

Department of Planning, Housing and Infrastructure

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# Modification 3 of Westmead Catholic Community Education Campus

State Significant Development Modification Assessment Report (SSD-10383-Mod-3)

August 2025



# Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land and show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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Modification 3 of Westmead Catholic Community Education Campus (SSD-10380-Mod-3) Assessment Report

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# Preface

This assessment report provides a record of the Department of Planning, Housing and Infrastructure's (the Department) assessment and evaluation of Modification 3 of the State significant development (SSD) application for the Westmead Catholic Community Education Campus located at 2 Darcy Road, Westmead and lodged by Catholic Education Office Diocese of Parramatta (the Applicant). The report includes:

- an assessment of the modification against government policy and statutory requirements, including mandatory considerations
- a demonstration of how matters raised by the community and other stakeholders have been considered
- an explanation of any changes made to the modification during the assessment process
- an assessment of the likely environmental, social and economic impacts of the modification
- an evaluation which weighs up the likely impacts and benefits of the modification, having regard to the proposed mitigations, offsets, community views and expert advice; and provides a view on whether the impacts are on balance, acceptable
- a recommendation to the decision-maker, along with the reasons for the recommendation, to assist them in making an informed decision about whether the consent should be modified and any conditions that should be imposed.

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# 1 Introduction

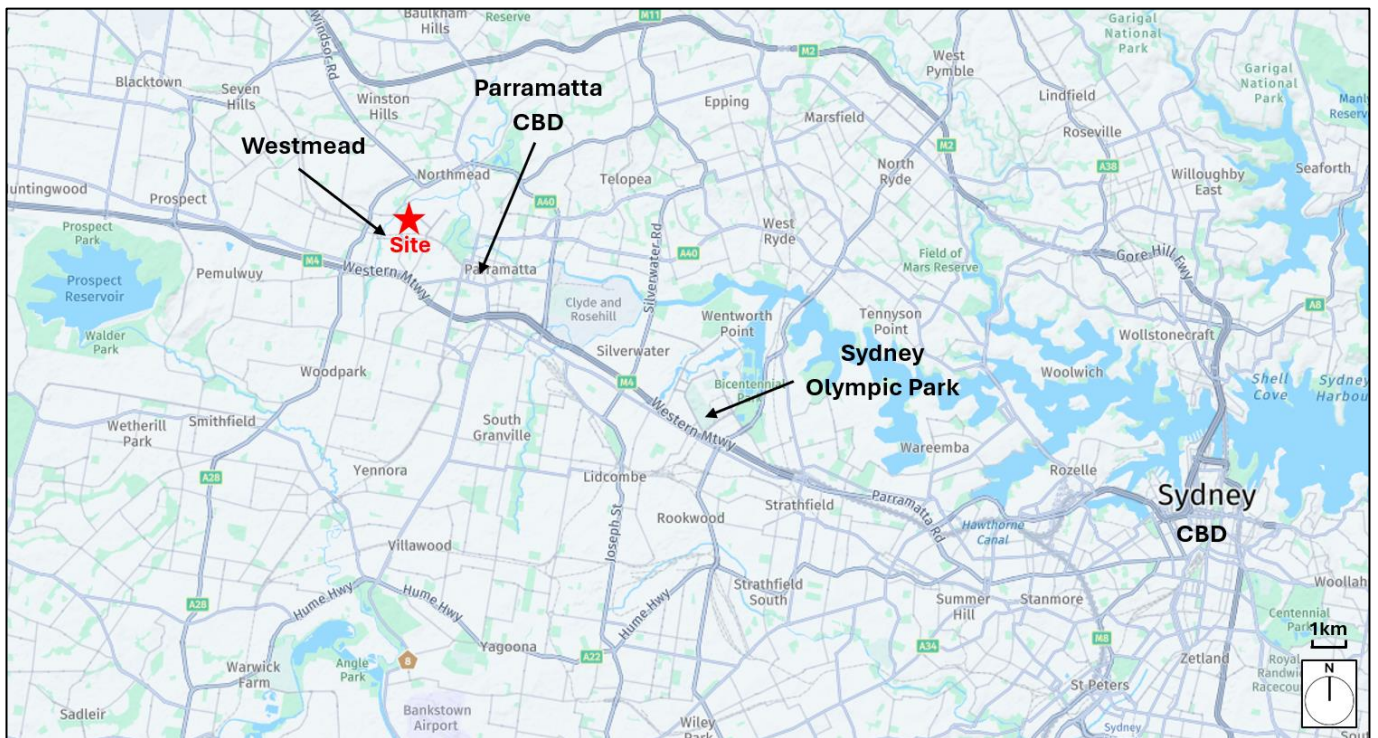
On 14 February 2022, Catholic Education Office Diocese of Parramatta (the Applicant) was granted consent for the redevelopment of the Westmead Catholic Community Education Campus (WCCEC).

