

Mingara Recreation Club Seniors Housing (SSD-63475709)

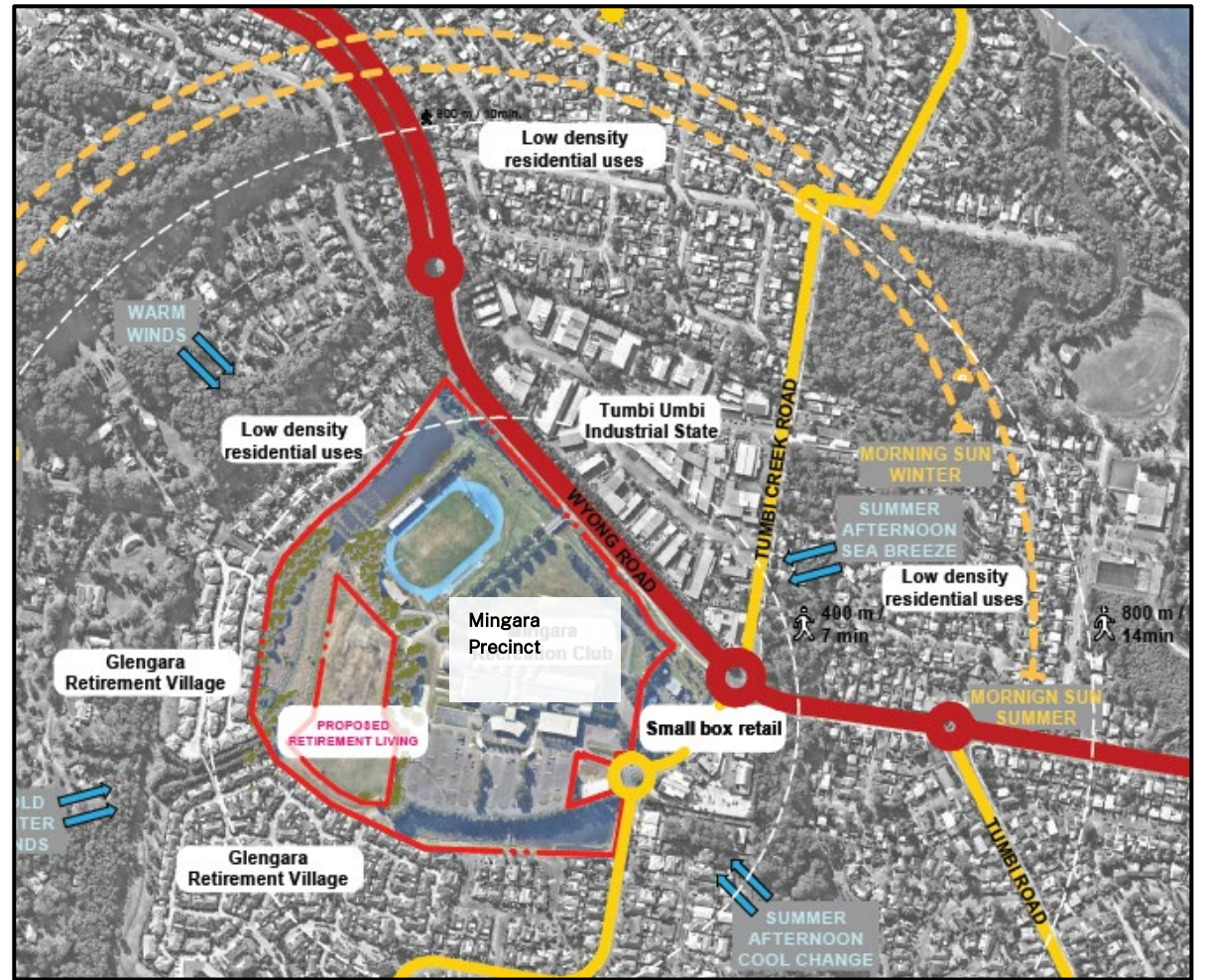
Mingara Recreation Club, Tumby Umbi

DPHI Social & Diverse Housing Assessments

10 June 2026

IPC briefing meeting

Site context



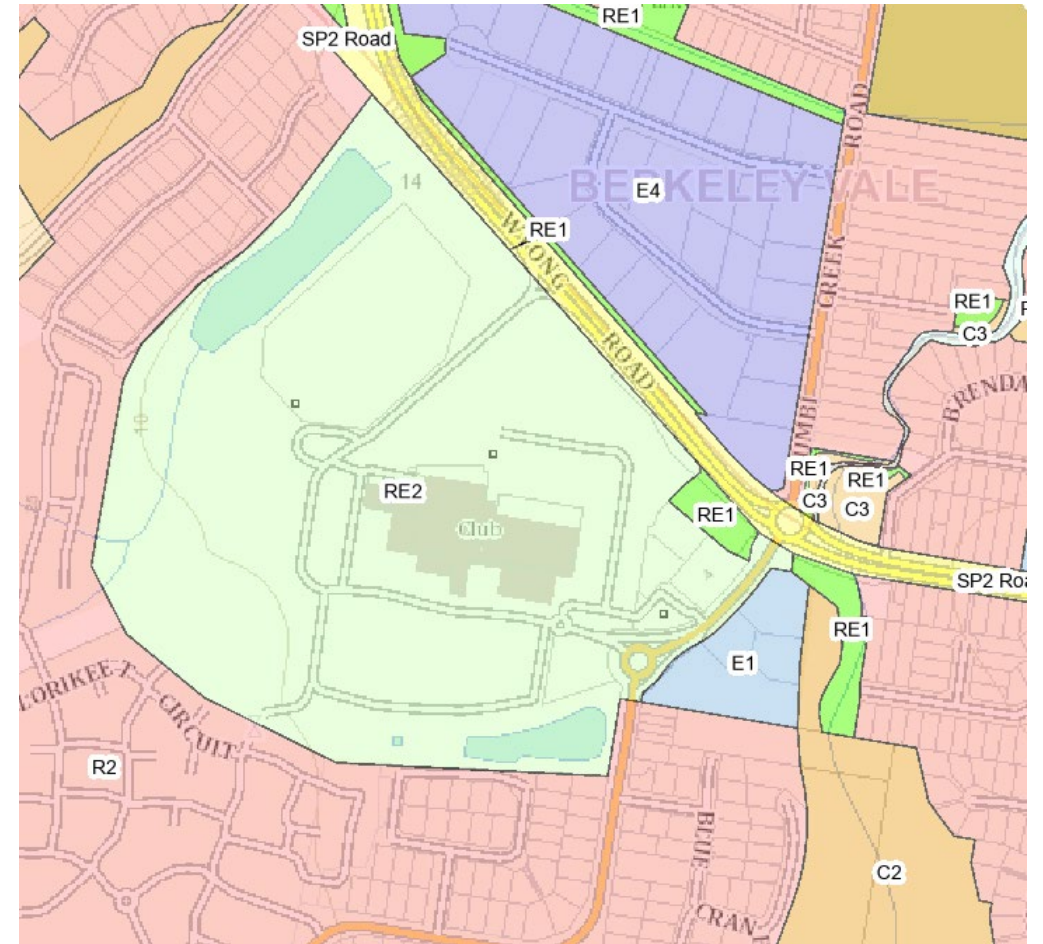
Statutory context

Central Coast LEP 2022

