

# Minarah College, Catherine Field (SSD-30759158)



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Department of Planning, Housing and Infrastructure  
Social Infrastructure Assessments

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Prepared for IPC Meeting  
15 January 2026

# Amended application – the proposal and the site

- New school (Minarah College) to be developed in four stages, accommodating up to **980 students (K-12)** and a **60-place early learning centre**.
- Within the unreleased area of the Catherine Field Precinct of the South West Growth Area (Camden LGA).
- Unsewered site in a rural residential, small-scale agricultural setting.



**Figure |** Aerial view of the site (Nearmap, 2025)



Approximate site location within the unreleased Catherine Field Precinct of the SWGA

The map displays the Catherine Field area with the following features:

- Land Use Zones:**
  - RU1:** General Residential (pinkish-tan)
  - R1 - General Residential:** General Residential (light pink)
  - B2 - Local Centre:** Local Centre (teal)
  - C2:** Commercial Centre (orange)
  - R5:** Large Lot Residential (light pink)
  - R5 - Large Lot Residential:** Large Lot Residential (light pink)
  - RU4:** Primary Production Small Lots (light tan)
  - RE2 - Private Recreation:** Private Recreation (yellow)
  - R2 - Low Density Residential:** Low Density Residential (light pink)
- Geographical Features:**
  - Wannanatta South Creek:** A creek flowing through the center of the map.
  - Oran Park:** A residential area to the southwest.
  - Gledswood Hills:** A residential area to the southeast.
  - PRR - Public Recreation - Regional:** A green area to the northeast.
- Roads:**
  - Catherine Fields Road:** A major road running north-south.
  - Deerfield Road:** A road running north-south to the east of Catherine Fields Road.
  - Camden Valley Way:** A road running southeast to the east of Catherine Fields Road.
- Other Labels:**
  - The Site:** A red dot located on Catherine Fields Road, between the RU1 and R5 zones.
  - Catherine Field:** A label for the central area.
  - Catherine Field (Part):** A label for the southern part of the field.
- Map Elements:**
  - North Arrow:** Located in the top right corner.
  - Scale:** A scale bar indicating 400m.

The map displays the Catherine Field area with various land use zones and the location of 'The Site' highlighted in red. Key features include:

- Zones and Areas:**
  - R1 - General Residential:** Light pink area in the center.
  - R2 - Low Density Residential:** Light orange areas in the top left and bottom right.
  - R3 - Medium Density Residential:** Light purple area in the center-left.
  - R5 - Large Lot Residential:** Light green area in the center-right.
  - RU1:** Light yellow areas in the top left, top right, and bottom right.
  - RU4:** Light orange areas in the top right and bottom center.
  - B2 - Local Centre:** Light blue area in the bottom left.
  - Oran Park:** Light blue area in the bottom left.
  - Catherine Field (Part):** Light orange area in the bottom left.
  - Gledswood Hills:** Light green area in the bottom right.
  - RE2 - Private Recreation:** Light green area in the bottom right.
  - PRR - Public Recreation - Regional:** Light green area in the top right.
- Water Features:**
  - Warrumbidgee South Creek:** A creek running vertically through the center.
  - Catherine Field:** A large area in the center-right.
- Roads:**
  - Deerfields Road:** A road running diagonally from the top right to the center.
  - Canberra Valley Way:** A road running diagonally from the bottom right to the center.
- Other Features:**
  - The Site:** A small red rectangle with a red dot in the center, located on the boundary between R1 and R5.
  - Scale:** A scale bar indicating 400m.
  - North Arrow:** A north arrow pointing upwards.

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# Background

- **28/06/22 to 01/08/2022** (35 days): Original EIS exhibited. 284 public submissions (188 objections) and Camden Council (Council) objection. Agencies raised strong concerns re servicing.
- **03/05/2023**: Department requested reduced development scale due to inadequate essential services (water, wastewater, stormwater and roads).
- **10/09/2024**: Amended project lodged - reduced student capacity from 1580 to 980, consolidated to four stages and inclusion of permanent on-site wastewater system.
- **17/09/24 to 28/10/2024** (42 days): Amended project exhibited and received 275 public submissions (96 objections) and Council objection.



