

Minarah College, Catherine Field (SSD-30759158)



Department of Planning, Housing and Infrastructure
Social Infrastructure Assessments

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)

Updated site and surrounding land use

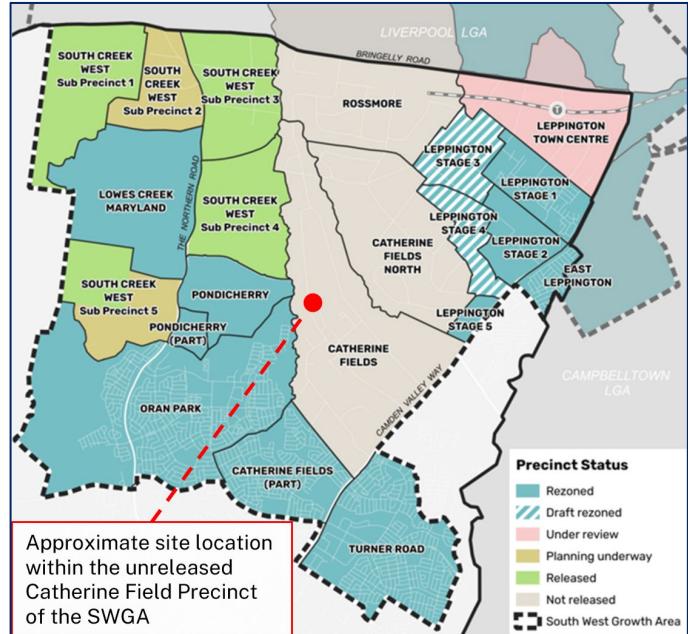


Figure | Updated SWGA Precinct Status Map (Council, August 2025)

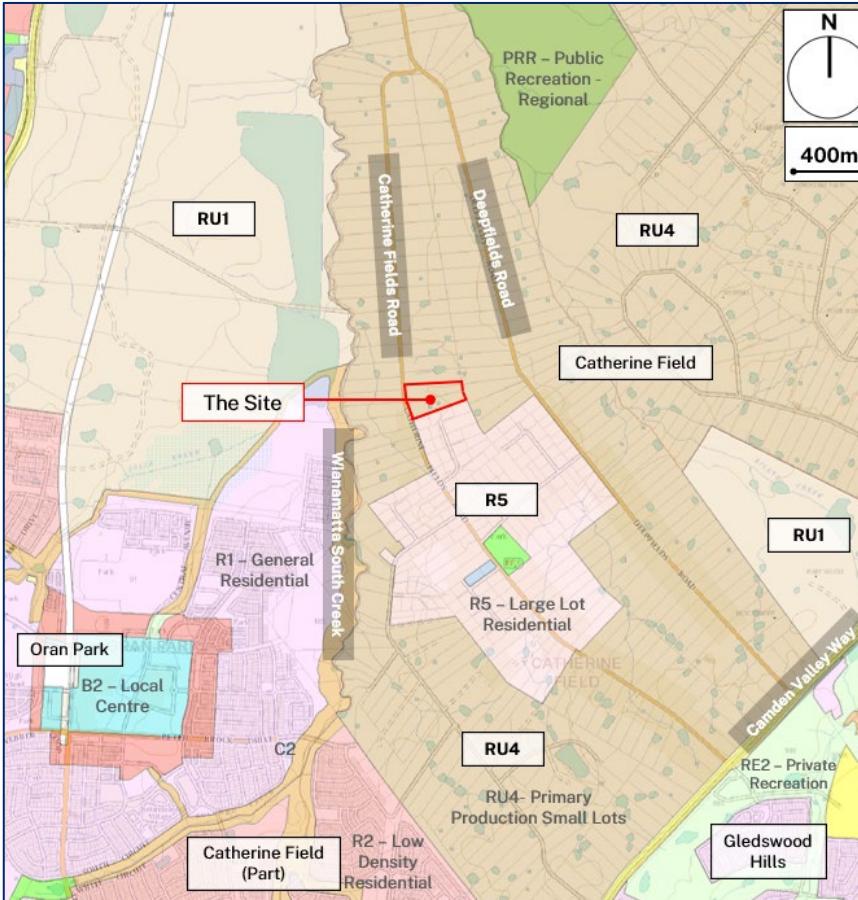


Figure | Site and surrounding land use (June 2025)