- Zone: RE2 Private Recreation
- Maximum Height / FSR: N/A

State Environmental Planning Policy (Housing) 2021

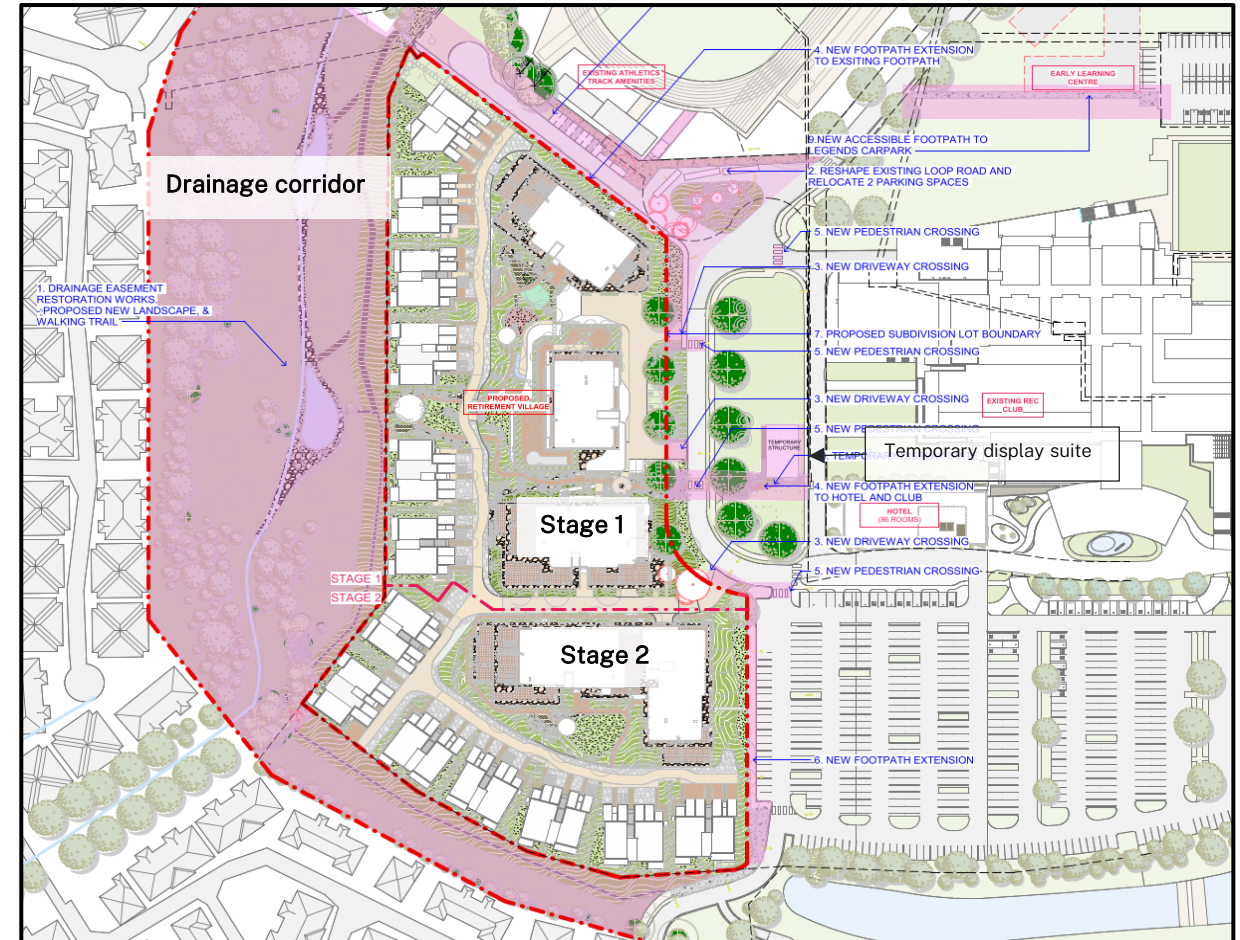
- Requirements for seniors housing on Zone RE2 land and on existing registered club land.



Proposal overview

Proposal

- Site preparation, minor excavation, earthworks, landscaping, internal car parking and road works
- Construction of 13 two storey villas and 4 buildings six to seven storeys in height comprising:
 - 215 independent living units
 - 39 bed residential care facility
 - ancillary wellness, multi-function spaces and food and drink premises.
- Temporary sales suite
- Subdivision.

