



# 40-80 & 82 Chapmans Road, Tuncurry Consultation Outcomes Report

Prepared by ATX Consulting for Allam

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# Contents

<b>1.0</b>	<b>Introduction .....</b>	<b>4</b>
1.1	Purpose of report.....	4
1.2	The Sorrento project.....	4
<b>2.0</b>	<b>Community engagement approach.....</b>	<b>6</b>
2.1	Newsletter .....	6
2.2	Community Information Session.....	8
<b>3.0</b>	<b>Next Steps.....</b>	<b>12</b>

# 1.0 Introduction

This Consultation Outcomes Report documents a community engagement process that was conducted by Allam Property Group in October 2024. This engagement process was undertaken prior to submittal of a development application (DA) for the Chapmans Road Land Lease Community (a form of Manufactured Home Estate [MHE]) known as Sorrento.

## 1.1 Purpose of report

The purpose of this Consultation Outcomes Report is to document the pre-DA submission process for the Sorrento project. The report describes the consultation process undertaken and the key feedback received from community members.

## 1.2 The Sorrento project

Allam Property Group (Allam) is preparing a development application for a Land Lease Community development (LLC), also known as a Manufactured Home Estate (MHE) at 40-82 Chapmans Road, Tuncurry. The proposed development will be known as “Sorrento” and is planned for people aged 55 years and over.

The site on Chapmans Road is zoned R2 Residential and C2 Environmental Protection, and the development proposal is a permissible use under the site zoning.

Allam originally lodged a development application in 2022 over 40-80 Chapmans Road, Tuncurry for an 88-dwelling LLC development. Following a review and modification to the original development application, Allam received development approval for the construction of a modified 86-dwelling LLC development on the northern portion of this site.

During the assessment period of that original development application, Allam entered into negotiations to purchase the adjacent residential zoned land that expanded the scope of the site.

This expanded site is the subject of a new development application, proposing a 283-dwelling LLC, that will be submitted to MidCoast Council in November 2024.



## Site Location



## 2.0 Community engagement approach

The key purpose of the engagement and communications approach was to ensure that accurate information about the project is available to the community. Importantly, this process was undertaken in advance of submitting a DA for the process and was undertaken in addition to any statutory exhibition requirements.

The key elements of the engagement process included:

- A newsletter distributed to the local area covering over 500 dwellings
- An open house/drop-in session hosted in a local, accessible venue
- Individual meetings, phone conversations with interested stakeholders
- Preparation of a Community Consultation Outcomes Report that can accompany a development application.