# Stage 1

## School population

- 318 students/children (300 school students and 18 ELC)
- 15 FTE staff

## Works

- Demolition of existing structures
- Dewatering of dam
- Full site remediation
- Excavation and removal of 230 trees
- Construction of:
  - PS western wing and ELC building
  - separate open space play areas, COLA, canteen, waste shed
  - sports field
  - northern carpark (24 spaces)
  - access roads, bus parking, loading areas
  - first lane of DOPU (17 bays)
  - on-site sewage treatment plant and EMAs (>2301m<sup>2</sup>)
  - 35kL potable water break tank, new water meter and cold water pump
- Planting of 58 trees, fencing and landscaping
- 1.8m tall boundary acoustic walls along northern and southern boundaries
- Civil and road works:
  - 1.8m wide footpath
  - four 3m wide waiting areas
  - two indented bus bays

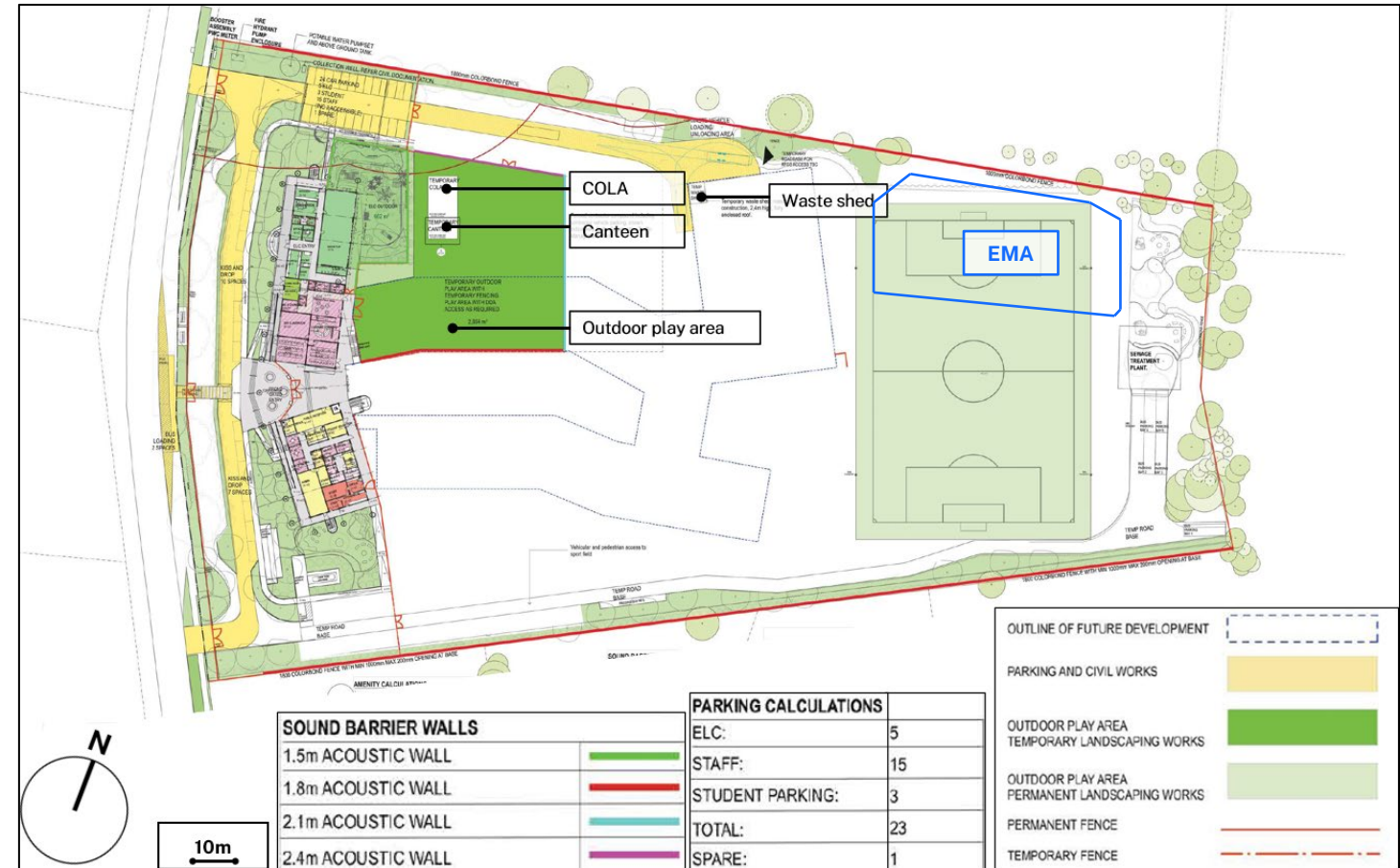


Figure | Stage 1 Ground Floor Plan (Source: Applicant's ARtS, 2025)



