Chapter 7

Dunoon Village

7 Dunoon Village

This Plan applies to all that area shown on Map 1, zoned 2(v) (Village Zone) and 1(d) Investigation Zone), bordered by the heavy black line. The land is zoned under the Lismore Local Environmental Plan, 2000.

7.1 Objectives of this Chapter

1. To provide guidance for future development of Dunoon Village
2. To determine an indicative road pattern for an expanded village.

7.2 Current Zoning

Under the Lismore Local Environment Plan 2000 the subject area of this DCP is zoned 2(v) (Village Zone) and 1(d) (Investigation Zone). The Village is generally surrounded by horticultural land zoned 1(b) (Agricultural Zone). Map 1 shows the current zoning status of the area affected by the DCP. There are significant areas of land currently zoned 2(v) and 1(d) but undeveloped in the Village at present. These areas are all the remaining land stocks within the Village. Future expansion outside current 2(v) and 1(d) zonings would involve the rezoning of prime agricultural/horticultural land, which may have implications in terms of loss of prime cropping areas but may also be subject to some form of contamination from agricultural pesticides and the like. The expansion into these areas is not expected until current land reserves are fully utilised.

7.2.1 Land Reserves for Village Development

There are currently approximately 24 hectares of land zoned "Village" which are unsubdivided in the Dunoon area. In addition to this, there are approximately 19 hectares of land zoned 1(d) which will, in all probability, be rezoned in the next few years, when the existing reserves of 2(v) land are fully utilised. This land, both 2(v) and 1(d), is currently utilised predominantly for non-intensive grazing purposes, with a one hectare (approximately) allotment developed for horticulture. It consists largely of gently undulating unimproved grasslands. The land is all designated as good quality class 3 agricultural land, which is suitable for cropping on a rotational basis.

Land reserves in the Dunoon Village area will be severely compromised by virtue of the Department of Health's requirements that non-sewered sites must use on-site disposal techniques for their effluent. Despite the 2(v) zone having a minimum lot size of 400m2 under the Lismore Local Environmental Plan, where on-site effluent disposal is proposed, lot size will largely be determined by the requirement to satisfy Council's *On-Site Sewage and Wastewater Management Strategy*.

It is envisaged that the minimum lot size in practice will be in the vicinity of 2500m2 to 5000m2. It is anticipated that, if the 2500m2 lot size was to apply that an allocation of 20% be allowed for road reserves etc, a maximum of approximately 140-160 allotments could, conceivably, be created. Table 1 below summarises potential maximum lot yields for future development (assuming 2(v) and 1(d) land were fully utilised for residential purposes) subject to various minimum lot sizes.

TABLE 1

LOT SIZE	400m2	2500m2	5000m2	1 ha
Approximate max. lot yield*	860	140	65	35

* assuming a 20% allocation of land for roads, services etc.

On the basis it is clear that the aforementioned expected demand of approximately 100 lots could be satisfied.

The actual minimum lot size that will apply to the Village will not be known until detailed soil analysis is carried out by a suitably qualified person. This will generally be carried out at the subdivision stage. Indeed soil types vary within the Village as such so may allotment sizes. It is a probably scenario that minimum allotment sizes will be determined on a subdivision by subdivision basis. Whilst this will reduce, to a degree, the certainty with which developers can produce subdivision layouts (based on minimum lot sizes), it may present to consumers a range of lot sizes and create choice when purchasing land, given that it is likely that lot sizes will range between 2500m2 and one hectare.

7.3 Effluent Disposal

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.

Council will examine the suitability of alternative technologies on a subdivision by subdivision basis. Any such appraisal will be based upon relevant Council and Department of Health 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.

7.4 Future Zoning Requirements

With an expanded Village, increased population, and demand for services etc, pressure may become evident for the imposition of specific land-use zones within the Village, thereby replacing the current 2(v) zone. The 2(v) zoning primarily aims to retain the character of rural villages and provide a full range of compatible facilities for smaller rural communities.

