

Modification Report

Westmead Catholic Community Education Campus
SSD-10383 MOD 3

Submitted to Department of Planning, Housing and Infrastructure
On behalf of Catholic Education Diocese of Parramatta



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.

By using the green and blue colours to represent NSW, this painting unites the contrasting landscapes. The use of green symbolises tranquillity and health. The colour cyan, a greenish-blue, sparks feelings of calmness and reminds us of the importance of nature, while various shades of blue hues denote emotions of new beginnings and growth. The use of emerald green in this image speaks of place as a fluid moving topography of rhythmical connection, echoed by densely layered patterning and symbolic shapes which project the hypnotic vibrations of the earth, waterways and skies.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We acknowledge the Gadigal people, of the Eora Nation, the Traditional Custodians of the land where this document was prepared, and all peoples and nations from lands affected.

We pay our respects to their Elders past, present and emerging.

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1.0 Introduction

This modification report has been prepared by Ethos Urban on behalf of Catholic Schools Parramatta Diocese (the Applicant) to accompany a modification application pursuant to Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It seeks to modify State Significant Development (SSD) Application (SSD-10383) relating to the approved Westmead Catholic Community Education Campus.

Section 4.55(1A) states that 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 accordance with the *Environmental Planning & Assessment Regulation 2021* (EP&A 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 substantially the same development as the development for which consent was originally granted.

This report has been prepared in accordance with Part 5 of the EP&A Regulations and the Department of Planning, Housing and Infrastructure (DPHI) *State Significance Development Guidelines – Preparing a Modification Report*. It identifies the consent to be modified, describes the proposed modifications and provides a planning assessment of the relevant matters for consideration.

1.1 Overview of the Approved Development

SSD-10383 was granted by the Independent Planning Commission on 14 February 2022 for redevelopment and upgrades of the Westmead Catholic Community Education Campus comprising:

- Alterations to an existing school (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 building including classrooms and learning spaces, recreation spaces, canteen, storage, amenities and rooftop open space.
- Staged increase in student numbers accommodating 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.
- Associated works including tree removal, pedestrian access, and landscaping.

1.2 Background

Since the approval of SSD-10383, further design refinement and consideration of the desired learning outcomes has occurred.

Westmead Catholic Community Education Campus Modification 1

On 5th September 2023, a modification application was granted to enable a series of design and landscaping changes, summarised below:

- A number of Landscape Drawings under Condition A2 were modified to reflect ongoing design development and to provide more unencumbered open space for primary school active play and ball sports.
- Conditions B1, B2 and E4 were modified to reduce the scope of the pedestrian connection link to the primary school only and wholly within the lot, which can be used by all school users, but not parish church users. The schematic diagrams will now be submitted to Council.
- Conditions F1 and F2 related to the through site pedestrian link and were deleted as part of the modification application to be consistent with the amendments of conditions B1 and E4.
- The wording of Condition E5 was modified to ensure that all students of the primary school have sufficient and regular access to all ground level open space and not just the ovals and allows for an increase in the amount of unencumbered active open space.
- Condition E43 was modified to ensure that access would be provided to the full range of facilities within the site, and for a broader range of external users when feasible and available.
- Condition F14A was introduced, stating '*the through site pedestrian links required under conditions E4(a) and E4(b) must be operational and be maintained by the Applicant for the life of the development.*'

Westmead Catholic Community Education Campus Modification 2

On 6th March 2025, a second modification application was granted to enable a series of design and landscaping changes, summarised below:

- Internal layout changes to the K-6 building, including minor changes to structure, locations of internal columns, introduction of smoke risers and smoke management system, new services, vertical circulation to the mezzanine at Level 1, introduction of wheelchair refuges to all stair cores, new mesh balustrades to full height to covered external spaces on Levels 2-4, new netting to enclose rooftop play space, rationalisation of classroom spaces, minor changes to the canteen, as well as a new bridge to connect the existing and new facilities to improve connectivity and manoeuvrability throughout site.
- Internal rearrangement of the Catholic Early Learning Centre (CELC), Administrative facility and Resource Centre, with associated structural changes.
- Refinement of landscape design throughout the site, including amended access paths, reconfiguration and increase in overall open space figure for the Primary School building including a new kindergarten playground, alongside the relocation and provision of new playscape features, increased outdoor play area for the CELC, as well as amendments to the proposed balustrades around the open areas.
- Removal of two existing trees within the substation easement, to be replaced with additional tree planting throughout the site.