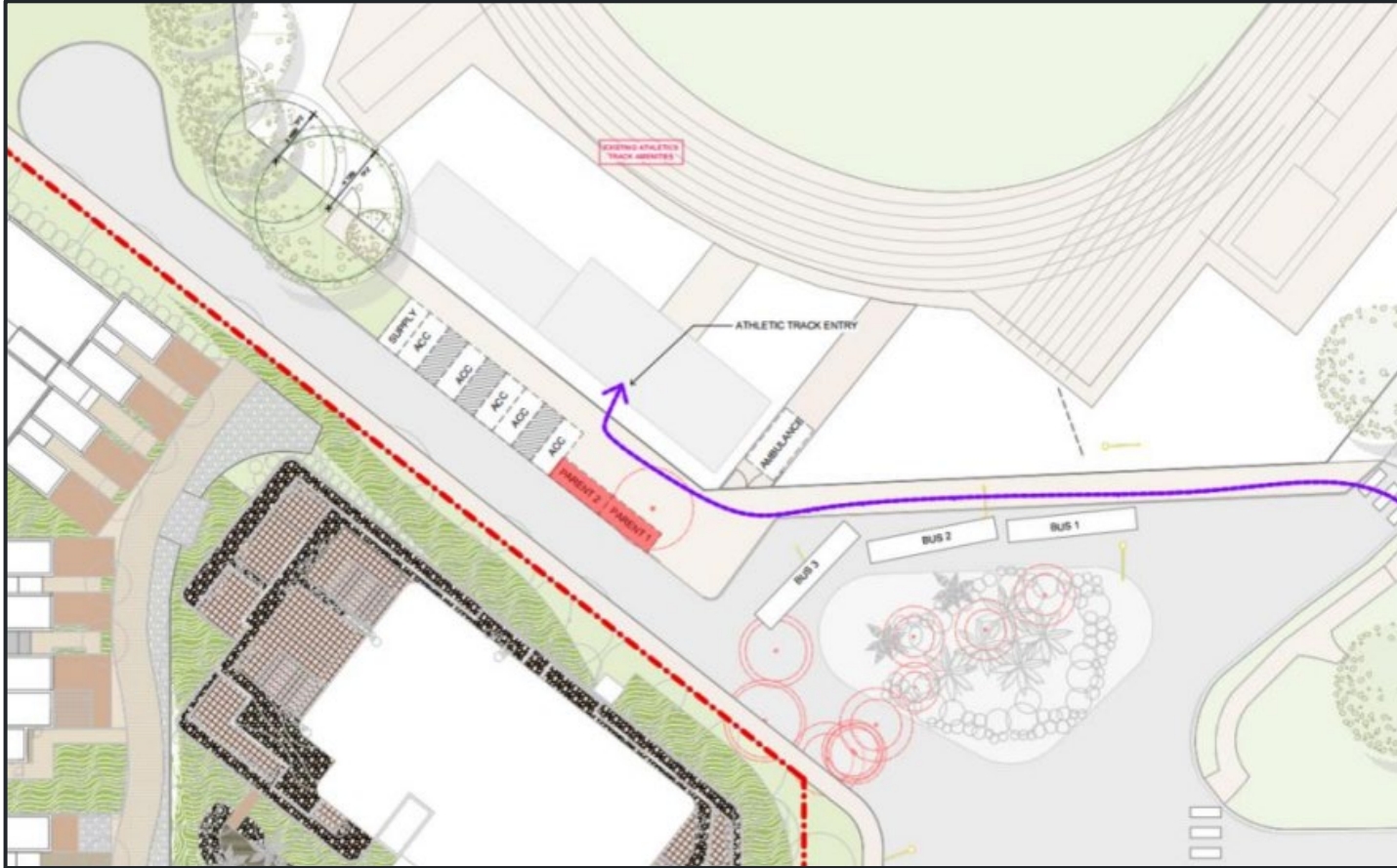


Key assessment matters discussion

Key assessment matters

- Car parking & access - seniors housing and athletics centre/precinct
- Flooding and flood emergency evacuation
- Pedestrian safety and connectivity
- Vegetation management and riparian corridor rehabilitation
- Bulk and scale
- Traffic impacts
- Future residential amenity and open space
- Construction impacts
- Community consultation
- Condition B18 re Sch 4 Housing SEPP