Given that, in all probability, Dunoons' population will not exceed 1000 in the coming 10 years, it is not likely that there will be sufficient planning grounds for the imposition of separate land-use zonings. This is based on the assumption that development with the Village will generally not be of a nature and scale to warrant strict legislative separation in the form of an LEP. Further, merit based assessment of development applications with the Village will generally ensure that conflicting land-uses are kept separate with the integrity/character of the rural village atmosphere being maintained.

The most significant zoning implications for the Village will be the possible future rezoning of that area zoned 1(d) for residential purposes in the years to come, and also the need to provide buffer areas to protect future residential development from the surrounding intensive horticultural activities and vice versa. With regard to buffer areas, the creek to the east of the Village (which forms the zoning boundary) would provide a logical focus for a buffer area, not only for the agricultural practices nearby, but also for the creek itself. Under water resources guidelines, a distance of 40 metres along the western side of the creek should be set aside and kept clear of development. This issue of buffer areas will be comprehensively addressed in a separate DCP for Lismore as a whole.

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 would be designated as having preferred land-uses, rather than consent and prohibited uses. It would seem at this stage that there would only be perhaps two to three such areas, differentiating where residential, commercial and perhaps service industries would be preferred to be located. In terms of the character of the Village it is a concern that strict land-use zones could stifle and regiment future development and affect detrimentally the character of the rural community. In light of this, only one such precinct is needed in the area centred around the service station, general store and butcher shops, and nominated as a commercial precinct, with preference being given to those land-uses of a commercial/retail/service nature. The rest of the existing village would be reserved for residential only purposes. It is not foreseen at this stage that there is a need to designate a precinct for industrial operations. Agricultural service facilities could be located in the commercial precinct or on rural holdings outside the immediate village area. Map 2 shows the proposed commercial precinct.

7.5 Servicing Of the Village

As noted earlier, the key servicing issue facing the village is the disposal of effluent. The disposal of effluent on-site will remain the only alternative for the foreseeable future. This is based on the fact that the provision of a small scale treatment plant for the village would be prohibitive, with the scale of subdivision taking place within the village not making such a system a viable option. A legacy of this "on-site" option is an increase in minimum lot sizes.

Water supply for the village and surrounding area is sufficient for approximately 750 dwellings. As such, the supply of water to Dunoon itself is sufficient for current needs, extending for approximately five years. After this, the longer term supply for the village will need to be investigated. The two main options at this stage would be the upgrading of existing reservoir capacity for the village, and/or the increased pumping of water from the Rocky Creek Dam. The prohibitive factor in any option for the augmentation of water supply for the village is the high costs associated with such works.

7.6 Current Facilities

Details of community facilities and needs are documented in the Dunoon/Modanville and District Community Services and Facilities Plan. This plan highlights that community halls and sporting facilities in the area are well patronised, however it was noted that improving these facilities was seen as a necessity by residents of the village and district. In terms of the actual physical provision of open space within the village of Dunoon, it would appear that, on paper, the residents of the village are well provided for. If, however, the village expands to the east over the next 10 years at the current rate, there would be a need for the provision of a park/playground area within this area to reduce walking distances to areas such as Balzer Park and provide a link from the east to the school. This area should be of a suitable area and quality (about 5000m2) located centrally to future eastern residential areas.

7.7 Indicative Road Patterns

As all significant subdivision and development of land within Dunoon will take place to the East of James Street, it is imperative that an indication of preferred road layouts is provided, so that lot yields may be calculated, and developers can act knowing Council's preferences for the area. Maps 3 and 4 show 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 around 2500m2 (Map 3) and one hectare (Map 4). Both maps attempt to utilise the available land to its full potential, taking into account factors of topography, access to James Street, internal circulation, and the need for a 40 metre buffer area along the creek (zoning boundary) as mentioned in an earlier section.

