

ENGAGEMENT OUTCOMES REPORT

Tumbi Umbi Retirement
Living Project

Prepared for

MINGARA LEISURE GROUP PTY LTD

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We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

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CONTENTS

1.	Introduction	3
1.1.	The site	3
1.2.	Project context	4
1.2.1.	Project description	4
1.2.2.	Updates to the project design	5
1.3.	Response to SEARs	6
2.	Community and stakeholder engagement strategy	7
2.1.	Purpose of engagement	7
2.2.	Stakeholders	7
2.2.1.	Government authorities	8
2.2.2.	Relevant agencies	8
2.2.3.	Aboriginal stakeholders	8
2.2.4.	Community	8
	Surrounding landowners and occupiers	8
2.3.	Forms of engagement	10
3.	What we heard	13
3.1.	Key stakeholder feedback	13
3.2.	Community feedback	26
3.2.1.	Traffic and parking	27
3.2.2.	Size and suitability	29
3.2.3.	Amenity and privacy	29
3.2.4.	Planning process	30
3.2.5.	Environment	31
3.2.6.	Project benefits and support	32
3.2.7.	Community engagement	32
4.	Future community and stakeholder engagement	33
5.	Disclaimer	Error! Bookmark not defined.

Appendix A	Community newsletter – November 2023
Appendix B	Community newsletter distribution areas – November 2023
Appendix C	Community information session display boards
Appendix D	Community newsletter – December 2023
Appendix E	Briefing session presentation
Appendix F	Athletics track user briefing slides – September 2025
Appendix G	Proposed parking arrangement – September 2025

FIGURES

Figure 1	Key stakeholder groups	7
Figure 2	Engagement activities	10
Figure 3	Key community issues raised	26

TABLES

Table 1	Response to SEARs – SSD63475709	6
Table 2	Summary of engagement activities	10
Table 3	Issues raised and project response	13

MAPS

Map 1	Site location	5
Map 2	The site and surrounding community	9

1. INTRODUCTION

This Engagement Outcomes Report (report) has been prepared by Urbis Pty Ltd (Urbis) for Mingara Leisure Group Pty Ltd (MLG) to support a State Significant Development Application (SSDA) for a seniors housing development at 14 Mingara Drive, Tumbi Umbi (the site).

This report has been prepared with reference to the Department of Planning, Housing and Infrastructure's (DPHI's) *Undertaking Engagement Guide: Guidance for State Significant Projects* and the Engagement Institute's (formerly the International Association of Public Participation) Public Participation Spectrum.

1.1. THE SITE

The site is located at 14 Mingara Drive, Tumbi Umbi, within the Central Coast Local Government Area (LGA). The development site is legally described as Lot 13 DP1204397.

The broader Mingara Club Precinct also encompasses Lot 1 and Lot 2 in DP 1010532 and Lot 71 DP1011971 and currently contains a registered club, health and wellness centre (including aquatics, gym facilities, physio, hairdresser, beautician and martial arts studio), car parking, creche, bowling greens and green space with a regional athletics centre. A hotel is currently under construction.

Immediately surrounding the Mingara Club Precinct are fast food outlets and other restaurants, service station, car wash, retail, medical centre and a retirement village to the south and west. Industrial development is to the north of Wyong Road and residential development to the west. The specific area of the site, the subject of the proposed development, is land located to the west of the Mingara Recreation Club and south of the Athletics field. This development site is currently a vacant grassed area.

Key features of the site are as follows:

- The topography of the site is generally flat, with some fill historically used to level the study area, particularly in the northern portion of the site.
- The development site is vacant grassland with some mature trees located on the eastern boundary.
- The western and southern boundary of the development site has a registered easement following the drainage corridor defining the site boundaries to the west and south.
- Vehicle access will continue to be provided via the existing Wyong Road access to the north and the existing access from Mingara Drive into the broader Mingara Club precinct to the east.
- The development site does not have a direct street frontage and is bounded by the Athletics field to the north, Club access road and Mingara carpark to the east and Glengara Retirement Village to the south and west and low-density residential uses to the north-west. The Mingara Club precinct has frontage to Wyong Road and Mingara Drive.
- Vehicular access to the site from the local road network is available from Wyong Road, via left in and left out and from the signalised intersection at Mingara Drive/Wyong Road and then a roundabout on Mingara Drive.
- Internal pedestrian connectivity within the broader Mingara Precinct site includes pedestrian pathways from the north and west and pedestrian crossings from the car parking area into the main club building.
- A hotel is under construction on the broader Mingara precinct to the east of the development site.
- To the north-west of the site is a constructed wetland / gross pollutant trap.

The surrounding locality is described as follows:

- **North:** Immediately north of the development site is the athletics track/field, forming part of the broader Mingara Club precinct. Further north on the northern side of Wyong Road is industrial zoned land and the vast majority of the surrounding context comprises low density residential, environmental conservation, living and management.
- **East:** Directly east of the site is a hotel (under construction), the main Club building and car park, accessible from Mingara Drive and Wyong Road. Further east of the site are fast food and commercial land uses on Wyong Road, then low density residential uses. Further east is more residential development with the Bateau Bay Square shopping centre forming the major commercial node for the area.

- **South:** The Glengara Retirement Village is immediately south (and south-west) of the site and is one to two storeys in height. Beyond that, the area of Tumbi Umbi is primarily larger environmental living residential lots.
- **West:** A drainage corridor and some taller vegetation is located directly west of the site. Further west of is the northern portion of the Glengara Retirement Village.

1.2. PROJECT CONTEXT

According to the 2021 ABS census, 28.7% of the Central Coast population is aged 60 or above. This compares with 20.5% in Greater Sydney, and 23.5% in NSW. Forecasts indicate that there will be an additional 35,000 people aged 60+ calling the Central Coast home by 2036, representing an increase of 35.3%.

The Central Coast Council's *Positive Ageing Strategy (2020-2025)* outlines the need to ensure the region is age-friendly and provides housing options that enable the growing older population to age in place. Key priorities identified by older Central Coast residents included:

- the natural environment, including waterways, parks, trees and open spaces
- social connections, inclusion and participation
- health and wellbeing, and
- access to information and services.

1.2.1. Project description

The proposed SSSDA seeks approval to redevelop the site to accommodate a seniors living development. The inclusive of the following:

- Site establishment works, including minor excavation and tree removal and earthworks.
- Construction and operation of:
 - Thirteen (13) villa buildings, housing four (4) independent living units in each
 - Three (3) multi storey independent living unit (ILU) buildings of:
 - Building 1 – undercroft car parking, 5 levels of 2-bed and 3-bed ILUs
 - Building 3 - undercroft car parking, 6 levels of 2-bed and 3-bed ILUs
 - Building 4 - undercroft car parking, 5 levels of 2-bed and 3-bed ILUs
 - One (1) mixed high care and ILU building (Building 2) of:
 - Part undercroft car parking, part communal/amenities level at ground with 3 levels of high care suites and 3 levels of ILUs
 - The building will include communal facilities including a café, residential lounge, multi-function spaces, consultation/therapy rooms, library, and staff/admin areas.
- Provision of 219 x 2-bed and 3-bed independent living units and 39 high care suites
- Vehicle access will be provided via the existing road access from Wyong Road and via Mingara Drive. The site also accommodates a north-south internal shared access road and dedicated porte cochere in front of Building 2.
- Private, passive and communal open space, landscaping and perimeter and internal pedestrian pathways
- Subdivision of the land and two stage construction.
- Hard and soft landscaping embellishments to the interface between the seniors housing and the Athletics track as well as provision of five (5) accessible parking spaces and safe and accessible pedestrian connections.



Map 1 Site location

1.2.2. Updates to the project design

Since consultation, the following changes have been made to the project design:

- Reconfiguration of the parking arrangements for buildings 1-4, including:
 - Removing the proposed basement car parking from Building 2
 - Adding undercroft car parking spaces at Building 2
 - Amending the configuration of the undercroft car parking spaces for Buildings 1, 3 and 4.

These changes have resulted in a decrease in the proposed number of parking spaces, from 319 spaces to 296 residential car parking spaces, including 189 undercroft spaces, 52 garage spaces, and 55 spaces at grade. Additional spaces for non-residential parking includes: 5 staff parking spaces at grade, 1 buggy parking space in the undercroft of building 1, and 1 at grade minibus parking space.

- Reconfiguration of Building 2, including:
 - A reduction in the residential facilities due to relocating the carpark from the basement to the ground floor level of building 2. The gym and the cinema have been removed from the common facility offering, as the multipurpose room can provide flexible spaces for exercise classes and movie nights. Furthermore, residents will receive access to the Mingara Club facilities, which include a gym and swimming pool.

These changes have enabled an increase in the proposed number of Independent Living Units (ILUs), from 208 to 219, and an increase in the proposed number of high care suites, from 33 to 39. The reconfiguration has also resulted in a decrease in exclusive residential facilities, from 900sqm to 715sqm.

- The current total landscaped communal open space is 7436sqm in the updated design, compared with 6900sqm in the original proposal.
- The minimum distance between the closest neighbouring building is 22m.
- 25% of the retirement village site will be dedicated to landscaped open space. The original calculation of 45% of the site being dedicated to landscaped open space accounted for the western and southern easements, which are also to be repurposed as landscaped open space, albeit outside of the proposed retirement village site.

All future community and stakeholder updates will reflect the most up-to-date project description. Further amendments are being explored as MLG continues to engage with key stakeholders.

1.3. RESPONSE TO SEARS

This engagement outcomes report aims to meet the Secretary's Environmental Assessment Requirements (SEARs) for SSD63475709 and will inform the Environmental Impact Statement (EIS) for the project. Table 1 identifies the relevant SEARs requirements and corresponding references within the report.

Table 1 Response to SEARs – SSD63475709

SEARs item	Project response
27. Engagement	
<p>Detail engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>. Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:</p> <ul style="list-style-type: none"> ▪ the relevant Department assessment team. ▪ any relevant local councils. ▪ any relevant agencies (including the Western Parkland City Authority for development within the Western Parkland City). ▪ the community. ▪ if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation. 	<p>This document outlines an approach to engagement that is consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>.</p> <p>The outcomes of the consultation approach, including how issues raised and feedback provided have been considered and responded to in the project will be captured in the:</p> <ul style="list-style-type: none"> ▪ Engagement Report ▪ EIS.

2. COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

This section outlines the engagement activities delivered between November 2023 and February 2024 to raise community and stakeholder awareness of, and invite feedback on, the proposal. This engagement methodology and its outcomes have been informed and are consistent with DPHI's *Undertaking Engagement Guidelines for State Significant Projects*.

2.1. PURPOSE OF ENGAGEMENT

The stakeholder and community engagement process for the project aimed to:

- Provide consistent, relevant, jargon-free and up to date information about the proposal (including its potential impacts and benefits) and the SSDA process through accessible, tailored open lines of communication
- provide opportunities for the community to give feedback to help inform development of the proposal
- clearly outline what community and stakeholder feedback can and cannot influence
- respond appropriately and in a timely manner to concerns or questions raised by the community and stakeholders
- facilitate information flow to the project team to ensure stakeholder and community views and local knowledge are appropriately incorporated into the design of the project
- manage expectations by closing the feedback loop to share how stakeholder and community views influenced the proposal.

