



TRANSCRIPT OF MEETING

**RE: MINGARA RECREATION CLUB SENIORS HOUSING, TUMBI UMBI
(SSD-63475709)**

APPLICANT MEETING

PANEL:	SUELLEN FITZGERALD (Chair) ALEX O'MARA
OFFICE OF THE IPC:	BRAD JAMES TAHLIA HUTCHINSON
APPLICANT REPRESENTATIVES:	DAVID HOY (Urbis) NAOMI DALEY (Urbis) MICHAELA LYONS (Urbis) ANDREW MELHEM (Pariter) MICHAEL CARDILLO (Pariter) BEN LIDDELL (Traffix) KAT DUCHATEL (Ecologique) JACOB LEE (Stantec) STEWART DEAN (Marchese Partners) AARON LAKEMAN (Taylor Brammer) ANDY YELDS (Mingara Recreation Centre)
LOCATION:	ZOOM VIDEOCONFERENCE
DATE:	9.30AM – 10.30AM WEDNESDAY, 10 th JUNE 2026

<THE MEETING COMMENCED

MS SUELLEN FITZGERALD: Good morning and welcome. Before we begin, I want to acknowledge that I'm speaking to you from Wangal land and I acknowledge the traditional owners of all the lands from which we virtually meet today and pay my respects to their Elders past and present.

Welcome to the meeting to discuss the Mingara Recreation Club Seniors Housing SSD, which is currently before us here at the Commission. The Applicant, the Trustee for Pariter Mingara Unit Trust, proposes to construct and operate a seniors housing development comprising 215 independent living units and a 39-bed residential care facility in the Mingara Recreation Club precinct at 14 Mingara Drive, Tumbi Umbi in the Central Coast LGA.

My name is Suellen Fitzgerald. I'm the Chair of this Commission Panel. I'm joined by my fellow Commissioner, Alex O'Mara, and also by Brad James and Tahlia Hutchinson from the office of the IPC.

In the interests of openness and transparency and to ensure the full capture of information, today's meeting is being recorded, and a complete transcript will be produced and made available on the Commission's website. This meeting is one part of the Commission's consideration of the matter and will form one of several sources of information upon which we'll base our determination.

It's important in this meeting for the commissioners to ask questions of attendees and to clarify issues whenever it's considered appropriate. If you're asked a question and are not in a position to answer, you can take the question on notice. Following the meeting, the Commission will advise you in writing of any questions taken on notice that the Panel considers requires a formal response. Any subsequent response or information provided to the Commission will also be published on our website.

Can I ask that all participants today introduce themselves before speaking for the first time, and for all members to ensure that they don't speak over the top of each other, to make sure we get an accurate transcript.

Okay. With those words, let's begin. Naomi, would you like to introduce your team to us, and then start to take us through – I believe you've got a presentation.

MS NAOMI DALEY: Yes, thank you Commissioner, we do have a presentation. So, myself, yes, Naomi Daley, I'm an Associate Director, so a Planner by trade, from Urbis, so the Applicant's representative on this matter. I might go around the room firstly and throw to Andy Yelds from Mingara Recreation Club.

MR ANDY YELDS: Hi. Andy Yelds from Mingara Recreation Club, Chief Property Officer and Applicant. I'll throw to Michael.

MR MICHAEL CARDILLO: Hi, my name's Michael Cardillo. I am a Development Manager with Pariter.

MS KAT DUCHATEL: Hi, I'm Kat Duchatel. I am a Biodiversity Consultant and have been looking at biodiversity issues for the development.

MS FITZGERALD: Mm-hm.

MR JACOB LEE: Hi, I'm Jacob Lee from Stantec, Flooding and Drainage Team Lead, and Flood Lead on this project.

MS FITZGERALD: Thanks, Jacob. You're getting a bit of rebound –

MR BEN LIDDELL: Ben Liddel from Traffix, Traffic Engineer.

MS FITZGERALD: Mm-hm.

MR ANDREW MELHEM: [Unintelligible 00:05:45]

MR AARON LAKEMAN: Morning. Aaron Lakeman here from Taylor Brammer Landscape Architects.

MS FITZGERALD: Mm-hm.

MR STEWART DEAN: Good morning. Yes, Stewart Dean, Marchese Partners, we're the architects.

MR DAVID HOY: And last but not least, David Hoy, Partner at Urbis.

MS MICHAELA LYONS: And Michaela Lyons, Associate Director at Urbis.

MS FITZGERALD: Okay. Thank you. Morning, everyone.

MR MELHEM: I'm not sure if you can hear me?

MS FITZGERALD: Who's that?

MR MELHAM: Andrew Melhem, Pariter, Development Director on the project.

MS FITZGERALD: Oh, right, Andrew, hi.

MR MELHEM: Thank you, thanks for your patience, guys. I finally got there.

MS FITZGERALD: Okay. Naomi, we all there?

MS DALEY: Yes, we are. Thank you for that. Michaela, my colleague, is just going to share the screen and I'll be talking through our pack.

MS FITZGERALD: Thank you. And Naomi, are you happy if we ask questions as we go through, or would you like us to leave them till the end?

MS DALEY: No, look, I was going to ask that question of you, of what your preference is. Look, it might be better to ask questions as we progress through it. We have our technical team in the room, as you're aware, so that might make more sense than remembering the questions as we go along.

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MS FITZGERALD: Yes, great, okay, thank you.

