

Chapter 8

Clunes Village



8 Clunes Village

Land the subject of this Chapter is zoned RU5 Village, RU1 Primary Production and R5 Large Lot Residential. The Village is generally surrounded by land zoned RU1 Primary Production, with some R5 Large Lot Residential. Map 1 shows the current zoning status of the area affected by this Chapter.

8.1 Objectives of this Chapter

To assess the need to create precincts for various land uses within the Village zone.

1. To determine an indicative road pattern for an expanded Village.
2. To ensure that development is adequately serviced.
3. To protect the residential and environmental quality of the Village of Clunes and environs.
4. To maintain an attractive Village landscape and atmosphere.
5. To ensure that urban development does not create unacceptable environmental impacts.

8.2 Existing Village

There is approximately 40 hectares currently unsubdivided within the area zoned RU5 Village and RU1 Primary Production. Of this total area, 16 hectares is zoned RU5 and the remaining 24 hectares within the RU1 zone.

It is expected that development and expansion of the existing, undeveloped area zoned RU5 will encroach upon the RU1 area which has the potential to be rezoned. It is recommended not to subdivide this area prematurely, rather to wait until a substantial portion of the Village zone is developed. This will ensure that outward growth of the Village is controlled.

8.3 Constraints to Expansion

8.3.1 *Community's Views*

The Village of Clunes is characterised by a strong sense of community (a characteristic that is common among villages in the Lismore area). Its residents are proud of the Village in which they live and generally wish to keep the atmosphere and scale of the Village as it is today (some residents of the Village may wish it to be smaller or at least not grow any further). This is a common view amongst residents of not only Clunes, but almost any village within the City of Lismore boundary. It is a view that Council must weigh up against external pressures for such villages to develop.

Opportunities available for the residents of Clunes, are exclusive to village environments. It offers a lifestyle with environment and scenery, possibility to chase rural pursuits, closeness to friends and relatives and affordable housing. These opportunities coupled with the fact that Clunes is situated approximately 16 kilometres east of Lismore, encourage migration into the area.

8.3.2 *Physical Constraints*

As is the case in most other villages, Clunes is surrounded by prime agricultural/horticultural land, Regionally Significant Farmland and/or extreme variations in topography all of which are unsuitable for development. In light of this, Clunes will have an upper limit for foreseeable expansion. Once this limit is reached, prime agricultural land and Regionally Significant Farmland is potentially placed in jeopardy from development pressures. This is a situation which, if it arises, will become evident in the long term and will need to be addressed before it occurs, through consultation with residents and Government authorities. This will help to determine the most appropriate, long term, course of action for the Village of Clunes, as well as for future agricultural practices in the locality.

8.3.3 Zoning Constraints

As is evident in Section 8.3.2, land available for development within the Village is limited. One of the most significant zoning implications for the Village, therefore, will be the possible future rezoning of that area identified under the Lismore Village Development Strategy as having potential for future village expansion and also the need to rezone some agricultural land for future village land stocks. The land to which this plan applies, is predominantly surrounded by land zoned for agriculture (ie. RU1 Primary Production) in which urban housing is prohibited. For this reason, the area to the North West of the Village and identified under the Lismore Village Development Strategy as having potential for future village expansion is currently the only viable option available to accommodate village expansion.

8.3.4 Servicing Constraints

Allotment sizes within the Village will be dependent upon Council's *On-Site Sewage and Wastewater Management Strategy*. Nothing within this plan precludes the use of alternative technologies (with standard design waste water volumes) however, Council's Health and Building Department have indicated that based upon present technologies and the history of on-site disposal within the Village, a minimum allotment size of between 2500m² and 5000m² could be justified.

LEP 2012 prescribes the following minimum lot sizes for land delineated in Map 1:

- RU5 Village - 1000m²;
- R5 Large Lot Residential – 2500m²;
- RU1 Primary Production – 40ha

The minimum allotment size within the Village will fall somewhere between 10,000m² and 1000m² (if reticulated service is provided). Table 1 below shows the estimated amount of potential lots that may be created if all existing RU5 and RU1 land is fully developed.

Table 1

Lot size	10000m ²	5000m ²	2500m ²	1000m ²
Potential lots	40	80	160	400

Note.

- Assumes all RU5 land is fully developed for residential purposes.
- Assumes 20% of available land is devoted to roads, reserves etc.
- Lots of 1000m² would be permissible, only if a reticulated effluent system can be provided.

The Village of Clunes has an average occupancy rate of approximately 3.0 persons per household. With approximately 135 dwellings currently, a population of 405 persons exists. Table 2 below summarises probable additional population levels taking into account the expected lot yields predicted in Table 1.

Table 2

Lot size	10000m ²	5000m ²	2500m ²	1000m ²
Probable population	525	645	885	1605

Note.

- Assumes 3.0 persons per dwelling.
- Assumes 1 dwelling per allotment.

