

Our ref: Minarah College (SSD-30759158)

Mr Andrew Mills

Chair

NSW Independent Planning Commission

GPO Box 3415

135 King Street

Sydney NSW 2000

Via email - ipcn@ipcn.nsw.gov.au

19 November 2025

Subject: Amended Minarah College - Referral to the Independent Planning Commission for determination

Dear Mr Mills

The Department has completed its assessment of the merits of the amended application for the Minarah College (SSD-30759158).

In accordance with section 2.7(1)(a)-(c) of State Environmental Planning Policy (Planning Systems) 2021, the Independent Planning Commission is the declared consent authority for this development, as there were more than 50 unique public submissions objecting to the application, as well as an objection from Camden Council (Council).

Green Valley Islamic College Ltd (the Applicant) submitted an Amended Application on 10 September 2024, and this amended proposal (the proposal) is the primary focus of this assessment. The Applicant proposes to construct and operate a new two-storey Kindergarten to Year 12 school (Minarah College) for 980 students/children, including a 30-place School for Special Purpose and a 60-place Early Learning Centre (ELC). The project is proposed to be developed in four stages. It includes tree removal, demolition, bulk earthworks, on-site wastewater management, including a sewage treatment plant, sports field, landscaping, public domain, and infrastructure works.

During the exhibition of the Environmental Impact Statement (EIS) for the original proposal from 28 June to 1 August 2022 (35 days) in relation to a staged K-Year 12 school development and ELC for up to 1580 students/children, the Department received advice from government agencies and a total of 290 submissions, including an objection from Council and 188 objections from the community.

During the exhibition of the amended proposal from 17 September to 28 October 2024 (42 days), the Department received advice from government agencies and a total of 272 public submissions, including 96 in objection and 176 in support; an objection from Council; one submission from a special

interest group in support; and two submissions from utility providers commenting on the proposal. Key issues raised included site servicing, land use conflict, built form, traffic, wastewater management and flooding.

In assessing the merits of the project, the Department has considered the environmental, social and economic impacts of the project, submissions on the EIS and the amended application, relevant environmental planning instruments, the suitability of the site, and the public interest, in accordance with the requirements of the *Environmental Planning and Assessment Act 1979*.

During the assessment process, the Department visited the site. The Department has consulted with Council and relevant government agencies.

Based on its assessment, the Department believes that the project is approvable, subject to the recommended conditions of consent.

I have attached a copy of the Department's assessment report, recommended instrument of consent and other relevant documents for the Commission's consideration.

Further information about the project can be found on the NSW planning portal:
<https://www.planningportal.nsw.gov.au/major-projects/projects/minarah-college>.

Please contact Karen Harragon, Director Social and Infrastructure Assessments, on telephone number [REDACTED], if you would like to arrange a briefing or require any additional information.

Yours sincerely,

A black rectangular box redacting the signature of Steve Hartley.

Steve Hartley

Acting Deputy Secretary

Development Assessment and Sustainability