MS DALEY: So, thank you, commissioners, for the opportunity to present this Applicant Briefing Pack. Just a note, this is, and the SSD reference does state Mingara Recreational Seniors Club, however, this project for our purposes is named Tumbi Umbi Retirement Village – that's just to distinguish its identity from the remainder of the club.

Acknowledgement of country. We have done that, I guess. We're meeting here on Gadigal country, and the site is on Darkinjung country.

So, our agenda's really been formed around your IPC's requested agenda points for discussion, and largely honing-in on those key assessment matters which – the Department and the IPC assessment matters in the agenda. We're going to talk around car parking, flooding, pedestrian connectivity, landscape, ecology, traffic, bulk and scale, and future residential amenity. As we said, I'm happy to take those questions as we progress through it.

We thought it would be worthwhile just to provide a bit of an overview of the timeline and where we've been since the project inception which is, the planning approval conception back in May 2023. We also wanted to just note that a seniors housing use has been touted on this subject land within the Mingara precinct for well over 10 years, being that it was an additional permitted land use even in the previous planning instrument which applied to the land which is in 2023.

We undertook pre-lodgement engagement with the Department, with Council, and the project was also heard at two State Design Review Panel meetings. Post lodgement, the project was refined and amended and responding to agency comments, public submissions, and Council and Department matters as well. Overall, an RTS and two Amendment Reports and an RFI have been submitted in response to various matters that have been raised.

The Department concluded their assessment with a favourable recommendation, including draft conditions which we have reviewed, and is before the Panel for their consideration, and we support and endorse those draft conditions.

The project site, as your introduction alluded to, Commissioner, we are on one legal allotment, which is Lot 13. The adjoining lots, just for transparency, is Lot 71, which is the athletics track, sits on a different lot, and Lot 1 and 2 which is the registered club itself sits on two lots. The zone is Private Recreation and it's within the Central Coast LGA. It's on a large landholding but our development lot is around 2.9 hectares in size.

The project details – look, at a glance, we just thought some metrics, given this presentation will be left with you, you can also reference. The project has evolved over time from lodgement, which is in the left-hand column, to now after two Amendment Reports to it.

Some key matters to call out there. There's a maximum height across the site of 32.3 metres, which actually equates to 27 metres or 7 storeys when taken from existing ground level. There's been adjustments to the ILUs and the car parking numbers, which was largely due to unit mix changes, which was undertaken post-lodgement. Obviously, substantial amendments as well responding to our public submissions in relation to the athletics improvements in the interface to the north of us. The increase in EDC is largely reflective of those additional athletics improvements.

On the screen is some very high-level takeouts about the lodgement scheme and those which was amended now. The original, in terms of athletics, given we are in this forum due to athletics parking and the number of submitters were received there, so the original proposal did have only minor re-shaping and movement of two cars, at the end scheme which you see on the right there, it's substantial and meaningful athletics changes – bus drop-off bays, dedicated ambulance bays, parent drop-offs, and substantial pedestrian connections, which we will take to later on.

In terms of stakeholder engagement. Whilst the amendments were considered minor, there was no re-exhibition of the proposal. So, we view that the original proposal had 34 – 54, pardon me, 54 submissions. We've responded to Council and Department's comments, a number of agencies' comments as well, and as I said, neither of the two Amendment Reports were re-exhibited. The Department viewed them to be minor. They were Amendment Reports as opposed to just responding to submissions, given additional land was included within the development, so that triggered the need for an Amendment Report.

On the right-hand side there is the number of matters which we have worked through within our Amendment Reports and post lodgement. The key matter obviously in terms of the chart there, is athletics parking have the most amount of submissions, but also coupled with that, traffic, safety, access, and a number of other matters.

The public and also key stakeholder engagement which was undertaken – look, we recognise the importance of the athletics uses as being the primary stakeholder group for this development, not only pre-lodgement, we did engage with this stakeholder group, various groups, but also undertook additional engagement before the submission of the second Amendment Report. That additional stakeholder engagement occurred in September 2023. And the key feedback that was received, we have responded to in the latest drawings that you see before you.

In the grid at the bottom there is the matters that were raised and how we as a project team have responded to what we believe is the key concerns that still were relevant to the athletics users at the time of the Amendment Report number 2. Athletics safety and that matter was about not being able to suitable walk with children, female safety. Consequently, we upgraded footpath network pretty substantially across the site,

ensured that we have pedestrian crossings, lit pathways, and really just formalised direct links to the parking areas across the precinct.

5 And then track access was another matter which was raised in that additional engagement session. That was related to greenkeeper access but also deliveries for the canteen, and emergency vehicles. Our response was that there was no change to the greenkeeper access; that remains as existing, but we did provide a dedicated servicing and loading space adjacent to the entrance as well as an ambulance bay.

10 Bus turning zones. Look, that was one – we had one bus turning in the original proposal. Now, we have three bus drop-off bays as well as parent drop-off zones dedicated just to the athletics users.

15 The last matter that we do reference to is distance of parking from the athletics track. They felt, the stakeholder group felt that the relocation of that was too far from the premises. And, I guess, we have really looked at that pedestrian network and connectivity across the site, provided accessible parking immediately adjacent to the entrance, but also the connections to the remainder of the all-weather parking spaces as well as, if needed, some overflow car parking areas.

20 So, I think we, as a result of that stakeholder, believe we've undertaken some meaningful changes to really respond to their matters.

