



APPENDIX SS COMMUNITY ENGAGEMENT TABLE

In accordance with the DPE 'State significant development guidelines: Preparing an Environmental Impact Statement' (December 2021), this appendix provides a table of the community engagement undertaken and the key project response. The community engagement table has been informed by the Engagement Report prepared by Urbis and appended to the EIS.

Stakeholder	Consultation Process	Issues Discussed	Project Response
Government authorities			
Department of Planning, Housing and Infrastructure (DPHI)	MLG engaged with the Director – Key sites from DPHI via an in-person meeting held on 2 May 2023. The meeting was to discuss high level proposal details, including a presentation of preliminary plans prior to issue of SEARs and SDRP.	DPHI noted no issues or feedback at this time.	MLG will continue to consult with DPHI, and will provide further opportunities to provide feedback on plans.

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Central Coast Council (CCC) Officers	MLG engaged with representatives from Central Coast Council, including a Town Planner, Civil Engineer, Traffic Engineer, Water and Sewer Engineer, Ecologist, Urban Designer and Flooding Engineer, via a pre-DA meeting, held on Tuesday 21 March, 2023.	Key discussion points raised included: - CCC staff raised concern about the proposed height and orientation of the buildings. - CCC recommended reconsidering the orientation of buildings to address concerns about limited solar access within the development. - CCC recommended providing a series of montages in the View Analysis Report to enable Council to understand visual impacts in the area. - CCC provided advice in relation to Roads, Access and Traffic, including a recommendation for inclusions in the Traffic Impact Assessment (TIA). - CCC noted that a flood emergency response / evacuation plan should be prepared for the site. - CCC recommended the preparation of a Water Cycle Management Plan (WMP) report for the development. This should	MLG note the issues raised by CCC, and have prepared an Environmental Impact Statement (EIS) with relevant technical assessments to address these concerns. MLG will continue to consult with CCC and will provide further opportunities to provide feedback on plans.

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		also include a stormwater management plan. - CCC noted that their water and sewer planning engineers would be providing further information about connections to existing infrastructure. - CCC provided advice regarding the protection of the watercourse on the west of the site. - CCC requested the Site Analysis plan be amended to note the portion of land on the western boundary that is identified as being bushfire prone.	
	MLG engaged with a social planner from Central Coast Council on 19 December 2023, to obtain local insights related to the local context and community.	Key discussion points raised included: - CCC noted that there was a high proportion of older people within the LGA, and that retirees were attracted to the area. - CCC suggested that engagement with the local community is sympathetic to the preferences and needs of the local community. - CCC raised concerns about the accessibility of medium- and	MLG note the issues raised by CCC, and have prepared a Social Impact Assessment (SIA) as part of the EIS, which will assess the potential social impacts, mitigations and opportunities raised by the proposal. MLG will continue to consult with CCC, and will provide further opportunities to provide feedback on plans.

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		high-density dwellings for older people. ▪ CCC noted that housing affordability was a concern, especially as there is an increase of homelessness being experienced, especially for older women. ▪ CCC noted that there was a shortage in aged care workers and workers providing supporting services. ▪ CCC noted that public transport and accessibility was limited within the Central Coast, and that there was a heavy reliance on private vehicles across the LGA. ▪ CCC noted that there was a potential conflict of use, with the athletics centre located adjacent to the proposed development.	

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	A second pre-DA meeting was held with representatives from CCC on 12 February 2024. The purpose of this meeting was to allow the flood/civil engineer and ecological engineer to clarify Council's requirements related to their respective disciplines.	Council did not raise any concerns regarding the master plan.	MLG will continue to consult with CCC, and will provide further opportunities to provide feedback on plans.
Transport for NSW (TfNSW)	MLG engaged with a Development Services Case Officer from TfNSW via email on 22 November 2023.	The following matters were discussed in the email correspondence: ▪ Scope of traffic surveys at public intersections ▪ Scope of traffic surveys at private access roads ▪ What days and times the surveys will be undertaken.	In response to feedback from TfNSW, the study methodology for the traffic assessment was updated, with changes including: ▪ Extending the survey times, as requested by TfNSW ▪ Collecting light, heavy, pedestrian and cyclist movements ▪ Ensuring the weekday surveys were conducted on a Tuesday, Wednesday, or Thursday. ▪ Extending the surveys to also capture the Saturday peak.

