



Modification Report

SSD-10383 MOD 4

Westmead Catholic Community Education Campus

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

Prepared by Colliers Urban Planning

21 October 2025 | 2250582



'Gura Bulga'

Liz Belanjee Cameron

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



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

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

We pay our respects to their Elders past and present.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

Contact		Yvette Carr Director, Planning	yvette.carr@colliers.com +61 412 050 221
This document has been prepared by		This document has been reviewed by	
Zenas Lister, Jordan Balazs	21 October 2025	Yvette Carr	21 October 2025
Version No.	Date of issue	Prepared by	Approved by
A (DRAFT)	17/10/2025	ZL, JB	YC
B (FINAL)	21/10/2025	JB	YC

Reproduction of this document or any part thereof is not permitted without written permission of Colliers International Urban Planning Pty Ltd. Colliers Urban Planning operates under a Quality Management System. This report has been prepared and reviewed in accordance with that system. If the report is not signed, it is a preliminary draft.



Colliers International Urban Planning Pty Ltd | ABN 13 615 087 931 | Sydney NSW | Melbourne VIC | Brisbane QLD | colliers.com

Contents

- 1.0 Introduction 5
 - 1.1 The Applicant5
 - 1.2 Site Overview5
 - 1.3 Overview of the approved development.....6
 - 1.4 Background6
 - 1.5 Proposed Modifications7
 - 1.6 Analysis of Alternatives.....7
- 2.0 Strategic Context 8
- 3.0 Description of Modification 9
 - 3.1 Modification Overview.....9
 - 3.2 Detailed Modifications..... 10
 - 3.3 Modifications to conditions 12
 - 3.4 Substantially the same development 16
 - 3.5 Modification Category 16
- 4.0 Statutory context 17
 - 4.1 Power to Grant Consent..... 17
 - 4.2 Permissibility..... 17
 - 4.3 Other Approvals 17
 - 4.4 Legislation 17
- 5.0 Community engagement 19
- 6.0 Assessment of Impacts 20
 - 6.1 Built Form and Amenity..... 20
 - 6.2 Landscaping..... 23
 - 6.3 Acoustics..... 23
- 7.0 Evaluation and Justification 24

Figures

- Figure 1 Site aerial context map6
- Figure 2 Approved Ground Floor Plan 11
- Figure 3 Proposed Ground Floor Plan 12

Figure 4 Approved Elevations and Material Palette 21

Figure 5 Proposed Elevations and Material Palette 22

Tables

Table 1 Applicant Details.....5

Table 2 Modification history for SSD-103836

Table 3 Modified Project Summary Table.....9

Table 4 Summary of Architectural Design Modifications..... 10

Table 5 Legislation Relevant to the Modified Development..... 18

Appendices

Appendix	Title	Author
A.	Architectural Plans	Design Formation Architects
B.	Architectural Report	Design Formation Architects
C.	Landscape Plans	Apex Studios
D.	Acoustic Report	Rodney Stevens Acoustics

1.0 Introduction

This Modification Report has been prepared by Colliers Urban Planning on behalf of Catholic Education Diocese of Parramatta (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 (**SSDA**) (SSD-10383) relating to the approved Westmead Catholic Community Education Campus at 2 Darcy Road, Westmead (the **site**).

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 Regulation**), 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's (**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 The Applicant

The Applicant's details are presented in Table 1 below.

Table 1 *Applicant Details*

Applicant:	Catholic Education Diocese of Parramatta
Address:	470 Church Street, North Parramatta NSW 2151
ABN:	66 661 001 798

1.2 Site Overview

The site is located at 2 Darcy Road, Westmead within the Parramatta Local Government Area (**LGA**). It is approximately 2 kilometres to the north-west of the Parramatta CBD and approximately 300m to the west of Westmead Train Station.

The wider site has an area of approximately 12 hectares, comprised of two allotments, legally described as Lot 1 in DP1095407 and Lot 1 in DP1211982. It is bound by Darcy Road to the north, the T1 North Shore and Western / T5 Train Line to the south, the Western Sydney University (**WSU**) Westmead Campus to the east, and residential development to the west.

An aerial photograph of the site is provided at **Figure 1** below.



Figure 1 Site aerial context map

Source: Nearmap/Colliers Urban Planning

1.3 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.

1.4 Background

Since the approval of SSD-10383, further design refinement and consideration of the desired learning outcomes has occurred, and approval has been obtained for three (3) modification applications, as summarised in **Table 2** below.

