

Department of Planning, Housing and Infrastructure

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Westmead Sacred Heart-Modification 4 Design Changes

State Significant Development Modification Assessment Report (SSD-10383-Mod-4)

March 2026





Acknowledgement of Country

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

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Modification 4 of Westmead Sacred Heart- Design Changes (SSD-10383-Mod-4) Assessment Report

Published: March 2026

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1 Introduction

1.1 The proposal

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

The Applicant now proposes to modify the approved Sacred Heart Parish Church within the campus to include changes to the landscape design around the church, removal of the administration building, changes to the internal layout of the church and design amendments to the roof layout.

The updated project description and mitigation measures provided in Section 2 of the modification report are the subject of this report and will form part of the consent if the modification is approved.

1.2 Project location

The subject site is located at 2 Darcy Road, Westmead in the City of Parramatta local government area. The site is legally described as Lot 1 DP 1095407 and Lot 1 DP 1211982 and is located approximately 27 kilometres (km) west of the Sydney Central Business District (CBD), 2.7 km north-west of the Parramatta CBD and 1 km north-west of Westmead railway station (see Error! Reference source not found.).

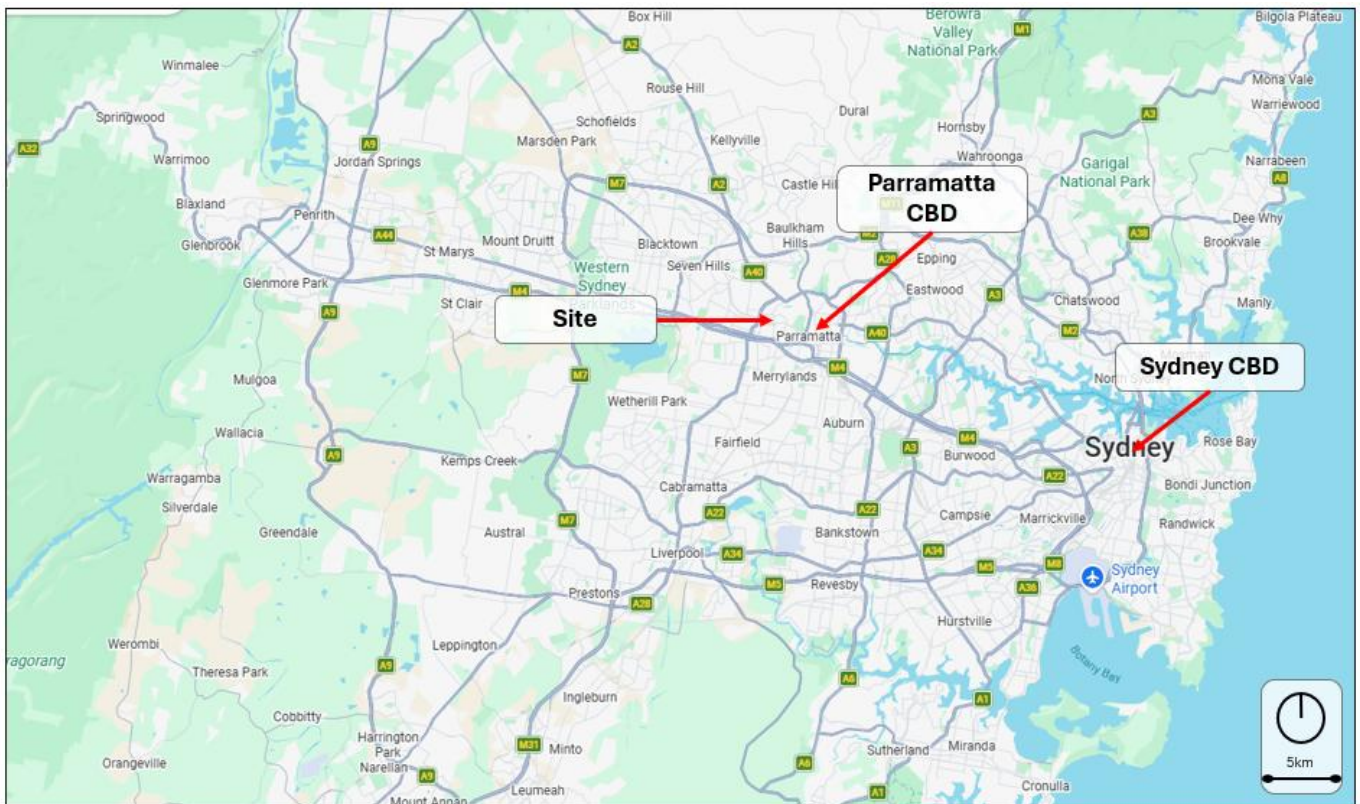


Figure 1 | Regional context map (Base Source: Google Maps, 2026)

