

JAMES MARSHALL & CO

# Social Impact Statement

**Manufactured Home Estate: 120 Carrs Drive Yamba NSW.**

October 2022

# 1. Introduction

James Marshall & Co has been engaged to prepare a Social Impact Statement for a proposed Manufactured Home Estate (MHE) at 120 Carrs Drive Yamba, NSW. It is proposed that there be 216 dwellings on site and the MHE provide housing for people aged 55 years and over. Servicing residents is the provision of communal facilities comprising club house and outdoor areas. The club house facility includes:

- Activity
- Gym
- Office
- Large dining/multi-functional space
- Commercial kitchen
- Lounge/informal space
- Games room
- Theatre
- Craft room
- Change Rooms and toilet facilities.

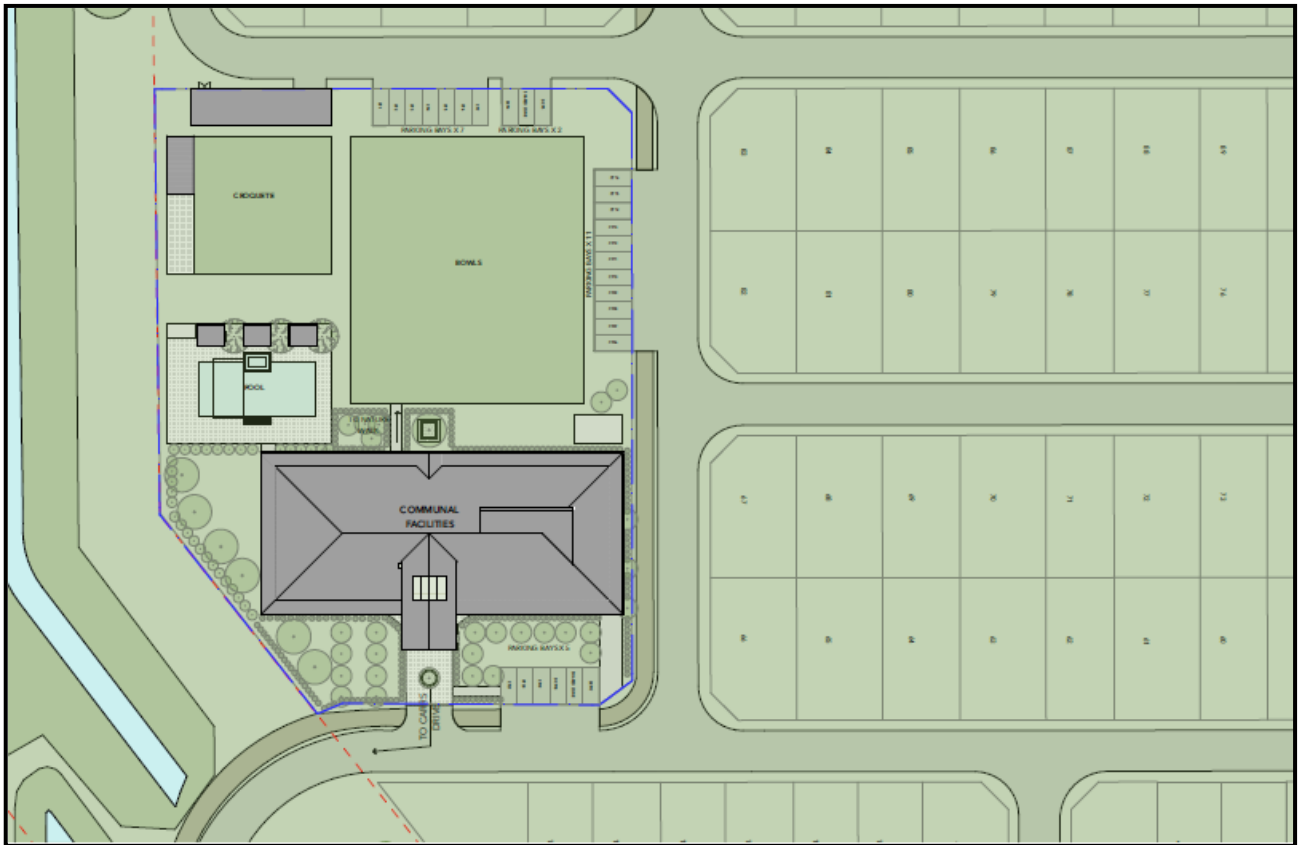
Health and recreational facilities, comprising;

- Bowls green
- Croquet lawn
- Outdoor pool

A site manager will be the contact for trades, maintenance, general enquires and residents matters. The layout of the development site is highlighted in Figure 1 and communal facilities layout is shown in Figure 2.