The Applicant now proposes to modify the approved development to increase the maximum student and staff numbers at opening year, amend conditions of consent relating to opening and stabilisation stages to remove year dates, and reconfigure an internal fence line.

The updated project description and mitigation measures provided in Section 3 of the modification report are the subject of this report and will form part of the consent if the modification is approved.

## 1.1 Project location

The WCCEC site is located at 2 Darcy Road, Westmead in the City of Parramatta local government area. The site is legally described as Lot 1 DP 1095407 and Lot 1 DP 1211982. The WCCEC is located approximately 27 kilometres (km) west of the Sydney Central Business District (CBD), 2.7 km north-west of the Parramatta CBD and 1km north-west of Westmead railway station (see Figure 1).



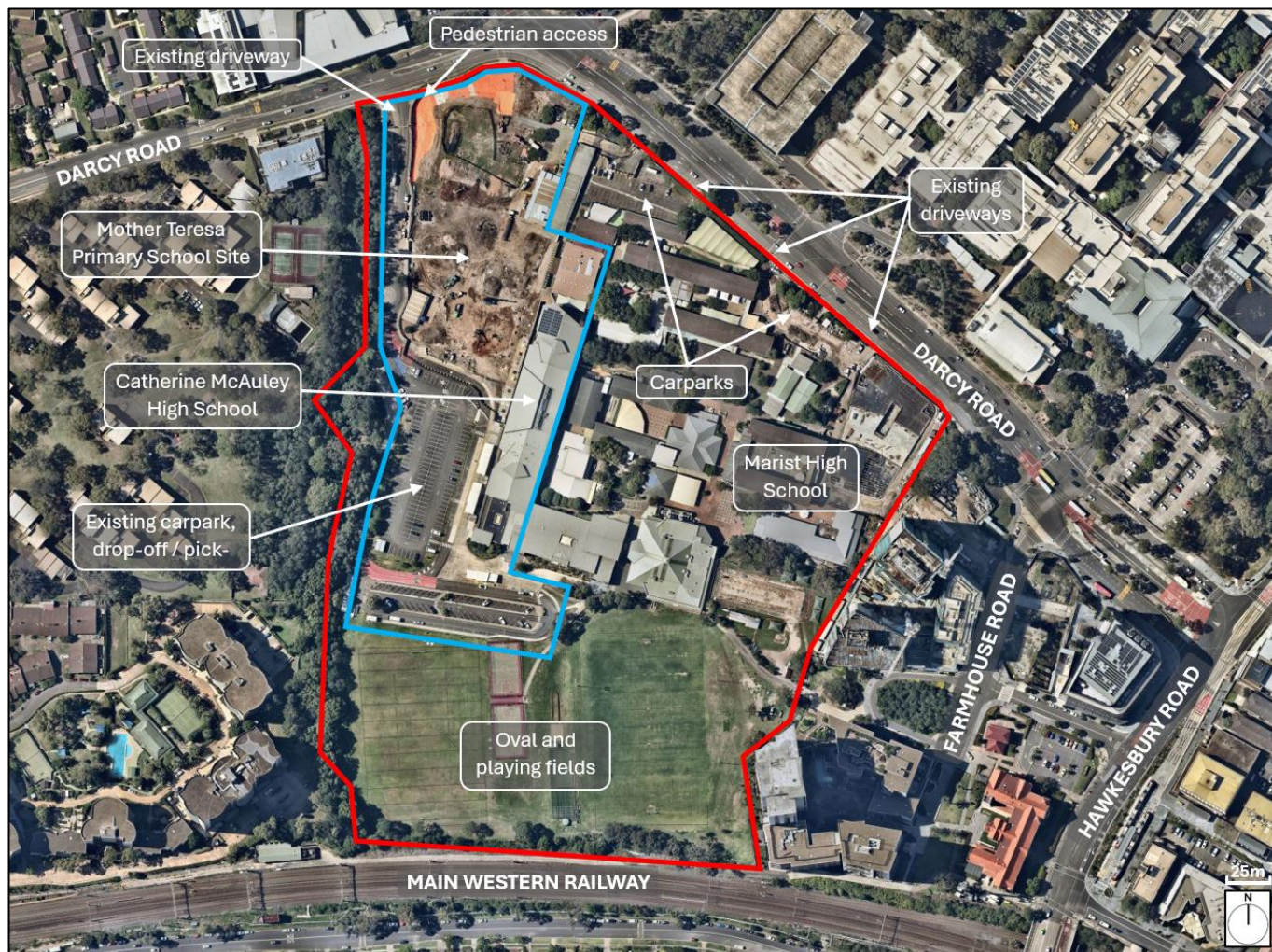
**Figure 1 | Regional context map (Base source: Nearnap 2025)**