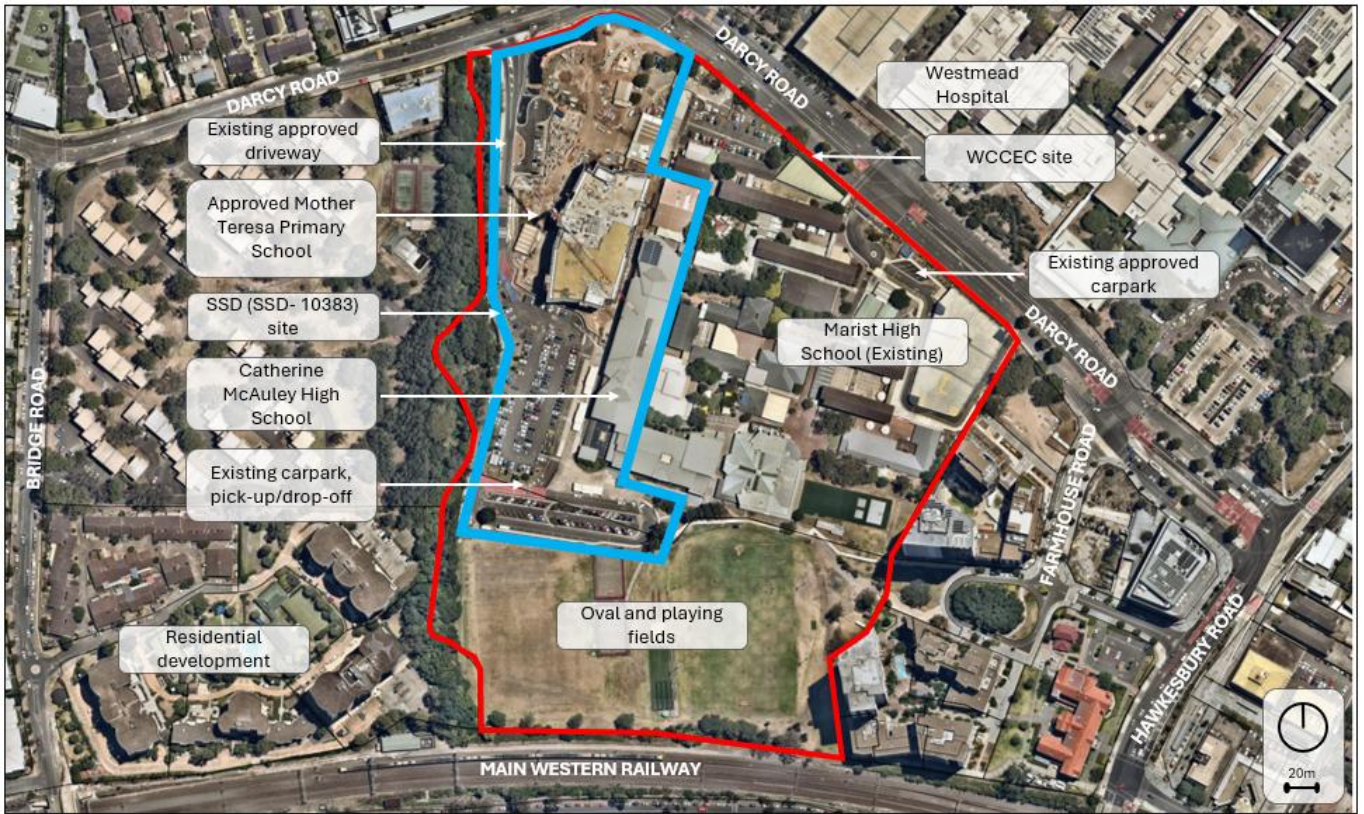


Figure 2 | Local context map (Base Source: Nearmap, 2026)

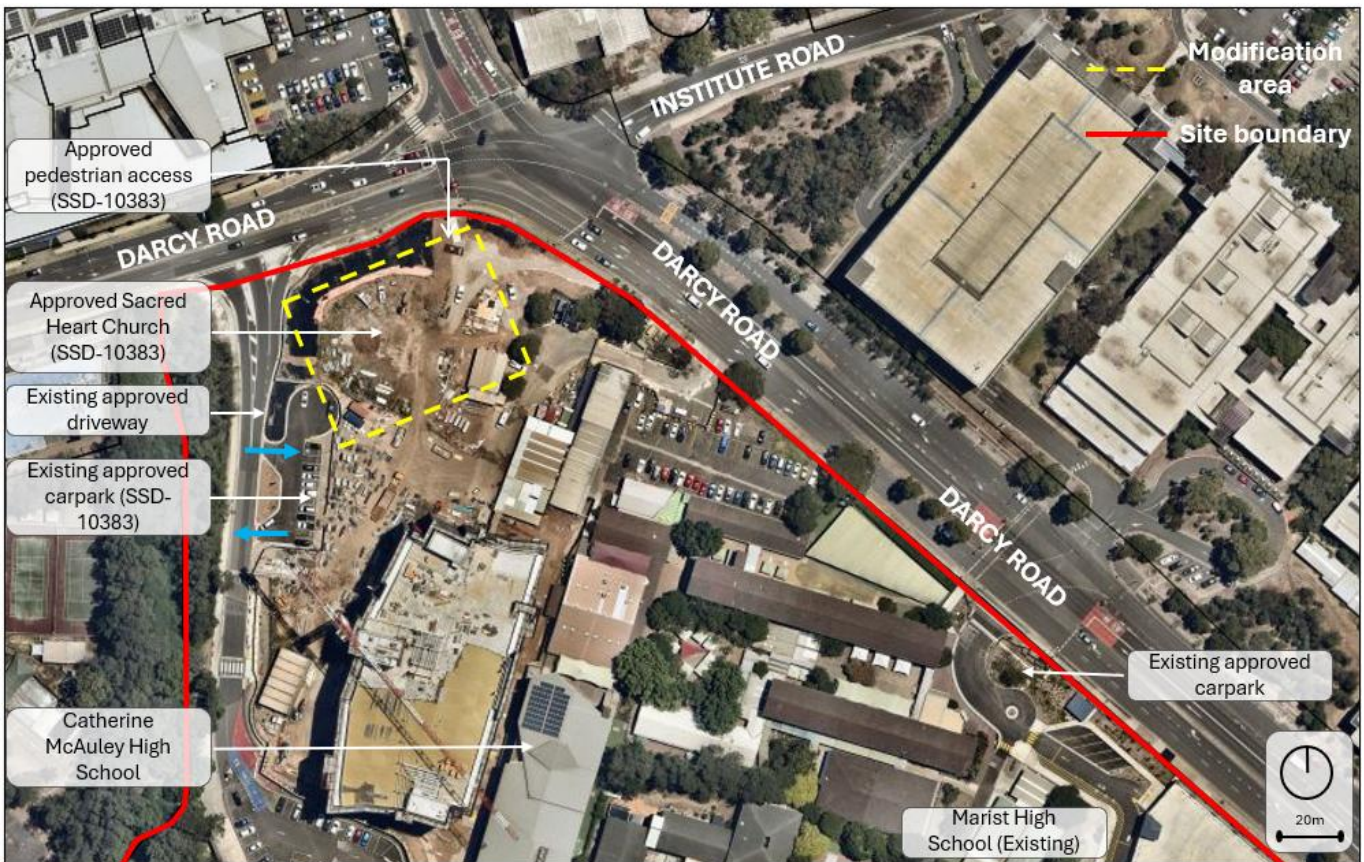


Figure 3 | Proposed modification area (Base Source: Nearmap, 2026)

The site is approximately 12 hectares (ha) and is bounded by Darcy Road to the north, the main Western Railway line to the south, the Western Sydney University Westmead Campus to the east, and high-density residential development to the west (see Figure 2).

The approved SSD site is located in the north-western portion of the broader WCCEC site and includes the existing Mother Teresa Primary School buildings, open grassed play areas, a hockey field, three basketball/tennis courts and minor ancillary structures. The site also incorporates the north-western WCCEC driveway, car park and drop-off/pick-up area (see Figure 2).

The broader site comprises of several one-four storey school buildings accommodating three schools—Catherine McAuley Westmead, Parramatta Marist High School and Mother Teresa Primary School—along with two ovals, playing fields, courts, outdoor play areas and car parking.

1.3 Related projects and works

1.3.1 Approval history

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

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

The consent has been modified on three (3) occasions (see Error! Reference source not found.).

Table 1 | Summary of modifications

Modification	Description	Decision-maker	Type	Date
MOD 1	Revision of the western destination and the users of the schematic through-site link; removal of the requirement for the through-site pedestrian link to be extended to Bridge Street; amendments to the consent conditions relating to creation of easements, positive covenants, open space usage and community access to site facilities; and amendments to the design and layout of landscaping.	Deputy Secretary, Development Assessment	4.55(1A)	5 September 2023
MOD 2	Internal rearrangements to the K6 building, Catholic Early Learning Centre (ELC), Administrative facility and Resource Centre; refinements to landscaping design and removal of 2 additional trees.	Team Leader, Social Infrastructure Assessments	4.55(1A)	6 March 2025
MOD 3	Amendments including an increase in staff and student (for the ELC and primary school) populations at opening year. Additional 220 students and 10 staff for the primary school from that originally approved in the opening year. The ELC capacity would increase from 15 to 25 staff and from 100 to 120 children.	Team Leader, Social Infrastructure Assessments	4.55(1A)	11 August 2025

2 Proposed modification

The key aspects of the modification are outlined in detail in Section 6 of the modification report and are outlined in Error! Reference source not found..