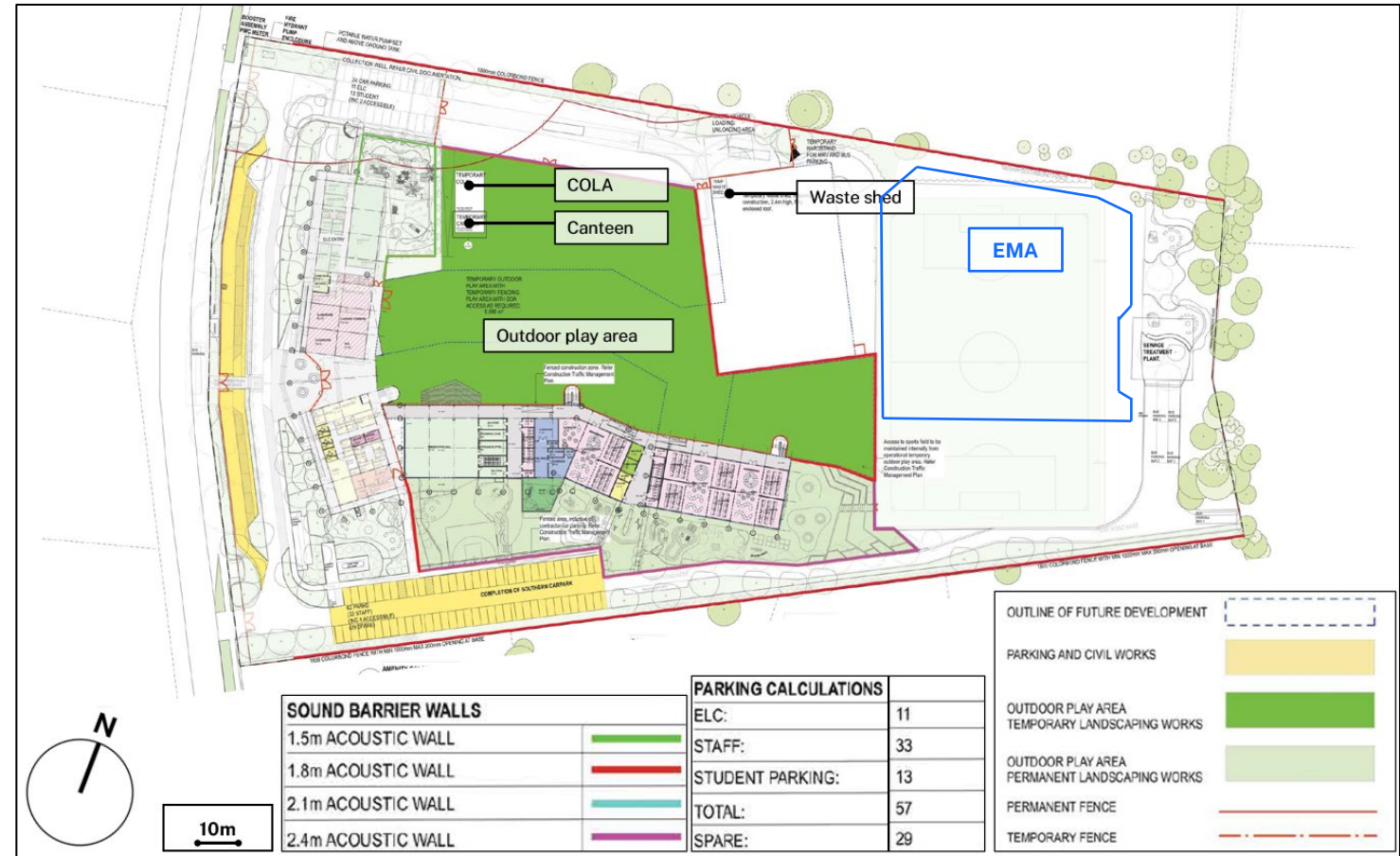
# Stage 2

## School population

- **652** students/children (610 school students and 42 ELC)
- 33 FTE staff  
(increase: +334 students, +24 ELC placements and +18 FTE staff)

