



10 February 2025

Mr Dimitri Gotsis
The Department of Planning and Environment
Submitted via Portal

Your Ref: SSD-56264716

Malek Fahd Islamic School Expansion

The following comments are provided for consideration of the Department in the assessment of the subject application. The Department's time limitations mean that these comments highlight high-level issues only based on a limited review by Council staff.

Student Numbers

- The application identifies that proposed expansion is "designed to increase this population to approximately 1,300 students (Kindergarten to Year 12) and 40 children for the Early Learning Centre". Clarification is sought as to whether this application specifically seeks approval for student and staff numbers or whether these will be subject to a further application.
- Further to this, it is noted that the works are to be undertaken in a staged manner. The staged increase in students should only be allowed once the required parking has been provided. It appears that during the construction of stage 3, that no parking would be provided. This would need to be clarified.

Height

- Given the surrounding context being primarily two storey detached single dwellings, consideration should be given to the appropriateness of the bulk and scale, specifically the height proposed.
- The height of the prayer hall building including 21m spire dominates the site and is considered excessive given the surrounding character. The height of the building and exceedance above the LEP height limit is attributed to more than an architectural roof feature.
- Relevant plans identifying the 10m height control and exceedances should be provided.

Site Coverage and Open Space

- The site contains a significant amount of hardstand areas and paving throughout the school with limited landscaping opportunities around buildings contrary to the images provided in the landscape design package. A landscape area of 40% is to be provided to ensure that the development is in keeping with residential character of the area.

- Landscape levels are to respond as closely to Natural Ground Level as possible to minimise cut and fill and negative streetscape impacts, while allow the retention of existing trees and appropriate interfaces with neighbouring residential properties.

Open Space

- Clarification is sought as to whether the proposed soccer field will be natural grass or synthetic material.

Servicing

- The site is located within an "Urban Release Area". Clause 6.3 of the Hills Local Environmental Plan 2019 requires utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when required. This Clause has not been addressed within the EIS or other submitted documentation. Given the increase in the intensity of the school, evidence is required to be provided prior to consent being granted.

Parking and Traffic

- The Traffic & Parking Assessment prepared by TTPA, dated April 2024, states that the school currently has a maximum capacity of 704 students. However, under the current development consent (891/2023/HC), the school's maximum capacity shall not exceed 600 students as stipulated in Condition 2 of 891/2023/HC:

"2. Student and Staff Numbers

The number of students attending the school shall not exceed 600 at any one time. The number of staff present at the school shall not exceed 60 at any one time.

Any alteration to the student numbers will require further approval from Council."

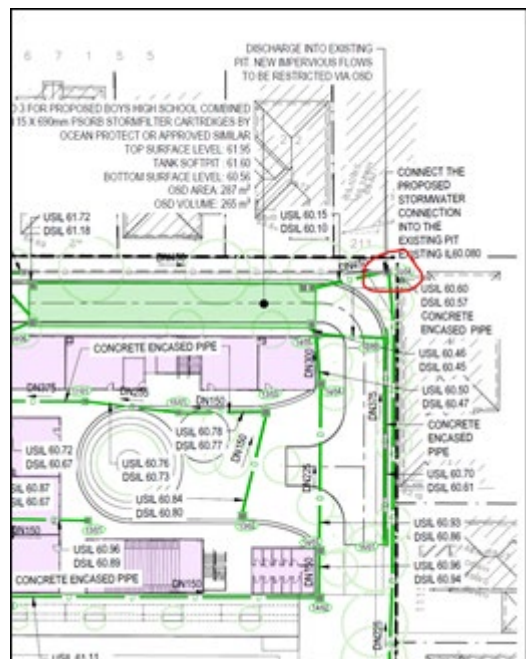
The applicant is to clarify the current school enrolment numbers and its capacity.

