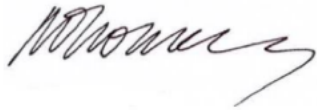


# Modification of Development Consent

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

11 August 2025

## SCHEDULE 1

<b>Development consent:</b>	<b>SSD-10383</b> granted by the Independent Planning Commission on 14 February 2022
<b>For the following:</b>	<p>Redevelopment and upgrades of the Westmead Catholic Community Education Campus comprising:</p> <ul style="list-style-type: none"><li>• alterations to an existing school building (Mother Teresa Primary School) and change of use to provide an early learning centre for 120 places and 25 full time equivalent (FTE) staff;</li><li>• construction of a six-storey new primary school building including classrooms and learning spaces, recreation spaces, canteen, storage, amenities and rooftop open space;</li><li>• staged increase in student numbers accommodating a total of 1680 students (1260 additional) and 76 additional FTE staff;</li><li>• construction of a new parish church with 400 seats;</li><li>• upgrades and alterations to two existing driveways, retention of 212 existing car parking spaces and provision of 12 additional car parking spaces; and</li><li>• associated works including tree removal, pedestrian access, and landscaping.</li></ul>
<b>Applicant:</b>	Catholic Education Office Diocese of Parramatta
<b>Consent Authority:</b>	Minister for Planning and Public Spaces
<b>The Land:</b>	2 Darcy Road, Westmead
<b>Modification:</b>	<b>SSD-10383-Mod-3:</b> Minor amendments including an increase in staff and student populations at opening year.

## SCHEDULE 2

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

- 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:

- in compliance with the conditions of this consent;
- in accordance with all written directions of the Planning Secretary;
- generally in accordance with the EIS, except where superseded by the Response to Submissions (RtS), supplementary RtS (SRtS), SSD-10383-Mod-1, ~~and SSD-10383-Mod-2~~ **and SSD-10383-Mod-3**;
- in accordance with the approved plans in the table below:

<b>Westmead Catholic Community Education Campus, prepared by Alleanza Architecture</b>			
<b>Dwg No.</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>
MP-DA-100	<del>G</del> <b><u>H</u></b>	Site Plan	<del>09/12/2024</del> <b><u>16/04/2025</u></b>
MP-DA-150	<del>D</del> <b><u>E</u></b>	Site Analysis	<del>09/12/2024</del> <b><u>16/04/2025</u></b>
MP-DA-200	<del>D</del> <b><u>E</u></b>	Site Section	<del>09/12/2024</del> <b><u>16/04/2025</u></b>
MP-DA-300	<del>D</del> <b><u>E</u></b>	Site Elevation	<del>09/12/2024</del> <b><u>16/04/2025</u></b>
MP-DA-950	<del>G</del> <b><u>H</u></b>	Parking Allocations and Site Circulations	<del>09/12/2024</del> <b><u>16/04/2025</u></b>
MP-DA-951	<del>G</del> <b><u>D</u></b>	Through Site Link	<del>09/12/2024</del> <b><u>16/04/2025</u></b>
MP-DA-952	B	Tree Location Plan	09/12/2024
MP-DA-953	<del>B</del> <b><u>C</u></b>	Parish Relocation Plan	<del>09/12/2024</del> <b><u>16/04/2025</u></b>
<b>Parish Church</b>			
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

