

Submission from Margaret Beardslee 16 Patricia St Killarney Vale 2261

Regarding Mingara Recreation Club Seniors Housing, Tumbi Umbi SSD-63475709

Submission (SUB-78988458)

I wish to provide comments as follows:

The current proposal is far bigger than this area can safely facilitate. The amount of buildings and the reduced open space will make this area unnecessarily claustrophobic. The existing Track will be adversely affected with reduced access and difficult parking arrangements. It is suitable for Senior housing but not of this magnitude.

1. Concerns regarding Traffic Entry and Exit from Wyong Rd to Mingara Precinct:

Traffic is heavy along the short entry to the Mingara Precinct area due to the existing businesses:

There are 5 Fast food outlets, a busy BP Service Station, Tyre repair Service, Carwash, Chemist Warehouse and a major Medical Centre with over 30 Doctors a Physio Centre, Podiatrist and various specialist offices. Further to these businesses, the precinct itself has its own multiple business operations, such as the Mingara One Health Centre, the 6S Physio Centre, the Community Swimming Pool, The Post office, Kids Point, Funeral Service, and Xray centre. The single lane entry from Wyong Rd traffic lights into Mingara Dr is already at maximum capacity to service this area. Additional traffic will further overload this area to an unmanageable level. The alternative exit via Mingara Dr assists Westerly travel, but provides little relief for those travelling in an Easterly or Southerly direction.

There would be chaos in emergency mass exit such as flood and fire.

2. Reallocation of Existing parking Development Consent for Athletics Track

Original consent for the Athletics Track offered 150 grass parking overflow spaces near the track. The need for this parking has been evident on many occasions, such as when there is a State, Region, Zone or Little Athletics meeting at the Track, and particularly if it coincides with a major event at the Recreation Club.

With the proposal of an Early Learning Centre taking up the alternate adjacent grass, and the proposed Care Facility encroaching on the doorstep of the track, there is no other grass available near the track. However, If the Seniors Housing project were reduced by a few of the immediate buildings nearest the track, grass parking could still be made available. This area could also provide sensible parking and access for the 60-80 cars of the regular daily users.

3. Future Pedestrian Safety and Access to Athletics Track

Pedestrian access to the Athletics Track is not clearly outlined in the proposal, and the quantity of users appears to be understated. Easy and appropriate access for schools does not appear to be adequately catered for, with a major reduction in the present drop off area. This could affect future suitability of the venue for these events, and reduce usage. School participation also brings many family spectators, and with them many vehicles.

The track is open beyond daylight hours for nearly half the year. Safe Training access for all, but especially women must be ensured. The pathways must be open, and well lit.

4. Building Heights

The height of these buildings is inappropriate for this area. It is totally out of context with the surrounding neighbourhoods. The Motel height is softened by its attachment to the main Recreation club building, but the city of free standing 5 and 6 floor buildings is completely out of character. This would be more appropriate in Downtown Gosford, Terrigal or The Entrance, but NOT in residential Tumby Umbi.

5. Population/Business Density

The density of business population in this precinct appears understated. The amount of residents/carers/workers/providers within the development, must be more carefully detailed. Errors in these numbers will have serious implications in the traffic flow to and through this area. It is not uncommon already for delays over 1km long both directions of Wyong Rd. Council is already aware of the congestion along this section of Road.