Table 2 Modification history for SSD-10383

Modification No.	Description of works	Type	Status
1	Modification to amend approved landscape design and active play areas, amend conditions in relation to a pedestrian link through the site and open space management plans.	4.55(1A)	Approved 13/09/2023

Modification No.	Description of works	Type	Status
2	Internal rearrangements to the K6 building, Catholic Early Learning Centre (CELC), Administrative facility and Resource Centre; refinements to landscaping design and removal of two additional trees.	4.55(1A)	Approved 06/03/2025
3	Reconfiguration of fence line, increase in the maximum student and staff numbers at opening year, and removal of dates for opening and stabilisation years noted within the existing conditions, due to construction program delays.	4.55(1A)	Approved 11/08/2025

This application represents the fourth modification to SSD-10383.

1.5 Proposed Modifications

This Modification Application seeks approval for minor design changes to the Sacred Heart Parish Church including:

- The consolidation of the approved Parish Church and standalone administration building.
- Refinement of landscape design around the Parish Church to promote greater levels of amenity.
- Internal layout changes, including the removal of the Chapel and refinement of the Music/AV space.
- Updates to the façade materiality.
- Revision of roof layout to improve the longevity of the building.

The proposed modifications are discussed in greater detail in **Section 3.0**.

1.6 Analysis of Alternatives

There were two (2) feasible alternatives available to the Applicant in responding to the identified need for changes to the design, as outlined below:

Option 1 – Do Nothing (As Approved)

Under the ‘do-nothing’ option, the development will be constructed in accordance with the consolidated SSD approval. The approved design does not present the most efficient use of the internal and external space for the Parish Church.

Option 2 – The Proposal

The design development process has identified changes in the design of the internal arrangements and landscape design that would result in an improved design outcome while meeting the changing demands and needs of the Parish. The changes directly respond to the needs of the Parish and seek to promote a higher level of amenity for parish workers. The proposed modifications are designed to enhance the efficiency and functionality of the development while maintaining the original intent and narrative of the project. 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:

- Retain the upgrades to the educational infrastructure in Westmead and create jobs in construction and teaching, as referred to in the **NSW State Priorities**.
- 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:
 - Promoting culturally rich neighbourhood by enhancing the internal spaces of the Parish Church and in turn, improving the usability of key community infrastructure.
 - Promoting social cohesion of communities by improving the external landscaping around the Parish Church.
- 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 cultural 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 section describes the proposed modifications to the approved SSD-10383. It also outlines why the development, as proposed to be modified, is substantially the same development as that originally approved.

3.1 Modification Overview

The purpose of the proposed modifications is to facilitate minor design refinements to the approved scheme and modify conditions of consent to align with the design changes. The proposed modifications are summarised in **Table 3** below and further detailed in **Section 3.2**.

Table 3 *Modified Project Summary Table*

Component	Original Project	Modified Project (+/- Change)
Project Summary	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 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 (GFA)	Creation of additional 8158 sqm comprising: 7153sqm (primary school building). 1005sqm (church)	Creation of additional 8101 sqm comprising: 7153sqm (primary school building). 948sqm (church)
Student and Staff Population	1380 additional students including: 1260 additional primary school students and 76 additional FTE staff. 120 places in the ELC and 25 FTE staff.	No change.
Access	- Upgrades to the two existing access points from Darcy Road (Darcy Road/Mother Teresa and Darcy Road/multi-storey car park intersections) - Two new pedestrian access points.	No change.
Car Parking	12 new car parking spaces in an at-grade carpark. - Retention of 212 existing car parking spaces.	No change.
Bicycle Parking	194 new bicycle parking spaces, plus end-of-trip facilities for staff.	No change.
Public Domain and Landscaping	- Removal of 130 trees on site - Planting of 149 new trees on site	No change.

Component	Original Project	Modified Project (+/- Change)
Signage	Not proposed	No change.
Jobs	1000 construction jobs. 101 additional operational FTE jobs.	No change.
Estimated Development Cost (EDC)	\$80,474.245.	No change.

3.2 Detailed Modifications

3.2.1 Summary of Architectural Design Modifications

This modification seeks approval for minor changes to the Sacred Heart Parish Church. The key design changes are summarised within the Architectural Plans and Architectural Report prepared by Design Formation Architects (**Appendix A** and **B**, respectively).