Owing to the design changes, the modification application also sought a reduction in capacity at the Early Learning Centre, from 200 places as approved, to 120 places.

This application represents the third modification to SSD-10383.

1.3 Proposed Modifications

This modification seeks to amend the conditions of consent as follows:

- **Opening Year** – Construction program delays have impeded the school from opening in 2023 as was originally intended. Any mention of 2023 as the opening year and 2033 as the stabilisation year (being 10 years from opening) will be removed.
- **Student and Staff Numbers** – Since the project conception, the Catholic Schools Parramatta Diocese has upgraded its learning delivery model to achieve greater learning outcomes for students. This pedagogical model includes a requirement for classes to be delivered in even number streams (rather than in odd number streams as was approved) to enable opportunities for further collaboration, flexibility and standardised learning outcomes. The implementation of this pedagogical model was not anticipated at the time SSD-10383 was approved. Therefore, an increase in the maximum student and staff numbers for opening year is necessary to align with the pedagogical model, without increasing the maximum student and staff numbers at the stabilisation year.
- **Dispute and Delay Resolution** – The applicant requires reassurance that compliance with the conditions of consent can still be achieved in the event that a public authority does not undertake their obligations within the required timeframe and delays its endorsement of the required traffic assessment.
- **Fence Change** - This modification also seeks minor changes to the alignment of the fence line between the primary school and the administrative facility.

1.4 Site Overview

The site is located at 2 Darcy Road, Westmead in the Parramatta Local Government Area (LGA), approximately 2 kilometres to the north-west of the Parramatta Central Business District (CBD) and approximately 300m to the west of Westmead Train Station. The site has an area of approximately 12 hectares. It is legally described as Lot 1 in DP 1095407 and Lot 1 in DP 1211982.