2.2. STAKEHOLDERS

Stakeholders are individuals, groups of individuals or organisations that could influence or affect a project. Described in DPHI's *Undertaking Engagement Guide: Guidance for State Significant Projects*, the community is anyone (including individuals, community groups, Aboriginal and Torres Strait Islander communities, culturally and linguistically diverse communities, peak bodies or businesses) interested in or are likely to be affected by the project.

The stakeholders for the project have been categorised by group, as shown in Figure 1. The community stakeholders have been identified due to their proximity to the site, potential concerns about the impacts of the proposal, and general interest in the project.

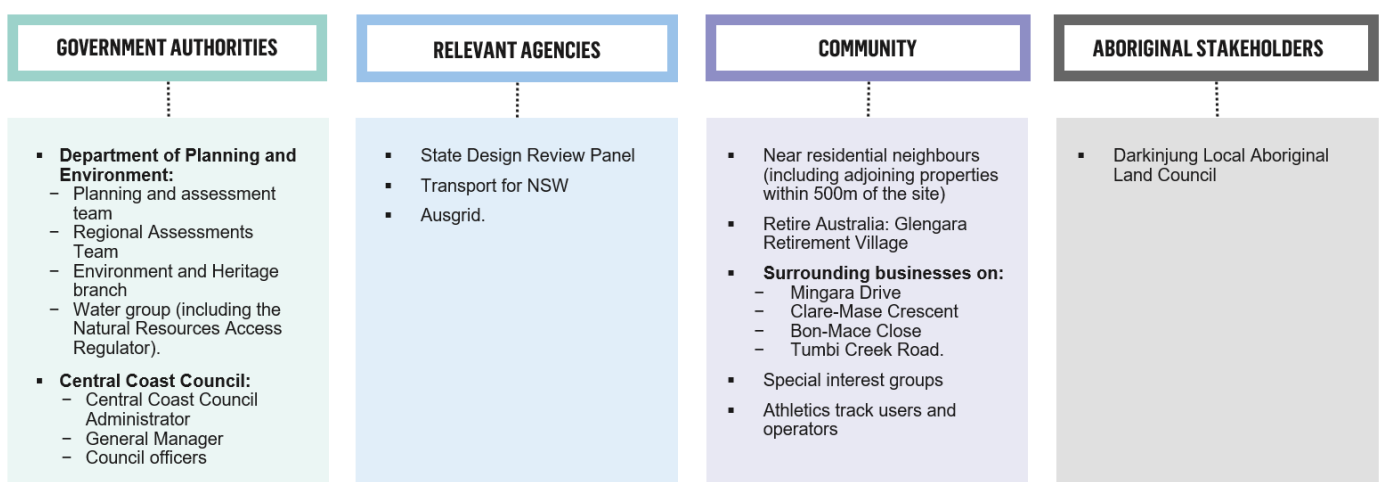


Figure 1 Key stakeholder groups

2.2.1. Government authorities

MLG and consultant teams were responsible for engagement with government authorities.

As identified in the SEARs, engagement was required with any relevant local councils and with the relevant Department assessment team. This included meeting with council departments of planning, civil engineering (stormwater and sewer), traffic engineering, ecology, urban design and flooding.

2.2.2. Relevant agencies

MLG and consultant teams were responsible for engagement with relevant agencies.

For this proposal, the relevant agencies include the State Design Review Panel, Transport for NSW and Ausgrid.

2.2.3. Aboriginal stakeholders

Engagement with First Nations communities was undertaken by **Yerrabingin**, in addition to a Connecting with Country program. The community consultation process with Aboriginal stakeholders, including Darkinjung LALC, was conducted in accordance with the Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (ACHCRP) (DECCW 2010), the Code of Practice (DECCW 2010) and the Burra Charter 2013 (Australia ICOMOS 2013).

2.2.4. Community

Urbis Engagement was responsible for engagement with the community.

As detailed in DPHI's *Undertaking Engagement Guidelines for State Significant Projects*, the community is anyone (individuals, groups of individuals or organisations) interested in or likely to be affected by the project. Therefore, the community has been defined as residential neighbours, property owners and business operators who reside or operate within 500 metres of the site.

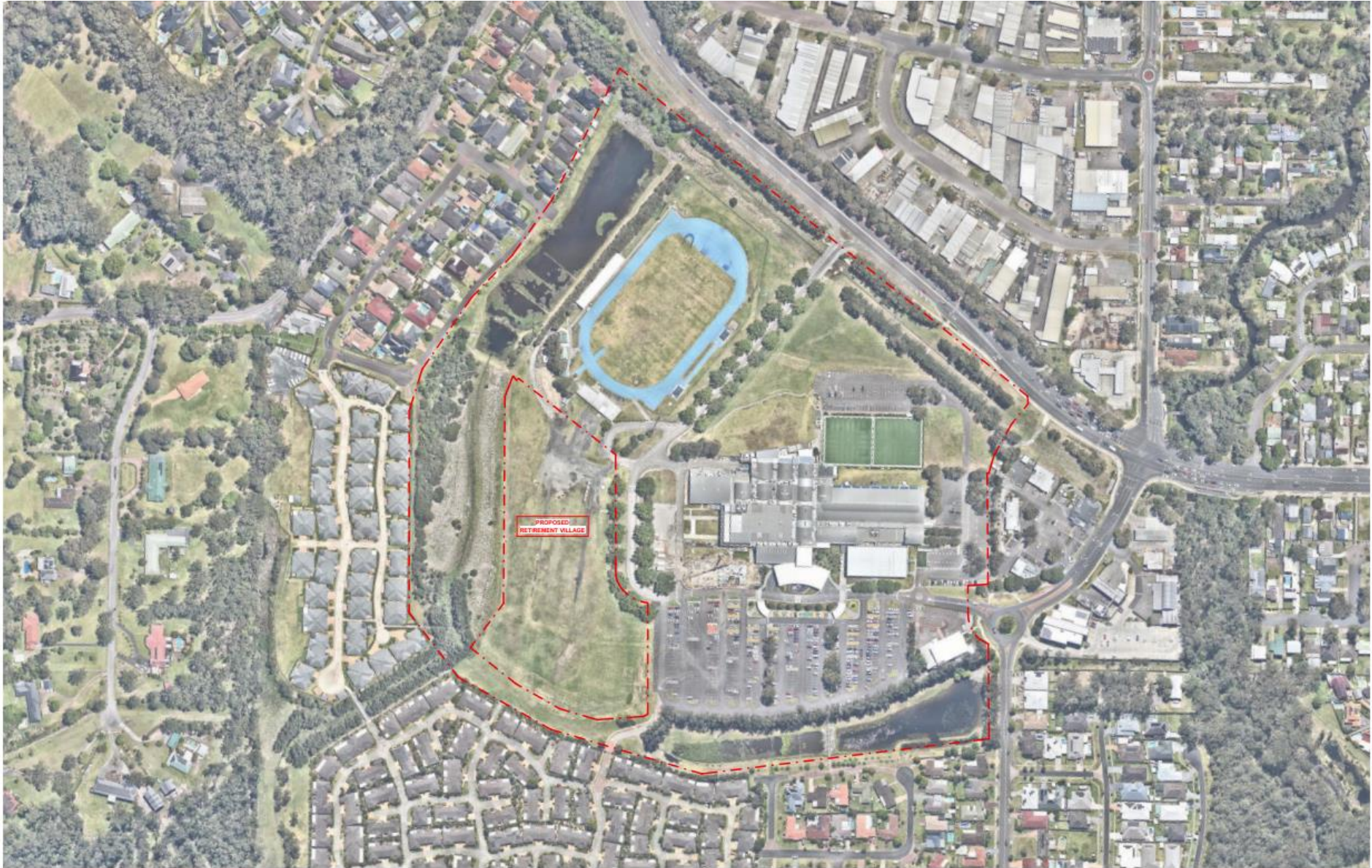
For community stakeholders, potential impacts were identified as:

- Traffic, noise and dust impacts during construction and operation
- Access and safety around the site during construction and operation.
- Amenity during construction and operation
- Access to aged care facilities
- Access to green and open space.

Surrounding landowners and occupiers

Considering the above potential impacts, we identified these stakeholders as those who rely on the surrounding streets for access to neighbouring properties, and residents of the neighbouring retirement village (Glengara Retirement Village).

Map 2 shows the site and surrounding community. This includes surrounding landowners and occupiers who may be impacted by construction and operation immediately surrounding the site.



Map 2 The site and surrounding community

2.3. FORMS OF ENGAGEMENT

Throughout this engagement, our approach adapted the International Association of Public Participation’s (IAP2) Public Participation spectrum’s “inform” goal. Due to the high level of interest and existing community sentiment, engagement focused on reinforcing the support available to the community so that submissions were based on accurate project information, with access to subject matter experts to provide additional information and answer any questions.

As such, engagement activities included a letterbox drop of a community newsletter, email distribution of a newsletter, two on-site drop-in community information sessions, one key stakeholder briefing, one neighbouring resident presentation, and enquiry management throughout the duration of the planning process via a dedicated phone line and email address for the project. The community newsletters, display boards from the community information sessions, a distribution record and the presentation used at the stakeholder briefing can be found in the Appendices.



Figure 2 Engagement activities

Table 2 Summary of engagement activities

Engagement activities	Target stakeholder	Reach
Letterbox drop	Surrounding landowners and occupiers	The community newsletter was distributed to neighbouring 839 properties. A further 300 copies of the newsletter were provided to residents of the neighbouring Glengara Retirement Village.
Email distribution of newsletter	Surrounding landowners and occupiers Government authorities and relevant agencies	The community newsletter was emailed to all residents of the nearby Glengara Retirement Village. Copies of the newsletter were also emailed to the following stakeholders: <u>Central Coast Council:</u> <ul style="list-style-type: none"> ▪ Director Environment and Planning ▪ Unit Manager Development Assessment ▪ Chief Executive Officer <u>Department of Planning, Housing and Infrastructure (formerly Department of Planning and Environment):</u> <ul style="list-style-type: none"> ▪ Senior Planning Officer – Central Coast & Hunter

Engagement activities	Target stakeholder	Reach
		<p><u>Greater Cities Commission:</u></p> <ul style="list-style-type: none"> ▪ City Commissioner Central Coast <p><u>State MPs:</u></p> <ul style="list-style-type: none"> ▪ Member for the Central Coast ▪ Member for Terrigal ▪ Member for The Entrance ▪ Member for Gosford <p><u>Federal MPs:</u></p> <ul style="list-style-type: none"> ▪ Member Dobell ▪ Member Roberston <p><u>Other stakeholders:</u></p> <ul style="list-style-type: none"> ▪ Chair Regional Development Australia ▪ CKDS Architecture – Chair UDIA Central Coast Committee ▪ Chief Executive Officer / Director of Regional Development RDA ▪ Hunter & Central Coast Regional Director Property Council
Drop-in Community Information Sessions	Community stakeholders	<p>Nearby residents were invited to attend one of two Community Information Sessions. The first session was held on Monday 4 December between 3:00pm and 4:30pm, for residents of the neighbouring Glengara Retirement Village. This session was attended by more than 120 people.</p> <p>The second session was for all other nearby residents and interested community members and stakeholders. This session held on Monday 4 December from 5:30pm to 7:30pm, and was attended by 10 people.</p> <p><i>Feedback provided by community stakeholders at the drop-in community information sessions is detailed in Section 3 of this report.</i></p>
Resident presentation	Residents of Glengara	<p>In response to a request from residents of the neighbouring Glengara Retirement Village, we arranged a briefing presentation followed by a Q&A session. The session was attended by key members of the project team, including our traffic consultant, who was available to answer traffic and parking related questions.</p> <p>A copy of the slides presented at this session can be found in Appendix E. This session was held on Monday 5 February between 10am and 11:30am, and was attended by about 80 residents.</p>