25 So, the following sections really deal with the key matters raised in your agenda, and the first matter being car parking. To summarise that matter on a page and, as we said, happy to take some commentary and questions from you after this slide. Really, we ensured that – you know, to ensure that the seniors housing has no adverse impact on the parking, a precinct-wide approach was undertaken to ensure that the whole of the Mingara precinct continues to efficiently function.

30 Parking is compliant and meets the cumulative peak parking demand of all of the uses. That is club, hotel, childcare and the athletics track. And that is shown and summarised in that little box on the right-hand side there. The spaces provided on site on all-weather parking exceed the parking demand. And it is noted that, look, all of the all-weather hardstand spaces can accommodate all of the total consent provision of 300
35 spaces that were allocated to the athletics track way back in the historical consent in 1999.

40 **MS FITZGERALD:** Naomi, just on that. Can you just explain that table – it's quite small. So, the parking demand, for example, the approved hotel, seems to be 92 spaces, and then the spaces provided is 11. Is that – am I reading that correctly?

MS DALEY: I might throw to Ben to respond to that.

45 **MR LIDDELL:** Yes, good morning, Commissioner. So, with the hotel, the parking demand of 92 spaces is based on Council's DCP parking rate in the Traffic Report that was submitted and approved as part of that DA submission. So, that 92 spaces included 86 spaces for rooms plus a handful of staff, and then the spaces provided was the 11

spaces under the hotel. So, as part of that DA submission and approval, there was an expectation that some hotel parking would be within the existing grade parking area.

5 **MS FITZGERALD:** Great, great. Thanks, Ben, that explains that table. And with the proposed early childhood centre, again, that's using the parking out the front or ...?

10 **MR LIDDELL:** Yes, so that – so, the 27 – so, the peak parking demands, when we did our cumulative assessment of the parking, it occurred at 6 p.m. to 7 p.m. Now, with the ELC, those types of centres typically close by about 6 p.m. So, the parking demands associated with child drop-off and pick-up would be essentially zero. So, those 27 spaces are associated with the 27 staff spaces in the ELC. So, we've done a fairly conservative assessment, and we've assumed all 27 staff will still be on site between 6 p.m. and 7 p.m. And as part of that DA approval, there was 20 spaces removed.

15 **MS FITZGERALD:** Removed?

20 **MR LIDDELL:** Yes. As part of the ELC works, there was some re-shaping of the car park and some amendments of that northern car park area, and 27 spaces were approved to be removed as part of that DA.

MS FITZGERALD: Okay. So, the upshot is really that you're relying a lot for those developments on that park, the existing parking, hardstand parking out the front, yes?

25 **MR LIDDELL:** Yes, those approved developments, correct, yes.

MS FITZGERALD: Great, okay. Thanks for that. Thanks, Naomi. You're on mute, by the way.

30 **MS DALEY:** Apologies. Okay. So, we talked about the precinct approach. The seniors car parking itself within our development lot, it complies with the Housing SEPP in terms of two spaces provided per villa, and which exceeds the minimum requirement. And all seniors car parking both for the independent living plus within the residential care facility are all within our development lot, so it is self-sufficient with no impact beyond our development lot or within the precinct at large.

35 In terms of parking, it's relevant to call out the proposed overflow parking arrangements and access. Look, we acknowledge that in certain circumstances, such as larger athletics events where the grassed overflow areas are required, are parking management measures – you know, will be implemented to ensure parking demand continues to safely and effectively be managed. And that is, managed through an Event Traffic Management Plan.

40
45 So, overall, there is, as a take-home though, sufficient hardstand parking available within the precinct to accommodate all of the 300 athletics track parking spaces. And as we said, should that additional parking be required for those major or more larger events, it will be at the club's discretion to use their Event Traffic Management Plan, which is a condition of consent which we endorsed, and that will exist.

MS FITZGERALD: Naomi, just looking at the use of the overflow car parking conveniently right next to the athletics track. Even on weekdays, it seems to be, you know, up in the many hundreds, often over that 300 cars are parked on that convenient grass next to the stadium. So, that presumably, we assume that's for school use, you know, sporting carnivals and so on.

So, is the proposal that you're putting forward now that all parking will be on that parking out the front, the hardstand out the front – under what circumstances would those other grassed car parking overflow come into use? Would it be on like a Thursday for a sporting carnival – is that how it'll work?

MS DALEY: I might throw to Andy, in terms of ... Because we have articulated –

MR YELDS: Sorry.

MS DALEY: We have articulated with our Event Traffic Management Plan, those threshold matters of when we would tick over into applying a management approach to car parking. So, yes, general grassed overflow spaces will not be made available for general track events. We're quite comfortable that the 300 spaces can be accommodated on site. But there might be some larger events such as, you know, school athletics carnivals, where they may at their discretion choose to – or larger events, carnival days, to use it. I'll throw to Andy to provide some further colour to that.

MS FITZGERALD: Thanks, Naomi. Thanks, Andy.

MR YELDS: Yes, thank you. Just in regards to the use of that area south of the athletics track, it is being used regularly although what actually occurs is that the club's main car park is greatly under-utilised at that time. And the overflow car parking, if that's what you want to call it, to the south of the athletics track is used more for convenience than need.

MS FITZGERALD: Yes.