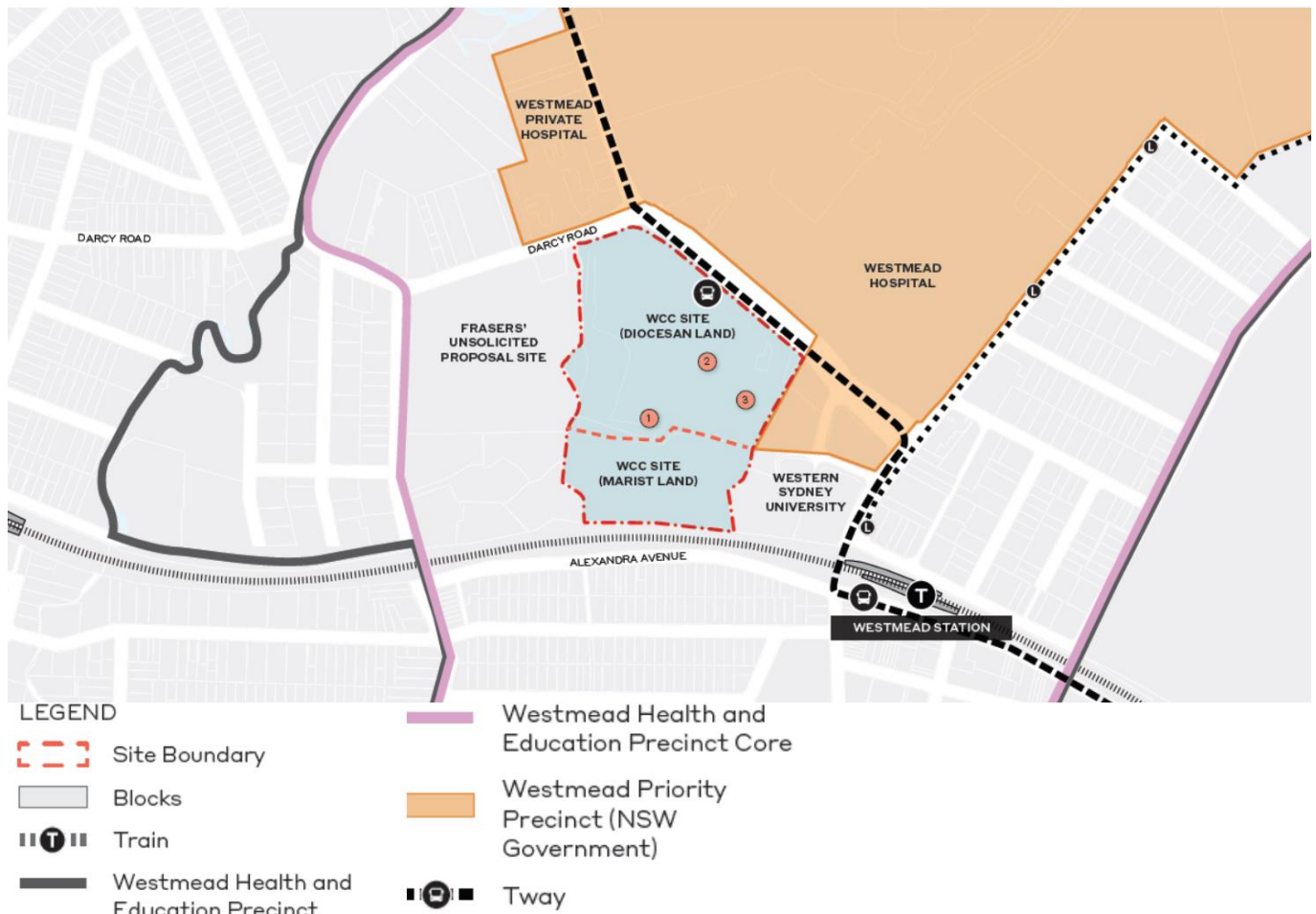


Figure 1 Site Locational Context

Source: Ethos Urban

1.5 Analysis of Alternatives

Two feasible alternatives were considered.

Option 1 – Do Nothing

Under the 'do-nothing' alternative, the development will be constructed under the originally approved design, which does not address the fence line changes required to mitigate the impacts that have been discovered through further design refinement. The 'do nothing' alternative also does not allow the Catholic Schools Parramatta Diocese to implement its standard pedagogical model that requires the delivery of four stream classes (rather than three) at opening year to ensure the appropriate utilisation of space and high teaching standards.

In addition, and as DPHI is aware, the need to relocate Sacred Heart Primary School from its existing campus at Ralph Street has been a key driver for the project. The subject conditions require resolution before the Diocese commences work on the site. The 'do nothing' scenario would leave the subject conditions unresolved, and would delay the relocation of Sacred Heart Primary School onto the site.

Option 2 – The Proposal

The proposed changes to the fence line will improve clearances to circulation and play spaces. The proposed changes will also enable the Catholic Schools Parramatta Diocese to implement its standard pedagogical model that requires the delivery of four stream classes (rather than three) at opening year. Despite the proposed changes, the overall project will remain substantially the same, including the expected traffic impacts which would not be changed as a result of the modification. Accordingly, Option 2 is the preferred option.

2.0 Strategic Context

This modification remains consistent with the strategic context that was established in the approved development. In summary, the proposed modifications will facilitate the redevelopment of the Westmead Catholic Community Education Campus which in turn will:

- Provide additional educational infrastructure in Westmead, improving student capacity and creating jobs in construction and teaching, as referred to in the **NSW State Priorities**. The development of high-quality teaching facilities will also contribute to improving results in education.
- Support the vision of boosting Greater Sydney's liveability, productivity and sustainability, as described in the **Greater Sydney Region Plan** and **Central District Plan**, through delivering:
 - Contemporary, high quality teaching facilities that reflect best practice in education, including though allowing greater sharing of teaching spaces and facilities, while the building layout provides for flexible, innovative learning spaces.
 - Additional education facilities that will help accommodate the growing student population of the district.
 - Temporary job opportunities in manufacturing, construction and construction management, as well as ongoing jobs in teaching and administration.
- Strengthen the role of the Westmead Health and Education Super Precinct in accordance with the **Greater Parramatta and the Olympic Peninsula Vision** through co-location with key educational, health and research facilities.
- Encourage the use of public and active transport on the site, consistent with the **Future Transport Strategy 2056**, by way of the site being highly accessible area by existing and future transport infrastructure.