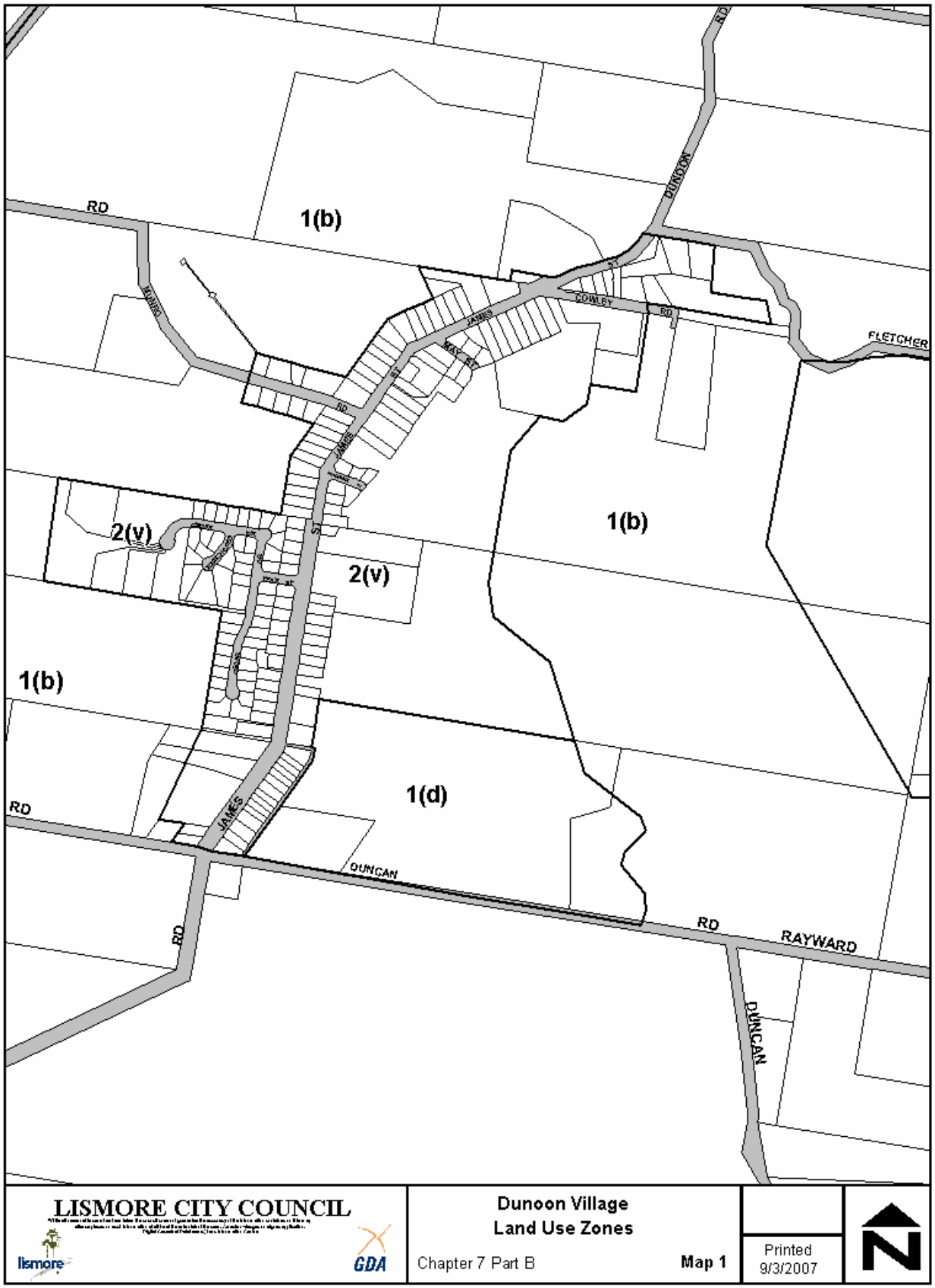
Any new subdivision within the undeveloped land east of James Street should take into account these indicative road patterns. This is to ensure that land is utilised to its full potential and is subdivided in such a way that its linking to future subdivisions is as easy as possible. The lower density option (Map 4) would apply in those areas where on-site effluent disposal conditions are poor.