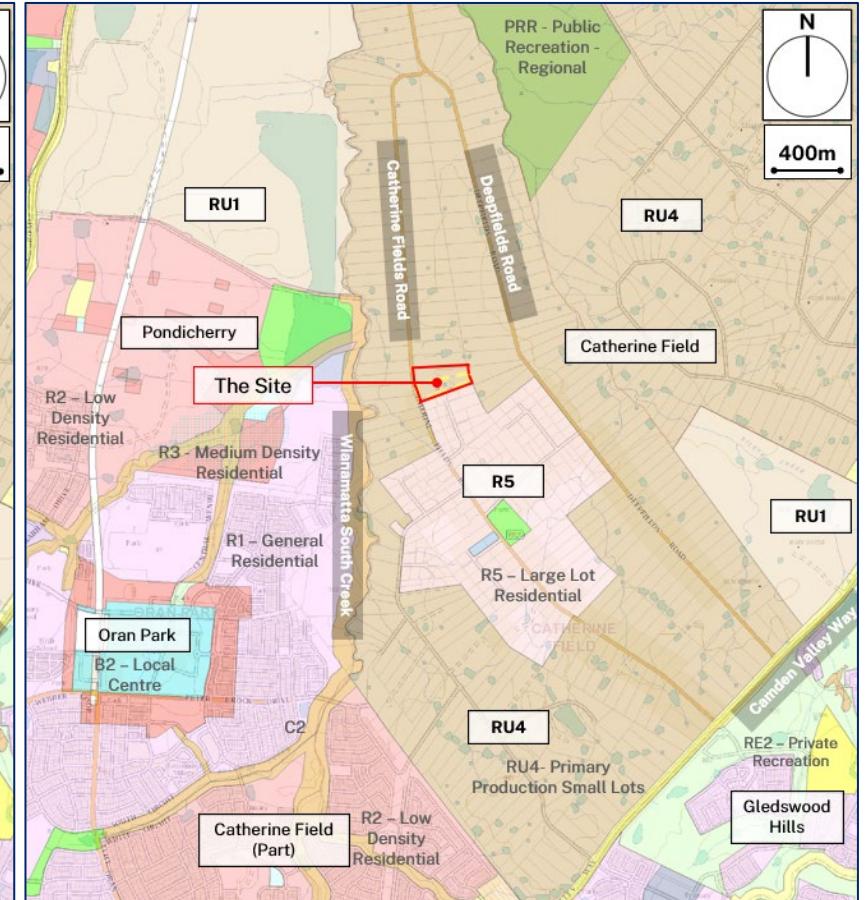


Figure | Site and surrounding land use (December 2025)

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 (>2301m²)
 - 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:
- upgrades to Catherine Fields Road frontage:
 - 1.8m wide footpath
 - four 3m wide waiting areas
 - two indented bus bays