MR YELDS: And it's irregular that we have 300 cars. To be straight forward, it's very unusual for an athletics carnival to have that many cars, because most people, or most schools, I should say, on the Central Coast prefer their children to come by bus.

MS FITZGERALD: Mm-hm.

MR YELDS: And so, we get the bus drop-off, the parents drop-off, and then those cars go. We might have, for example, we've got schools there at the moment and you might have about a hundred cars in that space. But if you looks at our main car park, there is more than adequate hardstand parking to accommodate those vehicles. So, we might be talking maybe six times a year when we have that sort of number you're talking about, of 300 cars.

MS FITZGERALD: Right. Thanks, Andy, that's good. That's really helpful. So, under the circumstances where you've got a big event and the Event Management Plan

comes into play, and those, I think it was three grassed overflow car parking areas to the north of the buildings, that you had in your plan, they would become available. You're only anticipating using those a small number of days per year, yes?

5 **MR YELDS:** That is correct. And when I say there might be, you know, a handful of occasions a year where we have 300 cars currently using that area to the south of the athletics track, what I didn't clarify in that is that our main hardstand car park is still more than able to accommodate those 300 cars – they're just parking there for convenience. So, it is a very rare occasion we actually need to find some additional car
10 parking. And yes, so this point, the option is to use the overflow car parking that's nominated to the north of the club.

MS FITZGERALD: Yes. While we're just on the subject of that. We note that Council's a bit concerned about the flood-ability of those potential overflow grassed
15 car parking areas. Could you just speak to that concern? Andy, is that a matter for you? Or Naomi? You're on mute, Naomi.

MS DALEY: Sorry, I'm really trying to stop the rebound sound. Yes, we do have another slide that talks about flooding, but just for the moment, Jacob, our flood
20 engineer, would be able to just respond to the overflow car parking spaces.

MR LEE: Yes, hi, how are you going? Yes, so in terms of the flooding affecting the proposed overflow car parking, because it's a short-term use and it's also not significant flood category, so it's not located in anywhere that stores deep water or
25 fast-moving water, it would be compliant with the Development Control Plan requirements as related to flood.

MS FITZGERALD: Okay. Great. Well, we'll – Alex, did you have any questions further on this event parking and so on, before we move onto the next slide?
30

MS ALEX O'MARA: Yes, look, I just had a small one about – it sounds like a good way forward to have an Event Management Plan. I was just interested in understanding, is there some sort of threshold in there when you would move to the overflow car parking or is that really a matter for Mingara, or have you had some
35 consultation with the users about when you might use the overflow car parking?

MR YELDS: Yes, so the current event management that we do, we assess that on a case-by-case basis. So, we don't actually have too many examples where we need it. We have in the past run an event called Christmas Under the Stars, which we no longer
40 do anymore, and that's an example where we knew that we'd have the requirement. So, we put on – we assure that we put on traffic management personnel to assist with the movement of car parks. We also notify Council and the local neighbourhood.

MS O'MARA: Mm-hm.
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MR YELDS: But it's very rare that we have that size of event that we need to do that. Our car parking at 800-odd car parking spaces is enough for most of our events.

MS O'MARA: Yes, I understand that. So, essentially, it's sort of, it'll be up to Mingara if you think there's going to be a need for it, then you can put in place an Event Management Plan.

5 **MR YELDS:** Going forward, we have in our submission put in an Events Management Plan, and I believe we're being conditioned on that. So, that plan will be implemented as a condition of this approval.

MS O'MARA: Okay.

10

MR JAMES: And Alex – oh, sorry, Suellen, can I just jump in there?

MS FITZGERALD: Yes.

15 **MR JAMES:** Alex, there's a condition C8 which requires the Applicant to prepare, or a recommended condition to prepare an Event Management Plan. Is your question, what are the triggers where ...

MS O'MARA: Yes, I've read that condition, yes.

20

MR JAMES: Is the question to the Applicant, what are the triggers that would –

MS O'MARA: Yes.

25

MR JAMES: Is there a threshold or criteria that you would ...

MS O'MARA: That's why I asked, yes, is there a threshold.

MR JAMES: Yes, a criteria that would be met that would then enact this condition.

30

MS O'MARA: Well, I suppose you have to have an Event Management Plan, don't you?

35 **MR YELDS:** Just going back to my previous comment, it's not a set and forget it, it depends what we've got on in the precinct in terms of the usage. So, if we've got an aquatic event and maybe our hotel's at capacity, well then we'll manage that on a case-by-case basis.

40 **MS FITZGERALD:** So, the threshold really is more than 800 people – cars – in the precinct?

MR YELDS: In terms of activating the overflow section, yes.

MS FITZGERALD: Yes, yes, great.

45

MR YELDS: If that's the question.

MS O'MARA: Yes.

MS DALEY: I just want to – David Hoy was just going to add just a comment to that, just one moment.

MS FITZGERALD: Do we have David? Is David on mute, do you think? David, David, David?

MR HOY: Can you hear me, commissioners?

MS FITZGERALD: Yes, we can, David. Thanks.

MS DALEY: Yes, we can.

MR HOY: Is that a nod?

MS DALEY: Yes.

MR HOY: Sorry, I'm looking at screens without images.

MS DALEY: Speak loudly.

MR HOY: I guess, this gives an opportunity to, I guess, really formalise an arrangement which has been acting in a somewhat, I guess, good-willed manner for many, many years. The consent as you saw or would have seen from Appendix B in the Department's Assessment Report speaks to the historical circumstances that led to the establishment of the athletics track and what you'd call probably fairly rudimentary conditions that were imposed at the time around the management of overflow car parking.

