



## State Significant Development

Date Submitted: 05/09/2024

Project Name: Minarah College  
Case ID: SSD-30759158

### Applicant Details

#### Project Owner Info

Title	Mr
First Name	Faizal Aliaz
Last name	Ajmat
Role/Position	Treasurer
Phone	0402259710
Email	treasurer@minarah.nsw.edu.au
Address	264 Wilson Road Green Valley , New South Wales, 2168 , AUS

#### Company Info

Are you applying as a company/business?  
Yes

Company Name	GREEN VALLEY ISLAMIC COLLEGE LTD
ABN	38097528008

#### Primary Contact Info

Are you the primary contact?  
Yes

<b>Title</b>	<b>First Name</b>	<b>Last Name</b>
Mrs	Naomi	Ryan
<b>Phone</b>	<b>Email</b>	<b>Role/Position</b>
0415598373	nryan@urbis.com.au	Senior Consultant

#### Address

Urbis Level 8 Angel Place  
123 Pitt Street  
Sydney,  
New South Wales  
2000  
AUS

### Political Donations

Do you need to disclose a political donation?  
No

### Development Details

#### Project Info

Project Name	Minarah College
Industry	Education, Health & Safety
Development Type	Educational establishments
Estimated Development Cost (excl GST)	AUD123,742,670.00
Indicative Operation Jobs	99
Indicative Construction Jobs	150
Number of Occupants	
Number of Dwellings	0
Gross Floor Area (GFA) sqm	

#### Description of amended development

The amended application seeks consent for the construction of a co-educational establishment (Minarah College) accommodating 980 students. The school will comprise of an 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 new school will be constructed in four stages, evolving in line with growth in the local population

#### Description of Changes

Briefly describe the proposed changes to the application

The amended application seeks consent for the construction of a co-educational establishment (Minarah College) accommodating 980 students. The school will comprise of an 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 new school will be constructed in four stages, evolving in line with growth in the local population. These changes have been made, in response to community and agency feedback. In particular the scale of the school was required to be reduced due to servicing limitations. The reduced scale of the proposal by 600 students will significantly reduce the demand placed on public infrastructure. The proposed student numbers of 980 have been thoroughly tested to ensure that the population can be accommodated on site, and impacts managed so as not to adversely affect the surrounding environment and community.

### Concept Development

Are you intending to submit a concept or staged application?

No

## Site Details

### Site Information

Site Name	Minarah College
Site Address (Street number and name)	268-278 Catherine Fields Road, Catherine Field
Site Co-ordinates - Latitude	-33.985424
Site Co-ordinates - Longitude	150.761

### Local Government Area

Local Government	District Name	Region Name	Primary Region
Camden	Western City District	Sydney	<input checked="" type="radio"/>

### Lot and DP

Lot and DP

Lot 11 in DP 833983 and Lot 12 in DP 833784

### Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

No

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

## Statutory Context

### Justification and Permissibility

#### Reason why the proposal is State significant

Pursuant to Section 4.36(2) of the EP&A Act: (2) A State environmental planning policy may declare any development, or any class or description of development, to be State significant development. The proposal is classified as SSD under Section 4.36 of the EP&A Act on the basis that it falls within the requirements of Section 15 (1) of Schedule 2 of SEPP (State and Regional Development) - new school regardless of CIV.

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

#### Section under selected Schedule

Section 15 - Educational establishments

#### Type of Project

New schools

#### Permissibility of Proposal

Permissible with consent

### Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [Schedule 1, Part 1, clause 1\(2\) of the Environmental Planning and Assessment Regulation](#))

Yes

## Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?\*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?\*

No

Does the application include a site plan of the land, which indicates the matters referred to Part 3, section 24 of the [Environmental Planning and Assessment Regulation 2021](#)?\*

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?\*

No

Does the development involve any subdivision work?\*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?\*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?\*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?\*

No

## Other Requirements - Part2

Does the development involve the erection of a temporary structure?\*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?\*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?\*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?\*

No

Is the development [BASIX optional development](#)?\*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?\*

No

## Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [section 201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?\*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?\*

Yes

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?\*

Yes

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?\*

No

## Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?\*

No

A mining lease under the [Mining Act 1992](#)?\*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?\*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?\*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?\*

Yes

A licence under the [Pipelines Act 1967](#)?\*

No

## Summarised Amended DA

Amended DA Report

### Attachments

File Name	Appendix O - Geotechnical Assessment Amended
File Name	Appendix Z - Connecting with Country Report
File Name	Appendix I - Design Report Amended
File Name	Appendix BB – Services Infrastructure Report
File Name	Appendix V - PSI and DSI
File Name	Appendix L - Transport and Parking Impact Assessment
File Name	Appendix Q - Civil Works Plans and Civil Staging Plans
File Name	Appendix P - Overland Flow Assessment & FERP
File Name	Appendix U - Wastewater Assessment Report
File Name	Appendix Y - Aboriginal and Historical Heritage Assessment
File Name	Appendix B - Architectural Plans (marked up)
File Name	Appendix B - Architectural Plans (clean)
File Name	Appendix H - Landscape Plans, Staging Plans
File Name	Appendix S - Road Works Design - Minarah College
File Name	Appendix JJ - Minarah College Staging Report V5 Final
File Name	Appendix EE - Photomontage - Minarah College
File Name	Appendix MM - Construction Operational Management Plan
File Name	Appendix N - Environmental Noise Impact Assessment
File Name	Appendix X – Waste Management Plan
File Name	Appendix J Arboricultural Impact Assessment
File Name	Appendix LL - Survey Plan
File Name	Appendix T - Hazardous Materials Survey - Minarah College
File Name	Appendix FF - Construction Noise and Vibration M
File Name	Appendix F - Consultation Outcomes Report - Minarah College
File Name	Appendix DD – Disability Access Report
File Name	Appendix M – Biocertification Letter
File Name	Appendix HH - Odour Impact Assessment
File Name	Appendix W - Remedial Action Plan - Minarah College
File Name	Appendix CC – Bushfire Assessment Report
File Name	Appendix R - Dam Dewatering Assessment - Minarah College
File Name	Appendix K – ESD Report
File Name	Appendix GG - National Quality Framework Assessment
File Name	Appendix II - Amended Land Use Conflict Risk Assessment
File Name	Appendix C - Revised Statutory Compliance Table
File Name	Appendix G - Estimate Development Cost Report
File Name	Appendix D - Revised Mitigation Measures - Minarah College
File Name	Appendix KK - BCA Report
File Name	Appendix E - Revised Engagement Summary Table
File Name	Appendix A - Revised SEARS Table - Minarah College
File Name	Amendment Report - Minarah College Catherine Fields - V5