Table 2 | Key aspects of the modification

Project element	Original project	Modified project
Site address	2 Darcy Road Westmead 2145 Lot 1 in DP 1095407 and Lot 1 in DP 1211982	No change.
Project area	118,161 square meters (sqm)	No change.
Tree removal	Removal of 130 trees Planting of 149 trees	No change.
Physical layout and design	Construction of a 6-storey K6 primary school building, alterations to existing primary school building to provide for ELC use, construction of a new parish church	Changes to the built form and design of the approved Sacred Heart Parish Church and consolidation of the administration building into the parish church.
Gross Floor Area (GFA)	Additional 8,158 sqm comprising: <ul style="list-style-type: none"> 7,153 sqm (primary school building) 1,005 sqm (church) 	Additional 8,101sqm comprising: <ul style="list-style-type: none"> 7,153 sqm (primary school building) 948 sqm (church)
Student and staff numbers (Stabilisation Year) (+10 years from opening)	Primary School: <ul style="list-style-type: none"> 1,680 students 100 staff ELC: <ul style="list-style-type: none"> 120 children 25 staff 	No change.

2.1 Physical layout and design

The modification application proposes the following changes to the built form and design of the approved Sacred Heart Parish Church and administration building (see Figure 3Figure 4 to Error! Reference source not found.):

- removal of the separate parish administration building and consolidation of its functions into the church resulting in a reduction of the total approved church GFA from 1,005 m² to 948 m²
- changes to the internal layout of the church including removal of the chapel, adjustments to the size and layout of the Music/AV space and inclusion of parish administration spaces
- removal of the plant area located to the west of the church
- revised building façade and materiality
- changes to the landscape design to reflect removal of the admin building and changes to the footprint of the church.



Figure 4 | Approved vs Proposed Sacred Heart Church and admin building layout (Source: SSD-10383-Mod-3 Stamped plans and Applicant’s Modification Application, 2026)



Figure 5 | Approved vs Proposed south section (Source: SSD-10383-Mod-3 Stamped plans and Applicant's Modification Application, 2026)



Figure 6 | Approved vs Proposed Sacred Heart Church north elevation (Source: SSD-10383 Stamped plans and Applicant's Modification Application, 2026)

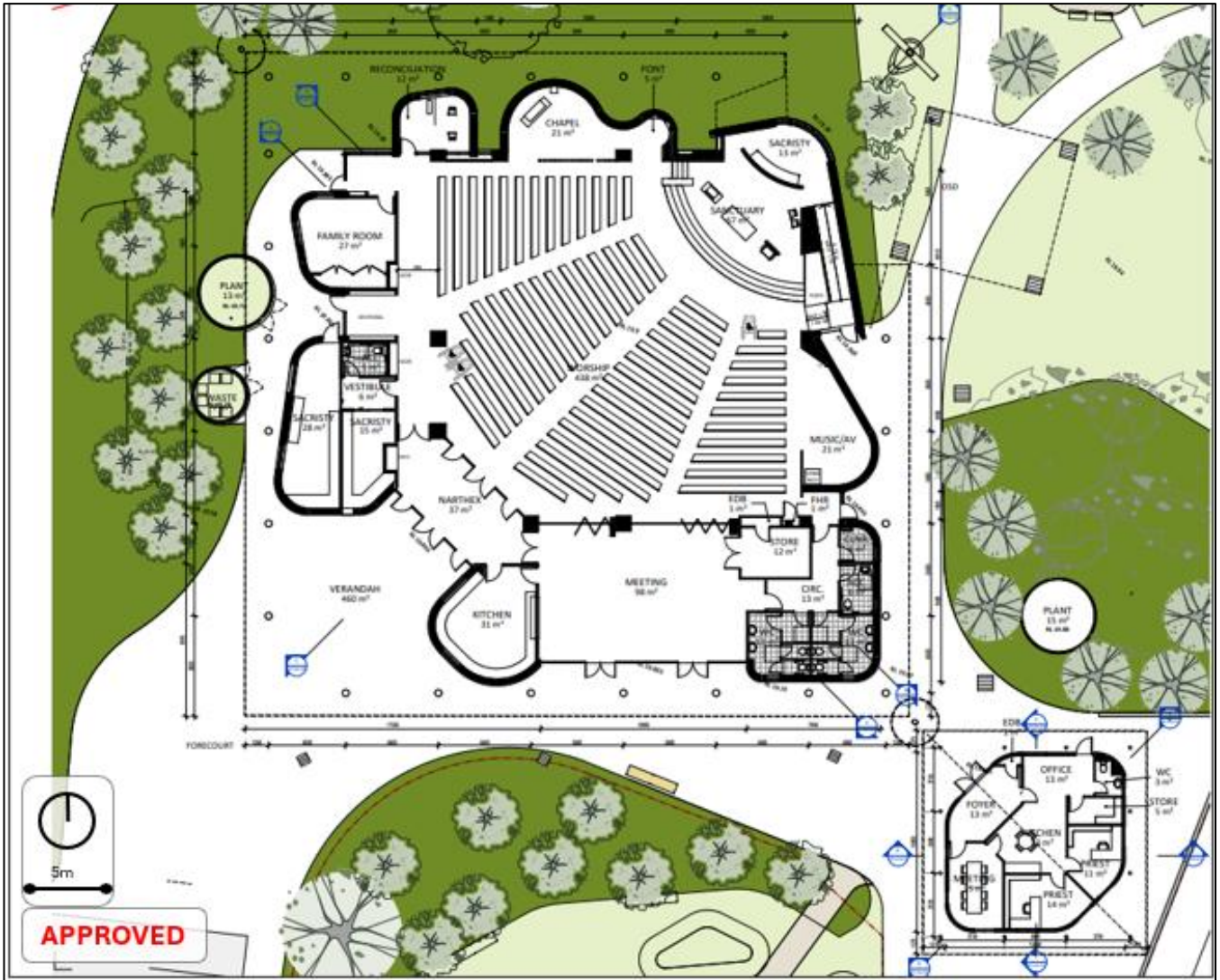


Figure 7 | Approved Sacred Heart Parish Church and admin building layout (Source: SSD-10383 Stamped plans)