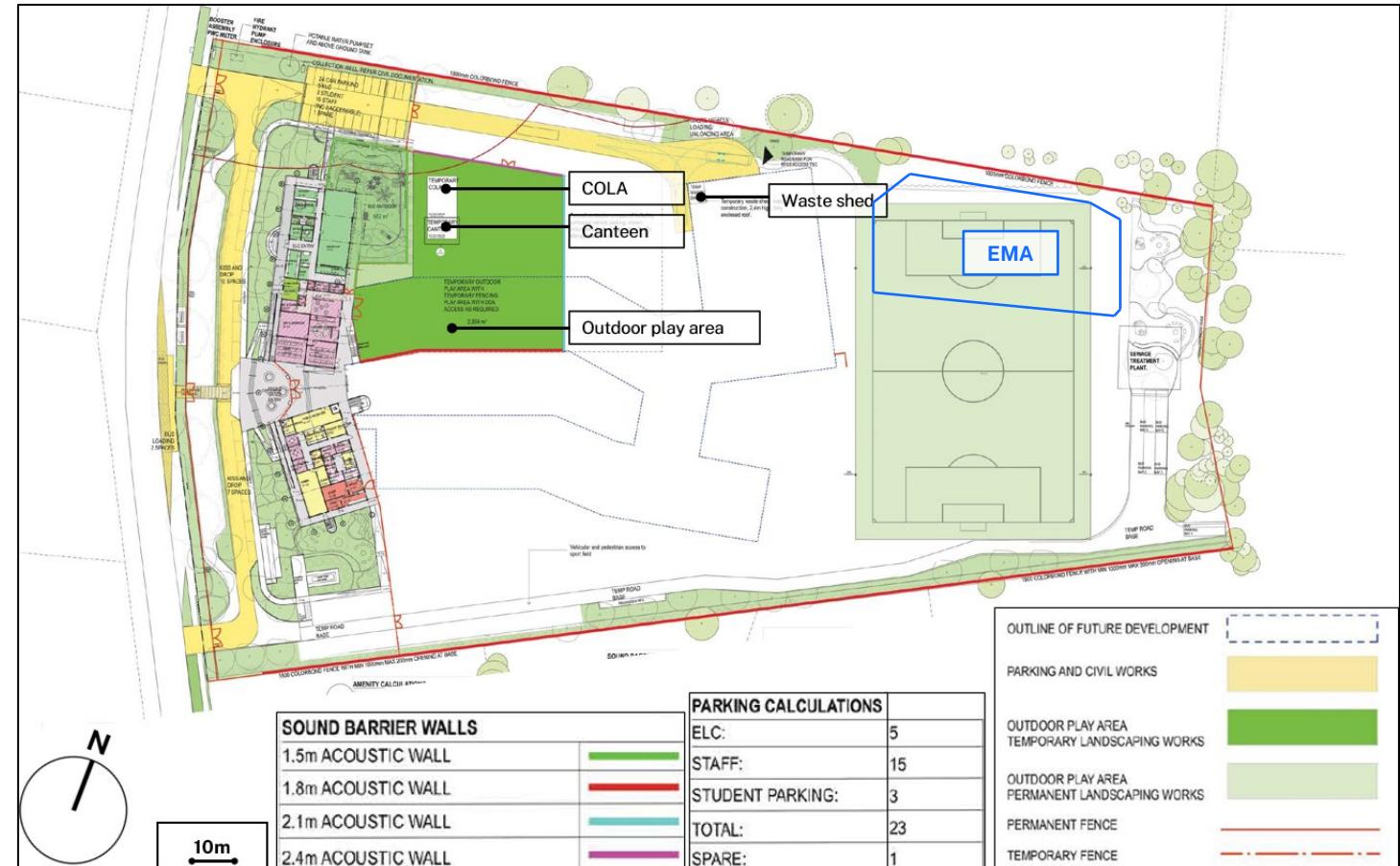


Figure | Stage 1 Ground Floor Plan (Source: Applicant's ARtS, 2025)

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 (>4749m²)
- 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)

