



Minarah College

IPC Public Meeting

January 2025

Prepared for the IPC/Minarah College

The Project

- Minarah College is an important piece of educational, community and cultural infrastructure.
- The school includes Early Learning Centre (ELC) for 60 students, a School for Specific Purpose (SSP) for 30 students, a primary school accommodating 505 students and a high school for 385 students.
- The design caters to the specific cultural and communal requirements of the students and local users and offers broader community benefit through various community uses of the school facilities.
- Despite significant enrolment demand, the scale of the development and student population has been reduced to improve the suitability for the site, lessen the demand on public infrastructure and manage conflict with the surrounding area.

Site Plan



Amended Proposal

At a glance

	As lodged	Now
Summary	<i>Staged construction and operation over 5 stages of a new school (Minarah College) catering for a maximum of 1580 students within Kindergarten to Year 12, School for Specific Purpose (SSP), Out of School Hours (OOSH) care and a 60-place ELC.</i>	<i>Staged construction and operation over 4 stages of a new school (Minarah College) catering for a maximum of 980 students within Kindergarten to Year 12, School for Specific Purpose (SSP), Out of School Hours (OOSH) care and a 60-place ELC.</i>
Students	1580 total <ul style="list-style-type: none">- Primary 840- High School 660- SSP 20- ELC 60	980 total (-600) <ul style="list-style-type: none">- Primary 505- High School 385- SSP 30- ELC 60
Staff	106	51 (-55)
Stages	5	4
GFA	13,109 sqm	11,992 sqm (-1,117)
Building Height	9.5m	9.5m
Parking	138	95 (-43)

Project Timeline – Responding to Agency and Community Feedback



October 2021	SDRP & SEARs issued by DPHI
December 2021	Pre-DA meeting with Camden Council
June 2022	EIS Submitted
28 June – 1 August 2022	Exhibition
March 2023	RTS #1 Submitted
September 2024	Amendment Report Submitted
17 September – 28 October 2024	Exhibition of Amended Proposal
May 2025	RTS #2 Submitted
November 2025	DPHI Recommendation / IPC Referral Issued
Today	IPC Meeting

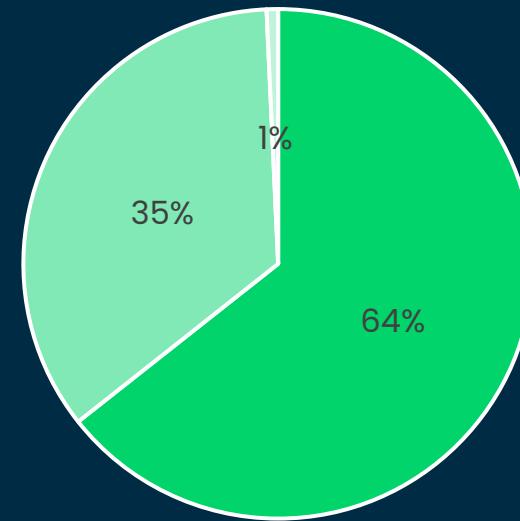
October 2021

December 2025

Public Submissions

Submissions	Original Proposal 28 June – 1 August 2022	Amended Proposal 17 September – 28 October 2024
289 Total Public Submissions <ul data-bbox="409 659 1152 995" style="list-style-type: none">• 190 objections• 97 support• 2 comment	275 Total Public Submissions <ul data-bbox="1177 659 1607 995" style="list-style-type: none">• 96 objections• 177 support• 2 comment	