The primary modification seeks to consolidate the proposed Parish Church building and the administration building into a singular built form, which will result in a reduction in the GFA of the church, from 1,005m² to 948m². A summary of the external and internal architectural changes is provided in **Table 4** below.

Table 4 Summary of Architectural Design Modifications

Key Design Change	Description
External	
Parish administration building	Removal of parish administration building and consolidation of footprint into the Parish Church floorspace.
Material schedule	Revised building façade and materiality.
Roof layout	Revised roof layout to propose a traditional eaves gutter design.
Plant area	Removal of one of the two plant areas located to the west of the building.
Internal	
Music / AV space	Adjustment in size of Music / AV space to suit building footprint alterations.
Chapel	Removal of chapel area.
Parish administration	Inclusion of parish offices in the church building.

A comparison between the approved and proposed ground level plans are shown in **Figure 2** and **Figure 3**.

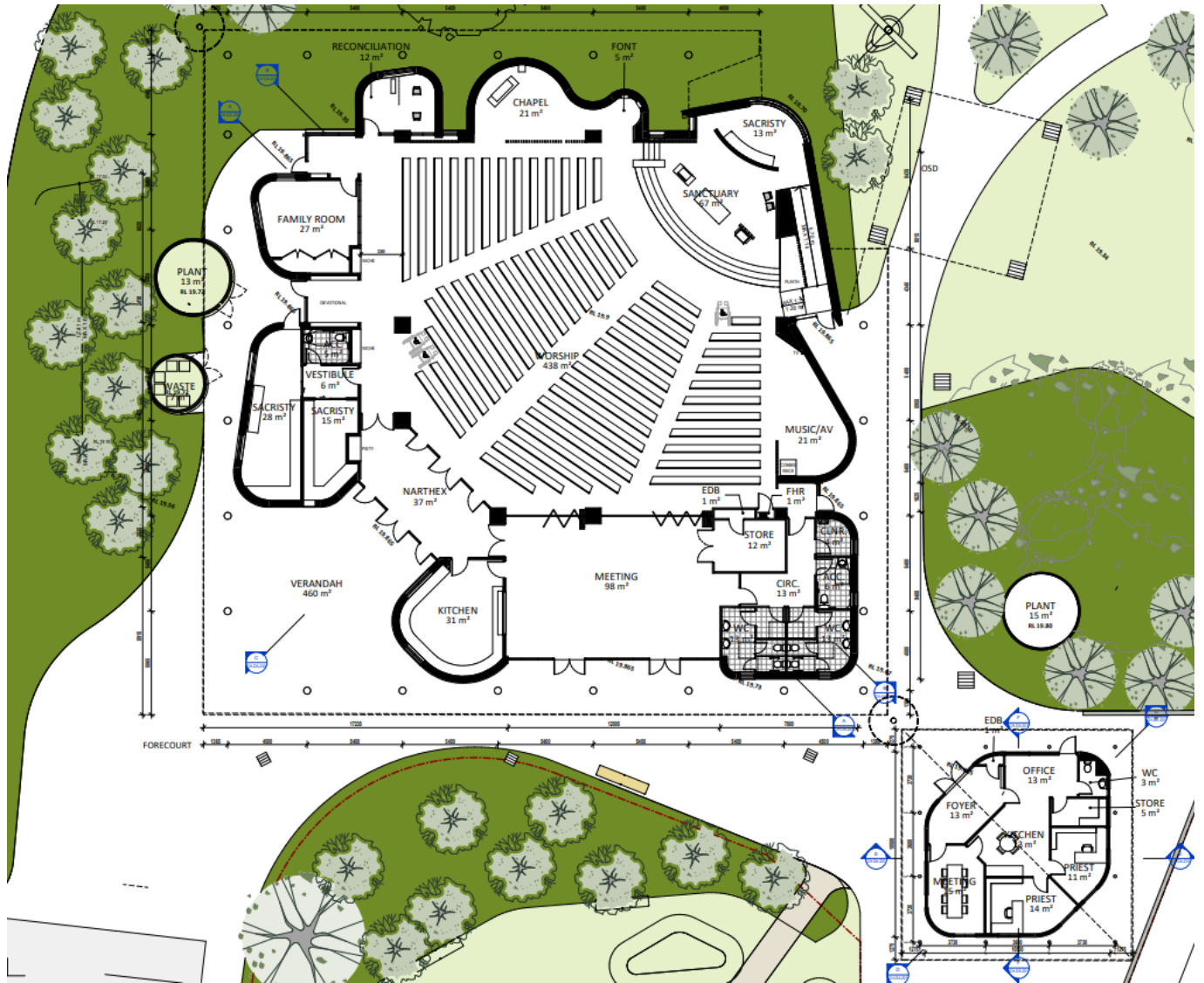


Figure 2 *Approved Ground Floor Plan*

Source: Alleanza Architecture

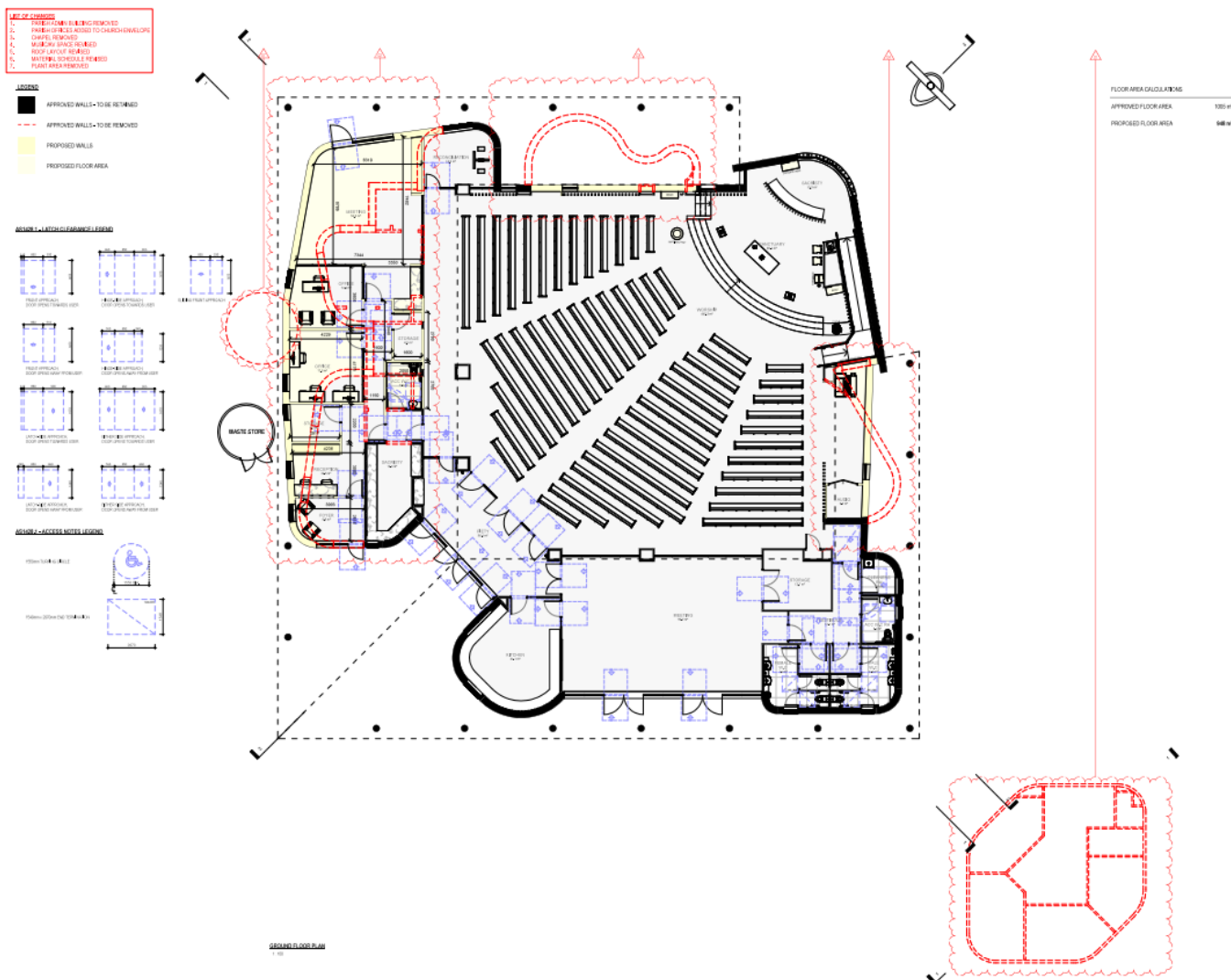


Figure 3 Proposed Ground Floor Plan

Source: Design Formation Architects

3.2.2 Summary of Landscape Design Modifications

The revised scheme seeks to amend the approved landscaping scheme in response to the modified building layout and further detailed design development. The proposed modifications propose the consolidation of the approved Parish Church and associated administration building, which in turn increases the extent of landscaped area, and requires refinement of the landscaping design to correspond to the revised architectural plans, whilst retaining principles and materiality.

