



Project Name: Mingara Recreation Club Seniors Housing, Tumbi Umbi
Case ID: SSD-63475709

Applicant Details

Project Owner Info

Title	Mr.
First Name	Michael
Last name	Cardillo
Role/Position	Development Manager
Phone	0458266020
Email	Michael.Cardillo@pariter.com.au
	Level 23/126 Phillip Street
Address	Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	The Trustee for Pariter Mingara Unit Trust
ABN	89930170432

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Ms	Naomi	Daley
Phone	Email	Role/Position
0282339967	ndaley@urbis.com.au	Associate Director

Address

201
SUSSEX STREET
SYDNEY, New South Wales 2000
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Mingara Recreation Club Seniors Housing, Tumbi Umbi
Industry	Residential & Commercial
Development Type	Seniors Housing
Estimated Development Cost (excl GST)	AUD188,427,975.00
Indicative Operation Jobs	24
Indicative Construction Jobs	545
Number of Occupants	0
Number of Dwellings	215
Gross Floor Area (GFA) sqm	31,617

Description of amended development
Site establishment and enabling works
Construction of seniors housing development comprising:
☐ 215 independent living units
☐ 39 residential aged care beds
☐ undercroft carparking spaces
☐ communal/amenities for residents
☐ passive, private and communal open space, landscaping and pathways
- land subdivision and two stage construction
- restoration and re-vegetation of the drainage easement

- Athletics track improvements

Description of Changes

Briefly describe the proposed changes to the application

- Inclusion of a display suite
- Update the dwelling mix
- Additional athletics track improvements
- Minor works on lot 71 DP101191

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Mingara Recreation Club
Site Address (Street number and name)	14 Mingara Drive, Tumbi Umbi
Site Co-ordinates - Latitude	-33.362444
Site Co-ordinates - Longitude	151.439

Local Government Area

Local Government	District Name	Region Name	Primary Region
Central Coast		Central Coast	☒

Lot and DP

Lot and DP

Lot 13 in Deposited Plan 1204397; Lot 17 in Deposited Plan 101191

Site Area

What is the total site area for your development?

Site Area sqm

29,957

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Land Owners Consent
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Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

The seniors housing component is greater than \$20 million (with a EDC of \$188,427,975). The seniors housing component incorporates a residential care facility. All components of the proposed development are permissible under the RE2 zoning (apart from a temporary display suite which is temporary but relies on Cl. 4.38(3) of the Act). Therefore, as per Clause 28 within Schedule 1 of State Environmental Planning Policy (Planning Systems) 2021, the proposal is State significant.

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

Section under selected Schedule

Section 28 - Seniors Housing

Permissibility of Proposal

Permissible with consent

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

Yes

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

No

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

No

Is the development wholly residential?

No

Is the development for purposes of residential care facilities?

Yes

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

No

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?*

Yes

Are different biodiversity credits proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016?*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?*

No

Does the application include a site plan of the land, which indicates:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?*

Yes

Does the application include:

- an explanation of how—
 - the design quality principles are addressed in the development
 - in terms of the Apartment Design Guide, the objectives of that guide have been achieved in the development
- drawings of the proposed development in the context of surrounding development, including the streetscape
- the development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations
- drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context
- photomontages of the proposed development in the context of surrounding development
- a sample board of the proposed materials and colours of the facade
- detailed sections of proposed facades
- if appropriate, a model that includes the context
- if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts?

Yes

Does the development involve any subdivision work?^{*}

Yes

Does the application include preliminary engineering drawings of the work to be carried out?^{*}

Yes

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?^{*}

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?^{*}

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?^{*}

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?^{*}

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?^{*}

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?^{*}

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?^{*}

No

Is the development [BASIX optional development](#)?^{*}

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?^{*}

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?^{*}

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?^{*}

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?^{*}

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?^{*}

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?^{*}

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?^{*}

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?^{*}

No

A mining lease under the [Mining Act 1992](#)?^{*}

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?^{*}

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?^{*}

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

Summarised Amended DA

Amended DA Report

Attachments

File Name	Appendix T1 PUBLIC EDC Estimate Report - 1-12-25
File Name	Appendix U - 5. CC - Stamped plan - 9-3-00
File Name	Appendix U - 4_DA 420-98_Consent stamped plan 9-3-00
File Name	Appendix R Updated Sewer Servicing Plan
File Name	Appendix U - 4_DA 420-98_Operative consent - 9-3-00
File Name	Appendix U - 1. DA 420-98_Deferred Commencement 24-2-99
File Name	Appendix U - 3. DA 420-98_Council ltr to MLG 25-10-99
File Name	Appendix U - 2. DA 420-98_MLG ltr to Council 1-10-99
File Name	Appendix S NatHERS Certificate
File Name	Appendix T1 PUBLIC EDC Estimate Report
File Name	Appendix U - 1. DA 420-98_DCC Stamped plans 24-2-99
File Name	Appendix U - 5. Construction Certificate - 9-3-00
File Name	Appendix Q Fire Brigade Access Commentary
File Name	Appendix U - 6. Occupation Certificate - 27-9-00
File Name	Appendix O Groundwater & Salinity
File Name	Appendix L Electrical and Hydraulics Report
File Name	Appendix M Engagement Outcomes Report
File Name	Appendix N Access Report
File Name	Appendix P Mitigation Measures
File Name	Appendix J Design Verification Statement
File Name	Appendix K BASIX Certificate
File Name	Appendix I Architectural Design Report
File Name	Appendix F CBP Letter
File Name	Appendix G Waste Management Plan
File Name	Appendix H Ecology Repsonse & BDAR Statement
File Name	Appendix C Traffic & Accessibility Impact Statement
File Name	Appendix E Traffic RFI Response
File Name	Appendix D Event Traffic Managment Plan
File Name	Appendix B Landscape Plans
File Name	Appendix A5 Architectural Part 5
File Name	Appendix A3 Architectural Part 3
File Name	Appendix A4 Architectural Part 4
File Name	Appendix A2 Architectural Part 2
File Name	Appendix A1 Architectural Part 1 rev
File Name	Tumbi Umbi Retirement Village - Amendmt Report 2 - 15 12 25