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			MLG will continue to consult with TfNSW, and will provide further opportunities to provide feedback on plans.
Central Coast Local Health District (CCLHD)	MLG engaged with two representatives from the CCLHD via an online meeting on 13 February 2024. The purpose of the meeting was to understand the key health characteristics and needs of the Tumby Umbi and surrounding community, and how the proposal may impact on existing health facilities, programs and services.	The key discussion points included: - Residents within the Central Coast LGA currently experience extended wait times to see a quality GP, due to staffing issues being experienced across the LGA. - Concerns about the quality of healthcare being delivered within the LGA. - Questions regarding the provision of a dementia care unit within the proposed development, as there is high	The development is being designed with input from a continuum of care consultant who has expertise on the care needs of residents with dementia. MLG will continue to consult with CCLHD, and will provide further opportunities to provide feedback on plans.

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		demand for dementia care in the Central Coast LGA.	
Aboriginal stakeholders			
Darkinjung Local Aboriginal Land Council (Darkinjung LALC)	MLG engaged with members of the Local First Nations community, including two representatives from the Darkinjung LALC, via a Walk on Country and Design Jam held on August 29, 2023, and a Community Feedback Session held on November 6, 2023. During the Walk on Country and Design Jam, a mix of local First Nations community members, the Project Team, and MLG worked together to define themes and project design considerations for the project. During the Community Feedback Session, attendees of the Design Jam, and First Nations community members were invited to review the design.	Collaboration with the First Nations community brought a diversity of ideas and knowledges to the design thinking process. The community engagement identified key insights, recommendations and areas of opportunity for the project. Three key themes emerged from the collaborative engagement approach, including: ▪ Respecting Water Flows ▪ Informed by Country ▪ Caring For and Learning From our Elders.	A detailed overview of the engagement activities carried out with the Local First Nations Community is provided in the Designing with Country Framework Report, provided as part of the EIS for this project. MLG will continue to consult with the Local First Nations Community, including the Darkinjung LALC, and will provide further opportunities to provide feedback on plans.
Local First Nations knowledge holders			

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Registered Aboriginal Parties (RAPs)	In 2023, MLG engaged with the following agencies/groups to convene a RAP for the project: - Heritage NSW - Greater Sydney Local Land Services - The Office of the Registrar Aboriginal Land Rights Act 1983 - Native Title Services Corporation (NTSCorp) - Central Coast Council - Darkinjung LALC. On 1 August 2023, letters and emails were sent to all Aboriginal people and organisations identified through this process. By 16 August 2023, 14 people / organisations registered as RAPs for the project. On September 20 2023, a copy of the draft ACHAR was provided to the RAP.	No comments were received prior to the closing date for review on 18 October 2023.	MLG will continue to consult with representatives of the RAP, and will provide further opportunities to provide feedback on plans.
Surrounding landowners and occupiers			

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	1. A community newsletter was distributed to 839 neighbouring properties. A further 300 copies of the newsletter were provided to residents of the neighbouring Glengara Retirement Village. 2. A newsletter was distributed to all residents of the nearby Glengara Retirement Village. 3. Two (2) drop-in community information sessions were held on Monday 4 December. The first session was held for Glengara Retirement Village residents, with the second session for all other nearby residential and interested community members. The information sessions were attended by 120 and 10 people, respectively. 4. In response to a request from residents of the Glengara Retirement Village, a briefing presentation and Q&A session were held. The session was held on Monday 5 February 2024 and was attended by roughly 80 Glengara Residents. 5. A key stakeholder meeting with representatives from the Mingara Athletics Club and Central Coast Academy of Sport were invited to attend an online project meeting on March 25 2024. 6. A dedicated enquiry management phone number and email address was established to encourage feedback on the proposal. To date, five emails and three phone calls have been received from community members and stakeholders.	1. Traffic and Parking The most common concern raised by the community across all engagement activities were related to traffic and parking. Primary concerns related to the impact of the proposed development on the traffic at the following intersections: ▪ Wyong Road and Mingara Drive ▪ Wyong Road and Tumbi Road ▪ Hansens Road / Mingara Drive ▪ Wyong Road / Beckingham Road The following traffic and parking concerns were also raised during engagement activities: ▪ Truck movements during construction and its impact on traffic movements. ▪ Recommendations for amendments to intersections, road widening, changes to lane configurations to improve existing traffic conditions and mitigate potential adverse traffic impacts.	1. Traffic and Parking The EIS is accompanied by a range of technical studies related to traffic and parking, including the Traffic and Accessibility Impact Assessment (TAIA), Green Travel Plan, and Construction Traffic Management Plan. These reports outline the proposed mitigation of potential traffic impacts, including an assessment of the performance of nearby intersections and surrounding road network. MLG are working with CCC and TfNSW to ensure appropriate mitigations measures are developed to ensure traffic is arranged in a safe and functional manner. The proposed parking provision is provided in accordance with the requirements of the State Environmental Planning Policy (Housing) 2021, which is the relevant parking control for ILUs and High Care suites. The TAIA has confirmed that there is sufficient precinct parking to accommodate all uses in the precinct, including the existing club, the approved Hotel, the proposed Early Learning Centre and the existing Athletics Track. 2. Bulk and Scale The proposed development has given consideration to the character of the local area and proposed a transitional built form, scale and heights. At the site's western boundary, closest to the site's residential neighbours, two