Engagement activities	Target stakeholder	Reach
		<p><i>Residents were asked to RSVP for the briefing and provide feedback on the topics that they would most like to be covered at the session. This feedback is detailed in Section 3.</i></p>
Key Stakeholder Meetings	Athletics Community	<p>Representatives from Mingara Athletics Club and Central Coast Academy of Sport were invited to attend an online project briefing on March 25, 2024.</p> <p>Feedback provided during this briefing is summarised in Section 3.</p> <p>Additional consultation was undertaken with users of the Mingara Athletics Track in September 2025, as part of the Response to Submissions process.</p>
Enquiry management	Community stakeholders	<p>Community members were encouraged to provide feedback and ask questions about the proposal via a dedicated phone number and email address.</p> <p>To date, five emails have been received from community stakeholders. Three phone calls were also received from interested community members and stakeholders.</p> <p><i>The feedback provided via email and phone is detailed in Section 3 of this report.</i></p>

3. WHAT WE HEARD

3.1. KEY STAKEHOLDER FEEDBACK

The following table outlines the issues raised to date by key stakeholders and the project response.

Table 3 Issues raised and project response

Stakeholder	How this group was consulted	Feedback	Project response
Government authorities			
Department of Planning, Housing and Infrastructure (DPHI)	<p>MLG engaged with the Director – Key sites from DPHI via an in-person meeting held on 2 May 2023.</p> <p>The meeting was to discuss high level proposal details, including a presentation of preliminary plans prior to issue of SEARs and SDRP.</p>	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.
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.	<p>Key discussion points raised included:</p> <ul style="list-style-type: none"> 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. 	<p>MLG note the issues raised by CCC and have prepared an Environmental Impact Statement (EIS) with relevant technical assessments to address these concerns.</p> <p>MLG will continue to consult with CCC and will provide further opportunities to provide feedback on plans.</p>

Stakeholder	How this group was consulted	Feedback	Project response
		<ul style="list-style-type: none"> ▪ 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 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. 	
	<p>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.</p>	<p>Key discussion points raised included:</p> <ul style="list-style-type: none"> ▪ CCC noted that there was a high proportion of older people within the LGA, and that retirees were attracted to the area. 	<p>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.</p>

Stakeholder	How this group was consulted	Feedback	Project response
		<ul style="list-style-type: none"> ▪ 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 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. 	<p>MLG will continue to consult with CCC and will provide further opportunities to provide feedback on plans.</p>
	<p>A second pre-DA meeting was held with representatives from CCC on 12 February 2024.</p> <p>The purpose of this meeting was to allow the flood/civil engineer and</p>	<p>Council did not raise any concerns regarding the master plan.</p>	<p>MLG will continue to consult with CCC and will provide further opportunities to provide feedback on plans.</p>

Stakeholder	How this group was consulted	Feedback	Project response
	ecological engineer to clarify Council's requirements related to their respective disciplines.		
Relevant agencies			
Transport for NSW (TfNSW)	MLG engaged with a Development Services Case Officer from TfNSW via email on 22 November 2023.	<p>The following matters were discussed in the email correspondence:</p> <ul style="list-style-type: none"> ▪ Scope of traffic surveys at public intersections ▪ Scope of traffic surveys at private access roads ▪ What days and times the surveys will be undertaken. 	<p>In response to feedback from TfNSW, the study methodology for the traffic assessment was updated, with changes including:</p> <ul style="list-style-type: none"> ▪ 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. <p>MLG will continue to consult with TfNSW and will provide further opportunities to provide feedback on plans.</p>
Central Coast Local Health District (CCLHD)	<p>MLG engaged with two representatives from the CCLHD via an online meeting on 13 February 2024.</p> <p>The purpose of the meeting was to understand the key health characteristics and needs of the</p>	<p>The key discussion points included:</p> <ul style="list-style-type: none"> ▪ 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. 	<p>The development is being designed with input from a continuum of care consultant who has expertise on the care needs of residents with dementia.</p> <p>MLG will continue to consult with CCLHD and will provide further opportunities to provide feedback on plans.</p>

Stakeholder	How this group was consulted	Feedback	Project response
	Tumbi Umbi and surrounding community, and how the proposal may impact on existing health facilities, programs and services.	<ul style="list-style-type: none"> ▪ 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 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.	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.	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.
Local First Nations knowledge holders	<p>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.</p> <p>During the Community Feedback Session, attendees of the Design Jam, and First Nations community members were invited to review the design.</p>	<p>Three key themes emerged from the collaborative engagement approach, including:</p> <ul style="list-style-type: none"> ▪ Respecting Water Flows ▪ Informed by Country ▪ Caring For and Learning From our Elders. 	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.

Stakeholder	How this group was consulted	Feedback	Project response
Registered Aboriginal Parties (RAPs)	<p>In 2023, MLG engaged with the following agencies/groups to convene a RAP for the project:</p> <ul style="list-style-type: none"> ▪ 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. <p>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.</p> <p>On September 20 2023, a copy of the draft ACHAR was provided to the RAP.</p>	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.
Special interest groups			

Stakeholder	How this group was consulted	Feedback	Project response
<p>Users of the Mingara Athletics Track</p>	<p>On 25 March 2024, Urbis' Social Planning Team met with users of the Mingara Athletics Track, including:</p> <ul style="list-style-type: none"> ▪ A representative from Think Sport (Central Coast Academy of Sport and Hunter Academy of Sport) ▪ Representatives from the Mingara Athletics Club <p>Additional consultation has been undertaken with this stakeholder group, and the outcomes of that consultation are documented in Addendum A.</p>	<p>Traffic and parking on-site</p> <p>Users of the athletics track advised that the Mingara precinct already experiences traffic congestion during peak times for the track, such as regional events and competitions and school carnivals.</p> <p>It was also advised that there is limited parking available outside the Mingara Precinct to support these events.</p>	<p>Traffic on-site</p> <p>Noted.</p> <p>MLG has prepared a traffic study for the SSDA. The study confirms there is sufficient hardstand parking across the whole site to accommodate:</p> <ul style="list-style-type: none"> ▪ The Club & Gym ▪ The Athletics Facility ▪ The Early Learning Centre, and ▪ The Hotel <p>This remains the case even when all these uses are at maximum capacity simultaneously.</p>
		<p>Proposed relocation of parking</p> <p>Users of the athletics track advised that if athletes are expected to park further away from the track, additional safety considerations need to be implemented. There were suggestions for lighting, wayfinding and signage improvements.</p>	<p>Proposed relocation of parking</p> <p>MLG is proposing a range of lighting, wayfinding and signage improvements to support pedestrian connectivity across the precinct.</p>

Stakeholder	How this group was consulted	Feedback	Project response
		<p>Disability parking</p> <p>Users of the athletics track advised that they are concerned about safety for athletes with disability, and that additional accessible parking should be provided.</p>	<p>Disability parking</p> <p>MLG is now proposing five (5) accessible car parking spaces in close proximity to the athletics track as part of the SSDA.</p>
		<p>Potential noise impacts</p> <p>Users of the athletics track expressed concern about having to reduce noise to accommodate residents of the proposed seniors living development.</p>	<p>Potential noise impacts</p> <p>Noise complaints about the existing Athletics Track, that may potentially arise from future residents will be managed on a case-by-case basis once the retirement village has opened.</p>
		<p>Bus drop-off zones</p> <p>Users of the athletics track advised the SSDA should accommodate safe access for drop-off, and that additional pedestrian crossings should be considered as part of the SSDA.</p>	<p>Bus drop-off zones</p> <p>MLG is proposing to upgrade the drop-off area for buses adjacent to the Athletics Centre and improve pedestrian connections across the site to improve safety conditions.</p>
		<p>Track access</p> <p>Some stakeholders asked how greens keepers will access the equipment sheds on the track under the proposed parking arrangements, as well as how trucks will access the canteen for deliveries. They raised concerns about how emergency vehicles will access the track under the proposed parking arrangements.</p>	<p>Track access</p> <p>Access to the equipment sheds and canteens is proposed to be via a new pick-up/drop-off bay adjacent to the track (see Appendix G). This will also be the access point for emergency vehicles.</p> <p>MLG will consider how access can be accommodated in future refinements to the SSDA.</p>

Stakeholder	How this group was consulted	Feedback	Project response
	<p>stakeholder feedback. MLG also sought additional feedback on the amended SSDA. Attendees of the briefing included one community member as well as representatives from:</p> <ul style="list-style-type: none"> ▪ Little Athletics NSW ▪ Athletics NSW ▪ Mingara Athletics Club <p>This briefing was recommended by the NSW Department of Planning, Housing and Infrastructure (formerly the Department of Planning and Environment) to support the Response to Submissions (RtS) process.</p> <p>Feedback received during the meeting will be considered alongside stakeholder feedback received during public exhibition and will inform an Amendment Report to be lodged in November 2025.</p>	<p>Bus turning zones</p> <p>The community member advised the current bus turning zone can accommodate two to four buses, whereas the proposed turning zone will only accommodate one, resulting in greater delays on event days. They also noted that the new arrangement does not include a drop-off zone for parents, which is currently located in front of the athletics building.</p> <p>Distance of parking from athletics track</p> <p>Stakeholders raised concerns about placing grassed overflow parking on the opposite side of the site from the athletics track. They believe this could negatively impact attendance at athletics meets and reduce interest in training at the Mingara Athletics Track, potentially driving athletes to other facilities on the Central Coast.</p> <p>Stakeholders also noted that adequate parking close to the track is crucial for participation and growth in athletics in the region. Some stakeholders suggested that the grassed overflow parking would be better located where the proposed childcare centre is currently planned.</p>	<p>Bus turning zones</p> <p>The current arrangement cannot accommodate four buses. Traffic consultants engaged for the SSDA have examined bus access to the site, as well as turning circles, and the Club can examine this further.</p> <p>Distance of parking from athletics track</p> <p>MLG is proposing to upgrade footpath networks and pedestrian pathways around its site, ensuring the grassed overflow parking is well connected to the Mingara Athletics Track. These upgrades will ensure athletics track users can safely walk to and from the grassed overflow parking.</p>
		<p>Response to Submissions</p>	<p>Response to Submissions</p>

