>04/12/2024</u>
AC-DA-152	B <u>C</u>	Ground Floor Plan - Detailed Plan of K-6 Resource Centre	19/03/2020 <u>04/12/2024</u>
AC-DA-200	B <u>C</u>	Sections	19/03/2020 <u>04/12/2024</u>
AC-DA-300	B <u>C</u>	Elevations (Sheet 1)	19/03/2020 <u>04/12/2024</u>
AC-DA-301	B <u>C</u>	Elevations (Sheet 2)	19/03/2020 <u>04/12/2024</u>
AC-DA-400	B	Detailed Sections	19/03/2020
Car park			
CP-DA001	C <u>D</u>	Site Plan (Car park)	06/09/2020 <u>31/10/2024</u>
CP-DA002	C	Site Analysis	06/09/2020
CP-DA003	C	Demolition Plan	06/09/2020
CP-DA101	C	Proposed Ground Floor Plan (Part1)	06/09/2020

Landscape Drawings, Prepared by <i>Ground Ink</i> .			
Dwg No.	Rev	Name of Plan	Date
LA-101	D E	Landscape Master Plan	26/04/2023 <u>12/11/2024</u>
LA-102	D E	General Arrangement Plan	26/04/2023 <u>12/11/2024</u>
LA-201	D E	Existing Tree Plan	26/04/2023 <u>12/11/2024</u>
LA-301	D E	Parish Landscape Plan	26/04/2023 <u>12/11/2024</u>
LA-302	D E	Parish Landscape Section	26/04/2023 <u>12/11/2024</u>
LA-401	D E	Primary School Landscape Plan - Ground Level	26/04/2023 <u>12/11/2024</u>
LA-402	D E	Primary School Landscape Section	26/04/2023 <u>12/11/2024</u>
LA-403	D E	Primary School Landscape Plan - Level 1	26/04/2023 <u>12/11/2024</u>
LA-404	D E	Primary School Landscape Plan - Level 2	26/04/2023 <u>12/11/2024</u>
LA-405	D E	Primary School Landscape Plan - Level 3	26/04/2023 <u>12/11/2024</u>
LA-406	D E	Primary School Landscape Plan - Level 4	26/04/2023 <u>12/11/2024</u>
LA-407	D E	Primary School Landscape Plan - Level 5	26/04/2023 <u>12/11/2024</u>
LA-501	D E	CELC Landscape Plan and Section	26/04/2023 <u>12/11/2024</u>
LA-601	D E	Indicative Planting Palette Schedule	26/04/2023 <u>12/11/2024</u>
<u>LA-602</u>	<u>E</u>	<u>Indicative Planting Palette</u>	<u>12/11/2024</u>
LA-701	D E	External Finishes ing Palette	26/04/2023 <u>12/11/2024</u>
LA-801	D E	Landscape Rooftop Soil Depths - Level 5	26/04/2023 <u>29/11/2024</u>
LA-802	D E	Wayfinding Analysis	26/04/2023 <u>29/11/2024</u>
LA-803 2	D E	Tree Canopy Coverage	26/04/2023 <u>29/11/2024</u>

3. Schedule 2 – Part A, Administrative Conditions – Condition A9 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struck out~~ words/numbers as follows:

Staff and student numbers

A9. The student population and associated full time equivalent staff numbers for the new development must be in accordance with the following table:

Study Group	Opening year (2023) (Maximum number of students)	Stabilisation Year (2033) (Maximum number of students)
CELC	100 children and 15 staff	200 <u>120</u> children and 25 staff
Primary School Student	660 students and 40 staff	1680 students and 100 staff

4. Schedule 2 – Part A, Administrative Conditions – Condition A14 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struckout~~ words/numbers as follows:

Staff and student numbers

A14. This development consent allows staged increase in student numbers (660 – 1680 students maximum), CELC capacity (100 – ~~200~~ 120 students) and full time equivalent (FTE) staff (55 – 120 staff), subject to the following being complied with:

