

## Objection to Mingara Recreation Club Senior Housing SSD-63475709

A regional community synthetic track is north of this proposed development. The proposed plans show separation of these by a grassed corridor owned by Mingara. The whole of the proposed development will occupy land that has been used as the track facilities traditional car park for the past 24 years. As the host club of the Mingara Regional Athletics Centre, we object to the proposed senior housing development, as it stands, due to the loss of proximity parking to the facility.

There is an existing council condition of consent that requires the provision of 300 car parking spaces for our community facility granted in DA 420/98. This is composed of 150 all weather spaces near the track and an additional 150 car parking spaces to be provided as grassed overflow parking. Another condition of consent also requires set down areas, provision for buses, bicycles, and pedestrians.

Nowhere in the thousand pages of the 50 reports detailing the development, do I read a fair representation of the track facility's usage by the regional community. Approx 50-60,000 athletes race or train there over the year, with visitors at least double that figure. Around 80 regional schools use it for their athletics carnivals. There are also 20 highly qualified coaches training adults from 5 regional athletic clubs. Since its opening in 2000, this community athletic facility has helped develop 11 Olympic or Commonwealth Games athletes, and 120 Australian representatives in track, field, and race walking events. Over 2100 athletes have also won NSW or Australian Championship medals. In addition, we have had two athletes with disabilities represent Australia at the Paralympics, and World Championships.

Every year, over 300 cars are parked at the track on at least 6 days for certain carnivals, on 15-18 Friday nights 250 car spaces are required for Little As, and the 80 schools use between 60-250 spaces during the daytime. During the evening there are usually 60-80 car spaces used by adults 4-7pm as it is an important training venue all year round on 3 nights a week plus Saturday morning 8-12. Soccer and Oztag also use the inside grass field for training in the evening and competition games on Saturday during their season. This regional community facility also supports the annual Cancer Council 'Relay for Life' and the annual Christmas Carols with fireworks; each maxing out the parking area.

Proximity parking to the venue is an important convenience appreciated by many, especially young families; some with prams and small children, but also grandparents; some with mobility issues. The adult athletes often have equipment that needs to be brought in/out for their training. Parking close at hand is also a safety issue for our female athletes; especially with half the year in darkness at evening training.

Is there an alternative parking area near the athletic facility ? No. There is nothing NEAR the entrance to the facility. The main Mingara parking lot begins 300m away, but realistically, athletes or their supporters may have to settle for a vacant parking space 400 or even 500m away during big events. The grass referred to in a 1998 plan behind the Mingara main building has now been developed. Additions include construction of Mingara Drive going thru to Wyong Road with accompanying flood drainage ditch, the Bowling Green carpark, and the recent Mingara DA application for an Early Learning Centre. Whatever grass remains is spread out and boggy.

We are fighting to keep our traditional grassed car parking right at the main entrance to the facility. We believe that the Council consent conditions in DA 420/98 are binding, if not in a law court, then certainly in the court of public opinion.

However, we also understand the need for future senior housing on the Central Coast, and believe that a compromise is possible.

If the proposed Lot 1 of the development were to set back its northern most boundary from the southern most boundary of Lot 71 (the athletic facility) with a wider 30m grass corridor between them, owned by Mingara, then it would be enough for 150 grassed parking places. We would then accept that the 150 sealed parking places were catered for in the main parking area. This would fulfil the DA 420/98 consent conditions. If the current roundabout at the track entry was left unaltered, there would also be room for the buses, disability access, set downs, Ambulance, Academy of Sport parking etc. The developers may lose 1 or 2 villa units when rotating Building 1 to comply with the new boundary setback.

The Mingara Regional Athletics Club would be happy to consult further with the developers to enable a compromise resolution that will still maintain the envied reputation of the Regional Athletics Centre and still give convenient access for community usage.

Regards, Robert Beardslee  
Life Member,  
Mingara Regional Athletics Club, Inc.