## Works

- Excavation and bulk earthworks
- Construction of:
  - PS southern wing including the PS hall and open play area
  - southern carpark (62 additional spaces; total 86) and access roads
  - second lane of DOPU (13 additional bays; total 30)
  - extended outdoor play area
  - extended EMAs (>4749m<sup>2</sup>)
- Relocation of waste shed
- Planting of 85 trees (total 143), fencing and associated landscaping
- Acoustic walls
- Upgrades to Catherine Fields Road:
  - road widening
  - channelised right turning lane
  - five additional indented bus bays (total 7)



**Figure | Stage 2 Ground Floor Plan (Source: Applicant's ARtS, 2025)**

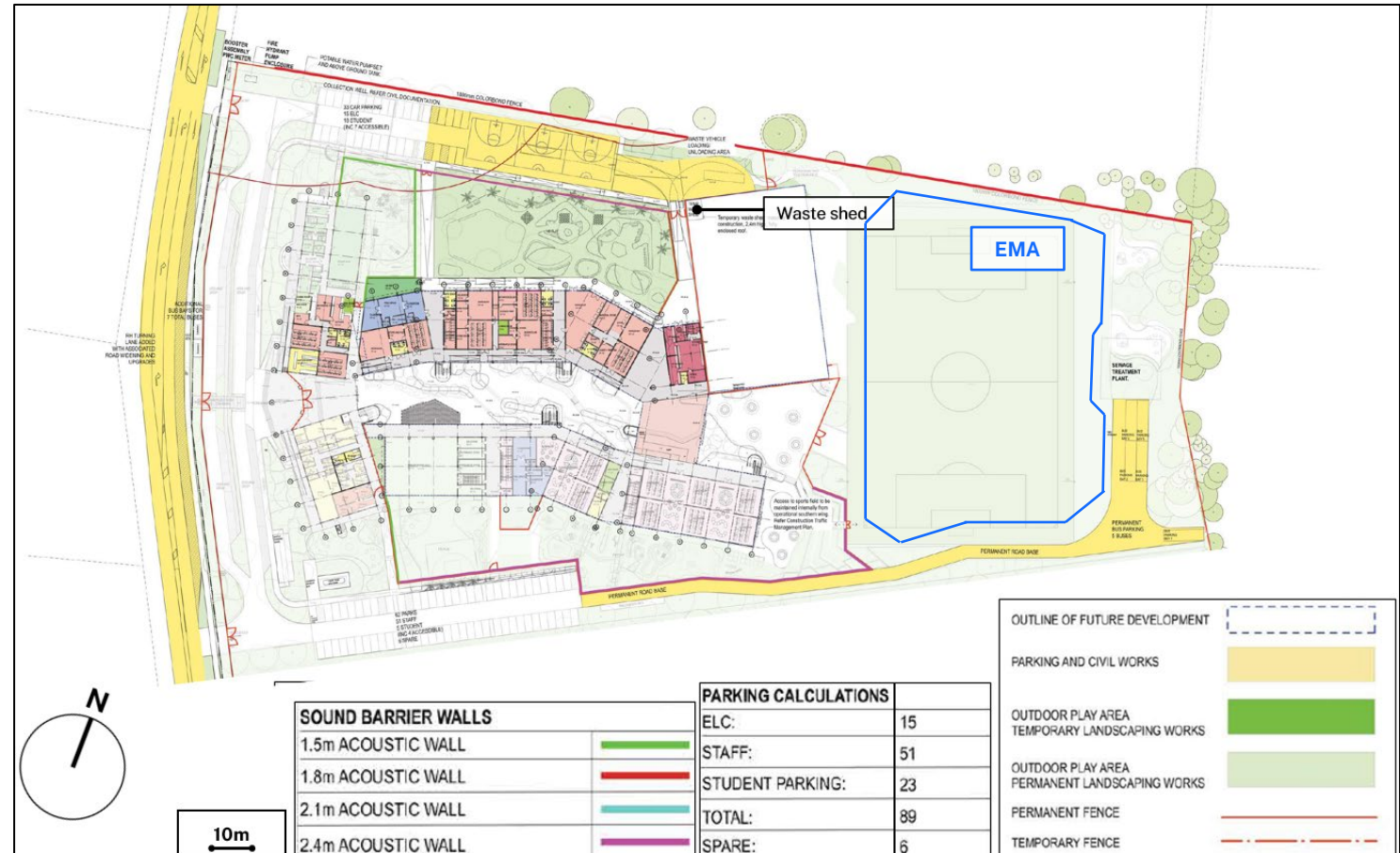
# Stage 3

## School population

- **980** students/children (920 school students and 60 ELC)
- 51 FTE staff  
(increase: +328 students, +18 ELC placements and +18 FTE staff)

## Works

- Excavation and bulk earthworks
- Construction of:
  - HS northern wing including open play area, three playing courts, COLA and central courtyard
  - remainder of the northern carpark (9 additional spaces; total 95)
  - access roads and loading area
  - extended EMAs (>6619m<sup>2</sup>)
- Relocation of waste shed
- Planting of 127 trees (total 270), fencing and associated landscaping
- Acoustic walls
- Civil and public domain works.