So, I guess what, you know, acknowledging that there is a cumulative effect of the proposed development, and yes, the assessment has very much been driven by what's the peak demand, what's the peak demand across the entire precinct, how is it managed, and what are the mechanisms that can be employed to better manage the interaction of the various land uses, particularly during peak athletics demand times.

The proposed ETM Management Plan, I think, is something which goes a long way and would be very contemporaneous to the sorts of similar developments that are contemplated at the moment. I guess the question around triggers, if there is anything that requires refinement on the draft plan at the moment, we'd be happy to take on notice and provide some further clarity to the Commission on that point as necessary.

But I think in the absence of having a management plan formally in place at the moment, this goes a long way, in my opinion, to actually ensuring there is an effective management framework for the way the precinct operates as a whole. And you've got to obviously then take into account the reasonableness – you can never predict events to its absolute certain level, hundred per cent certain, but I guess taking the advice of our traffic engineers and traffic consultants in the way the club itself manages its car parking, we've sought to try and find a balance where the athletics club is well and truly accommodated. And I think the case in point, the key word is "convenience"

versus need. I think it's people have been conditioned over 25 plus years just to park one the grassed area.

MS FITZGERALD: Yes.

MR HOY: We're not walking away from the fact that there needs to be car parking and that's reflected in a more contemporaneous management arrangement.

MS FITZGERALD: Great. Thank you for that. Given it's such a hot topic for the community, that's very helpful.

In the interests of time, we might move on to your other slides, Naomi, and of course we'll get to connectivity from the hardstand car park to the athletics track as we go through. Flooding – flooding and – yes, great, thank you.

MS DALEY: Next up. So, in terms of flooding, look, the project development complies with the relevant flood planning levels up to the PMF (the probable maximum flood) and would not adversely affect the environment or surrounding properties.

There is a Flood Emergency Evacuation Plan that is also a condition of consent, which we would comply with. This prioritises the shelter-in-place scenario within the Mingara Recreational Club, which is a nominated refuge site already, an existing. And that is located immediately east of the site and it's outside that PMF flood extent. That allows for that refuge for vulnerable residents within our development but also the broader community as well and has able, you know, for that capacity to be accommodated on site. That refuge does comply with the shelter-in-place requirements.

And I think it's also important to note that we did have some advice from a technical expert in relation to – who is actually a doctor – and actually talked about that really a residential aged care facility does enable the management of secondary risk, such as medical emergencies, and really quantified and commented that a residential aged care facility is like a quasi -hospital, and so it deals with ad-hoc emergencies in a day-to-day basis, unfortunately. So, in an event where we are isolated which is short term, there is adequate medical facilities on site at that time as well as this refuge facility.

As we talked about from Jacob, the grassed overflow parking area is located outside the floodway or flood storage areas during the one-in-1% AEP flood event.

MS FITZGERALD: Yes. Thanks, Naomi. I think that Brad raised a question about the flooding remote from the site, there were two points, that the report say there's going to be increased flooding at two points. Are you in a position to discuss those today or ...?

MS DALEY: Yes, definitely, we're aware of them and I'll throw to Jacob to talk about those areas to the north of the site.

MS FITZGERALD: Ah-ha.

5 **MR LEE:** Yes. So, in regards to the impacts that we've identified as part of the flood impact assessment, those only occur in the probable maximum flood. And just to sort of set the scene of the probable maximum flood, the input in terms of rainfall is the probable maximum precipitation, so the theoretical upper limit of rainfall that could fall on this catchment.

MS FITZGERALD: Ah-ha.

10 **MR LEE:** In addition to that, the probable maximum flood also applies additional risk to account for potential blockage of culverts downstream or other hydraulic conveyance structures within the catchment. So, for example, in the simulation model that we run to identify the PMF in this area, Tumbi Umbi Creek and the large culverts under Wyong Road are considered 100% blocked as well as having the theoretical
15 upper limit of rainfall falling on the catchment.

And in terms of identifying whether an impact is considered acceptable in this type of event, typically we don't look at a threshold in terms of millimetres, because it is such a risk-based and theoretical event. What we look at instead is whether any properties
20 are newly inundated as a result of the impacts, or whether the actual hazard to those properties changes as a result of the impacts. And from our assessment, we've identified that for the impacts identified, it's not the case for either of those two quantum.

25 **MS FITZGERALD:** So, the additional height of a couple of millimetres, I think it was, is not considered – I mean, just take us through that.

30 **MR LEE:** Yes, so in terms of identifying the risk of a property affected, what we typically look at is the general hazard classification. And that's a combination of both velocity and depth. So, whether it exceeds a certain level of depth or whether it exceeds a certain level of velocity. Basically, how fast the water's moving and also how deep it is.

35 So, if a property is affected by, say, H1 classification, which is a shallow depth of slow-moving water, and then if we have an impact on it and suddenly the maximum classification at that property is now H2, which is slightly deeper water or slightly faster-moving water, then we would identify that the risk during the PMF of that property has increased. But from the assessment that we've made, the maximum classification identified at those properties in the pre-development and the post-
40 development scenario has not changed.

45 **MS FITZGERALD:** Hasn't changed. And so, those two properties, I think one's residential and one's industrial, the increased depth of flooding you're saying, one, the modelling is theoretical in the first place, and two, in your experience that additional depth is not a significant impact.

