Chapter 8

Clunes Village

8 Clunes Village

Land the subject of this Chapter is zoned 2(v) Village Zone and 1(d) Investigation Zone. The village is generally surrounded by agricultural/horticultural land zoned either 1(a) General Rural Zone or 1(b) Agricultural Zone. 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.

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 2(v) Village and 1(d) Investigation. Of this total area, 16 hectares are zoned 2(v) and the remaining 24 hectares are under investigation in the 1(d) zone.

It is expected that development and expansion of the existing, undeveloped area zoned 2(v) will encroach upon the investigation zone. It is therefore recommended not to subdivide this investigation zone prematurely, and to wait until a substantial portion of the Village zone is developed. At this time, the possibility of changing the 1(d) zoning to 2(v) will be addressed. 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 and/or extreme variations in topography both 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 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 in question, as well as for future agricultural practices in the locality.

8.3.3 Zoning Constraints

As becomes evident in Section 2.0, 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 currently zoned 1(d) for residential purposes, and also the need to rezone some agricultural land for future Village land stocks. The land to which this plan applies, is completely surrounded by land zoned for agriculture (ie 1(a) and 1(b)) in which urban housing is prohibited. For this reason, the area to the North West of the Village, zoned 1(d) investigation, is currently the only viable option available to accommodate Village expansion.

8.3.4 Servicing Constraints

The Department of Health has specified that for properties which utilise septic tank disposal methods, the minimum allotment size shall be one (1) hectare. This figure may be reduced if the applicant can convince the Department of Health that the soil characteristics of the site can dispose of effluent using a smaller area. Preliminary indications are that the minimum allotment size may be in the vicinity of 2,500m^2 to 5,000m^2. At the time this DCP was drafted, Council has not referred any lots smaller than 1 hectare to the Department of Health, so these figures are theoretical only. Effluent disposal methods become more critical where there is potential for a large number of on-site effluent disposal systems to be provided.

The minimum allotment size within the Village will fall somewhere between 10,000m^2 and 800m^2 (if reticulated service are provided). The Local Environmental Plan, 2000 does allow subdivision to 400m^2. As this size is unlikely to be sought, nor is it compatible with the village character of Clunes it has not been considered as an option for future land supply. Table 1 below shows the estimated amount of potential lots that may be created if all existing 2(v) and 1(d) (Investigation Zone) land is fully developed.

Lot size	10,000m2	5,000m2	2,500m2	800m2
1.1 Potential lots	**40**	**80**	**160**	**508**

* Assumes all 1(d) and 2(v) land is fully developed for residential purposes.
* Assumes 20% of available land is devoted to roads, reserves etc.
* Lots of average size (around 800m2) would be permissible, only if a reticulated effluent system can be provided.

There are approximately ten (10) to twelve (12) new dwellings being approved per annum. The average minimum allotment size for unsewered lands is effectively one (1) hectare. There is land supply for the next four (4) years only. If it can be justified that the minimum lot size can be as low as 5,000m^2, and if land characteristics are more suitable for on-site disposal, then the residential land supply may last as long as 8 years.

The Village of Clunes has an average occupancy rate of approximately 3.0 persons per household. With approximately 135 dwelling s 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*.

Lot size	10,000m^2	5,000m^2	2,500m^2	800m^2
1.2 Probable population	**525**	645	885	1,725

* Assumes 3.0 persons per dwelling
* Assumes 1 dwelling per allotment

8.3.5 Landuse Constraints

A cattle dip site is located in the north eastern corner of the area zoned 1(d) Investigation, (refer to *Map 1*). DIPMAC has established a 200m radius assessment zone around such dip sites. In the event 1(d) land has to be developed, land within this exclusion zone must undergo soil tests. Soil shall be tested for contamination, and levels must satisfy the Department of Health standards before any development can occur on the land.

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 existing rainforest remnants of significant stands of rainforest vegetation, 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 landuse zones within the Village may need to be examined. It could be argued that the concentration of people, lifestyles and various landuses would require stricter control and segregation so as to avoid conflict (eg by providing a separate commercial zone).

Clunes has an atmosphere and lifestyle that the residents generally wish to keep in its present form. This character and the Village has developed under a general 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 2(v) zone allows far more landuses to co-exist than any other 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 to the immediate residents of Clunes and the neighbouring area. Notwithstanding this, there are few non-residential landuses and almost no incursion of such uses into the residential precincts.

For this reason it would seem unnecessary to introduce specific landuse zones to the Village of Clunes. The strict regimentation of activities within the Village would dictate the way in which landuses 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, 2(v) should be the preferred landuse 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 2(v) zoning. Significant expansion of the village beyond 1,000 persons may create demand for landuses 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. This issue of buffer areas is addressed 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 o the village; and
(c) to control the location, form, character and density of development.

8.4.4. Commercial/Industrial/Agricultural 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, reference would be given to residential precinct for agricultural service facilities. These facilities could be located in the commercial precinct, or on rural holdings outside the immediate Village area. *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 2(v) and 1(d) 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 patters in *Map 2.*

The following table 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.