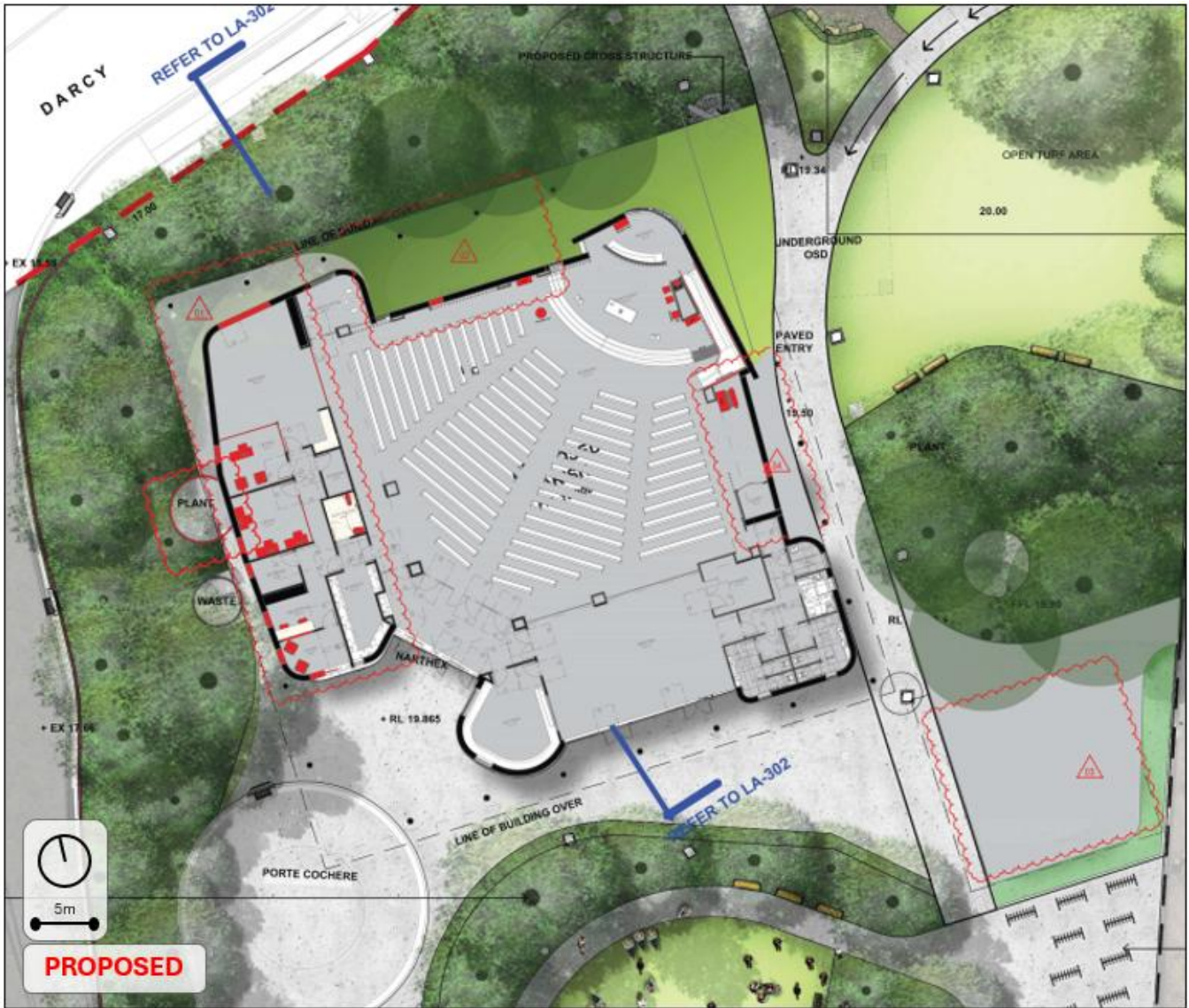


Figure 8| Proposed Sacred Heart Church (Source: Applicant's Modification Application, 2026)



Figure 9 | Approved vs Proposed Sacred Heart Church west elevation (Source: SSD-10383 Stamped plans and Applicant’s Modification Application, 2026)

2.2 Plan name changes

The modification application seeks approval to amend Condition A2 of Schedule 2 to reflect changes to the names of plans associated with the Westmead Sacred Heart SSD-10383 Mod-3. The proposed amendment is administrative in nature and is intended to ensure consistency and accuracy between the approved documentation and the modification instrument.

3 Strategic context

3.1 Key strategic issues

The Department considers that the modified project is appropriate for the site as it is consistent with the strategies, plans and policies outlined in Error! Reference source not found. below.

Table 3 | Summary of government strategies, plans and policies

Strategy, plan or policy	Status	Comments
Greater Sydney Region Plan, A Metropolis of Three Cities	Consistent	The modification remains consistent as it provides educational infrastructure and promotes shared use of facilities with the community.
Central City District Plan	Consistent	The modification remains consistent as it provides additional and contemporary school infrastructure.
NSW Future Transport Strategy 2056	Consistent	The proposed modification remains consistent as it continues to support an educational facility in an accessible location.
Westmead Place Strategy 2036	Consistent	The modification remains consistent as it provides school facilities to support increased primary school student enrolments.

4 Statutory context

4.1 Scope of modification and assessment pathway

Details of the legal pathway under which modification is sought and are provided in Error! Reference source not found. below.

Table 4 | Permissibility and assessment pathway

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

4.2 Mandatory matters for consideration

4.2.1 Matters of consideration required by the EP&A Act

In determining the modification, the consent authority must take into consideration such of the matters referred to in section 4.15(1) of the EP&A Act as are of relevance to the development the subject of the application. The consent authority must also take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified. The Department's consideration of these matters is shown in Error! Reference source not found. below.

Table 5 | Matters for consideration

Matter for consideration	Department's assessment
Environmental planning instruments, proposed instruments, development control plans & planning agreements	<p>The original consent was assessed against the provision of applicable environmental planning instruments (EPIs) in force at the time of that assessment.</p> <p>The Department is satisfied that the proposed modification would not significantly alter the conclusions of the original assessment against those EPIs or any subsequent replacement EPIs.</p>
EP&A Regulation	<p>Error! Reference source not found.</p>
Likely impacts	<p>Section 6- Assessment</p>
Suitability of the site	<p>Section 1.31.2- Modification background, Section 3- Strategic Context and Section 6- Assessment</p>
Public submissions	<p>Section 5- Engagement & Section Error! Reference source not found.- Assessment</p>
Public interest	<p>Section Error! Reference source not found.- Engagement, Section 6- Assessment and Section 7- Evaluation</p>

4.2.2 Objects of the EP&A Act

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

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

4.2.3 Biodiversity development assessment report

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

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

5 Engagement

5.1 Department's engagement

In accordance with the EP&A Regulation the Department made the modification application publicly available on the Department's website on 28 November 2025 and forwarded the application to Council on 28 November 2025 for comment.

5.2 Exhibition of the modification

5.2.1 Public exhibition of the modification application

After accepting the modification request and report, the Department:

- made the documents publicly available on the NSW Planning Portal
- publicly exhibited the modification from 28 November 2025 until 11 December 2025 on the NSW Planning Portal
- notified landowners in the vicinity of the site about the public exhibition
- notified each person who made a submission in relation to the original development application
- notified and invited comment from relevant Cumberland Council and City of Parramatta Council.

The Department received a submission from City of Parramatta Council during the public exhibition period of the modification application. Council reviewed the modification and stated they had no comments on the proposed changes to the Sacred Heart Church.

5.3 Response to submissions

Following the public exhibition period, the Department asked the applicant to respond to the issues raised in submissions and the advice received from government agencies. The applicant provided a submissions report to the Department on Friday, 20 February 2026 (see Error! Reference source not found.). The Department published the submissions report and updated plans on the NSW Planning Portal on Friday, 20 February 2026.

6 Assessment

6.1 Built form and layout

The proposed modification includes several changes to the built form and layout of the approved Sacred Heart parish church. The modifications relate to the consolidation of previously approved buildings (the parish church and administration building), amendments to the external landscape design, and changes to the internal layout within the approved church building. The modification report clarifies that the church continues to operate as a community facility within WCCEC and retains its approved function and capacity.