The WCCEC site is approximately 12 hectares (ha) in area and is bounded to Darcy Road to the north, the Main Western Railway line to the south, Western Sydney University Westmead Campus to the east and high-density residential development to the west. The WCCEC site accommodates several one-to-four storey school buildings for three schools including Catherine McAuley Westmead,



Parramatta Marist High School and Mother Teresa Primary School, as well as two ovals, playing fields, courts, outdoor play areas and car parking. The schools currently accommodate 2,606 students (2,186 high school and 420 primary school students).

The SSD site is in the north-west corner of the broader WCCEC site. It contains the existing Mother Teresa Primary School buildings, open grassed play areas, a hockey field, three basketball/tennis courts and minor supporting structures. The site incorporates the north-western WCCEC driveway, carpark and drop-off/pick-up area (see Figure 2).



**Figure 2 |** WCCEC site (in red) and SSD site (in blue) (Base source: Nearmap 2025)

The WCCEC campus is located within the Westmead Health and Innovation Precinct, identified under the Westmead Place Strategy. The land to the north and north-east of the site contains health services including Westmead Private, Public and Children's Hospitals, and industrial developments further north. Westmead town centre and railway station are located to the south-east, and low and medium density housing further to the east, south and west. The land north-west of the site contains commercial developments and a retirement village (Figure 3).





**Figure 3 | Regional context map** (Base source: Nearmap 2025)

## 1.2 Related projects and works

### 1.2.1 Approval history

On 14 February 2022, consent was granted by the Independent Planning Commission (IPC) for the redevelopment of the site. The development consent permits:

- alterations to the existing Mother Teresa Primary School building and change of use to provide an early learning centre for 200 places and 25 full time equivalent (FTE) staff
- construction of a new six-storey primary school building, including classrooms and learning spaces, recreation spaces, canteen, storage, amenities and rooftop open space
- 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 space
- associated works including tree removal, pedestrian access, and landscaping
- staged increase in student numbers accommodating a total of 1680 students (1260 additional) and 76 additional FTE staff.

The consent has been modified on 2 previous occasions (see Table 1).

