



Record of site inspection

SITE INSPECTION NOTES		
Project:		Minarah College (SSD-30759158)
Meeting location:		268-278 Catherine Fields Road, Catherine Field
Date:		Monday, 2 February 2026
Time:		2:00pm – 4:00pm
ATTENDEES		
Commissioners:	Clare Sykes Michael Wright	Panel Chair Panel Member
Office of the IPC:	Kendall Clydsdale Callum Firth	Principal Case Manager Senior Planning Officer
Applicant:	Abdul Shariff Ziyaad Ali Alaine Roff Toby James Daiana Plassan Peter Tonkin Tim Lewis Daniel Dhiacou Terry Harvey Andrew Norris Adam Shearer*	Principal, Minarah College Deputy Principal, Minarah College Director, Urbis Project Manager, Midson Group Project Manager, Midson Group Architect, Tonkin Zulaikha Greer Principal Transport Engineer, Ason Group Principal Civil Engineer & Flooding Lead, Martens & Associates Senior Civil Engineer/Project Manager, Martens & Associates Principal Engineer, Martens & Associates Acoustic Engineer, Day Design
<p><i>*Adam Shearer is currently engaged by the Commission to provide expert evidence in the NSW Land and Environment Court (LEC) on an unrelated case/project. Commissioners on this case/project (Minarah College) have no interaction with Mr Shearer in this capacity.</i></p>		
LOCATIONS AND KEY OBSERVATIONS		
The Commission conducted its site inspection in the order set out below (please refer to the Site Inspection Map below), taking in aspects of the existing dwellings, topography, neighbouring properties and proposed development. At the following locations the Commission observed the following:		
Location 1 (Meeting Point)		
<ul style="list-style-type: none">existing dwelling at 278 Catherine Fields Roadproposed location for northern car park		
Location 2		
<ul style="list-style-type: none">neighbouring dwelling near the north boundaryexisting shed and storage at 278 Catherine Field Roadproposed waste vehicle loading areaEight metre setback proposed from high school to the northern boundary		
Location 3		
<ul style="list-style-type: none">future sports field and effluent management areaproposed cut and fill locationsexisting dams proposed to be dewatered		
Location 4		
<ul style="list-style-type: none">location of proposed central school thoroughfare and COLAtrees proposed to be removedproposed ground level changes to for site accessibility		

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Location 5

- proposed vehicle and pedestrian entry point, and drop off and pick up zone
- proposed early learning centre

Location 6

- existing dwelling at 268 Catherine Fields Road
- proposed staff admin building
- proposed primary school wing

Location 7

- south-west corner of the site
- proposed school exit point
- location of proposed southern car park
- existing pathway of surface water overland flow

Location 8

- neighbouring southern properties and their proximity to the development
- accessway for RFS and shuttle buses
- proposed acoustic fence layout

Location 9

- proposed bus parking area
- remnant woodland vegetation east of the site
- location of proposed sewage treatment plant

Location 10

- existing stormwater culvert

Meeting closed at: 4:00pm



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SITE INSPECTION MAP