8.3.5 Land Use Constraints

A cattle tick dip site is located in the north eastern corner of the area zoned RU1 Primary Production, (refer to *Map 1*). The NSW Department of Planning and Infrastructure's Planning Guidelines SEPP 55 – Remediation of Land and Lismore City Council's Regional Policy for the Management of Contaminated Land are used to establish appropriate buffers from cattle dip sites. Refer to DCP Part

A chapter 11 – ‘Buffer Areas’ regarding matters that must be addressed in any development application within 200 metres of an identified dip site.

The agricultural land which surrounds the Village places certain constraints upon future outward growth. The land to the east of the Village is too steep for any substantial residential development, or even recreational development. Land to the North, South and West is zoned in a manner which prohibits urban housing, and is of importance for farming purposes.

8.3.6 Rainforest Remnants

Where the subdivision of land which supports significant stands of existing rainforest remnants is proposed, the subdivision shall be designed in such a manner that rainforest vegetation shall be located (where possible) clear of roads and other subdivisional works. Allotments which contain rainforest remnant vegetation shall nominate a suitable house site located clear of the vegetation and sited such that minimal adverse impacts on the vegetation are likely to occur.

8.4 Future Possibilities

8.4.1 Zoning

If the Village was to expand at the rate discussed earlier and a population of around 750 to 850 were realised, the need to introduce separate land use zones within the Village may need to be examined. It could be argued that the concentration of people, lifestyles and various land uses would require stricter control and segregation so as to avoid conflict (e.g. by providing a separate commercial zone).

Clunes has an atmosphere and lifestyle that the residents generally wish to keep in its present form. The character of the Village has developed under a village zone (in one form or another) that has allowed it to spread and develop with a minimum of zoning restrictions. That is to say, the current RU5 zone allows far more land uses to co-exist than in the R1 General Residential zone. This creates an atmosphere and mosaic of activities that not only instills a sense of community, but also operates as an effective service unit for the immediate residents of Clunes and the neighbouring area. Notwithstanding this, there are few non-residential land uses and almost no incursion of such uses into the residential precincts.

For this reason it would seem unnecessary to introduce specific land use zones to the Village of Clunes. The strict regimentation of activities within the Village would dictate the way in which land uses are located, and the “laissez faire” style in which the Village has developed to date may well be diminished, if not ultimately lost. Indeed it is this lack of planning control that lends itself to the atmosphere that contributes to villages such as Clunes being so popular.

If land adjoining the Village is required for expansion purposes, RU5 should be the preferred land use zone, as it allows a suitable scope of activities to take place in the Village without unduly restricting their placement within the community. It is therefore recommended that the planning scheme for Clunes not be altered in a way so as to remove the RU5 zoning. Significant expansion of the Village beyond 1,000 persons may create demand for land uses which are not compatible with residential uses. This expansion is a long-term prediction. If the situation was to arise, the manner in which the Village is zoned would need to be reviewed prior to these limits being reached.

8.4.2 Buffer Areas

Provision of buffer areas to protect future residential development from the surrounding intensive horticultural activities, and vice versa, must also be assessed. With regard to buffer areas, the Village is surrounded (predominantly on the western side of Bangalow Road) by horticultural pursuits (mostly macadamia nut enterprises). Therefore all subsequent non-agricultural development on land adjoining any existing plantations is to be kept 30 metres clear of the boundary of the subject plantation. This will serve as a buffer for spray-drift etc and should be planted out with suitable plant/tree species to

minimise airborne pollutants affecting future residential subdivision. The issue of buffer areas is addressed in greater detail in Chapter 11 of Part A of this DCP.

8.4.3 Preferred Land-use Precincts

With regard to controlling development within certain areas of the Village, and assuming that strict zoning requirements are not warranted, the utilisation of “preferred land use precincts” may be an option. In this case, areas are to be designated as having preferred land uses, rather than permitted and prohibited uses. It would seem at this stage that there would only be two such areas, differentiating where residential, commercial and perhaps service industries would be preferred to be located:

- (a) to retain the character of the rural villages;
- (b) to provide for the development of a full range of rural village facilities in locations that are compatible with the character and amenity of the Village; and
- (c) to control the location, form, character and density of development.

8.4.4 Commercial/Industrial Precincts

In terms of the character of the Village, it is a concern that strict land use zones could unnecessarily regiment future development and detrimentally affect the character of the rural community. In light of this, only one preferred land-use precinct is needed in the area centred around the service station and general store. This area is nominated as a commercial precinct, with preference being given to those land uses of a commercial/retail/service nature. In the remainder of the existing Village, preference would be given to residential development. *Map 2* shows the proposed commercial precinct.

8.4.5 Community Facilities

Details of community facilities and needs are documented in Part C of the Lismore Contributions Plan.

