An Ordinary Meeting of Lismore City Council will be held at the Council Chambers on 12 August 2025, 10.00am

Attachments Excluded From Agenda

Eber Butron
General Manager

5 August 2025

Attachments

Reports

10.1 Review of Determination: DA23/301

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10.2 Planning Proposal, Additional Permitted Use - 92 Dunoon Road, North Lismore

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10.3 Clunes Master Plan

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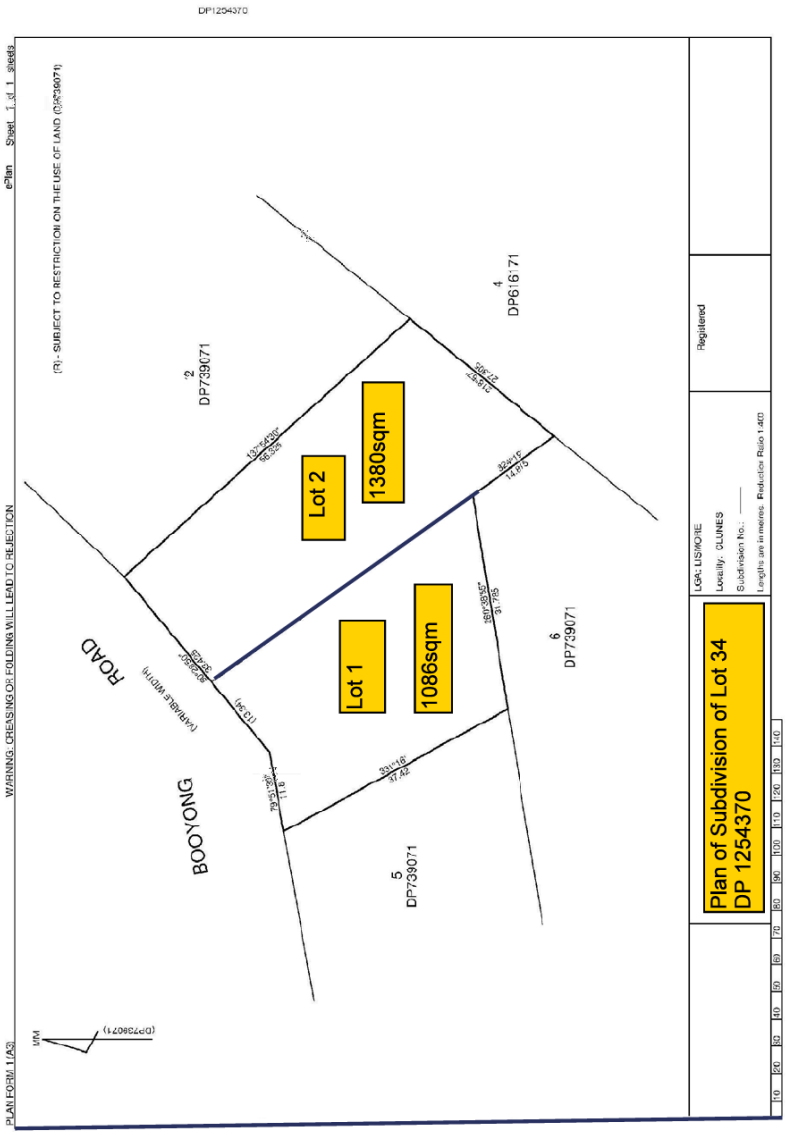
Attachment 3: Draft Clunes Master Plan - Public Consultation August 2025 491

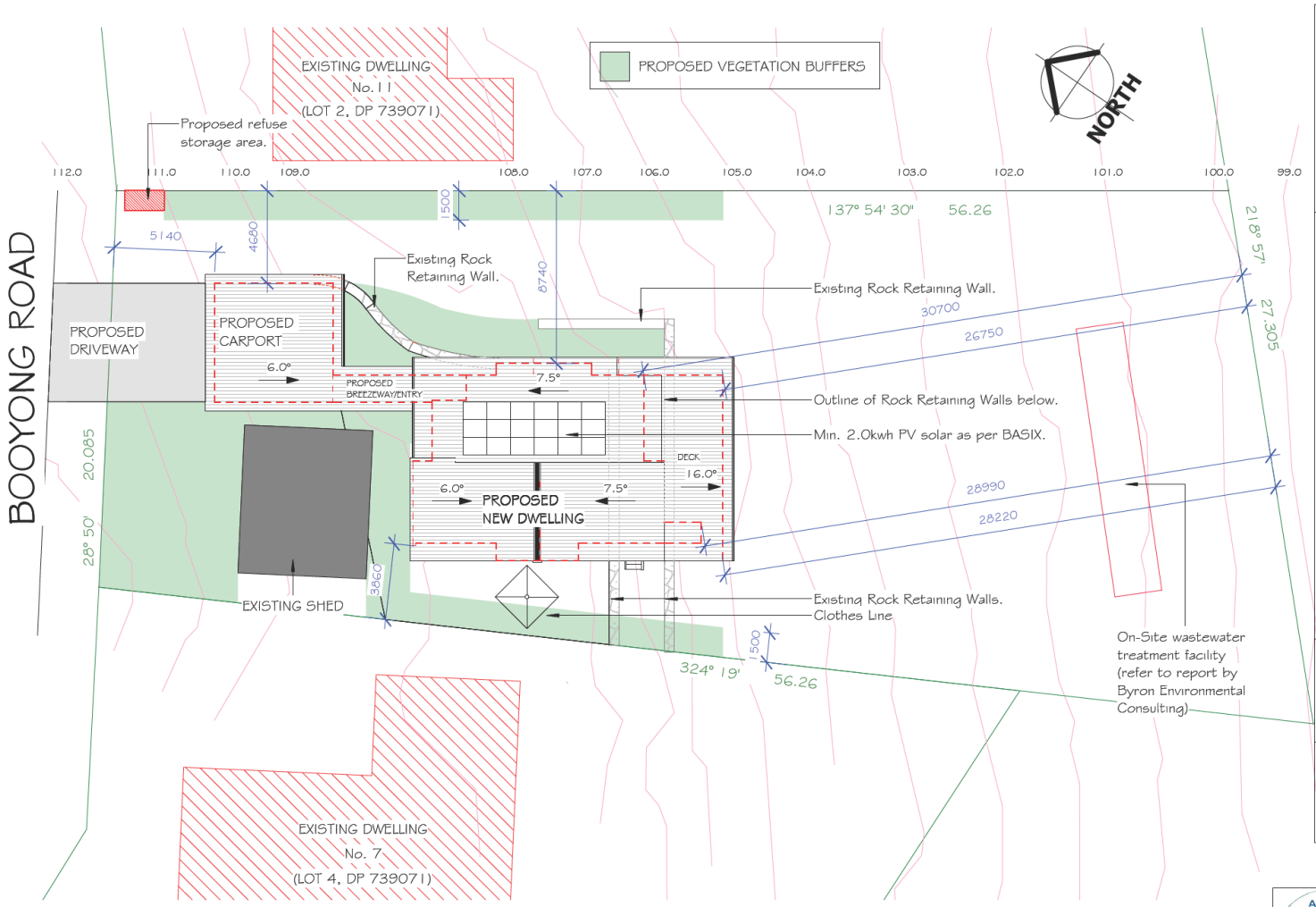
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11.9 Council Weed Spraying Wilson Nature Reserve

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DP1254370
ePlan
Sheet 1 of 1 sheets
(R) - SUBJECT TO RESTRICTION ON THE USE OF LAND (DP739071)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
PLAN FORM 1 (A3)
2
DP739071
4
DP616171
6
DP739071
5
DP739071
Lot 2
1380sqm
Lot 1
1086sqm
ROAD
BOOYONG
(VARIABLE WIDTH)
Plan of Subdivision of Lot 34
DP 1254370
LGA: LISMORE
Locality: GLUNES
Subdivision No.: ____
Lengths are in metres. Reduction Ratio 1:400
Registered



PROJECT DESCRIPTION:

A new dwelling comprising 2 Bedrooms, a 2 Bathrooms, a Laundry, an open plan Living/Dining Area with Kitchen, plus a Deck & Carport.
Additional minor work shall be carried out as specified.
A new crossover & driveway

REAL PROPERTY DESCRIPTION:

Lot: 34	DP: 1254370
Local Authority:	Lismore City Council
Datum:	Assumed / AHD
Site Area:	1380m²
Extg. Site Cover:	48.7m² 3.5% (Garage)
New work	GFA = 101.90m² Deck & Landings = 32.82m² Carport = 36.0m²
Proposed Site Cover:	155.6m² 11(%)

(Excludes new Carport, Porch & Deck)

Zoning:	RU5 Village
Constraints:	Bushfire hazard BAL 29 On-site waste disposal

All construction to comply with Section 3 and & 7 (BAL29) of AS3959-2018 and the recommendations of the Bushfire Hazard Assessment Report prepared by GeoLINK 27.10.23

On-Site wastewater treatment facility, refer to Site and Soil Evaluation and OSMS Design Report prepared by Byron Environmental Consulting 26.11.23



ALEXANDER BUILDING DESIGN
43 SEASWELL CRESCENT
LENNOX HEAD, NSW, 2478
0421 080 570
jared@alexanderbuildingdesign.com.au

PROJECT
PROPOSED DWELLING

ADDRESS
LOT 34 DP 1254370
7 BOOYONG ROAD
CLUNES NSW 2482

CLIENT
MARY & JO KUITERS

ISSUE	DATE	DESCRIPTION
A	16.11.23	DA PLAN SET

DEVELOPMENT APPLICATION

SHEET TITLE
PROPOSED SITE PLAN

0 10 20 m

DATE 16.11.23
SCALE 1 : 200 @A3
DWG NO. 1.1

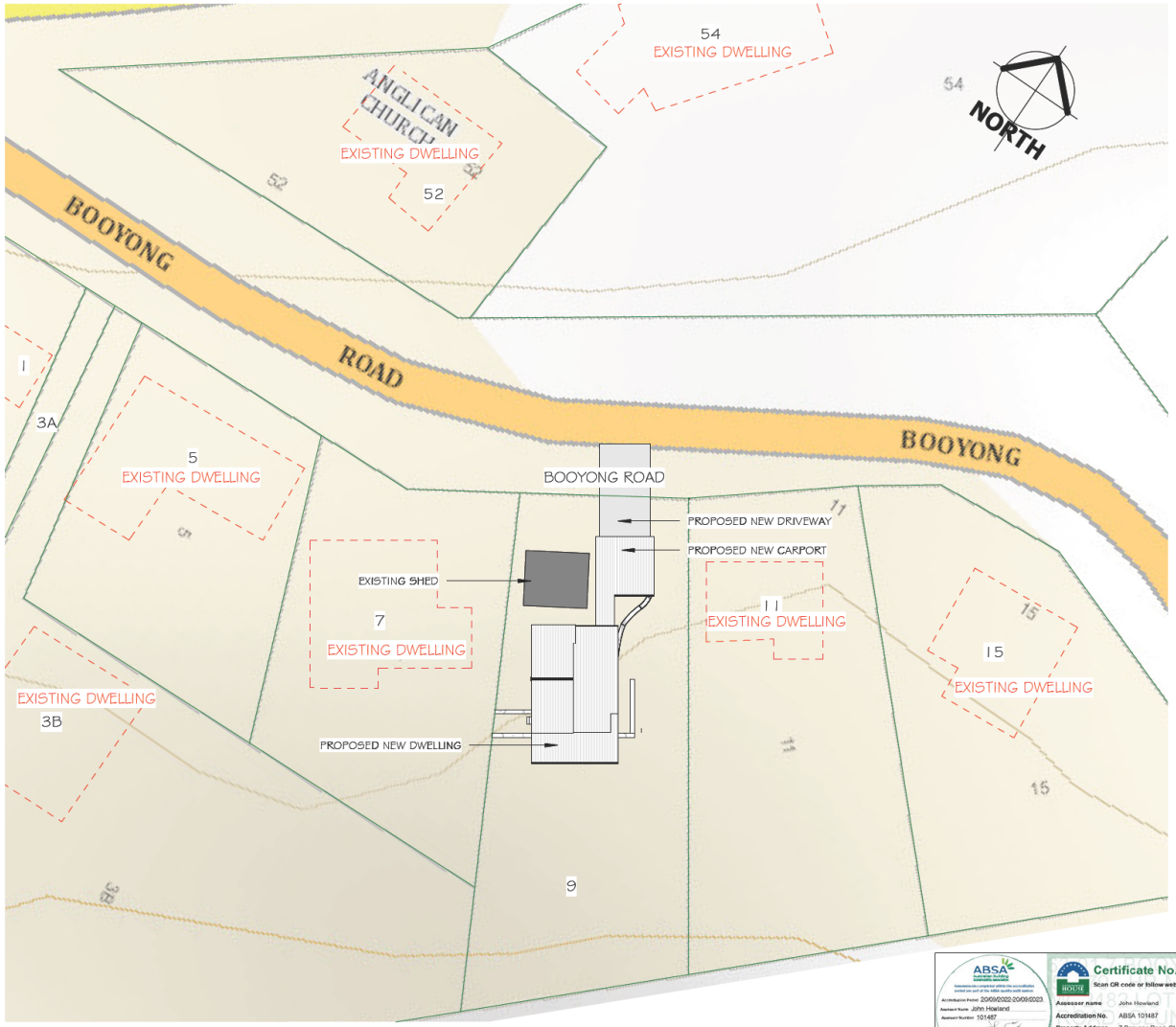
BASIX SPECS -MINIMUM REQUIREMENTS
PLANS TO BE READ IN CONJUNCTION WITH BASIX AND NATHERS CERTIFICATES

WATER COMMITMENTS
FIXTURES:
-ALL SHOWER HEADS MUST BE INSTALLED WITH A MINIMUM 3 STAR RATING.
-ALL TOILETS MUST BE INSTALLED WITH A MINIMUM 3 STAR RATING.
-ALL KITCHEN AND BASIN TAPS MUST BE INSTALLED WITH A MINIMUM 3 STAR RATING.
ALTERNATIVE WATER:
-A RAINWATER TANK OF NO LESS THAN 5000L MUST BE INSTALLED AND COLLECT THE RUNOFF FROM NO LESS THAN 240.0M² OF ROOF AREA.
-THE TANK IS TO BE CONECTED TO; ALL TOILETS, WASHING MACHINE, MIN. 1 OUTDOOR TAP.

THERMAL COMFORT COMMITMENTS
WINDOWS & GLAZED DOORS
-AS PER BASIX AND NATHERS CERTIFICATE.
-LOW-E HIGH SHGC
FLOORS, WALLS, CEILING & ROOF INSULATION
-AS PER BASIX AND NATHERS CERTIFICATE
-FLOOR; SUSPENDED FLOOR ABOVE OPEN SUBFLOOR: R4FOIL-FOAM COMPOSITE BOARD+ FOIL/SARKING
-EXTERNAL WALLS; FRAMED (FC SHEET OR BOARDS): R2.7 ROCKWOOL BATTS, ROLL OR PUMP-IN + CLADDING OVER BATTENED CAVITY WITH LOW-EMISSIVITY BUILDING WRAP SUCH AS 'HARDIWRAP' CREATING A REFLECTIVE AIR GAP BETWEEN CLADDING AND WRAP
-CEILING & ROOF; RAKED CEILING/PITCHED OR SKILLION ROOF: CEILING: R4 ROCKWOOL BATTS, ROLL OR PUMP-IN; ROOF: 55MM FOIL BACKED BLANKET.

ENERGY COMMITMENTS
HOT WATER:
-ELECTRIC STORAGE
COOLING SYSTEM:
-LIVING; 1 PHASE AIRCONDITIONING NON DUCTED 3 STAR (AVERAGE ZONE)
-1XBEDROOM; 1 PHASE AIRCONDITIONING NON DUCTED 3 STAR (AVERAGE ZONE)
HEATING SYSTEM:
-LIVING; 1 PHASE AIRCONDITIONING NON DUCTED 3 STAR (AVERAGE ZONE)
-1XBEDROOM; 1 PHASE AIRCONDITIONING NON DUCTED 3 STAR (AVERAGE ZONE)
VENTILATION:
-BATHROOM:NATURAL VENTILATION
-KITCHEN: INDIVIDUAL FAN, DUCTED, MANUAL ON/OFF
-LAUNDRY: NATURAL VENTILATION
ARTIFICAL LIGHTING:
-MIN. 80% OF ALL LIGHTING FLUORESCENT, COMPACT FLUORESCENT OR LED.
NATURAL LIGHTING:
-KITCHEN MUST HAVE A WINDOW
-BATHROOM MUST HAVE A WINDOW
ALTERNATIVE ENERGY:
-MIN. 2KWH PV SOLAR SYSTEM
OTHER:
-INDUCTION COOKTOP & ELECTRIC OVEN
-FIXED OUTDOOR CLOTHES DRYING LINE.

ADDITIONAL NOTES
-ALL INSULATION AS PER NatHERS/BASIX
-GLAZING SPECS AS PER NatHERS/BASIX
-INSULATE UNCONDITIONED SPACES FROM CONDITIONED SPACES
-DOWNLIGHTS: TO BE AT LEAST CA RATED OR IC-4 RATED TO ALLOW ABUTMENT WITH INSULATION
-EXHAUST FANS: WHERE DUCTED TO EXTERIOR, MUST INCLUDE A SELF SEALING MECHANISM THAT PREVENTS THE FREE FLOW OF AIR WHEN NOT IN USE
-ROOF COLOUR: MEDIUM





ALEXANDER BUILDING DESIGN
43 SEASWELL CRESCENT
LENNOX HEAD, NSW, 2478
0421 080 570
jared@alexanderbuildingdesign.com.au

PROJECT
PROPOSED DWELLING

ADDRESS
LOT 34 DP 1254370
7 BOOYONG ROAD
CLUNES NSW 2482

CLIENT
MARY & JO KUITERS

ISSUE	DATE	DESCRIPTION
A	16.11.23	DA PLAN SET

DEVELOPMENT APPLICATION

SHEET TITLE
LOCATION PLAN AND BASIX COMMITMENTS

0 5 25 50 m

DATE 16.11.23
SCALE As indicated @A3
DWG NO. 1.2

STATEMENT OF ENVIRONMENTAL EFFECTS

Development Application:

Section 8.2 Review of Determination DA No. 5.2023.301.1

Subdivision of one into two, tree removal and construction of new dwelling on proposed Lot 2 & OSSM

7-9 Booyong Road,
CLUNES

9 May 2025

DMCK Planning Pty Ltd
deb@dmplan.com.au
c/- PO Box 6149
Port Macquarie NSW 2444

1.0 INTRODUCTION

1.1 This statement has been prepared at the request of the applicant to accompany a **Division 8.2 Review (Review of Determination**) of DA **5.2023.301.1**, refused by **Lismore Council** on **11 February 2025**.

1.2 The subject site is No. **7 - 9 Booyong Road, Clunes** ('the site')

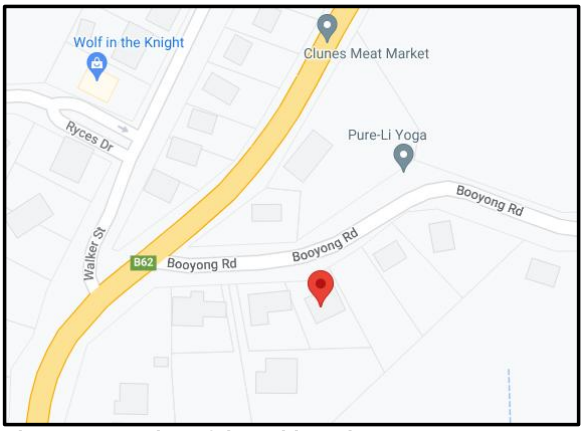


Figure 1: Location of the subject site

1.3 The refused DA proposed comprised the resubdivision (torrens title) of a consolidated allotment and construction of a new dwelling (same as approved by Council via 2018 DA) on proposed Lot 2. The existing OSSM system for No. 7 is proposed to be replaced and upgraded and a new OSSM system installed for the new dwelling. Each lot is to have its own, separate OSSM system.

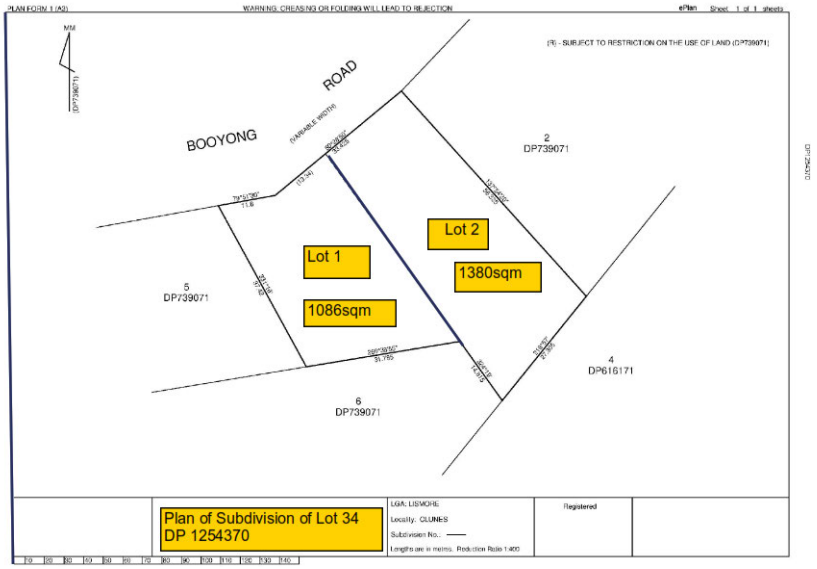


Figure 2: Proposed resubdivision of the site

1.4 Under Division 8.2 Reviews (section S8.2 & 8.3 of the EP&A Act 1979) an applicant is able to address the reasons for refusal arising from the Councils refusal and request Council to reconsider their determination. Section 8.3 of the EP&A Act 1979 allows the applicant to request such a review of determination within 6 months of the refusal. Council is required to review the refusal given that the request for review has been made within the specified period, is substantially the same development and is accompanied by the appropriate fee. These three precursors have been satisfied in this case.

1.5 The s8.2 Review is accompanied by a legal opinion, prepared by John Cole, Principal Solicitor (Planning Expert) at Messenger Cole Solicitors, Sydney. The legal opinion states that the s8.2 Review is 'eminently approvable'. The opinion addresses the EP&A Act's requirement for Councillors to undertake their own evaluation and determination of DA put to them for determination, a review of the Clause 4.6 Request and the OSSM systems proposed. The legal opinion concludes that *Council's support of the Clause 4.6 variation is lawful, appropriate and a positive outcome … there is no precedent …each OSSM system complies with NSW Health requirements and relevant Australian Standards…is clearly in the public interest. … The s8.2 Review is worthy of support with the flexible application of Council's old policy.'*

1.6 Each of Council's reasons for refusal are addressed in Section 3 of this Statement.

1.7 The S8.2 application is supported by an updated clause 4.6 variation request submitted under separate cover. The Clause 4.6 written variation request provides the environmental planning grounds sufficient to warrant a flexible approach to the controls consistent with the Clause 4.6 provisions of the LLEP. Lot size is a matter which can be varied with the relevant written request.

1.8 The original application, and this S8.2 Review, requests that Council waive the contributions payable for subdivision as the two lots are exactly the same as that created by DP739071 and any payments for the creation of new allotments were paid at the time of registration of the original lots.

2.0 REVIEW OF DETERMINATION – STATUTORY REQUIREMENTS

DIVISION 8.2 – REVIEWS

In accordance with S8.3 of the *EP&A Act 1979* an applicant is entitled to request a review of Council's refusal. The intent is to allow the applicant a chance to have the matter heard by Council or a delegate who is not subordinate to the delegate who made the original determination. Specifically, S8.2 and 8.3 states inter alia:

Division 8.2 Reviews

8.2 Determinations and decisions subject to review

(1) The following determinations or decisions of a consent authority under Part 4 are subject to review under this Division:

(a) the determination of an application for development consent by a council, by a local planning panel, by a Sydney district or regional planning panel or by any person acting as delegate of the Minister (other than the Independent Planning Commission or the Planning Secretary),

(b) the determination of an application for the modification of a development consent by a council, by a local planning panel, by a Sydney district or regional planning panel or by any person acting as delegate of the Minister (other than the Independent Planning Commission or the Planning Secretary),

(c) the decision of a council to reject and not determine an application for development consent.

(2) However, a determination or decision in connection with an application relating to the following is not subject to review under this Division:

(a) a complying development certificate,

(b) designated development,

(c) Crown development (referred to in Division 4.6).

(3) A determination or decision reviewed under this Division is not subject to further review under this Division.

8.3 Application for and conduct of review

(1) An applicant for development consent may request a consent authority to review a determination or decision made by the consent authority. The consent authority is to review the determination or decision if duly requested to do so under this Division.

(2) A determination or decision cannot be reviewed under this Division:
(a) after the period within which any appeal may be made to the Court has expired if no appeal was made, or
(b) after the Court has disposed of an appeal against the determination or decision.

(3) In requesting a review, the applicant may amend the proposed development the subject of the original application for development consent or for modification of development consent. The consent authority may review the matter having regard to the amended development, but only if it is satisfied that it is substantially the same development.

(4) The review of a determination or decision made by a delegate of a council is to be conducted:

(a) by the council (unless the determination or decision may be made only by a local planning panel or delegate of the council), or

(b) by another delegate of the council who is not subordinate to the delegate who made the determination or decision.

(5) The review of a determination or decision made by a local planning panel is also to be conducted by the panel.

(6) The review of a determination or decision made by a council is to be conducted by the council and not by a delegate of the council.

(7) The review of a determination or decision made by a Sydney district or regional planning panel is also to be conducted by the panel.

(8) The review of a determination or decision made by the Independent Planning Commission is also to be conducted by the Commission.

(9) The review of a determination or decision made by a delegate of the Minister (other than the Independent Planning Commission) is to be conducted by the Independent Planning Commission or by another delegate of the Minister who is not subordinate to the delegate who made the determination or decision.

In accordance with the above provisions the request for review has been made within the prescribed 6-month period, is for the same development and is to be accompanied by the appropriate fee.

We rely on Council to have the appropriate officer/s review and determine the application in accordance with statutory requirements and internal Council delegations, or where deemed necessary, refer the review to the **elected Council within the 6-month timeframe (to the 8th July 2025 meeting,** not the 12th August 2025 meeting**).**

3.0 REASONS FOR REFUSAL

DA No. 5.2023.1, refused by Lismore Council on 11 February 2025. The reasons for refusal are listed below:

1. *The proposed development does not provide for the orderly development of the site or good design and amenity of the built environment due to undersized lots and unacceptable sewage management arrangements (Section 1.3 of the EP&A Act).*

2. *The proposed development is inconsistent with the following clauses of Lismore Local Environmental Plan 2012 (Section 4.15(1)(a)(i) of the EP&A Act):*
   a. *Clause 2.3 – Zone objectives.*
   b. *Clause 4.1 – Minimum subdivision lot size.*
   c. *Clause 4.6 – Exceptions to development standards.*
   d. *Clause 6.4 – Drinking Water Catchments.*
   e. *Clause 6.9 – Essential services.*

3. *The proposed development is inconsistent with the following requirements of the Lismore Development Control Plan, Part A, Chapter 1 – Residential Development (Section 4.15(1)(a)(iii) EP&A Act):*
   a. *Element 4.10 – On-Site Sewage and Waste Water Management.*

4. *4. the proposed development is inconsistent with the following requirements of the Part A, Chapter 6 – Village Subdivision of the Lismore Development Control Plan (Section 4.15(1)(a)(iii) EP&A Act):*
   a. *Element 4.1 – Lot Size*
   b. *Element 4.9 – Sewer (non-reticulated areas).*

5. *The site is not suitable for the proposed development (Section 4.15(c) of the EP&A Act).*

6. *The proposed development is not in the public interest (Section 4.15(e) of the EP&A Act.*

A legal opinion, prepared by John Cole, Principal Solicitor of Messenger Cole (Mr Cole is a solicitor with over 35 years of experience is all aspects of local government, town planning and development. He is a specialist in planning and property law in NSW). Mr Cole advises:

> *We have reviewed the updated s8.2 Review Package as well as the original refusal and the associated report to the Council dated 11 February 2025 (Assessment Report). Following this review and revisiting the written details of the clause 4.6 objection we have concluded that the s8.2 application, in the unusual circumstances of this case, is eminently approvable and are of the opinion that Council as the current consent authority should approve this s8.2 Review.*
>
> ***Council Entitled to Make a Different Decision***
>
> *As Council is aware when the s8.2 application is being considered by the Councillors, they exercise their own discretion and are not bound to determine an application in a manner that is entirely consistent with the assessing officers report and/or the opinion of internal consultants at Council.*

It appears from our assessment, a misapprehension regarding this power may have been present for the Council meeting of February 2025.

*Though Councillors are obviously informed by the assessment of internal staff and consultants, nonetheless the Environmental Planning and Assessment Act 1979 (**EP&A Act**) requires the Councillors to undertake their own evaluation and determination and not merely 'rubber stamp' a report / evaluation of their staff.*

In this case, we have been requested to review the original DA and the s8.2 Review application as to whether they adequately address the environmental planning matters required by the EP&A Act, and whether such examination supports a conclusion that the development should be approved.

Accordingly, the Notice of Determination reasons for refusal are specifically addressed in the s8.2 Review and for each one, refuted by the facts of this particular application which is worthy of the exercise of Council's statutorily available discretion.

Each reason for refusal is addressed separately below.

1. ***The proposed development does not provide for the orderly development of the site or good design and amenity of the built environment due to undersized lots and unacceptable sewage management arrangements (Section 1.3 of the EP&A Act).***

The development outcome, in terms of landuse and size of new dwelling, is exactly the same as that previously anticipated by the original Clunes subdivision and Council's previous approval for the land. The original subdivision was registered in 1986, as DP 739071. That is, two lots of land containing one house on each lot with a septic system for each house at the rear of each allotment.

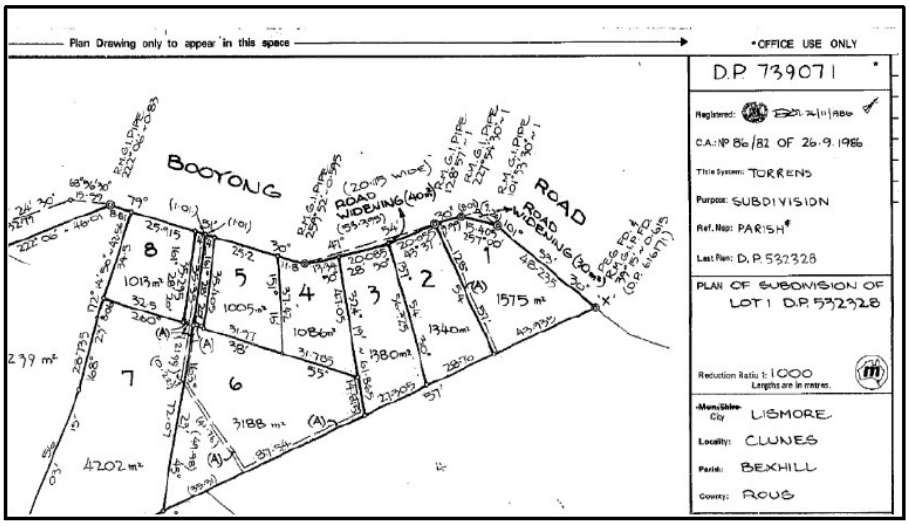


Figure 2: Extract of DP 739071 – subject land was Lots 3 & 4

Approval of a new, 2-bedroom house and septic on the original Lot 3 was approved in April 2018 (DA 5.2018.11) and would have been current until April 2025 (due to Covid 19 extensions) if the site had not been consolidated (due to financial issues of the previous owner, not for any planning purpose). There has been no previous requirement for a new OSSM system for the existing house.

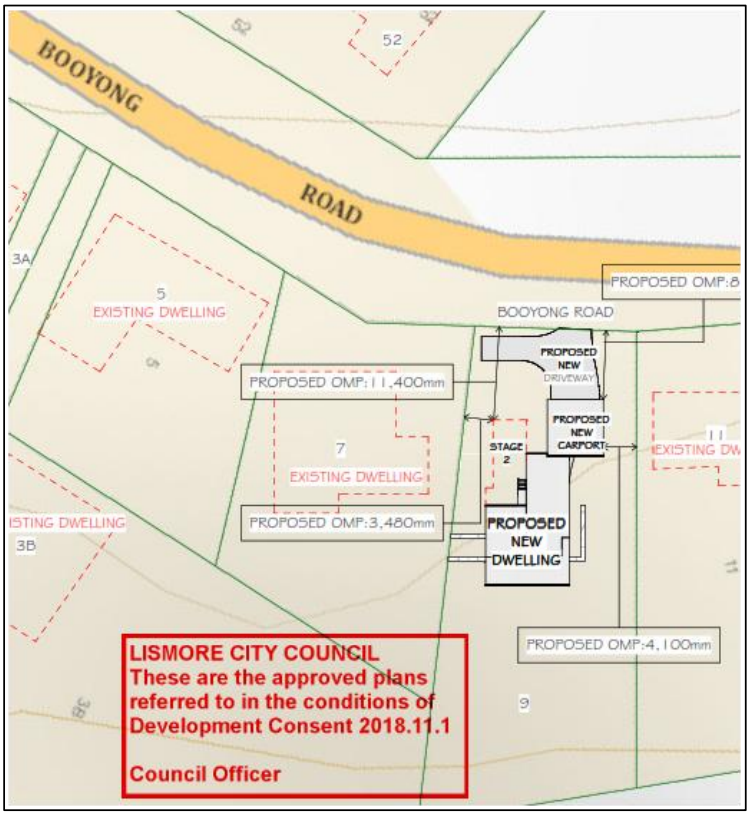


Figure 3: Extract of Stamped approved plan for 2br dwelling

The current DA seeks approval to reinstate the old boundary line and build the same 2-bedroom house on the old Lot 3 (now referred to as Lot 2). The septic system for the 2-bedroom house has been upgraded with new technology and is a better system than previously approved by Lismore Council for the same site.

The number of bedrooms in the existing house was 4 bedrooms, but is now 3 bedrooms. Therefore, the occupancy rate has been reduced from 5 people to 4 people.

The wastewater system solution for the two lots with the current DA provides for an onsite septic system for each house - on their own allotment. Both systems are AWTS (Aerated wastewater treatment system) systems with disposal beds at the rear of each house – wholly located within their own land.

Each OSSM system is a NSW Health approved AWTS with secondary treatment of minimum of 79% nitrogen reduction to collect and treat the wastewater. Disposal fields of 41.5m² (existing house site) and 55m² (new house) are proposed.

Overall, the proposal is not antipathetic to the objects of the *EPA Act 1979*. The proposal promotes the orderly and economic development of the land, resulting in the same development anticipated for this land when it was originally subdivided (DP 739071) and again by Council's approval of the 2-bedroom house and septic in 2018.

The proposal delivers one additional housing site, on flood free land, within an established village area that has access to shops & community based facilities within a reasonable walking distance of the site. The site will be affordable due to the size of the new house and land with no adverse impacts on the land, adjoining land or the closest waterways or creeks. Additional housing is in the public interest and promotes the social and economic welfare of the community.

The Council staff, within the original DA assessment report to Council, agrees that the size of the two lots is not dissimilar to the existing subdivision pattern in the immediate area. The design of the new house is the same footprint and layout as previously approved by Lismore Council. Both sites offer high amenity with access to Booyong Road, sweeping elevated outlooks to the east and south, good open space for residents and compliant septic systems and disposal areas at the rear of each house.

2. The proposed development is inconsistent with the following clauses of Lismore Local Environmental Plan 2012 (Section 4.15(1)(a)(i) of the EP&A Act):
a. Clause 2.3 – Zone objectives.
b. Clause 4.1 – Minimum subdivision lot size.
c. Clause 4.6 – Exceptions to development standards.
d. Clause 6.4 – Drinking Water Catchments.
e. Clause 6.9 – Essential services.

This reason for refusal fails to provide any underlying planning commentary of why or how the proposal is inconsistent. Notwithstanding, the following is provided:

a. Cl 2.3: Zone Objectives are stated as:

- *To provide for a range of land uses, services and facilities that are associated with a rural village.*

The development of this land as two lots, with two houses, and separate septic systems was anticipated with the original subdivision – DP 739071. The proposal is substantially the same as the originally subdivided land, with an existing house (bedroom numbers reduced from 4 to 3) and a new house (2-bedroom house). Residential accommodation on both lots is consistent with the existing subdivision pattern in the immediate area and within the village of Clunes. The proposal satisfies this zone objective.

- *To encourage development that is of a design and scale that will enhance and preserve village character.*

The addition of one house (2-bedrooms) with a Certified, Australian Standard OSSM is of a scale that is consistent with the existing and likely future village character of Clunes. The proposal is not seeking approval for a new block of land, or for a new house that would be out of character with the area. The design and layout of the new house has been approved by Lismore Council in 2018. The proposal satisfies this zone objective.

- *To ensure that adequate provision is made for water supply, effluent disposal and refuse disposal.*

The proposed OSSM system for the two torrens title lots comply with the NSW Health Department, the Australian Standards and are Certified. They comply with Council's OSSM Strategy in relation to buffers to rivers, creeks etc and setbacks to buildings and boundaries. The disposal areas for each house have been sized for the AWTS proposed (based on the size of each house). The proposal satisfies this zone objective.

b. Clause 4.1 – Minimum subdivision lot size
c. Clause 4.6 – Exceptions to development standards

The proposal does not comply with the minimum subdivision lot size for the land. This is acknowledged in the DA. Clause 4.6 of the LEP provides flexibility in the application of the LEP where a development contravenes a development standard in the LEP.

It is therefore reasonable and valid for the proponent to submit the DA, accompanied by a Request for Variation to clause 4.1 Lot Size, pursuant to clause 4.6 of the LEP. Such a request was lodged with the DA package for the specific purpose of addressing the site-specific circumstances of this case and how the variation to the lot size was able to be supported by Council in this case.

The Messenger Cole review of the original application finds the following in their legal opinion:

> *'A new cl 4.6 objection for the variation of the lot size is submitted which underpins this s8.2 Review which is, in our view, significantly improved. The previous one was not recommended to be accepted. Such acceptance is a prerequisite to consent. In our opinion the new clause 4.6 is supportable in the particular circumstances of this case where the history of the Clunes Village and the Site are important in justifying a variation to the generic minimum lot size applying throughout the whole of the Shire.*
>
> *In the [Council staff] Assessment Report at page 26, it correctly assesses the character of the Clunes Village and its historical development, and it is noted that "the proposed lot configuration was generally consistent with the surrounding subdivision pattern". The Assessment Report goes on to note that "The site is located on the outskirts of the Clunes Village which comprises lots that range in size from 1,000m² to 4,000m²." The proposed subdivision here is for the original two lots, one of 1,068m² and the other of 1,380m². Preservation of this lot size is an important environmental planning ground supporting variation. The town is noted for its federation houses and early church architecture.*
>
> *However, despite agreeing with compliance with the fundamental criteria, Council's Assessment Report appears to conclude that the cl 4.6 variation is not justified because of inadequate provision in relation to On-Site Effluent Disposal Systems. This is not included as a specified criteria however, to the extent that this is suggested as necessary, under the current legal tests or requirements for a clause 4.6 variation, which are set out below, it is satisfied by the proposal now before Council (see heading Sewage Management System below).*

Clause 4.6 Objection to Areas Control

The required land area for a new block is a generic control applied throughout the Lismore Shire in the RU5 Village zone. The LEP cl 4.6 however provides the legal mechanism to vary this development standard (any numerical amount) if the test under cl 4.6 is satisfied. This requires demonstration that firstly compliance is unreasonable and unnecessary in the circumstances of the case and secondly that there are planning grounds to support it.

The new clause 4.6 variation request submitted with this s8.2 Review package addresses both of those elements of clause 4.6 by:

a. Demonstrating that compliance is unreasonable and unnecessary by showing how the development achieves the objectives of the standard zone and the development standard in question (Wehbe v Pittwater Council (2007) 156 LGERA 446); and

b. Identifying sufficient planning grounds that the subdivision pattern is consistent with the surrounding pattern of lot sizes and returning the historical nature of the Clunes Village subdivision pattern with the Site achieves the necessary positive environmental outcome in this unique case.

Having sufficiently addressed the two elements of clause 4.6 required to justify a variation, the clause 4.6 variation request (uploaded to the Planning Portal) should be supported.

It is worthwhile noting that the NSW Land and Environment Court has consistently accepted clause 4.6 variation requests which justify numerically large variations (in our experience, well over 100%), where the circumstances and context are appropriate. See ***Appendix A****.*

In this particular case, the sewage disposal issue is a separate environmental assessment which of course must be satisfied but after the cl 4.6 objection is determined, to be supported (or rejected).

The applicant has demonstrably provided two OSSM systems to service each lot adequately …'

The clause 4.6 is valid, reasonable and capable of being supported by Council, as submitted.

d. Clause 6.4 – Drinking water catchments states:

6.4 Drinking water catchments

(1) The objective of this clause is to protect drinking water catchments by minimising the adverse impacts of development on the quality and quantity of water entering drinking water storages.

(2) This clause applies to land identified as "Drinking water catchment" on the Drinking Water Catchment Map.

(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider the following—

(a) whether the development is likely to have any adverse impact on the quality and quantity of water entering the drinking water storage, having regard to the following—

(i) the distance between the development and any waterway that feeds into the drinking water storage,

(ii) the on-site use, storage and disposal of any chemicals on the land,

(iii) the treatment, storage and disposal of waste water and solid waste generated or used by the development,

(b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—

(a) the development is designed, sited and will be managed to avoid any significant adverse impact on water quality and flows, or

(b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or

(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

The November 2024 OSSM report contains the following assessment table (Table 4 on page 24) of the distances of the site to the closest watercourses. All distances, buffers and setbacks comply or can be achieved within Council's OSSM Strategy nominated distances.

Site Feature	Available	Requirement	Requirement met if not how solved?
Permanent waters including rivers, creeks, wetlands, dams or lakes.	>100m	100m	√ Not limited although secondary/tertiary treatment by AWTS is proposed
Buffer from the centre-line of ephemeral water course (e.g. intermittent waterways, drainage channels and dry gullies).	50m to intermittent arm of Wilsons River	40m	√ Not limited
Domestic ground water well	>500m	250m	√ Not limited
Buildings	Yes	6m	√ 6m can be achieved
Swimming pools	n/a	6m	√
Boundary	Yes	6m	√ Can be achieved
Other sensitive environments or contaminated land e.g cattle tick dip sites	n/a	100m	√

The OSSM systems proposed for each house, located on each lot satisfies the objective of clause 6.4 as the secondary AWTS's proposed will treat the effluent and dispose of it into appropriately sized disposal areas on each lot. The location, size and composition of each disposal has been designed to fully comply with Council's OSSM Strategy in terms of distances to closest watercourses (rivers, creeks etc) and setbacks to each boundary.

In terms of storage and disposal areas, each AWTS system complies with NSW Health Department requirements, is a secondary system with higher level technology for initial effluent treatment than Council would require for the consolidated land, each complies with Australian Standards and each disposal area is sized for the respective houses. There are no 'adverse environmental impacts' resulting from the development.

Subclause (4) is satisfied as the DA documentation provided adequately demonstrates that the the development has been designed and sited to respect the subject land and the OSSM systems will be managed so as to avoid any adverse impact on water quality and flows from either site.

This clause is satisfied by the proposal, as detailed in the DA package.

e. Clause 6.9 – Essential Services

The reason for refusal does not state which of the listed services that proposal is inconsistent with. Notwithstanding, the only controversial service listed is the disposal and management of sewage.

This is addressed above with demonstration that the proposed OSSM systems for each house are available and adequate for each house. This clause is satisfied, as detailed in the DA package – particularly the November 2024 OSSM report.

The Messenger Cole review of the proposed OSSM systems for the proposal finds the following in their legal opinion:

Sewage Management System

The refusal ground relating to adequacy of the proposed effluent disposal systems for each lot is a technical issue which the existing residential lots in Clunes all deal with successfully, noting the original Assessment Report agrees that the proposed lots fits within the size and character of lots in the Clunes village area. This has historically been the case though the new systems now proposed by this application are significantly improved technology.

*However, the Council Assessment Report concludes that the two lots do not demonstrate that they will have On-Site Effluent Disposal Systems in accordance with Council's On-Site Sewage and Wastewater Management Strategy (**OSWM Strategy**). The specific departures from the OSWM Strategy are identified at page 37 of the Assessment Report as:*

- *non-compliance with buffer separation distances to proposed property boundaries; and*
- *no provision for reserve land application areas.*

Notwithstanding the proposal systems comply with the most important criteria, i.e. those of the NSW Health Department and the specified Australian Standards.

At the outset it is important to note that there is a cascading level of importance for planning control documents – State Environmental Planning Policies, Local Environmental Plans, Development Control Plans – all statutory documents. Then at the lowest level, Council policies such as their old OSWM Strategy. Such Council policies are not development standards like for example the lot size under the LEP which requires formal variation where compliance is not achieved. A local policy is at the lowest level and most easily varied to deal with individual cases.

The Federal and State Government controls would affectively override them if the matter was to be litigated. Technology has moved on since this strategy was drafted, and Council's policy has not.

*Notably also, a local policy is void to the extent it implements criterion more onerous than the Local Government Act 1993 (**LG Act**) or its regulations per s164 of the LG Act.*

*The OSWM Strategy is relevant in that it is considered via cross referencing within the Lismore Development Control Plan (**DCP**) at various points. e.g. Chapter 1, Section 4.10 and Chapter 6, Section 4.9. Notwithstanding, the DCP importantly states at part 7.2, that alternative technologies for effluent disposal will be considered in assessing a development application, such as in this one. Further, s4.15(3A) of the EP&A Act specifically requires Development Control Plans to be applied in a flexible manner and allow reasonable alternative solutions which achieve the objectives of development standards. These discretions should be exercised in this matter.*

Thus, Council's own policies allow the Councillors in dealing with this development application to apply a high level of flexibility within its operational provisions should they believe it is appropriate in the particular circumstances. The OSWM Strategy document acknowledges the site-specific needs of small lots (Section 5.2) and the inclusion of the guiding principles for design and operation of OSSM systems (Section 5.3). The applicants OSSM Report satisfactorily addresses each of the listed principles. In fact, approval of the Development Application provides for an upgraded system for the existing dwelling and a new Aerated Waste Treatment System (AWTS) secondary system for the new dwelling. If this application is approved the onsite disposal systems will be undeniably better than many in the Village and what is currently onsite.

As noted, and critically, each system is NSW Health Approved and compliant with the Australian Standard: AS/NZS 1547:2012 for domestic on-site waste management. This document and approval are of universal application and at a much higher level than the old OSWM Strategy.

Council Policies and Strategies are not statutory instruments which require strict compliance but should be utilised to facilitate and guide permissible development (s3.42 of the EP&A Act).

Council's Assessment Report appears to suggest that management of the OSSM systems will not work. This, with respect, seems illogical in light of the fact that an OSMS system is proposed on each lot which complies with NSW Health requirements, the Australian Standards and will be certified and required to be maintained by conditions of consent (and the obligations created under the Local Government Act). All systems, old and new, require maintenance.

To combat the fact that the lots proposed are smaller than originally envisaged, the application proposes a higher technology, tertiary system ('double' the treatment) that is compliant and certified for the size of land proposed (see page 15 of the Report). Such a solution is also specifically provided for in part 7.2 of the DCP which enables alternative technologies.

Approving this application would be entirely consistent with the Council's OSWM Strategy and as cross referenced in the DCP, and it should be applied flexibly and having regard to its objectives and principles to achieving appropriate OSSM systems for each lot.

3. ***The proposed development is inconsistent with the following requirements of the Lismore Development Control Plan, Part A, Chapter 1 – Residential Development (Section 4.15(1)(a)(iii) EP&A Act):***
   a. Element 4.10 – On-Site Sewage and Waste Water Management.

   4.10 Element - On-Site Sewage and Waste Water Management states:
   This Element applies to development applications for residential development on land that is not connected to Council's reticulated sewerage system. These provisions are generally limited to rural, large lot residential and village zones with the exception of Caniaba, Nimbin and North Woodburn within Zone RU5 Village. Sewage and waste water needs to be managed on-site to protect the environment and public health.