MR LEE: That's correct. So, when we look at impacts for something like the 1% annual exceedance probable event, that'll be an event where floor levels of the property might be set to, but when we look at the probable maximum flood, it's only

used to set floor levels for sensitive uses. So, those properties wouldn't have any floor levels set to such an event. So, what we look at instead is the hazard classification to those properties because what we look at for those properties in terms of how they respond in the PMF, it's really more about an emergency response.

MS FITZGERALD: Got it. Okay. Brad, does that – have you got any follow-up questions on that?

MR JAMES: Nothing from me, Suellen.

MS FITZGERALD: Ah-ha. And Alex, anything on flooding?

MS O'MARA: No.

MS FITZGERALD: Thanks, Naomi. Naomi, you're on mute.

MS DALEY: The next slide is another key issue, which is about pedestrian connectivity. Within the seniors development, there's a network of pathways, not shown on the image on the right, but we understand that the site is generally flat and accessible, which is appropriate for seniors housing.

The existing precinct network for pedestrian connections and crossings will be embellished, to ensure there's really good pedestrian connectivity and walkability throughout the precinct. The precinct, as I said, is flat, it's walkable, despite it being sort of looking like on the map quite a large in size. But we have added accessible pathway links to the athletics track front door as well as to our development, which links to the legends or where the car park, which is the hardstand to the north of the existing club, as well as the ad-hoc indicative overflow car parking areas, if we may need them, to the north as well.

Both the walking distance to the overflow areas plus the hardstand existing club site to the south is around a 2-minute walk, all walkable, all appropriate, 250 to 500 metres maximum walking distance across the precinct.

We have ensured that we have had accessibility and safety improvements to our proposal as well, which was raised by many of the submissions. Upgraded footpaths with enhanced lighting, new crossings, as we said, to ensure that both our seniors residents can safely cross pathways as well as parents that may have athletics children crossing the road as well. DDA-compliant pathway has been added to the legends car park to the north. And really appropriate for bus drop-off and pick-up, we've enhanced that facility to the south of the athletics field.

Also, from a seniors perspective there's walkable and accessible pathways from our development to the bus stops on Wyong Road as well.

MS FITZGERALD: And Naomi, with, just quickly on that one, back to that map, with the forementioned overflow car parking, would the Events Management Plan that'll be in place when those started to be used, would that include pedestrian routes as well?

5 **MS DALEY:** Yes, yes, it does. There's also a condition of consent to prepare a Pedestrian Management Plan of sorts, I've got that referenced in my last slide, but yes, not only Event Traffic Management Plan, but looking at a precinct-wide pedestrian connectivity map and plan.

MS FITZGERALD: Great. Thank you.

10 **MS DALEY:** Moving onto landscaping, revegetation and rehabilitation.

MS O'MARA: Can I just jump in and can I ask one question, Naomi? The Council – can you just talk me through, I understand you made some changes to windows in response to a Council concern around sort of passive safety for residents when they're walking through the precinct. I'm just keen to understand how you see that working.

15 **MS DALEY:** Is – sorry, is your question in relation to the buildings, the buildings having changed ...

20 **MS O'MARA:** Yes, my understanding is that the Council was concerned that there wasn't adequate visual surveillance for residents when they're walking through the building and that you in response to that added a bedroom window to each villa. So, I was just keen for you to talk me through it.

25 **MS DALEY:** I don't know if Stewart wants to talk on architectural? Definitely we did have a look a lot at those villa arrangements, ensuring that we did meet CPTED principles and the like. But yes, maybe Stewart, you can talk to those additional villas that were – villa windows.

30 **MS FITZGERALD:** Stewart, are you ... Yes, great.

35 **MR DEAN:** So, in response to the villas, they all have windows that are looking out onto the pathway, onto the roadway. And obviously the apartment buildings as well on those first levels have ample viewing from the balconies and the windows. So, in terms of that sort of passive surveillance and security, there's ample right the way around the site, particularly on the walking paths.

MS O'MARA: Okay. And why are you finding you're comfortable that there's sufficient focus on that?

40 **MR DEAN:** Is that it or ...?

MS FITZGERALD: Stewart, I think that's in your area, yes, master planning?

MS DALEY: There we go. Apologies. You can hear us now?

45 **MS FITZGERALD:** Yes.

MS DALEY: Was there any questions on that? I think, yes, to Stewart's point ... Sorry. Yes. We did have – we had obviously a CPTED report look at initial, the

development, then re-look at that safety aspect, and they were satisfied that the arrangement of windows was sufficient.

MS FITZGERALD: Okay. Anything further, Alex, on that issue? No? Great. So, landscaping, reveg and rehab.

MS DALEY: Yes. Thank you. Yes, look, in terms of our response to that, really, the whole development, the landscaping was drawing on our designing with country principles. We had a walk on country and really sort of trying to bring that really vegetated and improve and embellish the western and southern tract of land. We saw that as a real opportunity and a positive benefit that can benefit the seniors community but also the broader community at large.

I think the existing condition of the drainage easement; it's not a natural waterway but it's a concrete-lined drainage channel. There's an image of that down in the bottom left on the screen there. Really, we sought to embellish and rehabilitate this portion of the land, that is enabled through a Vegetation Management Plan which is in perpetuity. It adopts SMART principles, which Kat can talk to if we need to. There's staged performance measures to ensure that we're meeting the appropriate requirements. It provides adequate detail on planting.