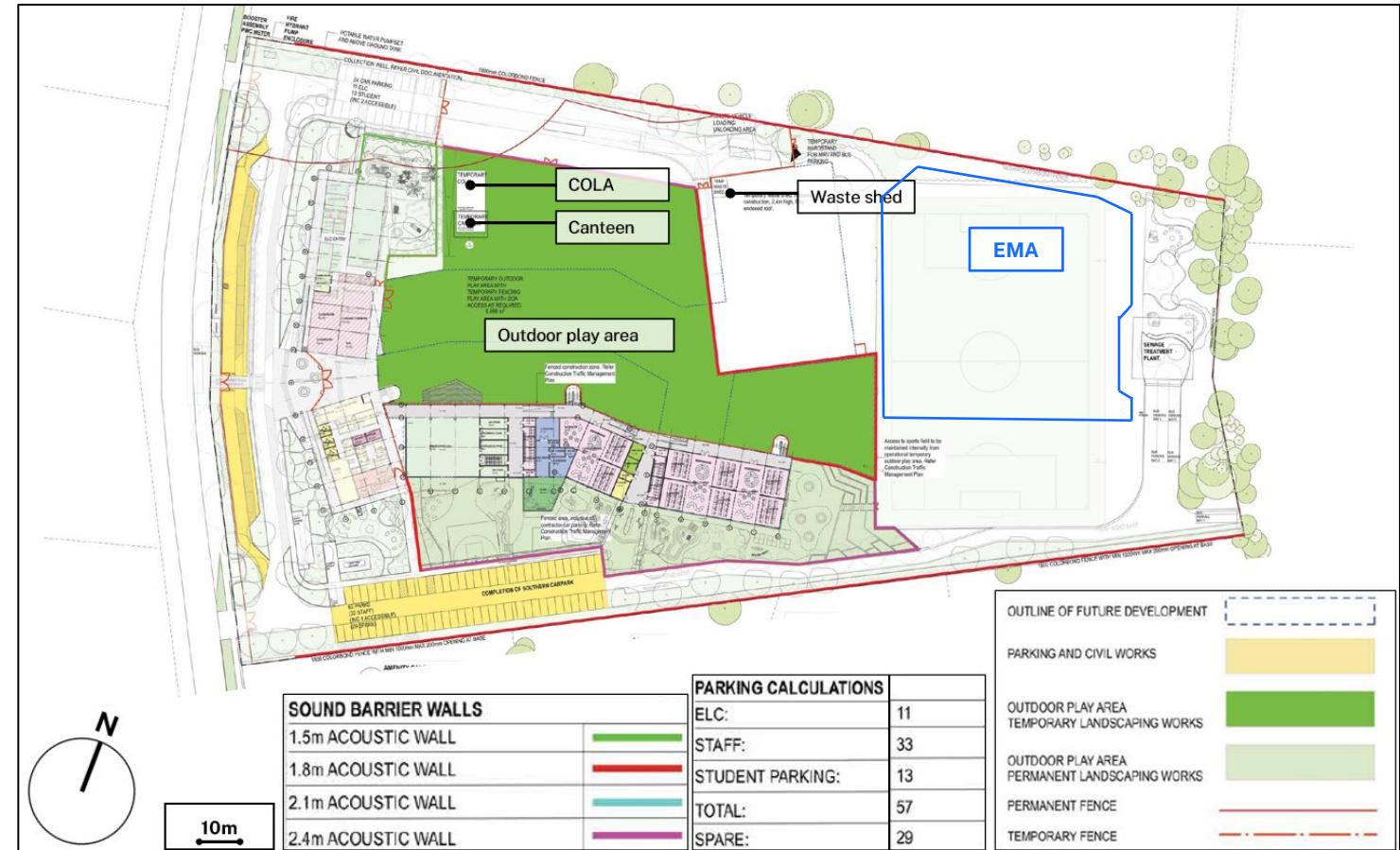


Figure | Stage 2 Ground Floor Plan (Source: Applicant's ARtS, 2025)

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 (>6619m²)
- Relocation of waste shed
- Planting of 127 trees (total 270), fencing and associated landscaping
- Acoustic walls
- Civil and public domain works.