**Table 1 | Summary of modifications**

Modification	Description	Decision-maker	Type	Date
<b>MOD 1</b>	Revision of the western destination and the users of the schematic through-site link; removal of the requirement for the through-site pedestrian link to be extended to Bridge Street; amendments to the consent conditions relating to creation of easements, positive covenants, open space usage and community access to site facilities; and amendments to the design and layout of landscaping.	Deputy Secretary, Development Assessment	4.55(1A)	5 September 2023
<b>MOD 2</b>	Internal rearrangements to the K6 building, Catholic Early Learning Centre (ELC), Administrative facility and Resource Centre; refinements to landscaping design and removal of 2 additional trees.	Team Leader, Social Infrastructure Assessments	4.55(1A)	6 March 2025



## 2 Proposed modification

### 2.1 Modification overview

The key aspects of the modification are provided in detail in Section 6 of the modification report and are outlined in Table 2.

**Table 2** | Key aspects of the modification

Project element	Original project	Modified project
<b>Opening year</b>	Opening year 2023	Due to project delays, removal of references to 2023 as opening year
<b>Student and staff numbers (Opening Year)</b>	Primary School: <ul style="list-style-type: none"><li>• 660 students</li><li>• 40 staff</li></ul>	Primary School: <ul style="list-style-type: none"><li>• 840 students</li><li>• 50 staff</li></ul>
	ELC: <ul style="list-style-type: none"><li>• 100 children</li><li>• 15 staff</li></ul>	ELC: <ul style="list-style-type: none"><li>• 120 children</li><li>• 25 staff</li></ul>
<b>Student and staff numbers (Stabilisation Year) (+10 years from opening)</b>	Primary School: <ul style="list-style-type: none"><li>• 1,680 students</li><li>• 100 staff</li></ul>	Primary School: <ul style="list-style-type: none"><li>• No change</li></ul>
	ELC: <ul style="list-style-type: none"><li>• 120 children</li><li>• 25 staff</li></ul>	ELC: <ul style="list-style-type: none"><li>• No change</li></ul>
<b>Fence</b>		Minor realignment of fence line between K6 Building and Administrative facility.

## 3 Statutory context

### 3.1 Scope of modification and assessment pathway

Details of the legal pathway under which modification is sought and are provided in Table 3 below.

**Table 3** | Permissibility and assessment pathway

Consideration	Description
<b>Scope of modification</b>	<p><b>Modification involving minimal environmental impact</b></p> <p>The Department has reviewed the scope of the modification and considers that it can be characterised as a modification involving minimal environmental impact as the proposal seeks to make changes that are relatively minor in nature and do not radically or materially alter the essence of the approved development.</p> <p>The Department is satisfied the proposed modification is within the scope of section 4.55(1A) of the <i>Environmental Planning and Assessment Act 1979</i> (EP&amp;A Act) and does not constitute a new development application. Accordingly, the Department considers that the application should be assessed and determined under section 4.55(1A) of the EP&amp;A Act rather than requiring a new development application to be lodged.</p>
<b>Consent Authority</b>	<p><b>Independent Planning Commission</b></p> <p>The IPC continues to be the consent authority for the project, as originally declared under section 4.5(a) of the EP&amp;A Act and section 2.7(1) of the Planning Systems SEPP. Therefore, the IPC has the capacity to modify the SSD consent.</p>
<b>Decision-maker</b>	<p><b>Team Leader, Social Infrastructure Assessments</b></p> <p>Under the IPC's delegation dated 14 June 2022, the Team Leader, Social Infrastructure Assessments, may determine the application as:</p> <ul style="list-style-type: none"><li>• a political donation has not been made</li><li>• City of Parramatta Council (Council) has not made an objection</li><li>• public exhibition of the application was not required and therefore no public submissions objecting to the proposal were received.</li></ul>

### 3.2 Mandatory matters for consideration

#### 3.2.1 Matters of consideration required by the EP&A Act

In determining the modification, the consent authority must take into consideration such of the matters referred to in section 4.15(1) of the EP&A Act as are of relevance to the development the

subject of the application. The consent authority must also take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified. The Department's consideration of these matters is shown in **Table 4** below.