The proposed landscaping changes include:

- Proposed garden bed with a concrete slab proposed at the location at which the administrative building was originally approved.
- Extension of approved turf area along the northern façade of the building.
- Extension of existing concrete paths along the eastern and western facades of the building to correspond to the revised built form.
- Proposed landscaping along the western façade of the building.

The full set of updated landscaped plans are provided at **Appendix C**.

3.3 Modifications to 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 and SSD-10383-Mod-3;
- 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 and amended by Design Formation Architects			
MP-DA-100	H I	Site Plan	16/04/2025 12/09/2025
MP-DA-150	E F	Site Analysis	16/04/2025 12/09/2025
MP-DA-200	E F	Site Sections	16/04/2025 12/09/2025
MP-DA-300	E F	Site Elevation	16/04/2025 12/09/2025
MP-DA-950	H I	Parking Allocations and Site Circulations	16/04/2025 12/09/2025
MP-DA-951	D	Through Site Link	16/04/2025
MP-DA-952	B C	Tree Location Plan Tree Relocation Plans	09/12/2024 12/09/2025
MP-DA-953	E D	Parish Relocation Plan	16/04/2025 12/09/2025
Parish Church			
CH-DA-001	D E	Site Plan	06/09/2021 12/09/2025
CH-DA-100	D E	Parish Church Floor Plan	06/09/2021 12/09/2025
CH-DA-101	B C	Roof Plan	06/09/2021 12/09/2025
CH-DA-200	E D	Sections	06/09/2021 12/09/2025
CH-DA-201	E D	Sections	06/09/2021 12/09/2025
CH-DA-300	E D	Elevations (Sheet 1)	06/09/2021 12/09/2025
CH-DA-301	E D	Elevations (Sheet 2)	06/09/2021 12/09/2025
CH-DA-302	E D	Elevations (Sheet 3)	06/09/2021 12/09/2025
CH-DA-400	B C	External Materials and Finishes (Sheet 1)	06/09/2021 12/09/2025
CH-DA-401	B C	External Materials and Finishes (Sheet 2)	06/09/2021 12/09/2025
K-6 Building			
K6-DA-100	F	Floor Plan - Ground Floor	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)	16/04/2025
K6-DA-201	C	Section (Sheet 2)	04/12/2024
K6-DA-300	D	Elevations	16/04/2025
K6-DA-301	D	Elevations	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	G	K, Y1, Y2 – Allocation of Open Space Allocation of Open Space – Lower Building	16/04/2025
K6-DA-907	C	Y5/Y6 – Allocation of Open Space Allocation of Open Space – Mid Building	04/12/2024
K6-DA-908	C	Y3/Y4 – Allocation of Open Space Allocation of Open Space – Upper Building	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	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	E	Proposed Floor Plan	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	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
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 Ground Ink and amended by Apex Studios			
LA-101	F G	Landscape Master Plan	15/04/2025 07/10/2025
LA-102	F G	General Arrangement Plan	15/04/2025 07/10/2025
LA-201	E F	Existing Tree Plan	12/11/2024 07/10/2025
LA-301	E F	Parish Landscape Plan	12/11/2024 07/10/2025
LA-302	E F	Parish Landscape Section	12/11/2024 07/10/2025
LA-401	F	Primary School Landscape Plan – Ground Level	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	F G	Wayfinding Analysis	15/04/2025 07/10/2025
LA-803	E F	Tree Canopy Coverage	15/04/2025 07/10/2025

3.4 Substantially the same development

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 development to which the consent as modified relates is substantially the same development as the development for which the 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 development will continue to provide public access to the Parish Church and the open space surrounding the Parish, as originally proposed.
- The changes will not result in any new environmental impacts from the original development.

For the above reasons, the consent authority may be satisfied that the modified proposal represents substantially the same development for which consent was originally granted.