6.1.1 Consolidation of the parish church and administration building

The modification proposes consolidation of the previously approved standalone parish administration building into the main church building. This change results in an integrated built form and reduces the overall GFA of the church from 1,005 m² to 948 m² (see Figure 10). The Applicant’s modification report states that the proposed changes do not result an increase in the approved Sacred Heart church building height.

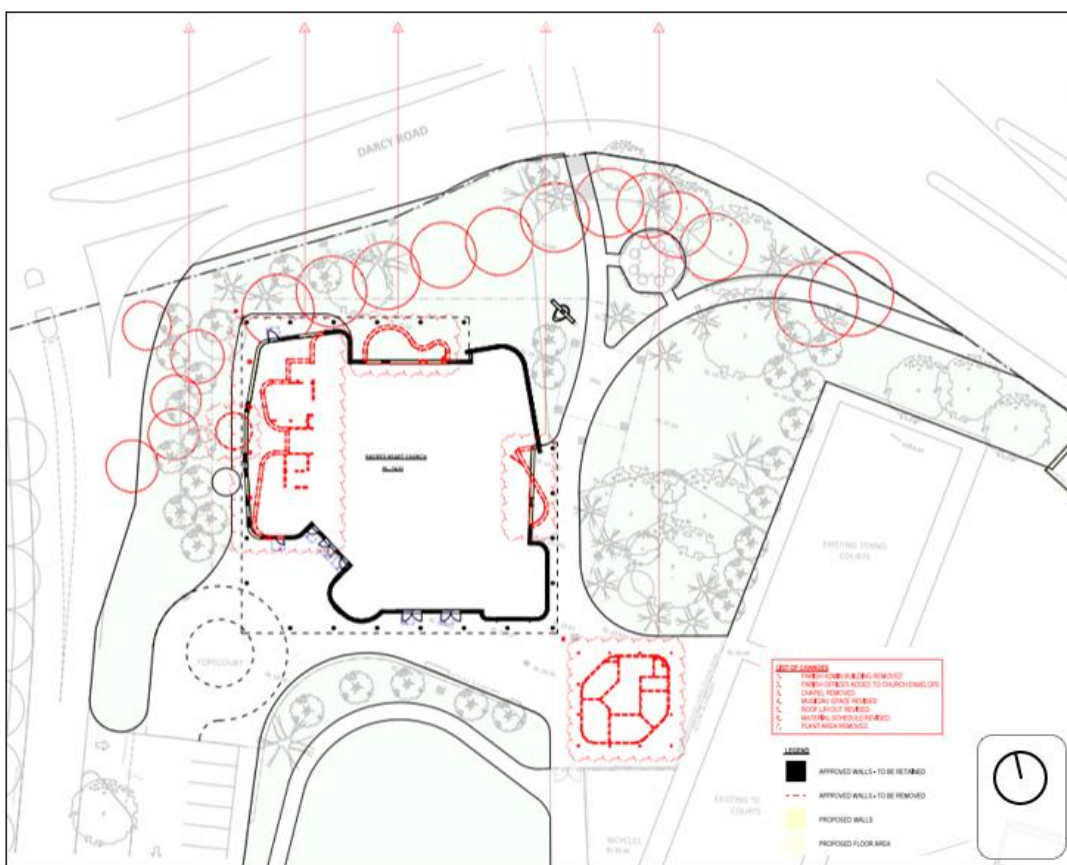


Figure 10| Proposed changes to the approved church footprint (Source: Applicant’s Modification Application, 2026)

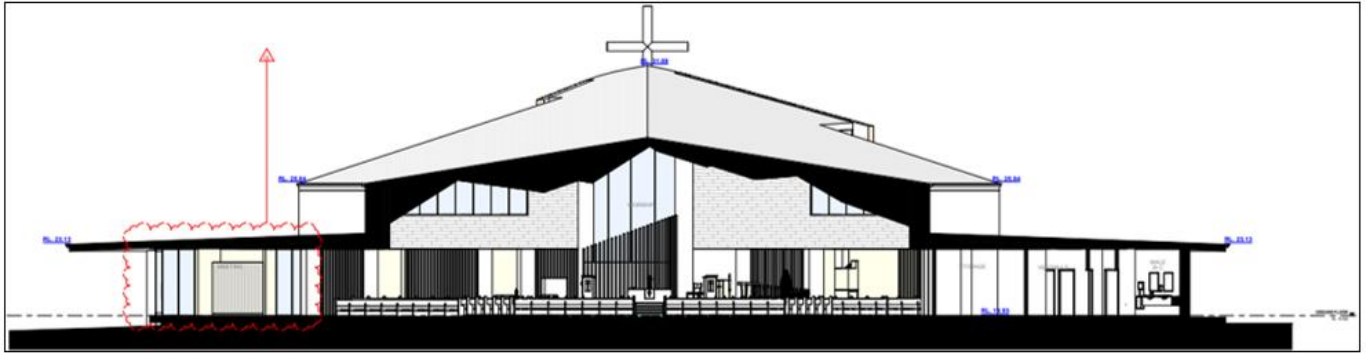


Figure 11| Proposed changes to the church envelope illustrating addition of church offices (Source: Applicant’s RtS, 2026)

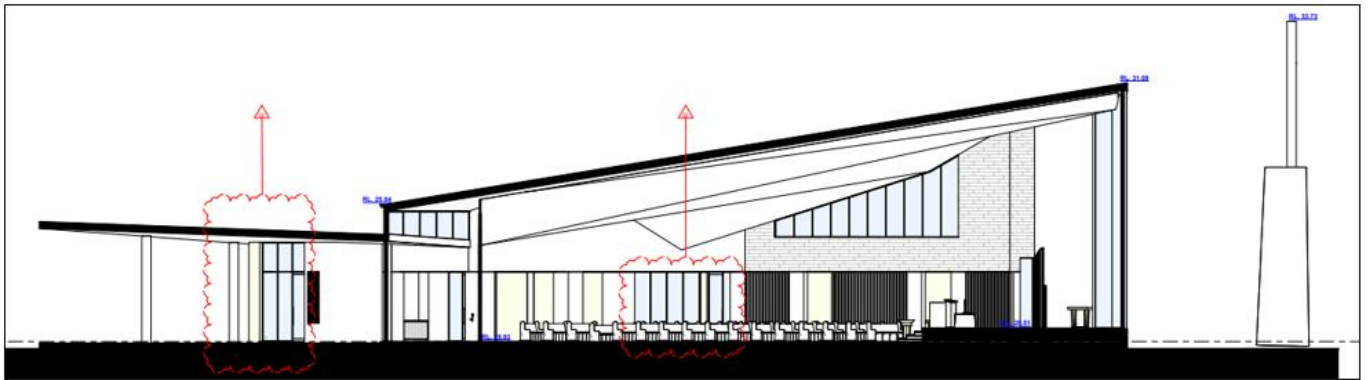


Figure 12| Proposed changes to the church envelope illustrating addition of church offices (Source: Applicant’s RtS, 2026)