**Figure | Stage 3 Ground Floor Plan** (Source: Applicant's ARtS, 2025)

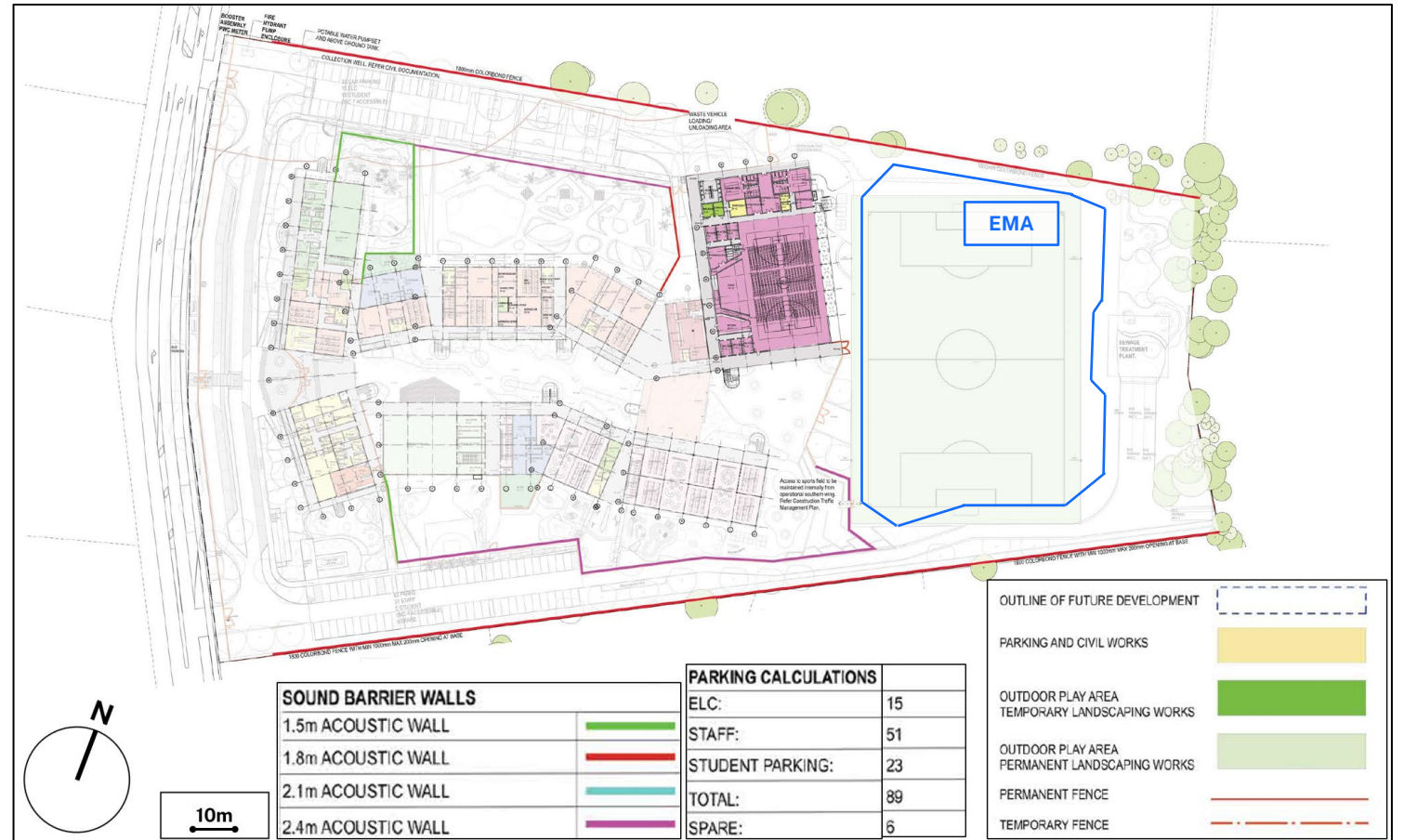
# Stage 4

## School population

- 980 students/children (920 school students and 60 ELC)
- 51 FTE staff  
(no increase)

## Works

- Excavation and bulk earthworks
- Construction of HS hall
- Acoustic walls.