- the staged increase in student/staff/CELC student numbers are clearly identified in the Staging Report required by condition A18;
- additional new traffic assessments are undertaken, in accordance with the requirement of condition A10(a) – A10(j) and condition A11, every 24 months following the first post-occupation traffic assessment required by condition A10 and until the year of maximum student numbers (when the school will reach full capacity);
- traffic counts and surveys are undertaken every 24 months following the first post-occupation traffic assessment required by condition A10 and until the year of maximum student numbers (when the school will reach full capacity), to demonstrate that the modal shift targeted in the Green Travel Plan (GTP) (condition E21) is achieved, and the validation analysis has been finalised in consultation with Council and TfNSW and is approved by the Planning Secretary;
- if mitigation is required due to the traffic assessments in condition A14(b), that the mitigations have been completed in accordance with condition A12;
- evidence of compliance with condition A14(d) has been submitted to the satisfaction of the Planning Secretary; and
- evidence of adequate provision of open space and access to adequate open space within the site or elsewhere (as agreed with Council and/or others) provided to the Planning Secretary.

5. Schedule 2 – Part B, Prior to the Issue of a Construction Certificate – Condition B3 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struckout~~ words/numbers as follows:

Amendment to Development Consent 241/2020

- B3. Prior to the issue of any construction certificate, the plans of the driveway providing access to the multi-storey car park from Darcy Road in the development consent DA241/2020 issued by Council, must be replaced by the following plans listed in condition A2:

Architectural Plans prepared by Alleanza Architecture			
CP-DA001	<u>C</u> <u>D</u>	Site Plan (Car park)	06/09/2020 <u>31/10/2024</u>
CP-DA002	C	Site Analysis	06/09/2020
CP-DA003	C	Demolition Plan	06/09/2020
CP-DA101	C	Proposed Ground Floor Plan (Part1)	06/09/2020

6. Schedule 2 – Part B, Prior to the Issue of a Construction Certificate – Condition B9 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struckout~~ words/numbers as follows:

Roadworks and access

B9. Prior to the issue of a construction certificate for roadworks and access including the alterations to the Darcy Road/Mother Teresa driveway intersection and the Darcy Road/multi-storey car park intersection (unless approved under a separate development consent), the Applicant must submit design plans to the satisfaction of the relevant roads authority. The plans must:

- (a) be prepared in accordance with Austroads Guide to Road Design in association with relevant supplements;
- (b) be consistent with the driveway works shown in the following plans for the multi-storey carpark and including a dedicated 25m left-turn lane on the south approach of the intersection (site exit approach) with an adjacent through and right-turn lane:

Architectural Plans prepared by Alleanza Architecture			
CP-DA001	G <u>D</u>	Site Plan (Car park)	06/09/2020 <u>31/10/2024</u>
CP-DA002	C	Site Analysis	06/09/2020
CP-DA003	C	Demolition Plan	06/09/2020
CP-DA101	C	Proposed Ground Floor Plan (Part1)	06/09/2020

- (c) be consistent with the driveway alterations (Darcy Road/Mother Teresa driveway) shown in MP-DA-100 Issue ~~F~~ **G** prepared by Alleanza Architecture dated ~~3/09/2021~~ **09/12/2024** and the civil engineering drawings submitted with the SRtS dated ~~d~~ 06/09/2021 ~~dated~~ including separate left-turn slip land and right-turn lanes; and
- (d) ensure that any modifications to the traffic control signals (TCS) for the Darcy Road/multi-storey car park intersection meet the TfNSW requirements.

Note:

- Approval must be obtained for roadworks under section 138 of the Roads Act 1993.
- Approvals for TCS must be obtained under section 74&4) f the Roads Act 1993.
- All costs associated with the proposed road upgrade works must be borne by the Applicant.

7. Schedule 2 – Part E, Prior to the Issue of an Occupation Certificate / Commencement of Operation – Condition E37 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struckout~~ words/numbers as follows:

Operational Management Plan

E37. The CELC OMP sub-plan must include the following:

- (a) details confirming that the operating hours of the premises would be between 6am to 6pm, Monday to Friday;
- (b) confirmation that the maximum capacity of the CELC would be ~~200~~ **120** children and 20 staff;
- (c) details confirming outdoor play times for the CELC children are restricted between 7am – 6pm;
- (d) confirmation that no more than 100 children can use the outdoor play ground for the CELC, at any one time;
- (e) a playtime programme with specific reference to management measures during the use of the outdoor play space;

- (f) details to confirm that the windows of the CELC are not to be opened prior to 7am each day;
- (g) details of access control measures including the automatic door/gate and entry system; and
- (h) access control measures for the CELC and separation from the school use.

**End of modification
(SSD-10383-Mod-2)**