Figure 1: Layout Plan



**Figure 2: Communal Facilities Layout**

The purpose of this Social Impact Statement is to:

- Assist in establishing the full facts about the project and to support a well-informed decision about the appropriateness of the proposed development;
- Minimise adverse impacts and maximise beneficial impacts of the proposed development;
- Inform the development assessment process.

## 2. Area Analysis

### 2.1 Clarence Valley Overview

The Clarence Valley Council website states that the Clarence Valley is a place of outstanding natural beauty and diversity, from lush rainforests to unspoilt beaches and fertile river plains.

The Clarence River, more than 380kms in length is the Valley's living link connecting the rural localities and rugged mountain ranges in the west to the City of Grafton, onward to the hinterland villages, historic river towns of Ulmarra and Maclean and the coastal centers of Yamba and Iluka.

- Major growth industries include tourism being driven by substantial investment, strong market awareness and improved transport links. Additionally new business development and investment is occurring around lifestyle products such as tea tree oil, regional cuisine and integrated food delivery as well as developing aquaculture and ship building industries.
- Major industry sectors include commercial estuary and ocean fisheries, with significant plant and port facilities in Yamba, Maclean and Iluka. Traditional industries like beef and sugar cane production and milling remains strong.

The area is experiencing significant growth in housing and commercial construction. Tourism has emerged as a key industry with very significant growth occurring in Yamba and Iluka.

- Major Employers include the service industries, retail trade, tourism, plus property and business services, health and community services, education, agriculture, forestry and fishing.

The Local Strategic Planning Statement is gearing up for the population growth forecast for the north coast region. The LSPS that identified that "... sustained growth in South East Queensland and across the NSW North Coast, coupled with the continued attraction to our stunning environment and economic development in our area is expected to see a growing population in the Clarence over the longer term.

The Clarence has residential land zoned to accommodate an additional 10,000 -15,000 people, and will work to make more land available for employment growth and areas available for potential growth over the term of this LSPS. As outlined below, there are a number of factors that could come together to unlock the potential of the Clarence Valley to support a sustainable growing population and commensurate services and facilities for our community" (Clarence Valley LSPS: p9).

## 2.2 Population Summary

The following tables provide a summary of Clarence Valley's population and demographic characteristics.

**Table 1: Population (2016 – 2021)**

<b>Clarence Valley Council area - Total persons</b>	<b>2021</b>	<b>2016</b>	<b>Change</b>
<b>Population</b>	<b>Number</b>	<b>Number</b>	<b>2016 to 2021</b>
Estimated Resident Population	54,180	51,622	+2,558
Enumerated Population	54,917	51,977	+2,940
Usual Resident Population	54,115	50,671	+3,444
Median Age	57		

**Table 2: Selected subpopulation categories (2016 – 2021)**

<b>Clarence Valley Council area - Total people (Usual residence)</b>	<b>2021</b>			<b>2016</b>			<b>Change</b>
<b>Population group</b>	<b>Number</b>	<b>%</b>	<b>Regional NSW %</b>	<b>Number</b>	<b>%</b>	<b>Regional NSW %</b>	<b>2016 to 2021</b>
Males	27,064	50.0	49.2	25,140	49.6	49.2	+1,924
Females	27,059	50.0	50.8	25,530	50.4	50.8	+1,529
Aboriginal and Torres Strait Islander population	4,392	8.1	6.6	3,214	6.3	5.5	+1,178
Australian citizens	48,320	89.3	89.2	45,574	89.9	88.7	+2,746
Eligible voters (citizens aged 18+)	38,668	71.4	69.5	36,048	71.1	68.3	+2,620
Population over 15	45,469	84.0	82.1	42,354	83.6	81.6	+3,115
Employed Population				17,558	91.0	93.4	
Overseas visitors (enumerated)	33			191			-158

Population characteristics for Yamba are summarised in the following Tables.