3.0 Description of Modification

This modification report seeks to amend SSD-10383, as described in the sections below. The proposed modifications do not result in any changes to the project description.

3.1 Modified Development

The purpose of the proposed modifications is to facilitate minor design refinements and modify conditions of consent to align with the amended student and staff numbers in the opening year. The proposed modifications are summarised in **Table 2** below.

Table 1 *Modified Project Summary Table – Approved vs Proposed*

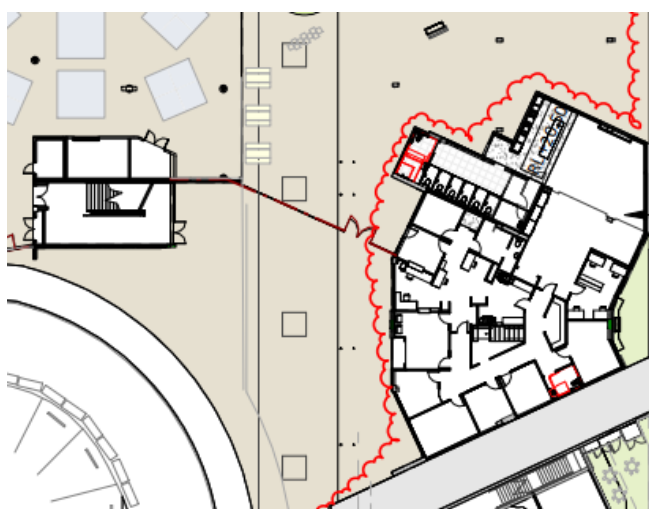
Component	Approved Development	Proposed Modification (+/- change)
Project Summary	<p>Redevelopment and upgrades of the Westmead Catholic Community Education Campus comprising:</p> <ul style="list-style-type: none"> alterations to an existing school building (Mother Teresa Primary School) and change of use to provide an early learning centre for 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. 	No change.
Demolition	Internal demolition within the existing Mother Teresa Primary School building for the purpose of the ELC use.	No change.
Site Area	118,161sqm.	No change.
Gross Floor Area	<p>Creation of additional 8158 sqm comprising:</p> <ul style="list-style-type: none"> 7153sqm (primary school building). 1005sqm (church) 	No change.
Student and Staff Population	<p>1380 additional students by 2033 including:</p> <ul style="list-style-type: none"> 1260 additional primary school students and 76 additional FTE staff. 120 places in the ELC and 25 FTE staff. 	No change.
Access	<ul style="list-style-type: none"> Upgrades to the two existing access points from Darcy Road (Darcy Road/Mother Teresa and Darcy Road/multi-storey car park intersections) 	No change.

	<ul style="list-style-type: none"> Two new pedestrian access points. 	
Car Parking	<ul style="list-style-type: none"> 12 new car parking spaces in an at-grade carpark. Retention of 212 existing car parking spaces. 	No change.
Bicycle Parking	<ul style="list-style-type: none"> 194 new bicycle parking spaces, plus end-of-trip facilities for staff. 	No change.
Public Domain and Landscaping	<ul style="list-style-type: none"> Removal of 130 trees on site Planting of 149 new trees on site 	No change.
Signage	Not proposed	No change.
Jobs	<ul style="list-style-type: none"> 1000 construction jobs. 101 additional operational FTE jobs. 	No change.
Estimated Development Cost	\$80,474.245.	No change.

