

Applicant / Developer



Planning Panel Meeting – 4 May 2022

PPSHCC-127 – DA2022/0214- 40-80 Chapmans Road,

Tuncurry.

Ref: 5445



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Site: 40-80 Chapman Road, Tuncurry - Lot 1 DP 304132

- The site is approx. 3km north-west of the Tuncurry business/shopping region off The Lakes Way in Chapman Road
- The property is a rectangular shape allotment being approximately 6.07 hectares.
- The R2 zoned portion of the site is approx. 5.05 hectares with the remainder of the site zoned C2 Environmental Conservation

Proposed development:

- Manufactured Home Estate (MHE) land lease development - Complies with Residential (Land Lease) Communities Act 2013
- 88 manufactured housing sites constructed onsite
- Lifestyle Resort targeted for over 55's – Gated and secure community with clubhouse and facilities with On-site Management



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- Homes of with a coastal/Hamptons design theme and constructed on-site



- Clubhouse and community facilities providing an area of 5907sqm being 11.69% of the total land area of the lifestyle resort – satisfies MHE Regulation



Proposed Development: Typical Floor Plans



Figure 14A: Typical Dwelling Floor Layout



Dwellings:

- high quality materials and finishes.
- several façade and internal layout options.
- generally 2 or 3 bedroom (20/80 split) with single or double garages.
- dwellings and sites will comply with MHE Regulations 2021.
- lot sizes 288 -345sqm - avg. 310sqm.
- landscaping, footpaths, streetscape lighting provided.
- Visitor parking provided within site including disabled spaces.
- Development meets or exceeds MHE requirements.
- Delivers contemporary high-quality secure residential living with benefits of community facilities and services.

Existing Approvals & Works:

The following DA approvals were identified over Lot 1 DP 304132, Chapmans Road.

- **DA-504/2011** - Determined 7th July 2011 – DA for Bulk earthworks (physically/substantially commenced)
- **DA-290/2012** - Determined 6th September 2012 – DA for Bulk earthworks (physically/substantially commenced)

- **Biodiversity Assessment**

As the development for the bulk earthworks and filling has been physically commenced, the vegetation clearing of the site, and ecological requirements have been addressed. The Biodiversity Conservation Act 2016 and associated Biodiversity Conservation Regulations 2017 do not trigger a requirement for further ecological and biodiversity assessments across the site. A Biodiversity Development Assessment Report (BDAR) is not required.

- **Geotechnical and Preliminary Site Contamination Report**

Acid Sulfate Soils Management Plan and Asbestos Management Plan to be prepared prior to development of site. It was considered that the site can be made suitable for the proposed residential use.

The development proposal:

- **Traffic Assessment**

- No additional TIA was completed as traffic was addressed as part of Council's 2014 rezoning.
- The Forster District Section 94 (s.7.11) Development Contribution Plan is collecting funds for the future roundabout and road upgrades.

3.5.1 Schedule of Works

The works are on the Lakes Way and its major feeders.

	Location	Scope of work	Estimate (2011 values)	Start Date
Road Network Improvement				
R1	Tuncurry Rd from 250m N of Chapmans Rd to Grey Gum Rd	Construct 2 additional lanes 1.3km length	\$1,467,200	2021
I2	Manning St/ Chapmans Road	Roundabout	\$1,100,000	2017

- **Stormwater Management Plan & Flood Liable Land**

- Detailed design, construction and land management initiatives to minimise potential flooding issues.
- Proposed lot filling to mitigate flooding potential.
- Proposed on-site stormwater treatment compliant with MidCoast Council's Water Quality and Quantity objectives.

- **Bushfire Hazard Assessment** – referral to NSW RFS for Bushfire Safety Authority. Bushfire requirements adopted in design – road access, hydrants. Each dwelling will be sited to ensure radiant heat levels do not exceed 29kW/m2

- **s.82 Objection of Local Government Act 1993 Report** - concurrence of NSW DPE required
Lodged objection seeking variation to MHE Regs 2021 to enable the manufacture, construction and installation on site.
Also request for 6m setback vs 10m setback from boundaries as dwellings sites are screened, fenced and frontages are landscaped.

Other Matters:

- **Crime Prevention Through Environmental Design (CPTED)**

CPTED principles have been incorporated to reduce crime opportunities.

- **Social and Economic Impacts**

The proposed development is deemed appropriate with respect to relevant social planning issues as follows:

- It is envisaged that the residents will assimilate with their fellow residents and the general population. Positive community cohesion between all Tuncurry residents can be achieved.
- The proposed development will be complimentary to the neighbourhood
- It is unlikely that the proposed development will result in any significant increase of crime activity but could potentially contribute towards the greater security and crime prevention in the area.
- There is a genuine need for 'reasonably priced' housing within MidCoast Council. The proposed development is not expected to decrease housing prices within the area.
- The proposed development will create a positive economic effect on the local community. Local commercial businesses have the capacity to service the proposed development and will be supported by the residents.
- Diversity of housing stock will be achieved with a mix of dwelling sizes and bedroom numbers.
- The development is close to commercial, community, public transport recreation and environmental areas.
- Enrichment of the local community is achieved by supporting a diversity of population.

It is concluded that the proposed development will not have unreasonable/ negative social impacts and will likely create a positive contribution to the locality.

Community Consultation:

MidCoast Council consultation process:

- notified neighbours via letter on XX
- public exhibition of the project was uploaded on MidCoast Council's website 'Have your Say' link below:

[Development proposal - DA2022/0214 - 40-80 Chapmans Road Tuncurry NSW 2428 | Development applications on exhibition | Have Your Say](#)

- public exhibition/submission closes COB 19 May 2022

Allam Property Group will hold a community discussion forum/workshop to:

- Share Information about application
- Address questions or potential concerns raised by local residents

- Date: 19th May 2022 (TBC)
- Venue: Tuncurry Golf Club (TBC)

Conclusion:

Design initiatives provide a proposal that:

- Is well designed by specialist consultants.
 - Is consistent with legislative requirements.
 - Is responsive to site conditions and constraints.
 - Integrates into surrounding community with minimal impact.
 - Enhances visual amenity of site and surrounding area.
 - Provides housing diversity options.
 - The development will contribute positively to the quality of life of its occupants.
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- Thank you for permitting us to provide information on our lifestyle resort development at 40-80 Chapman Road, Tuncurry – Lot 1 DP 304132