The VMP also deals with – our site is partially bushfire prone in terms of vegetation matter, so we have dealt with appropriate sort of weed management and the like, and also local planting in the VMP as well, to really embellish and enhance the front door to us but also for the residents that live further over to the west.

There's a creation of a designer ecosystem which aligns with a new sort of, or a draft government urban document, urban framework called "Biodiversity in place". I am probably talking out of school talking about that, but if there is Kat or Aaron wants to answer any questions you might have on that element, let me know.

MS FITZGERALD: My only question, Naomi, on that, on the VMP, the draft VMP in the docs, was that there's quite a few requirements towards the back end of the document for ongoing quarterly monitoring, reporting, quarterly reporting, etc. I just wondered what the intention was there from Mingara. Is that to do with the maintenance contractors reporting into central management on the precinct, or what's that ongoing reporting and monitoring about?

MS DALEY: I'll just pass to Kat to reply to that one.

MS FITZGERALD: Yes. Thanks, Kat.

MS DUCHATEL: All right. Look, a standard thing that is always factored into a Vegetation Management Plan is that performance review in association with your milestones where you've reached practical completion, you've done your weed control planting etc., etc. And it is a way of also tying in with defects periods for contractors and the like.

One of the ongoing requirements was in response to – Council were quite concerned that there wasn't enough demonstration of what was happening and wanted to be copied in on the reporting. So, that was really responding to a lot of Council's feedback on the VMP. And throughout the development, they've had quite a few opportunities to respond back to the VMP, in that that drainage line is actually mapped as a hydro line and so they had assumed that it was waterfront land under the Water Management Act etc., and that a VMP and riparian restoration was an absolute requirement, a development requirement. And because of the fact that it's a drainage channel – sorry, a concrete-lined drainage channel, it's not required to respond to waterfront management – waterfront land, sorry, you know, the specific regulations.

MS FITZGERALD: Yes.

MS DUCHATEL: So, there was a bit of confusion, I think, that spurred along that ongoing conversation with them, and they really also wanted to see demonstration of a fully structured new ecosystem in place of previously cleared land, more in compliance with their VMP requirements which are quite arduous, I think. In this instance, it really is a change of land use, it's not restoration, it's not possible. And I think that that again meets the biodiversity in place, it also meets standard Australian guidelines for restoration where specifically you cannot, for whatever reason, restore it to a former condition.

MS FITZGERALD: Yes, Kat, that's great.

MS O'MARA: That's really helpful. Thank you for that.

MS FITZGERALD: Thanks for that. And we'll be on site shortly as well in a couple of weeks to have a look at it, we'll see for ourselves. Okay. So, that requirement for ongoing monitoring and so on and quarterly reporting, you're anticipating that Mingara will be doing that to Council as part of that VMP. Thanks for that. That's my only question on that. Alex, anything from you?

MS O'MARA: No. That was really helpful, thank you.

MS FITZGERALD: Great. So, just with short timeframe, we've got traffic.

MS DALEY: Yes.

MS FITZGERALD: Great.

MS DALEY: Yes, we'll whizz through these ones. So, traffic impacts, I think it's, yes, important to note that, look, seniors housing is a low-traffic generating development. The assessment scope and methodology was both endorsed by both Transport for NSW prior to commencing, so ensuring our modelling was appropriate and fit for purpose. Look, the analysis revealed there was no change to the level of surface at the key intersections around the site, and only minor increases to intersection delays. Transport and Council support the traffic generation assessment and methodology, and by the end of our Amendment Report 2 had no additional further comments.

Within the development lot, it is important to note that whilst we're dealing with traffic but also just of access and the like, there's internal roads, provide appropriate trafficable width, exceeding the minimum two-way. That was one of the comments that Council had about passing traffic and removalists, we can ensure that that all can occur on site. And also, the turning facilities are provided at all dead ends, and swept path analysis confirms that ambulances, fire, waste collection vehicles and removalists can safely manoeuvre and exit the site all in a forward direction for all land uses.

MS FITZGERALD: Great.

MS DALEY: Bulk and scale. [Clears throat] Excuse me. So, bulk and scale, I think there's no building height or floor space control under the Central Coast LEP that applies to the site. So, really we undertook a real detailed sort of urban design and contextual analysis, incorporated visual impact, urban design, as I said, their principles and design, and architectural assessments in terms of sort of ADG compliance, in terms of building separation, but also meeting the other metrics within the ADG.

We have a built form outcome which really captures the western ridgeline, important to the designing with country, and on our walk on country principle that we had. And really, it has a transition in building height from the low density both to the west and south which is the one or two-storey development, our villas obviously are only two storeys in height, then we transition up to a six-storey building, and then a seven-storey building of a maximum of 27 metres, and really internalise in the central area of the site, taking cues, I guess, from the higher development which sits with the hotel and the club further to the east.

I think what's evident on the image on the map there is that we have really generous western and southern landscape setbacks. And really, that provides more of a setting and it really mitigates any impacts, you know, there's no overshadowing on any adjoining properties or really ensuring we don't have bulk right on people's doorsteps.

We are compliant with ADG separation and we try to work to maintain mature trees and embellish planting to further mitigate and screen and soften any edges of our development.

And the design principles, as we said, yes, they did address our connect with country principles and ensure we also have way finding and other matters which were called out.