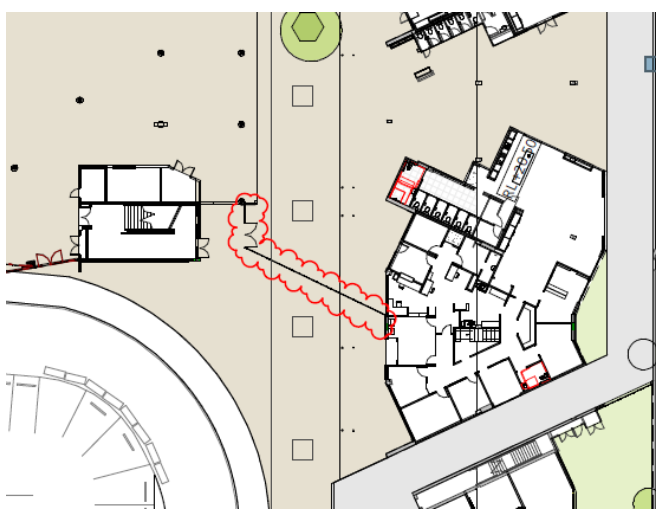
3.2 Detailed Modifications

3.2.1 Architectural Design Modification

This modification seeks approval for minor changes to the alignment of the existing fence line between the primary school building and the administrative building. The approved fence line (shown above at **Figure 2**) has been amended to provide improved clearances to circulation and play spaces.



Approved Site Plan



Proposed Site Plan

Figure 2 Comparison of Approved and Proposed Fence Line

Source: Alleanza Architecture

The suite of architectural plans and landscape plans have been updated where relevant to reflect this minor change as summarised in **Section 3.4** below and provided at **Appendix A** and **C**.

3.3 Opening Year Capacity

As a result of delays to the construction program, the previously envisaged opening year and stabilisation year (2023 and 2033, respectively) have not been met.

In addition, the CSPD has upgraded its learning delivery model to achieve greater learning outcomes for students. This pedagogical model includes a requirement for classes to be delivered in even number streams (rather than in odd number streams as was approved) to enable opportunities for further collaboration, flexibility and standardised learning outcomes. Therefore, an increase in the maximum student and staff numbers for opening year is necessary to align with the pedagogical model, without increasing the maximum student and staff numbers at the stabilisation year.

The proposed modifications to the conditions of the consent are detailed below.

3.4 Modified Conditions

The proposed modifications described above necessitate amendments to the consent conditions which are identified below. Words proposed to be deleted are shown in ~~**bold strike through**~~ and words to be inserted are shown in ***bold italics***.

A2. The development may only be carried out:

- in compliance with the conditions of 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 SSD10383-Mod-2;
- in accordance with the approved plans in the table below:

Drawing No.	Rev	Name of Plan	Date
Westmead Catholic Community Education Campus, prepared by Alleanza Architecture			
MP-DA-100	G H	Site Plan	09/12/2024 16/04/2025
MP-DA-150	D E	Site Analysis	09/12/2024 16/04/2025
MP-DA-200	D E	Site Sections	09/12/2024 16/04/2025
MP-DA-300	D E	Site Elevation	09/12/2024 16/04/2025
MP-DA-950	G H	Parking Allocations and Site Circulations	09/12/2024 16/04/2025
MP-DA-951	C D	Through Site Link	09/12/2024 16/04/2025
MP-DA-952	B	Tree Location Plan	09/12/2024
MP-DA-953	B C	Parish Relocation Plan	09/12/2024 16/04/2025
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	E F	Floor Plan-Ground Floor	04/12/2024 16/04/2025
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	€ D	Section (Sheet 1)	04/12/2024 16/04/2025
K6-DA-201	C	Section (Sheet 2)	04/12/2024
K6-DA-300	€ D	Elevations	04/12/2024 16/04/2025
K6-DA-301	€ D	Elevations	04/12/2024 16/04/2025
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	F G	K, Y1, Y2 - Allocation of Open Space	04/12/2024 16/04/2025
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	K-6 Vertical Circulation	04/12/2024
Catholic Early Learning Centre (CELC) and Administration Centre			
AC-DA-050	€ D	Ground Floor Plan, Demolition	04/12/2024 16/04/2025
AC-DA-070	C	Elevations, Demolition	04/12/2024
AC-DA-071	C	Elevations 2, Demolition	04/12/2024
AC-DA-100	Đ E	Proposed Floor Plan	04/12/2024 16/04/2025
AC-DA-150	C	Ground Floor Plan - Detailed Plan of Admin	04/12/2024
AC-DA-151	€ D	Ground Floor Plan - Detailed Plan of CELC	04/12/2024 16/04/2025
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
AC-DA-400	C	Detailed Sections	04/12/2024
Car Park			
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
Landscape Drawings, Prepared by <i>Ground Ink</i>.			
LA-101	E F	Landscape Master Plan	12/11/2024 15/04/2025
LA-102	E F	General Arrangement Plan	12/11/2024 15/04/2025
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	E F	Primary School Landscape Plan – Ground Level	12/11/2024 15/04/2025
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	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	E F	Wayfinding Analysis	29/11/2024 15/04/2025
LA-803	E	Tree Canopy Coverage	29/11/2024

