

Application SSD-63475709      Mingara Recreation Club Seniors Housing, 14 Mingara Drive Tumbi Umbi  
Objections from                      Central Coast Athletics users of the Mingara Central Coast Regional Athletics Track

**ATTACHMENT A inclusion to current submission**

**Please note** Access to Plans of Mingara Seniors Housing would not open on computers, ipads or phones due to file size.. No copies of plans or reports were given to Central Coast Athletics Clubs for comment or input prior to SSD release. The 28 day advertising period over Christmas Holidays and Central Coast Council closure during this period significantly impacted contact with clubs and ability to respond.



The two DA applications listed below are currently before Central Coast Council, to gain understanding of the parking issues and the impact of the Mingara Senior Housing Development we have used diagrams from the Child Care Centre DA/1969/2023 and Subdivision DA/1045/2024.

Purple areas Mingara Club parking, Hotel area yellow car spaces remove, No athletics parking

Application Number ↕	Address	Suburb ↕	Description ↕	Status ↕	Lodged ↕
DA/1969/2023	Mingara Recreation Club, 14 Mingara Drive	TUMBI UMBI	Child Care Centre	Under Assessment	9/10/2023
DA/1045/2024	Mingara Recreation Club, 12 Mingara Drive	TUMBI UMBI	5 Lot Torrens Title Subdivision	Under Assessment	20/08/2024

**Objection** of the Senior Housing development and loss of ALL the current Athletics car park spaces.  
1) **Clarification sort** : from Central Coast Council and Mingara Recreation Club on parking and lease agreement and staged completion of car park as per condition of consent?

**The Central Coast Regional Athletic Track has 300 approved parking spaces.** The community has parked adjacent to the track for 25 years on grass for athletics, soccer, Athletics championships, school sport, Regional Athletics Primary and High Schools, Run for Life, Carols, Expos, etc

**Mingara Club Parking 791 parking spaces, Athletics Track 0 - NIL..** stated in Seniors Housing Traffic Report and EIS  
**Athletics to share North Bowls carpark, no grass overflow.** Then families have to find a space anywhere in club parking, unacceptable.  
NO mention in EIS that the Child Care Centre is allocated half the parking in North Bowls car park leaving insufficient space  
NO consideration that in 25 years major events in the club and on the track have increased with population attracting thousands of visitors

## North Bowls Car Park Plan for Child Care Center

The ELC Early Childhood Centre DA identifies Hours 6am to 6pm Monday to Friday,

**Parking allocated 46 child care and 44 Mingara Club members.**

Athletics has NO Objections to Child Car Centre parking.

Traffic study and EIS state Athletics would relocate 150 car spaces to this area. Misleading and Impossible along with Bowls and Club patrons.

**2) Clarification sort:**  
**Where will the users of the Mingara Central Coast Regional Athletics Track Park?**

### PRELIMINARY

- Dimensions are in millimetres unless otherwise shown.
- Work to given dimensions. Do not scale from drawing.
- Check all dimensions on site prior to construction and fabrication.
- Bring any discrepancies to the attention of the proprietor & architect.

No.	Dim.	Ck.	Date	Content
A			11.08.23	Preliminary DA Draft
B			31.08.23	For Approval
C			14.09.23	For Approval

### PARKING CALCULATIONS

Central Coast Development Control Plan 2022, Chapter 2.13 Transport and Parking provisions:

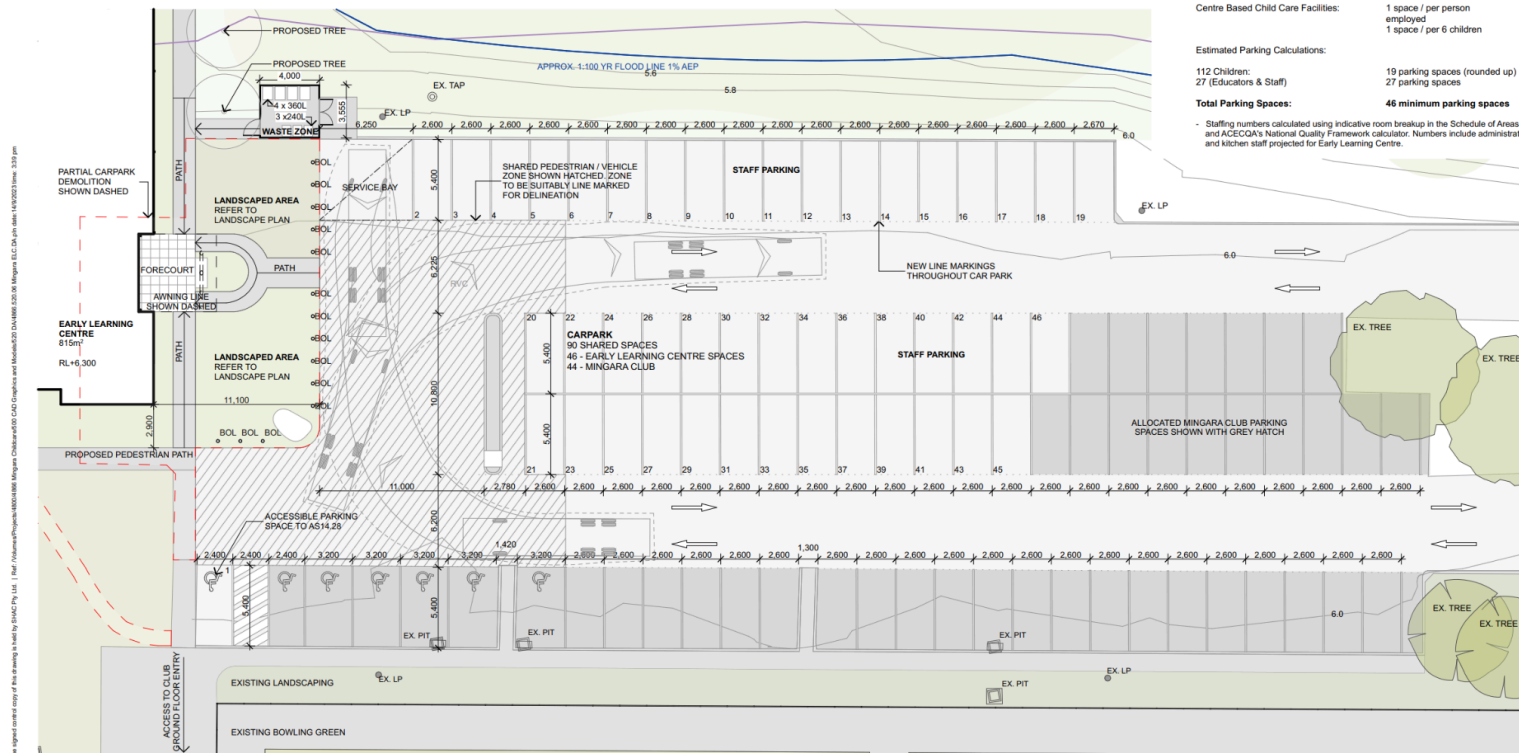
Centre Based Child Care Facilities: 1 space / per person employed  
1 space / per 6 children

Estimated Parking Calculations:

112 Children: 19 parking spaces (rounded up)  
27 (Educators & Staff): 27 parking spaces

**Total Parking Spaces: 46 minimum parking spaces**

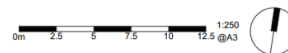
- Staffing numbers calculated using indicative room breakup in the Schedule of Areas and ACECQA's National Quality Framework calculator. Numbers include administration and kitchen staff projected for Early Learning Centre.