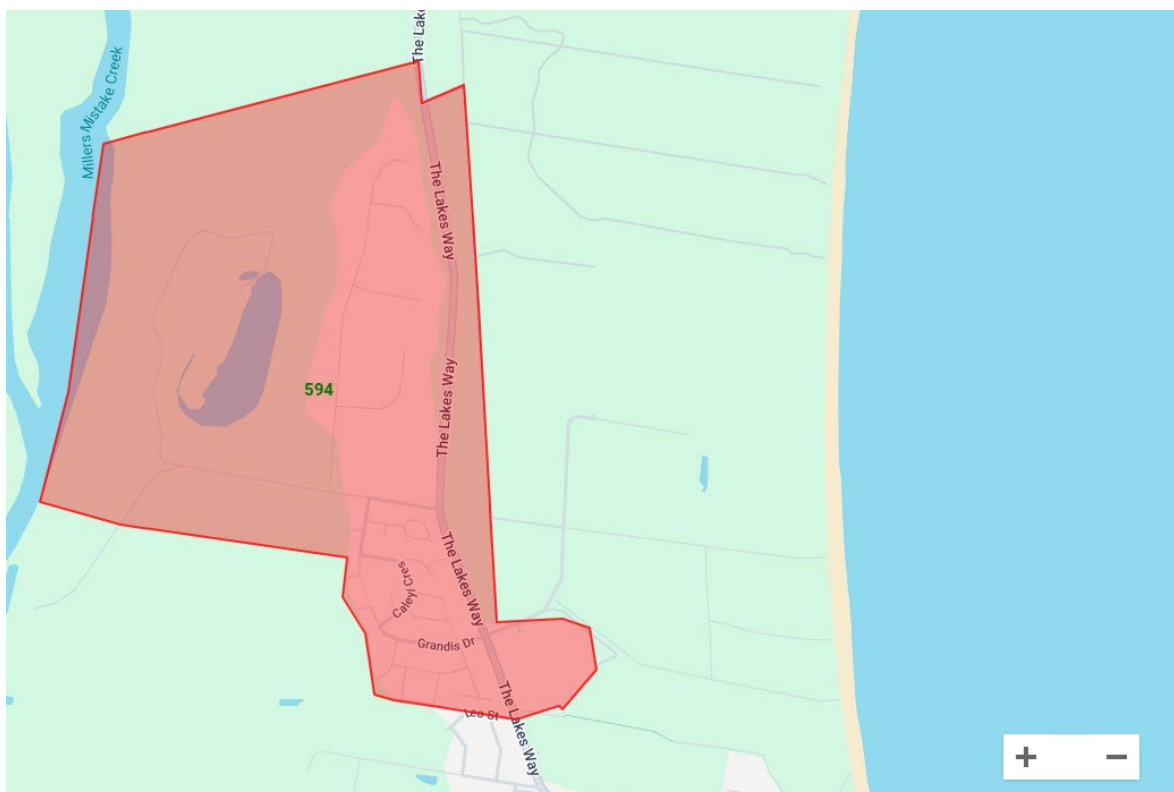
### 2.1 Newsletter

A newsletter was distributed to local residents. The contents of the newsletter included:

- Description of the proposal
- Images of homes and floor plan examples
- Zoning
- Planning process
- What a manufactured home is?
- Information about Allam
- Information on the Community Information Drop In Session
- Contact details for anyone who had questions about the project.

### 2.1.1 Newsletter distribution

The distribution area for the newsletter is shown below.



The area contains 589 residences and a population of 906 people. The newsletter was distributed 8-10 days prior to the Community Information / Drop-In Session to provide adequate notice for attendance.

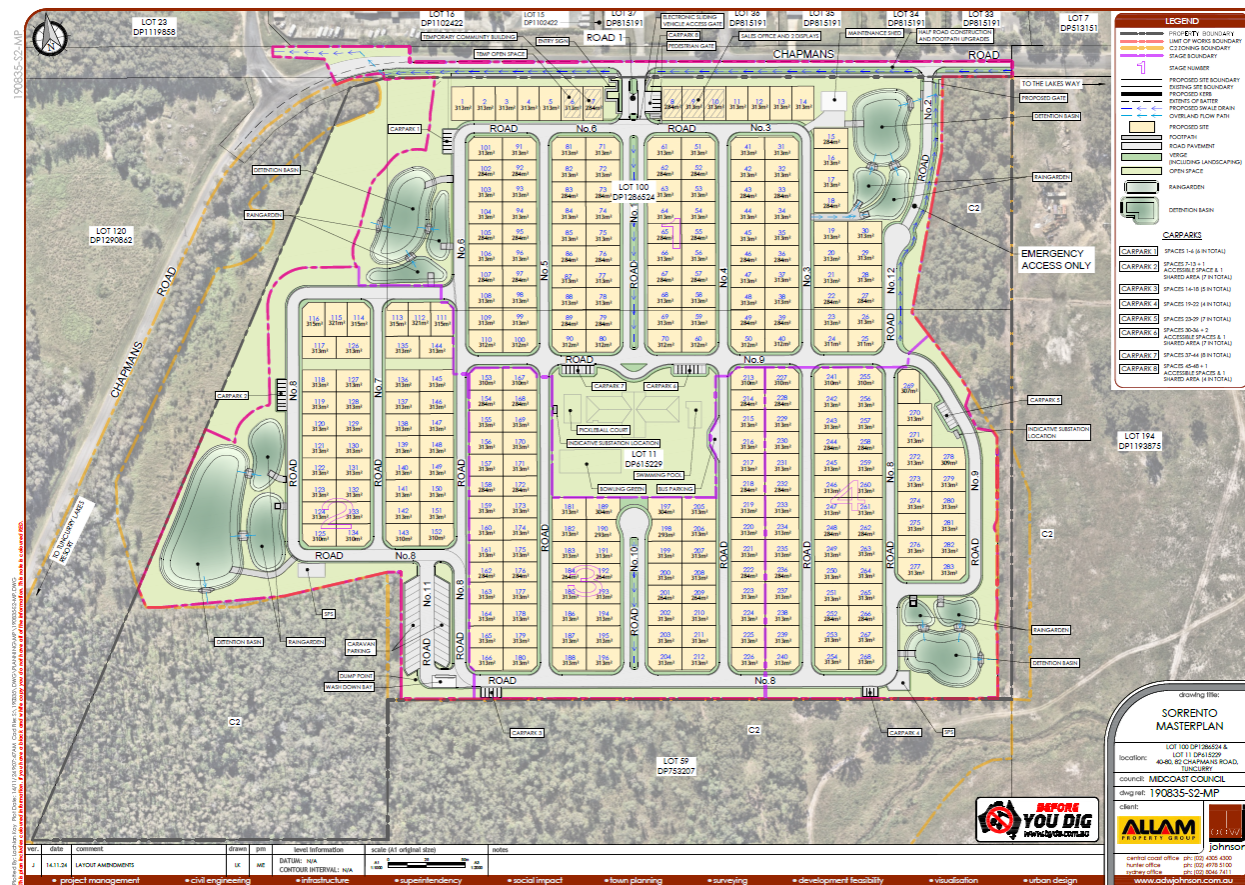
### 2.1.2 Individual enquiries

In response to the newsletter distribution, Allam received a number of calls and enquiries regarding the proposal. These enquiries were answered directly and callers were also encouraged to attend the Community Information Session. Most of these were general enquiries with some related to traffic.

