

MASTER PLAN

COMMUNITY UPDATE – NOVEMBER 2023



PACIFIC BROOK CHRISTIAN SCHOOL

PREPARATION FOR STAGE 1 – 72-74 MAITLAND STREET

Chris Baldry – Group Business Manager

We appreciate the lengthy delays to the building project at 72-74 Maitland Street Muswellbrook has been a test to even the most patient saint amongst us. The School continues to push forward and navigate the planning challenges we have encountered. This Update #2 is designed to inform you of our progress and encourage you to understand the dedication of our Board and leadership to your School.

Following professional advice from our architects, planners and engineers the school formally withdrew in late October 2023 from the State Significant Development Application (SSDA) process with the Department of Planning. The main reason they provided was that the 72-74 Maitland Street land is within the Probable Maximum Flood (PMF) level and the State Emergency Service (SES) deemed this unsuitable for 'vulnerable persons' of a school.

Our flood engineers Royal Haskoning DHV have assured the School that if the 'Probable Maximum Flood' was to occur, (a flood of Biblical proportions) our Flood Evacuation Plan would guide the

WHAT'S IN THIS UPDATE #2

72-74 Maitland Street State Significant Development approval was withdrawn late October 2023 because the Department of Planning advised us our land is within the Probable Maximum Flood (PMF) level and that the SES do not wish for a school in that area.

We are presently in talks with the State Emergency Service (SES) regarding their flooding concerns.

Instead of proceeding to the Land & Environment Court, we are planning a DA with Council for a reduced scope, single stream, K-12 school on 72-74 Maitland Street.

teachers how to evacuate the School and keep all the children safe from flood waters.

The Royal Haskoning DHV evacuation plan explains how the School will act in the event of a 1:20 year flood level. A local monitoring system would alert School leadership to evacuate students and the School would be closed for the appropriate length of time. With our professional engineers, we have no practical concerns over the inherent flood risk posed by the land conditions of 72-74 Maitland Street (opposite McDonalds) and we are disappointed that State government has disrupted the development of our School.

Presently we are waiting for a meeting date with the SES to discuss in detail their concerns about the risks to the students from a Probable Maximum Flood event and what it is they consider appropriate for us to do to further mitigate those risks. The SES offer a marvelous service to the community to rescue Australians in life threatening circumstances and we hope they also can appreciate the School position and not block choice in education at Muswellbrook.

The Board of Pacific Group of Christian Schools Limited remain committed to the Maitland Street site to be used for Christian education for the advancement of Muswellbrook. The last update indicated that our next step was to proceed to the Land & Environment Court, however this has been reconsidered in light of the practicable opportunity to direct a new DA application to the Muswellbrook Council as our new single stream K-12 masterplan falls below the \$20M capital expenditure threshold.

We thank God for the provision of 30 Sowerby Street premises leased from the Presbyterian Property Trust which will continue for all of 2024. Merry Christmas and Happy New Year! More to come....