7.8 Conclusion

In the next ten years it is the likely scenario that Dunoon Village will develop at essentially the same rate as it has over the past 6 years. With regard to this, it is expected that an upper population of approximately 750 people will be reached. This is assuming that residential densities in new subdivisions will be extremely low, with a minimum lot size of between 2500m2 and 5000m2.

Dunoon Village plays an important role as a service centre and focal point for the surrounding rural community. For this reason it is vital that the village's character and functionally not be eroded in years in years to come. This may be achieved by maintaining a viable small commercial centre, and ensuring that the rural atmosphere that the village possesses is not lost (this may become easier by virtue of the fact that most, if not all, future development will be akin to rural residential development). It is important for a sense of identity and place that villages such as Dunoon, Clunes, Bexhill etc are maintained and developed at an appropriate level. These villages not only provide a support service for surrounding rural areas but also allow people to feel part of a more intimate community than would otherwise be realised in larger centres such as Lismore. Smaller rural communities also represent choice to prospective and current residents of the area.

The villages within the Lismore City Local Government Area are generally within easy commuting distance of either each other or the regional base of Lismore itself and as such provide a valuable land resource for residential development, and offer an alternative form of residential development to living in a more urbanised centre. A primary goal of urban planning is to provide choice to the community (lifestyles, housing etc). The maintenance of these villages and the lifestyle that they represent are a key way of achieving this goal in a community such as Lismore City.


1(b)
RD
DUNOON
COWLEY
RD
FLETCHER
JAMES
ST
MAY PL
2(v)
1(b)
1(b)
1(d)
RD
DUNGAN
RD
RAYWARD
DUNGAN
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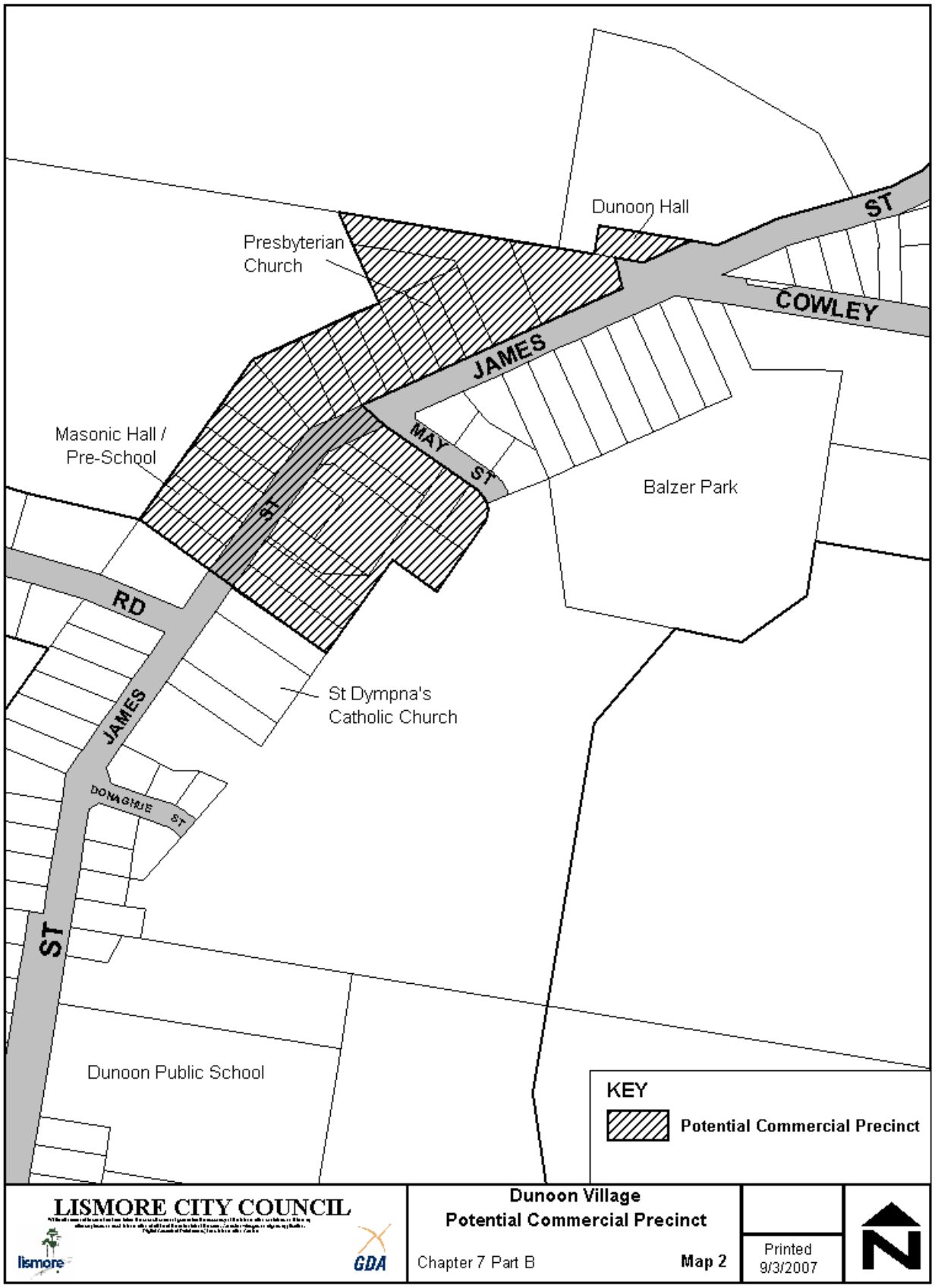
lismore
GDA
Dunoon Village
Land Use Zones
Chapter 7 Part B
Map 1
Printed
9/3/2007