## 2.2 Community Information Session

A drop-in community information session was held at Club Forster from 3-6pm on 23 October 2024. This session included a series of display boards showing the details of the development including the master plan and renders of the houses, community centre and streetscapes.

## Sorrento Master Plan





## Community Information Session



Ten people attended the community information session. Comments and feedback received included:

Issue	Comments
Traffic	<p>Most concern expressed about Chapmans Road and The Lakes Way intersection</p> <p>Feeling that Chapmans Road intersection was not functioning well currently and that additional traffic would worsen situation</p> <p>Desire for any planned road intersection improvements to be undertaken as early as possible</p> <p>Questions about trip generation from over 55s development and assumptions about less vehicle trips (it was noted that assumptions for trips/day at Monterey (Allam land lease community at Kendall) was 3.8 but count data suggests only 2.5)</p> <p>Grandis Drive and The Lakes Way also of concern</p> <p>Suggest timing of traffic light sequencing at Grandis Drive needs changing to enable more cars from Grandis Drive to access The Lakes Way.</p> <p>Most participants understood traffic impacts were cumulative and that there were a number of projects contributing</p> <p>Strong desire for consideration of traffic impacts of projects in the area to be considered by Council in planning of upgrades</p> <p>Awareness that Landcom North Tuncurry project was significant and that road infrastructure upgrades were required as part of that project</p> <p>Request that road works required for Sorrento be coordinated by Council and TfNSW with Landcom North Tuncurry development</p> <p>Residents expressed concern about lack of information about what upgrades were being planned in area</p> <p>Residents expressed desire for updates on Landcom project including sequencing</p>
Parking	<p>Existing concerns about parking around Sunrise Village</p> <p>Understood that different staffing requirements of Sorrento would not present same problem</p> <p>Existing parking problems on Chapmans Road seen to exacerbate traffic flow problems</p> <p>Concerns were initially expressed about parking impacting Chapmans Road. It was noted that the Sorrento proposal includes homes with mostly double garages, space to park in driveways, and additional on-site visitor parking throughout</p>
Infrastructure	<p>Beyond road/traffic some concerns expressed about infrastructure and services in general and need for expansion of hospital, medical, health services in response to population growth</p>

Issue	Comments
Facilities	<p>Questions were asked about the nature of the on-site facilities including:</p> <ul style="list-style-type: none"> <li>• The community centre</li> <li>• Swimming pool</li> <li>• Caravan parking</li> </ul> <p>Feedback was received supporting the location of the community centre in the middle of the site (as opposed to at the front) to lessen impacts on existing neighbours</p> <p>It was noted that space was also provided on site for hairdressers and for support services to deliver services. It was also noted that what services are provided and when is dependent on the needs of the community members</p>
Flooding and drainage	<p>Questions about how flooding was being dealt with</p> <p>Concern about flooding and how this was being assessed given the amount of fill required on the site</p> <p>Confirmed that a full Flood Study will be submitted with DA</p>
Houses	<p>Questions about parking for each residence (most dwellings include double garage)</p> <p>Positive feedback received on size of front setback allowing for cars to be parked on driveway</p> <p>Confirmed that purchasers own the building not the land</p> <p>Confirmed that no stamp duty is paid on dwellings</p> <p>Sizes confirmed to be in range of 180-210 square metres</p> <p>Enquiries received about pricing</p>
Safety	<p>It was confirmed that there would be gate at the front entrance. It will be determined by residents if gate locked at all times (enabling resident only access) or if gate may remain open during day time and closed only at night</p> <p>It was confirmed that residents of these communities value safety and residents only access gate contributed to people's feelings of safety</p>

Comments and feedback received during the engagement process have been documented and the Allam project team is considering them. It is acknowledged that many of the comments (particularly those relating to traffic) acknowledge that there is a need for a coordinated approach to understand cumulative impacts and that this requires further discussion among Council, TfNSW, Landcom and Allam

## 3.0 Next Steps

This Consultation Outcomes Report will accompany the DA for the Sorrento proposal. Community members will be able to make submissions on the DA during the exhibition period.

Allam will discuss with Council key issues raised by community members in the consultation process. Key among those is a coordinated approach and response to planning traffic improvements in the area.

## Appendix One: Newsletter/Flyer