**Figure |** Stage 4 Ground Floor Plan (Source: Applicant's ARTS, 2025)



# Site servicing and land use conflict

## Recommended conditions

### *Site servicing*

- utility providers engagements and approval
- compliance with standards and guidelines
- monitoring of the OWMS performance
- trade waste pre-treatment where relevant
- further Council approval for Stages 1 and 2
- adequacy review before Stage 3 and Stage 4.

### *Land use conflict*

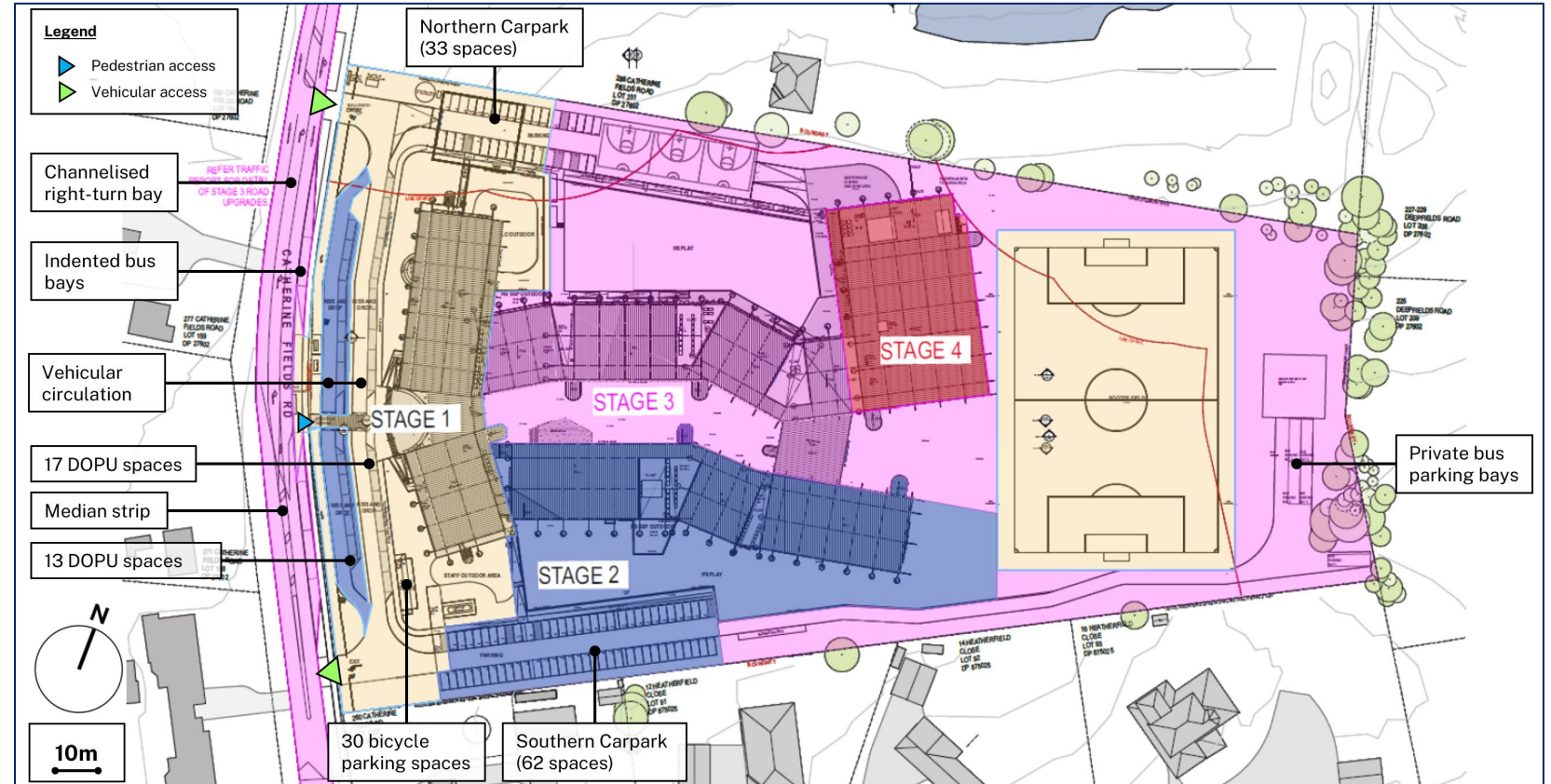
- Biosecurity Management Plan
- ongoing stakeholder engagement
- monitoring of long-term agricultural trends.