Dunoon Hall
Presbyterian Church
ST
COWLEY
JAMES
Masonic Hall / Pre-School
MAY ST
Balzer Park
ST
RD
JAMES
St Dympna's Catholic Church
DONAGHUE ST
ST
Dunoon Public School
KEY
Potential Commercial Precinct
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lismore
GDA
Dunoon Village
Potential Commercial Precinct
Chapter 7 Part B
Map 2
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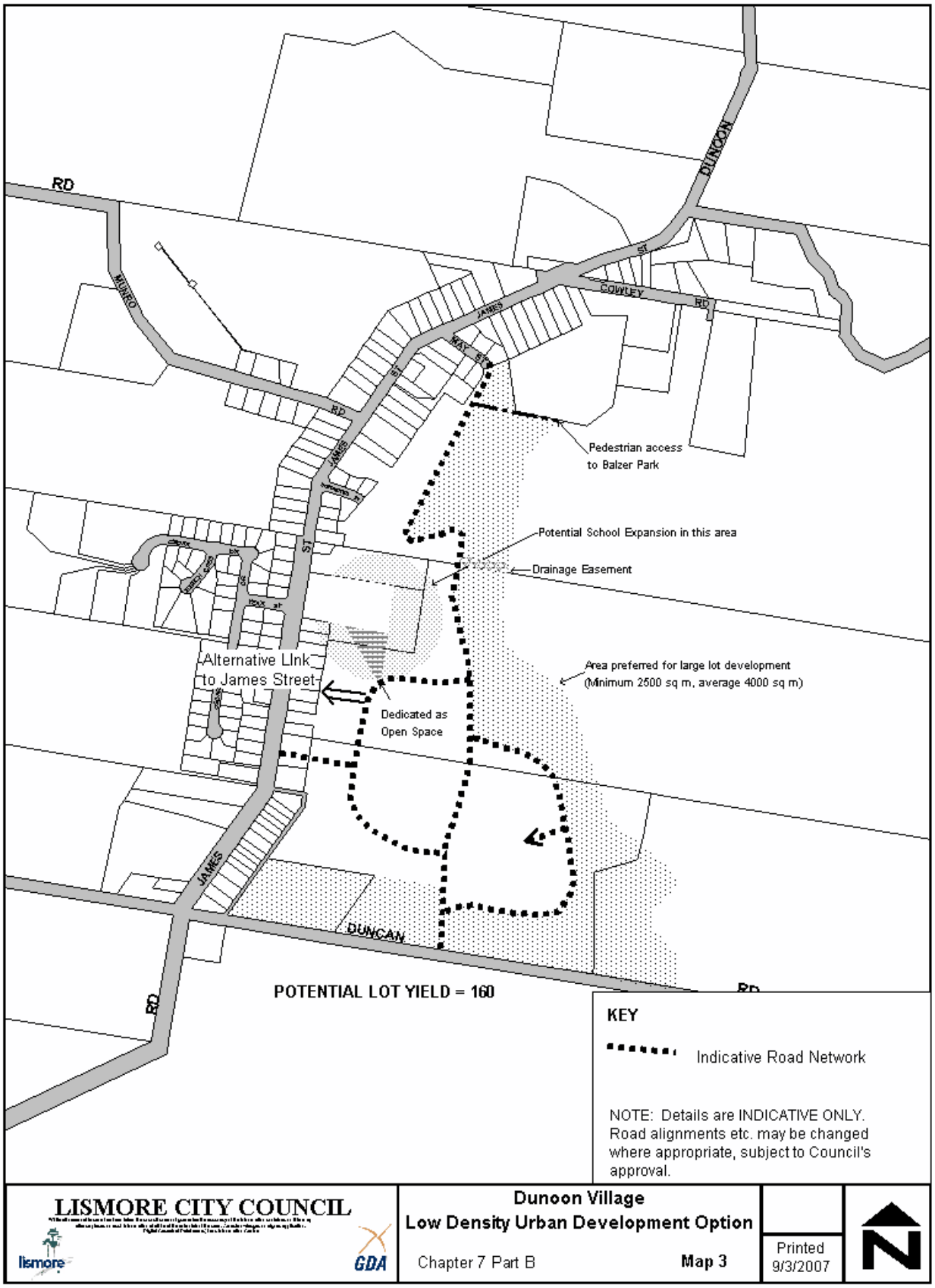
RD
MUNRO
DUNCAN
ST
COWLEY
RD
JAMES
MAY ST
Pedestrian access
to Balzer Park
Potential School Expansion in this area
Drainage Easement
Alternative Link
to James Street