Car parking and access



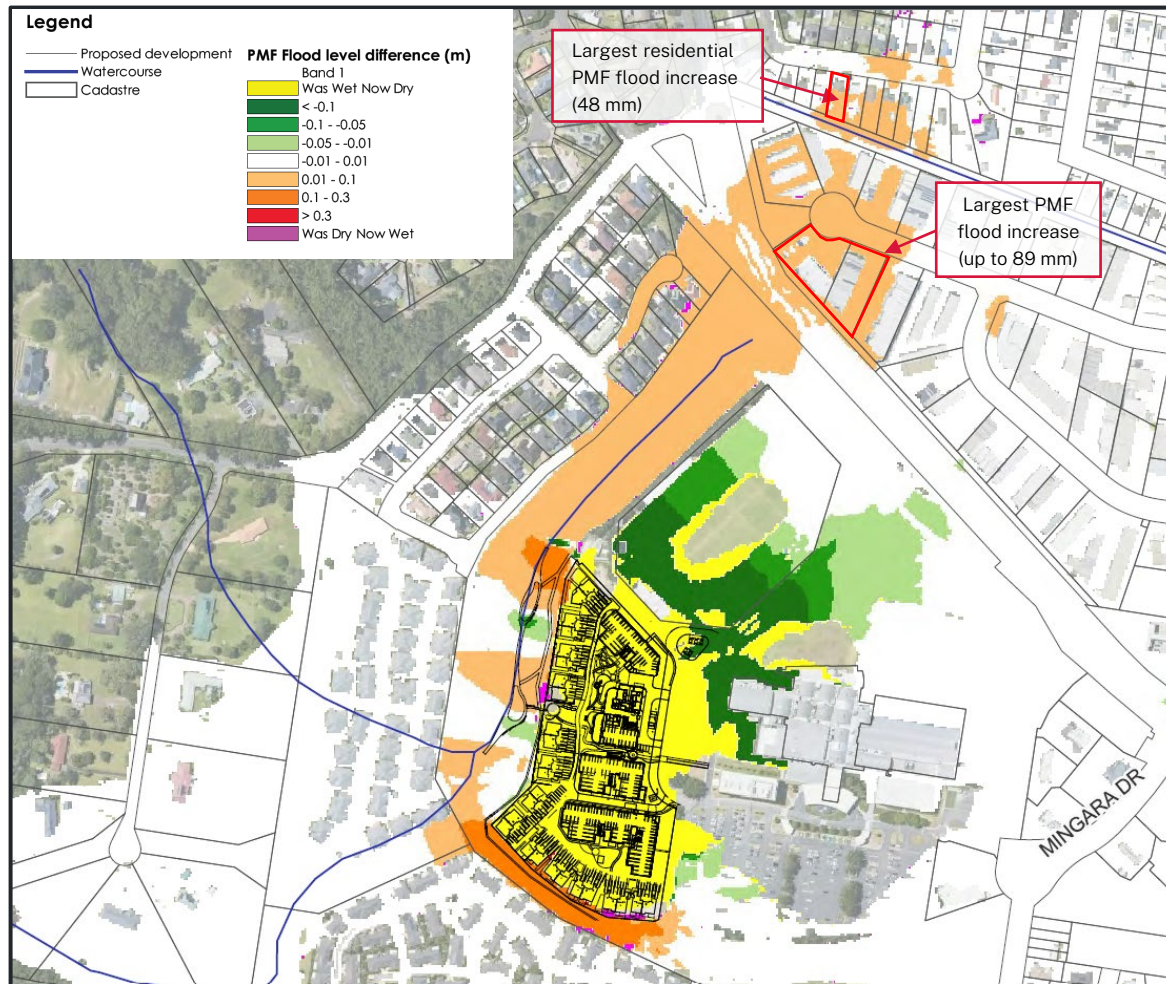
Parking

- Seniors (new):
 - RCF – 8 spaces
 - ILUs – 301 spaces
- Athletics track (new) – 169 overflow spaces
- Mingara Precinct (existing) – 802 spaces