   Relevant Design Principle: 8

Performance Criteria	Acceptable Solutions
P24 On-site sewage and waste water generated from the dwelling is treated so that:- a) Public health is maintained b) Land, soil, groundwater and surface waters are protected from untreated sewage and waste water; c) Community amenity is protected from odour; & d) Wastewater is reused as an effective resource.	**A24.1** In areas not serviced by a reticulated sewerage system, on-site sewage management systems are installed in accordance with Council's *On-Site Sewage and Wastewater Management Strategy*.

This reason for refusal is general and fails to provide any specifics. However, the DA package, including the OSSM report containing the OSSM strategy for each house on a separate block of land, has adequately demonstrated that the performance criteria listed above and Council's OSSM Strategy is satisfied in this case as:

The setbacks and buffers to environmental areas and boundaries are more than sufficient to comply with Council's OSSM Strategy. All land, soil, groundwater areas are adequately protected by the two proposed systems.

Section 7 of the DA OSSM report addresses Council's Guiding Principles for the Design and Operation of a system. Refer to November 2024 OSSM report, page 15.

The public health is maintained as the proposed systems are secondary treatment ATWS, in accordance with NSW Health and Australian Standards, with appropriated sized and designed disposal areas for each site. Installation of the proposed systems utilises higher technology and are safer than the Council's OSSM Strategy requires for larger residential blocks in village areas.

This is clearly setout in the OSSM reports that are part of the DA package. Adoption of the report as part of any development consent ensures that the proponent will be required to construct in accordance with the stamped reports that form part of the development consent. There are no environmental risks associated with the proposed systems for the two houses.

The Messenger Cole legal advice (extract above) provides an outline of the interrelationship of the state and local policies. In this case, *Council's policies and strategies are not statutory documents which require strict compliance but should be utilised to*

facilitate and guide permissible development (s3.42 of the EP&A Act). The legal advice is documents submitted to Council under separate cover, as part of the S8.2 Review package.

4. ***The proposed development is inconsistent with the following requirements of the Part A, Chapter 6 – Village Subdivision of the Lismore Development Control Plan (Section 4.15(1)(a)(iii) EP&A Act):***
   a. ***Element 4.1 – Lot Size***
   b. ***Element 4.9 – Sewer (non-reticulated areas).***

The reason for refusal is general and does not provide any specifics. Notwithstanding, the following is provided to address this reason for refusal:

Extract of Lismore DCP:

Subdivision Development Principles: 1, 2, 3, 4, 5

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
Lot Size **P1.1** Lots have an appropriate area and dimensions for the siting and construction of a dwelling, ancillary outbuildings and services, the provision of private outdoor space, vehicle access and parking. **P1.2** Lot size and dimensions take into account the slope of the land and minimise earthworks, retaining walls etc. associated with dwelling construction.	**Lot Size** **A1.1** Lot sizes are in accordance with LEP 2012. **A1.2** Lots are capable of containing a building envelope of: • Zone RU5 Village - 18m x 10m or 15m x 12m; • Zone R5 Large Lot Residential – 32m x 16m or 25m x 20m with a minimum area of 500m2. The building envelope is not to be located on ridgelines, steep slopes, or poorly drained land. **A1.3** All lots should have an area capable of accommodating a building envelope on slopes less than 20%.

Lot size: The s8.2 Review package (plans and reports) demonstrate that each lot is capable and suitable for the construction of single dwelling-house and associated OOSM system on each lot.

Vehicle access: Adequate vehicle access is provided off Booyong Road. No issue has been raised in this regard. Subject to conditions of consent.

Truncated Corner Lots – Not applicable.

Fencing – Not raised in Council report as a matter for consideration.

Solar Access – satisfactory. Not raised in Council report as a matter for consideration.

Buffers – all buffers in relation to the proposed OSSM systems are satisfied. Refer to November 2024 OSSM report.

Element 4.9 Sewer (non-reticulated areas) requires "*A land use capability assessment for on-site wastewater disposal is in accordance with Council's On-Site Sewage and Wastewater Management Strategy 2013."* This was included in the November 2024 OSSM report. The land is capable and suitable for the proposed AWTS systems proposed.

5. The site is not suitable for the proposed development (Section 4.15(c) of the EP&A Act).

This reason for refusal is a general statement. No specifics are provided. Notwithstanding, the above addresses each of the reasons for refusal raised by Council in their Notice Determination, dated 11 February 2025. The s8.2 Review package includes a legal opinion from a specialist planning solicitor who has reviewed the original DA package, the Council assessment report presented to the elected Council in February 2025 and the reasons for refusal. In each case the s8.2 Review package has been found to be worthy of support an approval. Hence, this request to Council to review their determination in this case.

The plans and reports submitted to Lismore Council, as amended since November 2023, clearly demonstrate that the development is capable and suitable for the subject site. The resultant development outcome was anticipated by Council back in 1986 when the original Clunes Village subdivision along this section of Booyong Road was approved and registered (DP 739071). That is, two single dwellings, with their own septic systems at the rear on each property.

The proposal is seeking approval for the same development outcome, no more, no less. The proposal is able to be approved by Council in accordance with planning legislation and is supported by two OSSM systems that are approved by NSW Health, are Certified and comply with Australian Standards. Approval of the DA will supply local housing in a village area, on land that was anticipated and approved for single houses previously. The Council itself acknowledges that the two lots are not out of character with the Clunes village area.

The development is not new, rather it is a reinstatement of the same development outcome previously able to be constructed on the site. The land remains suitable for two houses with two separate OSSM systems. On this basis the reason for refusal is refuted and the s8.2 Review package is recommended for approval by Lismore Council.

6. The proposed development is not in the public interest (Section 4.15(e) of the EP&A Act.

Based on the information provided in Points 1-5 above, the proposal has demonstrated that it is in the public interest as:

1. The proposal seeks approval to reinstate the existing boundary line of two previously existing lots, located within the Clunes Village area.

2. Approval of the DA will provide for the construction of dwelling-house on a flood-free block of land, providing housing for the Clunes area, in an affordable manner, in an accessible location.

3. Any increase in the housing supply within the LGA, that can be achieved within the relevant planning legislation, zone objectives and demonstrated compliance with State and Local Governments standards should be encouraged.

4. The land is suitable for the proposed development.

5. The requested variation to the LEP development standard – lot size – is valid, reasonable and justified based on the site-specific circumstances of the case and therefore in the public interest.

Overall, each of the reasons for refusal listed in the Notice of Determination are clearly refuted in this Statement for the reasons stated. The original DA, Council assessment and Notice of Determination were also reviewed by the applicant's legal representative (Mr. John Cole of Messenger Cole). In each case, Mr. Cole advises that the s8.2 Review package is capable of approval by Council and is worthy of support in the circumstances of the case.

4.0 THE SUBJECT SITE



Figure 4: Existing site



Figure 5: Aerial view of the subject site



Figure 6: Looking from south-east across subject site



Figure 7: Existing detached double garage

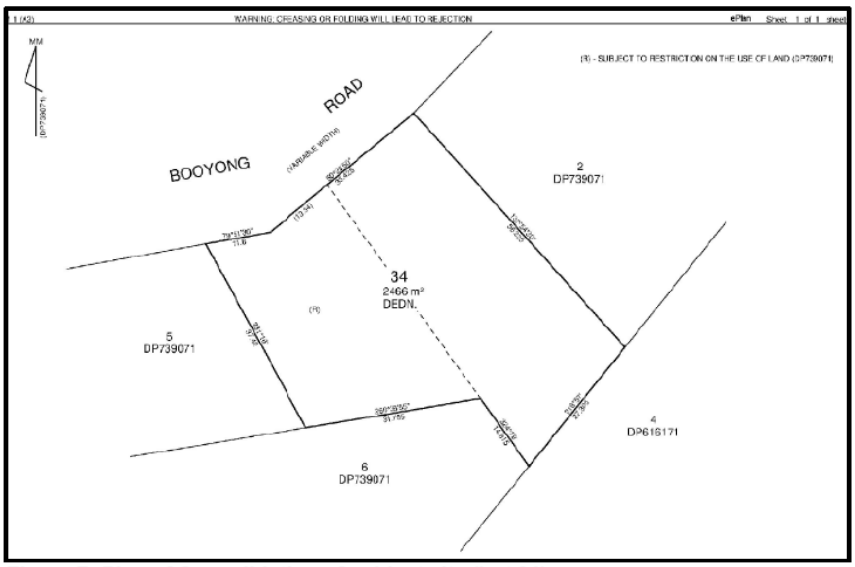


Figure 7: Plan of Consolidation of subject site (Lot 34)

2.1 Surrounding Development

North: Booyong Road reserve with single detached dwellings to the north of Booyong Road.

South-west: No. 3 Booyong Rd - Single dwelling with access via battleaxe handle from Booyong Road.

East: No. 11 Booyong Rd: single dwelling. Lot size approx 1,340m².

West: No. 5 Booyong Rd: single dwelling. lot size approx 1,005m² & No. 1 Booyong Rd – single dwelling on approx 1,012m².

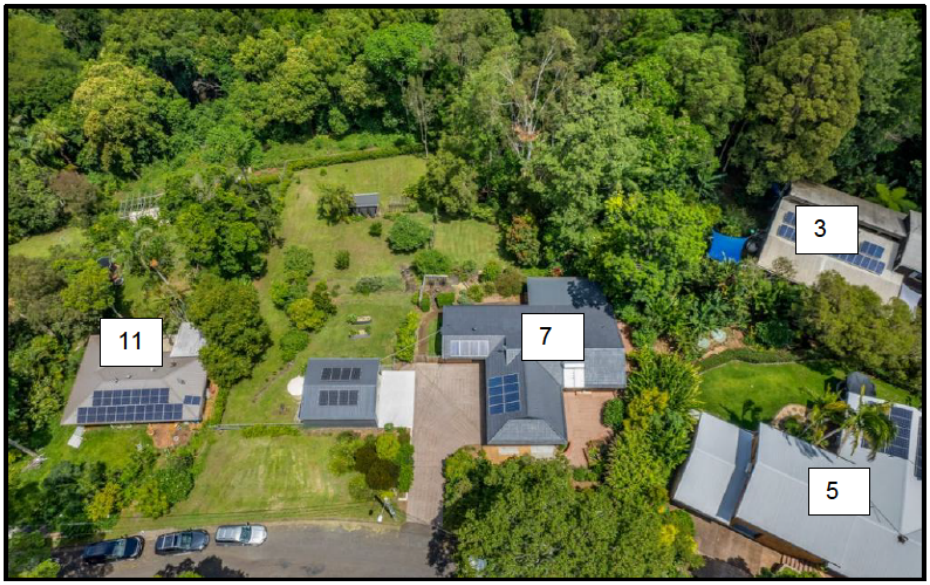


Figure 8: Aerial looking south-east across the site showing adjoining development



Figure 9: Location of existing Lilli Pilli Tree – to be removed

3.0 DESCRIPTION OF PROPOSAL

3.1 History of the Site

The subject site was originally Lot 4 (No. 7) and Lot 3 (No. 9) in DP 739071. An extract from the deposited plan is Figure 10 below. DP 739.071 was registered in 1986.

Each lot had the following site area:

Lot 4: No. 7 Booyong Rd: 1,086m²
Lot 3: No. 9 Booyong Rd: 1,380m²

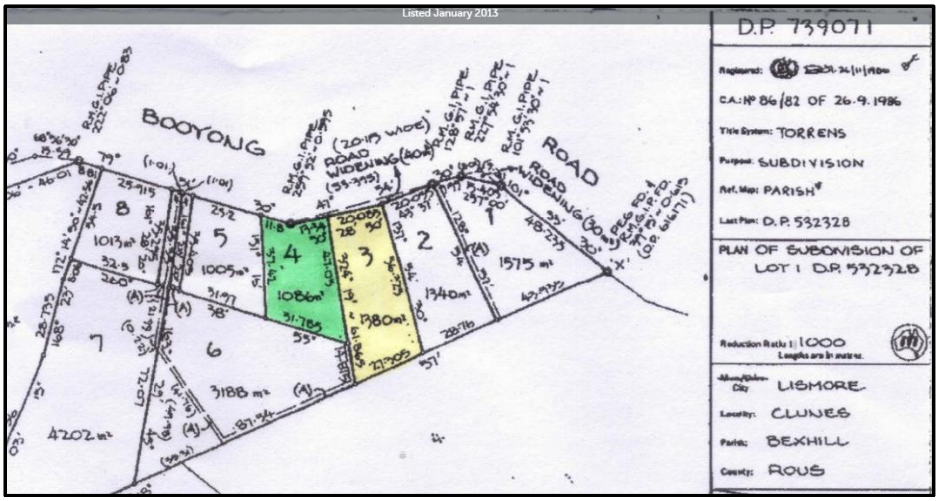


Figure 10: Extract of DP 739071 plan

A plan of consolidation of the two lots was registered on 17th June 2019. The Survey is dated 21st March 2019, Surveyors Reference: 19/0178.

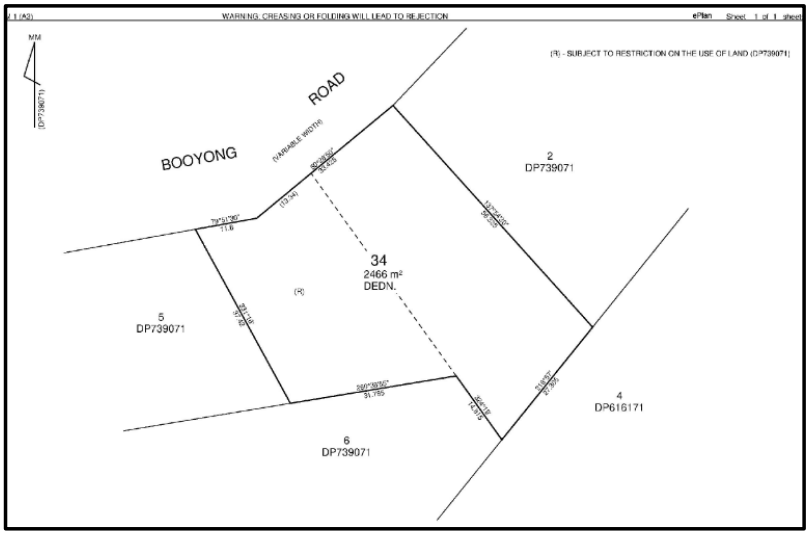


Figure 11: Extract of Plan of Consolidation

3.2 Proposed Resubdivision

It is proposed to resubdivide Lot 34 into the same two lots as previously existed, being:

Proposed Lot 1 (previously Lot 4): No. 7 Booyong Rd: 1,086m²
Proposed Lot 2 (previously Lot 3): No. 9 Booyong Rd: 1,380m²

Note: The Surveyor contacted the Land Titles Office and confirmed that the LTO will allow the Surveyor to lodge the new lot plan as previously there is not change to the location of the boundary line and no change to the size of each lot. Therefore, a full survey of the land is not required.

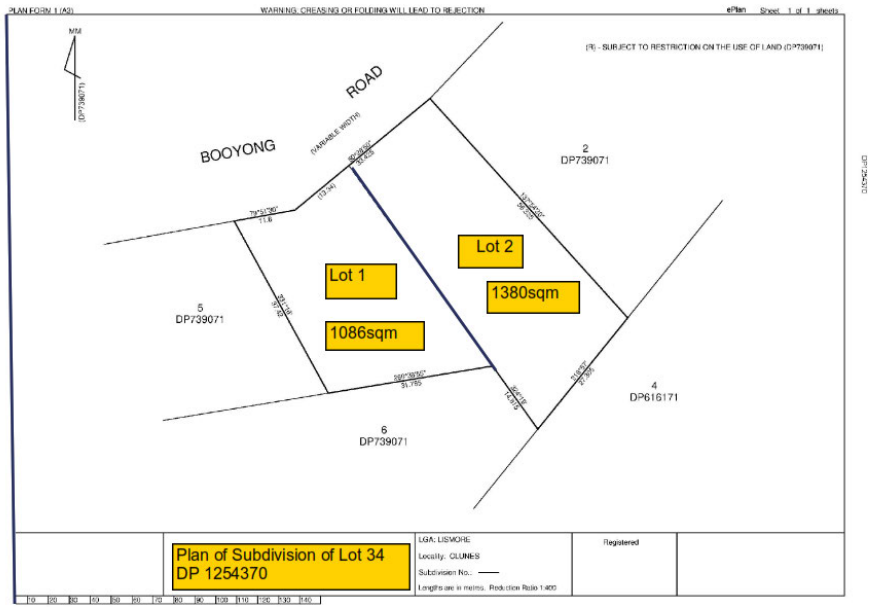


Figure 12: Preliminary Subdivision Plan

3.3 Replace OSSM for existing house (proposed Lot 1)

It is proposed to install a new OSSM system at the rear of the existing dwelling on proposed Lot 1 (as per the OSSM report submitted)

3.4 New Dwelling on Proposed Lot 2 & OSSM system

It is proposed to:

1. Construct the previously approved dwelling house
   - revised window openings to the eastern living area to provide more sun penetration to the habitable areas of the house
2. Install On-Site Effluent Disposal System (OSSM system) for proposed Lot 2
3. Landscaping
4. Drainage

NB: This SEE does not reproduce floor plans of the proposed dwelling due to the public nature of the document.

3.5 Development Plans of New Dwelling on Proposed Lot 2

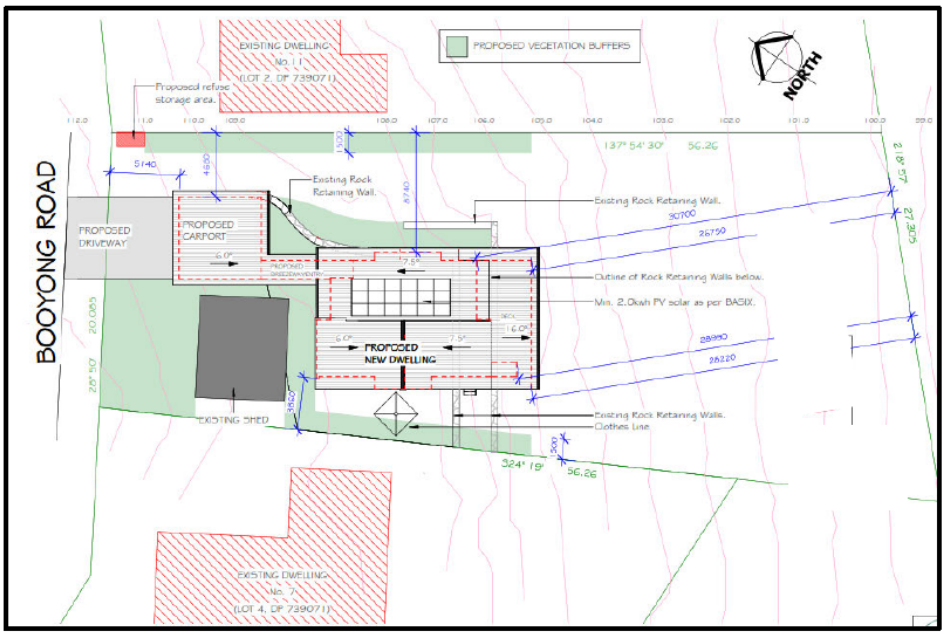


Figure 13: Proposed Site Plan

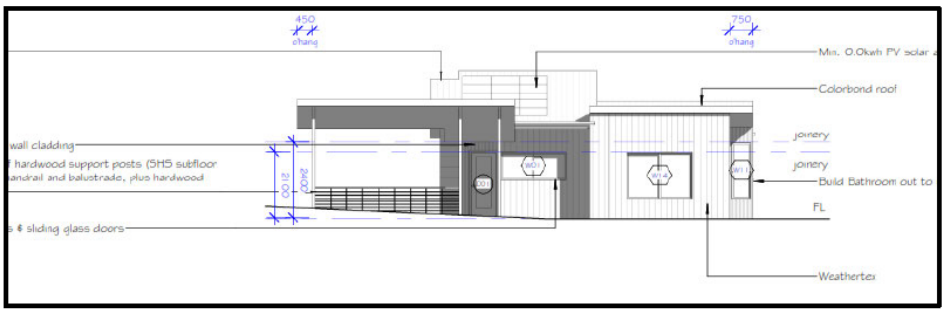


Figure 14: Northern Elevation

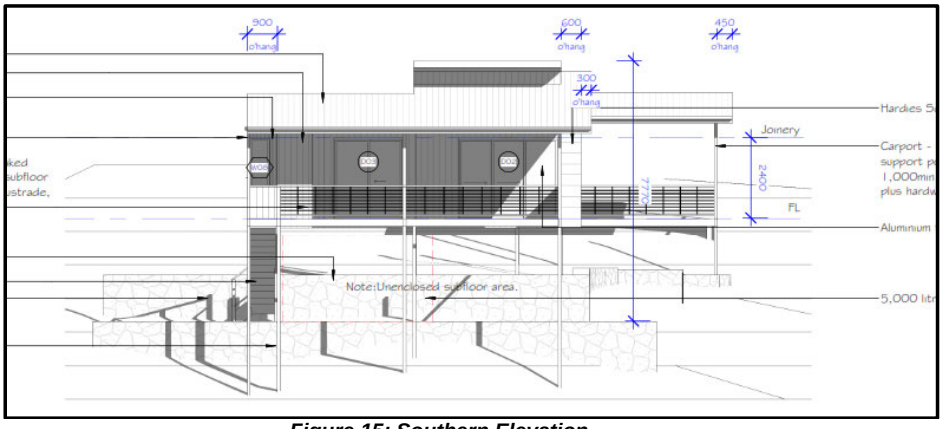


Figure 15: Southern Elevation

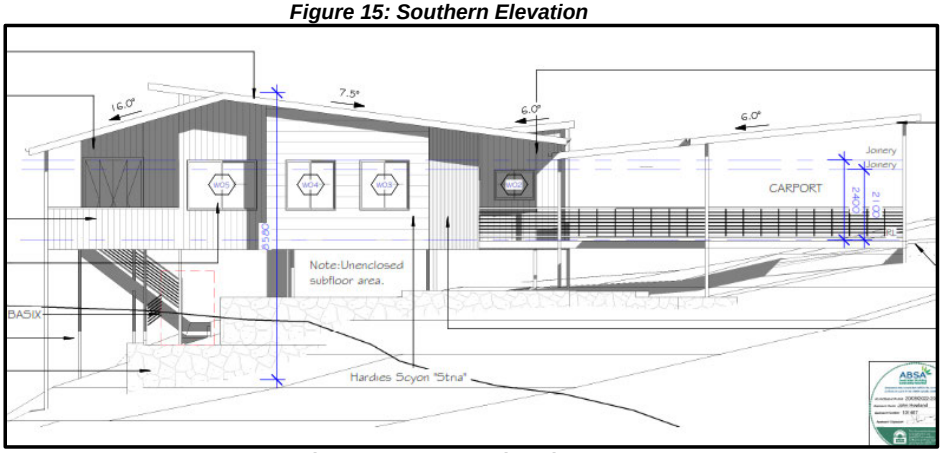


Figure 16: Eastern Elevation

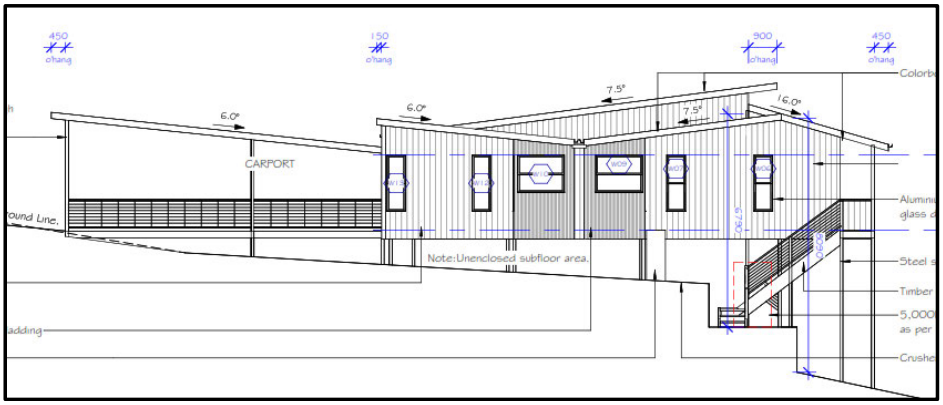


Figure 17: Western Elevation

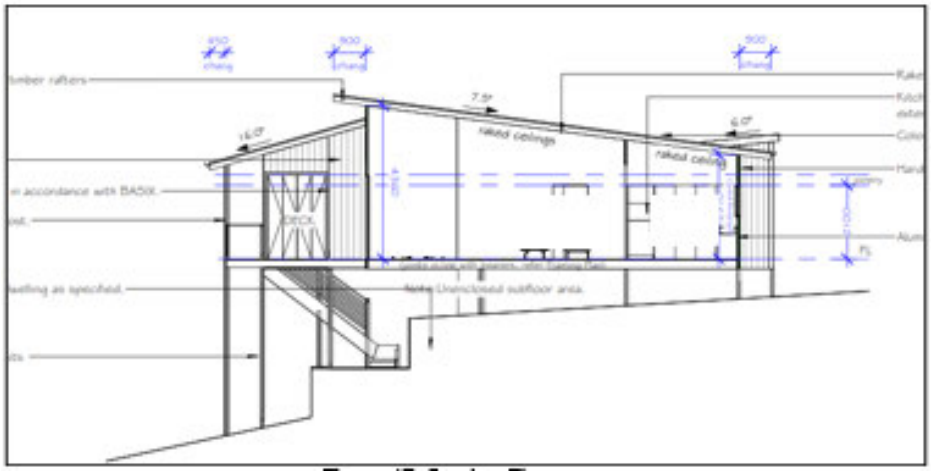


Figure 18: Section Plan

3.6 Tree Removal

The application is accompanied by an Arboricultural Tree Assessment of the existing tree within the front setback area of proposed Lot 2. The tree is already overhanging the side boundary with No. 11 and will continue to encroach on No. 11 as it matures.

It is proposed to remove the Lilli Pilli Tree and replace it in the rear yard, subject to conditions of consent by Council as the species to planted as a replacement.



Figure 19: Lilli Pilli to be removed

3.7 Bushfire Hazard Assessment

The application is accompanied by a Bushfire Hazard Assessment report. It concludes that the BAL rating for the new dwelling is to be BAL 29, except north-western elevation (BAL 19). A new 1.8m high radiant heat shield fence, made of non-combustible material is to be constructed along the full length of the south-eastern boundary of proposed Lot 2.

3.8 Waiver of Development Contributions

This application seeks to waive any development contributions that would be payable for the creation of proposed Lot 2 via the resubmission of the land.

Council has previously collected contributions for proposed Lot 2 when was originally created (as Lot 3 in DP 739071). While the proposal is technically a torrens title subdivision of the land in a traditional sense, it functionally reestablishes the previous two lots and does not seek to add any additional or new allotments than those previously in existence. The additional load onto Council's systems was paid for when Lot 3 was created.

4.0 SECTION 4.15 ASSESSMENT – HEADS OF CONSIDERATION

In accordance with s4.15 of the *EP&A Act 1979* the following matters shall be considered in determination of the development application.

4.15 Evaluation
(1) Matters for consideration—general
In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:
(a) the provisions of:
(i) any environmental planning instrument, and
(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and
(iii) any development control plan, and
(iiia) any planning agreement that has been entered into under section4.7, or any draft planning agreement that a developer has offered to enter into under section 4.7, and
(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and
(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,
(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,
(c) the suitability of the site for the development,
(d) any submissions made in accordance with this Act or the regulations,
(e) the public interest.

4.1 Relevant Statutory Environmental Planning Policies

The following statutory planning policies have been considered as part of the assessment:

4.1.1 SEPP (Resilience and Hazards) 2021 – Chapter 4 – Remediation of Land

Under Clause 4.6 of the SEPP Council is required to consider whether a proposed development site is affected by soil or other contaminants before granting consent.

The site has been used for residential purpose for some decades, including previous approval of the old Lot 3 for a dwelling house and ancillary site works. The proposal seeks to same low density residential landuse across the site. There likelihood of any site contamination in very low. Standard conditions will suffice in this case.

4.1.2 Lismore LEP 2012

Lismore LEP 2012 is the local planning instrument that applies to the site.

1.2 Aims of Plan

(1) This Plan aims to make local environmental planning provisions for land in Lismore in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.

(2) The particular aims of this Plan are as follows—

(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,

(a) to give effect to the desired outcomes, strategic principles, policies and actions contained in the Council's adopted strategic planning documents,

(b) to stimulate and strengthen the role of Lismore as a regional centre for agriculture, business, education, health, recreation, tourism and the arts,

(c) to encourage a diverse range of housing, and the equitable and appropriate provision of services,

(d) to conserve the heritage of Lismore through the integration of heritage conservation into the planning and development control process,

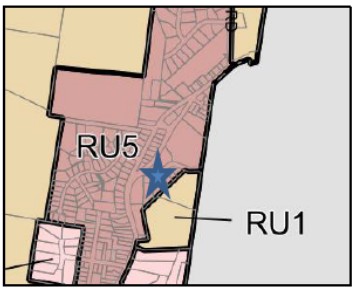
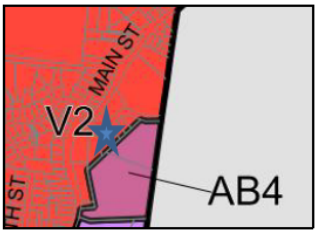
(e) to protect, sustain and enhance Lismore's natural environment, particularly native fauna and flora,

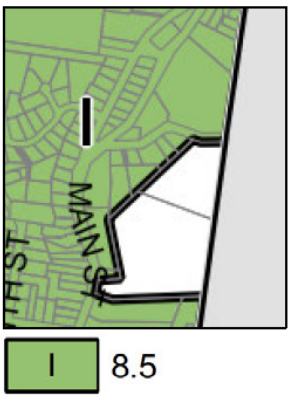
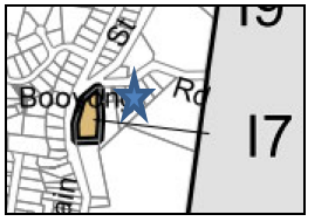
(f) to minimise the adverse effects of natural hazards, particularly flooding, bush fire and land instability,

(g) to ensure that development is consistent with the principles of ecologically sustainable development.

Comment: The proposal achieves the aims of the LEP, particularly the provision of additional housing that addresses its natural environment and is consistent with the principles of ESD and sustaining the natural environment.

Table 1: Lismore LEP 2012

LEP 2012 Provisions	Proposal	Complies
Zone RU5 Village  ***Objectives of zone*** *RU5 Village*	The site is zoned RU5 Village. The proposed subdivision and construction of a new dwelling house are permissible with the consent of Council. The proposal is consistent with the objectives of the RU5 zone in that: • To proposal resubdivide the site into two lots, both capable of containing low density residential development; • Both lots are capable of containing low density residential development; • The size of the two lots is the same as previously existed; • The size of the two lots is consistent with the subdivision pattern in the immediate area along Booyong Road.	Yes
2.6 Subdivision – consent requirements. Subdivision requires consent.	Subdivision of the site from one lot into two lots is part of this application. The two lots are proposed exactly as they were prior to the previous owner consolidating the two lots for personal reasons. The LTO was contacted and they will accept the plan of subdivision by the Surveyor on this basis for registration purposes.	Yes
4.1 Minimum subdivision lot size  V2 2,500	The site has a minimum lot size of 2,500m². The proposed lots are both less than the minimum 2,500m². Notwithstanding both lots are the same size as they were previously. Proposed Lot 1: 1,086m² Variation: 1,414m² or 56.56% Proposed Lot 2: 1,380m² Variation: 1,120m² or 44.8% A clause 4.6 variation (Revised) is submitted with the s8.2 Review package addressing the reasons to support the variation.	No. Requires cl 4.6 variation.

	Due to the provisions of the EP&A Act, the s8.2 Review will be reported to an Ordinary Council meeting for determination. To comply with the Act, the latest Council meeting is the July Ordinary Meeting 2025.	
4.3 Height of buildings 	The site is mapped as within a 8.5m height limit. Proposed Lot 1: Existing and complies. Proposed Lot 2: Maximum 8.35m Complies.	Yes
4.4 Floor space ratio	Not adopted for this site.	N/A
4.6 Exceptions to development standards	The lot sizes do not comply with the RU5 zone which requires a minimum lot size of 2,500m². A cl 4.6 variation (Revised) is submitted with the S8.2 Review package in support of the proposal. Refer to the Legal Advice from Messenger Cole Solicitors, addressed as part of this Statement and submitted under separate cover with the s8.2 Review package. The legal advice concludes that the s8.2 Review package, including the clause 4.6 is capable of support by Council and recommended for approval.	Yes, suitable for support by Council.
5.10 Heritage conservation 	The site is not a heritage item, is not within a conservation area and is located within proximity to listed heritage items, being Item No. 7. The heritage item is located west of the subject site, at the intersection of Booyong Rd and Main St. The subject site was part of the original land subdivision. The	No requirements

Item 7: "Kembla", 40 Main St, Clunes, Lot 9 DP 739071	reinstatement of the original lot boundary between Lot 3 and 4 will not impact on the heritage items. Similarly, the construction of a dwelling on the vacant lot is compatible with low density village development pattern in this immediate area, including the heritage item. There is no foreseen impact on any on the listed heritage. No further assessment is considered warrant.	
6.2 Earthworks	There are no earthworks for the subdivision. Earthworks for the dwelling have been assessed previously and found acceptable for this sloping site. Generally, the dwelling is cantilever off the carport level with the unenclosed subfloor area stepped and retained. Earthworks associated with the OSSM systems will be fully assessed with the s68 application to Council.	Yes
6.4 Drinking Water Catchments	The site is mapped was within the drinking water catchment. The development will not have any adverse impact on the quality or quantity of water. New onsite waste facilities are proposed for both lots, ensuring adequate future proofing of both lots in terms of waste treatment. Refer to the OSSM report addressing the setbacks and buffers to relevant waterways.	Yes
6.9 Essential Services • *supply of water,* • *supply of electricity,* • *disposal and management of sewage,* • *stormwater drainage or on-site conservation,* • *suitable vehicular access.*	Both lots will be fully serviced for each of the services listed: 1. Water is available to the site; 2. Electricity is available along Booyong Road; 3. Stormwater plans are submitted with the DA. 4. Onsite waste disposal for both lots is proposed and considered adequate. Refer to the OSSM	Yes

	report submitted with the S8.2 Review package. 5. Access is available to Booyong Road and previously approved for the new dwelling. There is no foreseen to change that assessment.	

4.2 Non-Statutory Development Control Plans

4.2.1 Lismore DCP (LDCP)

Lismore DCP is the local planning policy that provides guidance to all development within the Lismore LGA.

This following Chapters are relevant to this DA:

- Chapter 1 – Residential Development
- Chapter 6 – Village Subdivision
- Chapter 11 – Buffer Areas
- Chapter 14 – Vegetation Protection
- Chapter 22 – Water Sensitive Design

Table 2: Lismore DCP

Provision	Comment	Complies
CHAPTER 6 – VILLAGE SUBDIVISION		
4.1 Element – Lot Layout - Village and Large Lot Residential	The proposed size of each lot is exactly the same as they were previously. Proposed Lot 1 was Lot 4, and Proposed Lot 2 was Lot 3. Refer to Figure 10 above. The subdivision pattern is not altered by the proposal as it existed previously. Refer to Section 3 of this Statement addressing each of the reasons of refusal in the original Notice of Determination.	Capable of complying with anticipated conditions of consent.
Lot Size *A1.1 Lot sizes are in accordance with LEP 2012.*	No. Cl 4.6 variation (Revised) lodged. Same lot sizes as previous – that is, prior to Lot amalgamation by previous owner (not for planning purpose).	No. cl4.6. Specific case circumstances. Yes

A1.2 Lots are capable of containing a building envelope of: *• Zone RU5 Village - 18m x 10m or 15m x 12m;* *The building envelope is not to be located on ridgelines, steep slopes, or poorly drained land.* *A1.3 All lots should have an area capable of accommodating a building envelope on slopes less than 20%.*	No. 7 – existing dwelling + OSSM. No. 9 (Lot 2) – previously approved dwelling (2018) resubmitted with this application + OSSM. Refer to DA plan set. As above. Approved previously.	
Vehicle Access *A2.1 New lots shall have frontage to a designated public road. No new lots shall be created with sole access via a right of carriageway.* *A2.2 Road frontage of up to 20m width at the common boundary to adjoining land should be identified with an access stub.*	Access to previously approved dwelling issued by Council. Lot 2 has direct access to Booyong Road. Dividing boundary of two lots to be exactly the same as previous.	Yes
Solar Access *A5 Lot layout is designed in accordance with Figure 3 – Lot Orientation and Solar Access.*	The eastern window of the living area of the new dwelling has been increased in size based on Council's feedback in the Pre-lodgement meeting. The envelope of the new house does not block solar access to the existing house on No. 7 or to the outdoor area of No. 7.	Yes
4.9 Element: - Water and Sewer *A29.1 Sewer (non-reticulated areas)* *A land use capability assessment for on-site wastewater disposal is in accordance with Council's On-Site Sewage and Wastewater Management Strategy 2013.* *A30.1 Water (reticulated areas) The provision of water is in accordance with the requirements of the Northern Rivers Development Design and Construction Manual.*	No. 7 - 3br dwelling (Lot 1) – new OSSM system to be installed by owner. Refer to OSSM report for details of proposed system. No. 9 – 2br (Lot 2) – OSSM sized and located within vacant lot to cater for proposed new dwelling as part of this application. Town available to Lot 2; existing for Lot 1.	Yes.

4.10 Element: - Stormwater Management *A32 Stormwater management measures are in accordance with Chapter 22 'Water Sensitive Design' of the Lismore Development Control Plan.*	Previous condition for Lot 1 dwelling stated: *All stormwater from the site shall be disposed of without causing nuisance to adjoining property.* Same condition to apply. Details to be submitted to the PCA with the CC documentation.	Subject to conditions.
4.11 Element - Water Quality Management *A35.1 Water Quality Management Water quality management is in accordance with Chapter 22 'Water Sensitive Design' of the Lismore Development Control Plan*	Adequately addressed within the OSSM report.	Subject to conditions.
4.14 Element - Biodiversity Conservation	Refer to Tree Assessment report and bushfire risk assessment. No requirements.	NA
4.15 Element: Electricity, telecommunications and public lighting	As existing for Booyong Road properties.	No requirements
Chapter 1 Residential Development		
4. GENERAL PROVISIONS ***4.1 Element – Setbacks, Design, Density and Height*** *Buildings, (not including earthworks, retaining walls and fencing elements), are setback 6m from the boundary fronting the street in zones R1, R2, R3 and RU5.*	As previously approved for new dwelling on proposed Lot 2. As existing and no change for the dwelling on proposed Lot 1. Setback to carport: 5.14m. Generally, in line with front setback of No. 7 dwelling and marginally forward of No. 11. Due to the slope of these properties exact alignment for setbacks is not required as small variations are not discernible from the street and do not impact on any of the buildings. Each is separated by boundary landscaping or the existing garage building.	Minor variation – less than 6m to open carport.

Design *P2 Building materials complement the materials of the neighbouring building/s and are compatible with the subtropical climate*	New dwelling: External materials are same as previously approved by Council. Existing dwelling: no change.	Yes
Building Height, Bulk and Scale *A4.1 Buildings comply with the building height controls specified in the Lismore Local Environmental Plan 2012.*	Complies.	Yes
4.2 Element – Visual Privacy *A5.1 Maintain visual privacy between dwellings by:* *• offsetting windows alongside boundaries;* *• installing windows at different heights to the adjoining buildings;* *• installing garden beds along the boundary line which are mass planted with appropriate trees and shrubs that also define usable open space. Figures 7 and 8 illustrate how this can be achieved.* *A5.3 Where habitable room windows look directly at habitable room windows in an adjacent dwelling, privacy is protected by:* *(a) window sill heights being a minimum of 1.5 metres above floor level; and/or* *(b) fixing permanent screens that are durable and have a maximum of 25% openings; and/or* *(c) installing obscure glass; and/or* *(d) if at ground level, screen fencing to a maximum height of 1.8 metres.* *A5.4 Decks, verandahs, terraces, balconies and other external living areas within 4 metres from a side or rear boundary are screened with a maximum opening of 25%.*	There are no privacy issues raised by the new dwelling. There is a balance between solar access and sun penetration to the main living room and cross boundary side views to the rear of No. 11. Council requested the solar access be addressed in the Pre-Lodgment meeting. There are no direct views across boundaries. As previously approved. The side setbacks to the rear deck are sufficient to ensure privacy and not promote overlooking.	Yes
4.3 Element - Acoustic Privacy *A6.1 Garages and driveways are located away from bedrooms of adjacent dwellings.*	Complies.	Yes

4.4 Element - Open Space and Landscaping A7.1 Landscaping and open space shall comprise 40% of the site. 70% of the landscaping and open space area is to be permeable. A7.2 Any area of less than 1m² or 1 m in width is not counted in the required landscaped and open space area.	Complies. Site coverage is 11%.	Yes
Open Space	Complies. Large rear yard area with ample useable open space area.	Yes
A9.1 Functional open space shall be landscaped, fenced or screened where necessary to maintain privacy and ensure amenity		No requirements
4.5 Element – Earthworks, Retaining Walls and Erosion controls A10.1 The maximum height for cut and fill is 1.8 metres above or below natural ground level except where it is incorporated into the dwelling structure. A10.7 Earthworks and retaining walls do not encroach into any registered easement.	The new dwelling on Lot 2 has been approved previously and are therefore acceptable. The dwelling has been designed to sit lightly on the site, not requiring significant cut or fill. It is essentially cantilevered from front to rear utilising the existing ground levels and retained areas that step down the slope of the land. Refer to the DA plan set.	Yes
4.6 Element – Off Street Car Parking, Carports, Garages, Outbuildings and Driveways A12.1 For single dwellings two (2) off street car parking spaces are provided at least 5.5 metres behind the Building Line. This is to allow parking of vehicles wholly within the property boundary. A14 Detached carports, garages and outbuildings that are not setback behind the dwelling in Residential R1, R2, R3 and RU5 zones, do not have a floor area greater than 60m² and an external wall height of 3.3 metres above natural ground.	Lot 1: Existing. Lot 2: Proposed double garage. Existing double garage on Lot 2 to be reoriented and access from the new dwelling side.	Subject to conditions.

Driveways A16.1 Vehicles can safely enter and reverse from a lot in a single movement.	Complies.	Yes
4.7 Element – Fences • Front fence – 1.2m Note: A front fence is any fence or like barrier erected forward of the building line setback, whether it is erected on the boundary or not. • Side fence – 1.2m within the building line setback and 1.8m for the remainder. • Rear Fence – 1.8m, unless the rear fence is the primary frontage and front fence provisions may apply.	Lot 1: No change. Lot 2: No fencing proposed as part of this application, noting that the rear fence of Lot 2 is have a fence erected in accordance with the bushfire risk assessment.	Yes
4.8 Element - Service Areas and Waste Management	Lot 1: No change. Lot 2: Garbage bins can be stored in the double garage and taken to the street for collection.	Subject to conditions.
4.9 Element – Orientation, Glazing and Shade Control *A22.1 Orientation of the length of the building is between 30° east of north and 15° west of north where permitted by the configuration of the lot. This will maximise winter solar access and summer shade.* *A22.2 For new and infill development maintain at least 3 hours solar access to 50% of private open spaces of the proposed development, and to 50% of private open space of adjoining properties, between 9.00am and 3.00pm on June 21.* *A22.3 Locate the living room, dining room and kitchen on the northern side of the dwelling. Rooms such as bedrooms, bathrooms, toilets and laundries are located on the southern side to provide buffers to summer heat and/or winter wind.*	Lot 1: no change. Lot 2. Allotment has north-west frontage to Booyong Road with side boundaries to the east and west. Window to living room on eastern side of house has been increased in size to improve sun penetration to main living area of the house. Good morning sunlight is available to the deck and rear yard of the new house. Lot 2: living and dining room located on eastern side of the house, bathrooms on western side.	Yes

A22.4 Eaves, awnings, pergolas or deciduous vines and trees are used to provide shade. *A23.1 Windows are located to maximise opportunities for cross ventilation.* *A23.1 Windows of north facing habitable rooms receive at least three hours of sunlight between 9 am and 3pm on 21 June.*	Internal shade to living areas to be provided via blinds or similar. Complies. Windows of kitchen and second bedroom on northern elevation. Both receive sufficient sunlight.	
Energy and Water Efficiency ***4.10 Element - On-Site Sewage and Waste Water Management*** *A24.1 In areas not serviced by a reticulated sewerage system, on-site sewage management systems are installed in accordance with Council's On-Site Sewage and Wastewater Management Strategy.*	Lot 1 (3br dwelling): New OSSM system to be installed. Refer to OSSM report for details of proposed system. Lot 2: OSSM system sized and located for the new house.	Yes Yes
Chapter 11 Buffer Areas		
11.3 Conflicts in Land Uses *Powerlines Buffers to powerlines to be provided in accordance with ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Electricity Infrastructure: Industry Safety Steering Committee September 2012.* 	No buffer area conflicts presented by the application. Bushfire risk assessment submitted with the DA package addresses the BAL rating for the new house on Lot 2.	Yes

Chapter 14 Vegetation Protection		
Tree Removal	The site does not have high biodiversity value. There is one tree adjacent the proposed carport on Lot 1 that has been assessed as part of this application. It is proposed to remove the Lilli Pilli Tree in the front setback area of proposed Lot 2 and replace it in the rear yard. While the tree currently allows the siting of the new dwelling, it is not yet mature and will likely intrude on the building envelope and foundations in the future. The applicant is open to conditions of consent from Council as to the replacement in the rear yard area.	yes

5.3 The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality. Suitability of the site for the development.

The s8.2 Review package presents a suite of plans and reports that address the various environmental planning matters raised by the proposal to reestablish the two lots and build a house on the previously established lot – with the same house plans as previously approved.

There is no proposed change to the established development pattern that existed along Booyong Road prior to the lot amalgamation. The proposed house was previously approved and could have been built by now. This application provides for improvements to the site that would otherwise not occur, namely the revised bushfire hazard assessment and improved OSSM system proposed for the new house. It has also incentivised the property owners to upgrade the existing OSSM for No. 7 – proposed under separate cover and not part of this application.

The reestablishment of Lot 2 as a single dwelling, non-flood liable house site in the Lismore LGA is worthy of support. While the technical lot size variation is numerically large, the specific circumstances of this case are highly unusual. The DA package establishes that there are no environmental grounds that do not support the variation. Both sites are capable and suitable for the proposal.

The applicant has had the original DA documentation and reasons for refusal reviewed by a specialised planning solicitor with some 35 years of experience in the property and planning fields. Upon review all the documentation, the legal advice received is that the proposal is capable of being supported by the elected Council (that is, the clause 4.6) and the merits of the case make the proposal 'eminently approvable' and the application should be approved via this s8.2 Review.

6.0 CONCLUSION

Given the relevant planning policies, codes and requirements of the *EP&A Act 1979* have been duly satisfied, the proposed s8.2 Review if recommended to the elected Council for approval.

[redacted]

DJ McKenzie
Planning Consultant
DMCK Planning

CLAUSE 4.6 REQUEST FOR VARIATION TO

CLAUSE 4.1(3) (LOT SIZE) OF

LISMORE LOCAL ENVIRONMENTAL PLAN 2012

7 – 9 Booyong Road

CLUNES

5 May 2025

1.0 Introduction/ History

This is a request to vary a development standard pursuant to the provisions of Clause 4.6 of Lismore Local Environmental Plan 2012 (LLEP 2012), the relevant clause being Clause 4.1(3) Minimum Subdivision Lot Size (LSZ).

This written variation request has been provided to support the proposed subdivision of one lot into two, tree removal and construction of new dwelling on proposed Lot 2, driveway, OSSM, at 7- 9 Booyong Road, Clunes.