8.4.6 Road Patterns

All future significant subdivision and development of land will occur to the west of Main Street. This is due to the area to the East being too steep for any significant development. As development is so concentrated, it is necessary to indicate preferred future layouts. This allows yields to be calculated and developers to act, aware of Council’s preferences, and in a manner which ensures that development is co-ordinated.

Map 2 shows indicative road patterns for the Village if it were to expand fully into the current RU5 and RU1 undeveloped areas. These road patterns are based on a minimum lot size of one (1) hectare. This map attempts to utilise the available land to its full potential, taking into account factors of topography, a dip site, access to Main Street and internal circulation.

Any new subdivision within the undeveloped area, west of Main Street, should take into account these indicative road patterns. This is to ensure that land is utilised to its full potential and is subdivided in such a way that easily links it to future subdivisions. If the land can be provided with a reticulated sewer system, then further residential streets can be designed based on indicative road patterns in *Map 2*.

Table 3 below outlines the minimum road reserve and carriageway widths for land zoned residential or village. These widths are to be adopted for any new roads. This table is taken from the General Specification for the Construction of Road and Drainage Works, 1993.

Table 3

Road type	Reserve width (m)	Carriageway width between kerbs/table drains (m)
Through Roads & Bus Routes (more than 360 lots)	20	13
Feeder Roads (121 to 360 lots)	18	11
Residential Streets (up to 120 lots)	16	9
Cul-de-sacs (max. 10 lots)	16	6
Cul-de-sacs Turning Circle	14 Radius	10 Radius

DCP Part A Chapter 6 provides more detailed controls regarding village subdivisions.

8.4.7 Effluent Disposal

The disposal of domestic effluent is the key issue affecting the future development of Clunes. Given the constraints facing Clunes in relation to its land supply, growth rate and effluent problems, the continued wide scale use of conventional septic disposal techniques is not considered to be in the long term interest of the Village, or the surrounding environment.

For this reason, it is recommended that:

- (a) All new subdivisions carried out in an estate manner (i.e. which are not infill subdivisions within the existing developed area) are to provide a reticulated sewerage system and package treatment plant;
- (b) All small scale subdivisions (carried out one or two blocks at a time for example) shall either provide the means for connection to the package treatment plant of adjoining developments, or provide conventional septic disposal systems. A reticulated effluent disposal system would be the favoured option for lots less than 4000m². Negotiations between Council and a body corporation will need to take place to determine who will operate such a system.

An alternative for all developers could be the utilisation of interconnected aerated septic tank systems that would be pumped out by Council for disposal at one of its plants. This would require residents, utilising this service, to pay an appropriate sewerage rate. A sewerage rate would also be applicable to a package plant system. This would have to be a stand alone, user pay system (i.e. special rates for Clunes).

Given the amount of available land within Clunes that is suitable for residential development, and the compact nature of the Village, it is thought that the common drainage of septic to a ponding system would require too much site area and could not realistically be located at a sufficient distance from existing/potential residents or any significant water courses. The requirement of a reticulated sewerage treatment system with package treatment plant would allow better subdivision potential of the remaining village land (i.e. smaller lot sizes). That in turn will extend the land supply, making the rezoning of agricultural land a less urgent course of action. If no suitable reticulated sewerage disposal system can be provided, the minimum allotment size for the Village will generally be determined by the capability of the land for on-site wastewater management.

Council will examine the suitability of alternative technologies on a subdivision by subdivision basis. Any such appraisal will be based upon relevant Council and State Government guidelines. Alternative technologies that may have merit include: aerated septic tank systems that involve treated water reuse, waterless toilets, separate “greywater” disposal/re-use, thereby reducing quantities of effluent

that a conventional septic tank would need to handle, or the installation of a compact package treatment plant. All options would be totally developer funded. Costs with some options may be prohibitive, notwithstanding the increase in the number of lots that may be created. Satisfactory arrangements must also be made for on-going maintenance of alternative effluent disposal systems.

8.4.8 Water Supply

Water supply for the Village and environs is sufficient for the existing population projections outlined earlier. The current reservoir has capacity to service approximately 115 ET (ie 345-450 persons). Therefore, a population increase above that figure would result in the existing reservoir being removed and replaced (in the same location) by a larger supply. As is the case with any works of this nature, the capital outlay required is quite significant. It is clear that the maximisation of subdividable land would be vital to make such works as cost effective as possible.

8.5 Conclusions

Clunes Village is surrounded by prime agricultural/horticultural land, Regionally Significant Farmland and/or extreme variations in topography. This limits the opportunities for outward growth in the short term to the existing area zoned RU5, with possible future rezoning of the land which has been identified under the Lismore Village Development Strategy 1997 as land which has potential to be rezoned in the next few years, when existing reserves of RU5 land are fully utilised.

The aim of maintaining the village lifestyle and character of Clunes, may not be achieved if controls are introduced which are more strict than those evident in the RU5 Village zone. A more conservative zoning regime may very well detract from the lifestyle which initially attracted people to Clunes.