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) (+10 years from opening) (Maximum number of students)
CELC	100 children and 15 staff 120 children and 25 staff	120 children and 25 staff
Primary School	660 students and 40 staff 840 students and 50 staff	1680 students and 100 staff

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:

- is prepared by a suitably qualified traffic consultant, in consultation with TfNSW and Council;
- identifies the school and CELC peak traffic periods;
- includes details of baseline conditions and modelling methodology, as agreed with TfNSW (with appropriate evidence provided of such agreement);
- 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;
- 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);
- includes calibration and validation of the model to enable a critical assessment of the traffic impacts of the traffic impacts of the above intersection;
- demonstrates in the validation of the model to enable a critical assessment of the traffic impacts of the above intersection;
- 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;
- includes details of the level of service (LoS) of the above intersection as a result of the modelling;
- 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
- 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 generation by this development is a contributing factor to the LoS deterioration (through the intersection).

A11. The traffic assessment required by condition A10 must:

- 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:
 - Austroads (2020) Guide to Traffic Management Part 3: Transport Study and Analysis Methods;
 - AP-R421-12 Austroads Research Report 2012 An Introductory Guide for Evaluating Effectiveness of Road Safety Treatments; and
 - Austroads (2016) Guide to Traffic Management Part 8: Local Area Traffic Management provides information relating to Monitoring and Review; and
- 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.***

A14. This development consent allows staged increase in students (~~660~~ **840**-1680 students maximum), CELC capacity (~~100~~-120 students) and full time equivalent (FTE) staff (~~55-120~~ **75-125** staff), subject to the following being complied with:

- a) staged increase in student/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 numbers 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.

A16. In the event of a **delay or** dispute between the Applicant and a public authority in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution to the extent to which the Secretary has the power under the EP&A Act.

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)**;

3.5 Substantially the Same Development

Section 4.55(1A)(b) of the EP&A Act states that a consent authority may modify a development consent if "*it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all)*".

The development, as proposed to be modified, is substantially the same development as that originally approved in that:

- The proposed modifications are minor in nature and will look substantially the same as the approved development.
- The proposed modifications do not change the intent or use of the development.
- The amendments do not alter the approved development's level of compliance with the applicable environmental planning instruments and policies, including its strategic context.
- The changes will not result in any new environmental impacts from the original development.

3.6 Modification Category

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

- The modification is of minimal environmental impact for the reasons discussed in **Section 6.0**.
- The modification is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all) for the reasons discussed in **Section 3.3**.

4.0 Statutory Context

This section provides an overview of the Modified Proposal's key statutory requirements.

4.1 Power to Grant Consent

The project was declared State Significant Development under Schedule 1 of *State Environmental Planning Policy (Planning Systems) 2021* as the development is for the purposes of alterations and additions to an existing school with a estimated development cost (EDC) in excess of \$20 million, which was the EDC threshold at the time SSD-10383 was made.

As demonstrated in **Section 3.3**, 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 the modification application.