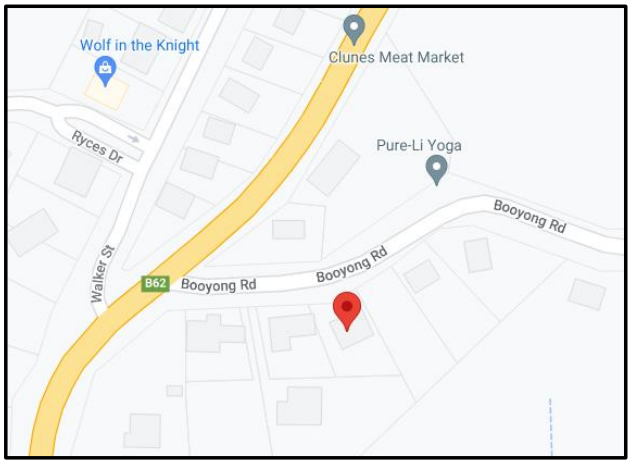


Figure 1: Location of the site

The relevant plans relied upon are the proposed subdivision plan and house plans prepared by Alexander Building Design, dated 16 November 2023.

The relevant minimum lot size for the site is 2,500m². The site originally comprised two lots, being Lot 3 - 1,380m² and Lot 4 – 1,086m². The consolidated site, being Lot 34 is 2,466m². It is proposed to re-subdivide the land along the previous dividing boundary, being proposed Lot1 (No. 7) - 1,086m² and proposed Lot 2 (No. 9) - 1,380m².

The proposal results in the same sized allotments as those originally registered in DP 739071. The variations to the minimum LSZ are Lot 1 - 1,414m² (56.56%) and Lot 2 - 1,120m² (44.8%).

The minimum subdivision lot size under Clause 4.1 of the LLEP 2012 is a *development standard* for the purposes of the *EP&A Act 1979.*

This request to vary the minimum subdivision lot size development standard considers the guiding principles of various Land and Environment Court judgments including *Initial Action Pty Ltd v Woollahra Municipal Council [2018] NSWLEC 118* ("Initial Action"), Wehbe v Pittwater Council, *Big Property Pty Ltd v Randwick City Council* [2021] and SJD DB2 Pty Ltd v Woollahra Council [2020] NSWLEC 1112 (SJD DB2).

The request addresses those relevant provisions of Clause 4.6 under LLEP 2012 and sets out the reasons for why strict application of the minimum LSZ standard in this instance is unreasonable and unnecessary in the circumstances of this case. It demonstrates:

- That the development remains consistent with the objectives of the development standard under Clause 4.1(3); and
- That the proposal is consistent with the objectives of the RU5 Village zone; and
- That there are sufficient environmental planning grounds to justify the variation; and
- That both allotments are capable of being fully serviced via separate OSSM systems; and
- That the resultant allotments are not inconsistent with the existing and likely future development in the Clunes Village based on the housing supply and demand needs in the Lismore LGA and Council's own forward planning for the Clunes Village area.
- Four (4) adjoining lots in DP 739071, created in 1986, are similar sizes to the proposed allotments and well below 2,500m² in size (see Figure 6 below).
- Once constructed, the new dwelling will be barely discernible within the Booyong Road streetscape. The slope of the land, setback to the road reserve, landscaping and general orientation of residential living to the rear of the site will blend with the existing development pattern of the village. It will not impact on the existing or likely future character of the village. The development of a single dwelling-house was anticipated by the original subdivision and Council's approval of DA for that site demonstrates Council's satisfaction with its size and efficiency.
- The existing house on No. 7 is set below the road reserve of Booyong Road. The early replacement of the OSSM system at the rear of the site will future proof the waste collection and disposal for this lot.

2.0 Development Standard to be Varied – Minimum Subdivision Lot Size

The relevant standard under LLEP 2012 to be varied is Clause **4.1(3)**. This clause relates to the minimum subdivision lot size allowable under LLEP 2012 as it applies to the subject site. **Clause 4.1** relevantly provides:

4.1 Minimum subdivision lot size

(1) The objectives of this clause are as follows—
(a) to provide a minimum lot size for the subdivision of land,
(b) to ensure that lot sizes have a practical and efficient layout to meet the intended use of each lot.
(2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.
(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.
(4) This clause does not apply in relation to the subdivision of any land—
(a) by the registration of a strata plan or strata plan of subdivision under the Strata Schemes Development Act 2015, or
(b) by any kind of subdivision under the Community Land Development Act 2021.

The relevant LSZ map is identified below:

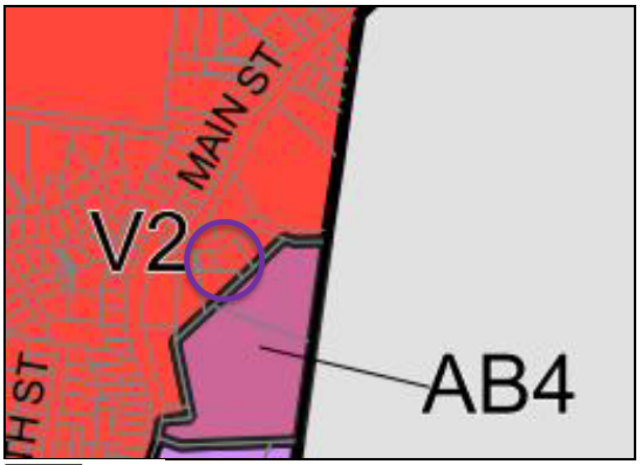


Figure 2: Extract of LSZ Map – LLEP 2012

3.0 Nature of Variation Sought

The requested variation is as follows:

Existing Lot 34 - 2,466m².

Lot No.	Proposed lot size	Variation to LLEP min LSZ	Variation %
Proposed Lot 1	1,086m²	1,414m²	56.56%
Proposed Lot 2	1,380m²	1,120m²	44.8%

Note: The EP&A Act 1979 and EP&A Regulations 2021 do not set a numerical limit in terms of the maximum variation that a development may propose. Rather the provisions of clause 4.6 set down the criteria for review and assessment of the proposed variation.

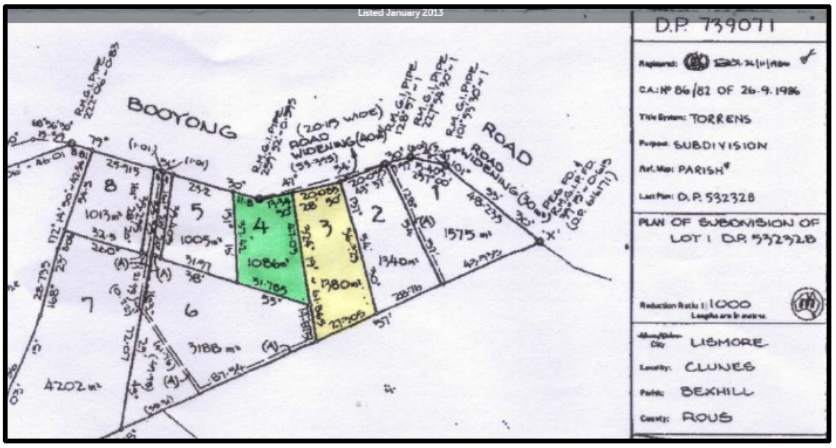


Figure 3: Original subdivision – DP 739071

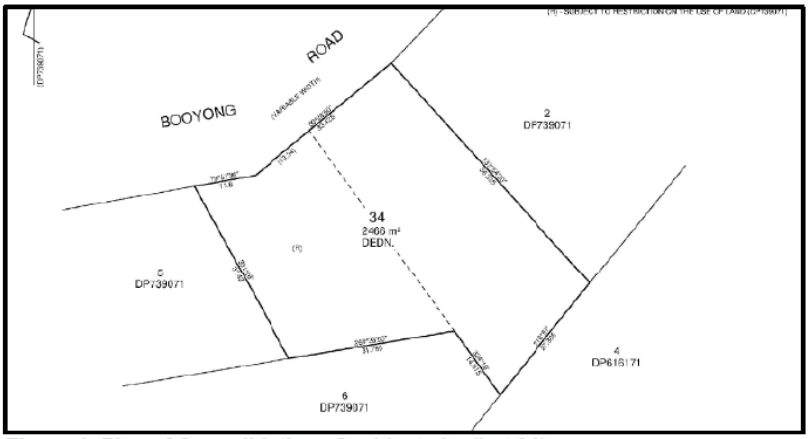


Figure 4: Plan of Consolidation of subject site (Lot 34)

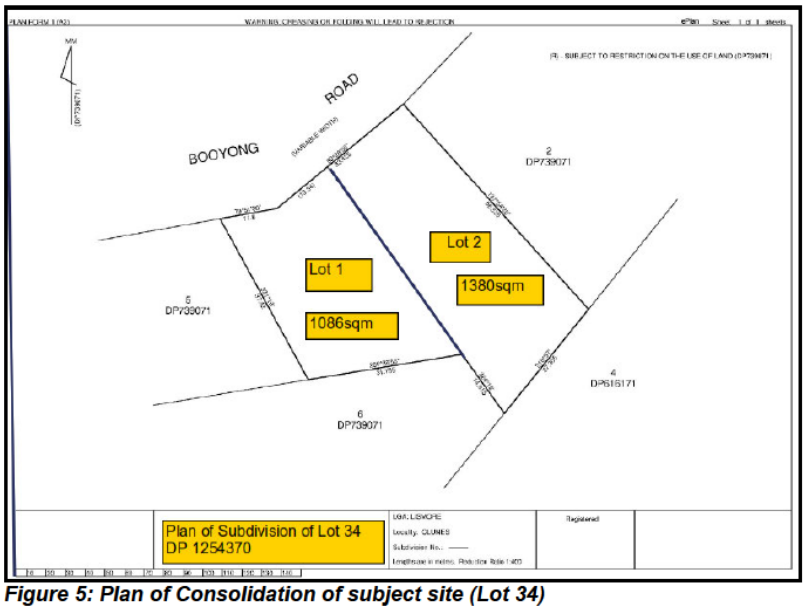


Figure 5: Plan of Consolidation of subject site (Lot 34)

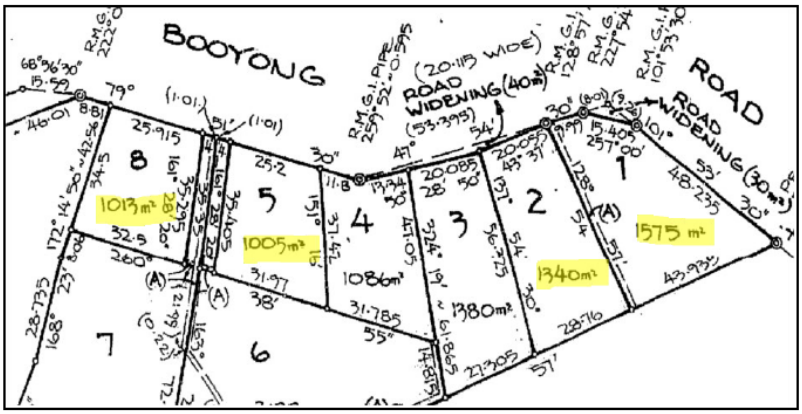


Figure 6: Adjoining lots in DP 739071 with lot sizes less than 2,500m²

4.0 Minimum Subdivision Lot Size – Development Standard

A development standard is defined in S1.4 of the *Environmental Planning and Assessment Act 1979* ("EPA Act") to mean:

> *"provisions of an environmental planning instrument or the regulations in relation to the carrying out of development, being provisions by or under which requirements are specified or standards are fixed in respect of any aspect of that development, including, but without limiting the generality of the foregoing, requirements or standards in respect of:*
> ***(a) the area,** shape or frontage **of any land**, the dimensions of any land, buildings or works, or the distance of any land, building or work from any specified point,*
> *(b) the proportion or percentage of the area of a site which a building or work may occupy,*
> *(c) the character, location, siting, bulk, scale, shape, size, height, density, design or external appearance of a building or work,*
> *(d) the cubic content or Floor space of a building,*
> *(e) the intensity or density of the use of any land, building or work,*
> *(f) the provision of public access, open space, landscaped space, tree planting or other treatment for the conservation, protection or enhancement of the environment,*
> *(g) the provision of facilities for the standing, movement, parking, servicing, manoeuvring, loading or unloading of vehicles,*
> *(h) the volume, nature and type of traffic generated by the development,*
> *(i) road patterns,*
> *(j) drainage,*
> *(k) the carrying out of earthworks,*
> *(l) the effects of development on patterns of wind, sunlight, daylight or shadows,*
> *(m) the provision of services, facilities and amenities demanded by development,*
> *(n) the emission of pollution and means for its prevention or control or mitigation, and*
> *(o) such other matters as may be prescribed."*

The 2,500m² minimum subdivision lot size standard under Cl 4.1(3) of the LLEP 2012 is a *development standard* as defined under the *EP&A Act 1979.*

5.0 Clause 4.6 of Lismore Local Environmental Plan 2012

The proposal, whilst not achieving the minimum standard contained in Clause **4.1(3) (minimum lot size)** development standard provides an acceptable planning outcome with regard to the following:

- The resultant subdivision pattern is reflective of the historical and current subdivision pattern that exists within the Clunes Village area.
- This has been agreed by the Lismore Councils staff, in their Pre-Lodgement Meeting Minutes and again in the DA Assessment Report to the Lismore Council meeting held on the 11 February 2025 (page 26 & 29) – '*the proposed lot configuration is 'generally consistent with the surrounding subdivision pattern'.*
- Further the Lismore Staff Report of the 11 February 2025, recognises that the key issue that needs to be addressed is whether both lots can achieve a satisfactory On-Site Effluent Disposal System in accordance with Council's 'On-Site Sewage and Wastewater Management Strategy' (OSWM Strategy).
- Both lots previously existed, as currently proposed, with previous property owner.
- There is no change to the previously approved and registered lots under DP 739071.
- Council has approved a 2-bedroom dwelling house with separate OSSM system on No. 9 (DA 5.2018.11). That approval was valid up until April 2025 (due to the Covid 19 extension) and could have been built by the current property owners had the site not be consolidated.
- Council was satisfied that both lots were suitable and capable of containing a single dwelling and separate OSSM systems. Technology improvements since

that approval allow for better systems to be installed, further reducing any impacts on the environment or surrounds of the site.

- The development does not result in any new or additional allotments than previously existing within the Clunes Village area.
- The development is substantially the same development and exactly the same subdivision pattern as exists and previously existed along Booyong Road.
- The subject site is a flood-free allotment, bushfire compliant with onsite sewage disposal confirmed as satisfactory by industry experts.
- The provision of a new dwelling house, on flood free land, that will cater for a smaller household (2 -bedrooms) aligns with Council's community profile and housing needs in the area.
- There is no precedent created by the development due to specific history of the land, the particular characteristics of the land and it's location and Council approvals.

6.0 The Test

Clause 4.6 (3) requires the making of a written request to justify the contravention of a development standard and states as follows:

> *"Development consent must not be granted for development that contravenes a development standard unless the consent authority is satisfied the applicant has demonstrated:*
>
> *(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
> *(b) that there are sufficient environmental planning grounds to justify contravening the development standard."*

7.0 Clause 4.6(3)(a) – Unreasonable and Unnecessary

Preston CJ identifies 5 common ways to demonstrate how compliance with a development standard is unreasonable or unnecessary which are available to an applicant in *Wehbe v Pittwater Council* (2007) 156 LGERA 446 (**Wehbe**) which can be adopted in dealing with the *unreasonable and unnecessary* test under Cl. 4.6(3)(a).

The first method identified in Wehbe is:

> *"Ways of establishing that compliance is unreasonable or unnecessary*
>
> *42 An objection under SEPP 1 may be well founded and be consistent with the aims set out in clause 3 of the Policy in a variety of ways. The most commonly invoked way is to establish that compliance with the development standard is unreasonable or unnecessary because the* ***objectives of the development standard are achieved notwithstanding non-compliance with the standard****:* (our emphasis)

Having considered the above, the Applicant relies upon the first method demonstrating that compliance is *unreasonable and unnecessary* because the objectives of the development standard are achieved notwithstanding a variation to the standard.

In this case, the purpose of the minimum LSZ control is reflected in the minimum lot size objectives at clause 4.1 of the LEP.

Objective (a) is not an operative objective of the standard, as has been determined on a number of occasions by the NSW L&E Court.

Objective (b) is:

> *"to ensure that lot sizes have a practical and efficient layout to meet the intended use of each lot."*

The historical development of the subject land and that surrounding in the village in the same zone (see lot layout at Figure 5) serves to demonstrate the land is suitable and capable of containing two single dwellings, each with separate OSSM system and intended for low density residential use of each lot and that this is in character with the surrounding area. In particular this lot's history comprises:

- DP 739071 – created two lots (Lot 3 – 1,380m² and Lot 4 – 1,086m²)
- DA 5.2018.11 – approved a 2-bedroom house on Lot 3, with OSSM system at rear.
- DA would have been valid til April 2025.
- DP 1254370 – plan of consolidation (created Lot 34 – 2,499m² with existing house and OSSM system at rear)

This is further evidenced by the Council Staff Assessment Report (page 24, 37 & 38 of the Council meeting agenda) on 11 February 2025 which states – three times:

"… Strata title is considered to be a more appropriate alternative form of subdivision for the proposed development as it would allow for the erection of the new dwelling on the allotment as a dual occupancy, it would not result in a non-compliance with the 2,500m² minimum lot size and it would allow for an acceptable OSSM system to be achieved on the allotment".

Whether strata or torrens title, the objective (b) is achieved.

Council staff agree that the land is suitable and capable for the development of two single dwellings and that on-site waste management is achievable. The development outcome in terms of development pattern, intended landuse and ultimate development outcome is exactly the same and reflective of the area (for example in the immediate area, Lots 8 and 5 shown in Figure 3).

As the intended use of the land is for low density residential village living within the village environs and the application demonstrates that that intended use can be both practically and efficiently achieved, the strict imposition of the minimum lot size control in this case is considered unreasonable and unnecessary.

In this instance, the non-compliance with the minimum lot size under a torrens title subdivision typology will not result in any change to the development outcome anticipated for this land.

The amenity impacts arising from the proposal are negligible and no different to a dual occupancy based on strata title and common property OSSM management. However, the shared responsibility for the OSSM system between two property owners could result in neighbourly disputes over maintenance and repairs in the future. The shared burden is not predictable. On the other hand, separate OSSM systems, on separate allotments leaves any financial burden with the individual property owner.

Notwithstanding the non-compliant lot size, the prospect of a new dwelling house on proposed Lot 2 provides housing supply, housing diversity and a level of housing choice which is consistent with the prevailing low-density scale of the Clunes Village and more broadly, the Lismore LGA. Accordingly, the proposal demonstrates alignment with the clause 4.1 Minimum Lot Size development control objectives.

Further insight into the achievement of the anticipated development outcome of the subject site can be obtained by investigating the objectives of the RU5 Village zone objectives. While clause 4.6 no longer requires a development that is non-compliant to demonstrate achievement of the relevant zone objectives, in this case the objectives are pertinent to the specifics of the case and this review assists in the consideration of whether or not compliance with the standard is unreasonable or unnecessary in the circumstances of this matter. The zone objectives are:

Zone RU5 Village

1 Objectives of zone

- *To provide for **a range of land uses**, services and facilities that are associated with a rural village.*
- *To encourage development that is of a design and scale that will enhance and preserve **village character**.*
- *To ensure that **adequate provision** is made for water supply, effluent disposal and refuse disposal.* (our emphasis)

The relevant objectives are as follows and a comment is provided in relation to each objective demonstrating the adequacy of the proposal and the requested variation.

• To provide for a range of land uses, services and facilities that are associated with a rural village.

Clearly the residential use of the land for two dwellings achieves a desired land use. They will support the village community and the range of services and facilities provided.

The development outcome of the proposal does not alter the number of households anticipated within the Clunes Village area. Proposed Lot 2 is the same size, dimensions and location as previously approved, including the proposed construction of a 2-bedroom house on the land. The range of services and facilities associated with the development support the viability and diversity of the Clunes Village and Lismore area will be positively impacted with further residents. The development will provide employment to the area during construction and support the local economy during the construction and following. This objective is satisfied.

• To encourage development that is of a design and scale that will enhance and preserve village character.

The subdivision design is exactly the same as previously existed and the proposed new dwelling is the same design and layout as previously approved by Lismore Council in the 2018 DA and is with lots of a size reflected throughout the village zone including next door. Therefore, both the design and scale of the development is substantially the same as that anticipated for the village. The size of the proposed lots and separation of dwellings is reflective of the village's character. The new OSSM systems proposed are improved technology and will not impact on the village or its surrounds. This objective is satisfied.

• To ensure that adequate provision is made for water supply, effluent disposal and refuse disposal.

This objective is again satisfied. Town water is available to the land. The Council water supply system runs along Booyong Road. Domestic waste collection services are available from Booyong Road.

The two OSSM systems proposed with the application are high tech systems that comply with the NSW Health Department, the Australian Standards and are Certified. The OSSM report submitted with the Div 8.2 Review package addresses how each of the principals of Lismore Council's OSWM Strategy achieved.

The disposal area for each house has been sized for the AWTS proposed (based on the size of each house). Each system satisfies the boundary setbacks and environmental buffers required for NSW Health. The proposal satisfies this zone objective.

8.0 4.6(3)(b) – Sufficient Environmental Planning Grounds

The third aspect to be satisfied in this clause 4.6 request responds to the matters required to be demonstrated by sub-clause 4.6(3) namely:

- *that there are sufficient environmental planning grounds to justify contravening the development standard.*

The environmental planning grounds justification for the lot size variation is provided as follows:

- The resultant subdivision pattern is not antipathetic to the historical or current subdivision pattern that exists within the Clunes Village area.
- *The proposed lot configuration is 'generally consistent with the surrounding subdivision pattern* which shows numerous lots, including sites immediately adjoining, which are substantially smaller than the generic lot size currently applying, this reflects the particular character of the Clunes Village
- In circumstances where both lots previously existed as part of the character of the locality, as currently proposed, with previous property owner, there is no change to the previously approved and registered lots under DP 739071.
- Council has approved a 2-bedroom dwelling house with separate OSSM system on No. 9 (DA 5.2018.11). That approval was valid up until April 2025 (due to the Covid 19 extension) and could be built by the current property owners had the site not be consolidated, noting that the decision to consolidate was a response to a rates issue not a planning decision.
- The proposed allotment is located in proximity to two existing allotments which are of very similar size.
- The development does not result in any new or additional allotments than previously existing within the Clunes Village area and in fact better represents the lot characteristics of the surrounding area.
- The development is substantially the same development and the exactly the same subdivision pattern as previously existed along Booyong Road.
- The topography of the allotments results in minimal visual prominence of the new dwelling despite the failure of the lot size to comply with the generic controls.

9.0 Conclusion

The proposed development contravenes the minimum subdivision lot size development standard under cl4.1 of LLEP 2012. The control under cl4.1(3) of the Lismore LEP is a development standard and is not excluded from the application of cl4.6.

This written request to vary the development standard has been prepared in accordance with cl4.6(3) of the LLEP and demonstrates that strict compliance with the development standard is unreasonable and unnecessary in the circumstances of this matter being:

- Notwithstanding the contravention of the development standard, the proposed development is consistent with the relevant objectives of the development standard pursuant to cl4.1 of the LLEP 2012 and with the objectives of the zone.
- There are specific environmental planning grounds in this matter where the proposal is reflective of the historical smaller lot subdivision pattern in the village and adjoining, being the original approved lot boundaries of this lot (s);
- Notwithstanding the contravention of the development standard, the proposed development will not result in adverse environmental harm in that the amenity of neighbouring properties and the surrounding area will be reasonably maintained. Further, the circumstances of this case are unique with no precedential impact.

[redacted]

DJ McKenzie
Planning Consultant
DMCK Planning



ON-SITE WASTEWATER MANAGEMENT REPORT

Development Application (DA5.2023.301.1)

At

Lot 34 DP 1254370 at 7 & 9 Booyong Road, Clunes, NSW 2480

For:

Mary & Jo Kuiters

Site and Soil Evaluation

+

Inspection of existing OSMS

+

New OSMS Strategy for each lot

Date:

21st November 2024

Report No: 7BooyongRoadClunesMary&JoKuitersOSMSNEW

Lot 34 DP 1254370 | 7 Booyong Road, Clunes NSW 2480

To the Environmental Health Officer at Lismore City Council,

Please find attached an amended report providing separate wastewater system solutions for Proposed Lots 1 & 2, at No. 7 & 9 Booyong Road, Clunes NSW 2480. The proposed wastewater systems have been proposed and amended after discussion and meeting with Matthew Kelly, Regulatory Services Coordinator, Lismore City Council and a result of modifications to the existing dwelling on Proposed Lot 1, whereby the number of bedrooms and therefore the occupancy rate has been reduced from 4-bedrooms to 3-bedrooms and from five people to four people.

This change allows the LAA for Proposed Lot 1 (No.7) to be located at the rear of the existing dwelling, creating an unencumbered lot for Proposed Lot 2 (No. 9). This addresses Council's concerns about the 88B instrument, provides an upgrade of the existing OSMS system for the existing dwelling and both systems to comply with the Australian Standards for smaller lots.

Please note that both these lots existed separately up until amalgamation in 2019. The existing system for No.7 is not showing any signs of potential failure and is functioning well. Notwithstanding, the current owners have agreed to upgrade this system to satisfy Councils request for an increase in treatment of the wastewater. The OSMS system for Proposed Lot 2 (No.9) is a is a secondary system that is an upgrade from that which was approved by Council (current septic system), in conjunction with DA 2018.11.1 (new 2-bedroom house and On-site wastewater system).

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Lot 34 DP 1254370 | 7 Booyong Road, Clunes NSW 2480

ABSTRACT / EXECUTIVE SUMMARY

Development: Reinstatement of previous boundary line, creating Proposed Lot 1 (No. 7 – existing 3-bedroom dwelling and OSMS system) and proposed Lot 2 (No. 9 – new 2-bedroom dwelling and OSMS system). Site boundaries are the same, same 2-bedroom dwelling layout and design, upgraded OSMS system for No.7 and new AWTS OSMS system for No.9.

Site: Lot 34 DP 1254370, at 7 & 9 Booyong Road, Clunes, NSW, 2480.

Owners/applicant: Mary & Jozef Kuiters.

Property size: Proposed Lot 1 (previously Lot 4 -1086 sqm) and Proposed Lot 2 (previously Lot 3 -1380 sqm). Same lot sizes as previously existed prior to amalgamation.

Soil Type/ Structure: Dark Reddish Brown Light Clay.

Soil Landscape: Erosional Landscapes Rosebank group.

Landscape considerations: very acid soils with high aluminum toxicity potential.

Bedrooms/ equivalent persons/ occupancy rate: Existing 3-bedroom dwelling with 2 x bathrooms, kitchen and laundry. The hydraulic load is calculated at 4 people using the facility daily at 600L a day.

And proposed 2-bedroom dwelling with 2 x bathrooms, kitchen and laundry. The hydraulic load is calculated at 3 people using the facility daily at 450L a day.

Water saving devices advised: It is recommended to install and/or retrofit water saving devices with a minimum of 4- star rating ideally higher for showerheads, toilets, kitchen and bathroom taps.

Proposed Treatment System for Lot 1 & Lots 2: NSW Health approved AWTS with secondary treatment of minimum of 79% e.g Taylex ABSNR-1350+P Advanced Secondary Nutrient Reduction AWTS or similar.

Proposed Land Application Area for Lot 1 & Lot 2: Wastewater disposal via ETA beds. Lot 1 existing 3-bedroom dwelling via two ETA beds of 13.8m L x2m W x 0.45m D and for Lot 2 proposed 2-bedroom dwelling via two ETA beds of 10.4m L x 2m W x 0.45m D.

Conclusion: Mary Kuiters has engaged Byron Environmental Consulting to design an appropriate wastewater system for this development application to cater for the existing 3-bedroom dwelling and new 2-bedroom dwelling. Each dwelling is to be located on a separate allotment with its own OSMS system. The two lots will be registered torrents title lots with no encumbrances.

Desktop research has been undertaken and all Australian Standard AS/NZS 1547-2012 setbacks can be met. The soil has been tested and analysed and the site and its features are not limiting for the application of effluent disposal and is suitable for a number of systems. Site features are noted, and the proposed systems will comply with Australian Standards (AS/NZS 1547:2012 On-Site domestic wastewater management) and the Lismore Shire Councils requirements.

Due to the size of the lots, a higher treatment is required, this is acknowledged and proposed. The two systems are NSW Health approved AWTS with secondary/tertiary treatment being proposed eg Fuji Clean ACE 1200 with 79.05% reduction in TN and 14.50% reduction in TP.

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1.0 Introduction

Byron Environmental Consulting has carried out a soil + site + system inspection at No. 7 and No. 9 Booyong Road. The owner is seeking approval to reinstate the two lots as they existed prior to 2019 and subsequently construct a 2-bedroom dwelling at 9 Booyong Road (exactly the same layout and design as previously approved by Council in DA 2018.11.1), together with an upgrade of the existing wastewater system for the existing dwelling at 7 Booyong Road.

The site and soil have been analysed for the disposal of wastewater. The site has been visited by Taisa Baars of Byron Environmental Consulting on the 7th of June 2023 and a meeting was held with the owner. Post DA lodgement in November 2023, Council requested additional information (three RFI letters) and an on-site meeting was held with Matthew Kelly, Regulatory Services Coordinator Lismore City Council on 20th March 2024.

Amendment 1: Applicant agreed to new OSMS system on Proposed Lot 1 (although there is no failure in the current system). A section 68 application was lodged with Council for the new system although not approved.
Amended report submitted in December 2023 addressing Council's request for further information. Council staff are assessing the proposal as a new subdivision and strictly applying Council's policy as if the site was a greenfield site and the lots didn't exist previously.

Amendment 2: Revised OSMS strategy submitted in May 2024 based on on-site meeting with Council Coordinator and advised that the disposal area needed for the existing dwelling would not fit on Proposed Lot 1 and would need to be located on Proposed Lot 2, with a s88B Instrument for access and maintenance to proposed Lot 1. Amended OSMS report submitted and has not been approved.

This report is a Revised OSMS Strategy for both lots and for both dwellings. It adopts the original DA submission (November 2023) for one OSMS system on each lot, both with higher tech systems higher nutrient reduction and disposal via ETA beds to take account of the smaller lot sizes. Each complies with the Australian Standards, is safe, efficient, and certified.

2.0 Desktop Research

Lot 34 DP 1254370, 7 - 9 Booyong Road, Clunes, is approximately 2466m2 in size. The existing dwelling site (previously Lot 4 DP 739071) is 1086m2 and the proposed dwelling site (previously Lot 3 DP 739071) is 1380m2. The property surroundings and vegetation cover are displayed in Figure 1. The property has an elevation of max +/- 112m along Booyong road sloping down to the southeast at 100m of elevation. The setback to the waterbody located to the southeast is approximately 50m. The lot is not subject to flooding. Site contours are displayed in Figure 2. The buffer distance of 40m to the intermittent water course is also met.

A 'Certificate of Approval to Operate a System of Sewage Management' was issued by Council on 9 August 2019 - for the existing system at the rear of the existing dwelling.





Figure 1: Imagery (Source: Realestate.com).

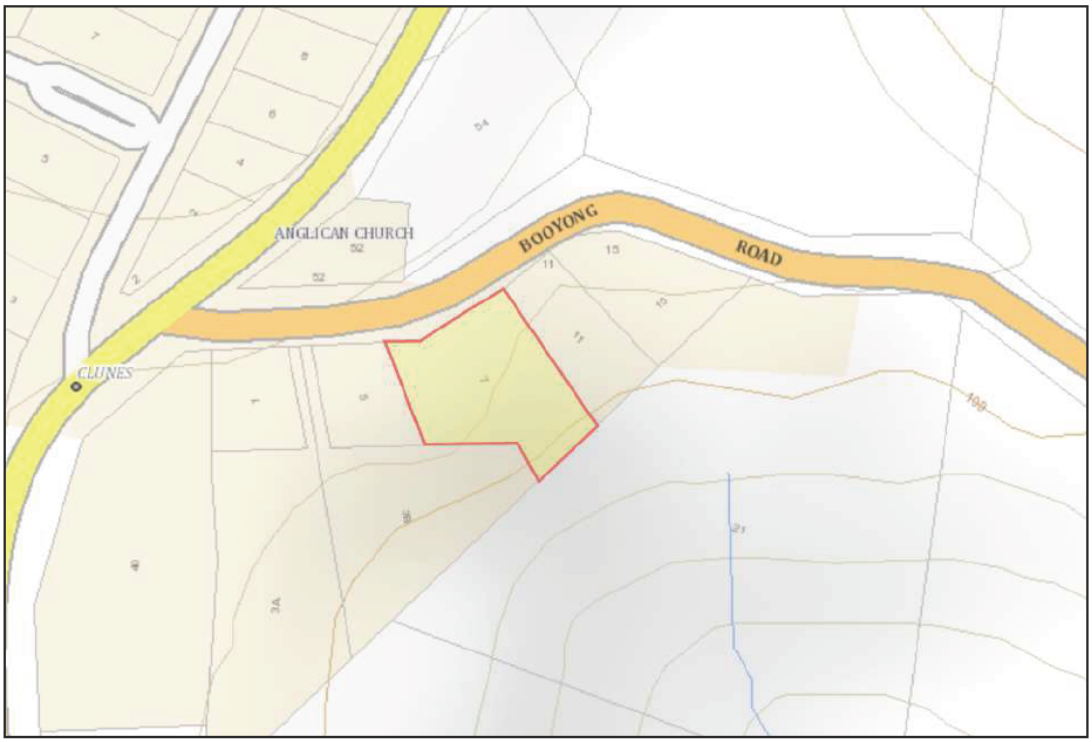


Figure 2: Site contours and waterbodies (Source Six Maps, 2023).

3.0 Site Investigation

The site was investigated on foot with owner Mary Kuiters. The following information has been compiled from previous investigation and is repeated here so the application is complete.

The soil surrounding the existing wastewater systems has been analysed and to be found consistent with previous investigations. These soil samples have been used to conduct permeability testing and a soil sample was taken at 450mm (wastewater disposal point) of depth and analysed for wastewater disposal. A visual inspection of the site and soil was also undertaken. Vegetation consists of open grasslands. Table 1 shows findings during site inspection.

Table 1: Summary of site evaluation

Land Application Area Site Parameters	Description
Size	1 x 41.5m^2 for 2-bedroom and 55.3m^2 for 3-bedroom
Vegetation	Open grass field and established/abended gardens at the proposed wastewater location and plenty of additional space for reserve area.
Slope	10% down to the southeast
Slope type (convex/ concave)	Southern aspect and southwestern aspect
Aspect	Southeast
Exposure	Open field with good sunlight and wind exposure.
Boulders /floaters/ rock out	Some boulders have been observed during site inspection.
Flooding potential	No flooding potential due to slope. No water logging potential.
Run on and upslope seepage	Diversion swale proposed
Distance from water	50m achieved from southeastern boundary.
Site drainage	Due to sites elevation, contours, and soil, aspect, and exposure medium site drainage.
Surface Condition	Grass cover.
Fill	Nil apparent.
Erosion	Nil apparent.
Depth to groundwater	>1.0m no groundwater found during soil sampling as expected on elevated site.

4.0 Soil Landscape

The site is classified as part of the Rosebank soil landscape in Morland (1994). The site investigation included the digging of one investigative hole to a depth of 1200mm. The soil sample has been used to conduct permeability testing on the soil. A soil sample was taken at 400mm (LAA disposal point) depth and analysed for wastewater disposal. Collected soil samples were analysed and were found to have similar properties to the Roebank soil landscape in Morland (1994). Which is consistent with the soil map (eSPADE,2023).

The following is a summary of the soil landscape descriptions.

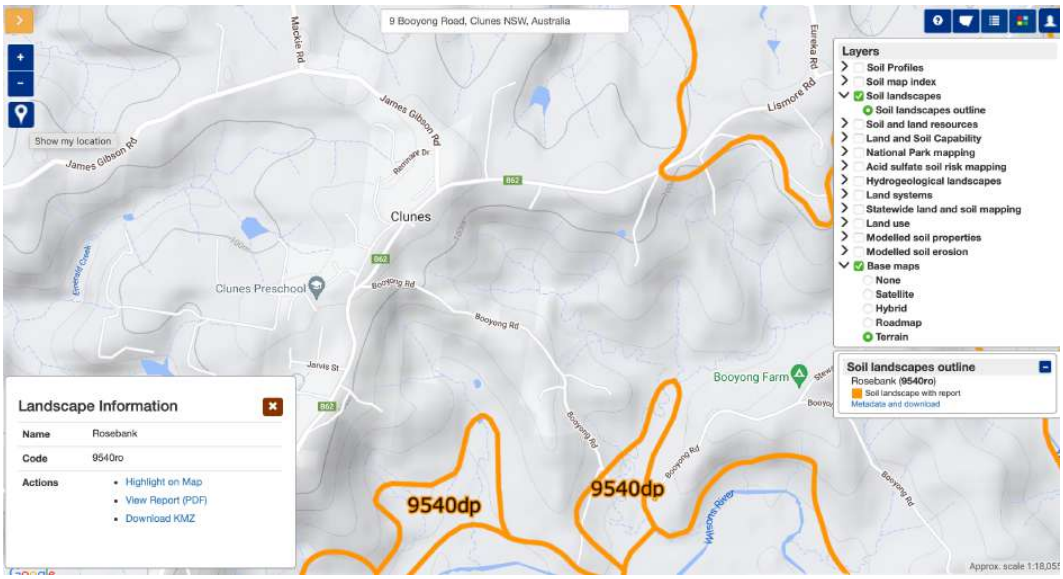


Figure 3: Soil profile mapping (eSPADE, 2023).

Soil Landscape: Rosebank.

Landscape: rolling low hills and hills on Lismore Basalts. Relief 70–100 m, slopes 20–40%. Ridges and crests are convex and moderately broad (100–300 m). Ridge slopes, sideslopes and isolated hills are common. Extensively cleared closed native forest, now predominantly sod grassland with large areas of closed camphor laurel forest.

Soils: Shallow (<100 cm), well drained Krasnozems and brownish red Krasnozems) on crest margins. Moderately deep to deep (>100 cm) Krasnozems and brownish red well-drained Krasnozems on slopes.

Limitations: very acid soils with high aluminium toxicity potential. Steep slopes with mass movement hazard and localised rock outcrop.

Permeability: slow to moderate.

5.0 Soil Assessment

The soils consist of a dark brown yellowish brown clay loam of strong structure.

Table 2: Summary of soil evaluation

Soil Parameter	Borehole 1
Sample Depth	**± 450mm**
pH	**5**
Ribbon length	**55mm**
Soil Type	**Clay Loam**
Colour	**Dark Reddish Red Brown**
Structure	**Moderate to Strong**
Dispersive	**Class 2**
Slake	**Class 2**

As shown, the soil comprised of a bark reddish brown clay loam of moderate structure. This soil type is considered suitable for wastewater disposal and is classed as a soil category 4 according to AS/NZS 1547:2012.

Table 3: Borehole log

Soil Assessment			Soil Landscape: Rosebank (ro)		
Borehole 1					
Depth (cm)	**Graphic Section**	**Colour**	**Soil pH**	**Course Fragments**	**Texture and Soil description**
0-20cm		Dark Reddish Brown	6	Topsoil, grass cover.	Clay loam (5-20cm)
20-40cm		Dark Reddish Brown		Smooth to manipulate	Clay loam
40-60cm		Dark Reddish Brown		Smooth bolus	Clay loam
60-80cm		Dark Brown		Smooth, stiffer to manipulate	Light Clay
80-100cm		Dark Brown		Smooth, stiffer, gritty, plastic, crumbly	Light Clay
100-120cm		Dark Brown		Stiff more clay content	Light Clay

6.0 Design Flows and hydraulic load

The existing dwelling has a total of 3-bedrooms. The dwelling is connected to town water supply. The equivalent person rate for Lismore City Shire is the number of bedrooms' + 1. The number of equivalent persons is therefore 3 + 1 = 4 equivalent persons. Therefore 4 person's x 150 litres per person per day (AS/NZS1547:2012, Table H2) = 600 litres per day (conservative). It is recommended to install water saving devices with a minimum of 4- star rating ideally higher for showerheads, toilets, kitchen and bathroom taps.

The design flow rate is 600 litres per day for the existing dwelling.

The proposed dwelling has a total of 2-bedrooms. The dwelling will be connected to town water supply. The equivalent person rate for Lismore City Shire is the number of bedrooms + 1. The number of equivalent persons is therefore 2 + 1 = 3.0 equivalent persons. Therefore 3.0 person's x 150 litres per person per day (AS/NZS1547:2012, Table H2) = 450 litres per day (conservative). It is recommended to install water saving devices with a minimum of 4- star rating or higher for showerheads, toilets, kitchen and bathroom taps.

The design flow rate is 450 litres per day for the proposed dwelling.

7.0 Proposed On-Site Wastewater Management System & Treatment of wastewater.

In designing the proposed OSSM strategy for this proposal, Council's Guiding Principles for the Design and Operation of a system has been taken into account. The following table addresses each of the principles for this proposal:

Table 4: Review of Council Policy - Section 5.3 Guiding Principles – Design and Operation

Principle	Proposal
Selection of a treatment system and land application area: first consider low-tech passive design gravity fed systems i.e. a septic tank, reed beds and ETA beds, compost toilet with greywater tank and ETA beds.	√ Due to the size of the land the proposed OSMS systems are not standard low-tech systems for a new subdivision of land, rather higher tech, tertiary systems that are compliant and certified for this type and size of land
Maximise the opportunity for nutrient and water re-use by vegetation uptake. Re-use by evapotranspiration is preferred, but disposal may be considered in particular circumstances given the environmental sensitivity of an area and the individual circumstance of the case	√ Complies.
Evenly distribute effluent throughout the effluent application area (LAA)	√ Achieved by ETA beds.
Irrigation effluent must be tertiary treated	√ AWTS with disinfection is proposed
Systems must minimise the risk of runoff of wastewater including during rain/storm events.	√

Systems must minimise the risk, to householders and the public, of spread of pathogens/microorganisms.	√ Secondary/Tertiary treatment with disinfection
Intermittent dosing of effluent fields is desirable.	√ Only for SSI
The minimum number of persons in a household is calculated to be equivalent to the number of bedrooms plus one. If it is known that number of persons will be greater than this value, then the calculation will be the actual number of persons	√ Complies for each dwelling
Irrigation systems are to be certified by an appropriately qualified and experienced irrigation designer in accordance with Council's Irrigation Certification Checklist (Appendix D)	√ Think water Irrigation Specialist has been engaged for previous submission now amended to ETA beds due to reduction in land space and application was not approved.
Irrigation systems are to be installed by a person with suitable expertise and experience. A "works as executed" plan is to be submitted to Council with the Certificate of Compliance after installation.	√ Condition of consent to be applied to DA approval
Irrigation systems are to be provided with a maintenance schedule for approval by Council and be maintained on a quarterly basis.	√ Condition of consent to be applied to DA approval

The Council policy also deals with potential upgrades and system failures. The policy states:

3.1 Upgrade of Failing Septic Tank Systems

"Many of the on-site sewage management system failures relate the age of the system and/or damage from livestock and vehicles.

The majority of failing septic tank systems require the installation of an effluent filter and a new land application area i.e. ETA Beds.

However, in cases where these failing septic tanks are located on poor soils (from light to heavy clays) or are within buffer distances to environmentally sensitive areas or are located on a constrained site, then secondary treatment of the wastewater may be required. In Lismore this is usually achieved by either installing a reed bed after the septic tank or installing a device that holds a NSW Department of Health accreditation for secondary treatment e.g. AWTS."

In this case, the site inspection of the existing septic system at the rear of the existing dwelling did not reveal any current failures or any indication of any future potential failure.

Notwithstanding, at the insistence of Council officers, the applicant has agreed to upgrade the existing system as part of this proposal, thereby renewing the entire OSMS and the disposal field for this lot. This was agreed by the applicant at considerable additional cost to the project, even though current loadings on the system (two people living in the dwelling) is well below the design loads for the current system.

The upgraded system and the new system for the new house both adopt secondary treatment and tertiary devices. While not low-tech solutions, they are suitable, practical, correctly sized and certifiable.

Council officers are also concerned about future replacement of the OSMS in the long-term "reserve area". In the case of failure of these proposed systems, both systems can be replaced by removal of the soil and plumping infrastructure. This is sufficient for a small machinery to access the rear of the site should it be needed. If larger plant is required, the driveway in front of the house is large enough for a crane and machinery can be easily craned over the house.

The OSMS strategy for the two lots comprises:

- An upgrade of the existing septic tank is proposed for the existing 3-bedroom dwelling.
- Existing dwelling: An AWTS Fuji Clean ACE 1200 or similar NSW Health approved and minimum of 79% nitrogen reduction to collect and treat the wastewater.
- New dwelling: An AWTS Fuji Clean ACE 1200 or similar NSW Health approved and minimum of 79% nitrogen reduction to collect and treat the wastewater.
- Disposal field on each lot 55m^2 for 3-bedroom dwelling on Proposed Lot 1 and 41.5m^2 for 2-bedroom dwelling on Proposed Lot 2.
- Both systems are modelled with the Lismore City Council OSMS model.

Some basic understanding and maintenance is required.

Aerated wastewater treatment systems are effective in treating sewage from individual households, providing a relatively efficient and cost-effective method for wastewater treatment in areas where centralized sewage systems are not available. Proper maintenance and regular monitoring are essential to ensure the system operates efficiently and effectively.

An aerated wastewater treatment system (AWTS) is a type of sewage treatment system used to treat wastewater from homes. It works by utilising a combination of aerobic biological treatment and clarification processes to purify wastewater before it is released into the environment. It is important to understand that it treats the wastewater it does however not filter the water. Here's a general overview of how an aerated wastewater treatment system typically works:

Pre-treatment: In this stage, large solid materials and debris are removed from the wastewater to prevent clogging and damage to the system. This may involve the use of screens or filters to trap solid waste.

Aeration Tank: The pre-treated wastewater is then introduced into an aeration tank. In this tank, air is pumped into the wastewater to create an aerobic environment. The introduction of oxygen supports the growth of aerobic microorganisms, which break down organic pollutants in the water.

Biological Treatment: Aerobic microorganisms utilize the organic matter present in the wastewater as a food source. They convert the organic pollutants into simpler, less harmful substances such as carbon dioxide and water. This process reduces the biological oxygen demand (BOD) and chemical oxygen demand (COD) of the wastewater, making it less harmful to the environment.

Clarification: After the wastewater has undergone biological treatment, it is transferred to a clarifier or settling tank. Here, any remaining suspended solids and microorganisms are allowed to settle to the bottom of the tank. The clarified water is then separated from the sludge.

Disinfection (Optional): Depending on the specific requirements of the treated water, disinfection may be employed to further eliminate any remaining harmful bacteria or pathogens. Chlorination, ultraviolet (UV) disinfection, or other methods

may be used for this purpose. Byron Environmental Consulting recommend UV disinfection and chlorine has been found harmful for soil organisms.

Effluent Discharge or Reuse: The treated water, now significantly purified, can be discharged into the environment if it meets the required standards for water quality. In some cases, the treated water can also be reused for irrigation or other non-potable purposes.

Aerated wastewater treatment systems are effective in treating sewage from individual households, providing a relatively efficient and cost-effective method for wastewater treatment in areas where centralized sewage systems may not be practical or available. However, proper maintenance and regular monitoring are essential to ensure the system operates efficiently and effectively.

The wastewater then goes to the land application area in this case ETA beds. Again, some basic understanding and maintenance is required.

Evapotranspiration beds (ETA beds) are a type of wastewater treatment system used to treat and dispose of wastewater from homes. These systems rely on the natural processes of evaporation and transpiration (the release of water vapor from plants) to treat and disperse the wastewater. Here's a basic overview of how evaporation beds typically work:

Pre-treatment: Before entering the evaporation bed, the wastewater typically undergoes basic pre-treatment processes to remove large solids and debris. This can be done by a septic tank (primary) or reedbed cell or ATWS (secondary).

Distribution: The pre-treated wastewater is evenly distributed over a large, shallow bed filled with a porous medium, such as gravel or sand. This bed is designed to facilitate the movement of wastewater through the soil and promote evaporation and transpiration.

