

6th February 2026

[REDACTED] request that my personal information be redacted from my opposing submission.

I am an immediate neighbour of the proposed Minarah College and like many locals object to the Department of Planning's Assessment report from November 2025 claiming that this school is approvable.

Being a local to Catherine Field for almost 30 years, our family moved here for the peaceful nature of living in a rural area. We have witnessed the growth of development toward Leppington, Gregory Hills and Oran Park which has been conducted in an orderly manner following precinct planning. Minarah College and its representatives are doing exactly the opposite.

I have many objections:

1. The unnatural proposed **colourbond fencing** up to 2m high. Camden Council has clearly stated that this is "completely out of character with the surrounding rural area"
2. The **building scale and height**- a gross floor area of over 13,000 m². It is inconceivable that the development would still need the floorspace or capacity within the school despite a net reduction of 600 students. Further information is required to ensure the school is not simply retaining a large portion of the existing built form to simply modify the application at a later stage under a section 4.55(1A) or 4.55 (2) modification which cannot be assessed by the Independent Planning Commission. A height of 9.5m threatens to invade any privacy that we currently enjoy.
3. The **noise** from heavy excavation, construction and school operation for a lengthy period of time. Considering the only noise assessment was misleading, firstly being conducted during covid and a missing noise logger leads me to think that this report should be repeated to show more accurate data.
4. The plans to install **four flood lights on the sport field at a height of 16.5m** above ground level. Alaine from Urbis made this comment during the Public Hearing. Proposing that the lights are on until 9pm at night, this light spill is sure to light up the town,
5. **Lack of pedestrian footpaths** beyond the site. The Independent Planning Commission, being the deciding body need to consider 'Duty of Care' for students who walk or ride their bike to school.
6. **Not enough car parking spaces.** There is no clear information on where overflow parking will be available. The current Green Valley campus quite often hosts events where families are invited all at once. There is strictly no opportunity for safe parking on Catherine Field road. The lack of car parking spaces will force people to park dangerously outside the site with the potential to drive into the many hidden swales on the edges of the road.
7. **The Overland Flow and flooding** is a major concern. Climate change has caused rainfall predictions and storm events to become unpredictable. The average temperature in NSW has been increasing since 1910. This is increasing the likelihood of extreme weather events such as heavy rainfall and storm surges.
8. **Septic system**- the larger the buildings and population get, the smaller the effluent management area becomes. The EPA suggests a formula using 30-40 litres per person/ per day for schools compared to Martens 20 litres per person / per day. What if this is practically incorrect? We the immediate neighbours will wear the results

9. **Unclear “community use”.** If the applicant is selling this proposal with shared community use, we want to have clearer information. In May 2025 the Transport report clearly stated “The field may also be available for external hire on an **infrequent basis**” also “Any external use will be **occasional and secondary to school activities**”.

One can only assume that the “community use” will be restricted much like Amity college in Leppington where the Outline Planning Consultants said on page 14 of their report dated June 2021 **“School facilities can be used for any activities that are compatible with the ethos of the School. These include cultural, educational, recreational, sporting and other uses”.**

Amity College included with their application on the SSDA via the NSW planning portal a detailed **Community Use Management Plan for School Facilities**, including an application form, public liability insurance and a clear guideline of “community use” availability schedule.

10. **No precinct planning or future rezoning.** Council have repeatedly confirmed that this particular area of Catherine Field is not even on their radar for future planning.

Although the documents all look good in theory and the Dept claims that this school should be approved, I strongly disagree.

Regards