Access improvements

- Upgraded athletics track access and public domain improvements
- Bus and vehicle drop off and turning bay
- Disabled spaces and ambulance bay
- Improved pedestrian connections/crossings

Flooding and flood emergency evacuation



Flooding

- Seniors housing flood free during all post-development flood events
- Minor off-site flood level increase during PMF
- Does not result in newly flooded areas or change to existing maximum flood hazard category experienced by flood impacted properties

Emergency Management

- Shelter-in-place (SIP) emergency management response
- SIP response most appropriate due to early isolation during PMF

Pedestrian safety and connectivity



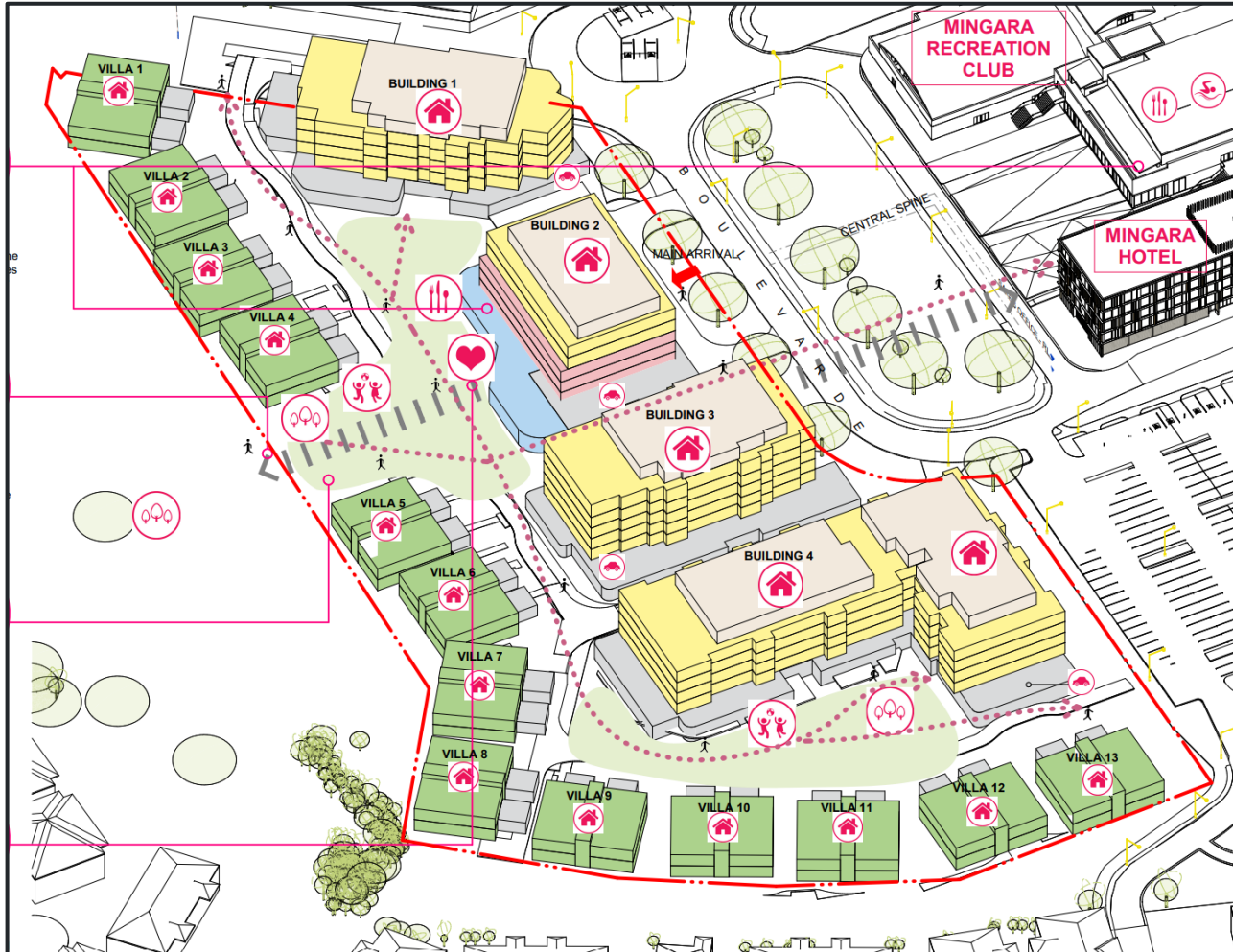
- Existing pedestrian networks throughout precinct link all parking areas
- New pedestrian link to be provided between athletics track and northern parking areas (including new overflow parking areas)
- New pedestrian crossings to improve pedestrian safety