Evaporation and Transpiration: As the wastewater percolates through the bed, it is exposed to the air and the surrounding vegetation. The natural heat from the sun and the air movement promotes evaporation of the water, while the plants in the bed absorb some of the water through their roots and release it into the atmosphere through transpiration.

Biological Treatment: The soil and the microbial communities within it play a significant role in the biological treatment of the wastewater. Microorganisms present in the soil help break down and consume organic matter and other pollutants present in the wastewater, purifying it in the process.

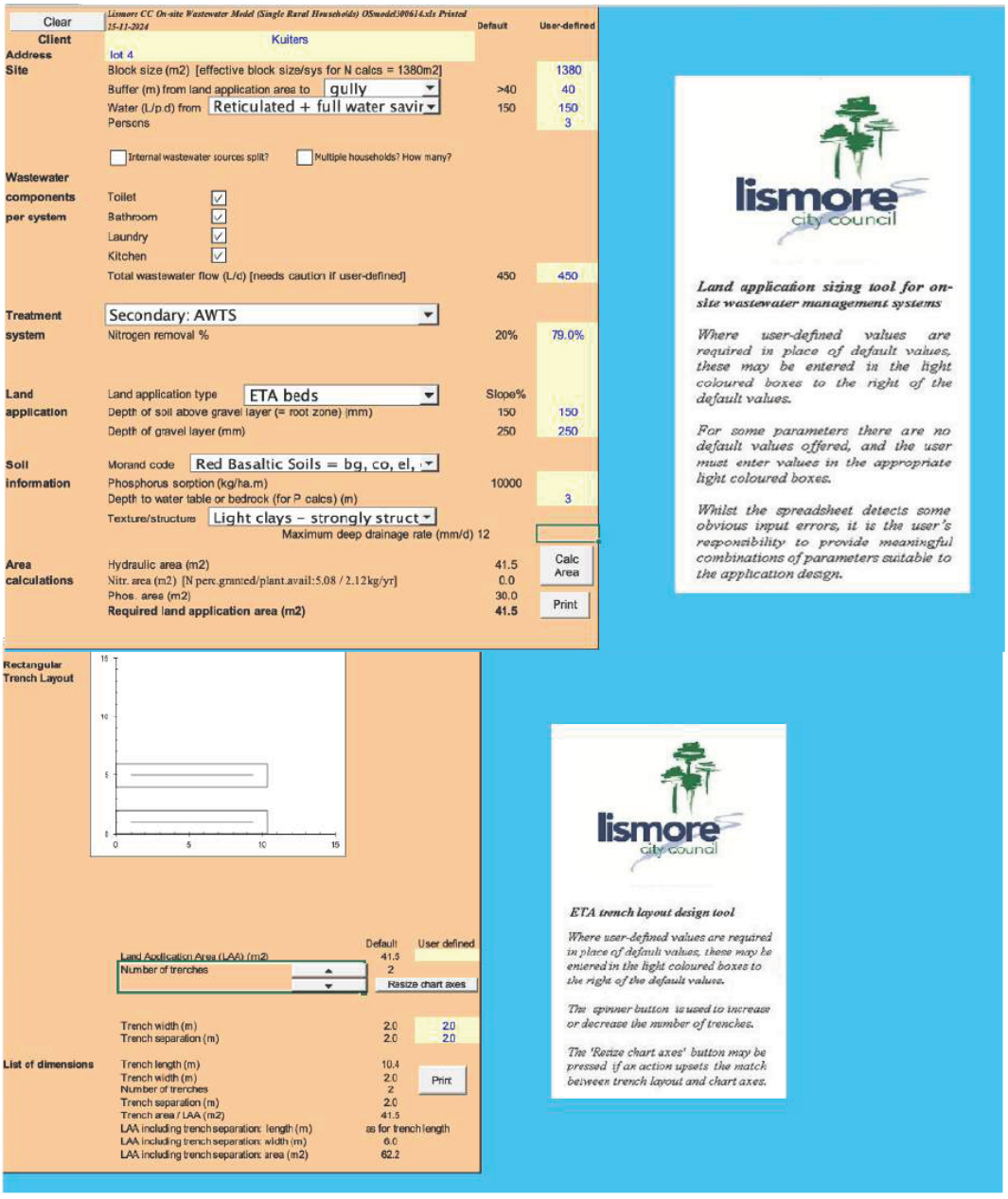
Nutrient Uptake: Plants growing in the evaporation bed (most often grass) also aid in the treatment process by absorbing nutrients and certain contaminants from the wastewater through their roots. This helps prevent the accumulation of pollutants and nutrients in the soil.

Disposal or Reuse: Treated wastewater that has undergone evaporation and transpiration in the bed is either completely evaporated or taken up by plants, leaving behind relatively purified water. This water may then percolate further down into the environmental water cycle, depending on system design, weather, maintenance, and vegetation surrounding the dripper irrigation lines.

Dripper subsurface irrigation are environmentally friendly and can be a cost-effective option for treating wastewater in areas where there is enough sunlight and space for the system. However, their efficiency can depend on various factors, including climate, soil type, and the presence of suitable vegetation. Regular monitoring and maintenance are necessary to ensure the proper functioning of the subsurface irrigation field.

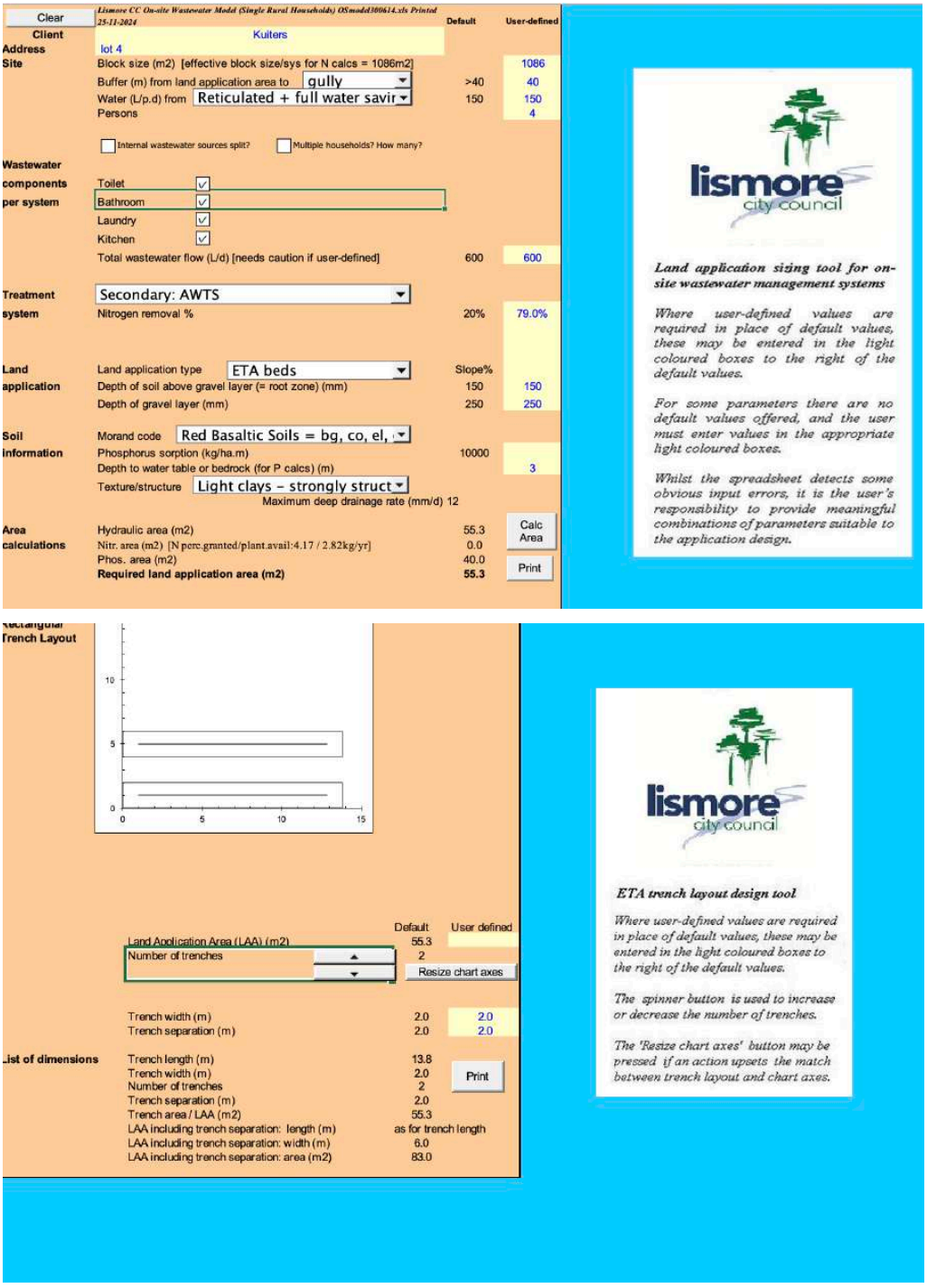
8.0 Sizing of the land application area

Sizing of the land application area is modelled with the Lismore City Council OSMS model for the existing 3-bedroom dwelling and proposed 2-bedroom dwelling and calculations and input parameters are shown below.



Model output for proposed 2-bedroom dwelling

Lot 34 DP 1254370 | 7 Booyong Road, Clunes NSW 2480



Model output for existing 3-bedroom dwelling

9.0 Setback distance for Land Application Area

The land application area on the lot needs to meet the following buffer distances to minimize environmental health impact.

Table 4: Setback distances

Site Feature	Available	Requirement	Requirement met if not how solved?
Permanent waters including rivers, creeks, wetlands, dams or lakes.	>100m	100m	√ Not limited although secondary/tertiary treatment by AWTS is proposed
Buffer from the centre-line of ephemeral water course (e.g. intermittent waterways, drainage channels and dry gullies).	50m to intermittent arm of Wilsons River	40m	√ Not limited
Domestic ground water well	>500m	250m	√ Not limited
Buildings	Yes	6m	√ 6m can be achieved
Swimming pools	n/a	6m	√
Boundary	Yes	6m	√ Can be achieved
Other sensitive environments or contaminated land e.g cattle tick dip sites	n/a	100m	√

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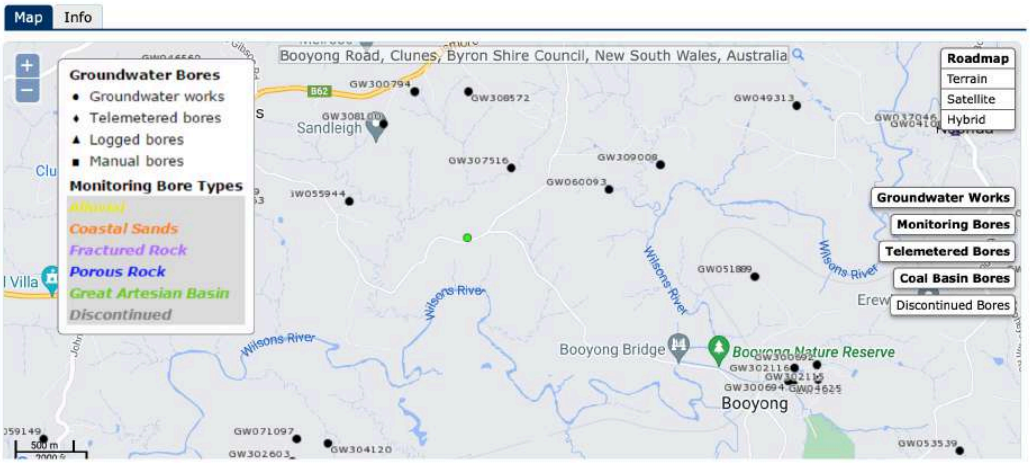


Figure 4: Showing no groundwater bores withing 250m.

10.0 Planting of buffer

The planting of a vegetation buffer below the ETA beds is advised. See planting list below. The planting of native trees is encouraged. Existing vegetation buffer below already in place

Small trees	Trees	Ferns	Small plants	Reeds
Health Banksia	Blackwood	Bungwall	Cunjevoi Lily	Jointed Twigrush
Swamp Banksia	Lilly Pilly	Gristle Fern	Native Ginger	Rush
White Bottlebrush	Bangalow Palm	Binung	Wallum bottlebrush	Club Rush
Weeping Bottlebrush	Brown Kurrajong	Tree Fern	Palm Lilies	Sedges
Little Evodia	Umbrella Cheese Tree		River & Stream Lily	Tassel Sedge & Sedge
Creek Sandpaper Fig	Cottonwood Hibiscus		Blue Tongue	Cattails
Swamp Hibiscus	Cabbage Palm		Knotweeds	
Common Ti Tree	Swamp Box		Frogsmouth	Spike Rush
Lemon Ti Tree	Broad-leaved Paperbark		White Nettle	Sawsedge
Paperbark	Pink Euodia		Warrigal Greens	Reed
Prickly-leaved paperbark	Scrub Cherry			Salt Rush
Mangrove Boobialla	Water Gum			Grey Sedge
Bleeding Heart	Weeping Lilly Pilly			Creek & long Leaf Mat Rush

Native plants suitable for land application areas and buffers (Byron Shire Council, 2004).

11.0 Improvements to the soil

Acidic soil can be inhibiting for plant growth. Lime can be applied in the land application field to counteract the acidity of the wastewater.

12.0 Responsibilities of developer/owner/ resident

On-site wastewater systems can have adverse impacts on the health of the environment and your family (including pets). They can spread disease by bacteria, viruses, parasites and other organisms. Wastewater can contaminate ground, surface waters and oceans. Everything that is disposed of into the drains will enter the environment. This system is designed to safely dispose of human waste (poo and urine) and grey water. However, wastewater is getting contaminated with a more complex cocktail of household chemicals, some of these chemicals do biodegrade, others bio-accumulate like heavy metals in tuna fish, some chemically react together, and others photodegrade like microbeads in some cosmetics and micro plastics in laundry wastewater. It does not matter if your waste is getting disposed on site or into a sewerage treatment plant, these chemicals do enter our environment if entered into the drain. **This pollution can be reduced by keeping all toxic chemicals out of your drains as possible.** For longevity of the on-site sewage management system the following maintenance regime should be employed by the owner/ occupier of the dwelling.

Operational requirement of septic tank/ AWTS

Minimise water usage in the building to reduce the volume of wastewater (hydraulic load) required to be stored and treated by the system. Overloading the system should be avoided.

- Check sludge and scum depth at least annually.
- Pump out every 3-5 years.
- Outlet filter needs to be cleaned quarterly as per the manufacturer's instructions.
- Ensure the system is mosquito proof.
- Call your plumber if there are any fixtures or fittings not draining properly, discharge of effluent around tank or land application are occurs.

Maintenance requirements for AWTS

Maintaining an Aerated Wastewater Treatment System (AWTS) is essential to ensure its efficient and effective operation over time. Regular maintenance helps prevent system failures, prolongs the lifespan of the equipment, and ensures that the treated wastewater meets required standards before being discharged into the environment. Some key maintenance tasks that a homeowner should consider for an AWTS:

1. Regular Inspections: Conduct routine inspections of the system to check for any signs of wear, leaks, or damage. Look for any blockages or clogs in the pipes, filters, or aeration system.
2. Sludge Removal: Periodically remove accumulated sludge from the system's primary and secondary treatment tanks to prevent clogging and maintain the system's capacity for treating wastewater.
3. Aeration System Maintenance: Check the aeration system, including air blowers, diffusers, and air filters, to ensure they are functioning correctly. Clean or replace air filters as needed to maintain proper airflow and prevent system malfunctions.
4. Pump Maintenance: Inspect and maintain the pumps used in the system, including effluent pumps and recirculation pumps, to ensure they are operating efficiently. Clean pump intakes and check pump motors for any signs of wear or damage.
5. Get familiar with the AWTS instructions manual.
6. Control Panel Inspection: Regularly check the control panel and electrical components to ensure they are functioning correctly. Look for any loose connections, faulty wiring, or signs of electrical issues that may affect the system's performance.
7. Filter Maintenance: Clean or replace filters, screens, and other filtration components to prevent clogging and ensure proper water flow through the system.
8. Vegetation Management: If the system includes vegetated areas, manage the vegetation to ensure optimal transpiration and evapotranspiration. Trim plants

as necessary and maintain appropriate vegetation cover to support the treatment process.

9. Professional Servicing: Schedule periodic professional servicing and maintenance checks with a qualified technician or service provider to perform more in-depth inspections and necessary repairs.
10. Record-Keeping: Maintain records of maintenance activities, including inspection dates, repairs, and any changes made to the system. This record can help track the system's performance over time and identify any recurring issues.

Following a comprehensive maintenance plan and staying proactive in addressing potential issues, homeowners can ensure the long-term effectiveness and sustainability of their AWTS. Regular maintenance not only keeps the system operating efficiently but also helps prevent costly repairs and system failures in the future.

Maintenance requirements for ETA beds

- Check for system failures which are generally indicated by:
  a) Plumbing fixtures and fittings not draining properly indicate a damaged or blocked pipe or possible tank failure.
  b) Surcharge of effluent at ground level either around the tank, or down the slope at the land application area/s.
  c) Foul odour emanating from the tank or land application area/s.

Problem solving

All on-site systems need to be maintained in order to function well. If particular problems are found, such as:

- Slow-draining wastewater:
- Unusual odours:
- Surcharging effluent from irrigation field (land application system):
- Poor vegetation growth on and around land application area.

These symptoms should be investigated by a licensed plumber.

You can take action to improve wastewater quality by;

- Minimise the use of cleaning chemicals. Use natural, non-toxic, or biodegradable, plastic free cleaning products where possible.
- Use low- or no-sodium laundry detergents, soaps and shampoos.
- Use a lint filter in washing machines. Clean and replace as necessary to ensure water can flow through it easily.
- Do not dispose of household chemicals down the sink or toilet.

Use a sink strainer in the kitchen to help prevent food scraps and other solid material from entering your wastewater.

13.0 How to keep our wastewaters, our bodies and waterways clean.

13.1 You make a positive impact and inspire others to do the same

At Byron Environmental Consulting, we understand the importance of integrating sustainability into every aspect of our daily lives. Embracing natural, plastic-free cleaning and household products is a significant step toward reducing our environmental footprint and ensuring our wastewater remains free from harmful contaminants. This approach aligns with our mission to protect and preserve our planet's resources. A friendly and hopefully inspirational guide to adopting eco-friendly practices in your home:

13.2 The Byron Environmental Approach: Sustainable Living for a Healthier Planet

13.2.1 Natural Cleaning Products

Vinegar and Baking Soda: White vinegar, a potent natural acid, effectively dissolves mineral deposits, grease, and grime. When combined with baking soda, it creates a reaction that lifts dirt and stains from surfaces. This combination is ideal for cleaning kitchen counters, sinks, and toilets, leaving no harmful residues behind.

Lemon Juice: Lemon juice, rich in citric acid, boasts natural antibacterial properties, making it excellent for cutting through grease and freshening surfaces. Use it to clean cutting boards, countertops, and other food-preparation areas. Alternatively citric acid can be purchased a most bulk food stores.

Castile Soap: Derived from olive oil, castile soap is biodegradable and non-toxic. Its versatility allows it to be used for dishes, laundry, and even as a gentle hand soap, free from synthetic fragrances and harsh detergents.

Sodium Percarbonate: As a natural bleach alternative, sodium percarbonate breaks down into water, oxygen, and soda ash, effectively whitening laundry, removing stains, and disinfecting surfaces without releasing harmful chemicals.

Essential Oils: Essential oils such as tea tree, eucalyptus, and lavender provide natural fragrance and possess antimicrobial properties. Adding a few drops to cleaning solutions enhances their effectiveness and adds a pleasant aroma to your home.

13.2.2 Plastic-Free Household Items

Coconut Husk Brushes: Replace plastic brushes with those made from coconut husks. These brushes are ideal for dishes, toilet cleaning, and general scrubbing tasks. They are durable, biodegradable, and compostable, offering a sustainable alternative to plastic.

Bamboo and Wooden Tools: Replace plastic utensils and tools with bamboo or wooden alternatives. Bamboo's natural antibacterial properties and composability make it an excellent eco-friendly option.

Glass Containers: Store food and cleaning supplies in glass jars instead of plastic. Glass is non-reactive, preventing chemical leaching into your food or cleaning mixtures, and is infinitely recyclable.

Natural Fiber Cloths: Opt for cloths made from natural fibers like cotton, hemp, or bamboo, avoiding microfiber cloths that shed microplastics during washing. These biodegradable materials are gentle on surfaces and environmentally friendly.

13.2.3 Personal Care Products

Solid Shampoo and Conditioner Bars: Eliminate the need for plastic bottles with bars made from natural ingredients. Look for bars free from sulfates, parabens, and synthetic fragrances to ensure they're gentle on your hair and the environment.

Natural Deodorants: Choose deodorants made with ingredients like baking soda, coconut oil, and essential oils, avoiding commercial options that often contain aluminium compounds and other chemicals.

Biodegradable Toothbrushes: Switch to toothbrushes with bamboo handles and biodegradable bristles to reduce plastic waste and maintain oral hygiene effectively.

DIY Beauty Products: Create your own beauty products using simple ingredients like coconut oil, shea butter, and beeswax, ensuring sustainability and avoiding harmful additives.

13.2.4 Laundry Detergents

Plant-Based Detergents: Select detergents made from plant-based ingredients, free from phosphates, sulfates, and synthetic fragrances. These biodegradable options are less harmful to aquatic life.

Sodium Percarbonate: This natural bleach alternative is an effective stain remover and disinfectant for laundry, breaking down into harmless substances and reducing environmental contamination.

13.3 Scientific Benefits of Going Natural

Reducing Chemical Load: Natural cleaning and personal care products minimise the introduction of harmful chemicals into wastewater systems. Conventional products often contain endocrine disruptors, carcinogens, and other toxic substances that negatively impact aquatic life and human health.

Preventing Microplastic Pollution: By avoiding plastic and synthetic fibers, we reduce the amount of microplastics entering the water system. Microplastics are ingested by marine organisms and act as carriers for other pollutants, amplifying their impact.

Preserving Beneficial Bacteria: Antibacterial agents in many products disrupt beneficial bacteria in wastewater treatment plants. Natural alternatives maintain these microbial communities, essential for breaking down organic matter.

Enhancing Soil and Water Quality: Natural ingredients break down into harmless substances, maintaining soil and water quality crucial for healthy ecosystems.

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13.4 Environmental Health Data

Studies show that conventional cleaning products contribute harmful chemicals to water bodies, leading to antibiotic-resistant bacteria and disrupted aquatic ecosystems. Research indicates that microplastics are ubiquitous in marine environments, posing significant threats to wildlife and human health. Eliminating microplastic sources mitigates this environmental threat. Natural cleaning products help preserve ecosystem integrity. Plant-based detergents, for example, cause less harm to aquatic organisms than synthetic counterparts and has a positive impact on the ecosystem

13.5 Common Items Flushed Down Drains: Environmental Impact and Eco-Friendly Solutions

1. Wet Wipes: Though marketed as flushable, most wet wipes do not break down easily and contribute to blockages in sewage systems. They also introduce microplastics and chemicals into water bodies, harming aquatic life.

- **Eco-Friendly Solution:** Use reusable cloth wipes made from natural fibers. These can be washed and reused, reducing waste and preventing plumbing issues.

2. Personal Care Products: Items such as cotton swabs, dental floss, and sanitary products often contain plastics and synthetic fibers that do not decompose. They contribute to microplastic pollution and can disrupt wastewater treatment processes.

- **Eco-Friendly Solution:** Opt for biodegradable alternatives. Bamboo cotton swabs, silk dental floss, and organic cotton or reusable sanitary products are effective and environmentally friendly.

3. Household Chemicals: Many household chemicals, including cleaners, paints, and solvents are hazardous to the environment. When flushed down drains, they introduce toxic substances into waterways, affecting water quality and aquatic ecosystems.

- **Eco-Friendly Solution:** Choose natural, non-toxic cleaning products and properly dispose of hazardous materials through local waste disposal programs.

4. Medications: Flushing unused or expired medications can introduce active pharmaceutical ingredients into the water supply, potentially affecting aquatic organisms and contributing to the development of antibiotic-resistant bacteria.

- **Eco-Friendly Solution:** Utilise medication take-back programs

5. Cooking Oils and Grease: Pouring fats, oils, and grease down the drain can lead to blockages in plumbing and sewage systems. These substances solidify in pipes and can cause significant infrastructure damage and pollution.

- **Eco-Friendly Solution:** Collect cooking oils and grease in a container and dispose of them in the trash or take them to a recycling facility that accepts used cooking oils.

6. Microfibers from Laundry: Synthetic fabrics shed microfibers during washing, which enter the wastewater system and contribute to microplastic pollution in aquatic environments.

- **Eco-Friendly Solution:** Use a microfiber-catching laundry bag, Cora Ball or filter to capture microfibers during washing. Opt for natural fiber clothing to reduce shedding.

Adopting these eco-friendly practices contributes to a cleaner, healthier environment. Embracing natural, plastic-free products is not just a trend but a commitment to sustainability and planetary well-being. At Byron Environmental Consulting, we lead by example and inspire others to join us in this movement, lighting the way to a brighter, greener future.

14.0 Recommendation

- Removal, reuse or destruction of septic tank as per attached advisory notes.
- Upgrade of existing wastewater system for existing 3-bedroom dwelling with LAA at rear of dwelling, wholly within Proposed Lot 1 with the following system proposed.
    - Installation of a Fuji Clean ACE1200 with land application area by two 13.8m L x 2m W x 0.45m D ETA beds.
    - It is recommended to install/retrofit water saving devices with a minimum of 4-star rating ideally higher for showerheads, toilets, kitchen and bathroom taps.
    - Ensure stormwater is discharged away from ETA beds.
- It is recommended to install/retrofit water saving devices with a minimum of 4- star rating ideally higher for showerheads, toilets, kitchen and bathroom taps.
- Installation of a Fuji Clean ACE1200 with land application area by two 10.4m L x 2m W x o.45m D ETA beds on proposed Lot 2.

Specifications:

1. All wastewater to be treated on-site.
2. System needs to be installed by a suitably qualified plumber.
3. Installation to comply with AS3500 & AS1547:2012.
4. Licensed plumber/drainer required for all drainage work, responsible for site level checks and layout adjustments if necessary.

<u>Council requirements:</u>

- Installation must comply with Council's OSMS approval documents and conditions.
- A Notice of Work for plumbing and Drainage work is required to be submitted to council prior to any works beginning.

Maintenance requirements:

- Don't dispose of any chemicals or anti-bacterial cleaners down the drain.
- Regular inspections and maintenance of the system will prolong its lifespan as per the manual, council requirements and this wastewater report.

References

Australian Standard AS/NZS 1547- 2012 On-site domestic wastewater management.

Byron Shire Council (December, 2004). Design Guidelines for On-site Sewage Management for Single Households. Protecting the Environment and Health of Byron Shire.

Morland, D.T. (1994) Soil Landscapes of the Lismore-Ballina 1:100,000 Sheet report, Soil Conservation Service of NSW, Sydney.

Morland, D.T. (1994) Soil Landscapes of the Lismore-Ballina 1:100,000 Sheet Map, Soil Conservation Service of NSW, Sydney.

Geary, P & Saunders, M & Whitehead, J 2016 Centre for Environmental Training, Onsite wastewater Management Training Course, Tweed Heads, NSW 24-26 August 2016, course booklet.

Headley, T. & Davison, L. 2003. Design models for the removal of BOD and Total Nitrogen in Reed Beds. In proceedings of On-site '03 Conference, Future Directions for On-site Systems: Best Management Practice. Lanfax Laboratories, Armidale, NSW, Australia.

Sydney Catchment Authority and NSW Government (2012). Designing and installing Onsite Wastewater Systems, A Sydney Catchment Authority Current Recommended Practice.

EPA NSW (1998) Environment & Health Protection Guidelines On-site sewage management for single households.



About Byron Environmental Consulting

Taisa - Environmental Consultant, Principal.

An experienced and passionate environmental consultant who has a proven track record helping her clients work through environmental complexities and obligations. Taisa works together with a network of specialised professionals in the Northern River and surrounding areas to ensure your project is approved as quickly and smoothly as possible and has extensive experience working closely with the local Council. Taisa always ensures her clients are well informed and will always offer alternative solutions if there is a better way to approach your project so there are never any surprises or hidden costs.
Byron Environmental Consulting offers a diverse range of environmental services and technical capabilities, priding itself always on being flexible, responsive, and professional. We have extensive hands- on experience in the assessment of contaminated land including preliminary and detailed reports.

Principal, Taisa Baars, has been awarded Distinctions during her 10 years of University studies of Science and Environmental Health, culminating in contracting to Byron Shire Council and NSW Health for environmental advice, including on sustainable development assessment, trade waste, development approvals, on-site sewerage

management systems, potable water quality control, communicable diseases and contaminated land assessments.

Byron Environmental Consulting has the resources and capability to meet the requirements of a diverse range of projects. We bring a unique combination of technical skills to meet client needs and capacity to deliver site-specific reports in a timely manner.

Byron Environmental Consulting offers fast and efficient service to meet all our client needs. We have a strong focus on occupational health and safety and are dedicated to providing best possible outcomes for our clients and the environment. Although we offer a number of core environmental assessment and management services, as discussed above, we also have a network of professional associates that we are able to draw upon to provide any environmental services that our clients may require.

Our main areas of focus are:

1. Providing technical expertise (all of our assessments are based on relevant Australian Standards and Guidelines).
2. Fast and efficient service.
3. Building a reputation based on proven results.
4. Completing projects to the highest standard.
5. Practical problem solving including providing innovative, sustainable, and long-term solutions.

Our Mission

To be the best in what we do, to give technical environmental advice to the highest standards and are always striving to exceed our client's expectations.

Our Vision

Byron Environmental Consulting is dedicated to enhancing and conserving natural areas throughout the Byron Bay Shire, and beyond, creating a safer world for generations to come.

Relevant Education

Postgraduate courses, **Environmental Health**, Queensland University of Technology
(2012 – 2014)

Courses completed:

- Risk Assessment
- Environmental Health Law
- Concepts of Environmental Health
- Toxicology
- Food Safety
- Communicable Diseases

Bachelor of Science **(Major in Environmental Health**), Sunshine Coast University (2009 - 2011) including high distinctions.

Relevant courses completed:

- Reorientating Society Towards Sustainability
- Environmental Health Risk Management
- Coastal and Marine Systems
- Biodiversity and Ecology
- Environment and health
- Integrated Environmental Management
- Health Promotion Principles
- Epidemiology and Biostatistics
- Planning and Environmental Law
- Introduction to Weather and Climate
- Sustainable Futures

Liberal Arts and Sciences, University of Amsterdam (2007 - 2008)

Professional short courses

Southern Cross Geoscience and Southern Cross University, **Short Course in Acid Sulfate Soils**

Identification and assessment in accordance with the National Acid Sulfate Soil Guidance and current best management practice, March 2019.

Centre for Environmental Training - **On-Site Wastewater Management** – 24 to 26 August 2016 - Tweed Heads, NSW

- *The Regulatory Environment*
- *Wastewater Quantification and Characterisation*
- *Primary Treatment; Septic Systems*
- *Composting Systems and Greywater Diversion*
- *Secondary Treatment; Sand Filters and Mounds*
- *Secondary Treatment Wetlands and Reed Beds*
- *Aerated Wastewater Treatment Systems*
- *Tertiary Treatment; Disinfection and Advanced Processes*
- *Soil Absorption Systems; Trenches and Beds*
- *Soils; Hydraulics Conductivity and Dispersion*
- *Soil Properties Classification and Testing*
- *Passive Dosing: Siphons and Flouts*
- *Evapotranspiration Systems*
- *Water Balance Analysis*
- *Nutrient Removal and Land Application Systems*
- *Land Capability Assessment*
- *Soil Landscape Interpretation*
- *Site and Soil Assessment*
- *Field Based Site and Soil Assessment*
- *Site Evaluation and Design*
- *Failing Systems; Auditing and Troubleshooting*
- *Tracing Failing Systems*

Continuing Professional Education in **Contaminated Site Assessment Remediation and Management** (CSARM) - Module E - **Risk based Site Assessment**, *University of Technology Sydney*, 14-16 September 2016.

Continuing Professional Education in **Contaminated Site Assessment Remediation and Management** (CSARM) -Module F- **Remediation Principles and Closure**, *University of Technology Sydney*, 9-11 November 2016.

Delta Training Asbestos Awareness Course 5th and 6th December 2012
Origins of Asbestos, Properties of asbestos, common types of asbestos, use of asbestos (past and present), health effects of asbestos, properties of asbestos, methods of asbestos, methods to identify asbestos types and conditions, legislation and OH&S requirements and hazard control.

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Statement of attainment

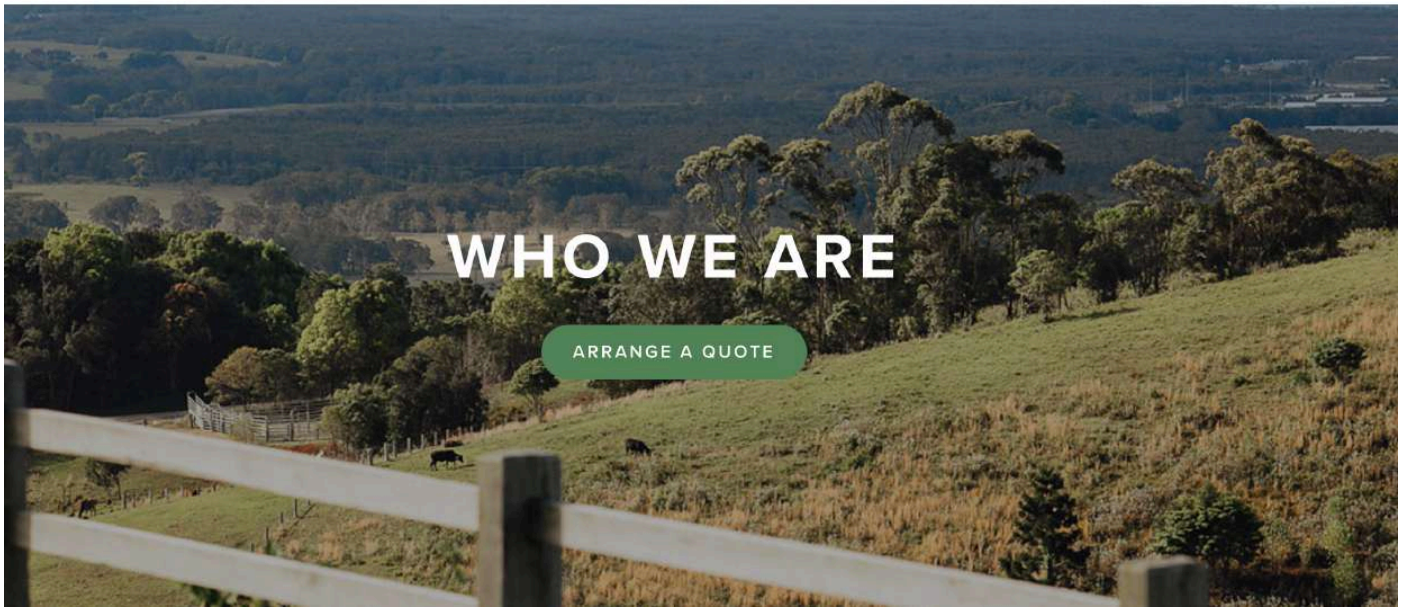
White card - Work Safely in the construction industry- CPCCOHS1001A issued on 01/08/2016.

Insurances

Professional Indemnity, Policy number LPS016832716-19074 valid to 16th of May 2024.

Public liability, Policy number 118U918372BPK valid to 16th of May 2024.

ABN: 31 322 380 628





We listen and learn...and acknowledge all is connected to Country.

In the heart of the land of the Northern Rivers, where nature's beauty and the wisdom of the ages converge, we stand in reverence and acknowledgment. This land, with its lush landscapes, clear and clean oceans, and flowing waters, has been lovingly tended by the Bundjalung, Yaegl, Githabul, Gumbaynggirr, and other Indigenous communities, clan and language groups for countless generations.

In this sacred place, we pay our deepest respects to the elders who have guided their people through time and seasons. We honour their enduring connection to this Country, a connection steeped in wisdom, spirituality, and a profound understanding of the land. As an environmental consultant fortunate to work on this ancient land, my heart is open to the teachings and insights of those who have called this place home since time immemorial. We acknowledge the wealth of knowledge that Indigenous communities hold about the delicate balance of ecosystems and the enduring practices of sustainability. With unpretentiousness and gratitude, we commit to walking this journey with respect, forging partnerships, and listening to the heartbeat of the land. In our work, we carry forward the legacy of stewardship, seeking to harmonize our actions with the rhythms of nature and taking care of country.

In this acknowledgement, we recognize that the Northern Rivers is not only a place of natural wonder but also a repository of cultural richness. It is our opportunity and responsibility to honour this legacy as we work toward a more environmental responsible and sustainable future all together.

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Attachments:

Detailed Site Plan, NSW Health approval

Lot 34 DP 1254370 | 7 Booyong Road, Clunes NSW 2480

Supporting information



Site photograph showing location of ETA bed.

Lot 34 DP 1254370 | 7 Booyong Road, Clunes NSW 2480



Land Application area of 55.3sqm as per Lismore OSMS model outcome achived with ETA beds available footprint >92sqm.

Lot 34 DP 1254370 | 7 Booyong Road, Clunes NSW 2480



Land Application Area of 41.5sqm proposed ETA beds being two 10.4m L x 2m W x 0.45m D achieved as per Lismore OSMS model

- : Wastewater Notes : -

- Removal, reuse or destruction of septic tank as per attached advisory notes.
- Upgrade of existing wastewater system for existing 3-bedroom dwelling with LAA at rear of dwelling, wholly withing Proposed Lot 1 with the following system proposed.
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- Installation of a Fuji Clean ACE1200 with land application area by two 10.4m L x2m W x o.45m D ETA beds on proposed Lot 2.

SPECIFICATIONS

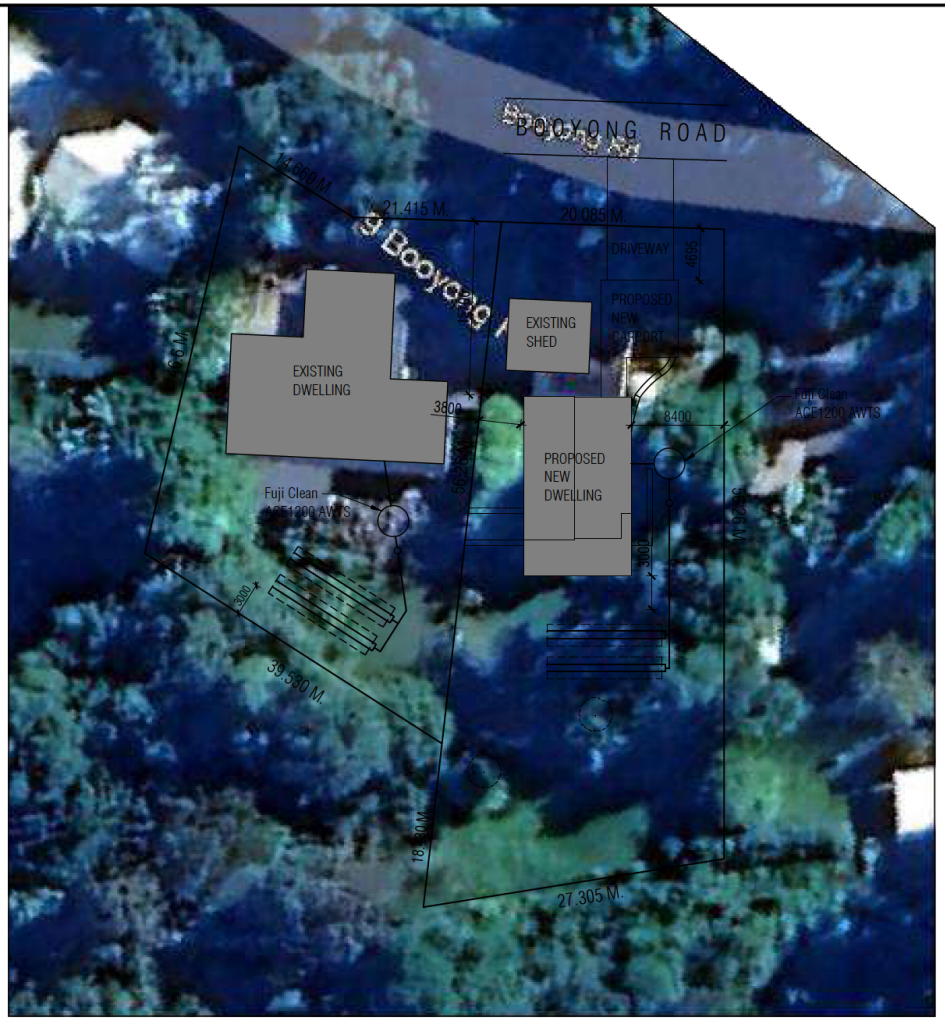
1. All wastewater to be treated on-site.
2. System needs to be installed by a suitably qualified plumber.
3. Installation to comply with AS3500 & AS1547:2012.
4. Licensed plumber/drainer required for all drainage work, responsible for site level checks and layout adjustments if necessary.

COUNCIL REQUIREMENTS

- Installation must comply with Council's OSMS approval documents and conditions.
- A Notice of Work for plumbing and Drainage work is required to be submitted to council prior to any works beginning.

Taisa Baars | Environmental Health Consultant

Byron Environmental Consulting
M : +61 428 480 511
E: taisa@byronenvironmental.com.au
W : www.byronenvironmental.com.au



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3D views are representations and may vary to the built form.

BYRON ENVIRONMENTAL CONSULTING ABN: 31 322 380 628 E: taisa@byronenvironmental.com.au W: www.byronenvironmental.com.au Ph: 0428 480511	Date : 26-11-2024 Drawn by : CCS Scale : 1:400 Amendment :	LOT 34 DP 1254370 7&9 Booyong Road, Clunes NSW 2480 ON-SITE WASTEWATER LAYOUT (23-10-2021)	Drawing No. (of: 1) Drawing Size : A3	1

- : Wastewater Notes : -

- Removal, reuse or destruction of septic tank as per attached advisory notes.
- Upgrade of existing wastewater system for existing 3-bedroom dwelling with LAA at rear of dwelling, wholly withing Proposed Lot 1 with the following system proposed.
- Installation of a Fuji Clean ACE1200 with land application area by two 10.4m L x2m W x 0.45m D ETA beds.
- It is recommending install/retrofit water saving devices with a minimum of 4-star rating ideally higher for showerheads, toilets, kitchen and bathroom taps.
- Ensure stormwater is discharged away from ETA beds.
- It is recommended to install/retrofit water saving devices with a minimum of 4- star rating ideally higher for showerheads, toilets, kitchen and bathroom taps.
- Installation of a Fuji Clean ACE1200 with land application area by two 10.4m L x2m W x o.45m D ETA beds on proposed Lot 2.

SPECIFICATIONS

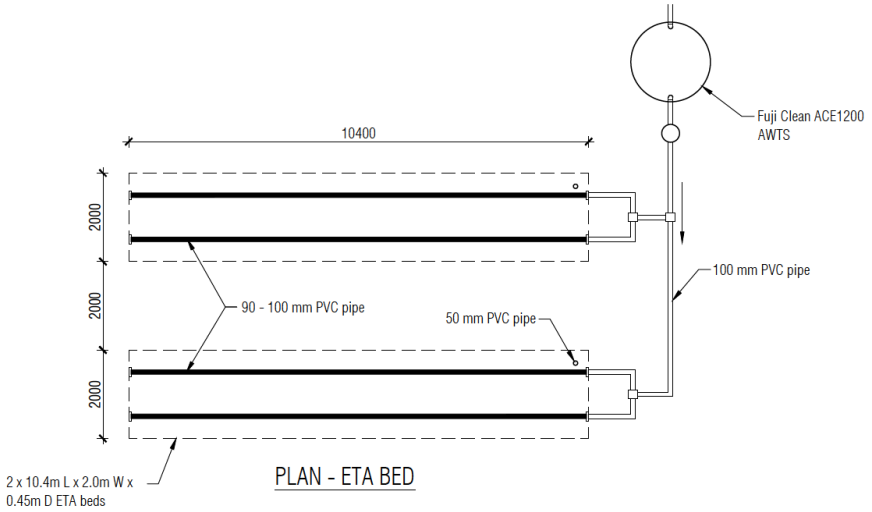
1. All wastewater to be treated on-site.
2. System needs to be installed by a suitably qualified plumber.
3. Installation to comply with AS3500 & AS1547:2012.
4. Licensed plumber/drainer required for all drainage work, responsible for site level checks and layout adjustments if necessary.