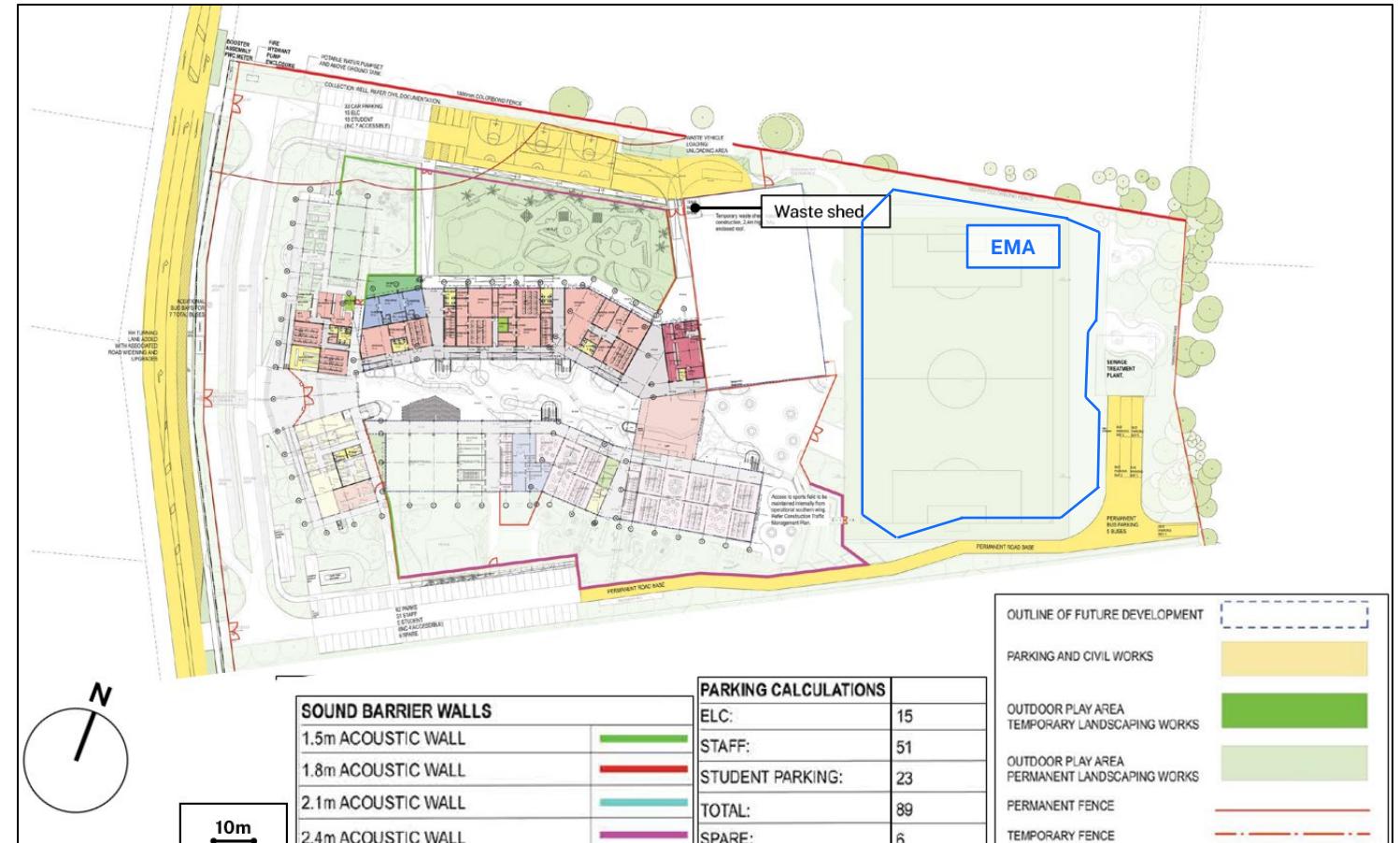


Figure | Stage 3 Ground Floor Plan (Source: Applicant's ARtS, 2025)

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.