**4866  
DA2102**  
RevC 14.09.23

**Car Park Plan**  
Mingara Early Learning Centre  
12-14 Mingara Dr, Tumbi Umbi

MINGARA  
**LEISUREGROUP**



**SHAC**  
Nominated Architect Justin Hamilton (0160) | ABN 32 131 584 846

## Mingara Club Parking

### Area

3 Club -	651
4 Bus	6
4 Service	22
4 Cars	39
5 Bowls	111
6 Athletics	0
<b>Total</b>	<b>819</b>

### Development Removed

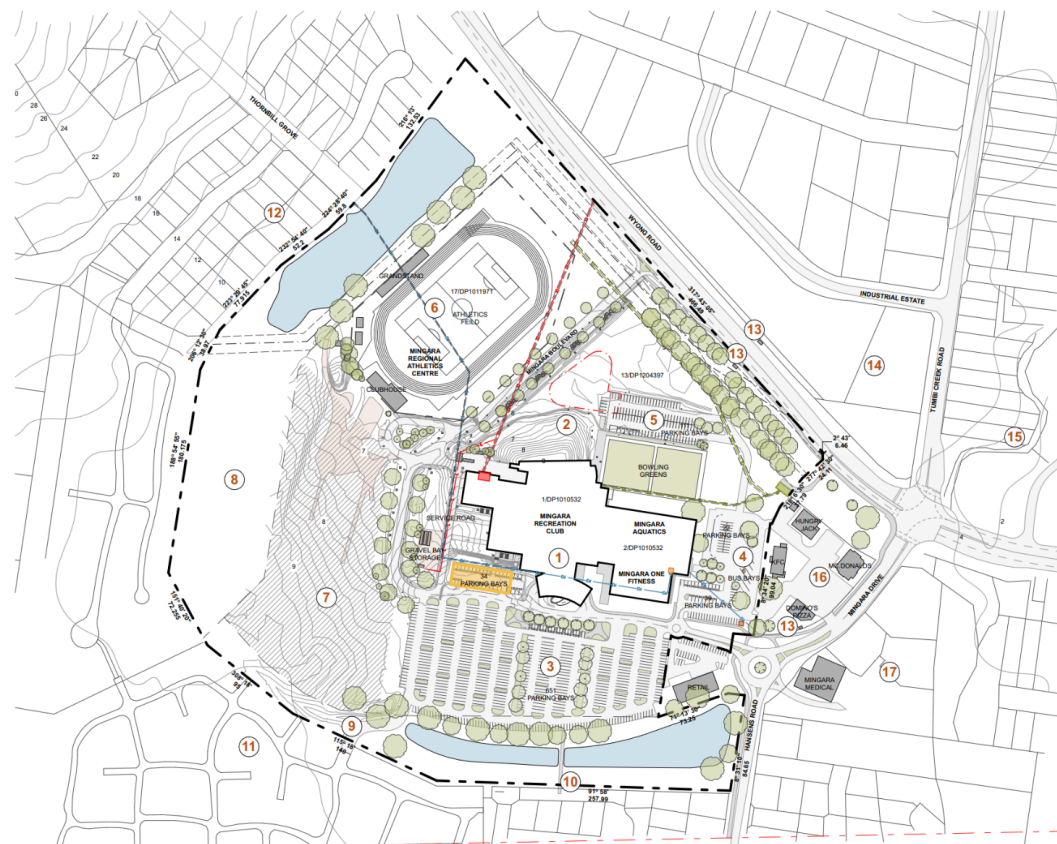
Hotel site	-34
2 Child Care	-21
<b>Total</b>	<b>764</b>

### Development Share Club Park

Hotel	-92
Allocated ?	

Child Care	-46
Allocated Yes	
Athletics	-300
Allocated - No	
<b>Total</b>	<b>336</b>

Staff Parking	0
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4866  
DA1005  
RevC 31.08.23

Existing Precinct Plan  
Mingara Early Learning Centre  
12-14 Mingara Dr, Tumby Umbi

MINGARA  
LEISUREGROUP



SHAC

Nominated Architect Justin Hamilton (5160) | AIN 32 151 584 865

Likely staff parking shown Google photo in submission with Approximately 120 cars parked at Athletics car park

**3) Clarification sort: What are the actual numbers of allocated car spaces available to the Athletics Track?**  
Allocated meaning together, adjacent, same side of road as the track within short distance, sign designated to Athletics use

## PRELIMINARY

1. Dimensions are in millimetres unless otherwise stated.  
2. Refer to plan dimensions. Do not scale from drawing.  
3. Check all dimensions on site prior to construction and fabrication.  
4. Drawing are approximate to the intention of the project and subject to change.