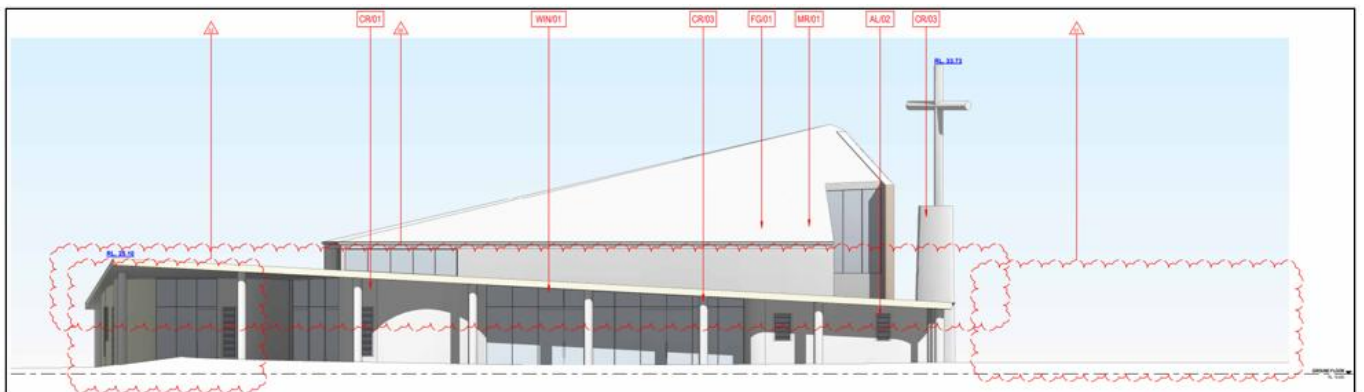


Figure 13| Proposed changes to external façade and roof features (Source: Applicant’s Modification Application, 2026)

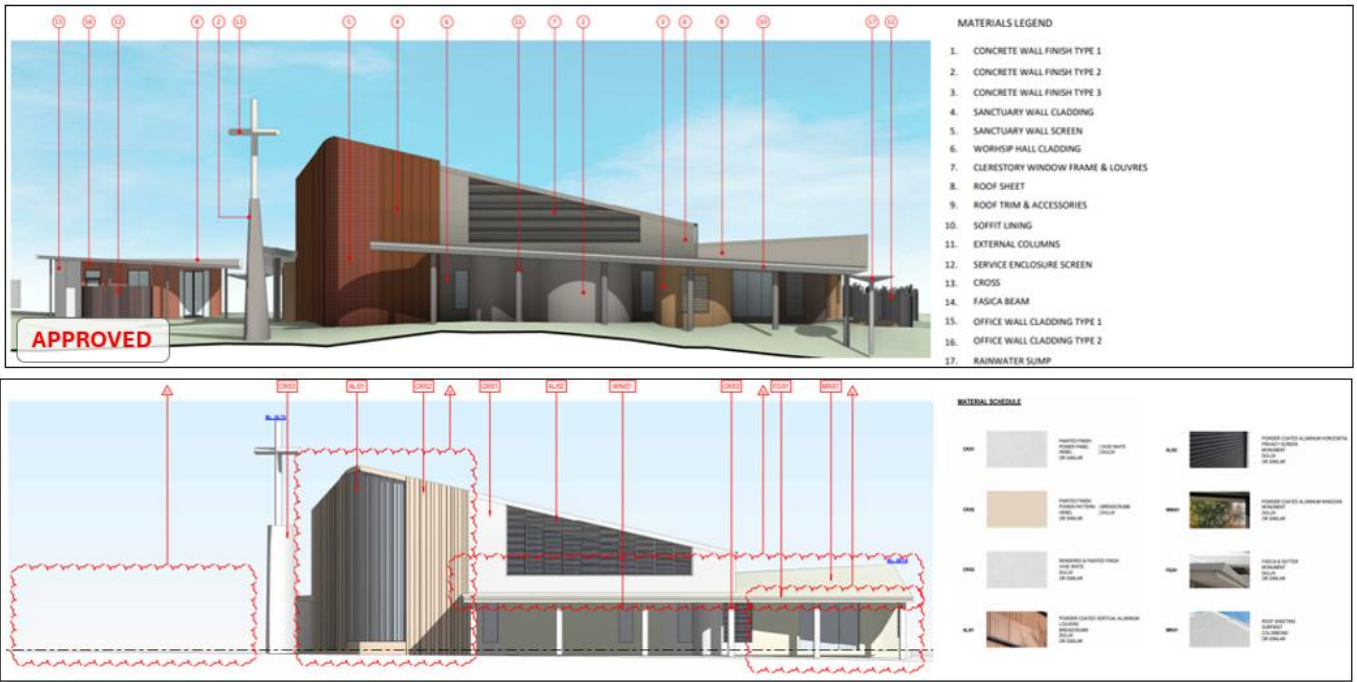


Figure 14| Approved vs Proposes material schedule (north elevation) (Source: SSD-10383 Stamped plans and Applicant’s RtS, 2026)

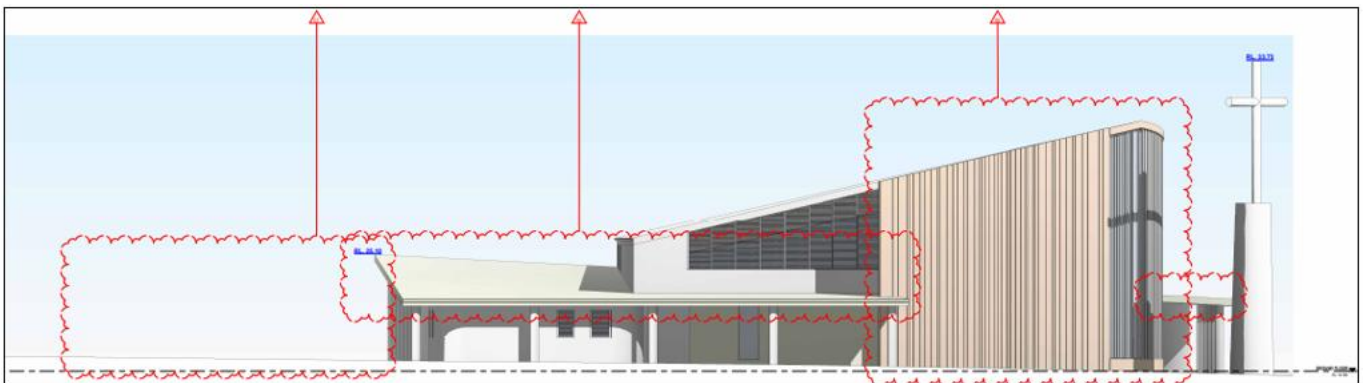


Figure 15| Proposed changes to external façade and roof features (east elevation) (Source: Applicant’s RtS, 2026)

Additionally, the external architectural design of the Parish Church is proposed to be amended through updates to façade materials and a revised roof design. The modified roof layout replaces the previously approved configuration with a traditional eaves and gutter system (see Figure 16). The modification report states that these amendments relate to the external appearance and detailing of the building and do not alter the approved scale, height or bulk of the parish church.