**Table 3: Yamba Population Summary Changes 2016 - 2022**

<b>Yamba - Total persons</b>	<b>2021</b>	<b>2016</b>	<b>Change</b>
<b>Population</b>	<b>Number</b>	<b>Number</b>	<b>2016 to 2021</b>
Estimated Resident Population	6,376	6,163	
Enumerated Population	6,934	6,904	+30
Usual Resident Population	6,405	6,076	+329

**Table 4: Selected Subpopulation Categories**

<b>Yamba - Total people (Usual residence)</b>	<b>2021</b>			<b>2016</b>			<b>Change</b>
<b>Population group</b>	<b>Number</b>	<b>%</b>	<b>Clarence Valley Council area %</b>	<b>Number</b>	<b>%</b>	<b>Clarence Valley Council area %</b>	<b>2016 to 2021</b>
Males	3,047	47.6	50.0	2,960	48.7	49.6	+87
Females	3,358	52.4	50.0	3,116	51.3	50.4	+242
Aboriginal and Torres Strait Islander population	288	4.5	8.1	279	4.6	6.3	+9
Australian citizens	5,798	90.5	89.3	5,413	89.1	89.9	+385
Eligible voters (citizens aged 18+)	4,891	76.4	71.4	4,553	74.9	71.1	+338
Population over 15	5,570	87.0	84.0	5,267	86.7	83.6	+303
Employed Population				1,908	92.7	91.0	
Overseas visitors (enumerated)	6			37			-31

**Table 5: Dwellings**

<b>Yamba - Households (Enumerated)</b>	<b>2021</b>			<b>2016</b>			<b>Change</b>
<b>Dwellings</b>	<b>Number</b>	<b>%</b>	<b>Clarence Valley Council area %</b>	<b>Number</b>	<b>%</b>	<b>Clarence Valley Council area %</b>	<b>2016 to 2021</b>
Total dwellings	4,073	100.0	100.0	3,820	100.0	100.0	+253
Occupied private dwellings	3,196	78.5	87.4	3,154	82.6	87.3	+42
Population in non-private dwellings	230			330			-100
Average household size (persons per dwelling)	2.10		2.30	2.09		2.30	0.01

**Table 6: Population Forecast Summary 2016 - 2041**

<b>Clarence Valley Council</b>	<b>Forecast year</b>						<b>Change between 2016 and 2041</b>	
<b>Area</b>	<b>2016</b>	<b>2021</b>	<b>2026</b>	<b>2031</b>	<b>2036</b>	<b>2041</b>	<b>Total change</b>	<b>Avg. annual % change</b>
Clarence Valley Council	51,630	53,110	55,523	57,477	59,244	60,735	+9,105	+0.65
Angourie - Yamba	6,833	7,051	7,287	7,825	8,301	8,562	+1,729	+0.91

Ashby - Iluka - Woombah & District	3,873	3,982	4,017	4,117	4,241	4,370	+497	+0.48
Clarenza - South Grafton	6,732	6,584	6,968	7,171	7,309	7,394	+662	+0.38
Glenreagh - Lanitza - Rural South West & District	2,789	2,793	2,833	2,904	3,001	3,100	+311	+0.42
Grafton	10,574	10,761	11,189	11,305	11,338	11,394	+820	+0.30
Gulmarrad - Townsend	3,556	3,614	3,887	4,210	4,544	4,839	+1,283	+1.24
Junction Hill - Southgate & District	2,375	2,412	2,541	2,753	2,950	3,129	+754	+1.11
Lawrence & District	2,089	2,101	2,117	2,210	2,304	2,396	+307	+0.55
Maclean	2,669	2,622	2,781	2,902	2,976	3,049	+380	+0.53
Rural North West	2,415	2,312	2,323	2,386	2,453	2,523	+108	+0.18
Waterview Heights - Seelands & District	4,172	4,067	4,128	4,187	4,246	4,319	+147	+0.14
Wooli - Tucabia - Ulmarra & District	3,552	4,811	5,451	5,509	5,581	5,658	+2,106	+1.88

### 3. Potential Population: MHE

#### 3.1 Overview

The population profile of the proposed development is difficult to determine, however according to the ABS Census, the generalised population characteristics of a MHE are below. The proposed MHE is for over 55's and therefore will cater to couples and singles. Furthermore, the concept of living in a MHE has changed as residences and on-site facilities are becoming more high quality and found in areas that are desirable.

- An older age profile than the total population due to the relatively low proportions of children living in MHE.
- There are relatively low proportions of families with dependent children and relatively high proportions of people living alone.
- Males outnumber females among residents mainly due to the high proportions of men living alone.
- Residents had lower levels of educational attainment, were less likely to be employed and had lower incomes than the total population. These factors are closely linked to age and life-cycle and some, but not all, of the difference can be explained by the older age profile and different household composition of residents.
- In all age groups residents were less likely than the total population to have post-school qualifications, particularly a degree or higher. Almost equal proportions had skilled vocational qualifications.
- Labour force participation was lower for both men and women in all age groups, except 15-24 year old men and unemployment was higher.

(Source: 2016 ABS Census).