3.5 Modification Category

The consent authority may be satisfied that this Modification Application is one which may be determined pursuant to Section 4.55(1A) of the EP&A Act as:

- 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 3.4**.

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 an EDC in excess of \$20 million, which was the EDC threshold at the time SSD-10383 was made.

Section 4.55(1A) of the EP&A Act relates to modifications involving minimal environmental impact and enables a consent authority to modify a development consent if:

- (a) it is satisfied that the proposed modification is of no or minimal environmental impact, and*
- (b) it is satisfied that the development to which the consent as modified relates is the same or substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and*
- (c) it has notified the application in accordance with—*
 - (i) the regulations, if the regulations so require, or*
 - (ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and*
- (d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.*

As demonstrated in **Section 3.4**, 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.

The modified development remains permissible with consent and aligns with the SP2 zone objectives in that it:

- Facilitates the provision of a place of public worship ancillary to educational infrastructure, being a specific use supported by the zone.
- Does not prevent the use of the land for provision of further infrastructure as required within the site.
- Provides a high standard of urban design and local amenity.

4.3 Other Approvals

The proposed modification application does not relate to any 'other approvals'.

4.4 Legislation

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

Table 5 *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 EP&A Act are discussed in Section 7.0 Error! Reference source not found..
<i>Parramatta Local Environmental Plan 2023</i>	The proposed modifications do not change the approved development's compliance with relevant provisions in the <i>Parramatta Local Environmental Plan 2023</i> , including land use, 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 to be shared with the community. In this regard, and as detailed as part of the original application, the development will continue to provide community access to the Parish Church and the open space surrounding the Parish. Similarly, the development remains consistent with the design quality principles contained at Schedule 8 of the TI SEPP.

5.0 Community 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 proposed modifications do not alter the approved development’s compliance, nor do they introduce any additional environmental impacts. The following assessment considers the relevant matters under Section 4.15(1) and demonstrates that the development, as proposed to be modified, will be of minimal environmental impact.

6.1 Built Form and Amenity

The proposed modifications are minor in nature and will not result in any fundamental changes to the built form assessment provided as part of the SSD-10383.

6.1.1 Gross Floor Area

The proposed modifications result in a minimal decrease to the approved GFA of 57m², as a result of internal design efficiencies and the consolidation of the Parish Church and administration building. As such, the proposed modifications do not represent an increase to the development’s bulk and massing, nor does it result in any intensification of the use.

6.1.2 Building Height

The proposed modifications seek a reconfiguration of the roof layout to improve functionality, however the proposed modifications do not seek to change the overall scale and built form of the approved design, rather consolidating the approved Parish Church and administration building into a single built form.

As such, there will be no additional view, visual or overshadowing impacts compared to the approved development, nor will the development contribute to any additional bulk or scale when viewed from the street or internally from the school buildings.

6.1.3 Façade and Materiality

The proposed modification seeks to modify the materiality and colours of the main façade of the Parish Church. Specifically, the intention is to replace the concrete wall finish with a painted finish in vivid white as the primary façade element, to provide a more contemporary aesthetic that complements the adjacent school buildings. The previously approved elevations and the proposed elevations are shown in **Figure 4** and **Figure 5**, respectively.