Any questions on that one?

MS FITZGERALD: Alex?

MS O'MARA: I just had one on open space. If you're going to cover that later on, I'll wait, but if you're not, then I'll ...

MS DALEY: We do on the next slide have a bit of a commentary on, yes, future residential amenity and open space, so maybe after that slide, if that's okay, Commissioner?

MS FITZGERALD: Great.

5 **MS DALEY:** So, moving along. So, yes, in terms of amenity, we did look at obviously noise and light. The acoustic impacts were based on what the previous development consent in 1999 was, which was looking at a thousand people and athletics patrons on that track. That Acoustic Report ensured that we have compliance with acoustic treatments. It did suggest some mitigating and management measures that can be enacted, which we are quite – can do at the detailed and CC stage, which was limited
10 to glazing and façade selection. And as well as advising prospective residents of the athletics track and its operations and its times of its peak.

In terms of light spill. Look, with minor amendments, the sport field light spill would not result in any non-compliance with the relevant standards. That involved minor, you
15 know, an installation of side and backlit shields and ensuring the luminance level was orientated in the right direction for certain light poles. Also, it probably doesn't diminish the quality and the light that is needed for that athletics track as well, so both are appropriate.

20 We have appropriate separation from land uses to the registered club, but also ensuring we had dedicated amenities on site, which doesn't ensure that our residents have a reliance on going to a club but rather complimentary facilities within the club development.

25 In terms of your private open space and communal open space requirements, we meet the 10% requirements – and Aaron or Stewart can talk to private open space and communal open space further if needed. And also meet the communal open space of around a 25% requirement across the development lot, noting that we actually have additional land beyond that as well in terms of breathing space between the buildings
30 over to the west.

In terms of other amenity matters, as we've said before, appropriate building separation, there's varying balcony arrangements to ensure privacy is, you know, there's no concerns there. The penthouse levels are set back to manage, again, visual
35 and acoustic privacy, and really provides a built form that is trying to work – you know, we want to have a development which really also captures those western view lines to the benefit of residents, but then, as I said in the other previous slide, transitions to the south and the west.

40 So, Commissioner, if you do want to comment on open space, yes, happy to hear your question.

45 **MS O'MARA:** Oh, look, it was more just a – could you talk me through at a high level, the approach to, not so much quantity, I understand you meet the requirements, but only because Council I note raised concerns initially, and I understand the Department's comfortable. But I was keen to understand your thinking around the quality of open space, or your approach to open space.

MS DALEY: Maybe Aaron ...

MR LAKEMAN: Can you hear me, just checking?

5 **MS O'MARA:** Yes.

MS FITZGERALD: Yes.

10 **MR LAKEMAN:** Okay. Wonderful. So, the approach to the open space throughout the development is very much tying in with the connecting with country and the understanding through some of our very early approaches and workshops there. So, the open space within the development has got a range of activities and a range of open spaces, you know, tying into that communal building (B2, I think it's called). So, there's vegie gardens, there's little putt-putt things for the kids, there's the barbecue outdoor space. It's very much based off a community side of things, which again, fosters that whole sense within the boundary, if I can say that, I'm putting it in inverted commas here on purpose because we're very much part of that broader setting there.

20 And we've been – Naomi's been talking about our opportunities to revegetate our western precinct, and the access there for future residents in through that area as walking tracks, there's passive recreation, it's a really important part of both that country regeneration and also just keeping people busy and keeping people active.

25 **MS O'MARA:** Great. Thank you for that, Aaron.

MS FITZGERALD: Thank you. Naomi, I think it's the end of the agenda, yes? Right. Okay. Great. So, you've got some slides –

30 **MS DALEY:** [Cross-talk 00:59:42] but I guess it's really just – which is on the screen there, thanks Michaela. Look, I think we've talked a lot about design response here, in terms of our pack, in addressing some of those matters. But I think we did want to call out that there are some explicit conditions which provide car parking and loading and servicing management plan, a Flood Emergency Response Plan, Operational Plan of Management, Pedestrian Connectivity Management Plan, and obviously the Traffic Event Management Plan and VMP. So, I guess, we acknowledge those conditions are further mitigating and managing these assessment matters which we've talked about today.

40 **MS FITZGERALD:** Great. Thank you. And you didn't have any comments for us about modifications to the draft conditions as they stand?

MS DALEY: No, no, completely comfortable and satisfied, and we have reviewed them with the Department, and are happy as they stand.

45 **MS FITZGERALD:** Okay, great. Alex, before we finish up, have you got anything further you wanted to ask?

MS O'MARA: No, thank you.

MS FITZGERALD: No? And Brad, Tahlia, anything you want to cover off before we close the meeting?

MR JAMES: Nothing from me, Suellen.

MS TAHLIA HUTCHINSON: Me either, thanks Suellen.

MS FITZGERALD: Okay, great. Well, guys, thank you very much for taking the time to take us through today, that was enormously helpful, and we're very much looking forward to seeing the site when we're up there shortly. And thank you for getting all the relevant people in place, that's great. And Andy, great to meet you in the forum as well too.

So, thank you again, and we may see some of you on site in coming weeks.

MS DALEY: Perfect. Thank you for the opportunity to present. All right. Talk soon. Thank you.

MS FITZGERALD: Yes. Bye.

MS DALEY: Bye-bye.

>THE MEETING CONCLUDED