Stakeholder	How this group was consulted	Feedback	Project response
		<p>Stakeholders provided feedback that impacts associated with the relocation of the grassed overflow parking are not adequately addressed in the Response to Submissions report.</p> <p>They also advised that compliance with Council's Conditions of Consent for operation of the Mingara Athletics Track is not addressed in the Response to Submissions report.</p>	<p>Noted. This will be considered in further Amendment Reports to be prepared for the SSDA.</p> <p>The purpose of the Response to Submissions Report is to respond to feedback raised through public submissions and outline how the SSDA has been amended in response to submissions.</p> <p>MLG will address matters of compliance with Council's Conditions of Consent as required through the planning process.</p>
		<p>Athlete safety</p> <p>Stakeholders provided feedback that the proposed parking arrangement is not suitable for parents who may be walking with several children to the athletics track. Further, the proposed parking arrangement risks the safety of female athletes walking back to their vehicles at night, especially because they would be required to walk past a venue that serves alcohol.</p>	<p>Athlete safety</p> <p>MLG is proposing to upgrade footpath networks and pedestrian pathways around its site, ensuring the grassed overflow parking is well connected to the Mingara Athletics Track. As part of the footpath network upgrades, MLG is proposing to enhance lighting and access throughout the precinct, ensuring safer conditions for female athletes compared to current conditions.</p>
		<p>Flooding considerations</p> <p>The community member advised that the proposed parking location is flood-prone, as identified by Central Coast Council and the State Government. It has been categorised as H3, H4, and in some areas H5, and cannot be used during a Probable Maximum Flood (PMF) Event.</p>	<p>Flooding considerations</p> <p>In a flood event, the grassed overflow parking would not be used, nor would the athletics track.</p>

Stakeholder	How this group was consulted	Feedback	Project response
		<p>Broader community impact</p> <p>The community member advised that the relocation of grassed overflow parking will impact the broader community, particularly when they are using this parking for major events at the Mingara Club.</p>	<p>Broader community impact</p> <p>MLG has commissioned a traffic study for the SSDA. The study confirms there is sufficient hardstand parking across the whole precinct to accommodate:</p> <ul style="list-style-type: none"> ▪ The Club & Gym ▪ The Athletics Facility ▪ The Early Learning Centre, and ▪ The Hotel <p>This remains the case even when all of these uses are at maximum capacity simultaneously. MLG will examine whether further modelling needs to be undertaken in advance of submitting its Amendment Report.</p>
		<p>Traffic study</p> <p>Stakeholders advised the traffic surveys undertaken for the traffic study do not accurately represent on-site traffic conditions, as these were undertaken when the athletics track is not in use.</p>	<p>Traffic study</p> <p>Traffic surveys were undertaken during commuter peak periods, aligned with standard industry practice and transport assessment guidelines.</p> <p>The traffic surveys for the subject proposal were undertaken by an independent survey contractor during the extended network peak periods between 7:00am to 10:00am and 3:00pm to 6:00pm on Thursday 30th November 2023 and between 11:00am to 1:00pm on Saturday 2nd December 2023. These surveys capture all traffic through the intersections,</p>

Stakeholder	How this group was consulted	Feedback	Project response
			<p>including background traffic along major corridors as well as any traffic generated by the Club/athletics track during those periods.</p> <p>The survey dates and times were endorsed by Transport for NSW in the initial agency consultation meeting held on 22nd November 2023. A subsequent review of the transport impact assessment by TfNSW and Council did not raise any concerns or issues with the survey dates or timeframes.</p> <p>The traffic survey also seeks to assess additional traffic generated by the proposed Seniors Living development. Existing traffic generated by the Club or Athletics Track uses does not need to be re-assessed.</p>
		<p>Consultation</p> <p>The community member, who is involved in athletics at Mingara, expressed that they have not been consulted to date.</p>	<p>Consultation</p> <p>MLG advised consultation with athletics groups was undertaken in 2024, before the SSDA was lodged.</p>
		<p>Existing parking</p> <p>The community member asked whether, as part of the proposed parking arrangement, overflow parking will be made available every Friday, as track users currently experience challenges parking on a Friday night</p>	<p>Existing parking</p> <p>MLG advised work has been undertaken to assess whether existing parking can accommodate usual Friday night demand associated with athletics – and has confirmed that it can. This has been undertaken separate to the SSDA.</p>

Stakeholder	How this group was consulted	Feedback	Project response
		<p>Public exhibition</p> <p>The community member advised that the timing of public exhibition has impacted people's awareness of the development.</p>	<p>Public exhibition</p> <p>MLG advised that the NSW Department of Planning, Housing and Infrastructure (DPHI) is responsible for exhibition of the SSDA. As is standard for projects exhibited over holiday periods, DPHI extended the public exhibition period to provide adequate opportunity for feedback.</p>
		<p>Track maintenance</p> <p>Stakeholders advised that establishing a committee to work with MLG on matters regarding the use and maintenance of the Mingara Athletics Track may be of benefit.</p>	<p>Track maintenance</p> <p>MLG will give consideration to the need for a committee, separately to the SSDA process.</p>
		<p>Next steps</p> <p>Athletics NSW enquired about next steps for the SSDA.</p>	<p>Next steps</p> <p>MLG will continue refining the SSDA, giving consideration to feedback from a diverse range of stakeholders. An Amendment Report will be lodged with the NSW Department of Planning, Housing and Infrastructure (DPHI). The SSDA will ultimately be assessed by the Independent Planning Commission (IPC).</p>

3.2. COMMUNITY FEEDBACK

This section provides an overview of feedback received from the community during the engagement activities carried out for this proposal, prior to lodgement of the SSDA. It encapsulates feedback received from users of the Mingara Athletics Track, the Glengara Retirement Village and the broader community in Tumbi Umbi.

Urbis Engagement has identified five key themes that emerged throughout the engagement process. These themes were consistent across all engagement channels.

Key themes that arose during the consultation period included:

Figure 3 Key community issues raised



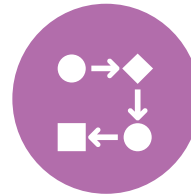
TRAFFIC AND PARKING



SIZE AND SUITABILITY



**AMENITY AND
PRIVACY**



PLANNING PROCESS



**ENVIRONMENTAL
IMPACTS**

**Note: This section does not include feedback provided as part of the Response to Submissions process*

3.2.1. Traffic and parking

The most common concerns raised by the community across all engagement activities were related traffic and parking.

TRAFFIC

The most consistent theme of feedback related to traffic, especially at the following intersections:

- Wyong Road and Mingara Drive
- Wyong Road and Tumbi Road
- Hansens Road/Mingara Drive
- Wyong Road/Beckingham Road.

Some people noted concerns about additional truck movements during construction, and how this might create traffic issues.

Some residents proposed a series of intersection upgrades, road widening, changes to lane configurations, and changes to traffic light phasing, to improve existing traffic conditions and mitigate against any potential traffic impacts.

Some people also raised concern about cumulative traffic impacts, as there are other notable developments occurring in the area, including:

- The Mingara Hotel
- The proposed Mingara Childcare Centre.

PROJECT RESPONSE

MLG are committed to understanding and mitigating potential adverse traffic impacts from the construction and operation of the Mingara Retirement Village and Care Facility.

The Environmental Impact Statement (EIS) includes:

- a Traffic Impact Assessment (TIA)
- a car parking management plan
- a Construction Traffic Management Plan (CTMP)
- a Green Travel Plan.

The TIA and CTMP considers the potential traffic impacts of the proposed design on nearby intersections and the surrounding road network, both during construction and the operational phase; and proposes measures to manage potential impacts.

Specifically, the TIA assesses the impacts of the proposed development at seven (7) key intersections.

The scope and methodology of the study has been endorsed by Transport for NSW (TfNSW) and includes a cumulative traffic assessment. The seven key intersections being assessed include:

- Wyong Road at Pindarri Avenue
- Wyong Road at Beckingham Road
- Wyong Road at Mingara Drive and Tumbi Creek Road
- Mingara Drive at Hansens Road
- Wyong Road at Tumbi Road
- Wyong Road at Mingara Recreation Club
- Mingara Recreation Club at Hansens Road.

MLG are working with Central Coast Council and Transport for NSW to ensure appropriate mitigations are in place to ensure traffic is arranged in a manner that ensures both safety and optimal traffic flow.

ACCESS

Some neighbours asked how service vehicles, trucks and emergency vehicles will access Mingara Retirement Village and Care Facility. Athletics track users also asked about access for school buses, emphasising the importance of safe drop off areas.

PROJECT RESPONSE

It is proposed for service and garbage vehicles to access the site via the Wyong Road access road or via Mingara Drive. MLG is proposing to upgrade the drop-off area for buses adjacent to the Athletics Centre, and improve pedestrian connections across the site to improve safety conditions.

PARKING

A large number of Glengara residents and representatives of the athletics centre asked about impacts to parking during construction and operation of the proposal, including:

- Loss of the overflow parking area which currently accommodates users of the Athletics track.
- Not enough parking is being proposed.
- Request for clarification that the proposed parking arrangements are compliant with relevant legislation and requirements.

Requests were also made to consider:

- Providing alternative accessible parking close to the athletics centre, as the centre hosts events and competitions for para-athletes.
- Providing suitable areas for school bus pick-up and drop-off and the loading and unloading of equipment from vehicles.
- Providing safe connections for pedestrians accessing the athletics centre from alternative parking.

Some also raised concerns about cumulative parking impacts, particularly from the Mingara Hotel and proposed childcare centre.

Further, representatives of the athletics centre provided feedback that there needs to be additional disability parking considered as part of the development.

PROJECT RESPONSE

The quantity of on-site car parking will be provided in accordance with the State Environmental Planning Policy (Housing) 2021, which is the relevant parking control for Independent Living Units and High Care suites. The layout of on-site car parking and service areas will be provided in accordance with the relevant Australian Standards (AS2890 Series).

The Traffic Impact Assessment carried out for this project, concluded that there is sufficient precinct parking to accommodate all uses on the precinct, including the existing club, the approved Hotel, the proposed Early Learning Centre, and the existing Athletics Track.

At the time of consultation, the proposed parking configuration included 319 car parking spaces, with 19 basement spaces, 154 undercroft spaces, and 146 spaces at grade.

The design has since been amended to remove the proposed basement car parking spaces from building 2, enabling all car parking spaces for buildings 1-4 in an undercroft configuration. Further amendments were also required to the proposed undercroft parking for buildings 1-4, to ensure the design meets the parking requirements set out in the SEPP. These changes have resulted in a revised proposal that includes 296 car parking spaces, with 189 undercroft spaces, 52 garage spaces, and 55 spaces at grade. Additional spaces for non-residential parking includes: 5 staff parking spaces at grade, 1 buggy parking space in the undercroft of building 1, and 1 at grade minibus parking space.

3.2.2. Size and suitability

BUILDING HEIGHTS AND COHESION WITH THE SURROUNDING AREA

At both community drop-in sessions, and at the resident presentation, the scale and suitability of the proposed development were raised. Specific comments included:

- The proposed development is out of character with the local area, as much of the housing is 1-2 storeys, and the proposed development includes buildings of up to 6-7 storeys.
- The proposed development is the equivalent of high/medium density residential, and is not in keeping with the general character of the surrounding area, which is otherwise a low-density residential area.

PROJECT RESPONSE

The proposal has been designed to be sympathetic to the surrounding area. Careful consideration has been made with regard to the size, scale and positioning of the proposed buildings.