COUNCIL REQUIREMENTS

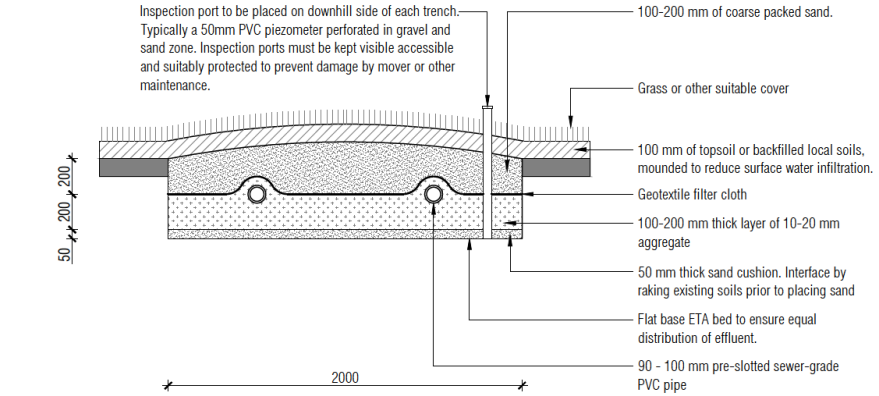
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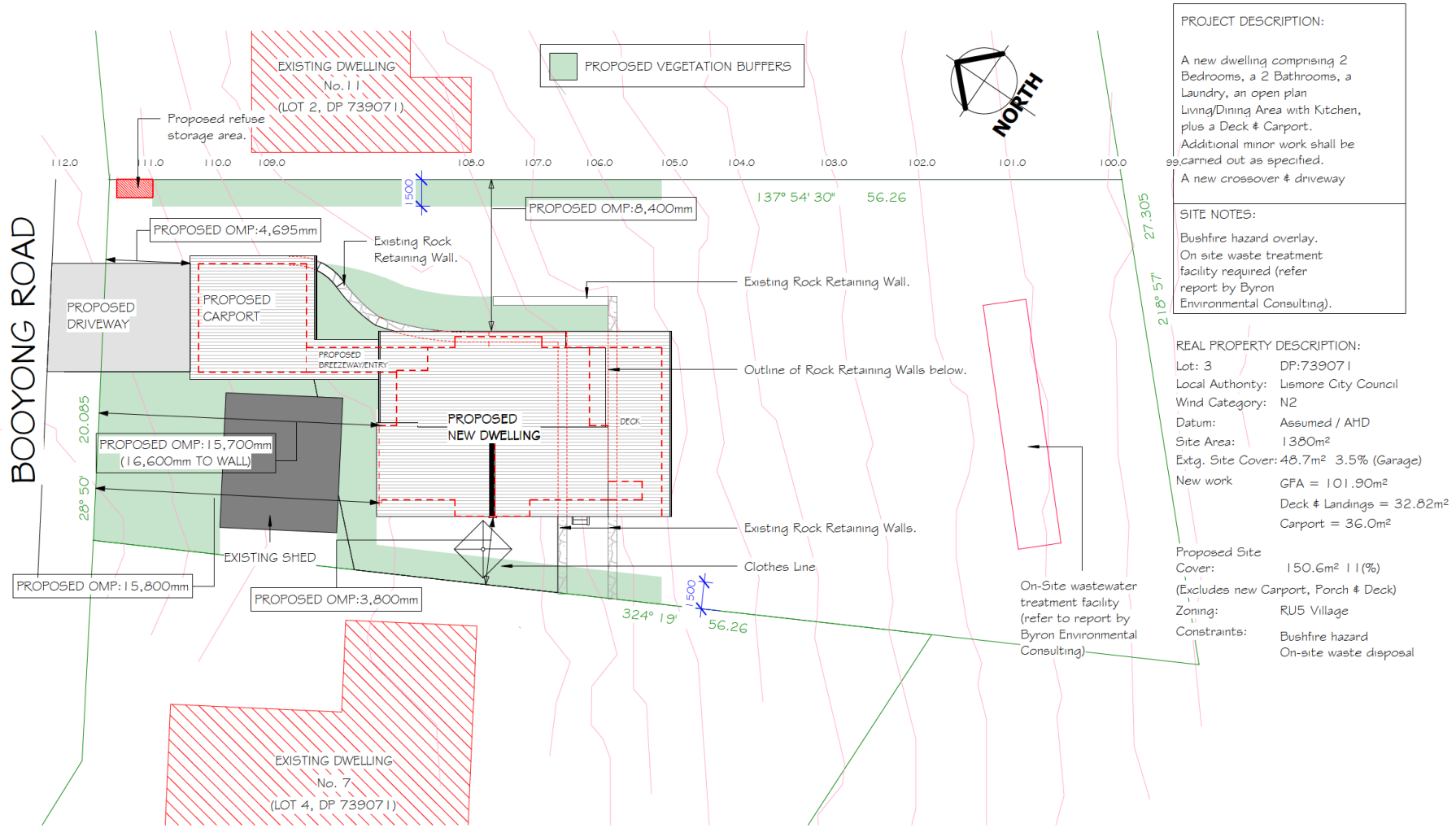
PLAN - ETA BED



CROSS SECTION - ETA BED

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BYRON ENVIRONMENTAL CONSULTING ABN: 31 322 380 628 E: byronenvironmental@gmail.com W: www.byronenvironmental.com.au Ph: 0428 480511	Date : 26-11-2024 Scale : 1:100 Amendment : 1 Date : 15-06-2021	Drawn by : CCS	Lot 1 DP 1042209 44 Benloro lane, Myocum, NSW 2481 ON-SITE WASTEWATER LAYOUT (21-12-2020)	Drawing No. (of: 1) Drawing Size : A3 1



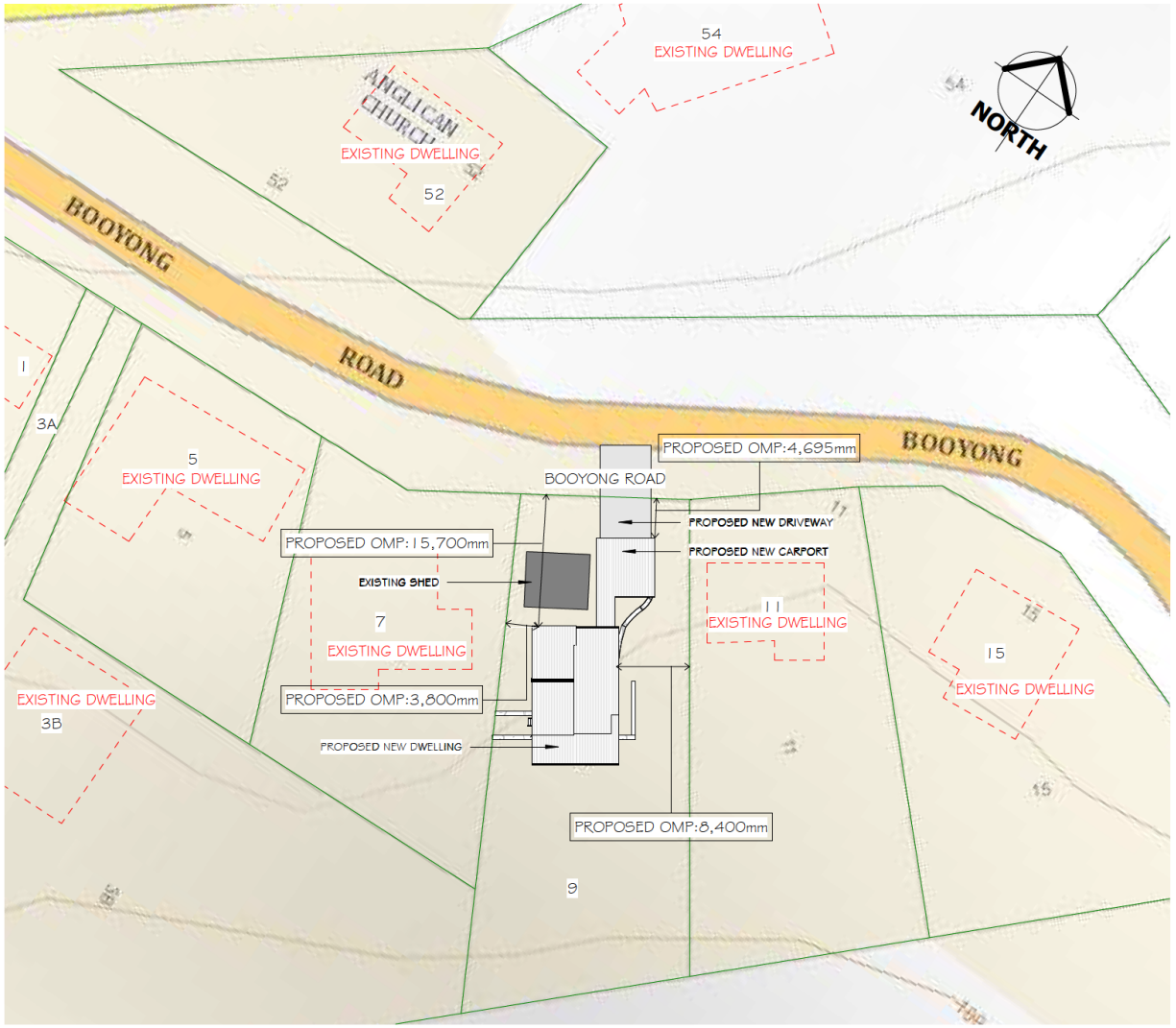
ALEXANDER BUILDING DESIGN
43 SEASWELL CRESCENT
LENNOX HEAD, NSW, 2478
0421 080 570
jared@alexanderbuildingdesign.com.au

PROJECT
PROPOSED DWELLING
ADDRESS
9 BOOYONG ROAD
CLUNES NSW 2482
CLIENT
MARY & JO KUITERS

REV	DATE	DESCRIPTION
		DRAFT

DEVELOPMENT APPLICATION
SHEET TITLE
PROPOSED SITE PLAN
0 10 20 m

DATE 28.09.23
SCALE 1 : 200 @A3
DWG NO. **1.0**



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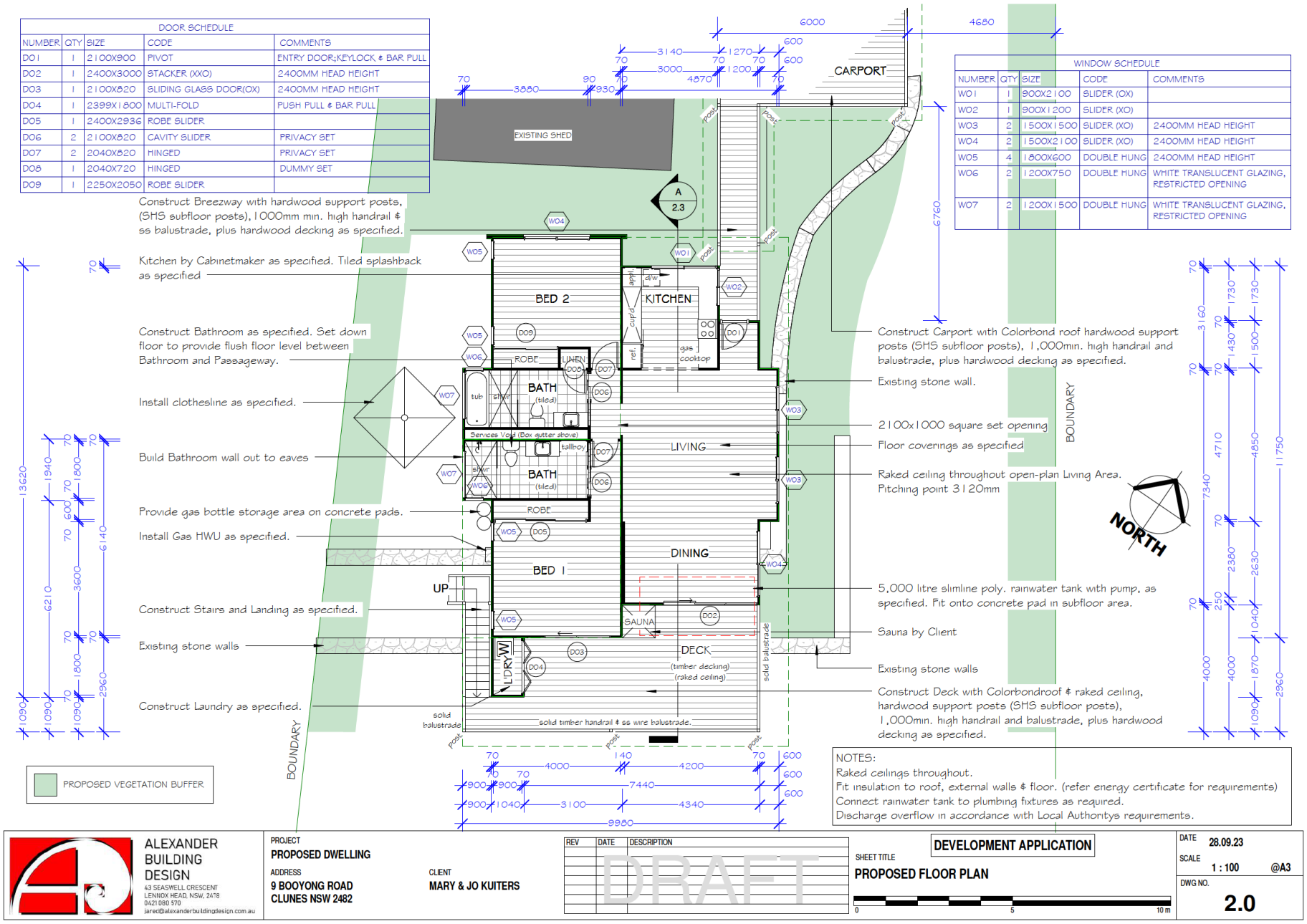
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		DRAFT

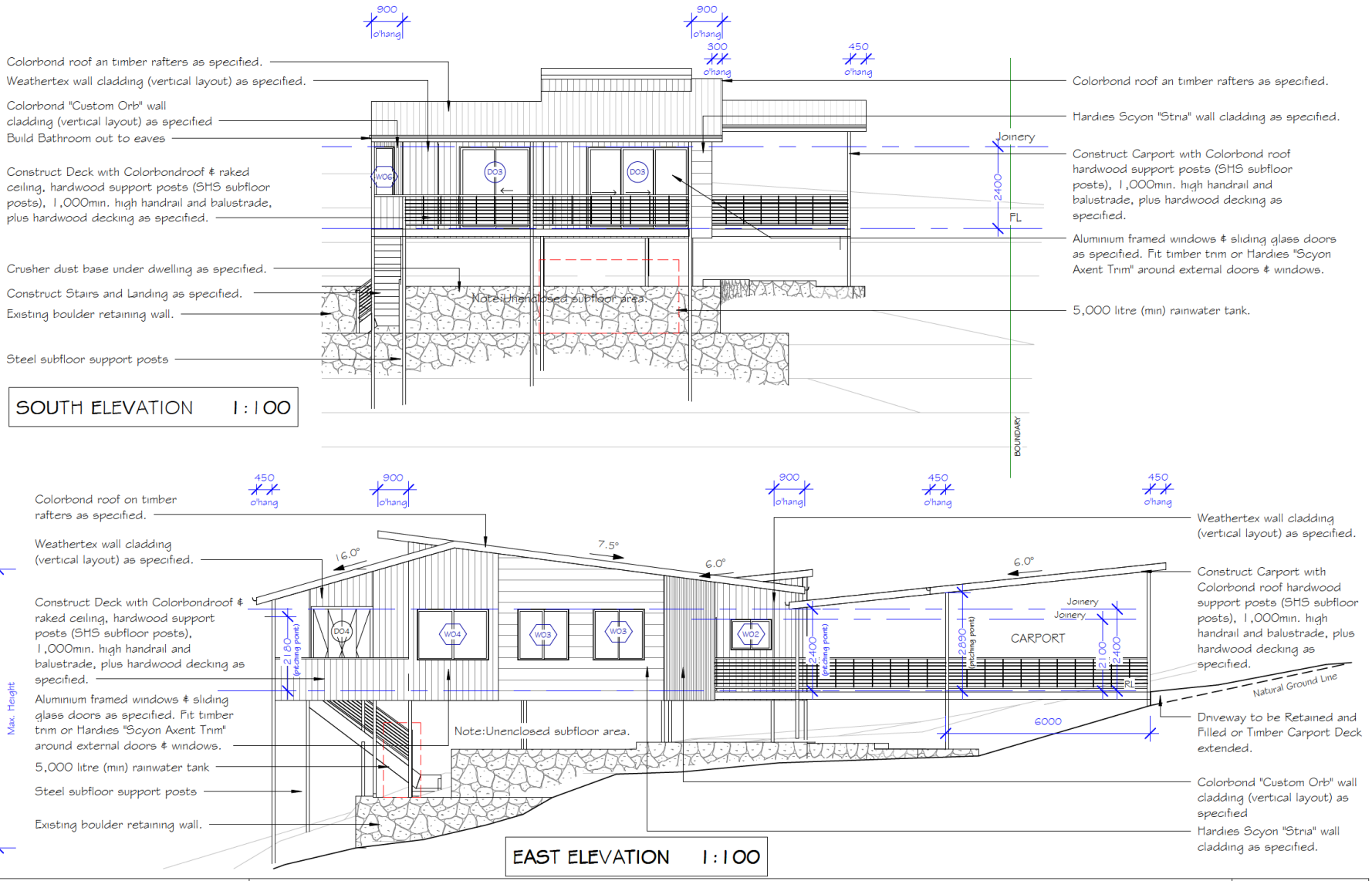
DEVELOPMENT APPLICATION

SHEET TITLE
LOCATION PLAN

0 5 25 50 m

DATE 28.09.23
SCALE 1 : 500 @A3
DWG NO. 1.1


DOOR SCHEDULE
NUMBER | QTY | SIZE | CODE | COMMENTS
D01 | 1 | 2100X900 | PIVOT | ENTRY DOOR;KEYLOCK & BAR PULL
D02 | 1 | 2400X3000 | STACKER (XXO) | 2400MM HEAD HEIGHT
D03 | 1 | 2100X820 | SLIDING GLASS DOOR(OX) | 2400MM HEAD HEIGHT
D04 | 1 | 2399X1800 | MULTI-FOLD | PUSH PULL & BAR PULL
D05 | 1 | 2400X2936 | ROBE SLIDER |
D06 | 2 | 2100X820 | CAVITY SLIDER | PRIVACY SET
D07 | 2 | 2040X820 | HINGED | PRIVACY SET
D08 | 1 | 2040X720 | HINGED | DUMMY SET
D09 | 1 | 2250X2050 | ROBE SLIDER |
WINDOW SCHEDULE
NUMBER | QTY | SIZE | CODE | COMMENTS
W01 | 1 | 900X2100 | SLIDER (OX) |
W02 | 1 | 900X1200 | SLIDER (XO) |
W03 | 2 | 1500X1500 | SLIDER (XO) | 2400MM HEAD HEIGHT
W04 | 2 | 1500X2100 | SLIDER (XO) | 2400MM HEAD HEIGHT
W05 | 4 | 1800X600 | DOUBLE HUNG | 2400MM HEAD HEIGHT
W06 | 2 | 1200X750 | DOUBLE HUNG | WHITE TRANSLUCENT GLAZING, RESTRICTED OPENING
W07 | 2 | 1200X1500 | DOUBLE HUNG | WHITE TRANSLUCENT GLAZING, RESTRICTED OPENING
Construct Breezway with hardwood support posts, (SHS subfloor posts), 1000mm min. high handrail & ss balustrade, plus hardwood decking as specified.
Kitchen by Cabinetmaker as specified. Tiled splashback as specified
Construct Bathroom as specified. Set down floor to provide flush floor level between Bathroom and Passageway.
Install clothesline as specified.
Build Bathroom wall out to eaves
Provide gas bottle storage area on concrete pads.
Install Gas HWU as specified.
Construct Stairs and Landing as specified.
Existing stone walls
Construct Laundry as specified.
PROPOSED VEGETATION BUFFER
BED 2
KITCHEN
BED 1
BATH
BATH
ROBE
LINEN
LIVING
DINING
SAUNA
DECK
(timber decking)
(raked ceiling)
LDRY
UP
EXISTING SHED
CARPORT
Construct Carport with Colorbond roof hardwood support posts (SHS subfloor posts), 1,000min. high handrail and balustrade, plus hardwood decking as specified.
Existing stone wall.
2100x1000 square set opening
Floor coverings as specified
Raked ceiling throughout open-plan Living Area. Pitching point 3120mm
5,000 litre slimline poly. rainwater tank with pump, as specified. Fit onto concrete pad in subfloor area.
Sauna by Client
Existing stone walls
Construct Deck with Colorbondroof & raked ceiling, hardwood support posts (SHS subfloor posts), 1,000min. high handrail and balustrade, plus hardwood decking as specified.
solid timber handrail & ss wire balustrade.
solid balustrade
BOUNDARY
NORTH
NOTES:
Raked ceilings throughout.
Fit insulation to roof, external walls & floor. (refer energy certificate for requirements)
Connect rainwater tank to plumbing fixtures as required.
Discharge overflow in accordance with Local Authoritys requirements.
ALEXANDER BUILDING DESIGN
43 SEASWELL CRESCENT
LENNOX HEAD, NSW, 2478
0421 080 570
jared@alexanderbuildingdesign.com.au
PROJECT
PROPOSED DWELLING
ADDRESS
9 BOOYONG ROAD
CLUNES NSW 2482
CLIENT
MARY & JO KUITERS
REV | DATE | DESCRIPTION
DRAFT
DEVELOPMENT APPLICATION
SHEET TITLE
PROPOSED FLOOR PLAN
DATE 28.09.23
SCALE 1 : 100 @A3
DWG NO. 2.0



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CLIENT
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REV	DATE	DESCRIPTION

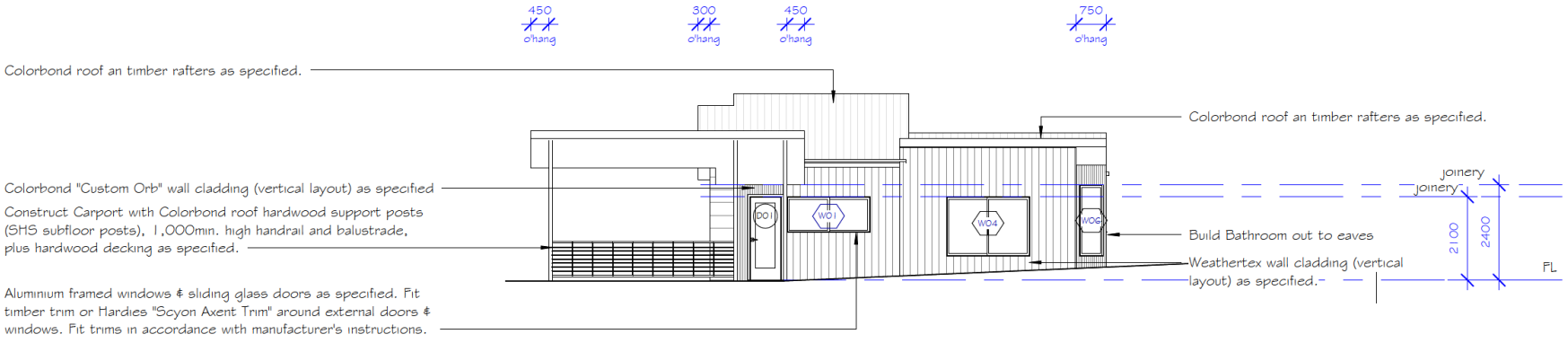
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DEVELOPMENT APPLICATION

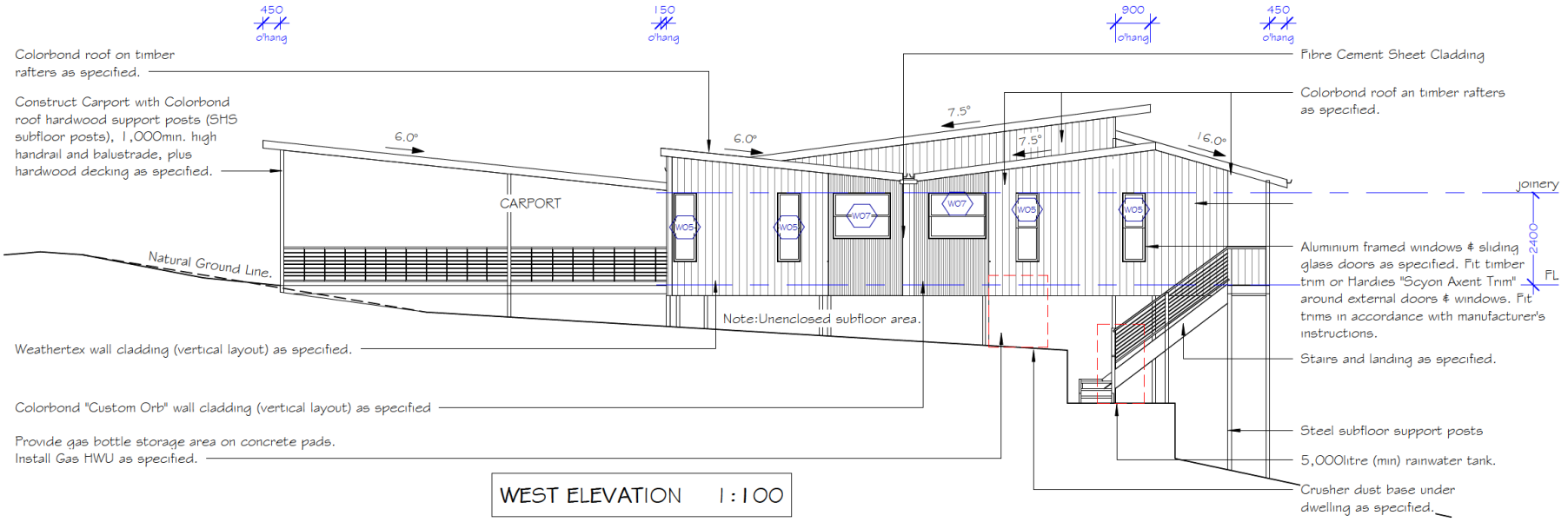
SHEET TITLE
PROPOSED ELEVATIONS

0 5 10 m

DATE 28.09.23
SCALE 1 : 100 @A3
DWG NO. **2.1**



NORTH ELEVATION 1:100



WEST ELEVATION 1:100

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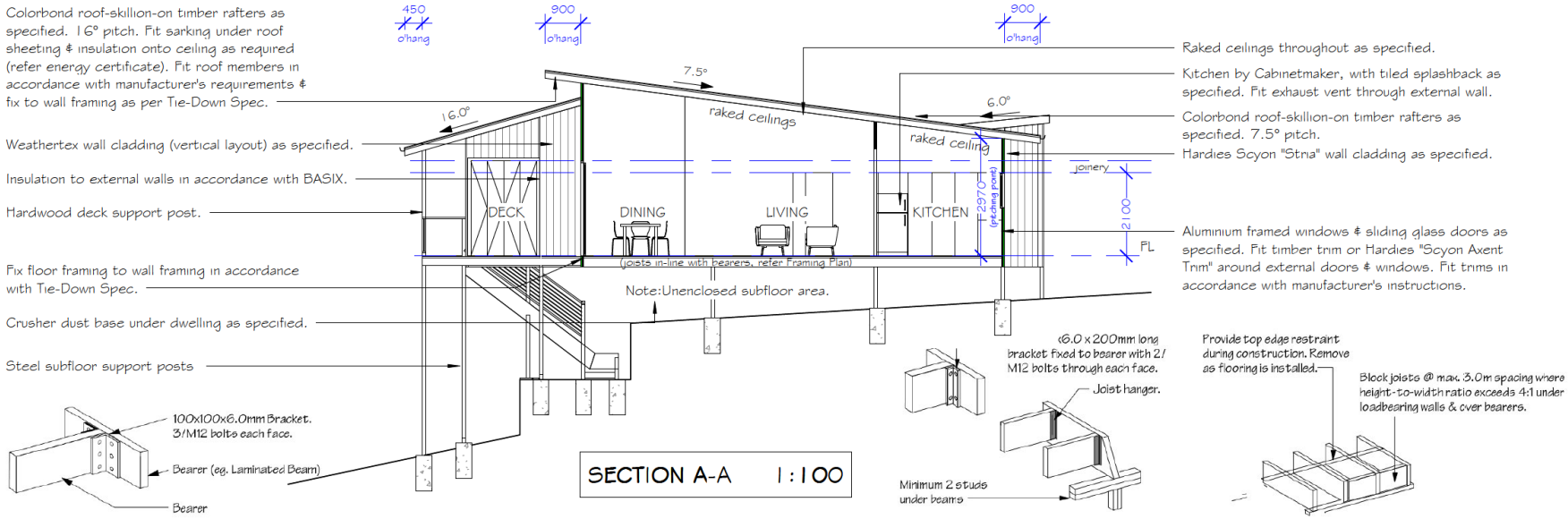
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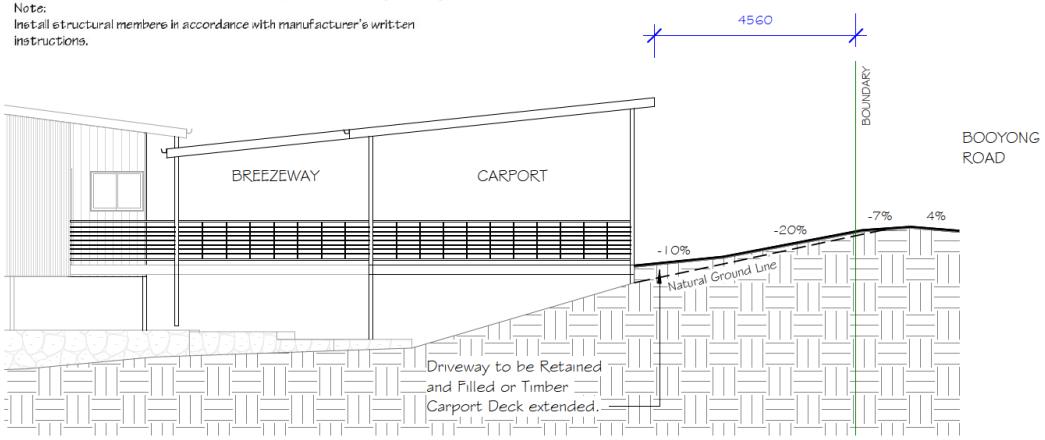
DEVELOPMENT APPLICATION

SHEET TITLE
PROPOSED ELEVATIONS

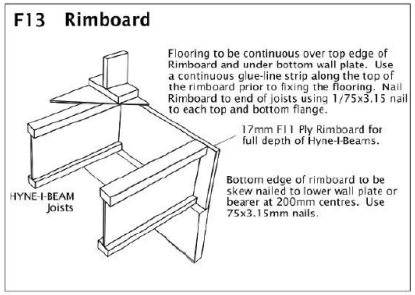
0 5 10 m

DATE 28.09.23
SCALE 1 : 100 @A3
DWG NO. **2.2**





DRIVEWAY CROSSOVER 1:100



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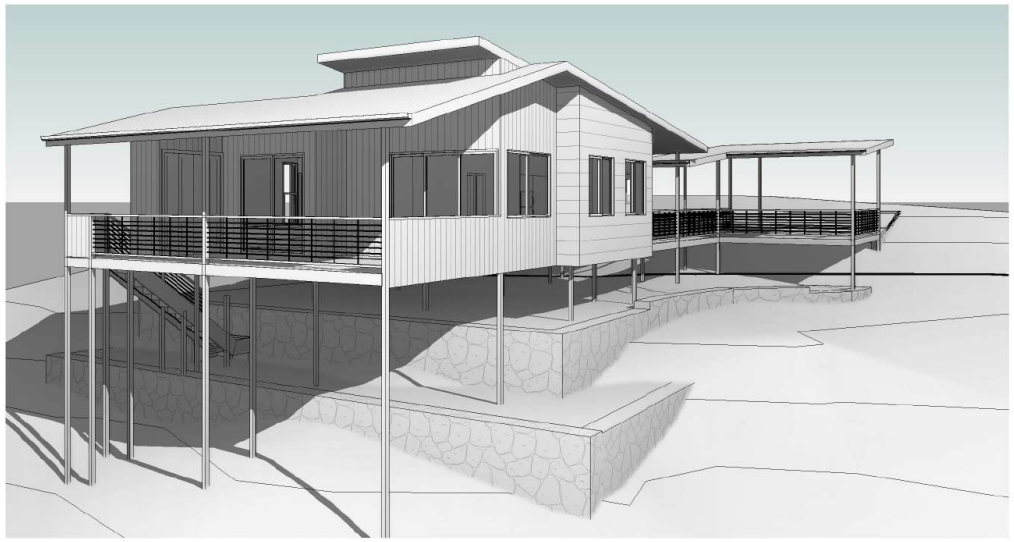
REV	DATE	DESCRIPTION
		DRAFT

DEVELOPMENT APPLICATION

SHEET TITLE
PROPOSED SECTION

0 5 10 m

DATE 28.09.23
SCALE 1 : 100 @A3
DWG NO. **2.3**





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jared@alexanderbuildingdesign.com.au

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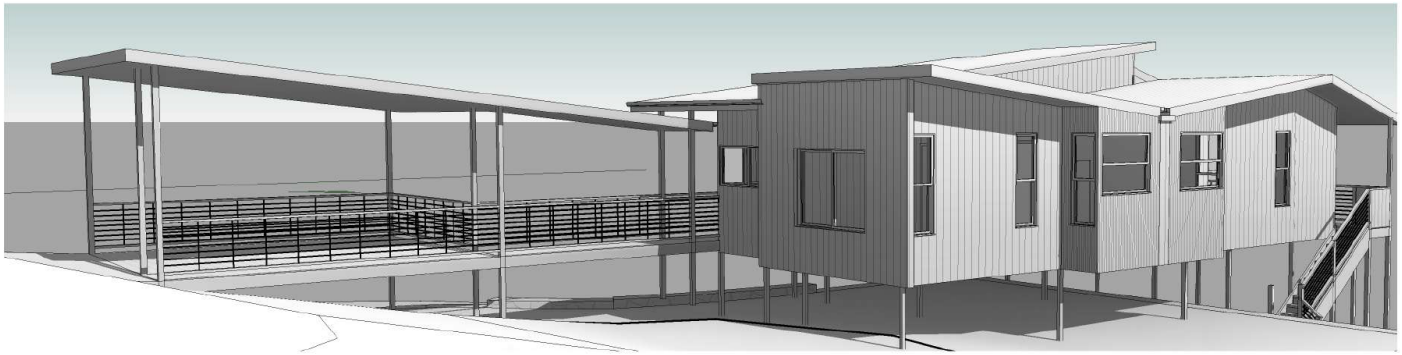
REV	DATE	DESCRIPTION
		DRAFT

DEVELOPMENT APPLICATION

SHEET TITLE
INDICATIVE VIEWS

DATE 28.09.23
SCALE @A3
DWG NO. 3.0





ALEXANDER BUILDING DESIGN 43 SEASWELL CRESCENT LENNOX HEAD, NSW, 2478 0421 080 570 jared@alexanderbuildingdesign.com.au	PROJECT PROPOSED DWELLING ADDRESS 9 BOOYONG ROAD CLUNES NSW 2482	CLIENT MARY & JO KUITERS	REV / DATE / DESCRIPTION DRAFT	DEVELOPMENT APPLICATION SHEET TITLE INDICATIVE VIEWS	DATE 28.09.23 SCALE @A3 DWG NO. 3.1

FujiClean
Wastewater Treatment Systems

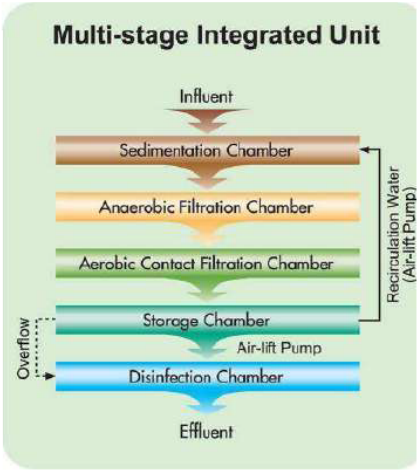
Towards clean water
ABN 74 129 181 317
1300 733 619
www.fujiclean.com.au

FujiClean ACE 3000

SEWAGE TREATMENT SYSTEM
JAPANESE TECHNOLOGY ✓
MADE IN AUSTRALIA ✓
ADVANCED. ✓
COMPACT. ✓
EFFICIENT. ✓

Advanced Secondary Effluent Quality
<10 Mg/L BOD_5
< 10 Mg/L Suspended solids
3000 LPD
20 EP @150 LPD





Compact and Efficient

This Advanced, Compact, and Efficient unit has been specifically designed using leading Japanese engineering technologies to achieve maximum operational efficiency. The ACE3000 is a whole household treatment plant.
Due to its light weight and compact design allowing for 3000 L per 24 hours, the Fuji Clean ACE system is extremely easy to transport and install. Overall weight of 550 KG makes for an easier delivery and installation.

Commercial Adaptability

The ACE system can easily be customised according to site requirements. The ACE systems can be installed easily at various types of sites (not only domestic) which are not connected to municipal sewage supply; including mining sites, caravan parks, resorts, remote islands, service stations, schools, tourist cabins, community housing and other similar projects producing up to 3000 LPD of influent.

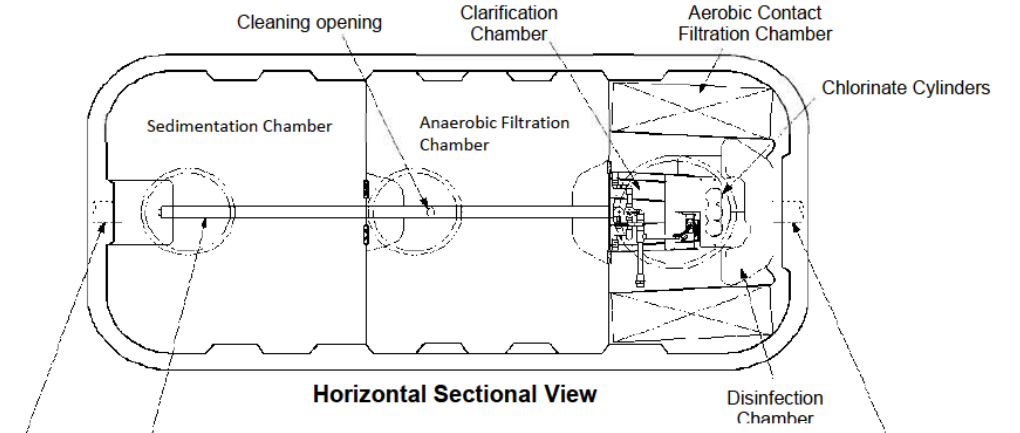
Fuji Clean Australia PTY LTD

With over 60 years of experience, Fuji Clean is one of the world's leading manufacturers of high efficiency wastewater treatment systems with over 2 million systems (both domestic and commercial) installed around the world.

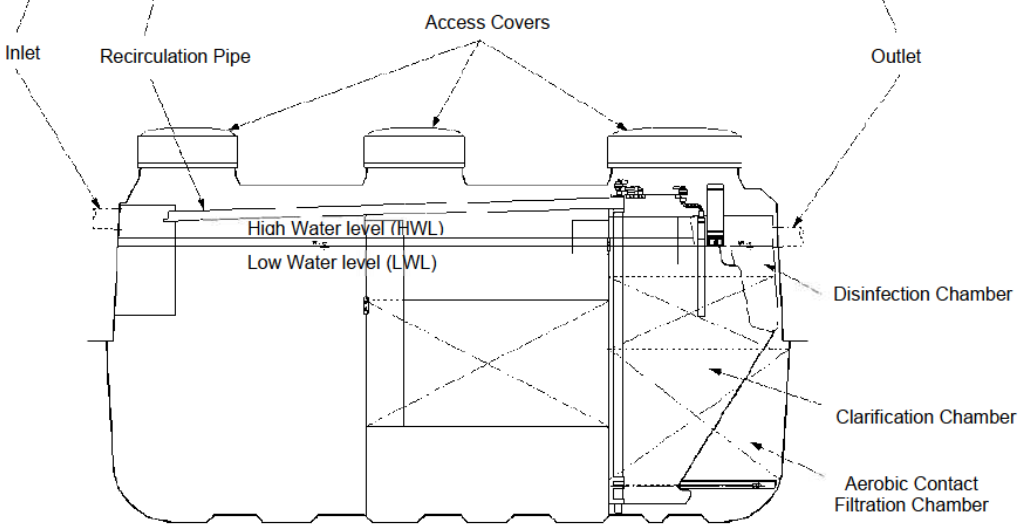
World Leaders in Onsite Wastewater Treatment Technology

SPECIFICATIONS ACE3000			
Volume (L)		**Dimensions (mm)**	
Sedimentation Chamber	3,169	Max. Width	1,840
Anaerobic Filtration Chamber	3,177	Max. Length	3,880
Aerobic Contact Filtration Chamber	1,431	Max. Height	2,215
Clarification Chamber	703	Max. Height (with 150mmH risers)	2,365
Disinfection Chamber	44	Max. Height (with 300mmH risers)	2,515
Total Volume	8,524	Inlet Invert	500
Weight (kg)	550	Inlet Invert (with 150mmH /300mmH risers)	650 / 800
		Outlet Invert	600
		Outlet Invert (with 150mmH /300mmH risers)	750 / 900
			Dia. 100
			Dia. 100

Pump out chamber with emergency effluent storage required. Not shown here. 2000 ltrs.



Horizontal Sectional View



Vertical Sectional View

Fuji Clean Australia

With over 60 years of experience, Fuji Clean is one of the world's leading manufacturers of high efficiency wastewater treatment systems with over 2 million systems (both domestic and commercial) installed around the world.

FujiClean
Wastewater Treatment Systems

SOLAR AND POWER USAGE

FujiClean ACE 3000 – Domestic / Commercial AWTS

The FujiClean ACE 3000 AWTS is 100% compatible with homes using a stand-alone solar power system. For the system to operate correctly it requires:

- A stable and continuous connection to a 10 amp 240V AC +/- 5% maximum and a frequency of 50Hz.
- A suitable inverter is to be used.

NOTE: Must allow for the ACE3000 energy requirements.

- The power supply to have sufficient capacity to run all components without the voltage supply dropping when the load is applied.
- A contingency plan if the house experiences long periods without power.

NOTE: like any AWTS, prolonged periods without power will cause the bacteria to die off and result in system failure.

A standard 20 person household uses an average of 2500 L to 3000 L per day (24 hrs)

FujiSub 4520 submersible pump with 20m head has a flowrate of 45L/min.

An average pump cycle for the FujiClean ACE 3000 is 20 minutes. Therefore with average loading, the FujiSub 4520 will activate and cycle 2-3 times per day for 20 minutes. Used for subsurface irrigation disposal. Averages may differ per household

FujiSub 756 submersible pump with 8m head has a flowrate of 25L/min.

An average pump cycle for the FujiClean ACE 3000 is 36 minutes. Therefore with average loading, the FujiSub 756 will activate and cycle 2-3 times per day. Used for surface irrigation disposal. Averages may differ per household

MAC 200RII Air Blower runs 24 hours/day and provides 200L of aeration per minute.

Electrical Component	Startup Amps	Run Wattage / Amps	Daily Usage max
MKII Treatment Monitor Unit	3 W	3 W	24 hours
MAC200 RII Air Blower	Less than 1 A	140 Watts | 0.53 A	24 hours
FujiSub 756 Submersible Pump	Less than 3.0 amps	550 watts | 2.1 A	2 hours
FujiSub 4520 Submersible Pump	Less than 5.5 amps instant	800 watts | 3.2 A	1.2 hours
FujiSub 5025 Submersible Pump 50 LPM at a 25 mtr head	Less than 7.0 amps	1000 watts| 4.0 A	1.0 hours

NOTE: Only one type of submersible pump is required. If you require any further information on the FujiClean ACE 3000 energy requirements please contact FujiClean Australia Head Office on 1300 733 619 or info@fujiclean.com.au

FujiClean
Wastewater Treatment Systems

NSW GOVERNMENT

Certificate of Accreditation

Sewage Management Facility
Aerated Wastewater Treatment System
Advanced Secondary Effluent

This Certificate of Accreditation is issued by the Secretary of the NSW Ministry of Health pursuant to Clause 41(1) of the Local Government (General) Regulation 2005.

System: *FujiClean ACE 1200 8Ep AWTS*

Manufacturer: *Fuji Clean Australia Pty Ltd t/a Fuji Clean Australia*

Address: *2/176 Siganto Drive, Helensvale, QLD, 4212*
PO Box 1230 Oxenford, QLD, 4210

The FujiClean ACE 1200 8Ep AWTS as described in Schedule A, has been Accredited as a sewage management facility in accordance with the Secondary Treatment System Accreditation Guideline 2018 for use in single domestic premises in NSW. This Accreditation is subject to the conditions and permitted uses specified in Schedule B.

[redacted]

A/Director, Environmental Health
for Secretary (delegation PH335)

Issued: *25 May 2020*
Certificate No: *STS-AWTS042*
Expires: *31 December 2025*

Schedule A: Specification / Description of the FujiClean ACE 1200 8Ep Advanced Secondary AWTS

Name and Model of STS: **FujiClean ACE 1200 8Ep Advanced Secondary AWTS**

The FujiClean ACE 1200 8Ep STS is designed to treat sewage from a residential dwelling occupied by a maximum of 8 persons, or 1200 LPD. The FujiClean ACE 1200 8Ep STS is contained in the following vessel: A septic tank/collection well with design capacity of 4359 L. NSW Health Accreditation Number STCW008.

Chamber	Design capacities
Primary treatment/ Anaerobic treatment	2 x chambers 1114 L plus 982 L
• Partition	yes
Secondary treatment	
• Aeration chamber	580 L
• Clarifier	281 L
• Irrigation chamber	308 L
Emergency storage Operational water level (depth)	1104L
• primary	1350mm
• secondary	1350mm

The emergency storage capacity is achieved by the height of the last baffle (internal top of the treatment plant) being 335mm above the operating level of the treatment plant. This allows for a minimum of 1104 Litres of hydraulic loading as emergency storage inside the treatment plant. In most scenarios the ORG drain for the dwelling would overflow before the treatment plant allows for cross contamination.

The FujiClean ACE 1200 has the following components:

- **Sedimentation chamber:** All wastewater from the dwelling flows into the sedimentation chamber where physical separation of organic waste and foreign material such as fats, oil, and grease commence. Sludge and scum form and allow for a reduction in BOD and TSS concentrations.
- **Anaerobic Filtration Chamber**: Wastewater from the sedimentation chamber gravity feeds into the anaerobic filtration chamber. This chamber is also a part of primary treatment chamber, with the addition of a contact media filtration bed which increases the surface area for the growth of bacteria. Scum and sludge also form in this chamber through biological separation.
- **Aerobic Contact Filtration chamber**: Primary treated wastewater from the anaerobic filtration chamber gravity feeds into this chamber. This chamber is a contact media filtration chamber. Air is pumped in continuously to assist nitrification of the ammonium nitrogen in the wastewater. The media in the chamber provides a surface area for the growth of bacteria to allow for the bio-degradation of organic material in the wastewater.
- **Clarification Chamber:** Treated wastewater is transferred into the clarification chamber allowing for the removal of settled solids. The solids are transferred to the primary treatment tank by way of an airlift device.
- **Disinfection/Pump Chamber**: A chlorine disinfection unit is installed on the outlet of the disinfection/pump chamber.
- **Filtration:** The treated and disinfected effluent is filtered through an external irrigation filter of no less than 130 micron if subsurface drip line is used as the disposal type.
- **Air Supply**: Air is supplied to the aerobic contact filtration chamber by a FujiMac 100 LPM/68 watt air blower or equivalent, producing an airflow of a nominal 100 litres/minute at 1.8 m water depth. The air is distributed via a manifold to aeration leg diffusers located near the base of the aeration chamber and the airlift device located in the aerobic zone and in the clarification chamber. The airlift device continually returns partially treated wastewater and settled solids to the inlet of the sedimentation chamber.
- **Irrigation Pump:** A FujiSub model FS756 submersible irrigation pump or equivalent is installed in the disinfection/pump chamber.

Schedule B: Conditions of Accreditation

1. General

1.1 Prior to installation the owner/occupier of the premises shall make an application, in accordance with Clause 26 of the *Local Government (General) Regulation 2005,* to the local authority for approval to install and operate the FujiClean ACE 1200 as a Sewage Management Facility in accordance with Section 68, Part C of the *Local Government Act 1993*.

1.2 The local authority shall apply those Conditions of Accreditation, appropriate to the owner / occupier, to any approval to operate the FujiClean ACE 1200 issued under Clause 45(4), *Local Government (General) Regulation 2005*.

1.3 In accordance with Clause 36 of the *Local Government (General) Regulation 2005*, the FujiClean ACE 1200 8Ep shall have an expected service life of 5 years in the case of mechanical and electrical components and 15 years in the case of other components.

1.4 The owner / occupier shall ensure that the FujiClean ACE 1200 is installed or constructed:

- in accordance with the accredited specifications of the type tested unit and in accordance with good trade practice, and
- to allow ease of access for maintenance, and
- regarding the health and safety of users, operators and persons maintaining the facility, and
- must be installed or constructed to make appropriate provision for access to, and removal of, contents in a safe and sanitary manner, and
- must, if it is intended to be a permanent fixture, be anchored to prevent movement.

1.5 The manufacturer / supplier shall ensure that the FujiClean ACE 1200 is supplied, constructed and installed in accordance with the design (including the disinfection unit) as submitted and accredited by the NSW Ministry of Health. The FujiClean ACE 1200 shall not be modified or altered except that alternate individual mechanical and electrical components such as pumps, PLCs, etc, may be substituted provided that the component meets the accredited design specification.

1.6 Any permanent modification or variations to the accredited design of the FujiClean ACE 1200 shall be submitted for separate consideration and variation of the Certificate of Accreditation by the NSW Ministry of Health. Modifications will be considered in accordance with section 2.3.13 of AS1546.3:2017.

1.7 Each FujiClean ACE 1200 shall be permanently and legibly marked by the manufacturer in accordance with section 3 of AS1546.3:2017.

1.8 The manufacturer shall supply with each FujiClean ACE 1200 an owner's manual, which sets out the care, operation, maintenance and on-going management requirements of the system. The owner's manual prepared by the manufacturer shall specifically contain a plan for the on-going management of the FujiClean ACE 1200. The plan shall include details of:

- the treatment process,
- procedures to be followed in the event of a system failure,
- emergency contact numbers,
- maintenance requirements,
- inspection and sampling procedures to be followed as part of any on-going monitoring program developed by the local authority.

1.9 The manufacturer shall provide the following information to each local authority where it is intended to install an AWTS in their area once Ministry Accreditation has been obtained:

- Statement of warranty
- Statement of service life
- Quality Assurance Certification
- Installation Manual
- Service Manual
- Owner's Manual
- Manufacturer's Service Report Form
- Engineering Drawings
- Specifications
- A4 Plans
- Certificate of Accreditation documentation from NSW Health.

The manufacturer need not provide the above information to the local council where the information or document is contained on the manufacturer's web site.

2. Installation and Commissioning

2.1 The owner / occupier shall have the FujiClean ACE 1200 inspected and checked by the manufacturer or the manufacturer's agent. The manufacturer or the agent is to certify that the system has been installed and commissioned in accordance with its design, conditions of accreditation and any additional requirements of the local council.