No.	Rev	Date	Content
A	1	18.08.23	Preliminary
B	1	11.08.23	Preliminary DA Draft
C	1	31.08.23	For Approval

## LEGEND

- EXISTING BUILDINGS ON SITE	- EXISTING ROADS
- EXISTING BUILDINGS OFF SITE	- EXISTING ON-SITE WATER MANAGEMENT
- ALLOTMENT BOUNDARY	- EXISTING MATURE TREE
- PROPOSED SITE AREA	- EASEMENT
- ALLOTMENT BOUNDARIES NEIGHBOURS	- MINGARA HOTEL DA 935/2022

- Refer to detailed site survey plan completed by Beveridge Williams issued 19/12/2022 for further details.

## SITE INFORMATION

PRIMARY LOT / DP NUMBER: 13 / DP1204397

ADDITIONAL LOT / DP NUMBER: 1 / DP1010532  
2 / DP1010532  
71 / DP1011971

SITE AREA: APPROX. 23.2 ha

## EXISTING CONTEXT SUMMARY

- MINGARA RECREATIONAL CLUB
- PROPOSED SITE ARE FOR MINGARA EARLY LEARNING CENTRE
- EXISTING CAR PARKING - 880 PARKING SPACES
- BUS CAR PARKING AND SERVICING AREA
- CAR PARKING (OCCASIONAL USE) - 114 PARKING SPACES
- MINGARA REGIONAL ATHLETICS CENTRE & ATHLETIC TRACK
- GRASSED AREA
- DRAINAGE AND STORMWATER MANAGEMENT
- CONNECTION BETWEEN MINGARA RECREATIONS CLUB SITE AND
- GLENGARA RETIREMENT VILLAGE
- CYCLE PATHWAY CONNECTION FROM NEIGHBOURING RESIDENCES AND MINGARA RECREATION CLUB
- GLENGARA RETIREMENT VILLAGE
- LOW-DENSITY RESIDENTIAL USES
- NEARBY BUS STOPS
- TUMBY UMBI INDUSTRIAL ESTATE
- LOW-DENSITY RESIDENTIAL USES
- SMALL BOX RETAIL NODE - FAST FOOD RESTAURANTS
- SMALL BOX RETAIL NODE - AUTOMOBILE-RELATED SERVICES

## SITE SERVICES

- ELECTRICAL	- SUBSTATION
- WATER	- FIRE HYDRANT
- SEWER	- FIRE BOOSTER & MASTER WATER METER
- OVERHEAD POWERLINES	- SEWER PUMP
- DRAINAGE GRATED PIT	- ELECTRICAL PIT
- LIGHT POLE	- SEWER MANHOLE
- PROPOSED ELECTRICAL CONNECTION FOR HOTEL	





### **Major Events at Mingara as shown in photo**

Cars in Athletics car park and Club parking.

No athletics activity appears on track

**2) Clarification sort: Where will cars park in the future for all major Mingara Club events and events at the Regional Athletics Track ?**

### **EIS Traffic Study**

7.11.1 Carnivals are not held on Saturdays 9-12.

Regional Events are ALL day Saturday and Sunday.

Athletics NSW championships and events

Little Athletics Zone Championships

Athletics Cross country winter program

Local Club meets every Friday night Oct - March

Local Soccer has Training and competition all Winter

Schools Primary & High events and Zone Championships

**3) Why was the Mingara Athletics Club 670 members Friday night competition not included ?**

### **"8.3.1 Traffic Surveys**

*For the purposes of assessing the traffic impacts of this development, surveys were undertaken of the most critical intersections within proximity of the site. These surveys were performed during the network peak periods between 7:00am to 10:00am and 3:00pm to 6:00pm on Thursday 30th November and between 11:00am to 1:00pm on Saturday 2nd December 2023. The location and times of the traffic surveys were endorsed by TfNSW prior to commencement."*