At the edge of the development, closest to our residential neighbours, we have proposed two storey buildings. We propose locating taller buildings (up to 6-7 storeys) at the centre of the development, at least 60 metres from our nearest neighbours.

In addition, the development will include private, passive and communal open space, landscaping and perimeter and internal pedestrian pathways.

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.

3.2.3. Amenity and privacy

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 residences and the proposed buildings directly opposite. Others asked about the privacy and safety implications of building two storey residences across from existing one storey residences.

PROJECT RESPONSE

Due to the transition in building heights (with taller buildings in the centre of the development), the substantial building setbacks from the western and southern boundaries (70 metres and 20 metres respectively), in addition to the trees and fences separating the proposed new buildings, from our neighbours we don't anticipate Mingara residents would be able to look into the windows of Glengara residents.

Furthermore, the Visual Impact Assessment indicates that the visual effects caused by the proposed development are considered to be low, reasonable and acceptable.

PROVISION OF SERVICES

Some community members raised concerns that operation of the proposed Tumby Umbi Retirement Living Project would make it more difficult for existing residents to access medical services. It was generally noted that access to health services, especially GPs was already difficult, and that this would be exacerbated with additional residents moving to the area.

PROJECT RESPONSE

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.

3.2.4. Planning process

REQUESTS FOR CLARIFICATIONS ON THE PLANNING PROCESS

Some Glengara residents asked for more information about the planning process, including:

- Clarification on the approval process for the project
- Clarification on the authority who will be responsible for assessing the development
- Indicative timeframes for the project
- More detail on the assessments and technical studies that had been carried out for the project, specifically the traffic impact assessment and an assessment of flood impacts
- Clarification on the relevant zoning of the land proposed to be used for the project.

PROJECT RESPONSE

The planning process

The State Significant Development Application process and its timeframes were explained to residents, including the number and type of technical studies that are required. The proponents gave a commitment to update Glengara residents when relevant planning milestones are reached.

Consent authority

Due to the capital investment value of the project, the incorporation of a residential care facility, and because all components of the proposed development are permissible under the current zoning, the proposal is considered a “State Significant Development” under NSW government policy.

This means that the NSW Department of Planning, Housing and Infrastructure (DPHI) is responsible for deciding whether or not the proposal is approved.

Project timeline

MLG expect a determination on the proposal within the next 9-12 months. Construction of the Retirement village will be carried out over two stages and each stage is expected to take approximately 24 months to complete.

Assessments and technical studies

Traffic impacts from the proposed development have been assessed in accordance with Transport for NSW (TfNSW) Guidelines, specifically the TfNSW Technical Direction TDT2013/04a which addresses housing for seniors.

Appropriately accredited consultants have been engaged to prepare a Surface and Groundwater Impact Assessment, and a Flood risk assessment.

Zoning

The site is zoned RE2 Private Recreation, as per to the Central Coast Local Environmental Plan 2022 (CCLEP). Seniors housing is permitted under the CCLEP. Additionally, seniors housing is permitted under the state planning policy that is applicable to this land.

PROJECT SUITABILITY

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.

PROJECT RESPONSE

The suitability of the proposal, including the social and local context will be assessed within the EIS for this proposal. A gaming plan of management will be prepared as part of the SSDA submission for this project.

3.2.5. Environment

NOISE AND LIGHT

Some residents asked about the impact of noise and light during both construction and operation, on neighbouring residents. Some people also asked for clarification on how these impacts would be assessed and mitigated.

Representatives of the athletics centre also raised concern about future residents making noise complaints about the noise generated by the existing Athletic Centre.

PROJECT RESPONSE

MLG are preparing a Construction Management Plan, which will be submitted as part of the SSDA. This plan will outline measures to minimise and mitigate noise during construction.

Given the nature of the development, we do not anticipate there to be adverse noise impacts once the retirement village has opened. Further, as the proposal is for a retirement village, it is not anticipated that there will be any significant light pollution.

Noise complaints about the existing Athletics Centre, that may potentially arise from future residents will be managed on a case by case basis once the retirement village has opened.

SUSTAINABILITY

A couple of people asked questions about the sustainability of the proposed development, including:

- How will the carbon footprint of the development be offset?
- Will the Mingara Retirement Village be solar powered?

PROJECT RESPONSE

The Tumbi Umbi Retirement Living Project will be designed and built to comply with the Sustainable Buildings State Environmental Planning Policy (Sustainable Buildings SEPP). Some of the sustainability measures encouraged by the Sustainable Buildings SEPP include:

- Providing natural light in kitchen and bathroom areas and compact fluorescent lights with timers in common area lighting
- Installing energy efficient appliances such as refrigerators and ceiling fans for cooling
- Installing 3 STAR rated water fixtures - dual flush toilets, shower heads and taps
- Planting native, low water use landscaping.

STORMWATER AND DRAINAGE

Some residents expressed concern about potential impacts to stormwater drainage.

PROJECT RESPONSE

A part of the environmental assessments carried out to determine the potential impacts of this proposal, a Surface and Groundwater Impact Assessment will be prepared. Preliminary investigations indicate that the proposal will not result in adverse impacts to the stormwater network.

CHANGED ACCESS TO GREEN SPACE

Some people asked for clarification about changes to access to the grassed area proposed to become the new retirement village.

PROJECT RESPONSE

The proposal includes a series of private, passive and communal open space, landscaping and perimeter and internal pedestrian pathways. Some of the landscaped areas will be for the exclusive use of Mingara residents, however, most of the landscaped areas will be accessible to the wider community.

3.2.6. Project benefits and support

PROJECT BENEFITS

At both the community drop-in sessions, and at the neighbour presentation, community members noted the benefits the proposed Tumbi Umbi Retirement Living Project would provide to the local community.

Specific benefits included:

- Improving amenity for locals, especially through the provision of new recreation areas for neighbours to enjoy.
- The project will enhance the local area
- The project helps to solve the need for more aged care in the area
- The landscaped aspect of the proposal is a good outcome, and new footpaths throughout is a good idea.

PROJECT RESPONSE

There is a significant demand for seniors living accommodation on the Central Coast. We believe the location design and facilities will be a great benefit to the areas ageing population. We understand how important open and green spaces are to our wider community, which is why we have dedicated 45% of the site to landscaped areas.

3.2.7. Community engagement

CLARITY OF INFORMATION

Some residents made comments about the engagement process and/or materials, including:

- Concern about the format of the community drop-in session
- Request for ongoing engagement with the Glengara community.

PROJECT RESPONSE

In December 2023, MLG held two community drop-in sessions, where community members were invited to meet the project team and learn more about the proposal.

Many Glengara Retirement Village residents expressed disappointment about the format of the “drop-in” session, and requested a formal “Town Hall” session. In response, a subsequent neighbour presentation was delivered in February 2024. The neighbour presentation enabled residents of Glengara Retirement Village to access information in a format they are more familiar with. Residents were encouraged to provide questions prior to the session, to enable the project team to tailor the presentation to matters that were of most interest to residents.

MLG are committed to keeping the community informed as the project progresses.

4. FUTURE COMMUNITY AND STAKEHOLDER ENGAGEMENT

MLG will continue keeping stakeholders and the community informed of the project approval process through the exhibition and determination phases by:

- continuing to engage with the community about the project, its impacts, and the approval process
- enabling the community to seek clarification about the project through the two-way communication channels, and
- providing specific updates to the residents of Glengara Retirement Village and the Mingara Athletics Track, at relevant milestones.

DISCLAIMER

This report is dated 10 November 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of MINGARA LEISURE GROUP PTY LTD (**Instructing Party**) for the purpose of Engagement Outcomes Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

**COMMUNITY NEWSLETTER –
NOVEMBER 2023**



MINGARA Planning for our community's future



Retirement Village and Care Facility

Mingara's vision

is to 'make a significant contribution to the quality of community life'. In keeping with this vision, we would like to share our plans to include a Retirement Village and Care Facility in our Mingara precinct.

About the project

According to the Central Coast Council's Draft Positive Ageing Strategy, it is expected that there will be an additional 35,000 people aged 60+ living on the Central Coast by 2036. In addition, empty nesters and retirees aged 60-69 are the fastest-growing group relocating to the Central Coast.

To plan for this shift in demographics, Council has called for the proactive identification of "potential locations for seniors living and residential aged care".

In response to this need, and to provide an expanded role supporting our community, we are planning to provide a range of housing and support for seniors to 'age in place'. On a portion of land that is currently unused and is located West of the existing Mingara Recreation Club, we are proposing:

- 208 Independent Living Units (ILUs)
- 33 High Care Suites
- 319 carpark spaces (19 basement, 154 undercroft and 146 at grade)
- 900sqm of exclusive residential facilities
- 6,900sqm of landscaped communal open spaces for use by residents and the broader community. This includes a connection to the existing tree boulevard east of the site.

The Mingara precinct is an iconic lifestyle destination on the Central Coast, creating an uplifting environment that enables a connected and inclusive community. Supported by nearby medical and health services, transport, shops, leisure facilities and beaches, we are well-placed to deliver a lifestyle retirement village and care



Artist's impression of the 'Villa' Apartments

facility that will support the current and future needs of Central Coast residents.

This project is being undertaken in partnership with Pariter, who are long-term investors, specialising in the development and operation of community infrastructure.

Mingara and Pariter share a vision for a retirement living village that improves the quality of community life in Tumbi Umbi.

A destination for all

This proposal follows on from the May 2023 approval of a five storey Mingara Hotel and is part of Mingara's vision to deliver a 'Lifestyle' Retirement Village for their members and the community.

page 1

continued from page 1



Green and walkable

We understand that nature is important to creating a sense of community. We will be dedicating 45% of the area proposed for the Retirement Village to landscaped areas, and will be nestling our buildings within the landscape to enhance connections to the natural environment.

The 6,900 sqm of communal open space will be available for use by residents and the broader community. This open space will cater to a variety of outdoor experiences, and will include facilities for outdoor events, a garden pavilion with BBQ facilities, and community vegetable gardens.

There will also be a series of green pathways for our local neighbours to enjoy.

We have taken great care to ensure the building designs fit in seamlessly with the character of the surrounding area.

Planning process

We are seeking approval from the Department of Planning and Environment (DPE). As this is a Seniors Living proposal with a residential care component, it is considered a State Significant Development Application (SSDA). As part of this process, a Social Impact Assessment (SIA) will be undertaken to understand any potential impacts (positive and negative) from the construction and operation of the proposal and suggest enhancement and mitigation measures.

We are also engaging with neighbours and the community to ensure public feedback informs the SIA and the design of the proposal. Feedback from the community will be collated in a consultation outcomes report and included in the submission to DPE to inform future planning.

Seeking your feedback

We would like to share our plans with you and seek your feedback. Please join us to meet the team, ask questions and find out more.