Amended Proposal Public Submissions



■ Support ■ Object ■ Comment

Key Community Issues

Key Issue	Project Response
Land Use Conflict and Site Servicing	Scale Substantial reduction in student and staff numbers, GFA and parking.
	After hours uses Out of school hours uses, have been thoroughly assessed for traffic and acoustic impact. the multi purpose hall will now cease operation at 9.30pm at the latest to ensure all patrons are off site by 10pm in line with acoustic recommendations.
	Site Suitability The suitability of the school has been achieved through careful design development and refinement. All efforts have been made to limit potential land use conflicts resulting from the construction and operation of the school. A LUCRA was undertaken including stakeholder consultation, confirming low biosecurity risk.
	Infrastructure The reduction in the operational capacity of the school will decrease the pressure placed on public infrastructure and will enable the school to be serviced completely on site. OSSM proposed, capable of accommodating all stages in absence of sewer service. Supplementary water tanks proposed to manage peak water demands due to limited potable water capacity. Sydney Water upgrades expected 2031.
Built form and urban design	Scale Substantial reduction in student and staff numbers, GFA and parking. Commensurate reduction in building mass and increased setbacks.
	Landscape Refined landscape design, including 253 trees to be planted which will increase existing tree canopy. Additional planting at key interfaces and car park areas.
	Staging Staging of built form to be delivered over 12 year period, aligned with anticipated enrolment demands and to enable gradual integration of impacts on the local character.

Key Community Issues



Key Issue	Project Response
Traffic, transport and access	Traffic impacts Significant reduction in expected traffic volumes based on revised scale of proposal and reduced parking provision.
	Proposed upgrades Traffic impacts mitigated via road upgrades, including new footpath, bus bays, road widening and a right turn bay (required at Stage 3 but conditioned to be Stage 2).
	Construction traffic management Construction traffic managed across stages through separate operational and construction zones and restricting construction traffic during DOPU hours.
	Active transport Commitment to promote active transport through a School Travel Plan (STP), prepare a Green Travel Plan (GTP) a Parking Management Plan. Proposed private charted shuttle bus service.
Flooding	Flood Design is consistent with local flood planning requirements. All buildings above the FPL. STP & EMA above 1% AEP flood levels. No adverse impacts on flood function, safety or the environment. Climate change impacts on flooding considered.
	FERP FERP developed in response to SES requirements to outline pre-emptive closure procedures (1 st strategy), evacuation (2 nd strategy) and SIP (backup 3 rd strategy).