**Table 4 | Matters for consideration**

Matter for consideration	Department's assessment
<b>Environmental planning instruments, proposed instruments, development control plans &amp; planning agreements</b>	The original consent was assessed against the provisions of applicable environmental planning instruments (EPIs) in force at the time of that assessment. The Department is satisfied that the proposed modification would not significantly alter the conclusions of the original assessment against those EPIs or any subsequent replacement EPIs.
<b>EP&amp;A Regulation</b>	The proposed modification has been assessed having regard to the requirements of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation).
<b>Likely impacts</b>	The Department considers the modification application would not result in any significant changes that would alter the conclusions made as part of the assessment of impacts under section 4.15 of the EP&A Act, as part of the original assessment. See <b>Section 5 (Assessment)</b>
<b>Suitability of the site</b>	The Department considers the modification application would not alter the suitability of the site of the original development as approved. See <b>Section 1 (Introduction)</b> and <b>Section 5 (Assessment)</b>
<b>Public submissions</b>	No public submissions were received. See <b>Section 4 (Engagement)</b> and <b>Section 5 (Assessment)</b>
<b>Public interest</b>	The Department considers the modification application would not alter the public interest as assessed in the original application. This is discussed in <b>Section 4 (Engagement)</b> , <b>Section 5 (Assessment)</b> and <b>Section 6 (Evaluation)</b>

### 3.2.2 Objects of the EP&A Act

In determining whether or not to modify the consent, the consent authority should consider whether the modified project is consistent with the relevant objects of the EP&A Act (section 1.3) including the principles of ecologically sustainable development (ESD).

The Department is satisfied that the development is consistent with the objectives of the EP&A Act and the principles of ESD.



### 3.2.3 Biodiversity development assessment report

Section 7.17(2) of the *Biodiversity Conservation Act 2016* (BC Act) requires all SSD modifications to be accompanied by a Biodiversity Development Assessment Report (BDAR) unless the authority or person determining the application is satisfied that the modification will not increase the impact on biodiversity values (as identified in the BC Act and in the Biodiversity Conservation Regulation 2017).

The Department is satisfied that the modification will not increase the impact on biodiversity values and consequently a BDAR is not required to accompany the modification application.

## 4 Engagement

### 4.1 Department's engagement

Section 105(4) of the EP&A Regulation specifies that the notification requirements of the EP&A Regulation do not apply to section 4.55(1A) modifications with minimal environmental impact. Accordingly, the application was not notified or advertised. However, it was made publicly available on the Department's website and forwarded to Council on 20 January 2025 for comment.

Council provided the following comments on the modification application:

- no objection to the increase in student and staff numbers at the opening year, or to the deletion of 2023 as the opening year
- does not support the proposed amendments to Conditions A11 and A16, noting they would introduce ambiguity and allow the Applicant to unilaterally determine when Council or TfNSW are "impeding compliance" with the condition.

## 5 Assessment

### Changes to opening year capacity

Condition A9 governs staff and student numbers at opening year (2023). The Applicant seeks to amend the condition to increase opening capacity, as shown below in Table 5. Conditions A10, A13 and A14 also refer to the opening year of the facility as '2023'.

**Table 5 |** Approved and proposed opening year capacity

Use	Approved capacity	Proposed capacity
<b>Primary School</b>	<ul style="list-style-type: none"><li>660 students</li><li>40 staff</li></ul>	<ul style="list-style-type: none"><li>840 students</li><li>50 staff</li></ul>
<b>ELC</b>	<ul style="list-style-type: none"><li>100 children</li><li>15 staff</li></ul>	<ul style="list-style-type: none"><li>120 children</li><li>25 staff</li></ul>

As part of the assessment for SSD-10383, the Department and TfNSW raised concerns regarding the student and staff capacity increase and the resulting traffic impacts at the two site access intersections at Darcy Road/Bridge Road and Darcy Road/school carpark. To address these, the Applicant amended the proposal to provide upgrades at the two intersections. These upgrades are required to be completed and operational prior to the issue of any occupation certificate for the development, in accordance with Condition E2.