Area preferred for large lot development
(Minimum 2500 sq m, average 4000 sq m)
Dedicated as
Open Space
JAMES
DUNCAN
RD
POTENTIAL LOT YIELD = 160
KEY
Indicative Road Network
NOTE: Details are INDICATIVE ONLY. Road alignments etc. may be changed where appropriate, subject to Council's approval.
LISMORE CITY COUNCIL
lismore
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Dunoon Village
Low Density Urban Development Option
Chapter 7 Part B
Map 3
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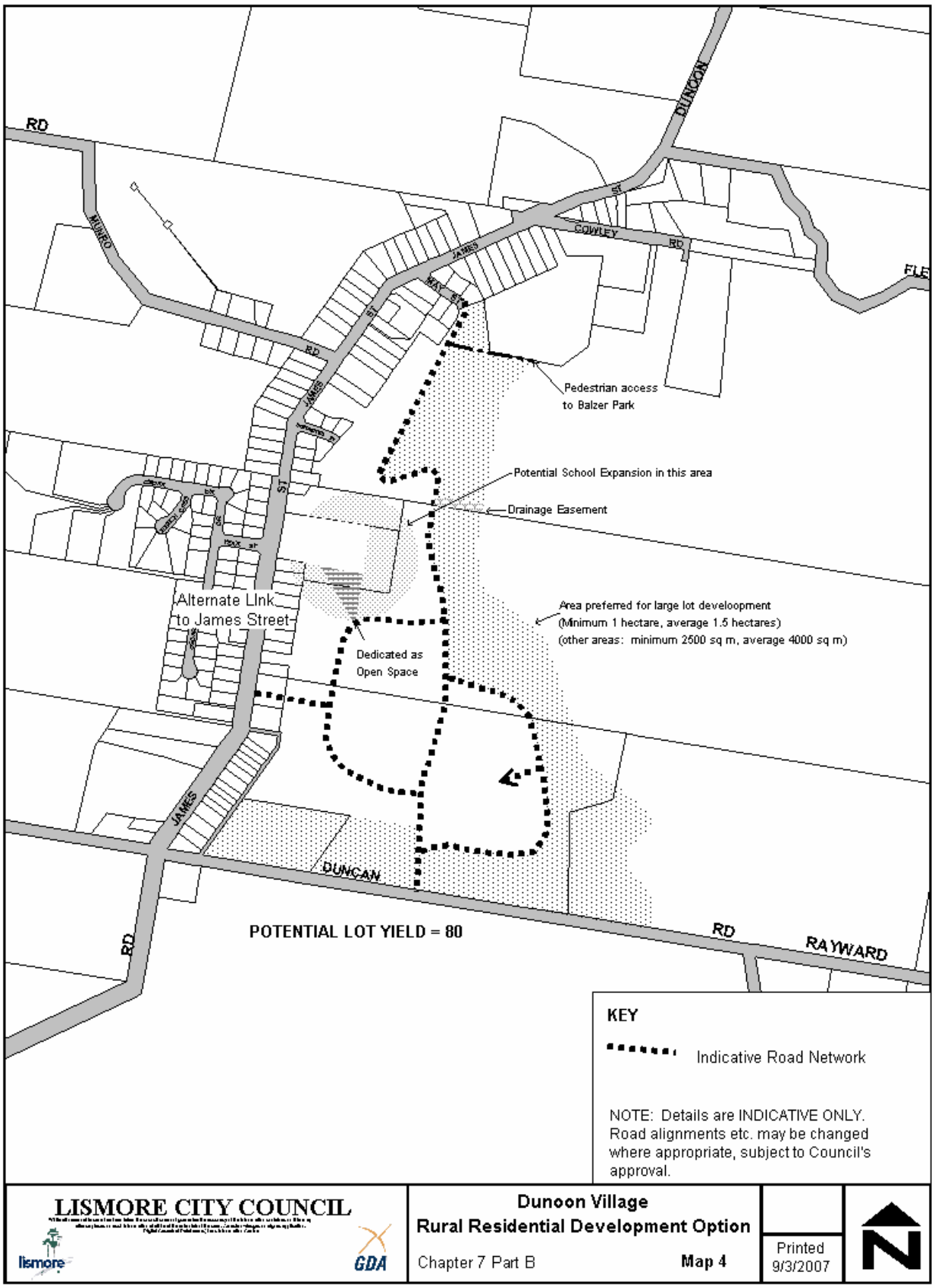
RD
DUNOON
COWLEY
RD
JAMES
ST
MUNRO
Pedestrian access
to Balzer Park
Potential School Expansion in this area
Drainage Easement
Alternate Link
to James Street
Area preferred for large lot developoment
(Minimum 1 hectare, average 1.5 hectares)
(other areas: minimum 2500 sq m, average 4000 sq m)
Dedicated as
Open Space
DUNCAN
RAYWARD
POTENTIAL LOT YIELD = 80
KEY
Indicative Road Network
NOTE: Details are INDICATIVE ONLY.
Road alignments etc. may be changed
where appropriate, subject to Council's
approval.
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lismore
GDA
Dunoon Village
Rural Residential Development Option
Chapter 7 Part B
Map 4
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