2.2 The owner / occupier shall ensure that all electrical work is carried out on the FujiClean ACE 1200 by a licensed electrician and in accordance with the relevant provisions of AS/NZS 3000.

2.3 The owner / occupier shall not commission the FujiClean ACE 1200 unless the land application system has been completed.

3. Maintenance

3.1 The owner / occupier of the premises shall enter into a minimum 12-month contract or agreement with a service agent and ensure that the FujiClean ACE 1200 is serviced:

- in accordance with the manufacturer's / supplier's service manual and using the manufacturer's / supplier's service sheet; and
- by a service agent who
    - has completed a course on the servicing and maintenance of STS; and has some supervised servicing experience or extensive un-supervised experience;
    - is employed or authorised by the manufacturer / supplier of the FujiClean ACE 1200;
    - uses replacement parts which meet the minimum specification of the FujiClean ACE 1200;
    - has advised of their name, contact details and credentials to the local council;
    - submits a completed NSW Health "Local Council Service Report" (template attached) to the local council immediately after each and every service;
    - shall report to the local council any instances where the owner / occupier refuses to authorise repairs, replacement of parts or maintenance; and
    - does not perform electrical work or enter confined spaces unless trained and is suitably qualified to do so.

3.2 The owner/occupier shall not service the FujiClean ACE 1200 unless they are an authorised agent of the manufacturer.

3.3 The FujiClean ACE 1200 once installed and commissioned shall be serviced at three (3) monthly intervals.

3.4 The manufacturer / supplier of the FujiClean ACE 1200 shall place on its web site a copy of the service manual, service sheet or form and specifications for the FujiClean ACE 1200 to facilitate servicing, maintenance and repairs. Commercial-in-confidence documents may be provided directly to the service agent without uploading to the web site.

3.5 Each three-monthly service shall, as a minimum where provided, include a check on all mechanical, electrical and functioning parts of the system including:

- The chlorinator and replenishment of the disinfectant,
- Pump and air blower,
- The alarm system,
- Slime growth on the filter media,
- Operation of the sludge return system,
- The effluent irrigation area,
- On-site testing for free residual chlorine, pH and dissolved oxygen at the appropriate check points.

4. Verification

4.1 Effluent from the FujiClean ACE 1200 taken in any random grab sample shall comply with the following standard:

- BOD^5 less than 30 mg/L
- TSS less than 45 mg/L
- E. coli less than 100 cfu/100 ml
- Free residual chlorine greater than 0.2 and less than 2.0 mg/L

5. Permitted uses

5.1 The effluent is suitable for re-use for garden purposes by way of any of the forms of irrigation as described in AS/NZS 1547:2012:

- above ground spray irrigation; and/or
- surface drip irrigation covered by mulch; and/or
- sub-surface drip irrigation installed at around 100 mm depth; and or
- any form of sub-soil application.

Each of the forms of irrigation or application is subject to the approval of the local council.

6. Advanced Secondary Treatment System

6.1 The FujiClean ACE 1200 when tested by a Product Certification Body in accordance with AS1546.3:2017 was found to comply with the Advanced Secondary Effluent Criteria as follows:

TABLE 2.1 (Abrev) AS1546.3:2017
ADVANCED SECONDARY EFFLUENT COMPLIANCE CRITERIA FOR A STS

Parameter	Advanced secondary effluent	
	90% of Samples	Maximum
BOD5	≤ 10mg/L	12 mg/L
TSS	≤ 10 mg/L	8 mg/L
E. coli *	≤ 10 cfu/100mL	3 cfu/100mL
FAC þ	Minimum 0.5 mg/L†	N/A
Turbidity ?	N/A	10 NTU

* Where disinfection is required.
þ Where chlorine disinfection is used.
† Minimum level, not 90% of samples.
? Where UV light is used for disinfection.

7. Reduction in Nutrient Levels

During the testing of the Fuji Clean ACE1200 AWTS the influent and treated effluent were tested for total Nitrogen (TN) and total Phosphorus (TP) concentrations.

AS1546.3:2017 requires a maximum Total Nitrogen of 15 mg/L and Total Phosphorous of 2 mg/L to pass the nutrient reduction test. While the Fuji Clean ACE 1200 passed TN it did not the TP result. The treatment process was found to:

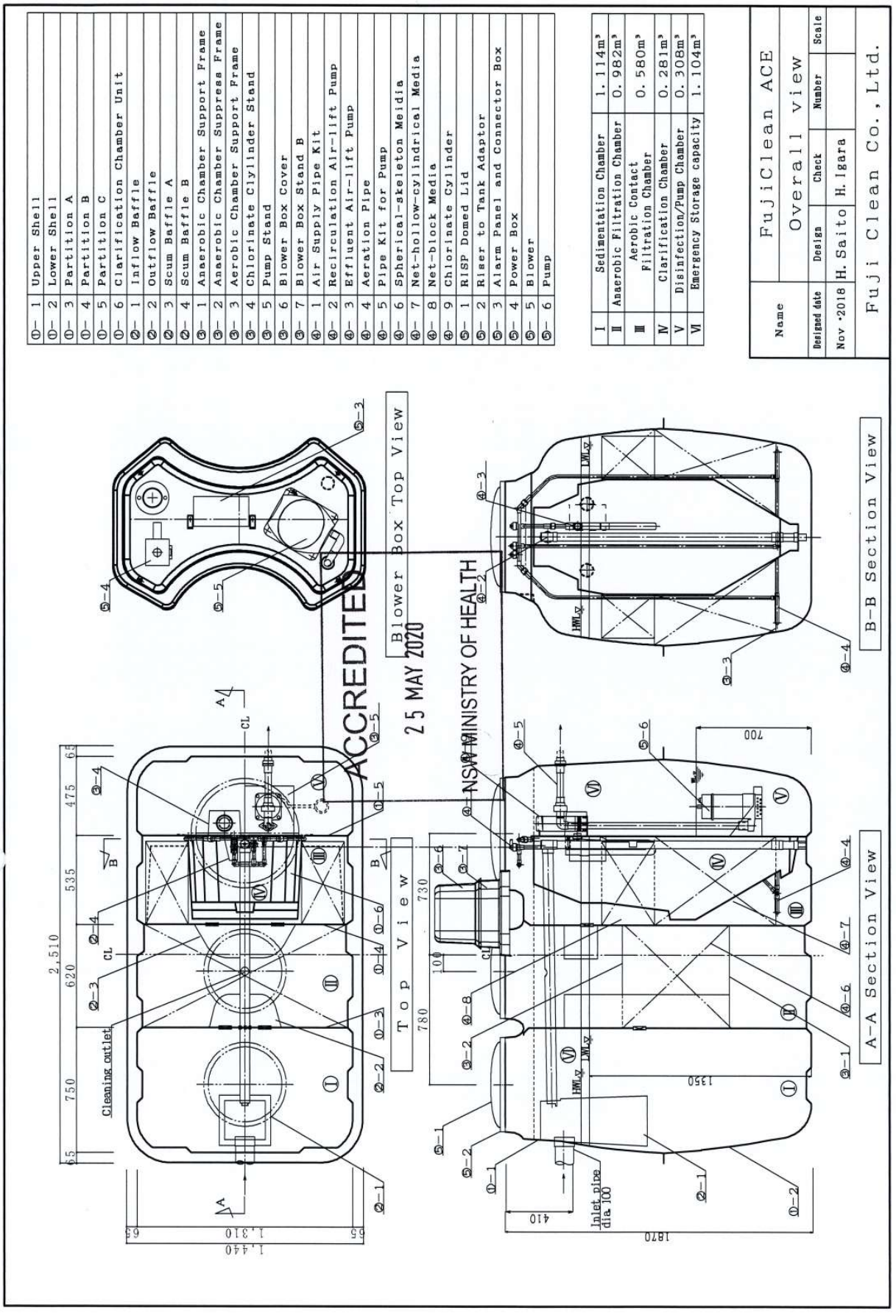
- Reduce Total N by 79.05 %;
- Reduce Total P by 14.50 %.

The test report and test results should be consulted for further detailed information.

NSW GOVERNMENT Health

Local Council STS Service Report: February 2018		
Owner's Name:	Local Council:	
Installation Address:		
System Brand & Model:	☐ Domestic	☐ Commercial
Date of this service: / /	Date of last Service: / /	Next service due: / /
Has the STS/DGTS been **serviced** in accordance with the manufacturer's / supplier's requirements and using the service sheet? ☐ Yes ☐ No If "No" why not?		
STS/DGTS **functioning** correctly? ☐ Yes ☐ No If "No" why not?		
According to sludge-judge or other methodology is de-sludging needed? ☐ Yes ☐ No If "Yes" what action is recommended?		
Offensive odours? ☐ Yes ☐ No If "Yes" what action is recommended?		
Alarms tested and functional? ☐ Yes ☐ No If not "functional" what action is recommended?		
Final Effluent Quality Tested? ☐ Yes ☐ No Disinfected? ☐ Yes ☐ No Chlorine tablets remaining? ☐ Yes ☐ No Quality? ☐ Satisfactory ☐ Unsatisfactory On what evidence is this judgement made? If "Unsatisfactory" what action was recommended?		
Land Application Area Surface ponding? ☐ Yes ☐ No Run off? ☐ Yes ☐ No Excess plant growth? ☐ Yes ☐ No Effluent leaving premises. ☐ Yes ☐ No High risk areas contaminated? * ☐ Yes ☐ No * Patio, play areas, BBQ, etc Operating satisfactorily? ☐ Yes ☐ No If "Not operating satisfactorily" what action was recommended?		
Overall Condition of STS? ☐ Excellent ☐Good ☐ Fair ☐ Poor Comments / Action Recommended / Repairs Needed / Repairs Performed: Has the owner / occupier taken recommended actions? ☐ Yes ☐ No		
Service Agent:	Contact Details:	
Signature:	Date:	

Source: Adapted from "Checklist 4.2: Operational AWTS inspection report for use by service providers and Council inspectors" in Designing and Installing On-Site Wastewater Systems, Sydney Catchment Authority, May 2012


Upper Shell
Lower Shell
Partition A
Partition B
Partition C
Clarification Chamber Unit
Inflow Baffle
Outflow Baffle
Scum Baffle A
Scum Baffle B
Anaerobic Chamber Support Frame
Anaerobic Chamber Suppress Frame
Aerobic Chamber Support Frame
Chlorinate Clylinder Stand
Pump Stand
Blower Box Cover
Blower Box Stand B
Air Supply Pipe Kit
Recirculation Air-lift Pump
Effluent Air-lift Pump
Aeration Pipe
Pipe Kit for Pump
Spherical-skeleton Meidia
Net-hollow-cylindrical Media
Net-block Media
Chlorinate Cylinder
RISP Domed Lid
Riser to Tank Adaptor
Alarm Panel and Connector Box
Power Box
Blower
Pump
Sedimentation Chamber 1.114m³
Anaerobic Filtration Chamber 0.982m³
Aerobic Contact Filtration Chamber 0.580m³
Clarification Chamber 0.281m³
Disinfection/Pump Chamber 0.308m³
Emergency Storage capacity 1.104m³
FujiClean ACE
Overall view
Designed date Nov -2018
Design H. Saito
Check H. Igara
Number
Scale
Fuji Clean Co., Ltd.
Blower Box Top View
Top View
A-A Section View
B-B Section View
Cleaning outlet
Inlet pipe dia 100
ACCREDITED
25 MAY 2020
NSW MINISTRY OF HEALTH

MESSENGER COLE
SOLICITORS

Our Ref: JC:AE:14316

5 May 2025

Lismore City Council

By Planning Portal Upload

Dear Colleagues

Property: **7 & 9 Booyong Road, Clunes NSW 2480**
DA5.2023.301.1

1. We act for the Applicant in relation to the s8.2 Review of Council's refusal of DA5.2023.301.1 for the re-subdivision of 7 and 9 Booyong Road, Clunes to recreate the original two lots to contain the existing dwelling on 7 and 9 Booyong Road and construction of a new dwelling on proposed Lot 2 along with its associated infrastructure (**the DA**). We refer to both numbers 7 and 9 Booyong Road, Clunes as **the Site**.

2. We have reviewed the updated s8.2 Review Package as well as the original refusal and the associated report to the Council dated 11 February 2025 (**Assessment Report**). Following this review and revisiting the written details of the clause 4.6 objection we have concluded that the s8.2 application, in the unusual circumstances of this case, is eminently approvable and are of the opinion that Council as the current consent authority should approve this s8.2 Review.

3. Council refused the DA on two key grounds:

    a. Unsatisfactory cl 4.6 justification for non-compliance with minimum lot size; and

    b. Unsatisfactory On-Site Effluent Disposal Systems demonstrated.

Council Entitled to Make a Different Decision

4. As Council is aware when the s8.2 application is being considered by the Councillors, they exercise their own discretion and are not bound to determine an application in a manner that is entirely consistent with the assessing officers report and/or the opinion of internal consultants at Council.

5. It appears from our assessment, a misapprehension regarding this power may have been present for the Council meeting of February 2025.

6. Though Councillors are obviously informed by the assessment of internal staff and consultants, nonetheless the *Environmental Planning and Assessment Act 1979* (**EP&A Act**) requires the Councillors to undertake their own evaluation and determination and not merely 'rubber stamp' a report / evaluation of their staff.

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7. In this case, we have been requested to review the original DA and the s8.2 Review application as to whether they adequately address the environmental planning matters required by the EP&A Act, and whether such examination supports a conclusion that the development should be approved.

8. Accordingly, the Notice of Determination reasons for refusal are specifically addressed in the s8.2 Review and for each one, refuted by the facts of this particular application which is worthy of the exercise of Council's statutorily available discretion.

Clause 4.6 Variation Request

9. A new cl 4.6 objection for the variation of the lot size is submitted which underpins this s8.2 Review which is, in our view, significantly improved. The previous one was not recommended to be accepted. Such acceptance is a prerequisite to consent. In our opinion the new clause 4.6 is supportable in the particular circumstances of this case where the history of the Clunes Village and the Site are important in justifying a variation to the generic minimum lot size applying throughout the whole of the Shire.

10. In the Assessment Report at page 26, it correctly assesses the character of the Clunes Village and its historical development, and it is noted that *"the proposed lot configuration was generally consistent with the surrounding subdivision pattern".* The Assessment Report goes on to note that *"The site is located on the outskirts of the Clunes Village which comprises lots that range in size from 1,000m^2 to 4,000m^2."* The proposed subdivision here is for the original two lots, one of 1,068sqm and the other of 1,380sqm. Preservation of this lot size is an important environmental planning ground supporting variation. The town is noted for its federation houses and early church architecture.

11. However, despite agreeing with compliance with the fundamental criteria, Council's Assessment Report appears to conclude that the cl 4.6 variation is not justified because of inadequate provision in relation to On-Site Effluent Disposal Systems. This is not included as a specified criteria however, to the extent that this is suggested as necessary, under the current legal tests or requirements for a clause 4.6 variation, which are set out below, it is satisfied by the proposal now before Council (see heading Sewage Management System below).

Clause 4.6 Objection to Areas Control

12. The required land area for a new block is a generic control applied throughout the Lismore Shire in the RU5 Village zone. The LEP cl 4.6 however provides the legal mechanism to vary this development standard (any numerical amount) if the test under cl 4.6 is satisfied. This requires demonstration that firstly compliance is unreasonable and unnecessary in the circumstances of the case and secondly that there are planning grounds to support it.

13. The new clause 4.6 variation request submitted with this s8.2 Review package addresses both of those elements of clause 4.6 by:

a. Demonstrating that compliance is unreasonable and unnecessary by showing how the development achieves the objectives of the standard zone and the development standard in question (*Wehbe v Pittwater Council* (2007) 156 LGERA 446); and

b. Identifying sufficient planning grounds that the subdivision pattern is consistent with the surrounding pattern of lot sizes and returning the historical nature of the Clunes Village subdivision pattern with the Site achieves the necessary positive environmental outcome in this unique case.

14. Having sufficiently addressed the two elements of clause 4.6 required to justify a variation, the clause 4.6 variation request (uploaded to the Planning Portal) should be supported.

15. It is worthwhile noting that the NSW Land and Environment Court has consistently accepted clause 4.6 variation requests which justify numerically large variations (in our experience, well over 100%), where the circumstances and context are appropriate. See **Appendix A**.

16. In this particular case, the sewage disposal issue is a separate environmental assessment which of course must be satisfied but after the cl 4.6 objection is determined, to be supported (or rejected).

17. The applicant has demonstrably provided two OSSM systems to service each lot adequately which is dealt with below.

Sewage Management System

18. The refusal ground relating to adequacy of the proposed effluent disposal systems for each lot is a technical issue which the existing residential lots in Clunes all deal with successfully, noting the original Assessment Report agrees that the proposed lots fits within the size and character of lots in the Clunes village area. This has historically been the case though the new systems now proposed by this application are significantly improved technology.

19. However, the Council Assessment Report concludes that the two lots do not demonstrate that they will have On-Site Effluent Disposal Systems in accordance with Council's On-Site Sewage and Wastewater Management Strategy (**OSWM Strategy**). The specific departures from the OSWM Strategy are identified at page 37 of the Assessment Report as:

- non-compliance with buffer separation distances to proposed property boundaries; and

- no provision for reserve land application areas.

20. Notwithstanding the proposal systems comply with the most important criteria, i.e. those of the NSW Health Department and the specified Australian Standards.

21. At the outset it is important to note that there is a cascading level of importance for planning control documents – State Environmental Planning Policies, Local

Environmental Plans, Development Control Plans – all statutory documents. Then at the lowest level, Council policies such as their old OSWM Strategy. Such Council policies are not development standards like for example the lot size under the LEP which requires formal variation where compliance is not achieved. A local policy is at the lowest level and most easily varied to deal with individual cases.

22. The Federal and State Government controls would affectively override them if the matter was to be litigated. Technology has moved on since this strategy was drafted, and Council's policy has not.

23. Notably also, a local policy is void to the extent it implements criterion more onerous than the *Local Government Act 1993* (**LG Act**) or it's regulations per s164 of the LG Act.

24. The OSWM Strategy is relevant in that it is considered via cross referencing within the *Lismore Development Control Plan* (**DCP**) at various points. e.g. Chapter 1, Section 4.10 and Chapter 6, Section 4.9. Notwithstanding, the DCP importantly states at part 7.2, that alternative technologies for effluent disposal will be considered in assessing a development application, such as in this one. Further, s4.15(3A) of the EP&A Act specifically requires Development Control Plans to be applied in a flexible manner and allow reasonable alternative solutions which achieve the objectives of development standards. These discretions should be exercised in this matter.

25. Thus Council's own policies allow the Councillors in dealing with this development application to apply a high level of flexibility within its operational provisions should they believe it is appropriate in the particular circumstances. The OSWM Strategy document acknowledges the site specific needs of small lots (Section 5.2) and the inclusion of the guiding principles for design and operation of OSSM systems (Section 5.3). The applicants OSSM Report satisfactorily addresses each of the listed principles. In fact, approval of the Development Application provides for an upgraded system for the existing dwelling and a new Aerated Waste Treatment System (AWTS) secondary system for the new dwelling. If this application is approved the onsite disposal systems will be undeniably better than many in the Village and what is currently onsite.

26. As noted, and critically, each system is NSW Health Approved and compliant with the Australian Standard: AS/NZS 1547:2012 for domestic on-site waste management. This document and approval are of universal application and at a much higher level than the old OSWM Strategy.

27. Council Policies and Strategies are not statutory instruments which require strict compliance but should be utilised to facilitate and guide permissible development (s3.42 of the EP&A Act).

28. Council's Assessment Report appears to suggest that management of the OSSM systems will not work. This, with respect, seems illogical in light of the fact that an OSMS system is proposed on each lot which complies with NSW Health requirements, the Australian Standards and will be certified and required to be maintained by conditions of consent (and the obligations created under the Local Government Act). All systems, old and new, require maintenance.

29. To combat the fact that the lots proposed are smaller than originally envisaged, the application proposes a higher technology, tertiary system ('double' the treatment) that is compliant and certified for the size of land proposed (see page 15 of the Report). Such a solution is also specifically provided for in part 7.2 of the DCP which enables alternative technologies.

30. Approving this application would be entirely consistent with the Council's OSWM Strategy and as cross referenced in the DCP, and it should be applied flexibly and having regard to it's objectives and principles to achieving appropriate OSSM systems for each lot.

Conclusion

31. Everyone accepts there is a housing crisis. The shortages in Lismore are well recognised.

32. The recreation of the original two home sites on flood free land in the Clunes Village will add to the local housing supply and provides a high level of housing choice and amenity. The only reason No. 7 and 9 were consolidated in the first place was due to the original owner not being able to afford two Council's rates.

33. Support of the clause 4.6 objection to restore the original subdivision pattern is lawful, appropriate, and a positive outcome where housing is a premium for the community. It will allow for another family move to Clunes. The proposal is clearly in the public interest.

34. The site specific circumstances of the case ensures that no precedent for similar subdivisions could arise from the approval of this application.

35. The proposal being considered in this matter is for two lots of land each with their own independent OSSM system / septic system. Each system complies with NSW Health requirements and the relevant Australian standards and state controls. **See Appendix B.**

36. The proposal is worthy of support with the flexible application of Council's old policy.

37. Please do not hesitate to contact us to discuss further.

Yours faithfully

MESSENGER COLE SOLICITORS

[redacted]

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APPENDIX A

a. In *Nordea Capital Pty Ltd v Parramatta City Council* [2017] NSWLEC 1759, the Court accepted an over 50% variation of a lot size standard having regard to the orderly redevelopment of the subject site and surrounding lot sizes;

b. In SJD DB2 Pty Ltd v Woollahra Council [2020] NSWLEC 1112, Acting Commissioner Clay accepted a variation of 44% of the maximum height standard and 41% of the maximum floor space ratio standard noting that it resulted in an appropriate planning outcome; and

c. In Big Property Pty Ltd v Randwick City Council [2021] NSWLEC 1161, Commissioner O'Neill accepted a large cl 4.6 variation on height having regard to the size and scale of development in the locality and the envisaged future character of the area in keeping with the objectives of the standard.

APPENDIX B

We have reviewed the *On-Site Wastewater Management Report* (**the Report**), prepared by Byron Environmental Consulting, dated 21 November 2024. That report identifies the applicant is willing to upgrade the existing OSSM system for the existing house (although no failure of the current system is identified at this time) and provide a new, separate system for the new house. The Report provides that each system is sized and located to comply with the NSW Health requirements and AS/NZS 1547:2012 - *On-site domestic - wastewater management.*

Notably, environmental buffer / setback to boundary requirements are identified in Table 4, page 24 of the Report with each being achieved. Thus, environmental health impacts are adequately addressed.

The Report demonstrates satisfaction of Council's OSWM Strategy, with higher technology systems proposed to address the needs of the smaller lot sizes. Further, the proposal satisfies the listed principles for the design and operation of the two systems in section 5.3 of the OSWM Strategy together with the environmental buffer / setback requirements for the protection of public health. This is consistent with providing alternative solutions whilst still meeting the intent of the DCP controls and the OSWM Strategy.

Section 8.2 Review:

Development Application No. 5.2023.301.1

Proposed Two Lot Subdivision and Construction of New Dwelling
7 Booyong Road Clunes
Lot 34 DP1254370

Client
Lismore City Council

23 July 2025

Report Title	Section 8.2 Review: 7 Booyong Road Clunes
Project	Review of Determination for Lismore City Council
Client	Lismore City Council
Project No	2025 - 8
Draft/Final	Final

Reviewed by:	Jenny Blue
Position:	Partner: Quality Control
Signed:	
Date:	23 July 2025

Prepared by:	Tony Blue
Position:	Partner: Planning Specialist
Signed:	[redacted]
Date:	23 July 2025

Statement of Disclaimer

The report has been prepared for Lismore City Council and relies upon data and information provided by sources acknowledged in the report.

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1 Executive Summary

The application seeks a review of Council's determination of refusal to grant consent.

The application was refused by Council at its meeting of 11 February 2025 for a range of reasons including undersized lots and unacceptable sewage management arrangements.

The application proposed a two lot subdivision, and the erection of a new dwelling on proposed Lot 2. There is an existing dwelling on proposed Lot 1 and a large shed on proposed Lot 2. The shed is accessed by a driveway that serves the existing house and is located on proposed Lot 1.

The land is subject to a minimum lot size of 2,500m^2 under clause 4.1 of Lismore LEP 2012. The existing lot has an area of 2,466m^2. The proposed lots will have areas of Lot 1 – 1,086m^2 and Lot 2 - 1,380m^2, representing variations of 57% and 45% respectively to the minimum permissible lot size.

The review application includes a revised written request under clause 4.6 of Lismore LEP 2012, to vary the minimum lot size provisions of clause 4.1.

A review of the application has been undertaken, and concludes that the breach of the minimum lot size development standard has not been justified under clause 4.6(3) and consequently consent cannot be granted. Other reasons for refusal include Council cannot be satisfied that adequate arrangements have been made available for the disposal and management of sewage for the development when required, breach of the maximum height limit, contrary to the zone objectives, inability to dispose of stormwater to a legal point of discharge, and poor amenity outcomes.

An independent peer review of the OSWWMS Report by Whitehead and Associates (W&A), who have specialist expertise in assessing these reports and systems, was undertaken as part of the review. The W&A review concluded that the proposed subdivision was not capable of supporting a stand alone on-site wastewater management system due to the highly constrained nature of Proposed Lot 1 including ground surface slope (aspect and extent), minimum buffers and the existing development of the site.

It is recommended that Council confirm its determination to refuse to grant consent to the development application.

2 Recommendation

That, in accordance with section 8.4 to of the Environmental Planning & Assessment Act 1979 (EP&A), Council confirm its decision of 11 February 2025 to refuse to grant consent to development application No. 5.2023.312.1, for the subdivision of one lot to create 2 lots and associated driveway, carport, vegetation management works and on-site effluent disposal systems at 7 Booyong Road Clunes, for the following reasons:

1. Council must not grant consent as required by clause 4.6(3) (Exceptions to development standards) of Lismore LEP 2012 because Council is not satisfied the applicant has demonstrated that:
    a. compliance with the minimum lot size under clause 4.1 of Lismore LEP 2012 is unreasonable or unnecessary in the circumstances.
    b. there are sufficient environmental planning grounds to justify the contravention of the minimum lot size standard.
2. Council must not grant consent as required by clause 6.9 (Essential services) of Lismore LEP 2012 because Council is not satisfied that adequate arrangements have been made to make services available for the disposal and management of sewage or stormwater drainage for the development when required.
3. Consent cannot be granted under clause 4.3 (Height of buildings) of Lismore LEP 2012 because the height of the building exceeds the maximum permissible height of 8.5m and a written request that seeks to justify the breach has not been submitted with the application.
4. Council should not grant consent, having considered the objectives of the RU5 Village Zone, as required by clause 2.3(2), because the development does not achieve the objectives of the zone in that the application has not demonstrated:
    a. the development is of a design and scale that will enhance and preserve the village character and
    b. does not make adequate provision for effluent disposal.
5. The development does not comply with the provisions of Lismore DCP in respect to:
    a. Front setback,
    b. Provision of suitable waste bin enclosures,
    c. Likely overshadowing of the private open space area for the existing house on proposed Lot 1,
    d. Compliance with Council's On-Site Sewage and Wastewater Management Strategy,
    e. Provision of a legal point of discharge for stormwater or interallotment drainage,
    f. Provision of stormwater quality control facilities to avoid adverse impacts on water quality and flows,
6. The development is poorly designed having regard to the location of the existing shed on proposed Lot 2 which will be functionally associated with proposed Lot 1 due to access being via the driveway on proposed Lot 1. This arrangement alienates the front setback area of proposed Lot 2 and will provide poor amenity for future residents of the proposed dwelling on proposed Lot 2.
7. The site is not suitable for the proposed development due its small area, steep slopes and additional constraints imposed by the existing structures on the site.

3 Background

3.1 Refusal of Application by Council

Development Application No. 5.2023.301.1 (DA 2023/301) was originally lodged on 29 November 2023.

At its meeting on 11 February 2025, Lismore City Council refused to grant consent to DA 2023/301), for the subdivision of one lot to create 2 lots and associated driveway, carport, vegetation management works and on-site effluent disposal systems at 7 Booyong Road Clunes for the following reasons:

1. the proposed development does not provide for the orderly development of the site or good design and amenity of the built environment due to undersized lots and unacceptable sewage management arrangements (Section 1.3 of the *EP&A Act 1979*).
2. the proposed development is inconsistent with the following clauses of *Lismore Local Environmental Plan 2012* (Section 4.15(1)(a)(i) of the *EP&A Act 1979*):
    a. Clause 2.3 – Zone objectives
    b. Clause 4.1 – Minimum subdivision lot size
    c. Clause 4.6 – Exceptions to development standards
    d. Clause 6.4 – Drinking water catchments
    e. Clause 6.9 – Essential services
3. the proposed development is inconsistent with the following requirements of the *Lismore Development Control Plan, Part A, Chapter 1 – Residential Development* (Section 4.15(1)(a)(iii) *EP&A Act 1979*):
    a. Element 4.10 – On-Site Sewage and Waste Water Management.
4. the proposed development is inconsistent with the following requirements of the *Part A, Chapter 6 – Village Subdivision of the Lismore Development Control Plan* (Section 4.15(1)(a)(iii) *EP&A Act):*
    a) Element 4.1 – Lot Size
    b) Element 4.9 – Sewer (non-reticulated areas)
5. the site is not suitable for the proposed development (Section 4.15(c) of the *EP&A Act 1979*)
6. the proposed development is not in the public interest (Section 4.15(e) of the *EP&A Act 1979*)

3.2 Division 8.2 Reviews Environmental Planning and Assessment Act 1979 (the Act)

Division 8.2 Reviews of the Environmental Planning and Assessment Act 1979 (the Act) makes provision for the review of decisions under the Act. Sections 8.2, 8.3, 8.4 and 8.5 of the Act set out what decisions are able to be reviewed and the requirements for undertaking the review.

Section 8.2 of the Act provides that the determination of development applications by Council are subject to review.

Section 8.3 provides for an applicant to request Council to review its determination, and the consent authority is required to review its determination if requested. However, the review must be

completed within the appeal period under the Act, in this case, within 6 months of the original determination date.

Consequently, any review of this application must be completed by 11 August 2025, being 6 months after the refusal determination by Council.

Section 8.3 allows the applicant to amend the original proposal, provided Council is satisfied the amended proposal is substantially the same as the original proposal.

A review of determination made by Council (that is, not made by a delegated officer) must be conducted by the Council.

Section 8.4 provides that, after conducting its review, a Council may confirm or change its determination.

Section 8.5 provides that the Regulations (being the Environmental Planning and Assessment Regulation 2021) may make provision for the process for making an application for reviews.

Section 8.5 also provides that the functions of Council in conducting the review are the same as the functions relevant to the original determination. This means the assessment of the application under section 4.15 of the Act are relevant to consideration and determination of the review, and any other considerations relevant to the determination of the original application.

The Regulations provide:

- The process for lodging an application for review (through the planning portal) and application fees.
- Notification requirements for review applications, including a requirement to provide a copy to each concurrence authority.
- Notification requirements following completion of the review.
- That an application for review may be deemed to have been refused if not made within 14 days of the application for review. This allows an applicant to lodge an appeal to the Land and Environment Court in respect to the original refusal.

3.3 Application for Review

The applicant has lodged an application to review Council's refusal to grant consent.

In support of the application, the applicant has submitted:

- Statement of Environmental Effects (SEE) (DMCK Planning, 9 May 2025), addressing the reasons for refusal of the application.
- An updated written request under clause 4.6 of Lismore LEP to vary the minimum lot size for the land.
- A legal opinion (John Cole, Messenger Cole Solicitors, 5 May 2025) that seeks to satisfy the Council that the application is legally capable of approval.

Also included with the application is:

- On-Site Wastewater Management Report (OSWM Report) (Taisa Baars, Byron Environmental Consulting, 21 November 2024).

4 Description of Proposal

4.1 Location

The subject site is located on the southern side of Booyong Road approximately 60m from the intersection with Main Street (Bangalow Road).

The site falls 12m to 14m from the front boundary to the rear most boundary, representing an average slope of 21% to 23%.

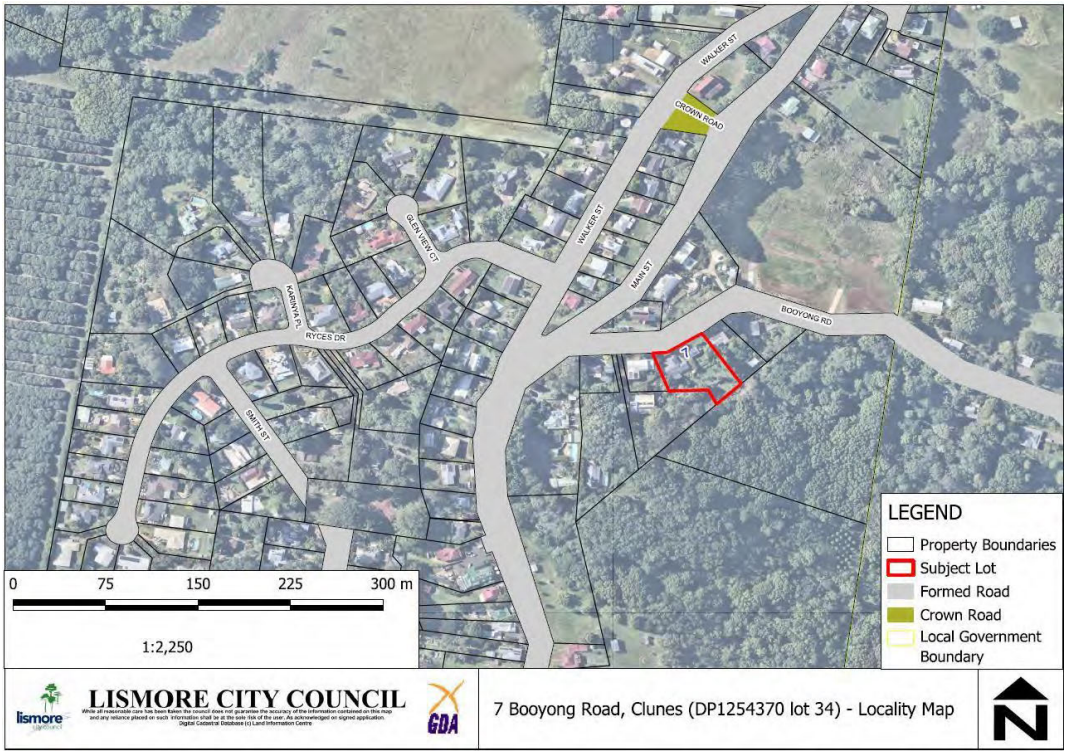


Figure 1 Location (Source: Lismore OCM Agenda 11/02/2025)

4.2 Property Description

The property is known as 7 Booyong Road, Clunes and legally described as Lot 34 DP1254370.

The lot has an area of 2,466m^2.

There is an existing 4-bedroom dwelling located on the western part of the site and an existing large detached shed on the eastern portion of the site.

Access to the site is via a single driveway off Booyong Road, that provides access to the attached garage to the existing dwelling house and access to the existing shed from its western side elevation.

The site is connected to town water and electricity supplies. There is no town sewerage service in Clunes and therefore the existing dwelling is serviced by an existing on-site sewage management system (OSSM system).



Figure 2 The Site (Source: SEE, DMCK Planning)

4.3 Proposed Development

The development application proposes the following components:

a) Two lot subdivision

Creation of:

- Proposed Lot 1: Lot size 1,086m^2, containing the existing house and
- Proposed Lot 2: Lot size 1,380m^2 containing the existing detached shed.

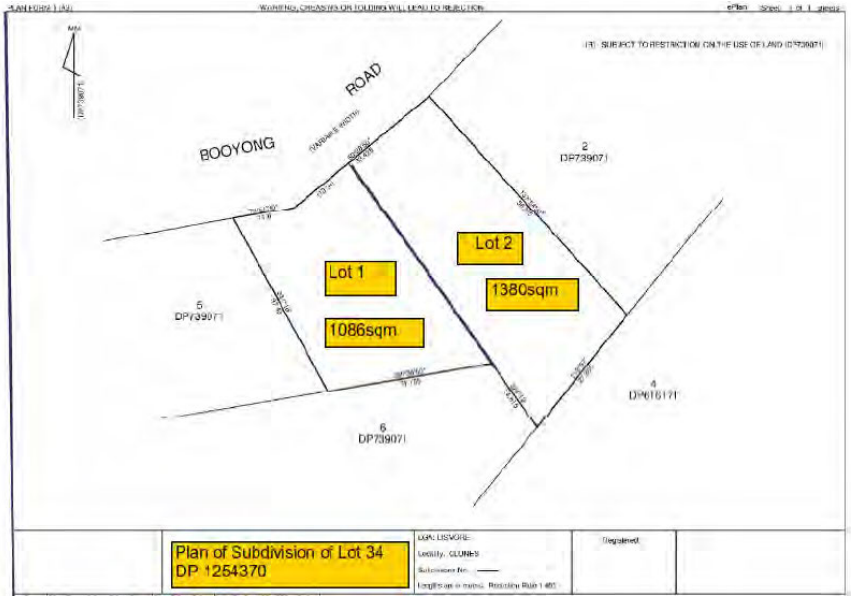


Figure 3 Proposed Two Lot Subdivision (Source: SEE, DMCK Planning)

b) Proposed Dwelling on Proposed Lot 2

Erection of a two bedroom dwelling house and carport on proposed Lot 2, together with a new onsite wastewater management system to serve the new dwelling.

There is in an inconsistency within the plans in respect to the location of the proposed on-site wastewater management system within proposed Lot 2. Figure 4 shows the location proposed in the architectural plans, located towards the rear of the lot. Figure 5 shows the location in the OSSWWMS Report.

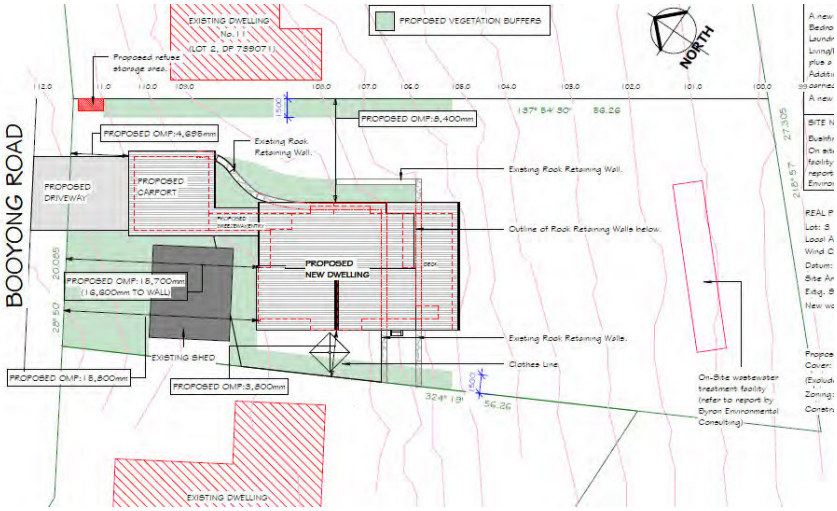


Figure 4 Proposed Dwelling on Proposed Lot 2 (Source: Architectural Plan)

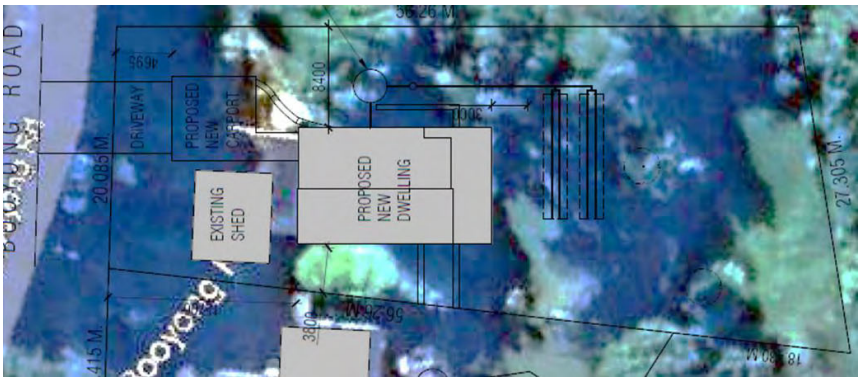


Figure 5 Location of OSWWMS shown in OSWWMS Report

c) New On-Site Wastewater Management System for Proposed Lot 1

Installation of a new on-site wastewater management system on proposed Lot 1 to serve the existing dwelling house.

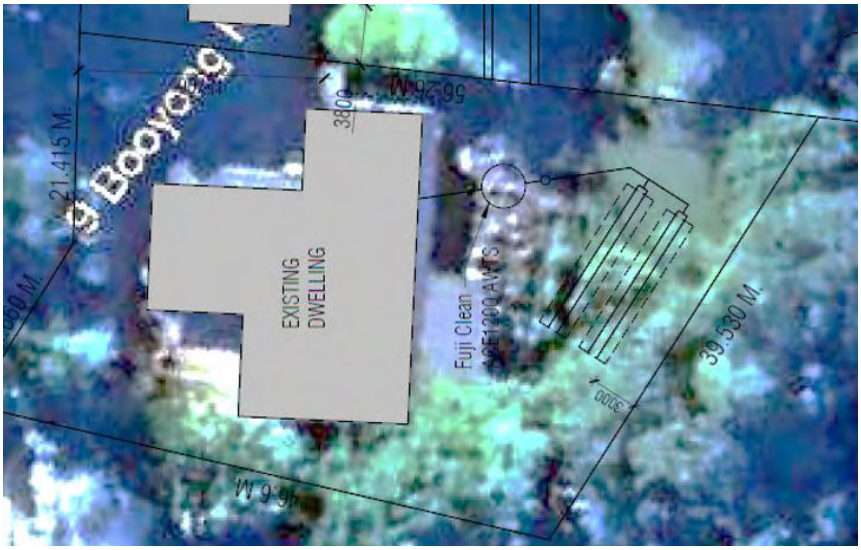


Figure 6 Location of New OSWWMS – Existing House

d) Proposed Tree Removal

Removal of a Weeping Lilli Pill (Waterhousia floribunda) adjacent the eastern side boundary, within proposed Lot 2. (See Figure 2 – shown by red circle).

5 Proposed On-Site Sewage Management Systems

5.1 On-site Wastewater Management Report, Byron Environmental Consulting

The application included an On-Site Wastewater Management Report prepared by Byron Environmental Consulting, dated 21 November 2024 (BEC Report).

The report proposes and assesses proposed wastewater treatment systems for proposed Lots 1 and 2 in the form of:

> Treatment System: Aerated Wastewater Treatment System (AWTS).
>
> Land Application: Wastewater disposal via Evapotranspiration Area (ETA) beds:
>
> - Proposed Lot 1 – two ETA beds 13.8m x 2m x 0.45m deep,
> - Proposed Lot 2 – two ETA beds 10.4m x 2m x 0.45m deep.

The BEC Report seeks to demonstrate that the proposed systems will comply with Lismore City Council's requirements for on-site disposal systems.

5.2 Peer Review Report, Whitehead & Associates

Whitehead and Associates (W&H Report) was commissioned to undertake an independent peer review of the BEC Report. The peer review references the requirements of the Lismore City Council On-Site Sewage and Wastewater Management Strategy 2013 (LCC Strategy).

The author provides the following conclusion:

> "Based on my experience in on-site wastewater management system design and regulation, my review of the Byron Environmental Consultants Report and the Lismore City Council On-site Sewage and Wastewater Management Strategy (2013), I do not expect that the current proposed Lot 1 is able to support a stand-alone on-site wastewater management system following the subdivision. This is due to the highly constrained nature of Proposed Lot 1, including ground surface slope (aspect and extent) and minimum buffers, combined with the existing development on the Site." (page 8)

The W&H Report is attached (Appendix A). The following provides a summary of the issues identified as unaddressed or unsatisfactory by the W&H Report.

1. Despite the Site being located within the Wilsons River Drinking Water Catchment, no references have been made using the Rous Water On-Site Wastewater Management Guidelines (RW Guidelines, 2008).
2. The BEC Report states that site slope is 10% down to the south east. The W&H Report notes that the sites slopes range from 19-27% in the nominated ETA areas. The LCC Strategy requires ETA beds be located on slopes <15% or have comprehensive engineering plans to engineer the Site.
3. No effluent distribution box or indexing valve to split the effluent evenly between the nominated ETA beds and distribution lines.
4. No assessment of ETA bed locations in relation to surrounding vegetation. Design required to cater for shading or adjust vegetation.
5. All LCC buffers required as minimum for subdivisions (Section 5.4.1 (f)). LCC requires 100m to all perennial and intermittent watercourses, 6m minimum to downslope property boundary and 12m for ETA beds. (see Figure 7)
6. Location of ETA beds shown on architectural plans is different to location shown in BEC Report.

7. Only one soil test provided. The LCC Strategy requires a minimum two (2) soil observations within the proposed ETA areas, AS/NZS 1547:2012 requires three (3). Soil permeability insufficiently determined for design purposes.
8. No assessment of coarse fragments component of soil.
9. Buffer to perennial and intermittent watercourses minimum of 100m under LCC Strategy. BEC Report proposes 50m.
10. LCC Strategy requires 12m buffer to property boundaries for ETA beds. Lot 1 proposes a 3m buffer.
11. There is no area available on either proposed Lot 1 or proposed Lot 2 that comply with the minimum buffers for ETA beds.
12. The report recommends for proposed Lot 1, ETA beds 13.8m long. The site plan indicates ETA beds 10.4m long.
13. It has not been demonstrated that the existing house has full water reduction facilities installed (required by LCC Strategy).

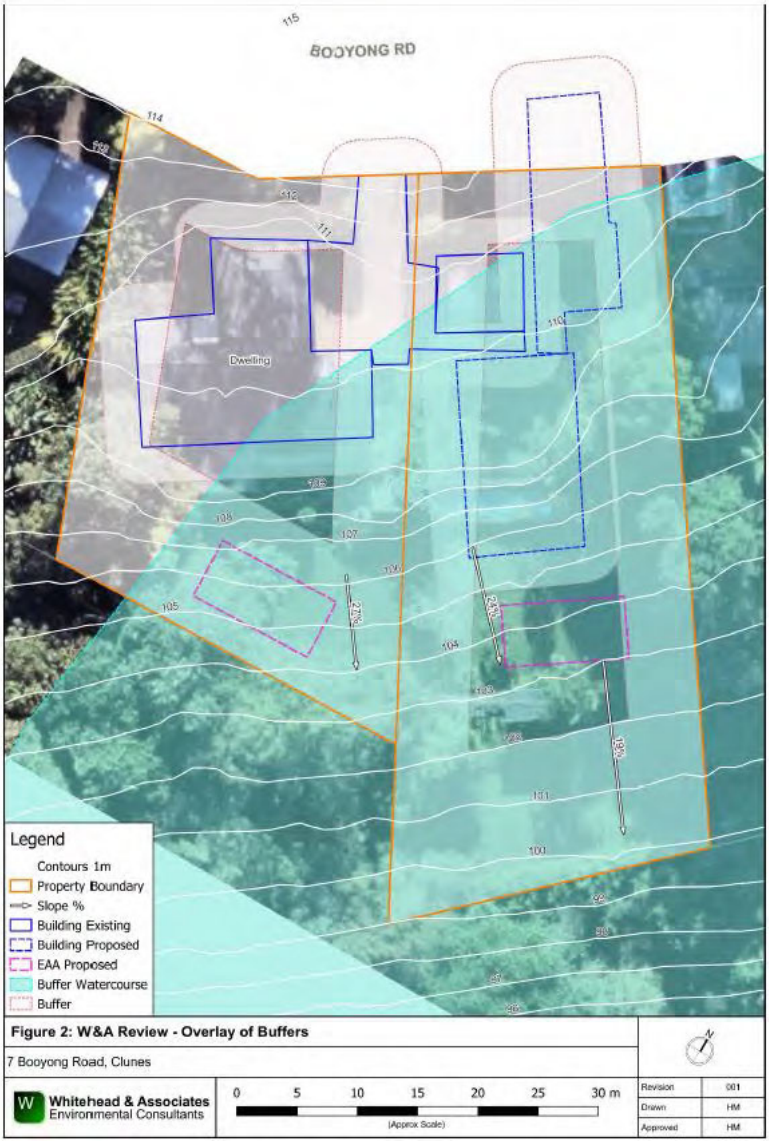


Figure 7 Overlay of LCC Strategy Required Buffers

5.3 Further Discussions with the Applicant

A draft of the Peer Review Report was received on 11 July 2025.