- The school has submitted a series of traffic reports over time as part of various stages of the school expansion. All previous traffic reports indicated that the existing roundabout intersection of Mungerie Road and Withers Road was operating at a Level of Service (LOS) of F. However, the current traffic report indicates that the intersection now operates at a LOS of B and will continue to operate at LOS B, even with the student population doubled. This presents a significant discrepancy between the two sets of modelling results. It is requested that the current SIDRA modelling be validated. Additionally, the current traffic report prepared by TTPA does not include the dates and times when the traffic survey was conducted.
- No swept path diagrams have been provided to demonstrate the manoeuvring of the mini-buses in and out of the bus drop-off bays and around the car park. The proposed turning head appears to be undersized.
- The current car park layout includes two mini-bus bays. According to the TIA prepared by Ason Group, dated 2/09/2022, for the current school consent (891/2023/HC), the school was operating with two shuttle buses accommodating up to 80 students. It was also planned to add additional free shuttle services when the student number exceeds 500. With the school's student population now reaching 1,300, the two mini-bus bays will not be sufficient to meet future demand. Therefore, additional mini-bus bays are required.

- d) An indented bus bay, capable of accommodating four 12.5-meter long rigid buses, including any associated kerb and gutter works, shall be provided along the school frontage, at the full expense of the school.
- e) The existing 'temporary' concrete median on Mungerie Road across the school access shall be extended by 10 meters at the north-western end and for the entire length of the bus bays at the south-eastern end.

Stormwater

- The site's slope generally ranges from 0% to 3%. Therefore, a Peak Stormwater Discharge (PSD) of 87 l/s/ha and a Site Storage Volume (SSV) of 412 m³/ha should be applied.
- The calculation of the On-Site Detention (OSD) volume and discharge rate is to be performed using the Upper Parramatta River Catchment Trust calculation sheet.
- The Water sensitive urban design elements must demonstrate a reduction in annual average pollution export loads from the development site in line with the following environmental targets:
 - 90% reduction in the annual average load of gross pollutants
 - 85% reduction in the annual average load of total suspended solids
 - 65% reduction in the annual average load of total phosphorous
 - 45% reduction in the annual average load of total nitrogen.
- The capacity of the stormwater system into which stormwater from the development discharges into, must be checked/analysed. Please note that the check/analysis shall be carried out to the legal point of discharge to ensure that the street pits will not be surcharged during minor events up to the 10 years ARI storm event. Therefore, the Rainfall Intensities shall be updated and consistent with the section 4.10 Council's Design Guidelines Subdivisions/ Developments. Similarly, the duration of the analysis shall be extended to 72 hours. Also, the overflow depth for major storm event shall be Max 200mm not 300mm.
- A total area of 1.0133 hectares has been excluded from calculations, as it is considered untouched. However, this exclusion is not valid, as it forms part of the application and must be included in the OSD and Water Sensitive Urban Design (WSUD) calculations.
- Survey data or CCTV footage showing the condition of the existing discharge pipes is required.
- The location of the existing stormwater connection at the rear of the site is unclear. A survey of the system is necessary. If the stormwater flows over downstream properties, an easement will be required.



- Any proposed retaining wall shall be designed to such that it accepts and caters for any surface runoff from the up slope adjoining land in a 'failsafe' manner without affecting any other property.

No diversion or concentration of stormwater surface flows will be permitted. Any proposed retaining wall including footing and subsoil drain shall be design and constructed fully inside the property boundary.

- Any proposed work on council's land/road due to the proposed development shall be subject/ requires separate approval from Council beforehand via Section 138 of the Roads Act 1993,
- Any proposed work on council's land/road due to the proposed development shall be prepared and provided in accordance with Council's Design Guidelines Subdivisions/ Developments and Works Specifications Subdivisions/Developments. Stormwater and civil works shall be completed as part of stage 1 of the development.
- When OSD, Water sensitive urban design elements and Rainwater tanks are provided for the development Positive Covenant/Restriction-as-to-use – legal protection placed on a property title requiring owners to repair and maintain the OSD systems.

Acoustics

- There have been complaints of noise from the PA system at this school. The school is to incorporate incorporate acoustic considerations to minimise the impact of noise on neighbours. Consideration should be given to the public address system design and placement and direction of speakers.

Contributions

- The proposed development is subject to The Hills Section 7.12 Contributions Plan. A contribution of 1% of the cost of works will be applicable prior to the issue of any construction certificate.

Should you have further enquiries regarding this matter, please contact me on 9843 0267.

Yours faithfully



Robert Buckham
PRINCIPAL COORDINATOR DEVELOPMENT ASSESSMENT