

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 18 November 2024
LOCATION	MS Teams Videoconference

BRIEFING MATTERS

PPSHCC-313 – Muswellbrook – DA 2024-60 - 72 – 74 Maitland Street, Muswellbrook 2333 - Education Establishment (School)

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Roberta Ryan, Tony McNamara, Granville Taylor
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

APPLICANT REPRESENTATIVES	Chris Baldry, Janet Walsh, Richard Wykes, Travis McDonald, Stephen Earp, Amy Cropley, Darren Lyons, Melanie Karaca, Andrew Morse
COUNCIL ASSESSMENT STAFF:	Hamish McTaggart, Donna Watson, Peter Chambers
DEPARTMENT STAFF	Leanne Harris, Holly McCann

COUNCIL BRIEFING

- Overview of the site provided.
- Previous planning proposal (2022) to rezone to R1 for the purpose of a school.
- Existing school will be replaced by this proposal.
- Site is subject to flooding – site is within the PMF extent but outside of the 1% level. Overview of flood impact assessment submitted with the application and local flooding constraints discussed.
- Previous SSD on this site that was withdrawn (larger school proposed).
- Previous DA approval to remove former Forestry buildings on the site.
- Key areas of assessment relate to flooding and traffic management.

APPLICANT BRIEFING

- Overview of the site context and relevant planning controls.
- Site history including planning proposal, DA for demolition of the buildings and former SSD proposal.
- Proposal is for the first stage – 140 students and 16 staff proposed.
- The existing school will be relocated to this site and there is a timing imperative from the applicant's perspective as the existing site is not considered particularly suitable. The existing campus caters for 72 students.

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 |
www.planningportal.nsw.gov.au/planningpanels

- Overview of design, elevations, materials and finishes, wayfinding and signage.
- Key considerations – flooding and traffic and parking
- Overview of flooding constraints and flood impact and risk assessment and site evacuation plan provided.
- Overview of traffic and parking impact assessment.
- Overview of consultation, 8 public submissions.
- The applicant noted the proposed increase from 72 to 140 students would be acceptable in the event that no further increase in student numbers were supported.

PANEL COMMENTS

- The Panel questioned the approach, staging and are wanting to understand the student numbers proposed given the previous SSD proposal was for a much larger development.
- Flooding is a key assessment issue. The Panel want a detailed and factual understanding of the flooding implications, warning times, evacuation plans and assessment against clause 5.21 of the LEP. The Panel notes that the SES have not been supportive of the proposal.
- A flood emergency plan needs to accompany the application and form part of the assessment and reflect any updated information regarding Council flood investigations and warning regime.
- Traffic management, parking and pickup and drop off need to be clearly outlined and assessed. Of particular interest is the relationship to the New England Highway, line marking and access arrangements.

Further briefings may be required and will be scheduled accordingly.