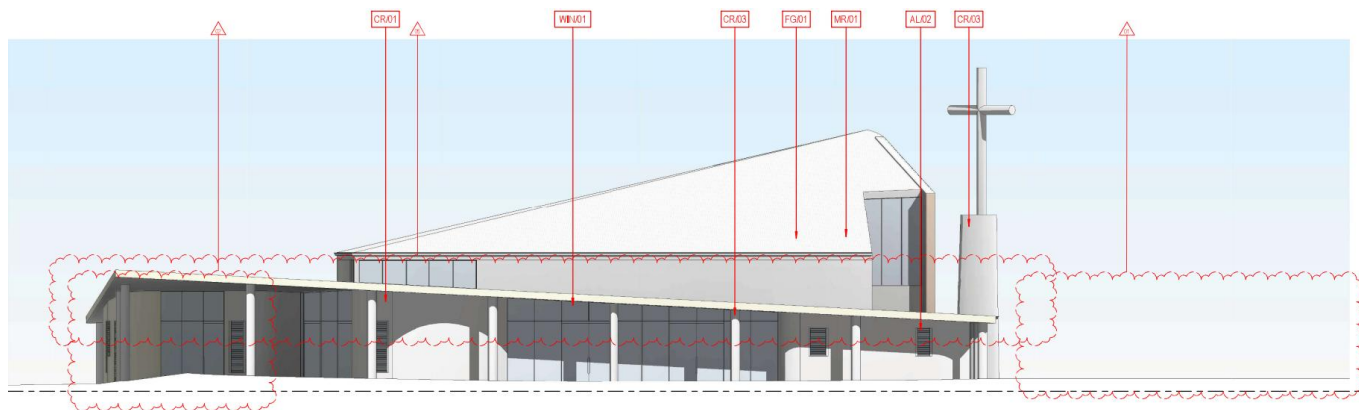


MATERIALS LEGEND

1. CONCRETE WALL FINISH TYPE 1
2. CONCRETE WALL FINISH TYPE 2
3. CONCRETE WALL FINISH TYPE 3
4. SANCTUARY WALL CLADDING
5. SANCTUARY WALL SCREEN
6. WORSHIP HALL CLADDING
7. CLERESTORY WINDOW FRAME & LOUVRES
8. ROOF SHEET
9. ROOF TRIM & ACCESSORIES
10. SOFFIT LINING
11. EXTERNAL COLUMNS
12. SERVICE ENCLOSURE SCREEN
13. CROSS
14. FASICA BEAM
15. OFFICE WALL CLADDING TYPE 1
16. OFFICE WALL CLADDING TYPE 2
17. RAINWATER SUMP

Figure 4 *Approved Elevations and Material Palette*

Source: Alleanza Architecture



SOUTHELEVATION - MATERIAL SCHEDULE

MATERIAL SCHEDULE

CR01		PAINTED FINISH POWER PANEL HEBEL OR SIMILAR	WIND WHITE DULUX
CR02		PAINTED FINISH POWER-PATTERN HEBEL OR SIMILAR	BREADCRUMB DULUX
CR03		RENDERED & PAINTED FINISH WIND WHITE DULUX OR SIMILAR	
AL01		POWDER COATED VERTICAL ALUMINUM LOUVERS BREADCRUMB DULUX OR SIMILAR	
AL02		POWDER COATED ALUMINUM HORIZONTAL PRIVACY SCREEN MONUMENT DULUX OR SIMILAR	
MR01		POWDER COATED ALUMINUM WINDOWS MONUMENT DULUX OR SIMILAR	
FG01		FASCIA & GUTTER MONUMENT DULUX OR SIMILAR	
MR01		ROOF SHEETING SUPRIMET COLORBOND OR SIMILAR	

Figure 5 Proposed Elevations and Material Palette

Source: Design Formation Architects

6.1.4 Amenity

The remaining works are largely internal to upgrade the spaces to suit the demands and needs of the Parish Church. The rationalisation of the internal spaces and the relocation of the office space to the north will enable an outlook to the refined landscaped areas. The proposed modified development will ensure occupants are afforded a high level of internal and external amenity.

Refer to **Appendix A** for the full set of updated architectural plans and **Appendix B** for the supporting architectural statement.

6.2 Landscaping

The proposed modifications will have a positive impact on the approved landscape design as per SSD-10383. The consolidation of the Parish Church and the associated administration building will enable greater open space provision to be utilised by the workers of the Parish Church and attendees. The modified landscaping design includes extended areas of turf to continue to provide a high level of amenity to the occupants of the Parish Church.

There is no proposed change to the quantum of trees to be removed or retained. The landscape design incorporates a new garden bed in the location of the previously sited administration building.

As such, the landscape intent of the original SSDA will remain unchanged. The full set of landscape plans are provided in **Appendix C**.

6.3 Acoustics

An acoustic report review has been prepared by Rodney Stevens Acoustics (**Appendix D**), which assesses the updated façade materiality upon the relevant acoustic criteria and recommendations of the Noise and Vibration Impact Assessment Report, prepared for the original SSD-10383 by JHA, dated 23/06/2020.

The Acoustic Report confirms that compliance with the noise intrusion requirements presented in the original report has been achieved through the updated plans and specifications.

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 architectural and landscape design of Sacred Heart Parish Church, approved as part of SSD-10383. The impacts of the proposed modifications will remain consistent with those approved under the original development consent. Specifically:

- 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 with an ancillary place of worship use, 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 enhancing a key piece of community infrastructure and in turn promoting a culturally neighbourhood.
- 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 improved community and educational facility that will contribute to the needs of the school and the locality.

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.