

Project

Riverbend is a Manufactured Home Estate (MHE) designed and operated to meet the needs of persons aged 50 and over. The development has been planned, constructed and operated by Supbrook Pty Ltd a local Northern Rivers development company.



Brief outline

Riverbend comprises 193 home sites, managers residence and office, centrally located community facilities including community hall, bowling green, swimming pool, gardens and associated infrastructure. The development site has been filled to above the 1% flood level. Dwelling sites within the estate range from 250 m² to 425 m². Community facilities are centrally located and accessible by a number of internal pathways.

The development has been designed to respond to the size and shape



of the land and the reactive soil characteristics prevalent in the general locality. The construction of homes from lightweight materials and the use of flexible underground infrastructure avoids the potential for long term maintenance.

An interesting streetscape was created by the use of curved roads, varying setbacks and generous landscaping. Landscaping includes a buffer to the Pacific Highway and to Riverbend Road. In

addition the development also provides for the protection of wetland habitat located in its north eastern corner.

Significance of the project

Riverbend provides a new and unique alternative living opportunity for the residents of Ballina Shire. The site planning objectives for Riverbend include:

- To ensure that the proposed Manufactured Home Estate is sympathetic with existing surrounding land uses and does not result in significant adverse impacts on adjacent properties.
- To identify and protect site flora of local environmental planning significance and enhance the biological diversity of the land through landscape plantings.
- Ensure that the development does not interfere with the environment or habitat of endangered fauna.
- Ensure that construction works are appropriately managed to minimise site erosion and maintain or improve the current quality of water exiting the site.
- To ensure that waste facilities and controls are provided to cater for the proposed development

- Maintain the visual integrity of the area, particularly having regard for the development as viewed from the Pacific Highway.
- To provide for public utilities to the estate which will be managed and maintained by the land owners without incurring costs to Council.
- To ensure that the street system conforms with the network hierarchy of the Estate, complies with the requirements of the Local Government Regulation (Manufactured Home Estates and Manufactured Homes) Regulation 1995, and that adequate carriageway and verge are provided to allow the proposed streets to safely perform their appropriate function within the network.
- Ensure no net reduction in the quality and quantity of stormwater exiting the site and that existing drainage patterns are not materially altered.
- Review potential site planning hazards with respect to flooding and geotechnical issues to ensure the development is not likely to present an unreasonable hazard.
- To provide increased housing options in the locality and create a residential development with a focus on community living?????
- Ensure that development does not impact on items of early European or Aboriginal significance.
- To ensure that adequate provision has been made with respect to private and communal open space and the provision of community facilities for residents
- To ensure that the proposed development does not adversely affect the amenity of residents of the adjoining properties and within the neighbourhood in general
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- To minimise potential land use conflicts between the proposed residential development and adjoining land zoned for agricultural purposes

Before Riverbend MHE development in the Shire of Ballina related only to the conversion of caravan parks for manufactured home use. This development provides a significant step forward in terms of design. Another important aspect of the development is its affordability. Residential land in the Shire of Ballina is at a premium, particularly land which is well located such as Riverbend in terms of proximity to community facilities, shopping and bus access. The median house price in Ballina is \$395,000, East Ballina is \$467,500. The house price in Riverbend is in the order of \$270,000. Thus, Riverbend represents one of the few examples of developer led affordable accommodation in the Ballina Shire.

The homes in Riverbend are attractively presented utilising an environmentally friendly material manufactured from recycled pvc waste products such as plastic milk bottles. The result is a durable, lightweight, cost effective material with superior acoustic, thermal and fire resistant properties.

Roles of those involved

Design professionals and those involved with developing or managing the project.

Consultant	Function
GB Steel	Project Manager
Land Partners	Planning, Surveying and Civil Engineering
Morgans	Engineering Construction
Sheryn Da Re	Landscape Architecture
WBM Oceanic	Flooding
HMC Environmental	Acoustics
Soil Surveys	Geotech
Mosquito Consulting Services	Mosquito Impact Advice
James Warren & Associates	Flora and Fauna Assessment
S J Connelly	Strategic Planning