#### 3.2 Accessibility

Access to the proposed is consistent with how people would access any MHE. Potential new residents will fit into one of three categories.

1. Have to sell their house first and potential new resident put a 'hold' on a site by paying a (usually) \$1,000 deposit which secures the site for an agreed period (perhaps 6 months) giving time to market and sell their home to fund their entry into the MHE.
2. New resident who has already sold their home and are financed and ready to purchase.
3. New resident who doesn't need to sell their home in order to buy.

New residents from category 1 make up by far the majority of people accessing MHE. Residents will either buy an already built 'display' home or choose a home they like from the manufactured home builder being used by the developer under a 'turn-key' package price. If building a new home, they pay progress payments along an agreed timeframe.

MHE are a Land Lease model, where the resident owns the home but not the land. A resident will enter a Residential Site Agreement (RSA) and pay a weekly 'site fee' to the operator, in return the operator provides all the community facilities and ongoing maintenance and management. If residents qualify (on a pension etc.), because they're effectively renting the land, they may become eligible for Rent Assistance from Centrelink. This would effectively reduce a site fee from say \$130 per week to say \$80-\$90 per week. One benefit of MHE as opposed to being a resident in a 'bricks and mortar' retirement village is, when a resident sells their home there is no exit fee to pay and they keep 100% of any capital gain.

## 4. Positive and Negative Impacts

### 4.1 Positive Impact Overview

The positive impacts of the proposal include the following;

**Providing increased choice for housing type:** Yamba is a growing community and residential land has been allocated, in particular the West Yamba precinct where this development is located. The project will contribute to housing choice and affordability. A privately owned manufactured home, like those proposed in this estate, can be moved if required. Alternatively the house and the perpetual leased land occupied by the house can be bought and sold on the free market. Housing designs and facilities are high quality and a marked difference than what was traditionally a MHE.

**Providing more choice for retirees to downsize:** A small privately owned home on a leased site in a manufactured home estate is a notable alternative to living in a more traditional 'bricks and mortar' housing estate providing a more tangible 'community' than is often the case in more typical housing estates.

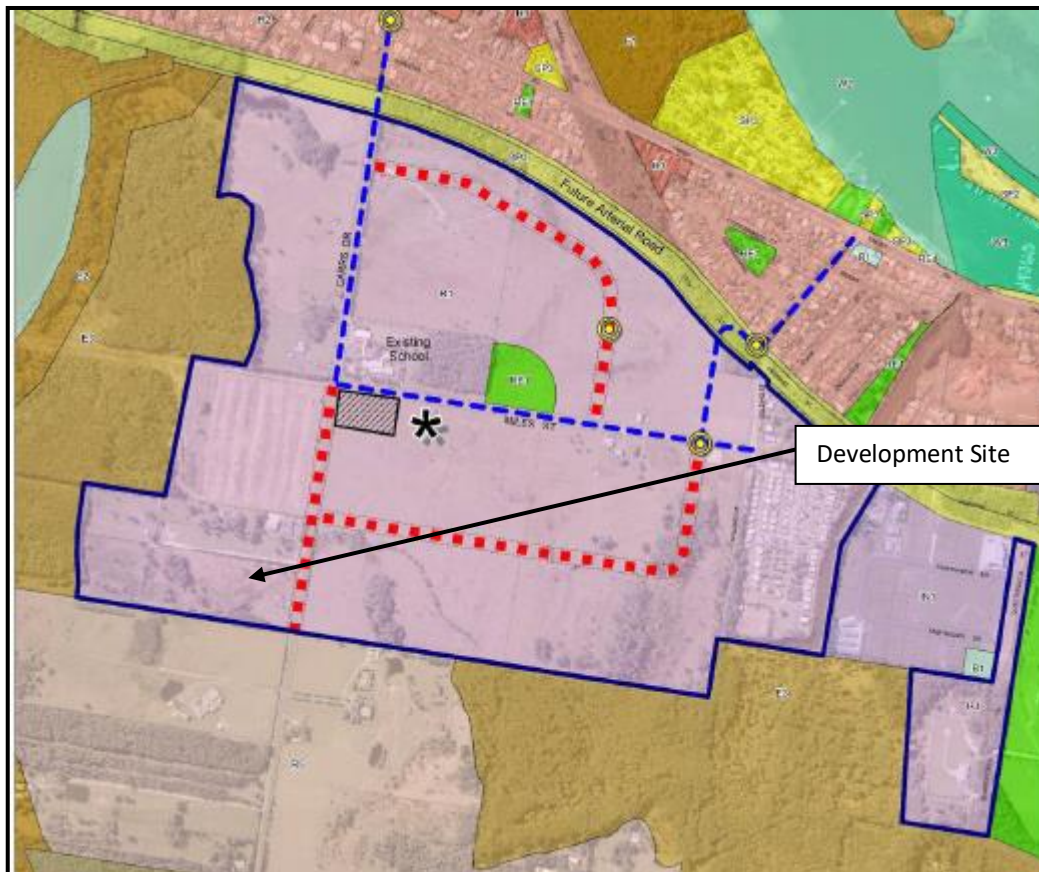
**Providing more affordable housing choice:** A typical house in the proposed development is expected to be less than the median residential dwelling price (\$935,000 Source: Real Estate.Com) which is 19.6% higher than 12 months ago. A manufactured home in an estate like that proposed might start at \$450,000 with a weekly rental of \$160/week for a perpetual lease for as long as required.