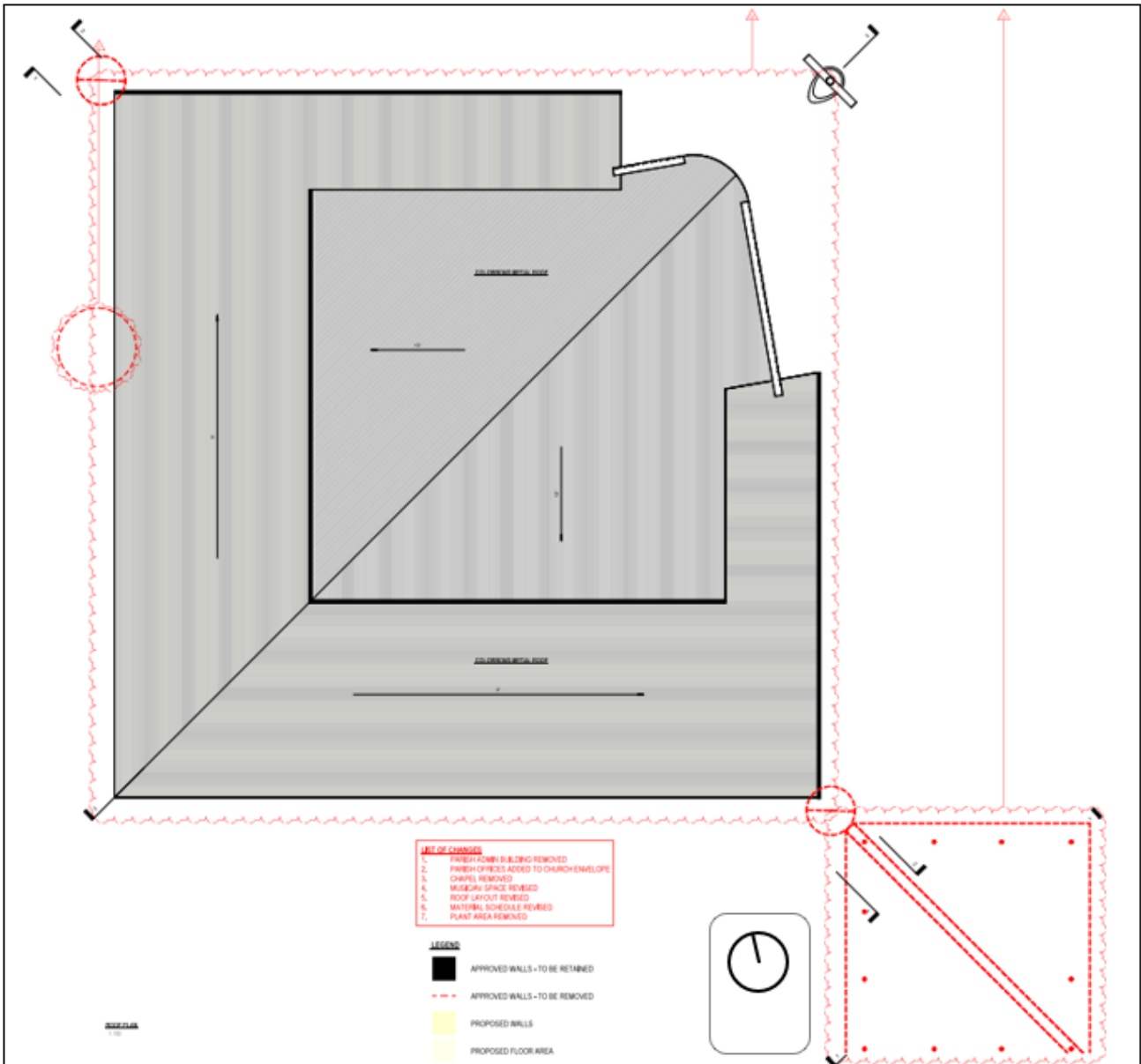


Figure 16| Proposed roof layout (Source: Applicant’s Modification Application, 2026)

The Applicant states in the modification report that the original gully-gutter design would have generated undue noise during rainfall, which would be inconsistent with the requirement for a solemn and quiet worship space. The Department agrees with this assessment. The modification adopts a traditional eaves gutter design, resulting in a significantly quieter outcome, while also being easier to maintain and improving the long-term performance of the building by reducing the risk of water ingress and associated leaks.

The Department notes that the proposed built form changes are confined to the approved parish church and do not increase the intensity of use of the parish church. The consolidation of the previously approved parish administration building into the main church structure results in a single, reconfigured building, and does not generate any unacceptable increase in building bulk or scale. This consolidation provides opportunities for additional open area in the former administration

building location and will not result in any significant change to the overall visual amenity of the approved development.

The Department is satisfied that consolidation of the previously approved parish administration building into the main church structure, with minor amendments to external materials and roof design, does not alter the approved building height, or intensity of use and does not result in any unacceptable changes to the bulk and scale of the approved church building. Updates to façade materials and a revised roof profile remain consistent with the overall architectural language and do not significantly alter the development when viewed from Darcy Road or adjoining developments.

6.1.2 Layout changes to the parish church

The proposed modification includes several internal layout changes to the approved parish church, as a result of consolidation of uses within a single built form. The internal layout has been amended to reflect the revised building footprint, including removal of the previously approved chapel space and a resizing of the Music/Audio Visual (AV) area. These changes result in adjustments to ancillary spaces while retaining the overall layout of the primary worship area within the church. The internal layout has been revised to accommodate administrative offices, meeting areas, storage and service spaces within the consolidated building footprint, with associated changes to internal circulation and access arrangements. The internal modifications are confined to the approved parish church building and do not introduce any new uses or increase the approved capacity of the facility.

