

# I oppose the Minarah College development based on critical planning precedents from the NSW Land and Environment Court.

## Grounds for Objection

### 1. Incompatibility with Rural Character (Precedent: *Quranic Society v Camden Council*)

The proposed two-story school for 980 students is fundamentally at odds with the "rural and semi-rural" character of Catherine Field.

- **Case Reference:** In *Quranic Society v Camden Council* (2009), the LEC rejected a similar school proposal on Burragorang Road because it was **not in keeping with Camden's rural character and heritage**.
- **Application:** The court ruled that such developments are unsuitable for rural zoning. Minarah College presents the same conflict: introducing large-scale institutional infrastructure into a "quiet rural village" that currently lacks streetlights, footpaths, and kerb guttering.

### 2. Failure to Address Infrastructure & Environmental Constraints (Precedent: *Trustee for BCA Unit Trust v Blacktown City Council*)

The site faces significant physical constraints, particularly regarding wastewater and flooding.

- **Case Reference:** In *Trustee for BCA Unit Trust v Blacktown City Council* (2025/2026), the court emphasized that **land zoning and environmental constraints (like proximity to sensitive creeks and flood risks)** limit development potential. The court rejected higher-density valuations/uses in favour of conservation when infrastructure could not support them.
- **Application:** Catherine Field lacks town sewerage. The proposal's reliance on permanent on-site wastewater systems and its location in a high-hazard flood zone (inundated during 1-in-5-year events) mirrors the "site-specific ecological and infrastructure functions" that led to rejection in the *BCA Unit Trust* case.

The Land and Environment Court has consistently upheld that institutional developments must align with the existing character and infrastructure capacity of a site. Following the precedents of *Quranic Society* and *BCA Unit Trust*, this application should be rejected due to its incompatibility with rural zoning and its failure to resolve critical flooding and servicing constraints.

[REDACTED]

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