

**RECORD OF BRIEFING**

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Tuesday, 18 March 2025
<b>LOCATION</b>	MS Teams Videoconference

**BRIEFING MATTERS**

PPSHCC-313 – Muswellbrook – DA2024 – 60 – 72 – 74 Maitland Street, Muswellbrook 2333

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Alison McCabe (Chair), Tony McNamara, Kellie Scholes, Granville Taylor
<b>APOLOGIES</b>	Roberta Ryan
<b>DECLARATIONS OF INTEREST</b>	Nil

**OTHER ATTENDEES**

<b>APPLICANT REPRESENTATIVES</b>	Chris Baldry, Janet Walsh, Richard Wykes, Travis McDonald, Jeff Dean, Amy Cropley, Darren Lyons, Andrew Morse, Stephen Earp
<b>COUNCIL ASSESSMENT STAFF:</b>	Hamish McTaggart, Peter Chambers, Andy Lee
<b>DEPARTMENT STAFF</b>	Leanne Harris, Holly McCann

**COUNCIL BRIEFING**

- Update re the status of the application with an RFI issued and applicant response received.
- Purpose of this briefing is to discuss flooding issues raised at the last Panel briefing.
- Flood Risk Emergency Management Plan has been updated.
- Applicant has engaged a secondary flood expert to peer review - supports approach being suggested.
- Renotified to SES - they continue to raise concerns with the proposal.
- Overview of the flood parameters and scenarios applying to the site and surrounding context (1%, 0.5%, 0.2% and PMF),
- Warning times, awareness and emergency response plan explained.
- Flood refuge arrangements discussed.

**APPLICANT BRIEFING**

- Overview of key changes to the proposal since the last briefing.
- Increased car park, single driveway arrangement, additional tree removal, minor changes to stormwater management, changes to bus stop arrangements on Maitland Street etc.
- Updates to flood emergency response plan explained.

**Planning Panels Secretariat**

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 |  
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- Discussion regarding the peer review process, flooding information and approaches for extreme weather events and information surrounding school closure protocols.

#### **PANEL COMMENTS**

- The Panel need to factually understand the flood impacts and scenarios, hazard categorisation and how the proposal will deal with these. This is particularly important and sensitive given this is a new school and not an existing facility, noting the Panel will not give any weight to arrangements for other existing schools in the locality.
- Discussion regarding the practicality of bus availability and ownership for evacuation purposes.
- The Panel questioned how the balance of the site outside the school footprint will be managed and this needs to be considered in the assessment.
- The Panel want a very clear and basic understanding of warning and evacuation timeframes and actual triggers for shutting the school so that evacuation processes can be avoided.
- The additional tree loss associated with amendments to manage traffic impacts needs to be carefully assessed and the Panel will want to understand the quality and value of the vegetation that is proposed for removal.
- The Panel will need to closely consider the appropriateness of the site for a school given the constraints being discussed.

Further briefings may be required and will be scheduled accordingly.