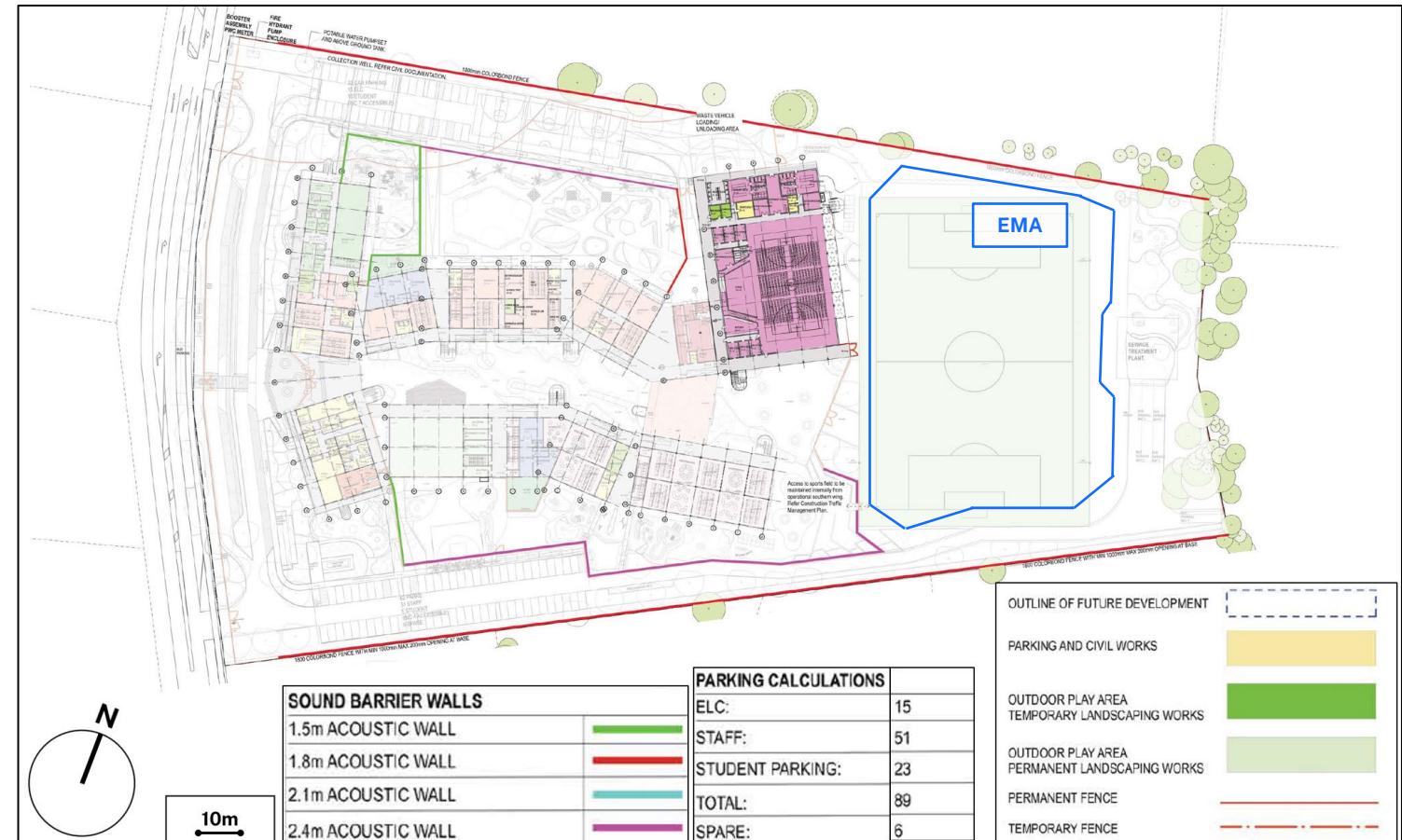


Figure | Stage 4 Ground Floor Plan (Source: Applicant's ARtS, 2025)

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

Traffic, transport and access

Recommended conditions

Construction traffic and parking

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

Operational traffic and parking

- 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.