**Increase in patronage of local services:** Potentially increasing the population of Yamba will increase demand for services such as clubs, shops, community services and community and public transport. Increased demand for local services will generally over time result in more services. Growth in services has been identified in the Clarence Valley LSPS and the West Yamba Urban Release are is a strategic release of land for residential purposes. Therefore planning for growth has commenced.

**Creating a community of 216 residents/dwellings:** The proposed estate will include a range of social infrastructure. The estate will be managed by an onsite manager and will be occupied by home owners. A summary of the infrastructure to be provided on site includes:

- Clubhouse / Communal Building
  - Activity Room
  - Gym
  - Office
  - Large dining/multi-functional space
  - Commercial kitchen
  - Lounge/informal space
  - Games room
  - Theatre
  - Craft room
  - Change Rooms and toilet facilities.
  
- Health and recreational facilities, comprising;
  - Bowls green
  - Croquet lawn
  - Outdoor pool

**Location of the proposed development site:** The proposed development site is located within the West Yamba Urban Release Area as highlighted in the attached plan (Source Residential Zones DCP: p211).



**Figure 3: West Yamba Urban Release Area**

#### 4.2 Potential Adverse Impact Overview

**Increased population which will increase demand for local services:** There may be an increased demand on some local services, however, with the provision of some services on site and the natural increase in services locally (in response to demand arising from the overall residential development occurring in west Yamba); any demand arising from this proposal will be negligible. Furthermore, the development will be



undertaken in stages minimising any significant immediate change in demand. It must also be acknowledged that a proportion of residents will be from the area and therefore maintain connection with established service providers.

**Potential increased demand for medical services:** The area is identified for future residential expansion. Therefore services and facilities will grow to cater for this need.

**Increase in local traffic:** The development will result in increased traffic particularly in Carrs Drive. However it is noted that lower vehicle usage is typical for such developments with peak usage usually outside standard morning and afternoon peaks. As the local population increases it is likely that the local bus service will be expanded. Planning for the WYURA has taken traffic impacts into account.

#### **4.3 Summary of Overall Impacts**

The proposed 216 long term residential sites will contribute to local housing options by utilising vacant land which is identified for residential use. The proposed development reflects the evolving community needs and expectations particularly in relation to the rising costs of housing which is particularly relevant to those who live in larger city communities. It is therefore reasonable to suggest that the overall impacts of the development will be positive for the local community generally.

#### **4.4 Summary of Cumulative Impacts**

The proposed development is particularly well suited for those people wishing to relocate to the North Coast following retirement, or approaching retirement. Being located close to Yamba and Grafton the site is within easy access of a range of employment/recreational opportunities both by car and public transport.

The site is well connected to the local road and highway network giving easy fast access to the Hunter, Sydney and the North coast.

Yamba and the surrounding areas are well served by local services including shops, clubs and recreational facilities making it ideal for retired or semi-retired residents who want to relocate and downsize.

The development of the subject site is part of a wider urban settlement strategy undertaken by Council and the investigation process which resulted in the land being zoned for residential purposes assessed all the likely impacts including the cumulative impacts likely to result from the development proposed for the site.

## **5. Conclusion**

James Marshall & Co has been engaged to prepare a Social Impact Statement for a proposed Manufactured Home Estate (MHE) at 120 Carrs Drive Yamba, NSW. It is proposed that there be 216 dwellings on site and the MHE provide housing for people aged 55 years and over. Servicing residents is the provision of communal facilities comprising club house and outdoor areas.

The proposed development provides a significant social benefit to the local community by creating more affordable housing options in Yamba. The proposed development will be attractive to existing residents in the local area and to residents in south eastern Queensland and north coast areas. It is considered that the proposed development will contribute to and secure the economic viability of the local community.