4.2 Permissibility

The site is zoned SP2 Infrastructure – Educational Establishment. Development of a school and ancillary facilities (including places of public worship) are permissible with consent in the SP2 zone. Centre-based early education and care facility are permissible in the SP2 zone by way of Section 3.36(1) of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* (TI SEPP), which permits centre-based child care facilities with consent within the boundaries of an existing school.

The modified development remains permissible with consent and aligns with the SP2 zone objectives as:

- It facilitates the provision of educational infrastructure that is a specific use supported by the zone.
- The proposed school is compatible with the existing educational use of the site.
- The proposed modification works do not prevent the use of the land for provision of further infrastructure as required within the site.

4.3 Legislation

The following table provides an assessment against the legislation relevant to the modified development.

Table 2 Legislation Relevant to the Modified Development

Legislation	Comment
Matters for Mandatory Consideration <i>Matters that the consent authority is required to consider in deciding whether to grant consent to the modification application.</i>	
<i>Environmental Planning & Assessment Act 1979</i>	The modified development's alignment with the objects of the Environmental Planning & Assessment Act are discussed in Section 7.0 .
<i>Parramatta Local Environmental Plan 2023</i>	The proposed modifications do not change the approved development's compliance with relevant provisions in the Parramatta Local Environmental Plan 2023, including land use, building height, heritage and flood planning.
Pre-conditions to be Fulfilled by the Consent Authority <i>Pre-conditions to be fulfilled by the consent authority before exercising their power to modify the Development Consent.</i>	
<i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>	The development, as proposed to be modified, remains consistent with the TI SEPP. In particular, Section 3.36(6)(b) which requires the consent authority to consider whether the development enables the use of school facilities (including recreational facilities) to be shared with the community. In this regard, and as detailed as part of the original application and subsequent Mod 1, the development will continue to provide access to the school's facilities for community groups outside of school hours.

5.0 Engagement

Due to the nature of the modification and minimal impacts on the surrounding community, further authority and community engagement is not considered to be required and has not been undertaken. Extensive engagement was undertaken with key stakeholders, authorities and the community as part of SSD-10383. The proposed modification does not change the type of development or impacts in a manner that would require additional engagement beyond that already undertaken.

6.0 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”. Under Section 4.55(3), the Consent Authority must also take into consideration the relevant matters to the application referred to in Section 4.15(1) of the EP&A Act and the reasons given by the consent authority for the grant of the original consent.

The following table considers the relevant matters of the modification under Section 4.15(1) and demonstrates that the development, as proposed to be modified, will be of minimal environmental impact. The proposed modifications will not result in any changes to the approved mitigation measures.

6.1 Open Space and Landscaping

The approved fence line (shown above at **Figure 2**) was designed to provide physical separation between general circulation space and the existing car park, and the external play spaces. The applicant has since considered the impact of this fence and has sought to realign the fence to provide improved clearances to circulation and play spaces. The proposed works would not result in any loss of landscaping or open space on site.

6.2 Student and Staff Numbers

As explained in **Section 1.3**, there is a requirement for the maximum student and staff numbers to increase at opening year in order to accommodate demand and deliver learning outcomes in accordance with the applicant's improved pedagogical model. The proposed increase is shown at **Table 3** below. It is reiterated that the proposed increase does **not** result in any changes to the maximum staff and student numbers that will ultimately be delivered on site during the stabilisation year (being 10 years from opening).

Table 3 Proposed Increase to Staff and Student Numbers

Group	Maximum Numbers at Opening Year		Maximum Numbers at Stabilisation Year	
	Approved	Proposed	Approved	Proposed
CELC Children	100	120	120	No Change
CELC Staff	15	25	25	No Change
Primary School Students	660	840	1680	No Change
Primary School Staff	40	50	100	No Change

The approved design allows for two classes and two teachers working in unison within a single classroom or teaching space. This delivery model provides more flexibility and maximises learning opportunities by facilitating co-teaching and peer collaboration. It is a shift away from the traditional model of one teacher responsible for 30 students, allowing for better attention to individual student needs and a more collaborative learning environment. This reflects a modern understanding of effective teaching and learning practices and is deeply rooted in evidence-based research.