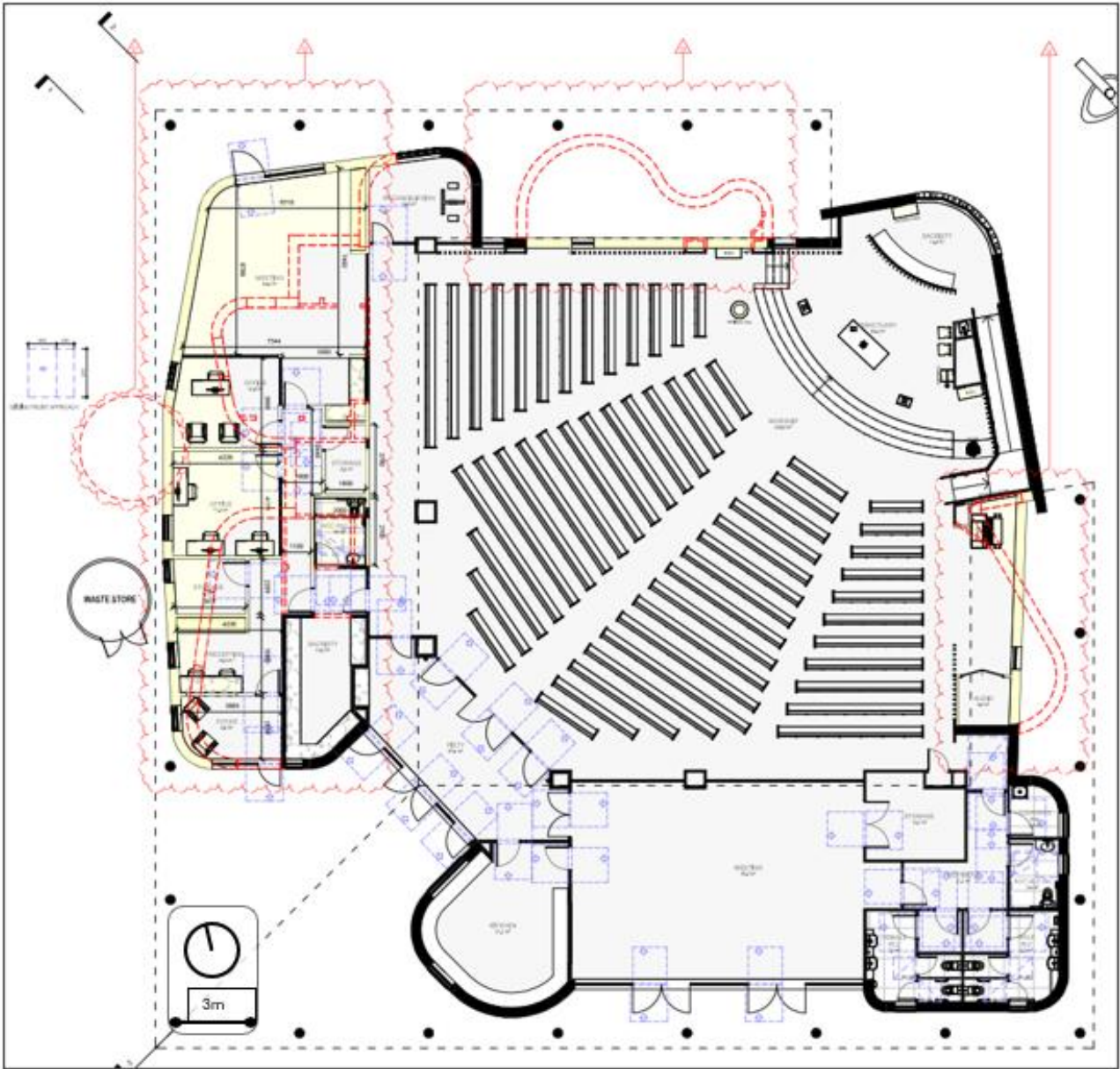


Figure 17| Proposed internal layout changes- Parish Church (Source: Applicant's Modification Application, 2026)

The Department is satisfied that the proposed internal layout changes to the parish church and consolidation of the previously approved parish administration building into the main church structure does not result in any significant impacts to the overall bulk and scale of the approved church.

The removal of the chapel space, resizing of the Music/Audio Visual area and incorporation of parish administration offices within the main church building do not alter the approved use, capacity or function of the church. The Department considers that the proposed internal changes to the layout will not result in any additional environmental, operational or amenity impacts.

6.1.3 Landscape design amendments

The proposed modification includes amendments to the approved landscape design around the parish church, resulting from the revised internal layout and consolidation of the administration building.

The revised landscape design includes the reconfiguration of landscaped areas to align with the amended building edges, including the removal of one of the previously approved plant areas located to the west of the Parish Church.



Figure 18| Proposed landscape design changes (Source: Applicant's RtS, 2026)

The Department notes that the amendments do not result in additional tree removal and do not alter the overall landscape strategy for the broader campus. Additionally, the Department is satisfied that the proposed landscape design amendments associated with the modified parish church are minor in nature. The Department is satisfied that the proposed landscape amendments will not result in

additional visual, environmental or amenity impacts and are acceptable within the context of the approved development.

6.2 Other issues

The Department’s consideration of other issues is summarised in Error! Reference source not found. below.

Table 6 | Assessment of other issues

Issue	Findings and conclusions	Recommended conditions
<p>Noise impacts</p>	<p>The Applicant’s modification application included an acoustic letter prepared by Rodney Stevens Acoustics (dated 02 September 2025; Rev 0) confirming that the proposed modification will comply with the noise intrusion requirements presented in JHA DA report (SSD-10383; 190529 Rev D dated 23 June 2020).</p> <p>The Department is satisfied that the proposed modification is not expected increase noise impacts beyond those already assessed and approved under the original SSD application. The modification does not introduce any new noise-generating land uses, extend operating hours, or increase the scale or intensity of activities associated with the parish church. The consolidation of the previously approved parish administration building into the main church structure and the associated internal layout changes do not alter the nature of church operations or the approved use, therefore, do not result in additional operational noise sources.</p> <p>Additionally, external changes to the built form, including revisions to façade treatments and roof configuration, do not involve the introduction of new mechanical plant or services that would affect the acoustic environment.</p>	<p>The Department has considered the information provided by the Applicant regarding proposed amendments. The Department considers that the design amendments are minor in nature and would not have any significant noise impacts.</p> <p>The Department considers that the existing conditions for SSD-10383 related to noise impact remain sufficient for noise management.</p>

7 Evaluation

The Department's assessment has considered the relevant matters and objects of the EP&A Act, including the principles of ecologically sustainable development (Sections Error! Reference source not found. & Error! Reference source not found.), advice from government agencies, local councils and public submissions (Section Error! Reference source not found.), and strategic government policies and plans (Section Error! Reference source not found.).

If approved, the modification would result in minor amendments to the approved built form, landscape design and provide minor design improvements to the overall layout of the Parish Church building.

The Department has recommended a range of conditions to manage any residual environmental impacts.

The Department has formed the opinion:

- the impacts of the modified project are acceptable subject to conditions
- the modification should be approved subject to conditions

8 Recommendation

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

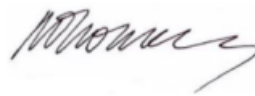
- considers the findings and recommendations of this report
- accepts and adopts the findings and recommendations in this report as the reasons for making the decision to approve the modification
- agrees with the key reasons for approval listed in the notice of decision
- modifies the consent for the Westmead Sacred Heart- Design Changes (SSD-10383-Mod-4, subject to the conditions in the attached instrument of modification.
- signs the attached instrument of modification (Error! Reference source not found.).

Recommended by:



Camille Kunder
Planning Officer
Social Infrastructure Assessments

Recommended by:



Madeline Thomas
Team Leader
Social Infrastructure Assessments

9 Determination

The recommendation is adopted by:

A handwritten signature in black ink, appearing to read 'Traki Gotsis', is written over a light gray rectangular background.

Traki Gotsis

Acting Team Leader

Social Infrastructure Assessments

Glossary

Abbreviation	Definition
Council	City of Parramatta Council
Department	Department of Planning, Housing and Infrastructure
EIS	Environmental impact statement
EPA	NSW Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental planning instrument
ESD	Ecologically sustainable development
GFA	Gross Floor Area
IPC	Independent Planning Commission
LGA	Local government area
LEP	Local environmental plan
Minister	Minister for Planning and Public Spaces
SSD	State significant development
WCCEC	Westmead Catholic Community Education Campus

Appendices

Appendix A -Submissions and government agency advice

All submissions and government agency advice can be found here:

<https://www.planningportal.nsw.gov.au/major-projects/projects/modification-4-westmead-sacred-heart-design-changes>

Appendix B – Recommended instrument of modification

<https://www.planningportal.nsw.gov.au/major-projects/projects/modification-4-westmead-sacred-heart-design-changes>

Appendix C -Additional information

<https://www.planningportal.nsw.gov.au/major-projects/projects/modification-4-westmead-sacred-heart-design-changes>