Vegetation management and riparian corridor



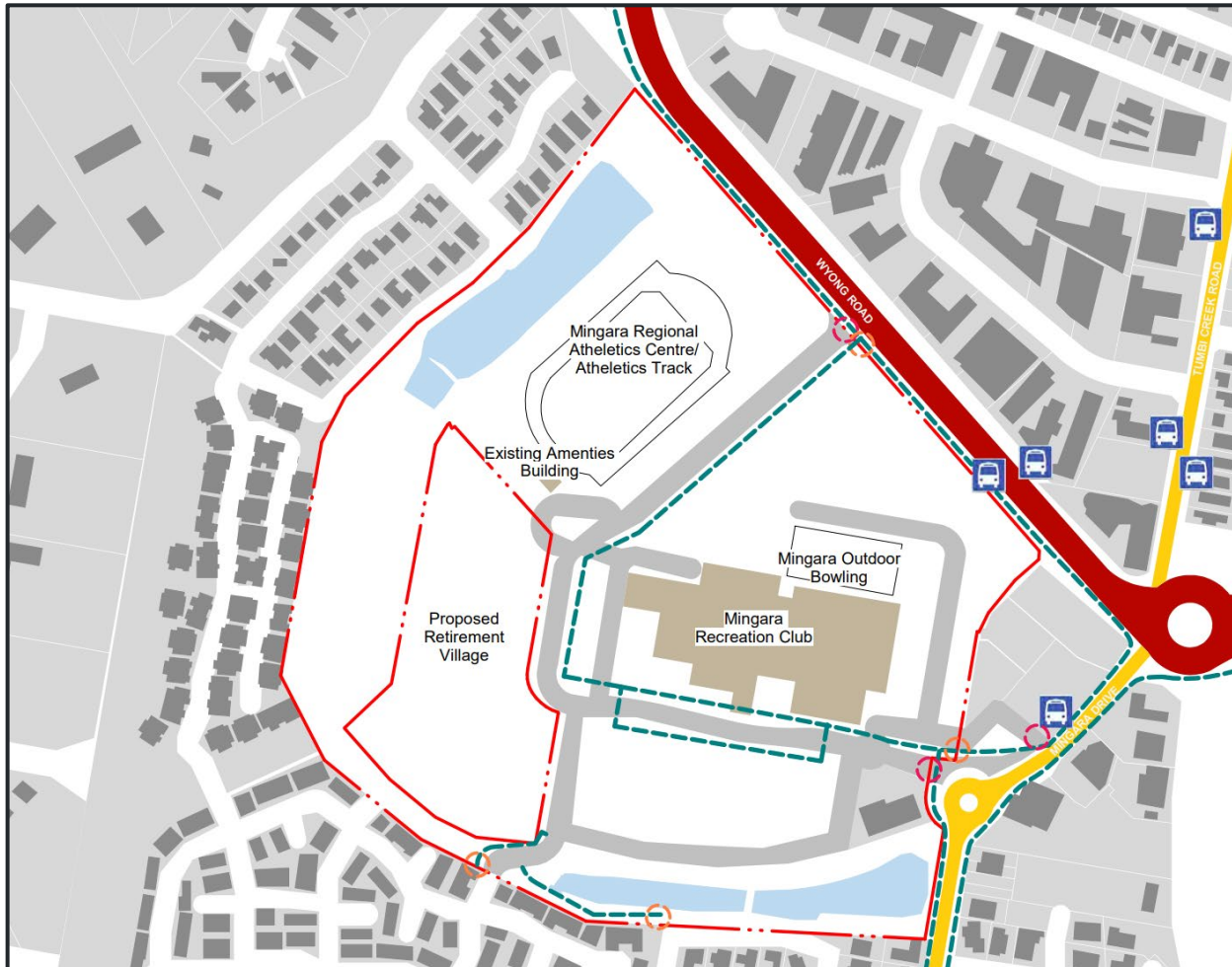
- Landscaping works to drainage channel to manage flood risk without increasing bushfire risk
- Condition imposed requiring ongoing VMP implementation in perpetuity