The approved student and staff numbers enable the provision of odd numbered streams (being three classes for each year level). This is inconsistent with the desired delivery model which requires that classes are delivered in even numbered streams to accommodate the two class and two teacher configuration.

The proposed increase to the maximum student and staff numbers at opening will allow for four classes in each year level to align with the learning delivery model. The approved numbers at the stabilisation year allow for eight classes per year level, meaning no change is required to deliver on the desired learning outcomes.

6.3 Traffic

A Traffic Impact Report has been prepared by TTPP (**Appendix B**) to determine the potential traffic, at the date of opening, that may occur as a result of the proposed increases to student and staff numbers at Opening Year. It builds on the Traffic Accessibility Impact Assessment that was originally carried out for SSD-10383. A summary is provided in the sections below.

Trip generation associated with the approved and proposed numbers at opening year is shown at **Table 4** below. Ultimately, the proposed increase in student and staff numbers at opening year will increase trip generation by 82 in the AM Peak and 83 in the PM Peak.

Table 4 Trip Generation Associated with Approved and Proposed Numbers

Group	Approved Number of Trips at 2023		Proposed Number of Trips at Opening Year	
	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
CELC Children	30	4	36	5
CELC Staff	0	0	0	0
Primary School Students	263	298	335	379
Primary School Staff	14	2	18	3

Utilising the approved trip generation numbers, SIDRA modelling was undertaken for the original assessment to determine the operational performance of key intersections near the site. Of concern, it was identified that during the AM Peak in opening year, the Darcy Road / Bridge Rd / Coles Carpark intersection would operate at:

- LoS F and 89 second average delay in Scenario 1 (Background Growth Only).
- LoS B and 26 second average delay in Scenario 2 (Background Growth and Development).

Counterintuitively, the development would improve the performance of this intersection as a result of physical changes associated with SSD-10383 (such as relocation of driveways and implementation of a Green Travel Plan). The increased student and staff numbers will retain the LoS B and increase the average delay by 1 second. This will not impact on the performance of the Darcy Road / Bridge Rd / Coles Carpark intersection.

As a result of the above, TTPP has determined that the proposed increase to student and staff numbers at Opening Year would have a negligible impact on the performance of the surrounding road network in the opening year compared to the approved numbers. No further mitigation measures are required beyond those already approved.

7.0 Evaluation and Justification

The following section evaluates and justifies the proposed modifications having regard to the modified development's economic, environmental and social impacts and the principles of ecologically sustainable development.

The proposed modification will result in changes to the landscaping, student and staff numbers and traffic previously approved as part of SSD-10383. Notwithstanding this, the impact of the proposed modification will remain consistent with those approved under the original development consent. Specifically:

- The modified development continues to align with the principles of ecologically sustainable development (ESD). It will incorporate ESD initiatives and improve the site's biological diversity and ecological integrity through significant native tree plantings and not cause a serious threat of irreversible damage to the environment.
- The modified development continues to meet the relevant objectives of the EP&A Act as:
 - It promotes the social and economic welfare of the community.
 - It allows the orderly and economic use and development of land.
 - It exhibits good design.
 - It delivers community services and facilities.
 - It is consistent with the principles of ecologically sustainable development.
- The site remains suitable for the modified development due to its historic and continued use as an educational establishment and all environmental impacts associated with the modifications can be readily managed.
- The modified development aligns with the strategic framework presented in **Section 2.0** by providing additional educational infrastructure that will improve existing constraints within Westmead, provide additional employment opportunities and encourage active transport use.
- The modified development meets all relevant statutory requirements outlined in **Section 4.0**.
- The proposed modifications are in the public interest as they will provide significantly improved education facilities to meet current and future learning delivery models.

In accordance with Section 4.55(1A) of the EP&A Act, the consent authority may modify the consent as the modified development is of minimal environmental impact and substantially the same as the originally approved development.

In light of the above, the modification application is recommended for approval.