Servicing	Expected Timing	Interim Measures
<b>Reticulated Water</b>	<ul style="list-style-type: none"> <li>• 2031</li> </ul>	<ul style="list-style-type: none"> <li>• 35kL break tank</li> <li>• a new authority water meter</li> <li>• a potable cold water pump</li> <li>• 40kL rainwater tank</li> </ul>
<b>Wastewater</b>	<ul style="list-style-type: none"> <li>• 2028/29</li> <li>• subject to funding approval</li> </ul>	<ul style="list-style-type: none"> <li>• onsite wastewater management system (OWMS) for permanent servicing</li> <li>• irrigation through subsurface effluent management areas (EMAs)</li> </ul>
<b>Natural Gas</b>	<ul style="list-style-type: none"> <li>• Not available</li> </ul>	<ul style="list-style-type: none"> <li>• onsite LPG storage tanks for kitchens, science labs and plants</li> </ul>
<b>Electricity</b>	<ul style="list-style-type: none"> <li>• Available</li> </ul>	<ul style="list-style-type: none"> <li>• onsite substations</li> </ul>

### Recommended conditions

- Construction Traffic and Pedestrian Management Plan
- Construction Worker Transportation Strategy

- footpath by Stage 1 operation
- right turning bay by Stage 2 operation
- School Travel Plan and a Parking Management Plan, including an initial audit six months after operation
- integration with future active transport
- Road Safety Audit
- Operational Transport and Access Management Plan:
  - staggered school times
  - a private chartered bus (60 persons) from Stage 3
  - parking provisions.



**Figure |** Consolidated staging plan showing proposed on-site and off-site transportation infrastructure at final development stage (Applicant's ARtS, 2025)



# Built form and urban design

## Recommended conditions

- advanced tree stocks, suitable tree species and planting locations to ensure visual screening
- neutral, recessive colours and designs for boundary fencing.
- avoid trees with intrusive roots
- additional canopy tree planting along the southern boundary of the southern carpark.



**Figure** | Proposal viewed from Catherine Fields Road, facing southeast  
(Applicant's Amendment Report, 2025)



**Figure** | Perspective architectural rendering of the new school, viewed from within the site facing east towards the main entrance (Applicant's Amendment Report, 2025)