The draft Peer Review Report identified a range of issues and matters not addressed, or incorrectly addressed, in the BEC Report. It concluded that the current proposed Lot 1 is unable to support a stand-alone on-site wastewater management system. It also noted that, if the applicant wishes to pursue the subdivision, it was recommended that Council issue a Request for further information from the applicant to address the matters raised in the review, summarised as:

- The applicant is to provide suitable argument and documents to support any variation from the LCC Strategy (2013) requirements.
- The applicant shall complete at least one additional soil evaluation test pit or borehole to confirm Site soil characteristics.
- The applicant shall provide updated assessment of the site and soil constraints to address the drinking water catchment, slope, aspect, buffers, erosion, rock outcrops, exposure and soil characteristics.
- The applicant is to address the requirement of the LCC Strategy (2013) that buffers are not to be reduced for subdivisions.
- The applicant is to provide suitable argument and documents to support any variation from the LCC Strategy (2013) requirements.
- The applicant shall complete at least one additional soil evaluation test pit or borehole to confirm Site soil characteristics.
- The applicant shall provide updated assessment of the site and soil constraints to address the drinking water catchment, slope, aspect, buffers, erosion, rock outcrops, exposure and soil characteristics.
- The applicant is to address the requirement of the LCC Strategy (2013) that buffers are not to be reduced for subdivisions.

Following consideration of the matters listed above, it was considered that the development as proposed was incapable of complying with the LCC On-Site Sewage and Wastewater Strategy and that a request for additional information would not result in resolution of the issues.

On 16 July 2025, an email was sent to the applicant advising of the findings of the Peer Review Report and listed the request for additional information items. The intent was to inform the applicant of the extent of issues. The email also provided a summary of the consideration of the clause 4.6 request to vary the minimum lot size and provided clear advice that the variation request was not supported.

The email indicated that the applicant may wish to seek advice from their planning consultant and on-site wastewater management consultant to determine if a further submission was to be made.

On 20 July 2025, the applicant's environmental health consultant, Byron Environmental Consulting, provided a response to the issues identified in the Peer Review Report of the On-Ste Sewage Management Report. (Appendix B)

The response submission claims that the proposed Aerated Wastewater Treatment Systems (AWTS) and Evapotranspiration and Absorption (ETA) beds are designed in accordance with best practice and relevant Australian Standards.

It is noted that the Certificate of Accreditation issued by the NSW Department of Health (see Appendix C) requires installation of the AWTS System to be installed in accordance with any additional requirements of the local authority (see section 2.1, Appendix C) and that the application of treated effluent is subject to the approval of the local authority (see section 5.1, Appendix C).

The following provides comments on the response to specific items:

Review Item	Applicant's Response	Comments
Variation to LCC Strategy	Addressed above. Justified through enhanced system performance, environmental protection, and site-specific mitigation.	The BEC report incorrectly identified required buffers and did not address all the buffers required under the LCC Strategy: • 100m to intermittent watercourses, • 12m minimum setback to downslope property boundaries for ETA beds. The proposed treatment systems are required, by Department of Health Certification, to be installed in accordance with any requirements of Council. The application does not propose any environmental protection or site specific mitigation for the non-compliance with buffers.
Additional soil test pit	Existing testing provides a reliable basis for system design. An additional test pit will be completed if required by Council.	One soil test was undertaken. The LCC Strategy requires a minimum of two test pits or boreholes to confirm the most limiting layer of the soil.
Site constraints: slope, aspect, erosion, etc.	Fully assessed. Moderate slopes, stable soil, vegetative cover, and no signs of erosion or downslope risk.	The BEC Report incorrectly identifies a slope of up to 10%. Site slope is 24-27%. The LCC Strategy notes ETA beds must not to be installed on slopes exceeding 15% without comprehensive engineering plans to engineer the Site.
Minimum buffer distances	All setbacks are met except the 3m southern boundary variation on existing dwelling site, which is addressed above.	Section 5.4.1 (f) of the LCC Strategy states that no reduction in the buffers is allowed for a subdivision. The LCC Strategy requires the following buffers: • 100m to intermittent watercourses, • 12m minimum setback to downslope property boundaries for ETA beds.

Reserve areas	Mapped and to be shown clearly on updated site plans.	Figure 7 demonstrates the inability to provide primary and reserve areas in accordance with the buffer requirements.
Water-saving devices	Certification will be provided or a condition of consent is accepted for compliance.	Retrofit of the existing house is required. This has not been identified in the BEC Report, but could be conditioned.
Owner acknowledgement	Obtained and will be submitted with the amended report.	Noted.
Site plan and layout	Updated layout with all relevant buffers and LAA components will be provided	See Figure 7 which demonstrates the inability to achieve the required buffers.

6 Assessment Issues

6.1 Integrated Development – Bush fire prone land

The Site is mapped as bush fire prone land. Subdivision of bushfire prone land requires an approval under section 100B of the Rural Fires Act.

The proposal is Integrated Development as it proposes a residential subdivision of bushfire prone land requiring approval under Section 100B of the Rural Fires Act 1997 a from the NSW Rural Fire Service (RFS). General Terms of Approval were received from the RFS and will form part of any development consent should the application be supported.

ENVIRONMENTAL PLANNING INSTRUMENTS

6.2 State Environmental Planning Policy (Resilience and Hazards) 2021

Under Clause 4.6 of the SEPP Council is required to consider whether a proposed development site is affected by soil or other contaminants before granting consent. The site has been used for residential purpose for some decades, including previous approval of former Lot 3 for a dwelling house and ancillary site works. The proposal seeks same low density residential land use across the site. The likelihood of any site contamination is very low.

6.3 State Environmental Planning Policy (Sustainable Buildings) 2022

BASIX Certificate 1376474S submitted in compliance with the SEPP.

6.4 State Environmental Planning Policy (Transport and Infrastructure) 2021

The development does not require works within 2m of an electricity distribution pole and consequently, is not required to be referred to the local electricity supply authority under section 2.48 of the IT SEPP.

In the event that consent is granted, connection of electricity to the new dwelling is permissible without consent under section 2.44 of the IT SEPP.

6.5 Lismore Local Environmental Plan 2012 (LEP 2012)

a) Zone

The site is zoned Zone RU5 Village under the provisions of the Lismore Local Environmental Plan 2012 (LEP 2012).

Dwelling houses are permissible with consent.

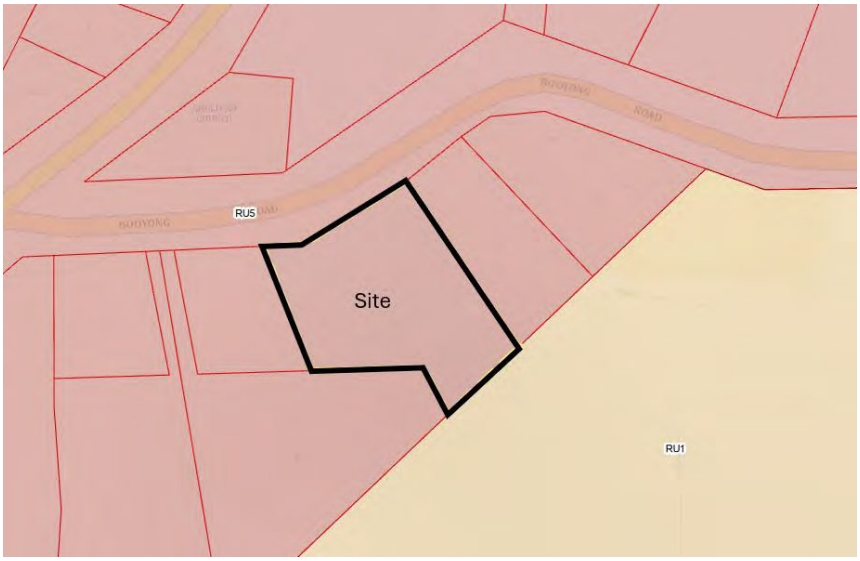


Figure 8 Zoning under Lismore LEP 2012

b) Clause 2.3 Zone objectives and Land Use Table

Clause 2.3(2) requires that the consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.

The objectives of the RU5 Zone are:

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To encourage development that is of a design and scale that will enhance and preserve village character.
- To ensure that adequate provision is made for water supply, effluent disposal and refuse disposal.

Assessment of Proposed Subdivision:

- The proposed subdivision provides for an additional dwelling on the land which is a permissible land use.
- The design and scale of the proposed subdivision is inconsistent with the preservation of village character that is intended through the minimum lot size that applies to land in the RU5 Zone.
- The proposed subdivision does not make adequate provision for effluent disposal.

Assessment of Proposed Dwelling House

- The dwelling house is a permissible use and is normally associated with a rural village.
- The design marginally exceeds the maximum permissible height under Lismore LEP clause 4.3. The proposed design incorporates the retention of the existing shed which is considered to be contrary to the objective to enhance and preserve the village character. Demolition of the shed and reconsideration of the design of the dwelling that provides a typical front setback area as a setting for the dwelling within the street, would be more consistent with the village character.
- The proposed dwelling does not adequately address effluent disposal.

c) Clause 2.6 Subdivision Consent Requirements

Clause 2.6 provides that land may be subdivided but only with consent.

d) Clause 4.1 Minimum subdivision lot size

Clause 4.1 provides:

(1) The objectives of this clause are as follows—

(a) to provide a minimum lot size for the subdivision of land,

(b) to ensure that lot sizes have a practical and efficient layout to meet the intended use of each lot.

(2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.

(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.

The minimum lot size for the land shown on the Lot Size Map is 2,500m^2.

The proposed lot sizes are:

- Proposed Lot 1: Lot size 1,086m^2, and
- Proposed Lot 2: Lot size 1,380m^2.

The proposed subdivision does not comply with clause 4.1 and consent cannot be granted under clause 4.1.

However, consent may be granted under clause 4.6 Exceptions to development standards, subject to submission of a written request to vary the minimum lot size development standard. A written request has been submitted requesting to vary the minimum lot size standard. See section 6.5 f).

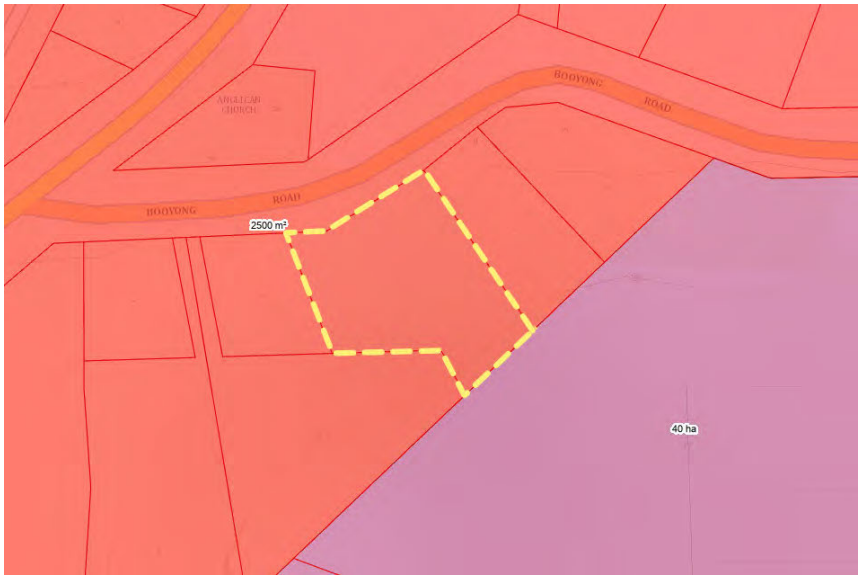


Figure 9 Extract from Minimum Lot Size Map

e) Clause 4.3 Height of buildings

Clause 4.3 provides:

(1) The objectives of this clause are as follows—

(a) to establish a maximum height for buildings,

(b) to provide for taller buildings in the city centre and to enable a transition in building height in response to varying urban character and function,

(c) to protect the amenity of neighbouring properties and public places, with particular regard to visual bulk, scale, overshadowing, privacy and views.

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

The maximum building height for the land shown on the Height of Buildings Map is 8.5m.



Figure 10 Extract from Maximum Building Height Map

The SEE submitted with the application states that the proposed dwelling on proposed Lot 2 complies with the maximum height of 8.5m.

However, the architectural plans submitted with the application provide a dimensioned building height of 8.58m (see extract in Figure 11).

Consent cannot be granted under clause 4.3.

Consent may be granted under clause 4.6 Exceptions to development standards, subject to submission of a written request to vary the maximum height limit development standard.

No written request has been submitted requesting to vary the maximum building height standard and consequently consent cannot be granted.

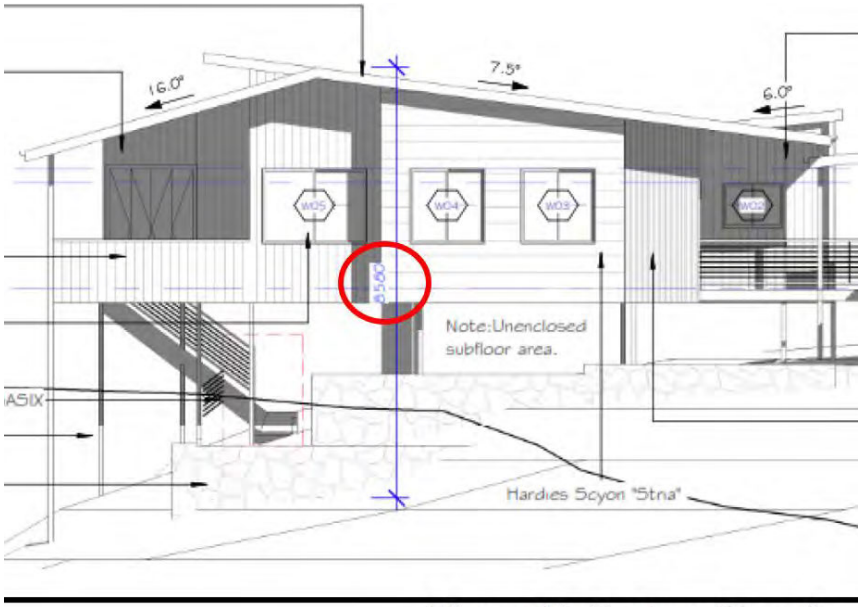


Figure 16: Eastern Elevation

Figure 11 Extract from Architectural Plans (Alexander Building Design)

f) Clause 4.6 Exceptions to development standards

Clause 4.6 provides:

(2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.

(3) Development consent must not be granted to development that contravenes a development standard unless the consent authority is satisfied the applicant has demonstrated that—

(a) compliance with the development standard is unreasonable or unnecessary in the circumstances, and

(b) there are sufficient environmental planning grounds to justify the contravention of the development standard.

Unnecessary and Unreasonable in the Circumstances

The written request relies on an often cited court case, Wehbe v Pittwater Council (2007) 156 LGERA 446 (Wehbe), as a means to address the unreasonable and unnecessary test.

Wehbe identifies a number of methods that may provide a way to establish that compliance with a particular development standard is unreasonable and unnecessary. The written request seeks to rely on the first method from Wehbe, being:

> "that the objectives of the development standard are achieved notwithstanding the non-compliance with the standard".

Objectives of the standard

"Objective: *(a) to provide a minimum lot size for the subdivision of land".*

The written submission states the following in respect to the first objective:

> *"Objective (a) is not an operative objective of the standard, as has been determined on a number of occasions by the NSW L&E Court."*

No information is provided in respect to these court cases, or the circumstances that the court deemed that the objective not to be an operative objective.

Contrary to this view, the adoption of minimum lot sizes provides for certainty, transparency and consistency in the assessment of subdivision applications. This is consistent with the objectives of the Act to promote the orderly development of land. To ignore the minimum lot size control would promote disorderly development.

The proposed subdivision, if approved, would create uncertainty, lack of transparency and inconsistency in the consent authority's application of its planning rules. Any person enquiring in the future as to the ability to subdivide land within the village zone to a size less than half the minimum lot size permitted could not be provided with unequivocal advice.

"Objective: (b) to ensure that lot sizes have a practical and efficient layout to meet the intended use of each lot."

The written submission states:

> *"The historical development of the subject land and that surrounding in the village in the same zone (see lot layout at Figure 5) serves to demonstrate the land is suitable and capable of containing two single dwellings, each with separate OSSM system and intended for low density residential use of each lot and that this is in character with the surrounding area."*

The lots were consolidated more than 5 years ago and any previous entitlement that existed was surrendered, or abandoned, at that time. The Environmental Planning and Assessment Act 1979 contains prescriptive limitations in respect to existing use rights.

Abandonment of an existing use extinguishes any previous entitlements that relate to a land use. A similar principle applies to any previous entitlement that applied to the land in respect to non-compliant residential lots. The previous entitlement has been abandoned, and the previous entitlement of two lots has been extinguished.

Consideration of the current application must be on the basis of undertaking a two lot subdivision and there is no scope or process to reverse the consolidation and revive the previous entitlements.

The historical development of the land and land surrounding the site does not demonstrate the land is suitable and capable of containing two single dwellings. The historical development pre-dates current policy requirements. The previous approval for two dwellings on the site was in recognition of the entitlement attributable to the land when it existed as two lots. At that time, the policy requirements recognised that sub-standard lots existed within the village and sought to achieve the best possible outcome in respect to that entitlement.

The land no longer exists as two lots and does not have any residual entitlement for two dwellings on separate lots.

The written submission states:

> *"Council staff agree that the land is suitable and capable for the development of two single dwellings and that on-site waste management is achievable. The development outcome in terms of development pattern, intended landuse and ultimate development outcome is exactly the same and reflective of the area (for example in the immediate area, Lots 8 and 5 shown in Figure 3)."*

There is no current approval for development of the site for two single dwellings. It is accepted that the zone does not prohibit dual occupancy development and that the policy framework for on-site wastewater management for dual occupancy development is less stringent than Torrens title subdivision. The design and arrangement of any proposed dual occupancy development is not known at this time, and it is not possible to conclude that "the ultimate development outcome is exactly the same." The adjoining Lots 8 and 5 are also non-compliant lots and rely on existing entitlements and are not reflective of the current planning controls.

The written submission states:

> *As the intended use of the land is for low density residential village living within the village environs and the application demonstrates that that intended use can be both practically and efficiently achieved, the strict imposition of the minimum lot size control in this case is considered unreasonable and unnecessary.*

Based on the peer review of the OSWWMS Report, it has not been demonstrated that the intended use can be practically achieved. Even if it could be so demonstrated, the application does not identify any circumstances of the case that relate to this land that requires a conclusion that compliance is unnecessary or unreasonable. Based on the slope and site constraints applicable to the land, alone, demonstrate compliance with the minimum lot size is necessary and reasonable.

The written submission states:

> *The amenity impacts arising from the proposal are negligible and no different to a dual occupancy based on strata title and common property OSSM management. However, the shared responsibility for the OSSM system between two property owners could result in neighbourly disputes over maintenance and repairs in the future. The shared burden is not predictable. On the other hand, separate OSSM systems, on separate allotments leaves any financial burden with the individual property owner.*

The OSWWMS proposal does not satisfy Council's requirement for subdivision and is likely to have environmental impacts. The particular systems proposed will place significant demands on individual land owners for ongoing management and maintenance. It is unknown at this stage, what the design and maintenance requirements would be for a shared system, however, it is likely that maintenance of a shared system would be less financially burdensome than two separate systems.

The written submission states:

> *Notwithstanding the non-compliant lot size, the prospect of a new dwelling house on proposed Lot 2 provides housing supply, housing diversity and a level of housing choice which is consistent with the prevailing low-density scale of the Clunes Village and more broadly, the Lismore LGA. Accordingly, the proposal demonstrates alignment with the clause 4.1 Minimum Lot Size development control objectives.*

The proposed new dwelling house on a non-compliant lot is considered to be inconsistent with the intended future character of Clunes Village having regard to the adopted minimum lot

size. Villages such as Clunes, which lack reticulated sewerage systems, are not suited for the provision of housing supply beyond their existing capacity. Proper land use planning to deliver housing supply, diversity and choice will be focused on urban areas that are serviced by reticulated sewerage.

The written submission states:

> *While clause 4.6 no longer requires a development that is non-compliant to demonstrate achievement of the relevant zone objectives, in this case the objectives are pertinent to the specifics of the case and this review assists in the consideration of whether or not compliance with the standard is unreasonable or unnecessary in the circumstances of this matter.*
>
> ***Zone objective 1 - To provide for a range of land uses, services and facilities that are associated with a rural village.***
> *Clearly the residential use of the land for two dwellings achieves a desired land use. They will support the village community and the range of services and facilities provided.*
> *The development outcome of the proposal does not alter the number of households anticipated within the Clunes Village area. Proposed Lot 2 is the same size, dimensions and location as previously approved, including the proposed construction of a 2-bedroom house on the land. The range of services and facilities associated with the development support the viability and diversity of the Clunes Village and Lismore area will be positively impacted with further residents. The development will provide employment to the area during construction and support the local economy during the construction and following. This objective is satisfied.*

The subdivision will permit a dwelling house which is permitted within the zone and in that respect is a land use associated with a rural village.

The site previously existing as two lots cannot be relied upon to demonstrate consistency with the zone objectives. The previous lots did not comply with the minimum lot size and the current single lot is more reflective of the intended character of the village having regard to the minimum lot size requirements.

The addition of a two bedroom dwelling in Clunes will not significantly add to the range of services, facilities, viability or diversity in Clunes, or provide significant contribution to employment or local economy.

The written submission states:

> ***Zone objective 2 - To encourage development that is of a design and scale that will enhance and preserve village character.***
> *The subdivision design is exactly the same as previously existed and the proposed new dwelling is the same design and layout as previously approved by Lismore Council in the 2018 DA and is with lots of a size reflected throughout the village zone including next door. Therefore, both the design and scale of the development is substantially the same as that anticipated for the village. The size of the proposed lots and separation of dwellings is reflective of the village's character. The new OSSM systems proposed are improved technology and will not impact on the village or its surrounds. This objective is satisfied.*

As already discussed, the previous configuration of the site as two lots is not able to be considered as a factor in determining a fresh subdivision application for the site. Previous approvals were based on entitlements that have been extinguished. The design and scale are not "substantially the same as that anticipated for the village", because the village is now subject to a minimum lot size of 2,500m^2. Any new subdivision, and subsequent dwelling house will be reflective of the current minimum lot size. The new OSWWM Systems do not meet the LCC Strategy requirements for subdivision.

The written submission states:

> ***Zone objective 3 - To ensure that adequate provision is made for water supply, effluent disposal and refuse disposal.***
> *This objective is again satisfied. Town water is available to the land. The Council water supply system runs along Booyong Road. Domestic waste collection services are available from Booyong Road.*
> *The two OSSM systems proposed with the application are high tech systems that comply with the NSW Health Department, the Australian Standards and are Certified. The OSSM report submitted with the Div 8.2 Review package addresses how each of the principals of Lismore Council's OSWM Strategy achieved.*
> *The disposal area for each house has been sized for the AWTS proposed (based on the size of each house). Each system satisfies the boundary setbacks and environmental buffers required for NSW Health. The proposal satisfies this zone objective.*

The independent review of the OSWWM Systems concludes that the requirements of LCC Strategy for on-site wastewater disposal have not been achieved, and that, in the peer review author's expert opinion, the proposed Lot 1 will be unable to support a stand-alone on-site wastewater management system due to the surface slope (aspect and extent), minimum buffer requirements and the constraints of existing development on the site.

Other Consideration of Unreasonable and Unnecessary

In the referenced court case (Wehbe) from the clause 4.6 written request, Chief Judge Preston also stated [76] that the circumstances for the unreasonable and unnecessary test must relate to circumstances that are particular to the land.

In TK Commercial Property Holdings Pty Ltd v Canterbury-Bankstown Council [2017] NSWLEC 144; Robson J [114], it was noted that there were no constraints that would preclude a compliant development, and that allowing that proposal to proceed would give rise to a potential eroding of the standard.

In the subject development proposal application, even if it could be demonstrated that on-site disposal of effluent could be satisfactorily achieved, there are no particular circumstances of this site that would give rise to an argument for demonstrating the standard was unreasonable or unnecessary. In fact, if it was accepted for this site, then any site within Clunes that could demonstrate adequate on-site disposal of effluent would be able to be subdivided contrary to the development standard.

The test for unreasonable and unnecessary cannot be solely based on the ability to satisfy on-site disposal of effluent., otherwise there will be an eroding of the development standard.

Noting that the minimum lot size standard is intended to provide certainty and transparency in the manner that planning decisions are made, it is considered that compliance with the development standard is both reasonable and necessary in the circumstances.

Environmental Planning Grounds:

The written request provides the following environmental planning grounds:

1. *The resultant subdivision pattern is not antipathetic to the historical or current subdivision pattern that exists within the Clunes Village area.*
2. *The proposed lot configuration is 'generally consistent with the surrounding subdivision pattern which shows numerous lots, including sites immediately adjoining, which are substantially smaller than the generic lot size currently applying, this reflects the particular character of the Clunes Village*
3. *In circumstances where both lots previously existed as part of the character of the locality, as currently proposed, with previous property owner, there is no change to the previously approved and registered lots under DP 739071.*
4. *Council has approved a 2-bedroom dwelling house with separate OSSM system on No. 9 (DA 5.2018.11). That approval was valid up until April 2025 (due to the Covid 19 extension) and could be built by the current property owners had the site not be consolidated, noting that the decision to consolidate was a response to a rates issue not a planning decision.*
5. *The proposed allotment is located in proximity to two existing allotments which are of very similar size.*
6. *The development does not result in any new or additional allotments than previously existing within the Clunes Village area and in fact better represents the lot characteristics of the surrounding area.*
7. *The development is substantially the same development and the exactly the same subdivision pattern as previously existed along Booyong Road.*
8. *The topography of the allotments results in minimal visual prominence of the new dwelling despite the failure of the lot size to comply with the generic controls.*

Assessment of Environmental Planning Grounds

The Land and Environment Court has many case references regarding the consideration of environmental planning grounds for the assessment of requests to vary development standards.

Of particular relevance is the requirement for the environmental planning ground to focus on the aspect of development that contravenes the standard and not simply promote the benefits of the whole development (Initial Action Pty Ltd v Woollahra Municipal Council (2018) 236 LGERA 256; [2018] NSWLEC 118; Preston CJ [24]).

In Pritchard v Northern Beaches Council [2020] NSWLEC 1310; Gray C [70], noted that the "environmental planning grounds must be tethered to the breach".

The applicant's first environmental planning ground attempts to justify the development as a whole and does not focus on the breach of the development standard. In any case, the observation that "the resultant subdivision pattern is not antipathetic to the historical or current subdivision pattern" is not persuasive and the existing lot may be considered to be equally consistent with the existing subdivision pattern.

The second ground also attempts to justify the development as a whole. Retaining the existing single lot may also be considered consistent with the surrounding subdivision pattern and character of Clunes Village.

The third ground attempts to rely on the extinguished entitlement for two lots that was abandoned when the lots were consolidated and is not an environmental planning ground. Based on environmental planning legislation, the abandoned entitlement must not be considered.

The fourth ground also attempts to rely on the abandoned entitlement.

The fifth ground is not persuasive, as the existing lot is in proximity of other existing lots that are of similar size. There is a mix of lot sizes in the immediate locality.

The sixth ground also attempts to rely on the abandoned entitlement. There is no demonstration that the subdivision better represents the lot characteristics of the surrounding area, and the existing lot at least equally represents the lot characteristics in the surrounding area.

The seventh ground also attempts to rely on the abandoned entitlement.

The eighth ground attempts to justify the development as a whole and does not focus on the breach. In addition, the absence of environmental harm (even if able to be demonstrated, and had=s not been in this case) is not sufficient environmental planning grounds (see Wehbe v Pittwater Council (2007) 156 LGERA 446; [2007] NSWLEC 827; Preston CJ [75]).

In conclusion, it has not been demonstrated that there are sufficient environmental planning grounds.

In consideration of the above, the consent authority cannot be satisfied that the applicant has demonstrated the matters required under clause 4.6(3) and consequently consent must not be granted.

g) Clause 6.2 Earthworks

Clause 6.2 provides:

(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

(2) Development consent is required for earthworks unless—

(a) the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or

(b) the earthworks are ancillary to development that is permitted without consent under this Plan or to development for which development consent has been given.

(3) Before granting development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters—

(a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,

(b) the effect of the development on the likely future use or redevelopment of the land,

(c) the quality of the fill or the soil to be excavated, or both,

(d) the effect of the development on the existing and likely amenity of adjoining properties,

(e) the source of any fill material and the destination of any excavated material,

(f) the likelihood of disturbing relics,

(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,

(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

The SEE states that there are no earthworks for the subdivision, and that earthworks associated with the OSWWS will be assessed as part of the section 68 application, under the Local Government Act.

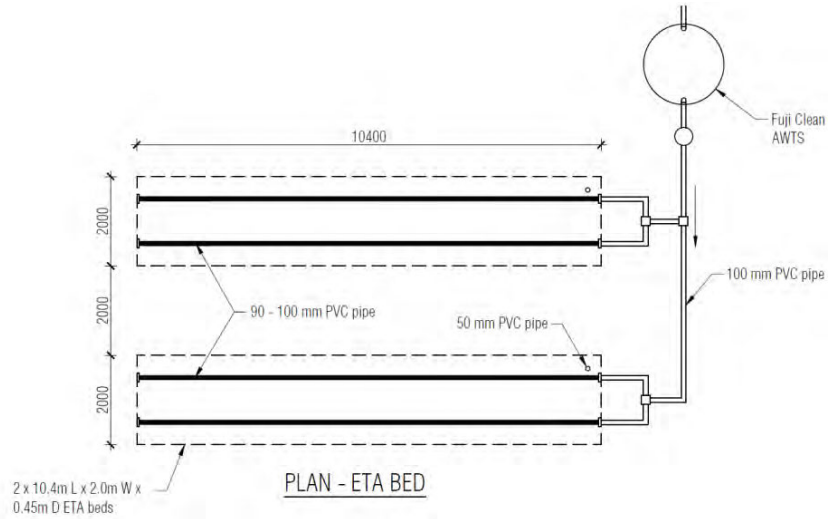
Evaluation of the development proposal under section 4.15 of the Act requires consideration of all works associated with the development and should not be deferred to consideration under section 68 of the Local Government Act.

The submitted plans do not provide any information in respect to earthworks required to enable installation of the OSWWM Systems.

The systems are notionally located with the long axis along the contours. However, the width of these systems is shown diagrammatically as two channels, 2m wide with a 2m separation.

Noting the slope of the nominated site on proposed Lots 1 and 2, there will be a fall of 1.0m to 1.4m across the footprint of these channels. The beds of these channels are required to be level, necessitating benching of the site to accommodate them. There will need to be a total cut and fill of at least 1.4m in order to construct these systems. It is unclear how this will be achieved and in the absence of any details, it is unable to be properly assessed.

Noting the existing rock retaining wall at the rear of the existing house, and the limited area between the structure and the rear boundary, it is not demonstrated that the system is able to be practically installed in the available area on Lot 1 The OSWWMS Report requires the beds to be 13.8m long on Lot 1, not 10.4m shown in the diagram and on the plans.



Having regard to the provisions of clause 6.4 Earthworks, and the absence of sufficient information submitted with the application, it has not been possible to consider:

1. The likely disruption of, or any detrimental effect on drainage patterns and soil stability in respect to the proposed OSSWWM Systems, noting the limited area available on proposed Lot 1, the need to bench the site for both proposed systems, and having regard to the slope of the site, and
2. The potential cumulative impacts on the drinking water catchment.

h) Clause 6.4 Drinking water catchments

Clause 6.4 provides:

(1) The objective of this clause is to protect drinking water catchments by minimising the adverse impacts of development on the quality and quantity of water entering drinking water storages.

(2) This clause applies to land identified as "Drinking water catchment" on the Drinking Water Catchment Map.

(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider the following—

(a) whether the development is likely to have any adverse impact on the quality and quantity of water entering the drinking water storage, having regard to the following—

(i) the distance between the development and any waterway that feeds into the drinking water storage,

(ii) the on-site use, storage and disposal of any chemicals on the land,

(iii) the treatment, storage and disposal of waste water and solid waste generated or used by the development,

(b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—

(a) the development is designed, sited and will be managed to avoid any significant adverse impact on water quality and flows, or

(b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or

(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

It is noted that the site is within the Wilsons River Drinking Water Catchment, which is managed by Rous Water. It is understood that Rous Water have adopted guidelines for OSWWM Systems.

The SEE states that:

> The development will not have any adverse impact on the quality or quantity of water. New onsite waste facilities are proposed for both lots, ensuring adequate future proofing of both lots in terms of waste treatment.
>
> Refer to the OSSM report addressing the setbacks and buffers to relevant waterways.

No information has been submitted in respect to any requirements of Rous Water and the OSWWM Report does not address the requirements of Rous Water.

In terms of quality of water, the proposed effluent treatment systems do not produce pure water as a discharge. These systems are designed to reduce pollutants to a standard and usually require chlorine disinfection. The systems require regular maintenance and are subject to failure from time to time. In addition, proper functioning can be impacted by shock loads

(eg draining bathwater or washing machine discharges). During wet periods, the disposal beds do not function at the target level of infiltration and transpiration.

In terms of water quantity, the construction of an additional dwelling house will generate additional water quantity to the site, particularly as there is reticulated town water available. Additional impervious areas on the site (building footprint, driveways and pathways) will impact on the ability for rainfall to infiltrate into the soil, and increase discharge from the site.

Having regard to the provisions of clause 6.4 Drinking water catchments, it is likely that the development will have an adverse impact on the quality and quantity of water entering the drinking water catchment, although the quantum of the adverse impact is unable to be evaluated.

Consequently, it is not possible to be satisfied that the development will avoid any significant adverse impact on water quality and flows.

In the absence of proper assessment of the potential impacts on water quality and flows, it is not possible to be satisfied that impacts will be minimised.

The application does not specify how any impacts are to be mitigated, so it is not possible to be satisfied that impacts will be mitigated.

i) Clause 6.9 Essential Services

Clause 6.9 provides:

> *Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—*
>
> *(a) the supply of water,*
>
> *(b) the supply of electricity,*
>
> *(c) the disposal and management of sewage,*
>
> *(d) stormwater drainage or on-site conservation,*
>
> *(e) suitable vehicular access.*

It is noted that town water and electricity is available for the development. Suitable vehicular access can be provided.

In respect to the disposal and management of sewage, the Peer Review Report of the OSSWWM System by (W&A) concludes that the subdivision is not able to provide for on-site disposal in accordance with Council's standards.

Development consent must not be granted as Council is not able to be satisfied that adequate arrangements will be made available for disposal and management of sewage.

The application does not address stormwater drainage. The plans indicate the installation of a rainwater tank for the new dwelling, which provides for some on site conservation. Existing disposal of drainage for the house and shed is not detailed in the application. Disposal of overflow from the proposed rain water tank, and from new hard surfaces has not been detailed in the application. Additional on site detention of stormwater may be necessary to ensure excess flow does not impact on proposed OSWWM Systems or be discharged beyond the downstream lot boundaries.

6.6 Lismore Development Control Plan (DCP)

The following provisions of Lismore DCP apply to the proposed development.

	Required	Proposed	Assessment Comments
Chapter 1 – Residential Accommodation			
Front Setback:	6m	5.14m	Does not comply. The variation is relatively minor (14.3%). However, all other structures in the street are set down relative to street level and the proposed structure will be the most dominate structure introduced into the streetscape. Compliance with the minimum setback is relatively easy to achieve. Any consent should require amendment of the plans at construction certificate application stage to provide for a minimum 6m street setback.
Design	Complementary materials	Satisfactory	The new dwelling will be constructed of timber and weatherboard cladding which complement the materials of the neighbouring building/s.
Building Height	8.50m	8.58m	Does not comply and cannot be approved without a clause 4.6 request.
Bulk and Scale	Progressively setback as height increases	Adequate	Substantial side setbacks provided to minimise impacts on neighbours.
Visual privacy	Minimise overlooking by building layout, separation, window and balcony locations	Reasonable protection of visual privacy.	The habitable rooms for each dwelling have been designed to not have direct views. The side setbacks to the rear deck are sufficient to ensure privacy.
Acoustic privacy	Minimise impacts by siting, layout, window location	Reasonable protection of acoustic privacy	Carport location separated from habitable rooms and considered to be satisfactory.
Landscaping	Minimum of 40% of the site	Lot 1 = 440m^2 = 41% Lot 2 = 880m^2 = 63%	Complies.
	70% of landscaping to be permeable	>70% for both lots.	Complies.

	Required	Proposed	Assessment Comments
Open Space	Suitable and functional private open space	Lot 1: Limited area available outside proposed onsite disposal area. Lot 2: Proposed rear deck provides outdoor living area.	Lot 1: existing paved outdoor area at the rear of the dwelling provides reasonable private open space. Lot 2: the fall of the site and elevated living areas results in poor access to the rear yard area which could provide reasonable amenity space. However, given the fall of the site, the proposed deck provides some functional outdoor living adjacent the dining/living room.
Earthworks	Minimise cut and fill	Minimal cut and fill for new dwelling. Some cut and fill for OSWWMS required.	Extent of cut and fill for the installation of the Evaporation trenches has not been identified and detailed. Insufficient information to determine depth of cut and fill required. Retaining walls likely to be required.
Erosion Controls	In accordance with Guidelines for the Control of Erosion and Sedimentation on Building and Development Sites - Lismore City Council.	Not specified.	Able to be conditioned.
Off-Street Carparking	Two spaces for each dwelling, behind the building line – 6m setback required.	5.14m	Compliance with the minimum setback is relatively easy to achieve. Any consent should require amendment of the plans at construction certificate application stage to provide for a minimum 6m street setback.
Driveways	Vehicles can enter or reverse from the site in a single movement. Where lots fall steeply below street level, the garage or carport is constructed closer to the street to reduce the need for	Vehicles can enter or reverse from the site in a single movement. Located closer to the street.	Complies.

	Required	Proposed	Assessment Comments
	steeply sloping driveways and large amounts of cut and fill.		
Service Areas	Waste bin enclosures are to be conveniently accessible and visually unobtrusive. Paved area, minimum $3m^2$.	Area nominated on site plans adjacent front boundary.	Location shown is poorly located, undersized and not indicated to be paved. An area adjacent the carport, with an extended deck area, and screened from view would satisfy the requirement and is able to be conditioned.
Orientation, glazing & shade control	Incorporate passive solar design: • min 3 hours solar access to 50% of POS, 50% of POS of adjoining properties, for 9am -3pm on 21 June. • Locate living room on northern side • Windows of habitable rooms on north side receive min 3 hours solar access 9am-3pm on 21 June.	Deck provides POS, located at rear, on SE side. No shadow diagrams provided. Living room on northern side. Kitchen and Bed 2 windows on northern side. Existing shed not shown on elevations to assess solar access.	The retention of the existing shed on Proposed Lot 2 limits the design and internal layout of the proposed new dwelling. If the existing shed was demolished, there would a significant opportunity to provide POS in the front setback area that would face north and maximise solar access. It is likely that the new dwelling will partially overshadow the rear yard of the existing dwelling on proposed Lot 1 from 9am until after 12pm. The extent is unable to be assessed without shadow diagrams. The extent of solar access to the kitchen and Bed 2 is not able to be assessed.
On-site sewerage & waste management	On-site sewage management systems are installed in accordance with Council's On-Site Sewage and Wastewater Management Strategy.	See report by Byron Environmental Consulting submitted with application.	Review of the proposed system design by Whitehead and Associates (see report) concludes that the design is not in accordance with Council's Strategy.

	Required	Proposed	Assessment Comments
Chapter 6 – Village Subdivision			
Lot size	In accordance with LEP 2012: 2,500m^2. Capable of accommodating building envelope on slopes <20%.	Lot 1: 1,086m^2. Lot 2: 1,380m^2. Slope not specified in application.	Lot sizes do not comply. See assessment of written request to vary the minimum lot size. Based on the survey submitted with the application, the site has an average slope in excess of 20%. It is concluded that the proposed new building envelope does not comply.
Access	Frontage to public road.	Frontage to public road.	Complies.
Solar Access	See Figure 3 – within 30^0 of north south axis.	Estimated to be 33^0 from north south axis	Figure 3 guidance for lot orientation is more relevant for greenfield subdivision. The lot width and orientation allows for design of reasonable solar access for a building envelope. However, retention of the existing shed on the north western frontage limits opportunity for living rooms and POS to access northern aspect and solar access.
Sewer	Land use capability assessment for on-site wastewater disposal is in accordance with Council's On-Site Sewage and Wastewater Management Strategy 2013.	See report by Byron Environmental Consulting submitted with application.	Review of the proposed system design by Whitehead and Associates (see report) concludes that the design is not in accordance with Council's Strategy.
Water	In accordance with the requirements of the Northern Rivers Development Design and Construction Manual	Existing service available.	Complies.
Stormwater management	Stormwater systems will discharge water volume, velocity and quality to an acceptable legal point of	Application does not address discharge of water from the site. No inter-	Does not comply – there is no legal point of discharge and no inter allotment drainage available to serve the subdivision.

	Required	Proposed	Assessment Comments
	discharge. Inter-allotment drainage will cater for runoff from all existing or future impervious areas.	allotment drainage available.	
Water Quality Management	Compliance with LEP clause 6.4 Drinking Water Catchments. In accordance with Chapter 22 'Water Sensitive Design'	Not addressed.	See Chapter 22 Water Sensitive Design
Chapter 14 – Vegetation Protection			
Vegetation removal	Requires consent RU5 Zone	Proposes removal of mid maturity Waterhousia floribunda and compensate by replacing in the rear of the property.	An arborist report has been provided and the subject tree is reported to be in good health, however it is described as being sub mature and not suitable to retain in context of building the proposed structure on the land adjacent to the tree. The tree is considered replaceable. The review of the OSSMS by Whitehead and Associates indicates that proper functioning of the ETA beds is likely to require further vegetation removal particularly on proposed Lot 1. This impact has not been assessed.
Chapter 22 – Water Sensitive Urban Design			
Applicability	• Development site area less than 2,500m²; and • Impervious area greater than 300 m².	Not considered – appears to assume less than 300m² impervious area proposed.	The previous assessment stated that Chapter 22 is not triggered by this development. Careful measurement of the proposed impervious area indicates the following: • Driveway plus roof area = 252m². • ETA beds on both lots c.80m². • Total exceeds 300m². Chapter 22 is triggered by the development.
Stormwater Quality – Deemed to comply provisions	One, or a combination, of the following: • Bioretention system(s), with a filter	Not addressed.	These deemed to comply provisions provide additional guidance when considering the provisions of Lismore LEP 2012 clause 6.4 Drinking water catchments. Implementation of these deemed to comply measures (if able to be contained within the

	Required	Proposed	Assessment Comments
	media area sized at 1.5% of the contributing catchment area. • Constructed stormwater wetland(s), with a macrophyte zone area sized at 6.5% of the contributing catchment area. • Proprietary stormwater treatment product that achieves the performance criteria. Stormwater detention system designed to attenuate the 1 year ARI and 10 year ARI peak discharge to pre-development levels. NOTE: Most minor developments will require a stormwater detention system that has a volume equivalent to 4 – 5 L per m^2 of development site area.		site) would assist in demonstrating that the development is designed, sited and will be managed to avoid any significant adverse impact on water quality and flows.

6.7 Environmental Impacts

a) Environmental Impacts – Natural Environment

On-Site Sewage Management

The development does not comply with the minimum buffer distances specified in Council's On-Site Sewage and Wastewater Management Strategy and is likely to have environmental impacts beyond the boundaries of the site.

Water Quality and Quantity

It has not been demonstrated that the development will not have an adverse effect on the quality and quantity of water entering the drinking water storage and insufficient information has been provided to enable the consent authority to be satisfied that the development has been designed, site and will be managed to avoid any significant adverse impact on water quality and flows.

Earthworks

No information has been provided in respect to the likely need to carry out excavation and filling in order to instal the ETA beds associated with the disposal of treated effluent on the site.

Vegetation Protection

The one tree identified for removal is considered to be acceptable.

Noting the assessment of the proposed ETA beds associated with the onsite disposal of treated effluent, there may need to be further vegetation removal to achieve efficient function of the beds. This has not been assessed in the application.

b) Environmental Impact – Built Environment

Building Height

The maximum height of the building exceeds the permissible height for the site.

Orientation and Overshadowing

Demolition of the existing shed on proposed Lot 2 would significantly improve the opportunity for northern aspect of the site to be utilised in the provision of private open space and habitable rooms.

No shadow diagrams were provided with the plans and it is likely that the new dwelling will partially overshadow the rear yard o the existing house on proposed Lot 1 from 9am to after 12pm.

Service Areas

The design provides poorly considered location for waste bins. A more suitable location is able to be required by consent condition.

Stormwater Disposal

No provision has been made for the satisfactory disposal of roof water overflow and run off from impervious areas. There is no downstream inter allotment drainage system proposed to serve either lot.

Sustainable Design

The application included a BASIX Certificate for the proposed house and satisfies the requirements that apply to development in respect to water and energy efficiency.

Essential Services

The assessment of the application prevents the consent authority from being satisfied that adequate arrangements have been made to provide for:

- onsite disposal and treatment of effluent, or

- stormwater drainage from the site.

Village Character

The existing character of the village of Clunes provides an eclectic mix of lot size, architecture, setbacks, landscaping and character generally, noting the topographic variations within the village area.

The creation of undersized lots is not consistent with the future character of the village expressed in the minimum lot size that applies to the zone.

The encroachment of the proposed carport into the front setback appears to be unnecessary and prevents a stacked parking arrangement for visitors to the site from being contained within the site. Retention of the existing shed on proposed Lot 2 does not enhance the character of the immediate streetscape and is not considered to provide enhancement to the character of the village.

c) Social Impacts

Amenity of the Site

The retention of the shed on proposed Lot 2 significantly impacts on the potential amenity of the site for future residents. The shed will be functionally associated with Lot 1 due to access from the driveway to the existing house on proposed Lot 1. The shed will impact on the outlook from bedroom 2 to the street and alienates the front setback for the provision of north facing private open space.

Bushfire Hazard

Bushfire hazards have been addressed and have been resolved to the satisfaction of the RFS, subject to the general terms of approval.

Contamination

The site is not prevented from development due to potential contamination.

d) Economic Impacts

The development will not have any significant economic impacts.

Ongoing maintenance and management of the proposed on-site management systems is likely to be a substantial financial commitment for future owners of the lots.

e) Suitability of the Site

The site is considered to be too small, steep and constrained by the existing structures on the site. The site is considered unsuitable for the development.

7 Applicant's Legal Advice: Messenger Cole

In addition to the Statement of Environmental Effects and Clause 4.6 written request, the applicant submitted a letter from John Cole of Messenger Cole Solicitors dated 5 May 2025.

The following comments are provided in response to the matters raised.

7.1 Council Entitled to Make a Different Decision

Mr Cole states:

> *As Council is aware when the s8.2 application is being considered by the Councillors, they exercise their own discretion and are not bound to determine an application in a manner that is entirely consistent with the assessing officers report and/or the opinion of internal consultants at Council.*
>
> *It appears from our assessment, a misapprehension regarding this power may have been present for the Council meeting of February 2025.*
>
> *Though Councillors are obviously informed by the assessment of internal staff and consultants, nonetheless the Environmental Planning and Assessment Act 1979 (EP&A Act) requires the Councillors to undertake their own evaluation and determination and not merely 'rubber stamp' a report / evaluation of their staff.*
>
> *In this case, we have been requested to review the original DA and the s8.2 Review application as to whether they adequately address the environmental planning matters required by the EP&A Act, and whether such examination supports a conclusion that the development should be approved.*
>
> *Accordingly, the Notice of Determination reasons for refusal are specifically addressed in the s8.2 Review and for each one, refuted by the facts of this particular application which is worthy of the exercise of Council's statutorily available discretion.*

Comments

Council is the consent authority for this application.