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

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 (ie 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 plan of adjoining developments, or provide conventional septic disposal systems. A reticulated effluent disposal system would be the favoured option for lots less than 4000m^2. 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 (ie 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 though that the common drainage of septics 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 (ie 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 must be generally one (1) hectare (unless smaller allotment sizes can be justified).

Nothing within this Plan prevents Council from examining the suitability of alternative effluent disposal technologies on a subdivision by subdivision basis. Any such appraisal will be based upon Department of Health guidelines. Alternative technologies that may have merit include:

- Aerated septic tank systems that involve treated water reuse;
- Waterless toilets or separate "grey-water" disposal/reuse, thereby reducing quantities of effluent that a conventional septic tank would need to handle.

All options must be totally developer funded. Costs with some options may be prohibitive, notwithstanding the increase in the number of lots that may be created. Arrangements satisfactory to the Council must also be made for ongoing maintenance of alternative effluent disposal systems.

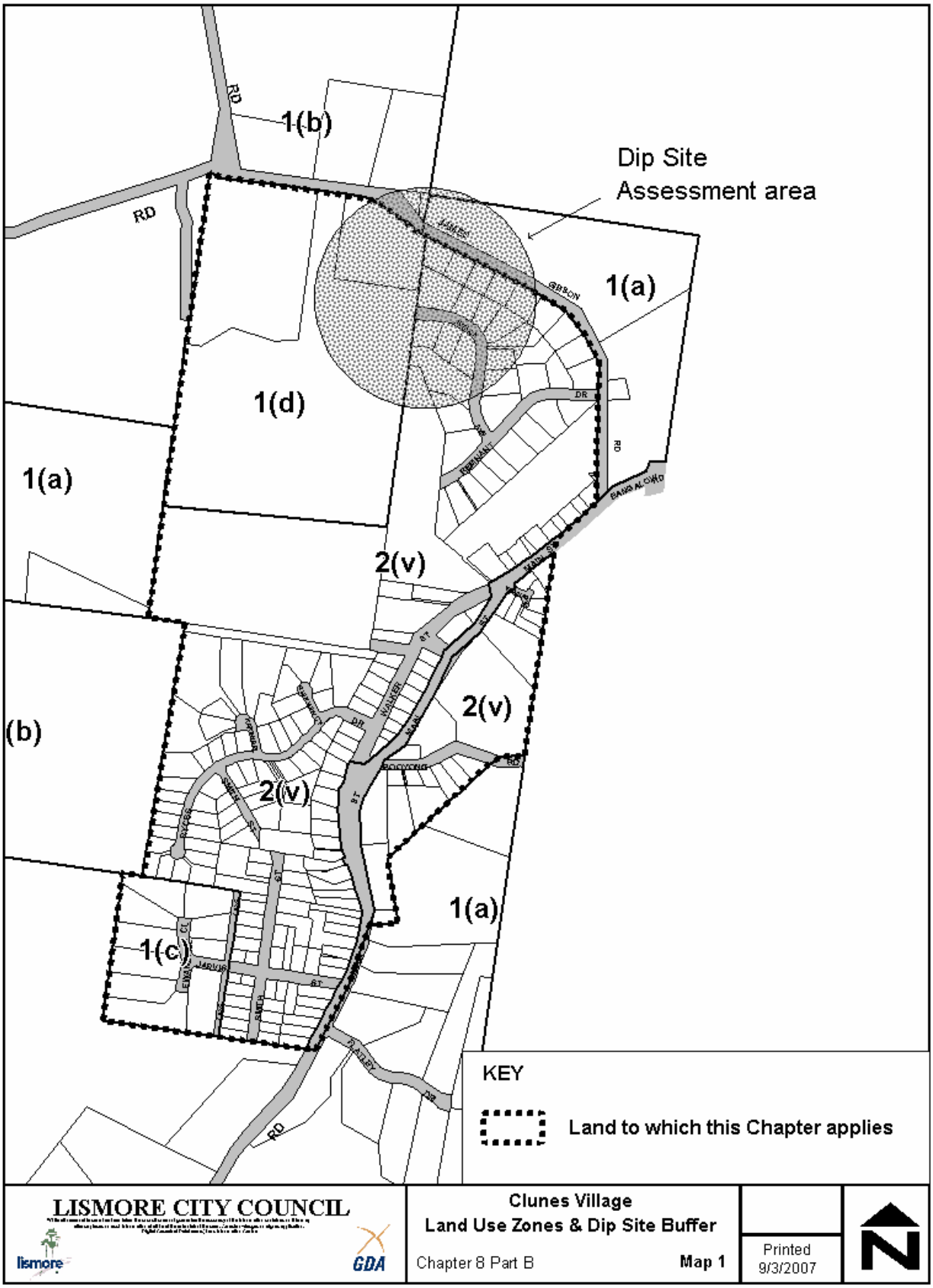
8.4.8 Water Supply

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 in the order of $500,000 as in 1993 values. 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 and/or extreme variations in topography. This limits the opportunities for outward growth in the short term to the existing area zoned 2(v), with possible future rezoning of the land currently zoned 1(d).