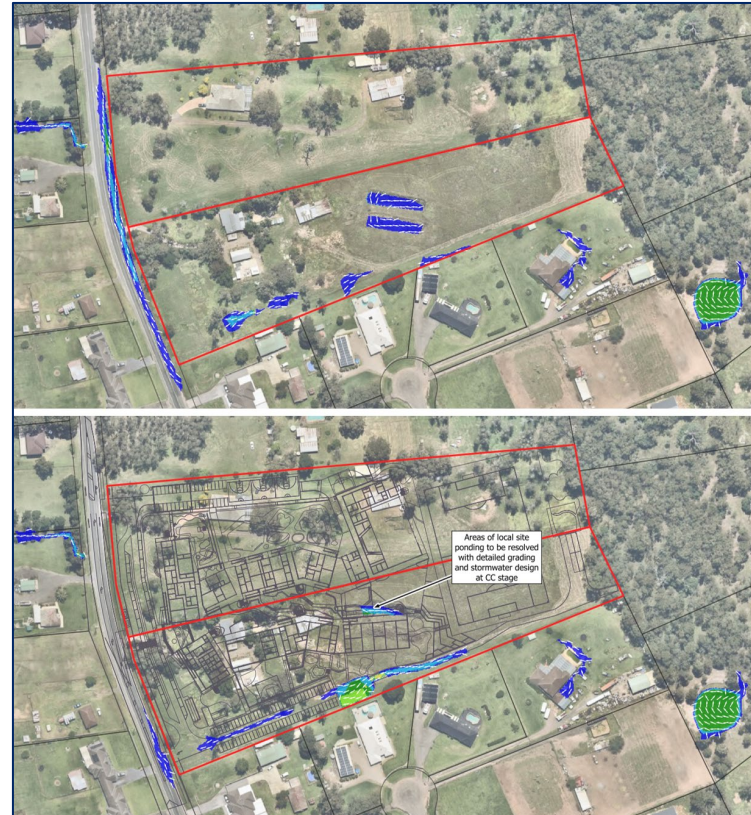
# Overland flooding

## Proposal

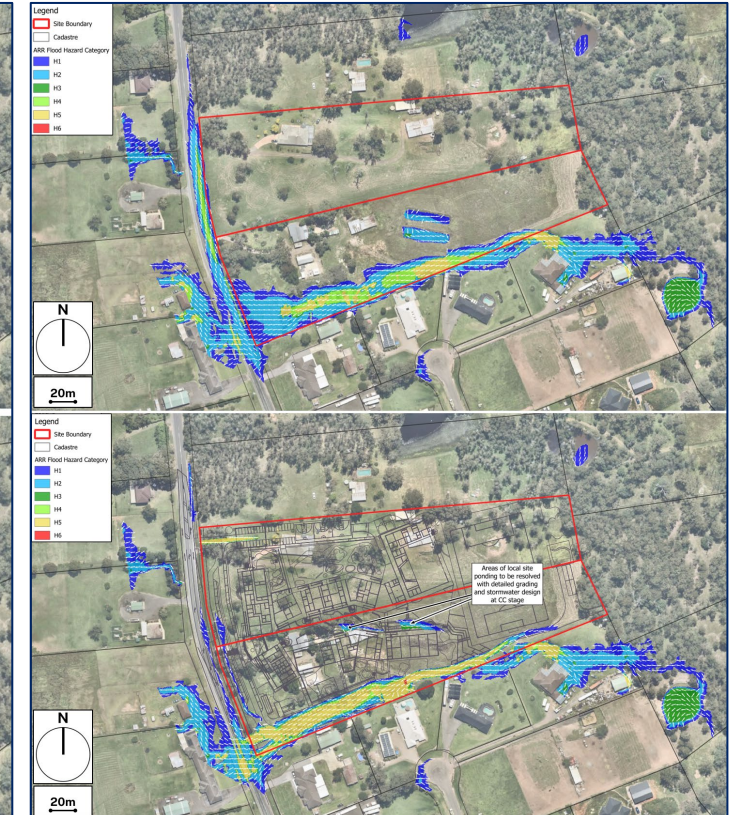
- southern boundary affected by overland flooding, with water flow towards the western road reserve.
- all buildings flood free during 1% through to PMF events.
- **school closure** as primary response, **evacuation on foot** to an identified evacuation centre (1km) as secondary and **Shelter-in-Place (SIP)** as backup when evacuation is unsafe

## Recommended conditions

- a final FERP in consultation with NSW SES and Council and informed by a detailed assessment of flood risks along the evacuation path
- equal FERP application to out of hours activities / events
- SIP supplies and power
- occupants are to remain in flood free and accessible areas until flood water recedes
- a FERP testing, monitoring and review schedule and a major review of the FERP before each operational stage
- Confirmation of structural integrity to withstand the additional forces up to PMF.



**Figure** | Existing (above) and proposed (bottom) flood hazards, during **1% AEP** events (ARtS, 2025)



**Figure** | Existing (above) and proposed (bottom) flood hazards, during **PMF** events (ARtS, 2025)



# Other issues

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## Contamination

- remediation of the entire site to be completed prior to Stage 1

## Noise and vibration

### *Operational*

- staggered play times
- restricted use of school halls
- noise Management Plan
- sound barrier walls and other construction specification in line with noise assessment recommendations
- short-term noise monitoring post-operation
- supplementary noise assessment for on-site wastewater management

### *Construction*

- standard construction hours
- detailed Construction Noise and Vibration Management Plan
- boundary fencing be completed prior to noisy activities (where feasible).

## Stormwater management

- Proposed new underground stormwater system along site boundary
- meet Council's water quality targets
- post-development runoff will not exceed the pre-development flow.

## ELC

- unencumbered indoor and outdoor spaces for the maximum capacity (60 children) will be completed in Stage 1.

## Community use

- the sports field and the HS multi-purpose hall available for community use outside of school hours.
- recommended conditions requiring the preparation and implementation of an out of hours event management plan.

## Development contributions

- staged payment of contributions, per the Council's section 7.12 contribution plan (2023), set at 1% of the development cost of each stage.