<b>K-6 Building</b>			
K6-DA-100	<del>E</del> <b><u>F</u></b>	Floor Plan-Ground Floor	04/12/2024 <b><u>16/04/2025</u></b>
K6-DA-101	E	Floor Plan - Level 1	04/12/2024
K6-DA-102	E	Floor Plan - Level 2	04/12/2024
K6-DA-103	E	Floor Plan - Level 3	04/12/2024
K6-DA-104	E	Floor Plan - Level 4	04/12/2024
K6-DA-105	E	Floor Plan - Level 5	04/12/2024
K6-DA-106	D	Roof Plan	04/12/2024
K6-DA-200	<del>G</del> <b><u>D</u></b>	Section (Sheet 1)	04/12/2024 <b><u>16/04/2025</u></b>
K6-DA-201	C	Section (Sheet 2)	04/12/2024
K6-DA-300	<del>G</del> <b><u>D</u></b>	Elevations	04/12/2024 <b><u>16/04/2025</u></b>
K6-DA-301	<del>G</del> <b><u>D</u></b>	Elevations	04/12/2024 <b><u>16/04/2025</u></b>
K6-DA-400	E	Sections	04/12/2024
K6-DA-900	D	Open space (Ground Floor and Level 1)	04/12/2024
K6-DA-901	C	Open space (Level 2 & 3)	04/12/2024
K6-DA-902	C	Open space (Level 4 & 5)	04/12/2024
K6-DA-906	<del>F</del> <b><u>G</u></b>	K, Y1, Y2 - Allocation of Open Space	04/12/2024 <b><u>16/04/2025</u></b>
K6-DA-907	C	Y5/Y6 - Allocation of Open Space	04/12/2024
K6-DA-908	C	Y3/Y4 - Allocation of Open Space	04/12/2024
K6-DA-909	D	K-6 Vertical Circulation	04/12/2024
K6-DA-910	B	K6 – Vertical Circulation	04/12/2024
<b>Catholic Early Learning Centre (CELC) and Administration Centre</b>			
AC-DA-050	<del>G</del> <b><u>D</u></b>	Ground Floor Plan, Demolition	04/12/2024 <b><u>16/04/2025</u></b>
AC-DA-070	C	Elevations, Demolition	04/12/2024
AC-DA-071	C	Elevations 2, Demolition	04/12/2024
AC-DA-100	<del>D</del> <b><u>E</u></b>	Proposed Floor Plan	04/12/2024 <b><u>16/04/2025</u></b>
AC-DA-150	C	Ground Floor Plan - Detailed Plan of Admin	04/12/2024
AC-DA-151	<del>G</del> <b><u>D</u></b>	Ground Floor Plan - Detailed Plan of CELC	04/12/2024 <b><u>16/04/2025</u></b>
AC-DA-152	C	Ground Floor Plan - Detailed Plan of K-6 Resource Centre	04/12/2024
AC-DA-200	C	Sections	04/12/2024
AC-DA-300	C	Elevations (Sheet 1)	04/12/2024
AC-DA-301	C	Elevations (Sheet 2)	04/12/2024
<b>Car park</b>			
CP-DA001	D	Site Plan (Car park)	31/10/2024
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
<b>Landscape Drawings, Prepared by <i>Ground Ink</i>.</b>			
<b>Dwg No.</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>
LA-101	<del>E</del> <b><u>F</u></b>	Landscape Master Plan	<del>12/11/2024</del> <b><u>15/04/2025</u></b>
LA-102	<del>E</del> <b><u>F</u></b>	General Arrangement Plan	<del>12/11/2024</del> <b><u>15/04/2025</u></b>
LA-201	E	Existing Tree Plan	12/11/2024
LA-301	E	Parish Landscape Plan	12/11/2024
LA-302	E	Parish Landscape Section	12/11/2024
LA-401	<del>E</del> <b><u>F</u></b>	Primary School Landscape Plan - Ground Level	<del>12/11/2024</del> <b><u>15/04/2025</u></b>
LA-402	E	Primary School Landscape Section	12/11/2024
LA-403	E	Primary School Landscape Plan - Level 1	12/11/2024
LA-404	E	Primary School Landscape Plan - Level 2	12/11/2024
LA-405	E	Primary School Landscape Plan - Level 3	12/11/2024
LA-406	E	Primary School Landscape Plan - Level 4	12/11/2024
LA-407	E	Primary School Landscape Plan - Level 5	12/11/2024
LA-501	E	CELC Landscape Plan and Section	12/11/2024
LA-601	E	Indicative Planting Schedule	12/11/2024
LA-602	E	Indicative Planting Palette	12/11/2024
LA-701	E	External Finishes Palette	12/11/2024
LA-801	E	Landscape Rooftop Soil Depths - Level 5	29/11/2024
LA-802	<del>E</del> <b><u>F</u></b>	Wayfinding Analysis	<del>29/11/2024</del> <b><u>15/04/2025</u></b>
LA-803	E	Tree Canopy Coverage	29/11/2024

2. Schedule 2 – Part A, Administrative Conditions – Condition A9 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**

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

<b>Study Group</b>	<b>Opening year (<del>2023</del>) (Maximum number of students)</b>	<b>Stabilisation Year (<del>2033</del>) <b><u>(+10 years from opening year)</u></b> (Maximum number of students)</b>
<b>CELC</b>	<del>400</del> <b><u>120</u></b> children and <del>45</del> <b><u>25</u></b> staff	120 children and 25 staff
<b>Primary School Student</b>	<del>660</del> <b><u>840</u></b> students and <del>40</del> <b><u>50</u></b> staff	1680 students and 100 staff