Notwithstanding, during the assessment the Department and TfNSW raised further concerns about data gaps and modelling outputs of the Applicant's traffic assessment up to the year 2033 (full capacity). The assessment demonstrated that, at full capacity, the Darcy Road/Bridge Road intersection would operate at Level of Service (LoS) F, causing significant delays and with little improvement to 2033 following the Applicant's intersection upgrades. The assessment noted that the development would impact a number of intersections within the vicinity of the school site, some of which were already being upgraded by TfNSW to facilitate the Parramatta Light Rail project (which is now operational). In general, the assessment concluded that concerns only remained for the main access intersection for the primary school and ELC at Darcy Road/Bridge Road.

To address this, the IPC imposed conditions requiring the Applicant to undertake future road surveys, modelling and audits to ascertain the actual impacts of the development (Conditions A10 and A11). Condition A12 was also imposed, requiring the Applicant to implement additional mitigation measures beyond the intersection upgrades if the modelling demonstrates that the intersection performance deteriorates due to traffic generated by the development.



The Department notes that the intersection upgrades are required to be completed prior to the issue of a construction certificate, in accordance with Condition E10. Therefore, the upgrades will be operational at opening year, regardless of the student and staff population.

Condition A10 requires the Applicant to undertake a new traffic assessment within 6 months of commencement of operations. In this regard, the proposed modified development would accommodate an additional 220 students and 10 staff for the primary school from that originally approved in the opening year. The ELC capacity would increase from 15 to 25 staff, and from 100 to 120 children. In this regard, the proposed modification would see an increase in 240 students/children and 20 staff beyond the original opening year of 2023 approved under SSD-10383. Whilst the Department acknowledges this represents an increase to the originally approved opening year capacity, it is significantly less than the maximum approved primary school population of 1,680 students and 100 staff, originally intended for 2033. Capacity of the ELC at 2033 was also previously reduced from 200 to 120 children under modification 2 (SSD-10383-Mod-2).

Council raised no concerns regarding the increase in opening year capacity.

The Department is satisfied that the traffic assessment required by Condition A10 would remain sufficient in monitoring and managing the traffic impacts of the approved development. Should any additional mitigation measures be required at the Darcy Road/Bridge Road intersection, Condition A12 requires these to be undertaken within 18 months of the date of approval of the traffic assessment required by Condition A10. In accordance with Condition A13, no student increase is permitted on the site beyond that permitted at the opening year, until any required additional upgrades have been completed.

The Department is satisfied that, despite the increase in opening year staff and student capacity, the conditions of consent remain sufficiently stringent to ensure that the safe and efficient operation of the road network can be managed. The amendments to primary school and ELC opening year populations is therefore supported.

### Other amendments

The Department raises no concerns regarding the proposed minor realignment of the approved fence line between the K6 Building and Administrative facility.

The Applicant also seeks amendments to Condition A11, as demonstrated by the insertion of the **bold underlined** text as follows:

- A11. *The traffic assessment required by condition A10 must:*
- (a) *include the use of baseline conditions and modelling methodology that is endorsed by TfNSW, prior to the preparation of the traffic assessment, and is based on the following:*

- (i) *Austroads (2020) Guide to Traffic Management Part 3: Transport Study and Analysis Methods;*
  - (ii) *AP-R421-12 Austroads Research Report 2012 An Introductory Guide for Evaluating Effectiveness of Road Safety Treatments; and*
  - (iii) *Austroads (2016) Guide to Traffic Management Part 8: Local Area Traffic Management provides information relating to Monitoring and Review; and*
- (b) *be endorsed by Council and TfNSW and submitted to the Planning Secretary for approval within 3 months of undertaking the assessment. **Should Council or TfNSW impede compliance with this condition by delaying their endorsement, the traffic assessment should be submitted to the Planning Secretary for resolution in accordance with Condition A16.***

Council does not support the proposed amendment to Condition A11, noting it would allow the Applicant to unilaterally determine when Council or TfNSW are “impeding compliance”.

The Department agrees with Council’s concerns and considers it imperative that Council and TfNSW are satisfied with the Applicant’s baseline conditions and modelling methodology. This is necessary to ensure that the results of the traffic surveys are adequate to inform whether additional road upgrades are required to accommodate future stages of staff and student population increases. Therefore, the Department does not accept the Applicant’s proposed amendments to Condition A11.