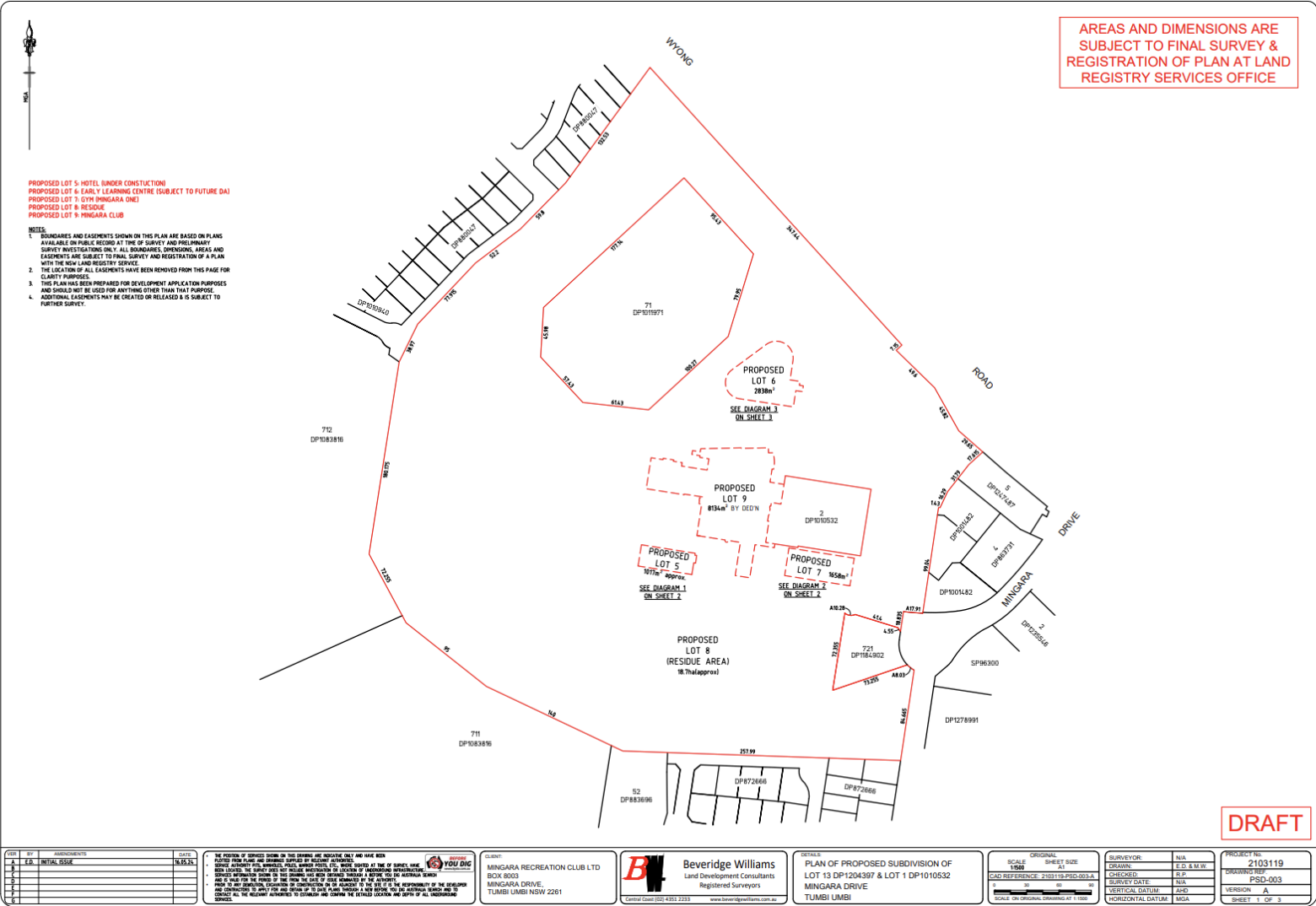
**4) Why were studies conducted on 2023 Athletics Thursday Training night and a Saturday with likely no training being so close to zone championships. A survey with NO CLUB COMPETITION NIGHT or REGIONAL ZONE CHAMPIONSHIPS present?**

**The Traffic Study is significantly flawed and misleading in both flow rates and an understanding of the track use and requirements. Clearly there are images that reflect the true use of the Athletics Parking area as shown above.**



DA1045/2024    5 LOT   Torrens Title Subdivision at Mingara Recreation Club Precinct currently before Central Coast Council.

Each lot appears not to have parking included. Mingara Recreation Club may sell or lease any lot in the future and the purchaser/leasee would likely require council parking conditions of consent be fulfilled to continue to operate a business.                      Please clarify how this will be achieved?





Seniors Housing Artist Impression presented  
without Child Care Centre present

Submission by Kaye Lovie

On behalf of Central Coast Athletics

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