3. Schedule 2 – Part A, Administrative Conditions – Condition A10 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struckout~~ words/numbers as follows:

A10. Within 6 months of the commencement of operation of the school (i.e 2023 Opening Year) and the church (if it commences operation with the school), the Applicant must undertake a new traffic assessment which:

- (a) is prepared by a suitably qualified traffic consultant, in consultation with TfNSW and Council;
- (b) identifies the school and CELC peak traffic periods;
- (c) includes details of baseline conditions and modelling methodology, as agreed with TfNSW (with appropriate evidence provided of such agreement);
- (d) includes traffic counts and surveys (for at least three consecutive standard school days as agreed by TfNSW) to provide details of traffic generation due to the operation of the school in the identified AM and PM school periods;
- (e) includes modelling of the Darcy Road / Bridge Road / Coles Carpark intersection (using an appropriate traffic modelling tool such as SIDRA or equivalent) based on the above traffic generation data and baseline conditions (as agreed with TfNSW);
- (f) includes calibration and validation of the model to enable a critical assessment of the traffic impacts of the above intersection;
- (g) demonstrates in the validation, that the model meets the requirements of TfNSW Traffic Modelling Guidelines;
- (h) satisfactorily validates the model for the various school time periods of the day in accordance with the procedures set out in the TfNSW Traffic Modelling Guidelines;
- (i) includes details of the level of service (LoS) of the above intersection as a result of the modelling;
- (j) compares the traffic surveys/generation results against the data submitted in the Transport & Accessibility Impact Assessment Report prepared by The Transport Planning Partnership dated 25 August 2021 (TAA) to verify that the LoS of the above intersection is consistent with the results in the TAA or if it is not consistent with the TAA, it is to identify the changes in traffic volume and the reasons for the associated changes to the traffic volume/conditions (if applicable); and
- (k) identifies additional management/mitigation measures at the Darcy Road / Bridge Road / Coles Carpark intersection to optimise road safety in accordance with TfNSW guidelines, Austroads guidelines and Australian Standards, if the traffic assessment concludes that the performance of this intersection is worse than the current LoS (which includes delay and safety) and the traffic generated by this development is a contributing factor to the LoS deterioration (through the intersection).

4. Schedule 2 – Part A, Administrative Conditions – Condition A11 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struckout~~ words/numbers as follows:

A11. The traffic assessment required by 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~~ **6** months of undertaking the assessment.

5. 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:
 

A14. This development consent allows staged increase in students (~~660~~ **840** – 1680 students maximum), CELC capacity (~~400~~—120 students) and full time equivalent (FTE) staff (~~55~~ **75** – ~~120~~**5** staff), subject to the following being complied with:

  - (a) the staged increase in student/staff/CELC student numbers are clearly identified in the Staging Report required by condition A18;
  - (b) 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);
  - (c) 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;
  - (d) if mitigation is required due to the traffic assessments in condition A14(b), that the mitigations have been completed in accordance with condition A12;
  - (e) evidence of compliance with condition A14(d) has been submitted to the satisfaction of the Planning Secretary; and
  - (f) 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.
  
6. Schedule 2 – Part A, Administrative Conditions – Condition A19 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struckout~~ words/numbers as follows:
 

A19. A Staging Report prepared in accordance with condition A18 must:

  - (a) include details of staged student and FTE staff increase between ~~2023~~ **Opening Year** and ~~2033~~ **Stabilisation Year (+10 years from opening)**;
  - (b) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;
  - (c) if staged construction is proposed, include a Landscape Staging Plan including the following information to the satisfaction of the Planning Secretary identifying:
    - i) proposed open space provision to be delivered at each construction stage of the development (including playing fields and covered learning areas); and
    - ii) associated information to demonstrate that open space on the site is available at a minimum of 10 square metres (sqm) per student throughout each construction stage of the development and would suitably cater for the proposed number of students at any time within the site, unless alternative open space locations are provided to the Secretary's satisfaction;
  - (d) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);
  - (e) specify how compliance with conditions will be achieved across and between each of the stages of the project; and

- (f) set out mechanisms for managing any cumulative impacts arising from the proposed staging.

**End of modification  
(SSD-10383-Mod-3)**