Notwithstanding, the Department recognises the Applicant’s concern regarding the restrictive 3-month timeframe required to submit the traffic assessment to the Planning Secretary, which may be difficult to achieve if any refinements are required in order to receive endorsement from TfNSW or Council. Therefore, the Department recommends condition A11(b) is amended to allow additional time (6 months) for submission of the traffic assessment to the Planning Secretary for approval, as follows (**bold underlined**):

- (b) *be endorsed by Council and TfNSW and submitted to the Planning Secretary for approval within **6** months of undertaking the assessment.*

The Department also notes an administrative error within Condition A14, which restricts maximum staff numbers at stabilisation year to 120. This is inconsistent with Condition A9, which stipulates maximum staffing levels of 100 for the primary school and 25 for the ELC (a total of 125 staff). The Department has therefore amended condition A14 to reflect a maximum staffing capacity of 125 at stabilisation year.

## 6 Evaluation

The Department has reviewed the proposed modification, assessed the merits of the modified proposal, and considers that issues associated with the proposed modifications have been thoroughly addressed. While the proposal would result in minor amendments to the approved opening year student and staff capacity and built form, the impacts of the development will not significantly change from those previously approved.

The Department considers that the application is consistent with the objects of the EP&A Act and continues to be consistent with the strategic directions of the State.

The development as modified would be substantially the same as that originally approved and would deliver a significant public benefit through the provision of improved and expanded education facilities. The Department concludes that the impacts of the proposed modification to the opening year student and staff population are acceptable. Consequently, the Department considers the development is in the public interest and the modification application should be approved.



## 7 Recommendation

It is recommended that the Team Leader, Social Infrastructure Assessments, as delegate of the Minister for Planning and Public Spaces:

- considers the findings and recommendations of this report
- determines the application SSD-10383-Mod-3 falls within the scope of section 4.55(1A) of the EP&A Act
- accepts and adopts the findings and recommendations of this report as the reasons for making the decision to approve the modification
- modifies the consent for the Westmead Catholic Community Education Campus (SSD-10383), subject to the conditions in the attached instrument of modification
- signs the attached instrument of modification (**Appendix A**).

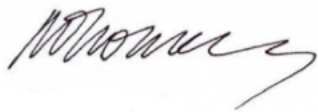
Recommended by:



**Nathan Stringer**  
Senior Planning Officer  
Social Infrastructure Assessments

## 8 Determination

The recommendation is adopted by:

A handwritten signature in black ink, appearing to read 'M Thomas', with a stylized flourish at the end.

11 August 2025

**Madeline Thomas**  
Team Leader  
Social Infrastructure Assessments

# Glossary

Abbreviation	Definition
<b>BDAR</b>	Biodiversity Development Assessment Report
<b>CBD</b>	Central Business District
<b>Council</b>	City of Parramatta Council
<b>Department</b>	Department of Planning, Housing and Infrastructure
<b>ELC</b>	Early Learning Centre
<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979</i>
<b>EP&amp;A Regulation</b>	Environmental Planning and Assessment Regulation 2021
<b>EPI</b>	Environmental planning instrument
<b>ESD</b>	Ecologically sustainable development
<b>FTE</b>	Full time equivalent
<b>IPC</b>	Independent Planning Commission
<b>Minister</b>	Minister for Planning and Public Spaces
<b>Planning Systems SEPP</b>	State Environmental Planning Policy (Planning Systems) 2021
<b>SSD</b>	State significant development
<b>WCCEC</b>	Westmead Catholic Community Education Campus



# Appendices

## Appendix A – List of referenced documents

1. Modification Report

<https://www.planningportal.nsw.gov.au/major-projects/projects/modification-3-student-and-staff-capacity>

2. Instrument of Modification

<https://www.planningportal.nsw.gov.au/major-projects/projects/modification-3-student-and-staff-capacity>

3. Consolidated Consent

<https://www.planningportal.nsw.gov.au/major-projects/projects/modification-3-student-and-staff-capacity>