Community Drop-In Session

Monday 4 December 2023
5:30pm - 7:30pm

Mingara Recreation Club
12-14 Mingara Drive, Tumbi Umbi

Community online survey

You can also share your thoughts on potential social impacts generated by the project by completing a short online survey. Simply scan this QR code here:



More information

Feel free to contact us on the details below if you have any questions or can't make the Community Drop-In session but would like to share your views:

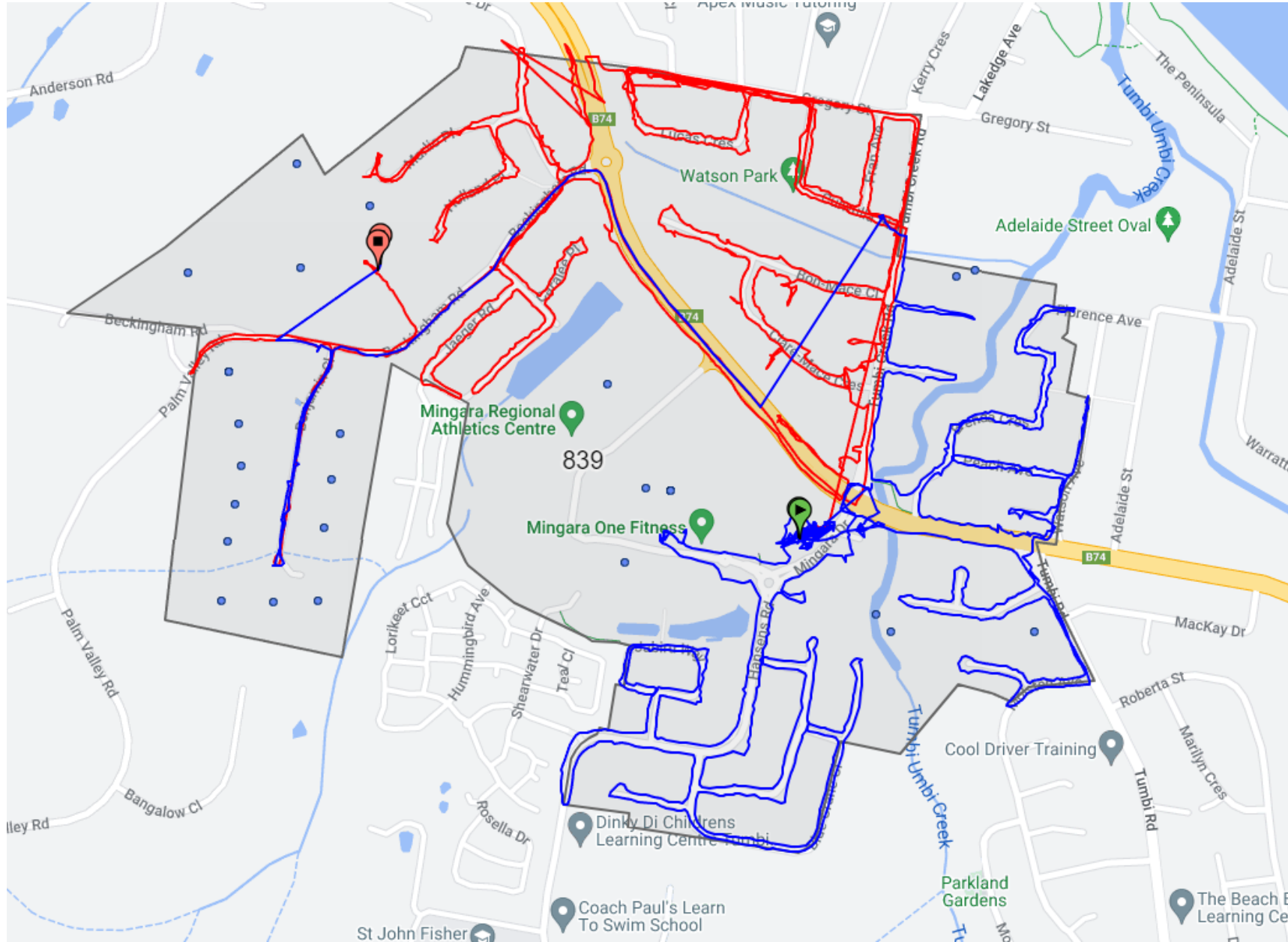
 1800 244 863

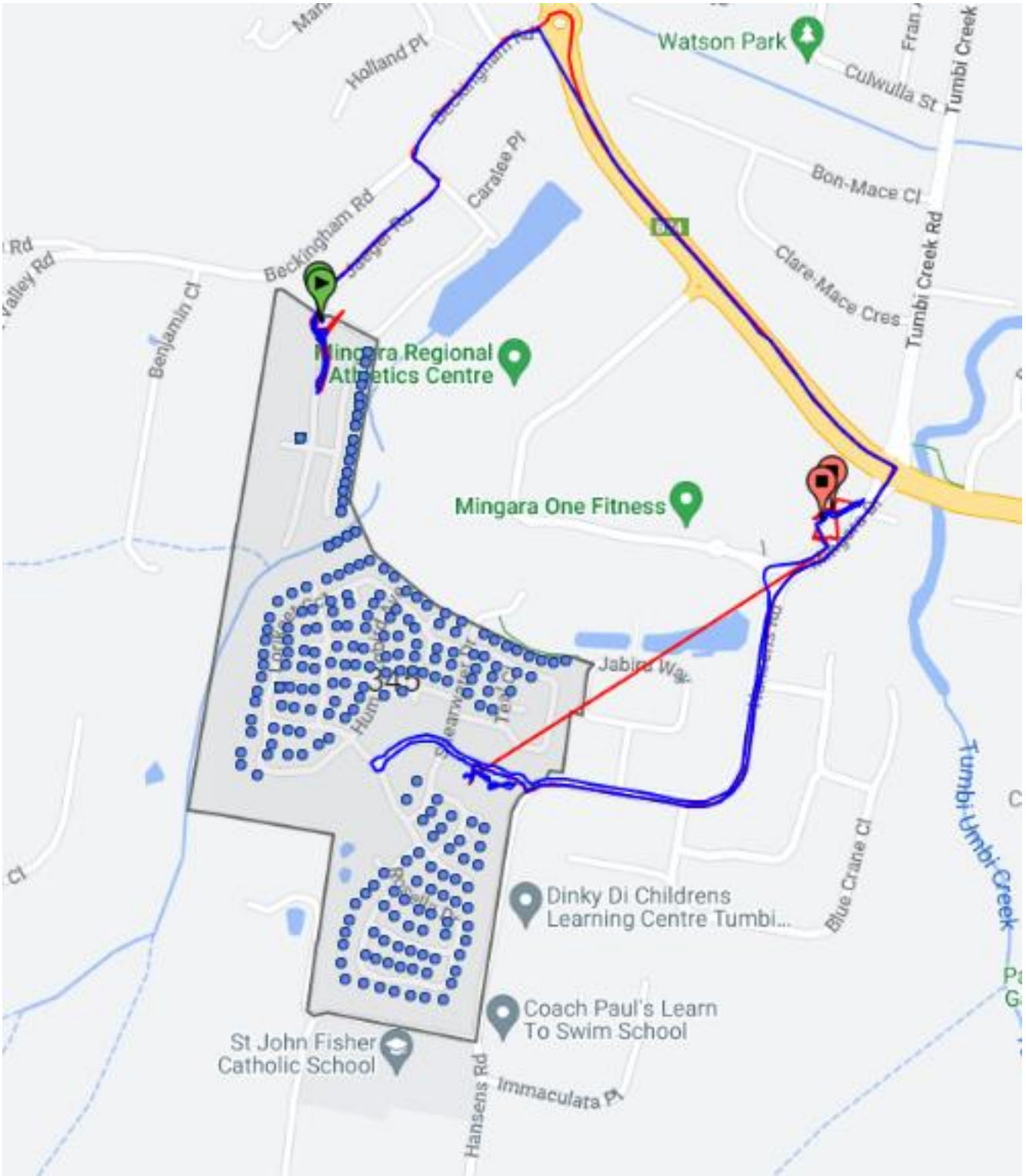
 engagement@urbis.com.au

page 2

APPENDIX B

COMMUNITY NEWSLETTER DISTRIBUTION AREAS – NOVEMBER 2023





APPENDIX C

**COMMUNITY INFORMATION SESSION
DISPLAY BOARDS**



MINGARA

Planning for our community's future



Retirement Village and Care Facility

The Mingara precinct...

is an iconic lifestyle destination on the Central Coast, providing an uplifting environment that enables a connected and inclusive community.

Supported by nearby medical and health services, transport, shops, leisure facilities, and beaches, we are well-placed to deliver a lifestyle retirement village and care facility to support the current and future needs of Central Coast residents.



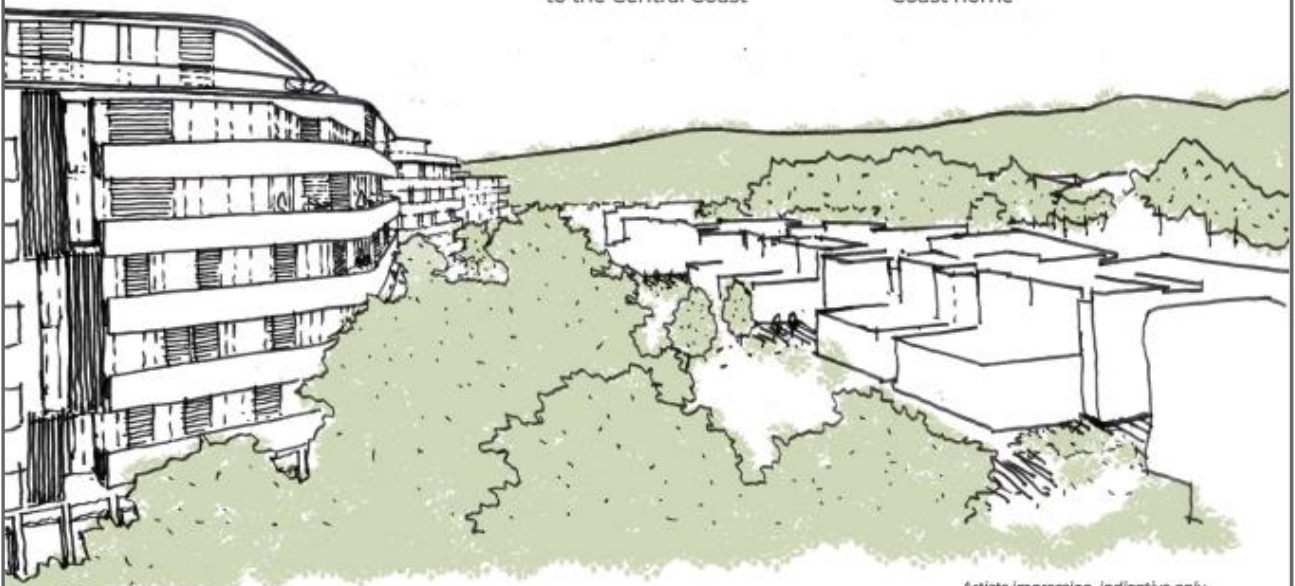
...of the Central Coast population is **aged 60 or above**



...and retirees aged 60 to 69 years are the **fastest growing** group of people moving to the Central Coast



...there will be **35,000 more people aged 60+** who call the Central Coast home



Artists impression, indicative only

Planning for the future of aged care

In response to the need for additional seniors living accommodation, Mingara is planning to build an independent retirement village and high care facility to enable more Central Coast residents to 'age in place'.