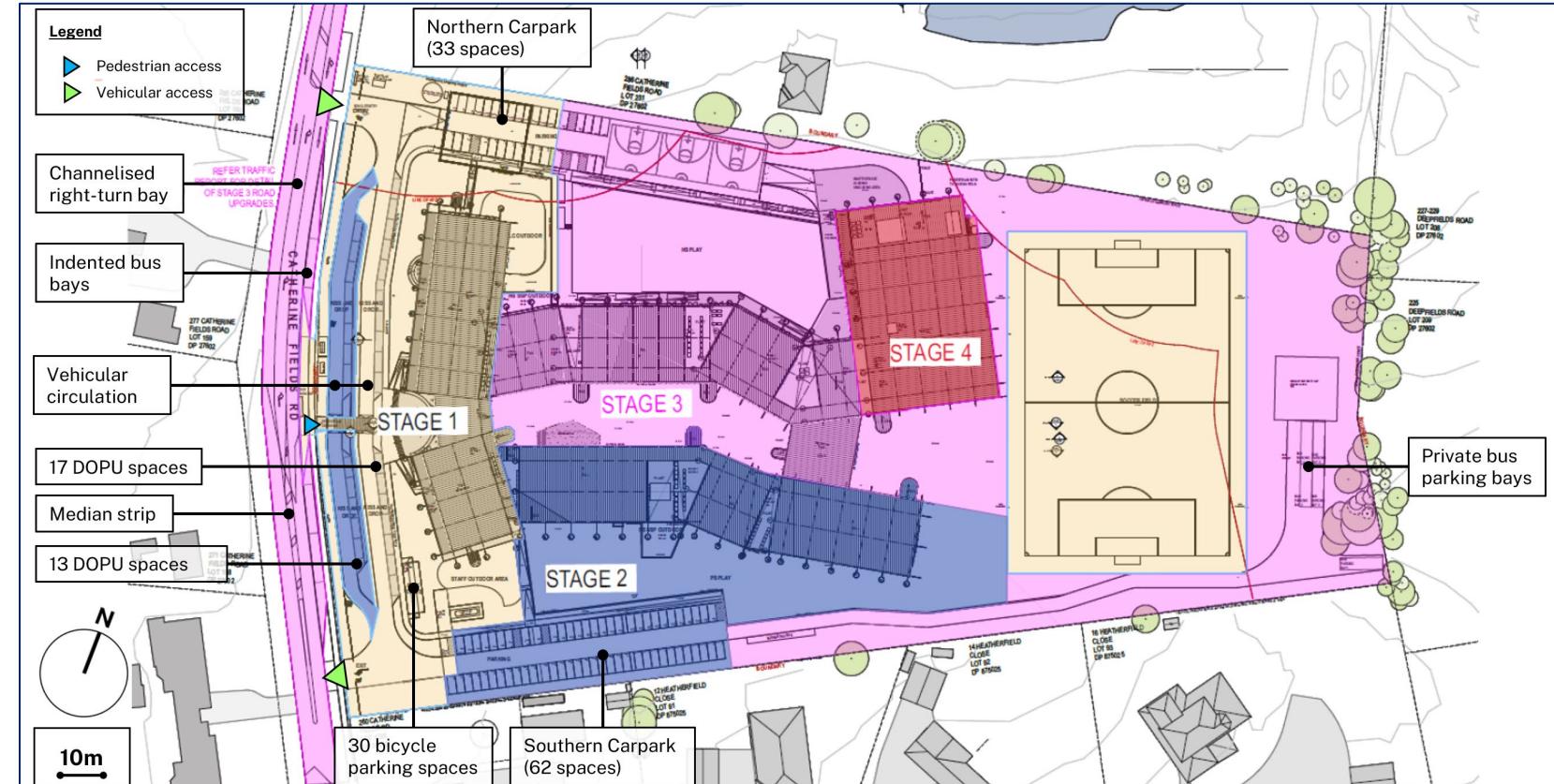


Figure | Consolidated staging plan showing proposed on-site and off-site transportation infrastructure at final development stage (Applicant's ARtS, 2025)

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.