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 2(v) Village zone. A more conservative development path may very well detract from the lifestyle which initially attracted people to Clunes.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Dip Site
Assessment area
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1(d)
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2(v)
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(b)
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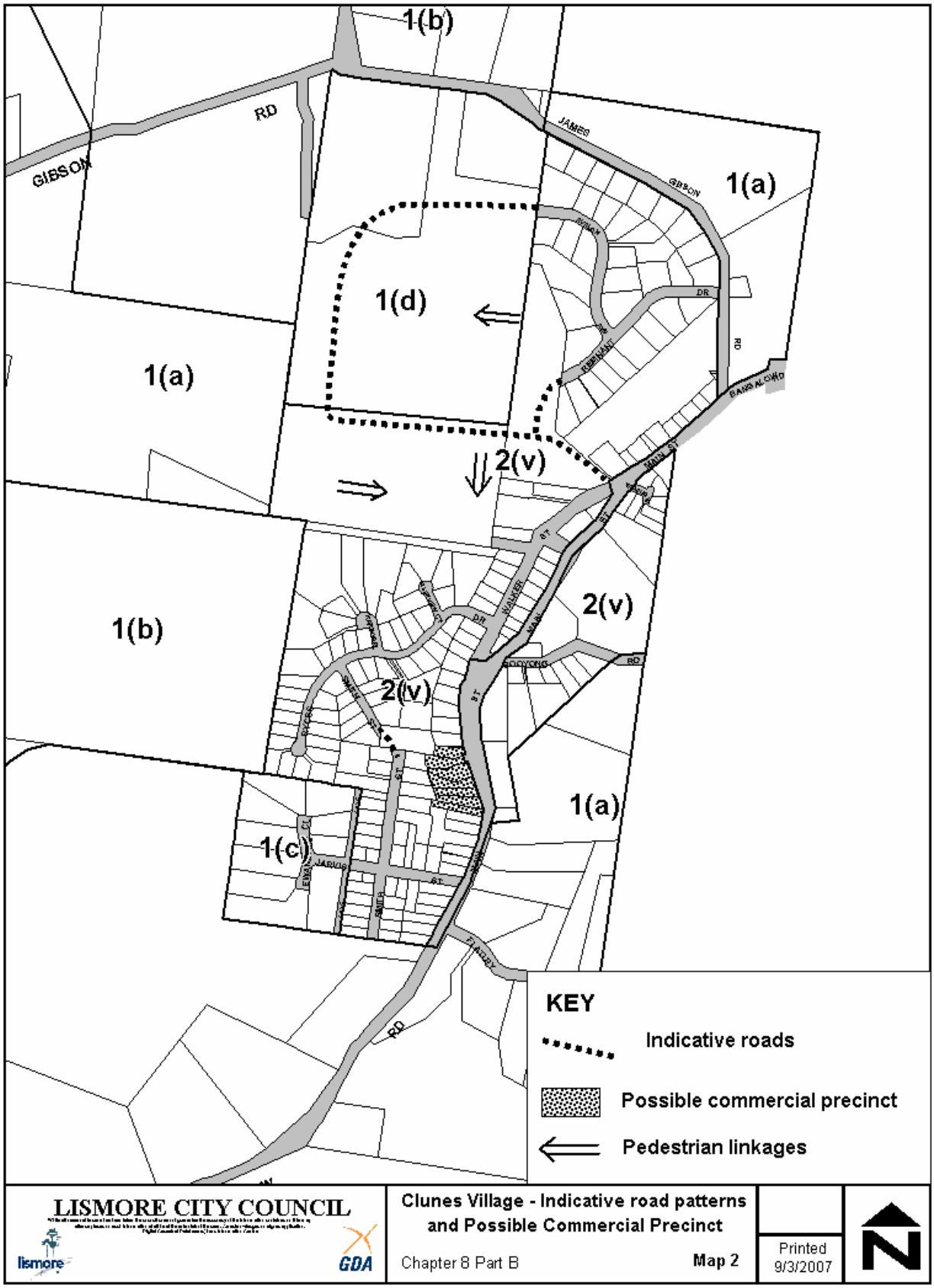
KEY
Land to which this Chapter applies
LISMORE CITY COUNCIL
Clunes Village
Land Use Zones & Dip Site Buffer
Chapter 8 Part B
Map 1
Printed
9/3/2007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GIBSON RD
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RD
KEY
Indicative roads
Possible commercial precinct
Pedestrian linkages
LISMORE CITY COUNCIL
Clunes Village - Indicative road patterns and Possible Commercial Precinct
Chapter 8 Part B
Map 2
Printed 9/3/2007
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