On a portion of land that is currently unused and located west of the existing Mingara Recreational Club, we are proposing:

- **208 independent living units (ILUs)**
- **33 high care suites**
- **319 carpark spaces** (19 basement, 154 undercroft and 146 at grade)
- **900 square metres of exclusive residential facilities**

- **6,900 square metres of landscaped communal open spaces for use by residents and the broader community.** This includes a connection to the existing tree boulevard east of the site



Artists impression, indicative only

Pedestrian and vehicle access

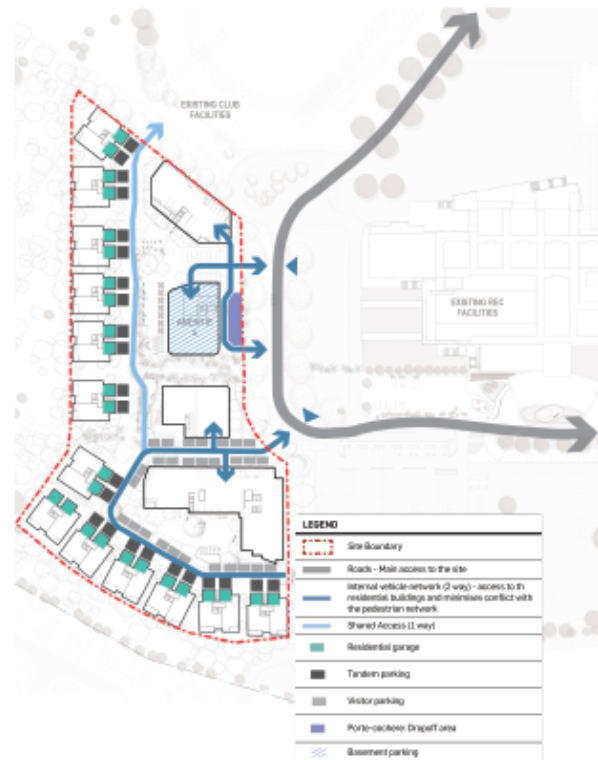
Walkability and access to nature is important for creating a sense of community.

We are proposing a series of pedestrian access points and walking paths to ensure the development enhances access to nature.

Pedestrian access map



Vehicle access map



Traffic and parking

Generally, seniors living developments generate significantly lower levels of traffic than other residential or commercial developments.

Preliminary traffic studies indicate there is capacity on local roads to accommodate any traffic that would be generated.

To conclusively understand potential traffic impacts, a detailed traffic study will be completed as part of the development application.

A precinct parking assessment has been carried out, and found that the proposal includes enough parking to meet future demand.

The assessment considered existing parking use, and expected parking demand from other developments within the Mingara precinct.

Creating a green and walkable community for all to enjoy

The retirement village and aged care facility is proposed to deliver 6,904 square metres of landscaped communal open spaces for use by residents and the broader community.

This space would be balanced with 900 square metres of facilities for the exclusive use of Mingara residents.

- 1 Pedestrian threshold and welcome
- 2 Village heart - a new communal lawn with shade trees, seating, children's water play area and knowledge trail inscriptions
- 3 Engagement nodes and Ridgeway viewpoints
- 4 Revegetated existing engineered swale
- 5 Primary vehicle entry and dropoff
- 6 Central community gathering space with seating, BBQ, shade and views to Ridgeway
- 7 New dry creek bed linking to existing waterways
- 8 Passive communal open spaces (dog off leash area and vegetable gardens)

Stunning surroundings

We are proposing to dedicate **45% of the site to landscaped areas**, nestling our buildings within the landscape to enhance connection to the natural environment.



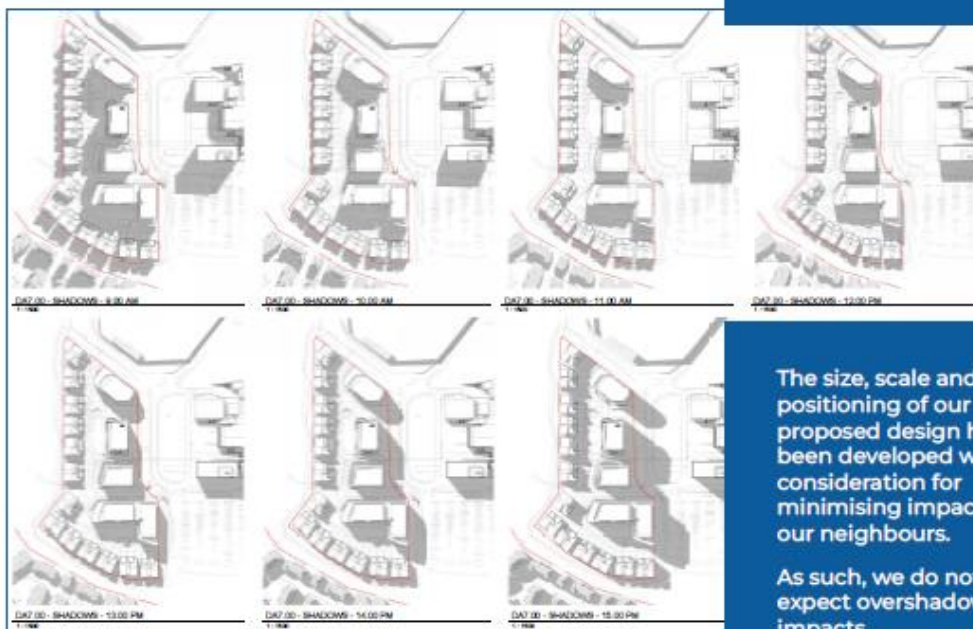
Respecting our neighbours

We are committed to minimising impacts to our neighbours both during construction and operation of the proposed retirement village and high care suites.



Integration with the surrounding area

We are committed to ensuring the design for the proposed retirement village and aged care facility fits in seamlessly with the character of the surrounding area.



The size, scale and positioning of our proposed design has been developed with consideration for minimising impacts to our neighbours.

As such, we do not expect overshadowing impacts.

Next steps

We are committed to minimising impacts to our neighbours both during construction and operation of the proposed retirement village and high care suites.

About Mingara and Pariter

This project is being delivered via a partnership between Mingara Leisure Group Pty Ltd (Mingara), and Pariter. Pariter are long-term investors who specialise in the development and operation of community infrastructure.

Mingara and Pariter share a vision that equally and together they will develop and operate a retirement living village that will make a significant contribution to the quality of community life.



About the planning process

We are seeking approval from the Department of Planning and Environment (DPE). As this is a Seniors Living proposal with a residential care component, it will be considered under the State Significant Development Application (SSDA) process.

- We are now preparing an Environmental Impact Statement (EIS) which will assess and propose mitigation measures for any potential impacts from the construction and operation of the proposal. Before finalising the EIS, we would like to hear from neighbours and the community to ensure public feedback informs design of the proposal.
- Feedback from the community will be collated in a consultation outcomes report and included in the submission to DPE to inform future planning.
- A formal SSDA will be lodged in February 2024. Following the SSDA lodgement, DPE will publicly exhibit the proposal. At this point, the community can make formal submissions to DPE.
- Mingara and Pariter are expecting a determination on the proposal within six to nine months of lodging the SSDA.

Seeking your feedback

As part of the assessment process, we are preparing a Social Impact Assessment (SIA).

An SIA details potential impacts (positive and negative) that may arise from the construction and operation of the proposal. It also provides suggestions on ways to enhance or mitigate these impacts.

We are seeking your input to ensure public feedback informs the SIA and the design of the proposal. Feedback from the community will be collated into a consultation outcomes report, which will be provided to DPE as part of our submission for planning approval.

You can also contact us on the details below:



1800 244 863



engagement@urbis.com.au

Please scan the QR code to share your thoughts on the proposal.



APPENDIX D

**COMMUNITY NEWSLETTER –
DECEMBER 2023**

MINGARA

Planning for our community's future



Retirement Village and Care Facility

Project update

December 2023

We would like to thank the Glengara residents who attended our recent Community Drop-In Session on Monday 4 December at Mingara Recreation Club. We gained some great insights from community members who stayed to discuss the Retirement Living proposal with the Mingara project team.

Project information session

Mingara and Pariter are committed to a strong relationship with our neighbours at Glengara Village. In response to requests from residents, we are pleased to advise we will hold a one hour Project Information Session early next year.

Project information session - details

Date: Monday 5 February, 2024

Time: 10am to 11am

Location: Glengara Village

Format: This session will include a presentation from the project team, followed by some question time

RSVP: To ensure the session caters to the Glengara Village community, we ask that you please RSVP by Thursday 1 February, 2024.

It's important we understand the questions you have about the project, so we can cater our presentation to the topics you are most interested in.

To RSVP and let us know your questions by Thursday 1 February 2024, you can either: complete the RSVP form at the Glengara Village office, call our project team on 1800 244 863 or email engagement@urbis.com.au

We look forward to joining you in the new year. In the meantime, if you have any further questions or feedback about the project, please contact the project team:



1800 244 863

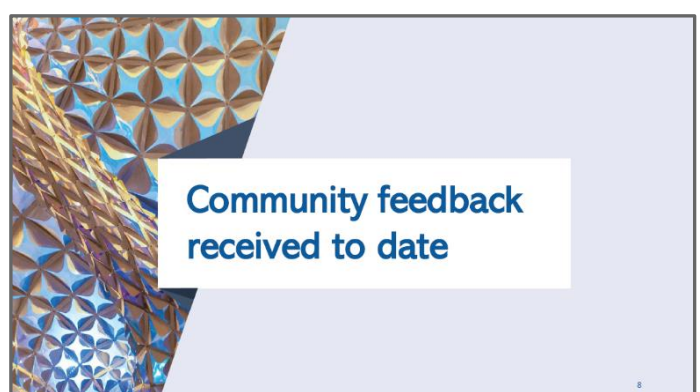
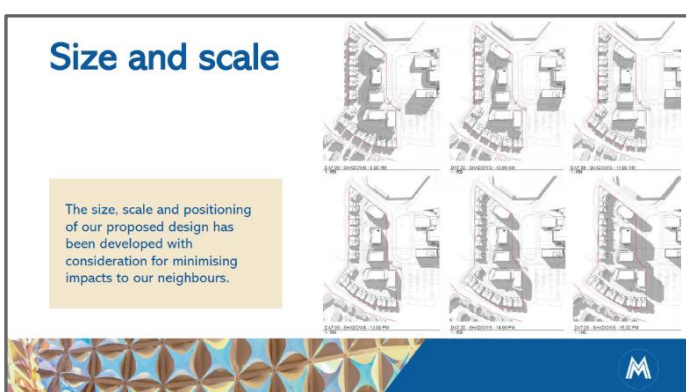
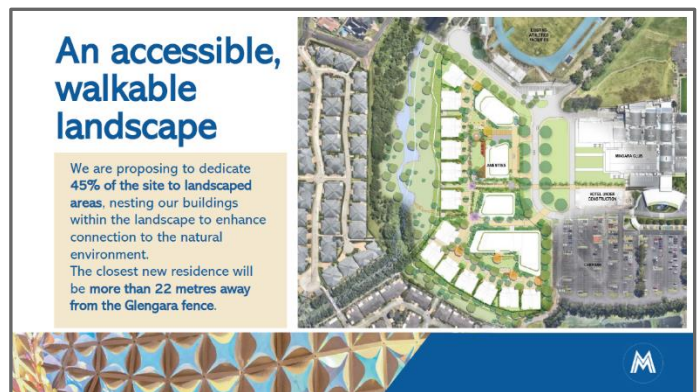


engagement@urbis.com.au

MINGARA RECREATION CLUB | 12-14 Mingara Drive, Tumbi Umbi NSW 2261
www.mingara.com.au

APPENDIX E

BRIEFING SESSION PRESENTATION



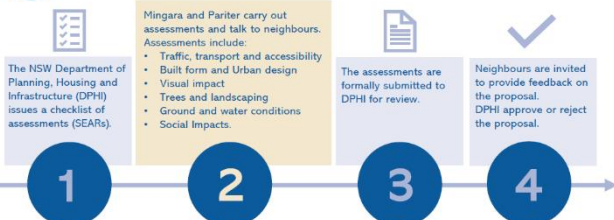
Community feedback received to date



Planning process

1. Has the Department of Planning issued requirements for comprehensive assessments to be included in the Environmental Impact Statement (EIS)?
2. When will the Development Application to be lodged?
3. How will Glengara residents know when it has been lodged, and how can Glengara residents access and read the DA?
4. When will construction start?