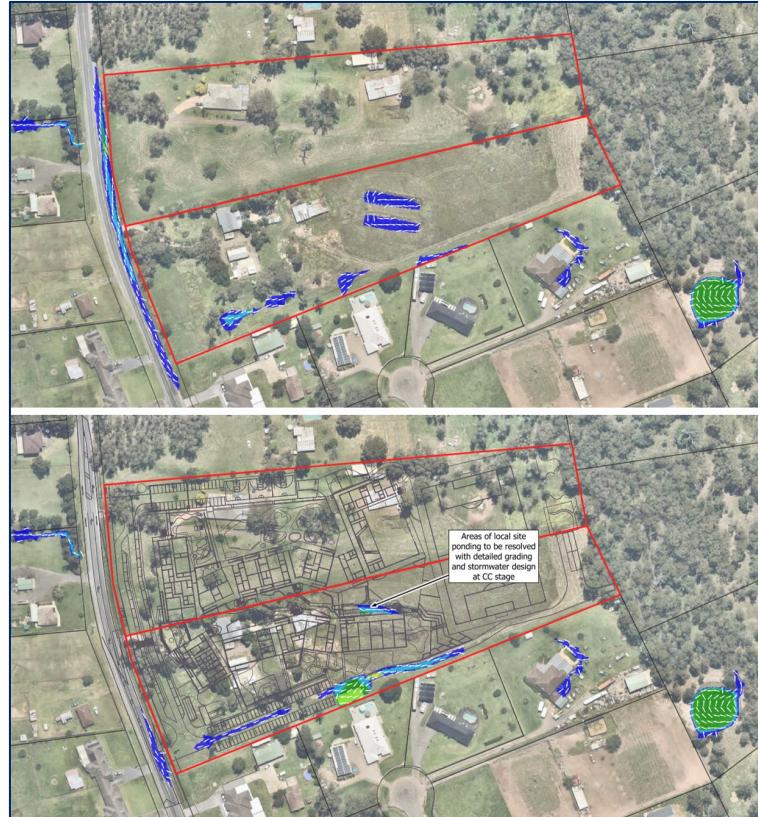


Figure | Existing (above) and proposed (bottom) flood hazards, during 1% AEP events (ARtS, 2025)

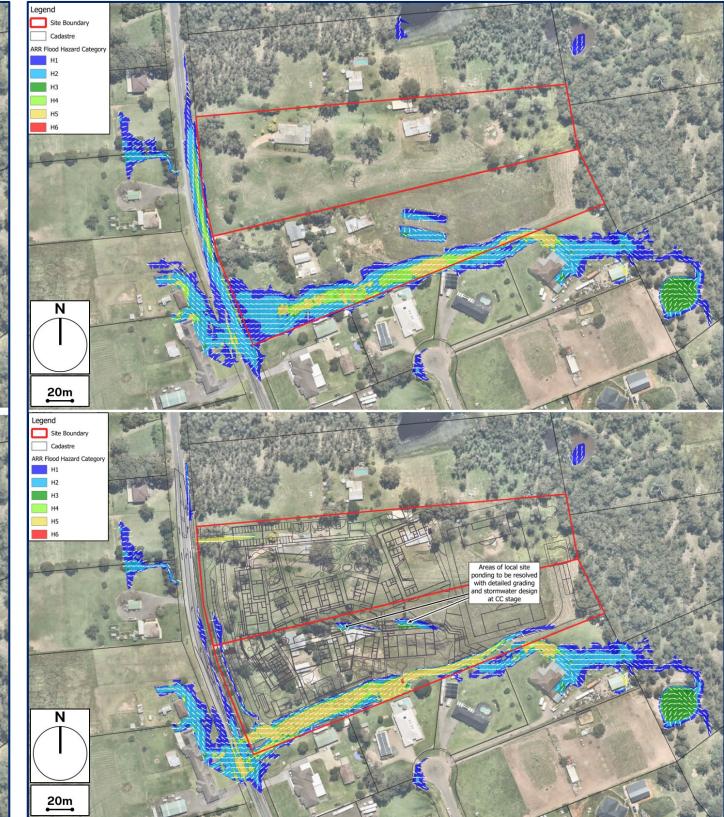


Figure | Existing (above) and proposed (bottom) flood hazards, during PMF events (ARtS, 2025)

Other issues

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.

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