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		- Cumulative traffic impacts as a result of the following nearby developments - The Mingara Hotel - Mingara Childcare Centre. - Availability of car parking at the existing Mingara Club. 2. Bulk and Scale At both community drop-in sessions and the Glengara resident presentation, concerns were raised over the scale and suitability of the proposed development. Specifically, concerns were raised that the development is out of character with the local area, particularly regarding the proposed building heights given the low-rise form of surrounding dwellings. 3. Amenity and Privacy - Many residents of the neighbouring Glengara Retirement Village raised concerns about the proximity of the proposed retirement village to their existing residences. Some asked for clarification on the distances between the	storey buildings are proposed. It is proposed that taller buildings are located at the centre of the development site, at least 60 metres from the site's nearest neighbours. In addition, the development will include private, passive and communal open space, landscaping and perimeter and internal pedestrian pathways. This will ensure that the perceived bulk and scale of the development is reduced whilst ensuring safe pedestrian movement throughout the site. The Visual Impact Assessment carried out for this project indicates that the visual effects caused by the proposed development are considered to be low, reasonable and acceptable. 3. Amenity and Privacy Due to the extensive building setbacks, and existing and proposed vegetation screening, it is not anticipated that Mingara residents have the potential to look into the dwellings of Glengara residents. MLG are actively engaging with Health NSW to ensure they are aware of the existing need for medical services within the local area. Some medical services will be provided on site to residents of the proposed development only. 4. Planning Process

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		residences and the proposed buildings directly opposite. - Some community members raised concerns that operation of the proposed Tumbi Umbi Retirement Living Project would make it more difficult for existing residents to access medical services. 4. Planning Process - Details regarding the planning process, including the projects consent authority, technical reports, and assessment timeframes were requested from residents. - Concern that it is not socially responsible to build a retirement village in such close proximity to the Mingara Recreation Club, as the club has gambling facilities 5. Environmental Impacts - Some residents asked about the impact of noise and light during both construction and operation, on neighbouring residents. Some people also asked for clarification	Details regarding the consent authority, planning process, project timeline, technical studies and site zoning were provided to community members as requested. The suitability of the proposal, including the social and local context will be assessed within the EIS for this proposal. 5. Environmental Impacts MLG have prepared a Construction Management Plan which outlines the measures to minimise and mitigate noise during construction. Given the nature of the proposed development, is not anticipated that adverse noise impacts will be generated by the development once operational. The proposed development has been designed and will be built to comply with the Sustainable Buildings SEPP. The proposed sustainability measures include: - Ensuring natural lighting and ventilation. - Installing energy efficient appliances. - Installing 3 STAR rated water fixtures. - Planting native, low water-use landscaping. A part of the environmental assessments carried out to determine the potential impacts of this proposal, a Surface and Groundwater Impact Assessment has been prepared. The

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		on how these impacts would be assessed and mitigated. ▪ A couple of people asked questions about the sustainability of the proposed development including the carbon offsetting of the development carbon footprint, and the generation of renewable energy. ▪ Some residents expressed concern about potential impacts to stormwater drainage. ▪ Some people asked for clarification about changes to access to the grassed area proposed to become the new retirement village. 6. Project Benefits At both the community drop-in sessions and Glengara presentation, community members noted the positive benefits the proposed development would provide to the local community. Specifically, the following positive impacts were mentioned:	assessment confirms that the proposed will not result in adverse impacts to the stormwater network. The proposal includes a series of private, passive and communal open space, landscaping and perimeter and internal pedestrian pathways. 6. Project Benefits There is a significant demand for seniors living accommodation on the Central Coast. The location, design and facilities will be a great benefit to the areas ageing population. Understanding the importance of green space and local parks to the local community, 45% of the site is proposed to be landscaped areas.

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		▪ Improving amenity for local, especially through the provision of new recreation areas. ▪ Enhancing the local area. ▪ Addressing the demand for aged care facilities within the local area. ▪ Improved site access and neighbourhood walkability.	