Planning process



We are here

Traffic

1. What guidelines have been used to assess traffic impacts?
2. What impact will the proposal have on:
 - The intersection of Wyong Road and Mingara Drive
 - The intersection of Wyong Road and Tumbi Road
 - The roundabout at Hansens Road/Mingara Drive
 - The roundabout at Wyong Road/Beckingham Road
3. How will service vehicles, garbage trucks and delivery trucks access Mingara Retirement Village?
4. How will the proposal address cumulative traffic impacts, especially with all of the other developments happening in the area?

Traffic



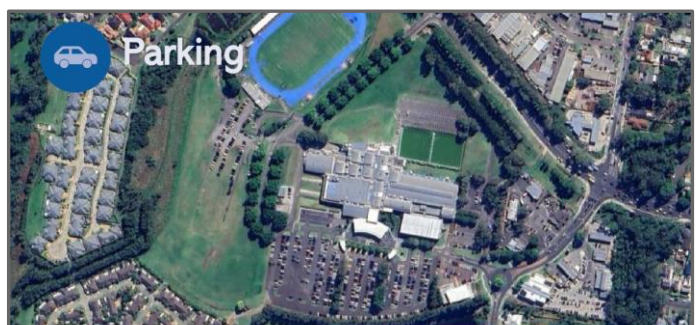
Parking

1. Where will overflow parking for the athletics field be accommodated once the Mingara Retirement Village is built?
2. Does this proposal account for parking required by the proposed child-care centre?
3. Does the proposed parking arrangements comply with relevant legislation and requirements?
4. How will the current Mingara carpark cope with increased traffic?

Parking



Parking





Environment

1. How will the carbon footprint of this proposal be offset?
2. How will the development affect stormwater and drainage?
3. Has the planning process involved the advice and services of a hydraulic engineer to assess water drainage changes to the immediate area which will be impacted by the proposal?



Environment



Amenity

1. How will noise be managed both during construction, and once Mingara Retirement Village is operational?
2. What measures will be put in place to manage light pollution from Mingara Retirement Village?
3. How close will the new buildings be to Glengara?
4. Will residents of the Mingara Retirement Village be able to look into neighbouring windows?



Amenity

The proposed seniors housing development has been designed to minimise impacts on neighbours.

This includes positioning taller buildings towards the middle of the development, and shorter buildings towards the outside.



View looking west



Services

1. Will this development mean that there will no longer be markets, concerts and fireworks?
2. How will the proposal address challenges with accessing local services, such as GPs?
3. Will the Mingara Retirement Village facilities incorporate a dementia friendly area?



Services



Questions?

24

Q&A



Please raise your hand to ask your question



Only one person to speak at a time



Keep in touch

If you have any further questions or comments about the proposal, please reach out to Urbis Engagement via the contact details below.



1800 244 863



engagement@urbis.com.au



Thank you

26

APPENDIX F

**ATHLETICS TRACK USER BRIEFING
SLIDES – SEPTEMBER 2025**

MINGARA
 Planning for our community's future
 Retirement Village and Care Facility

Meeting with Mingara Athletics Facility Users
 Monday 8 September 2025

1

Agenda

- 1 Introductions
- 2 Mingara's commitment to athletics
- 3 Project update
- 4 Macroeconomic view of housing
- 5 Precinct upgrades and athletics parking
- 6 Questions and answers

2

Mingara's commitment to athletics

- Mingara always aims to contribute to the quality of community life on the Central Coast. This includes providing a range of health and wellbeing opportunities such as group fitness, personal training, track and field and aquatics.
- Mingara is proud to support local athletics through ongoing partnerships with users of the athletics track.

3

Mingara's commitment to athletics

- Extensive studies and assessments have been undertaken to assess and minimise impacts of the SSDA on user access to the athletics track.
- The traffic study, submitted as part of the SSDA, confirms there is sufficient hardstand car parking to support the range of uses on-site.
- As part of the SSDA, Mingara is proposing a range of upgrades to improve and encourage pedestrian access across the precinct.

4

Project update

- Mingara, in partnership with Pariter, is progressing a State Significant Development Application for an Independent Retirement Living Community and Care Hub on its site at 14 Mingara Drive, Tumbi Umbi.
- The SSDA was lodged in November 2024 and is **currently under assessment** by the NSW Department of Planning, Housing and Infrastructure.
- It seeks approval for the construction and operation of a retirement living community consisting of:
 - 219 Independent Living Units (ILUs)
 - 39 high care suites (residential aged care)
 - 296 car parking spaces
 - Communal facilities including a café, residential lounge, multi-function spaces, consultation/therapy rooms and staff/admin areas

5

Response to Submissions

- Mingara recently lodged its Response to Submissions with DPHI.
- The Response to Submissions report outlines how the SSDA has been amended in response to feedback from public submissions.
- While public exhibition has concluded, the Response to Submissions report is available on the Major Projects portal.

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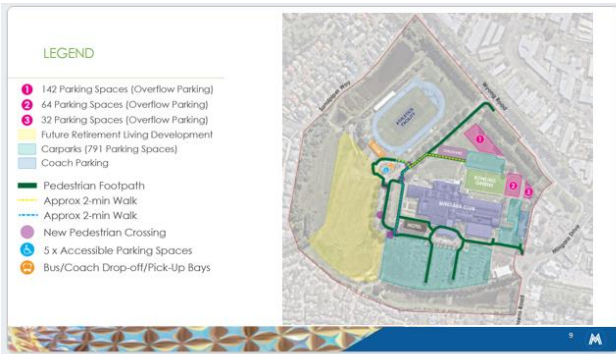
Need for seniors housing

- The Central Coast has an ageing population – by 2045, 146,000 people will be of retirement age.
- Demand for retirement living units on the Central Coast is growing.
- There will be an undersupply of 4,200 retirement living dwellings by 2032.

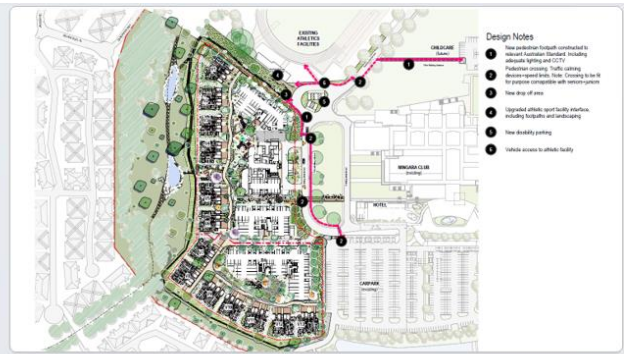
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Alignment with Government objectives

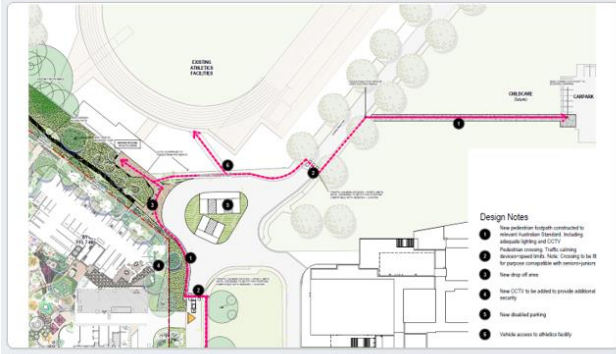
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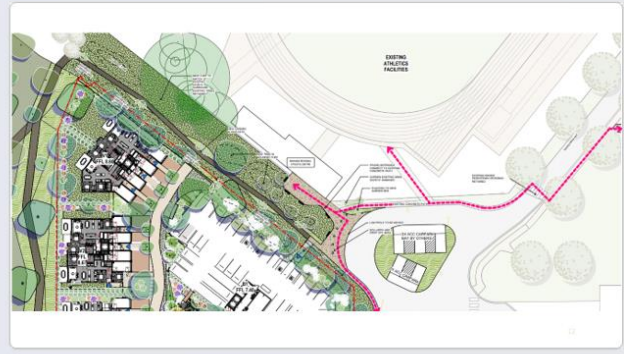
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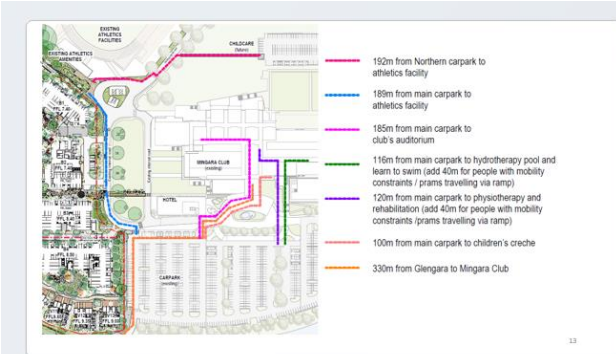
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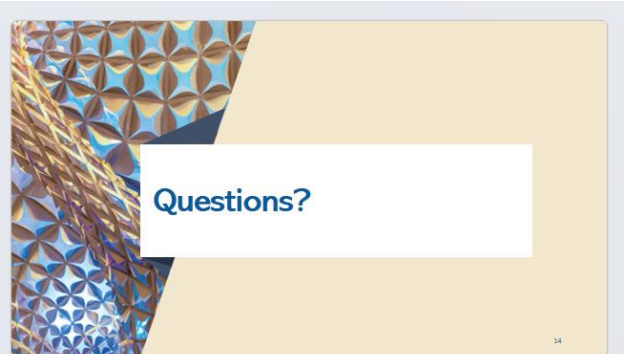
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14

APPENDIX G

**PROPOSED PARKING ARRANGEMENT
– SEPTEMBER 2025**

LEGEND

- ① 142 Parking Spaces (Overflow Parking)
- ② 64 Parking Spaces (Overflow Parking)
- ③ 32 Parking Spaces (Overflow Parking)
- Future Retirement Living Development
- Carparks (791 Parking Spaces)
- Coach Parking
- Pedestrian Footpath
- Approx 2-min Walk
- Approx 2-min Walk
- New Pedestrian Crossing
- 5 x Accessible Parking Spaces
- Bus/Coach Drop-off/Pick-Up Bays