Bulk and scale



- CCLEP does not prescribe a maximum height of buildings or FSR control
- CCLEP contemplates a seniors housing development at the site
- Taller buildings are sited towards the centre of the site adjacent to Mingara Recreation Club
- 2 storey villas flank the southern and western boundaries at the interface with adjoining existing low-density development
- Generous side setbacks proposed accompanied by substantial landscaping

Traffic impacts



- Intersections currently operate at a level of service (LOS) of LOS A or LOS B, except for Mingara Drive and Tumby Road intersections which vary between a LOS C to LOS F
- The proposal would not impact on the existing LOS of surrounding intersections
- No Council or TfNSW traffic concerns raised

Residential amenity and open space



- The proposal is generally consistent with key ADG criteria and design guidance
- At least 70% of ILUs would achieve 2 hrs of solar access in accordance with the Housing SEPP non-discretionary development standard (NDDS)
- Total of 8,091 m² of communal open space (COS) proposed, including 827 m² dedicated for RCF (more than the 390 m² NDDS)
- All ILUs located at ground floor would have POS exceeding 15 m²
- All above ground ILUs would have a balcony with a min. area 10 m² with a min. dimension of 2 m

Construction impacts

- Staged construction (approx. 21 months per stage), including:
 - Stage 1 : Buildings 1-3 and Villas 1–6
 - Stage 2: Building 4 and Villas 7-13
 - The Department has recommended several conditions to ensure the construction does not cause unreasonable impact to the amenity of adjoining residents or result in any damage to adjoining development and public domain, including:
 - Construction Environmental Management Plan
 - Standard construction conditions, including ICNG hours of construction
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Community consultation

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- SSD application publicly exhibited from 22 November 2024 until 10 January 2025 (50 days) on the NSW Planning Portal.
 - Relevant government agencies, Council and occupiers and landowners in the vicinity of the site were notified about the public exhibition.
 - The Applicant's Response to submissions report (RtS) and Amendment report did not propose major amendments and were not re-exhibited.
 - The Department published the RtS and Amendment report on the NSW Planning Portal and forwarded to Council and Transport of NSW (TfNSW) for comment.

Schedule 4 Housing SEPP



HOUSING SEPP SCHEDULE 4

B18. Prior to the issue of a Construction Certificate, the Applicant must submit to the satisfaction of the Certifier plans and a report from a suitably qualified access consultant that development relating to the Independent Living Units complies with the relevant building and layout design standards of Schedule 4 of the Housing SEPP.

Questions?