Strategic context

268-278 Catherine Fields Road, Catherine Field NSW

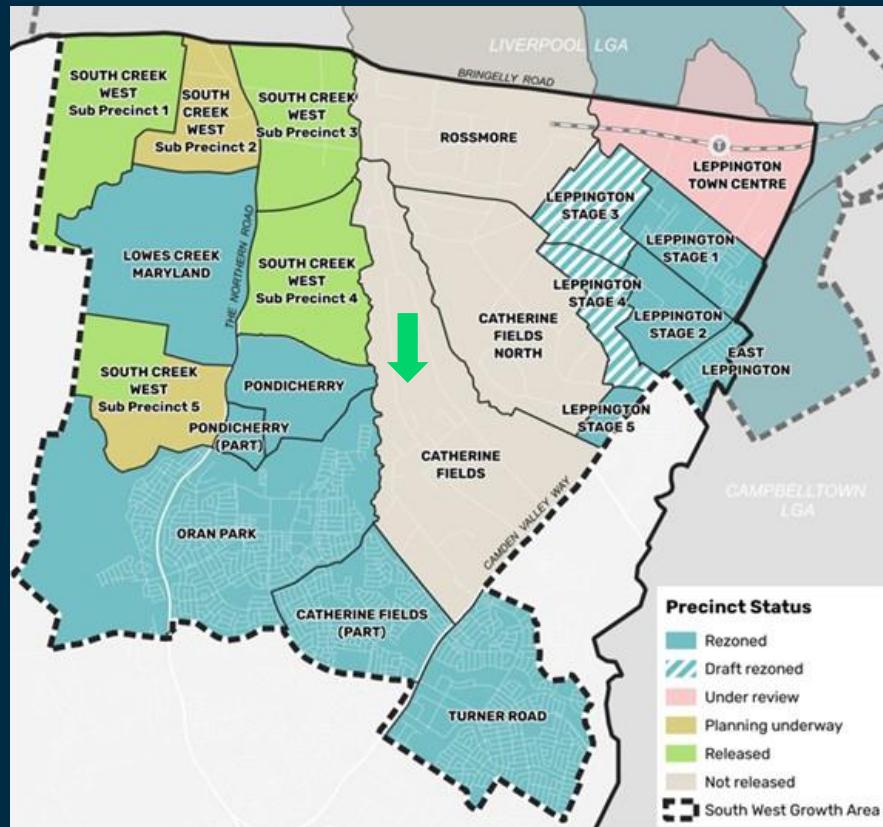


Figure 1 SWGA Precinct Planning Status
Source: Camden Council, 2025

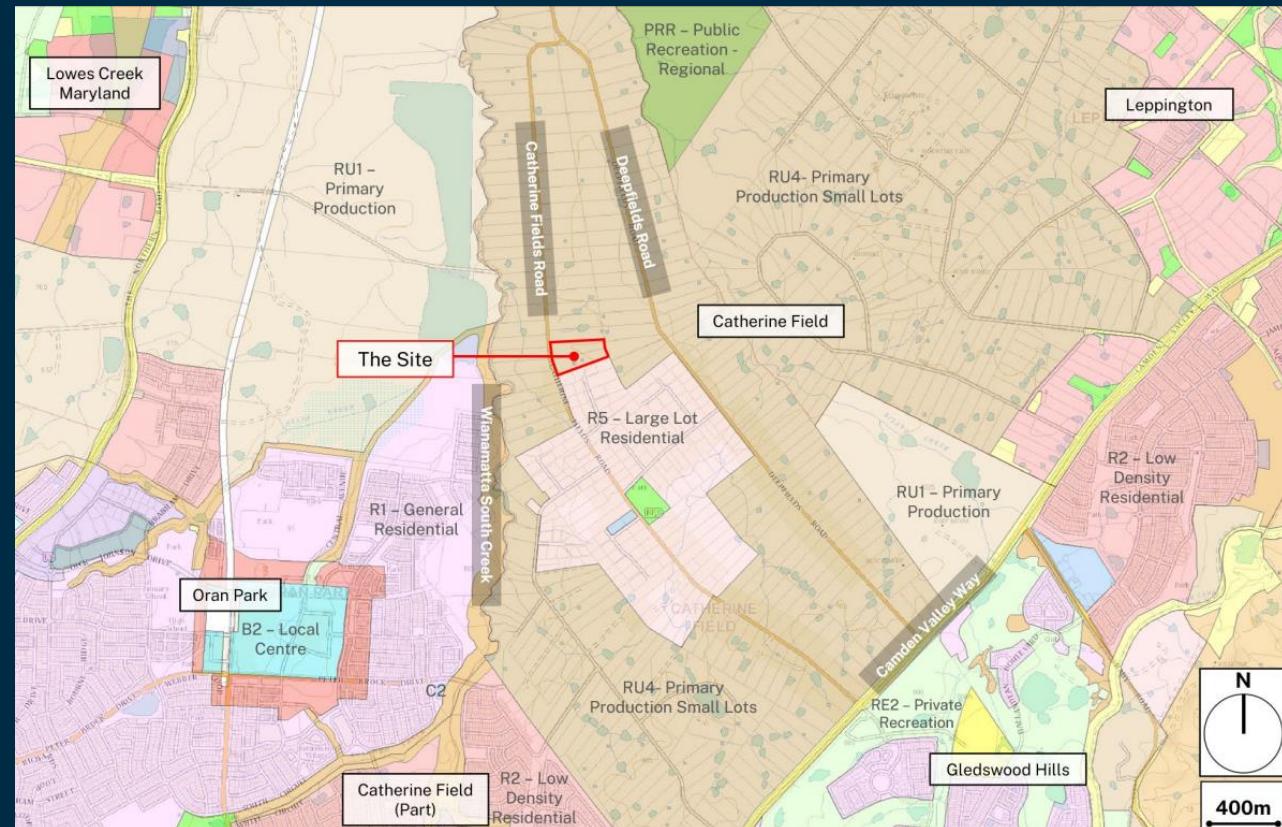


Figure 2 Planning Context
Source: DPHI, 2025



Thank you