Applications involving significant variations (more than 10%) to development standards are required to be determined by the elected Council, under guidelines issued by the Department of Planning. This is to ensure transparency and accountability in the decision making process in respect to applications propose significant variations to controls established in the Council's local environmental plan.

The elected Council represent the community and have the responsibility to oversee the proper application and enforcement of the exhibited and publicly endorsed planning controls contained in Lismore LEP 2012.

Council staff are required to diligently apply the Council adopted planning controls and policies when assessing development applications. There is an expectation that implementation of the environmental planning legislation will be undertaken consistently and transparently.

What Council must not do under Clause 4.6

Clause 4.6 of Lismore LEP 2012 requires:

> Development consent must not be granted to development that contravenes a development standard unless the consent authority is satisfied the applicant has demonstrated that—

(a) compliance with the development standard is unreasonable or unnecessary in the circumstances, and

(b) there are sufficient environmental planning grounds to justify the contravention of the development standard.

Any decision to grant consent must be based on information that clearly demonstrates that Council is satisfied of the requisite matters. Where that decision is contrary to the recommendation of staff (and the assessment of these matters in the assessment report), there is considerable onus on the elected representatives to justify such a decision.

History of Clause 4.6 – Flexibility of Development Standards

State Environmental Planning Policy No. 1 (Development Standards) (SEPP 1) commenced on 17 October 1980 and was the first state environmental planning policy made under what was the new planning legislation, the Environmental Planning and Assessment Act 1979, which commenced on 1 September 1980.

Since the introduction of the Standard Instrument (2006), the provisions of SEPP 1 have been progressively transferred to clause 4.6 of every principal planning instrument within NSW.

SEPP 1 provided flexibility for Councils to vary the development standards in their planning instruments. SEPP 1 was considered the number one priority of the state government under the new legislation in 1980 as it allowed Council's to approve development proposals that had merit despite being non-compliant with a development standard in the local planning instrument.

Initially, Council's were required to obtain the concurrence of the NSW Planning Director (essentially state government concurrence). After a period of time, the NSW Department of Planning issued a growing list of development types or variation quantum where concurrence could be assumed.

Since its adoption, SEPP 1 has been the source of numerous planning controversies, the ending of professional planning careers, and the dismissal of elected councils. It has also generated a library of court judgements that seek to properly interpret and apply its requirements.

In 2008, the Independent Commission Against Corruption investigated corruption allegations affecting Wollongong City Council in 2008. The Commission's report led to the dismissal of Council and also recommended that the [NSW] Department [of Planning] commence monitoring the council's use of SEPP 1. Quarterly reports were required to be submitted by Councils advising of every application that had utilised the provisions of SEPP 1.

Various limitations and restrictions have been placed on the use of SEPP 1 over its 40 year history, most notably in its use for varying the minimum lot size in rural, rural residential and conservation zones, where a 10% maximum variation is permitted and for one lot only.

In metropolitan areas, variations of more than 10% must be determined by the relevant Local Planning Panel and not the elected Council.

7.2 Clause 4.6 Variation Request

Mr Cole states:

> *A new cl 4.6 objection for the variation of the lot size is submitted which underpins this s8.2 Review which is, in our view, significantly improved. The previous one was not recommended to be accepted. Such acceptance is a prerequisite to consent. In our opinion the new clause 4.6 is supportable in the particular circumstances of this case where the history of the Clunes*

Village and the Site are important in justifying a variation to the generic minimum lot size applying throughout the whole of the Shire.

In the Assessment Report at page 26, it correctly assesses the character of the Clunes Village and its historical development, and it is noted that "the proposed lot configuration was generally consistent with the surrounding subdivision pattern". The Assessment Report goes on to note that "The site is located on the outskirts of the Clunes Village which comprises lots that range in size from 1,000m^2 to 4,000m^2." The proposed subdivision here is for the original two lots, one of 1,068sqm and the other of 1,380sqm. Preservation of this lot size is an important environmental planning ground supporting variation. The town is noted for its federation houses and early church architecture.

However, despite agreeing with compliance with the fundamental criteria, Council's Assessment Report appears to conclude that the cl 4.6 variation is not justified because of inadequate provision in relation to On-Site Effluent Disposal Systems. This is not included as a specified criteria however, to the extent that this is suggested as necessary, under the current legal tests or requirements for a clause 4.6 variation, which are set out below, it is satisfied by the proposal now before Council (see heading Sewage Management System below).

Comments

The letter from Mr Cole appears to rely on the following reasons to justify the variation to the lot size:

- History of Clunes Village and the site.
- Character of Clunes Village and its historical development.
- Preservation of the lot size of the original two lots is an important environmental planning ground.
- The inadequate provision of on-site disposal systems is now satisfied by the current application.

Assessment of the Clause 4.6 request is undertaken in section 5.5 f) of this report. Specifically:

- The historical subdivision of the site as two lots is an abandoned entitlement that was extinguished when the lots were consolidated.
- There is no demonstration that the proposed subdivision will contribute to the character of Clunes Village or that the previous subdivision was an essential character of the historical development of the village or that the historical development is representative of the intended future character of the village.
- Inadequate provision of on-site disposal systems is not satisfied by the current application.

7.3 Clause 4.6 Objection to Areas Control

Mr Cole states:

The required land area for a new block is a generic control applied throughout the Lismore Shire in the RU5 Village zone. The LEP cl 4.6 however provides the legal mechanism to vary this development standard (any numerical amount) if the test under cl 4.6 is satisfied. This requires demonstration that firstly compliance is unreasonable and unnecessary in the circumstances of the case and secondly that there are planning grounds to support it.

The new clause 4.6 variation request submitted with this s8.2 Review package addresses both of those elements of clause 4.6 by:

(a) *Demonstrating that compliance is unreasonable and unnecessary by showing how the development achieves the objectives of the standard zone and the development standard in question (Wehbe v Pittwater Council (2007) 156 LGERA 446); and*
(b) *Identifying sufficient planning grounds that the subdivision pattern is consistent with the surrounding pattern of lot sizes and returning the historical nature of the Clunes Village subdivision pattern with the Site achieves the necessary positive environmental outcome in this unique case.*

Having sufficiently addressed the two elements of clause 4.6 required to justify a variation, the clause 4.6 variation request (uploaded to the Planning Portal) should be supported.

It is worthwhile noting that the NSW Land and Environment Court has consistently accepted clause 4.6 variation requests which justify numerically large variations (in our experience, well over 100%), where the circumstances and context are appropriate. See Appendix A.

In this particular case, the sewage disposal issue is a separate environmental assessment which of course must be satisfied but after the cl 4.6 objection is determined, to be supported (or rejected).

The applicant has demonstrably provided two OSSM systems to service each lot adequately which is dealt with below.

Comments

Assessment of the clause 4.6 request has been undertaken in section 6.5 f) of this report. The assessment concludes that:

(a) Compliance with the standard is both necessary and reasonable, the development does not achieve the objectives of the standard or the objectives of the zone, and that there are no circumstances that pertain to this site that give rise to a different conclusion.

(b) There are not sufficient environmental planning grounds to justify the contravention of the standard. Mr Cole's environmental planning grounds are expressed differently to those in the clause 4.6. However, the reliance on the subdivision pattern being consistent with the surrounding pattern is equally applicable to the existing lot, and there is no demonstrated reason that returning to the historical subdivision of this lot has planning merit. Environmental outcomes are considered to be negative due to the inability to meet design standards for on-site disposal of effluent and the constraints imposed on proposed Lot 2 by the existing large shed in the front setback area, which is alienated from utilisation by proposed Lot 2 due to its orientation and access arrangements from the driveway that will serve proposed Lot 1.

The two elements of clause 4.6(3) have not been demonstrated and the written request has not justified the breach of the standard.

The court cases referenced in Appendix A of the letter from Mr Cole are:

1. *In Nordea Capital Pty Ltd v Parramatta City Council [2017] NSWLEC 1759, the Court accepted an over 50% variation of a lot size standard having regard to the orderly redevelopment of the subject site and surrounding lot sizes.*
2. *In SJD DB2 Pty Ltd v Woollahra Council [2020] NSWLEC 1112, Acting Commissioner Clay accepted a variation of 44% of the maximum height standard and 41% of the maximum floor space ratio standard noting that it resulted in an appropriate planning outcome.*
3. *In Big Property Group Pty Ltd v Randwick City Council [2021] NSWLEC 1161, Commissioner O'Neill accepted a large cl 4.6 variation on height having regard to the size*

and scale of development in the locality and the envisaged future character of the area in keeping with the objectives of the standard.

Comments

This first case was for a proposed residential flat building in Carlingford on a site with an area less than the required minimum lot size imposed specifically for residential flat development. The purpose of the clause was to promote site consolidation in residential areas. The particular site was isolated due to adjoining sites being recently redeveloped which led to a conclusion that site consolidation was not reasonably achievable.

This case has no relevant similar circumstances to the current development application in Clunes. It does provide a guide to understanding where the circumstances of the case are particularly relevant, being the site isolation issue in that case.

The application for subdivision in Clunes does not have a particular site circumstance that gives rise to a justification of unnecessary or unreasonable.

The second case was for a shop top housing development in Double Bay that exceeded the height and floor space ratio maximums for the site specified in the local environmental plan. A key component of the judgement in upholding the appeal was a history of approvals by the Council in close proximity to the site that exceeded the height and floor space ratio standards. The court held that the Council had effectively abandoned its development controls in the location.

This case has no relevant parallels to the application for subdivision in Clunes. However, it does provide a warning to Councils approving development contrary to its controls that lead to the court determining that the development control had been abandoned. This would be a serious outcome in the context of minimum lot size controls in the village zone, and particularly the drinking water catchment.

The third case was in respect to an application for alterations and additions to an approved residential flat building including the provision of affordable rental housing units in Randwick. The proposal exceeded the maximum building height by 42.8%. However, the circumstances of the case related, in part, to the height being measured from the bottom of an existing swimming pool that had been excavated into the site under a previous development consent. In addition to these circumstances, the development proposal included an affordable housing component that benefitted from bonus provisions under the Affordable Rental Housing (ARH) SEPP. The provision of affordable housing in Randwick was considered to be a planning outcome promoted by the ARH SEPP and the additional height was a result of providing two additional affordable housing units within the development. These units are subject to strict usage control that are imposed on the title of the lots, to be managed by a community housing provider for a minimum of 10 years.

The case has no equivalence with the application for subdivision in Clunes.

7.4 Sewage Management System

Mr Cole states:

The refusal ground relating to adequacy of the proposed effluent disposal systems for each lot is a technical issue which the existing residential lots in Clunes all deal with successfully, noting the original Assessment Report agrees that the proposed lots fits within the size and character of lots in the Clunes village area. This has historically been the case though the new systems now proposed by this application are significantly improved technology.

However, the Council Assessment Report concludes that the two lots do not demonstrate that they will have On-Site Effluent Disposal Systems in accordance with Council's On-Site Sewage and Wastewater Management Strategy (OSWM Strategy). The specific departures from the OSWM Strategy are identified at page 37 of the Assessment Report as:

- *non-compliance with buffer separation distances to proposed property boundaries; and*
- *no provision for reserve land application areas.*

Notwithstanding the proposal systems comply with the most important criteria, i.e. those of the NSW Health Department and the specified Australian Standards.

At the outset it is important to note that there is a cascading level of importance for planning control documents – State Environmental Planning Policies, Local Environmental Plans, Development Control Plans – all statutory documents. Then at the lowest level, Council policies such as their old OSWM Strategy. Such Council policies are not development standards like for example the lot size under the LEP which requires formal variation where compliance is not achieved. A local policy is at the lowest level and most easily varied to deal with individual cases.

The Federal and State Government controls would affectively override them if the matter was to be litigated. Technology has moved on since this strategy was drafted, and Council's policy has not.

Notably also, a local policy is void to the extent it implements criterion more onerous than the Local Government Act 1993 (LG Act) or it's regulations per s164 of the LG Act.

The OSWM Strategy is relevant in that it is considered via cross referencing within the Lismore Development Control Plan (DCP) at various points. e.g. Chapter 1, Section 4.10 and Chapter 6, Section 4.9. Notwithstanding, the DCP importantly states at part 7.2, that alternative technologies for effluent disposal will be considered in assessing a development application, such as in this one. Further, s4.15(3A) of the EP&A Act specifically requires Development Control Plans to be applied in a flexible manner and allow reasonable alternative solutions which achieve the objectives of development standards. These discretions should be exercised in this matter.

Thus Council's own policies allow the Councillors in dealing with this development application to apply a high level of flexibility within its operational provisions should they believe it is appropriate in the particular circumstances. The OSWM Strategy document acknowledges the site specific needs of small lots (Section 5.2) and the inclusion of the guiding principles for design and operation of OSSM systems (Section 5.3). The applicants OSSM Report satisfactorily addresses each of the listed principles. In fact, approval of the Development Application provides for an upgraded system for the existing dwelling and a new Aerated Waste Treatment System (AWTS) secondary system for the new dwelling. If this application is approved the onsite disposal systems will be undeniably better than many in the Village and what is currently onsite.

As noted, and critically, each system is NSW Health Approved and compliant with the Australian Standard: AS/NZS 1547:2012 for domestic on-site waste management. This document and approval are of universal application and at a much higher level than the old OSWM Strategy.

Council Policies and Strategies are not statutory instruments which require strict compliance but should be utilised to facilitate and guide permissible development (s3.42 of the EP&A Act).

Council's Assessment Report appears to suggest that management of the OSSM systems will not work. This, with respect, seems illogical in light of the fact that an OSMS system is proposed on each lot which complies with NSW Health requirements, the Australian Standards and will be certified and required to be maintained by conditions of consent (and the obligations created under the Local Government Act). All systems, old and new, require maintenance.

To combat the fact that the lots proposed are smaller than originally envisaged, the application proposes a higher technology, tertiary system ('double' the treatment) that is compliant and certified for the size of land proposed (see page 15 of the Report). Such a solution is also specifically provided for in part 7.2 of the DCP which enables alternative technologies.

Approving this application would be entirely consistent with the Council's OSWM Strategy and as cross referenced in the DCP, and it should be applied flexibly and having regard to it's objectives and principles to achieving appropriate OSSM systems for each lot.

Comments

The commentary by Mr Cole states that "disposal systems for each lot is a technical issue which the existing residential lots in Clunes all deal with successfully". There is no evidence provided that all the on-site disposal systems in Clunes are operating "successfully". There is no description of what constitutes "successful" operation of these systems.

On-site disposal systems are required to be licenced and inspected on a regular basis to ensure they are operating at an optimal level.

The reference to the proposed system being compliant with NSW Health Department and Australian Standards ignores the site specific circumstances of the site of proposed installation.

Aerated waste treatment systems are designed to a standard that relate to a percentage removal of polluting components. They do not produce pure water, but produce treated effluent, which is then required to be disposed on site. The current proposal is to dispose of the effluent through evapotranspiration areas. The effectiveness of these disposal areas is the function of a range of factors including soil type, slope, aspect, shading, and distance to boundaries and watercourses.

The proposed on-site disposal areas do not satisfy Council's requirements.

Treatment systems, of any technological standard, must be maintained by qualified technicians and are prone to failure from time to time, requiring specialist tradespeople to attend the site.

The claim that technology has moved on since the Council adopted its On-site Sewage and Wastewater Management Strategy 2013 is a claim that has no basis in evidence.

The Certificate of Accreditation for the proposed treatment system (Concrete ABSNR-1350 Advanced Secondary Nutrient Reduction A WTS, Taylex Australia) issued by the NSW Department of Health (20/12/2022) states:

> 1.1 Prior to installation the owner /occupier of the premises shall make an application, in accordance with Clause 26 of the *Local Government {General) Regulation 2021,* to the local authority for approval to install and operate the Taylex Concrete ABSN R-1350 Advanced AWTS as a Sewage Management Facility in accordance with Section 68, Part C of the *Local Government Act 1993.*
>
> 5.1 The effluent is suitable for re-use for garden purposes by way of any of the forms of irrigation as described in AS/NZS 1547:2012:

- above ground spray irrigation; and/or
- surface drip irrigation covered by mulch; and/or
- sub-surface drip irrigation installed at around 100 mm depth; and or
- any form of sub-soil application.

Each of the forms of irrigation or application is subject to the approval of the local authority.

The claim that compliance with the requirements of the Department of Health overrides Council's local policy is false because the Department of Health requires compliance with the Council's local policy.

The requirements of the Department of Health elevate the importance of complying with Council's local policy and acts to prevent Council from overriding its requirements.

The applicant's OSWWMS Report is shown to not comply with Council's On-Site Sewage and Wastewater Management Strategy.

Other requirements of the Department of Health accreditation include:

- In accordance with Clause 36 of the Local Government {General) Regulation 2021, the Taylex Concrete ABSNR-1350 Advanced AWTS shall have an expected service life of 5 years in the case of mechanical and electrical components and 15 years in the case of other components.
- The owner/ occupier shall have the Taylex Concrete ABSNR-1350 Advanced AWTS inspected and checked by the manufacturer or the manufacturer's agent. The manufacturer or the agent is to certify that the system has been installed and commissioned in accordance with its design, conditions of accreditation and any additional requirements of the local authority.
- The owner/occupier shall not service the Taylex Concrete ABSNR-1350 Advanced AWTS unless they are an authorised agent of the manufacturer.
- The Taylex Concrete ABSNR-1350 Advanced AWTS once installed and commissioned shall be serviced at three (3) monthly intervals.
- Each three-monthly service shall, as a minimum where provided, include a check on all mechanical, electrical and functioning parts of the system including:
  - The chlorinator and replenishment of the disinfectant,
  - Pump and air blower,
  - The alarm system,
  - Slime growth on the filter media,
  - Operation of the sludge return system,
  - The effluent irrigation area,
  - On-site testing for free residual chlorine, pH and dissolved oxygen at the appropriate check points.

7.5 Conclusion

Mr Cole states:

> *Everyone accepts there is a housing crisis. The shortages in Lismore are well recognised.*
>
> *The recreation of the original two home sites on flood free land in the Clunes Village will add to the local housing supply and provides a high level of housing choice and amenity. The only reason No. 7 and 9 were consolidated in the first place was due to the original owner not being able to afford two Council's rates.*

Support of the clause 4.6 objection to restore the original subdivision pattern is lawful, appropriate, and a positive outcome where housing is a premium for the community. It will allow for another family move to Clunes. The proposal is clearly in the public interest.

The site specific circumstances of the case ensures that no precedent for similar subdivisions could arise from the approval of this application.

The proposal being considered in this matter is for two lots of land each with their own independent OSSM system / septic system. Each system complies with NSW Health requirements and the relevant Australian standards and state controls. See Appendix B.

Comments

The "housing crisis" will not be resolved by the provision of one extra lot in Clunes. The provision of housing supply requires comprehensive land use planning. Meeting housing demand in unsewered villages is considered to be contrary to good land use planning practice.

The reason the lots were consolidated has not been unequivocally established. The construction of the shed may have been subject to a requirement for the lots to be consolidated to ensure permissibility as ancillary to the dwelling house. Irrespective of the reason, the lots were consolidated, and the previous entitlements have been extinguished.

Consideration of the previous existence of the site being two lots is irrelevant as there are no residual entitlements attributable to the land. It exists as a single lot, and the application is assessed as a two lot subdivision. There is no power or process to reverse the abandoned previous condition of the land.

Appendix A Peer Review of On-Site Sewage Management System Design Whitehead and Associates

Whitehead & Associates
Environmental Consultants

Lismore City Council
C/o Tony Blue
Blueprint Planning Consultants

Email: tony@blueprintplanning.net.au

Our Ref: 3922_Peer Review Letter_003

23 July 2025

Peer Review of On-Site Sewage Management System Design – 7 Booyong Road, Clunes NSW

This document presents a third-party review of the On-site Wastewater Management Report prepared by Byron Environmental Consulting (hereafter the "BEC Report") to support the subdivision of 7 Booyong Road, Clunes, NSW (the "Site") into two lots (DA 5.2023.301.1).

This review has been undertaken by Heather Murphy of Whitehead & Associates Environmental Consultants Pty Ltd ("W&A").

The following documents have been considered as part of the review:

- On-site Wastewater Management Report, prepared by Byron Environmental Consulting (BEC Report), Ref: Report No: 7BooyongRoadClunesMary&JoKuitersOSMSNEW, Revision 1, dated 21 November 2024, 68 pages;

This document presents the key findings of the review, with relevant observations and recommendations highlighted in grey.

Development Summary

The applicant is seeking review of the refusal determination of DA 5.2023.301.1 for the subdivision of the Site into two residential lots. The proposed western lot (Lot 1) contains an existing dwelling, while the proposed eastern lot (Lot 2) is proposed to contain a single residential dwelling entitlement. Each dwelling is to be supported by a separate on-site sewage management system (OSMS) (see Figure 1 of this letter report).

Design Standards

The BEC Report is prepared broadly consistent with Australian Standard 1547:2012, On-site domestic wastewater management (AS/NZS 1547:2012) and Lismore City Council: *On-Site Sewage and Wastewater Management Strategy* (LCC Strategy, 2013).

The referenced standards and guidelines are appropriate. Despite the Site being located within the Wilsons River Drinking Water Catchment, no references have been made using the Rous Water On-Site Wastewater Management Guidelines (RW Guidelines, 2008), instead the BEC Report has only referenced standards from the LCC Strategy (2013) and AS/NZS1547:2012 to support the design.

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Site Assessment

Site and Soil Evaluation (SSE) was completed by BEC on 7 June 2023 and a second site meeting on 20 March 2024 with a Council representative. The site assessment was supported by a desktop study. The tables below present a critique of the SSE with comment and recommendations. Site assessment factors are considered acceptable are coloured green, while orange and beige indicate additional items that need to be addressed to comply with Council requirements.

Site Factor	BEC Report		W&A Review	
	Observation	Classification	Notes	Acceptable Standard
Slope (%)	10% down to the southeast,	Minor	Slopes are 19-27% in the nominated LAAs from ELVIS contours. Section 5.4.3 of the LCC Strategy states ETA beds be located on slopes <15% or have engineering of the Site.	Unacceptable. Update report and design to address slope constraints.
Landform	Landform not addressed	--	Linear planar from ELVIS contours.	Acceptable.
Exposure	Open field with good sunlight and wind exposure	Minor	SE aspect. Moderate to good exposure – low to partial shading	Manageable. Adjust design to cater for shading or adjust vegetation.
Buffers	50m to intermittent arm of Wilsons River, >500m to GW bore, 6m to boundary and buildings in report, but 3m on site plan for existing dwelling lot.	Minor	Report site plan displays existing dwelling LAA only 3m to boundary. RW Table A3 indicates site is medium risk and proposed AWTS and ETA beds are medium for approval	Unacceptable. All LCC buffers required as minimum for subdivisions (Section 5.4.1 (f). LCC requires 100m to all perennial and intermittent watercourses. 6m minimum to downslope property boundary and 12m for ETA beds.
Run-on and Seepage	Diversion swale proposed	Minor	Not shown on site plan.	Acceptable.
Flooding	No flooding potential due to slope. No water logging potential.	Nil	Site above PMF and 1% AEP (LCC mapping)	Acceptable
Site Drainage	Due to site's elevation, contours, and soil, aspect, and exposure medium site drainage.	Minor	No visible signs of poor drainage or surface saturation in aerial images or Planner's site visit. Moderately-drained (Cat 5) soil on steep slope.	Acceptable.
Vegetation indicating waterlogging	--	--	None identified or expected based on landform and imagery.	Acceptable.

Site Factor	BEC Report		W&A Review	
	Observation	Classification	Notes	Acceptable Standard
Surface condition	Grass cover	Minor	None identified or expected based on imagery.	Acceptable.
Fill	Nil apparent.	Minor	Cut and fill around dwellings, but not in LAAs based on contours.	Acceptable. If future LAA requires cut/fill, must be addressed by an appropriate engineering report (Section 5.4.3).
Erosion/ Mass movement	Nil apparent.	Minor	Moderate to high erosion potential due to slope. Localised mass movement risk in soil landscape. Recommend management measures in place to reduce potential.	Manageable. Mitigate through construction controls.
Trees	--	--	Not addressed.	Unacceptable. Provide assessment of ETA bed locations in relation to surrounding vegetation.
Rock / Outcrop	Some boulders have been observed during site inspection.	Minor	Coverage, location and mitigation not addressed in report. Avoid areas of boulders.	Manageable. Mitigate through construction controls.
Depth to watertable	>1.0m no groundwater found during soil sampling as expected on elevated site.	Minor	Shallow groundwater not expected in the location. No indication of mottling in soil bore log.	Acceptable.
Drinking Water Catchment	Not addressed	--	--	Unacceptable. Site mapped within drinking water catchment area (LCC IntraMaps)

Site conditions are generally marginal for OSMS. The report failed to address major constraints of steep slopes, reduced buffers to watercourses and the property boundaries, and the Site's location within the drinking water catchment. Potential limitations associated with exposure, erosion and rock outcrops can be appropriately mitigated by LAA design and construction controls. Risk-based setback assessment is not suitable for reduced buffers for subdivision applications (Section 5.4.1 (f) of LCC Strategy (2013).

Steep slopes, suitable buffers and the impact of the drinking water catchment must be considered and addressed by the OSMS design. Suitable management of the exposure, erosion risk and rock outcrops must also be considered and addressed by the OSMS design.

RFI Recommendation

The applicant shall provide additional information demonstrating that risks associated with steep slopes, suitable buffers, the drinking water catchment, exposure, erosion risk and rock outcrops are

appropriately addressed by the proposed OSMS design. This should include an assessment of potential impacts from tree removal for LAA construction.

Site plans are unconsolidated and poorly referenced. The 'On-site Wastewater Layout' on page 188 adequately indicates map orientation, existing and proposed developments, boundaries, OSMS components, and some dimensions, but does not show elevation values, scale, slope, aspect or rock outcrop locations. The site plan background is a dark aerial photo. Black text and lines overlayed over the plan were not of sufficient contrast to be readable. A second site plan ('Proposed Site Plan' by Alexander Building Design on page 190) includes contour lines and the existing and proposed buildings, but indicates the LAA in a different location to the BES plan on page 188.

Site plans must show all appropriate Site constraints. Site plans must be provided in a readable form.

Soil Investigation

A soil survey was completed as part of the SSE. One (1) soil investigation test pit or borehole was excavated to a depth of 1.2m on the Site. Testing was completed at 400mm or 450mm depth (text and table vary) only. No location was provided in the report or site plans. A descriptive soil bore log is provided. Site soils are described as clay loam to 600mm (Cat 4) and light clay from 600-1,200mm (Cat 5) and generally consistent with the Rosebank soil landscape mapped on the Site. Rosebank subsoils are described as light to medium clay. Additional soil test pits or boreholes and soil texture tests are required to confirm the most limiting layer.

LCC Strategy (2013) requires a minimum two (2) soil observations within the proposed LAA, while AS/NZS 1547:2012 requires three (3).

The Site is located on 'Rosebank' landscape based on the NSW eSPADE website. Soils are only described from one borehole and are generally consistent with the soil landscape description, containing red brown basaltic soils.

RFI Recommendation

The applicant shall provide information from at least one additional soil investigation test pit or borehole to at least 1m depth or 600mm below the point of effluent application in the proposed LAA locations. The site plan will be updated with the soil investigation locations.

Soil Factor	BEC Report		W&A Review	
	Observation	Classification	Notes	Acceptable Standard
Soil Depth	1.2m in one hole. No bedrock or seasonal watertable noted	--	At least 2 soil investigation holes to >1m required (LCC). Must have 0.6m of soil data under LAA base (0.45-0.9m due to bed width and slope of 24-27%.	Unacceptable. Provide at least 1 additional soil investigation data log and photo to at least 0.6m below the base of the LAA.
Limiting Soil Permeability / soil category	DLR 12mm/day Light clay (Cat 5) at 0.6m in soil hole 1. Cat 4 at 0.45m with moderate to strong structure		Due to design, soil category 0.6m below LAA is unknown.	Unacceptable. Provide at least 1 additional soil investigation data log and photo to at least 0.6m below the base of the LAA with texture testing for all layers.

Soil Factor	BEC Report		W&A Review	
	Observation	Classification	Notes	Acceptable Standard
Coarse Fragments	Not described	--	Must be <20% to be acceptable.	Unacceptable. Provide assessment of coarse fragments.
pH	6.0 topsoil 5.0 at 0.45m Section 11 indicates that lime can be applied in the LAA.	--	pH <5.5 recommended by LCC to be ameliorated with lime.	Acceptable. Consistent with soil landscape report.
Dispersion (EAT)	Class 2 dispersion and class 2 slake	--	Minor risk to LCC	Agree. Soil structural degradation unlikely.
P-sorption capacity	Rosebank soil landscape data from LCC (10,000kg/ha)	--	Matches LCC	Acceptable.
Acid Sulfate Soil	Not addressed	--	Site not mapped as ASS.	Acceptable.

Insufficient data is provided to confirm if reported soil conditions are suitable for OSMS or consistent across the Site. The soil investigation hole location was not identified on any site plan in the report.

The Rosebank soil landscape soil profiles on eSPADE website show that local soils are typically characterised by strongly structured light medium clay to medium clay (Cat 6) to depths of 1-2m with pH of 4.5-6. No laboratory results are shown on the eSPADE profile reports. This does not support the identified light clay in the report.

A single soil investigation hole was provided for the report to 1.2m. This is not sufficient given the soil data isn't supported by local eSPADE soil profiles on Rosebank soil landscape, and doesn't provide sufficient depth to support the proposed design of 2m wide ETA beds. The LCC Strategy (2013) requires at least two (2) test pits or boreholes.

W&A recommend that at least one (1) additional soil test pit/ borehole is completed, including texture and coarse fragments testing be conducted to comply with both LCC Strategy (2013).

Buffer Distances

The BEC Report is not able to demonstrate the required minimum buffer distances to all Site features in accordance with Section 5.4.1 (f), as required by the LCC Strategy (2013). Section 5.4.1 (f) also states that no reduction in the set buffers is allowed for a subdivision. Buffers are overlayed over the Site in Figure 2 of this letter report.

The BEC report claims to address the minimum buffer distance requirements according the LCC Strategy (2013), but doesn't identify that intermittent watercourses are buffered the same as perennial watercourses, requiring a 100m buffer, or address the required special buffers to property boundaries for ETA beds. The report indicates a 6m buffer is available from the Lot 1 boundary, but the site plan indicates 3m is available.

The BEC Report does not address Section 4.2 of the RW Guidelines (2008), which requires that the critical distance for an OSMS is the distance between the closest component of the OSMS (either the treatment train or the EAA) and the watercourse.

The BEC Report is for a subdivision, as such, it must provide buffer distances from the proposed OSMS on each lot meeting the LCC Strategy (2013) as a minimum from all proposed development components and existing features. The BEC Report must provide buffer distances from the closest component of the OSMS to the nearest watercourse to meet the requirement of the RW Guidelines (2008).

Site Feature	BEC Report		W&A Review	
	Setback Applied	LCC Buffer	Notes	Outcome
Surface waters – perennial and intermittent	50m	100m		Unacceptable. Intermittent watercourses included with perennial by LCC Strategy (2013).
Surface waters – gully and ephemeral stream	50m	40m	N/A	Definition not met.
Domestic groundwater bores	>500m	250m	>250m available	Compliant
Property boundary	3-6	6-12 ETA beds	Lot 1 has 3m buffer. Lot 2 >12m	Unacceptable. Lot 1 buffer is less then suitable for SSI.
Swimming pools, driveways and buildings	Not addressed	3-6m	--	Compliant
Telegraph poles	Not addressed	10m	N/A	Compliant. No poles located within buffers.

Only two buffer distances are shown on the site plans, and they are different values than provided in the report body.

We completed an overlay of all buffers as required by LCC Strategy (2013) in Figure 2 attached to this letter report. This overlay displays that there is no area available on either proposed lot for on-site wastewater management given the minimum buffers for ETA beds.

All relevant buffers must be shown on the site plans.

Proposed OSMS design

The BEC Report recommends each lot is serviced by a Fuji Clean ACE 1200 or similar aerated wastewater treatment system (AWTS) with nitrogen reduction of 79% to treat the wastewater load from the existing and proposed dwellings of 600L/day from the existing 3 bedroom dwelling on Lot 1 and 450L/day from the proposed 2 bedroom dwelling on Lot 2 based on reticulated town water supply.

The BEC Report proposes an ETA bed land application area (LAA) sizing based on the LCC OSMS model of:

- Lot 1: 55m^2 as two ETA beds of 13.8m long, 2m wide and 0.45m deep; and
- Lot 2: 41.5m^2 as two ETA beds of 10.4m long, 2m wide and 0.45m deep.

The site plan and ETA bed cross section plan both indicate that both sets of beds are 10.4m long in text and on the diagrams. This does not match the Lot 1 LAA sizing in the body of the report.

The proposed OSMS design must be consistent across the entire BEC Report. The BES report must be updated to provide consistency across the entire report.

Update all plans to demonstrate the OSMS design complies with the minimum requirements.

The basis for design decisions and the appropriateness of the OSMS design solution are discussed here.

Flow Estimate

The BES Report indicates Lot 1 existing dwelling has 3 bedrooms with up to 4 occupants. A flow allowance of 150L/EP/day has been adopted, to provide wastewater daily flows of 600L/day. It is not confirmed if full water reduction facilities haver been installed in this dwelling.

The BES Report indicates Lot 2 proposed dwelling will have 2 bedrooms with up to 3 occupants. Daily wastewater flow is nominated as 450L/day. It is confirmed as a 2 bedroom dwelling based on the floor plans provided in the BES Report. As it is a new dwelling and BASIX applies, it is assumed to have full water reduction facilities.

Applicant is to provide a certificate demonstrating that the existing dwelling on Lot 1 has full water reduction facilities installed in compliance with Appendix B of the LCC Strategy (2013).

The Lot 2 OSMS design flows are supported by the dwelling sizing and floor plans of the proposed dwelling and are consistent with LCC Strategy (2013).

Treatment System

The BES Report states wastewater from both lots is to be treated in a NSW Health approved AWTS with 79% nitrogen reduction capacity.

The existing septic tank servicing the existing dwelling on Lot 1 is to be removed, reused or destroyed in accordance with “advisory notes”.

All NSW Health currently accredited AWTS are a suitable capacity to service the dwellings and produce advanced secondary treated effluent, as required for the drinking water catchment.

The proposed treatment systems are suitable.

Effluent Land Application System

The BES Report proposes the use of ETA beds of 2m wide on slopes identified to be 24-27% to the southeast. No provision has been made for the width of the beds on a steep slope. No provision has been made for the aspect of slope on Lot 1, which the ETA beds are not in alignment with (see Figure 1 in attached to this Review Letter).

Section 5.4.3 of the LCC Strategy (2013) notes that ETA beds are not to be installed on slopes exceeding 15% without comprehensive engineering plans to engineer the Site. Section 3 of Appendix B (LCC Strategy, 2013) requires each ETA bed to be separated by 2m minimum. AS/NZS1547:2012 Appendix L indicates that beds are 1-4m wide, while trenches are 200-600mm wide. Table K1 of AS/NZS1547:2012 indicates that trenches can be more difficult to install on slopes >15%, but doesn’t state a maximum slope.

No effluent distribution box or indexing valve is nominated to split the effluent evenly between the nominated ETA beds and distribution lines.

No reserve LAA is nominated on either lot.

The BES Report fails to propose a suitable effluent land application system for the Site constraints identified.

It is recommended that the report be resubmitted with a revised proposed effluent land application system that complies with the relevant standards and strategies.

LAA Hydraulic and Nutrient Sizing

The BES Report provides the LCC OSMS model for LAA sizing.

The report body OSMS sizing using the LCC model is consistent with LCC Strategy (2013) requirements for the light clay soils identified on the Site.

If the limiting soil texture and effluent application rate is revised following the additional soil data collection recommended above, the OSMS design sizing must be revised to address the revised texture.

LCC Strategy Consultant Report Requirements

Section 1 of the LCC Strategy (2013) indicates the details required in consultant reports. The following details have not been provided in the BES Report:

- Departures from the Strategy are to be supported by clear and logical argument and all necessary documentation;
- Site constraints are to be identified and an explanation of how each is to be managed is to be provided;
- Owner acknowledgement of the proposed OSMS provided;
- Site plans are to be provided showing a scale, the location of any existing OSMS components, soil analysis bore logs, bunds, berms, drains or swales for the diversion of run-off around LAAs and buffers surrounding the LAAs; and
- Alternate (reserve) LAA: is to be nominated.

The BES Report must be updated to address the above points from the LCC Strategy (2013).

Concluding Remarks

This concludes my review of the On-site Wastewater Management Report prepared by Byron Environmental Consulting for the proposed subdivision of 7 Booyong Road, Clunes NSW.

Based on my experience in on-site wastewater management system design and regulation, my review of the Byron Environmental Consultants Report and the Lismore City Council On-site Sewage and Wastewater Management Strategy (2013), I do not expect that the current proposed Lot 1 is able to support a stand-alone on-site wastewater management system following the subdivision. This is due to the highly constrained nature of Proposed Lot 1, including ground surface slope (aspect and extent) and minimum buffers, combined with the existing development on the Site.

I have reviewed the available information and recommend that the BES Report does not provide a suitable on-site sewage management solution required to support the proposed subdivision.

If the applicant wishes to pursue the subdivision, it is recommended that Council issue a Request for Further Information (RFI) from the applicant to address the matters raised in the review, as summarised here:

- The applicant is to provide suitable argument and documents to support any variation from the LCC Strategy (2013) requirements.
- The applicant shall complete at least one additional soil evaluation test pit or borehole to confirm Site soil characteristics.
- The applicant shall provide updated assessment of the site and soil constraints to address the drinking water catchment, slope, aspect, buffers, erosion, rock outcrops, exposure and soil characteristics.

- The applicant is to address the requirement of the LCC Strategy (2013) that buffers are not to be reduced for subdivisions.
- The applicant shall provide a certificate demonstrating that the existing dwelling on Lot 1 has full water reduction facilities installed in compliance with Appendix B of the LCC Strategy (2013).
- The applicant shall propose a suitable effluent land application system that has been appropriately designed to address the Site and soil constraints.
- The applicant is to provide a reserve area on each proposed lot for the LAA.
- The applicant shall prepare a Site plan that shows all relevant buffer distances and site constraints and OSMS design components in a readable format.
- The applicant is to provide an owner acknowledgement of the OSMS design.

If you have any questions or require any further information, please do not hesitate to contact me.

Yours sincerely,



Heather Murphy

Senior Environmental Consultant
Whitehead & Associates Environmental Consultants Pty Ltd

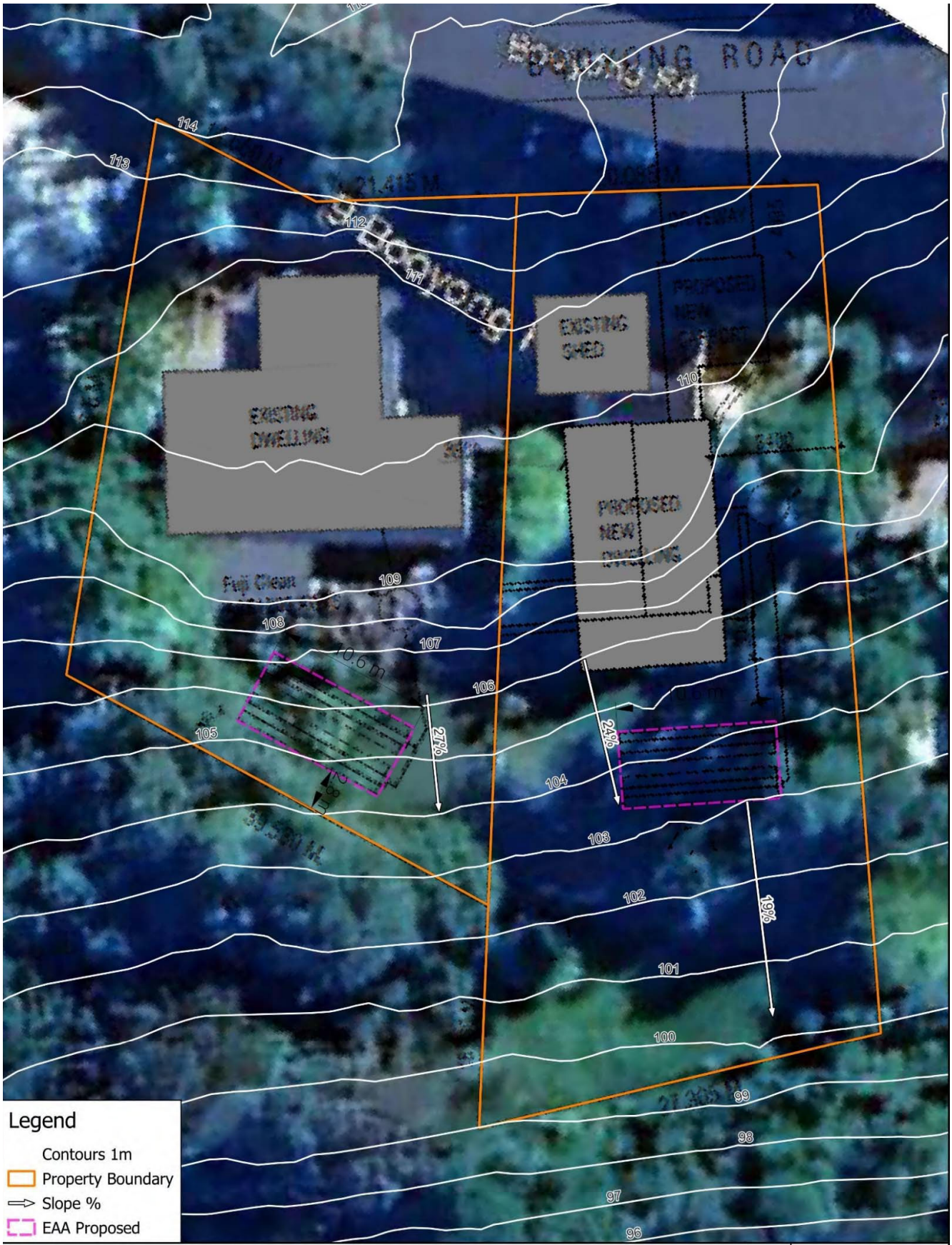


Figure 1: W&A Review - Overlay of BEC Site Plan

7 Booyong Road, Clunes

Whitehead & Associates
Environmental Consultants

0 5 10 15 20 25 30 m
(Approx Scale)

Revision	002
Drawn	HM
Approved	HM

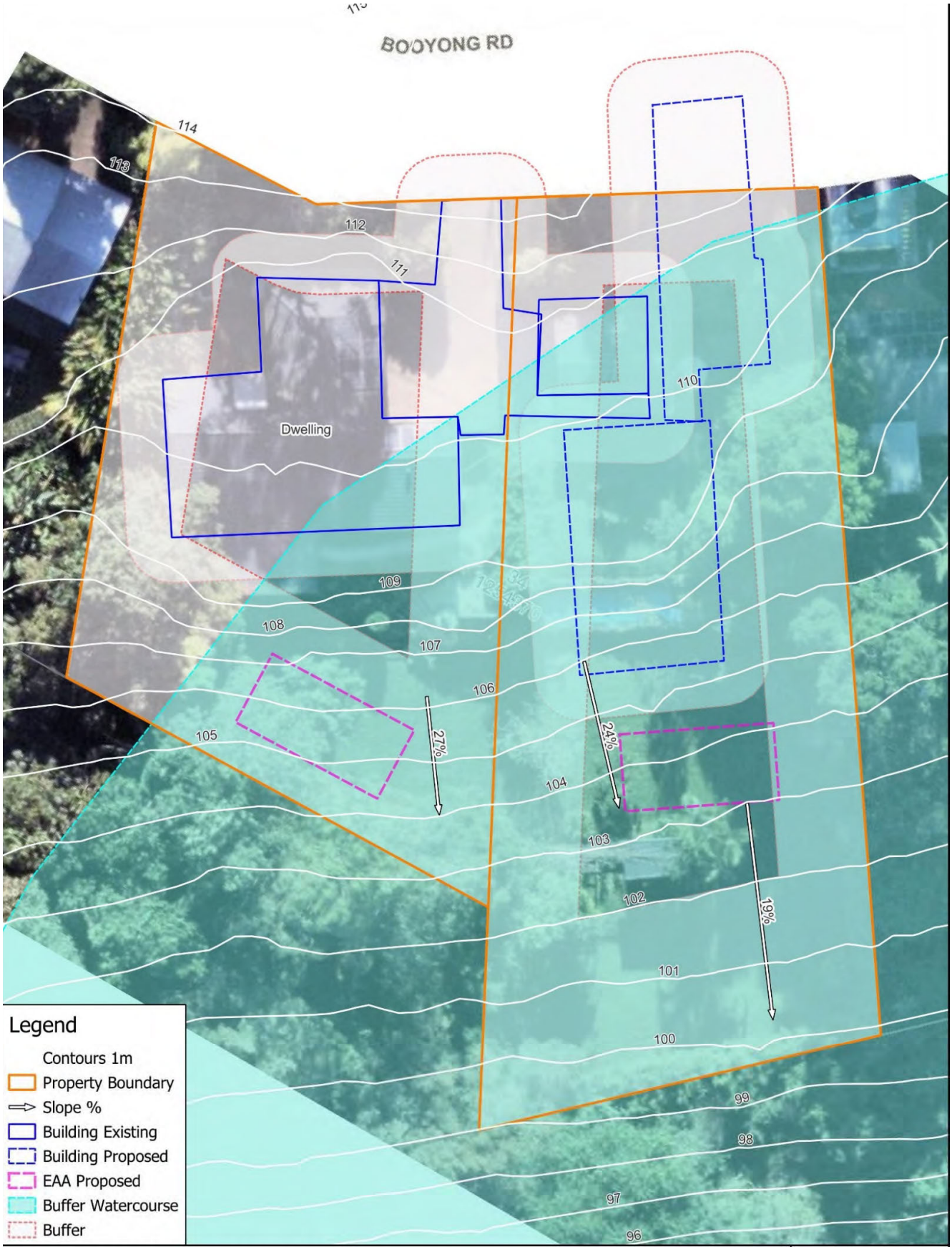


Figure 2: W&A Review - Overlay of Buffers

7 Booyong Road, Clunes

Whitehead & Associates
Environmental Consultants

0 5 10 15 20 25 30 m
(Approx Scale)

Revision	001
Drawn	HM
Approved	HM

Appendix B Response from Byron Environmental Consulting 20 July 2025



Attention: Tony Blue
Lismore City Council
Planning Department
Lismore City Council
PO Box 23
Lismore NSW 2480

RE: Combined Response to On-Site Wastewater Management Review and Clause 4.6 Variation – Lot 34 DP 1254370, 7 Booyong Road

Dear Assessing Officer,

This report provides our formal response to Council's review of the On-site Wastewater Management System (OSMS) prepared for the proposed subdivision of Lot 34 DP 1254370 and to the associated Clause 4.6 variation request. It addresses the technical feedback received from the peer review undertaken by Whitehead Environmental Planning and outlines our proposed actions moving forward, including the preparation of an amended wastewater report.

1.0 Introduction and Planning Context

We thank Council for its detailed assessment and acknowledge the peer review findings regarding both the on-site wastewater system and the Clause 4.6 variation. This submission outlines:

- A detailed response to the items raised in the review,
- The environmental and public health rationale for the proposed dual AWTS + ETA system approach,
- A request for a written response regarding the Clause 4.6 variation, and
- A commitment to submit a revised OSMS report in accordance with the recommendations received.

This proposal seeks to ensure a fully compliant and sustainable outcome consistent with the objectives of the Lismore Local Environmental Plan 2013, AS/NZS 1547:2012, and the Lismore City Council OSMS Strategy (2013).

2.0 Background – Evolution from Previous Approval

The wastewater management strategy for this site has undergone multiple iterations in response to Council feedback and policy requirements. The original on-site wastewater report submitted with the subdivision application was not accepted by Council. Following this, and on the direct advice of Council officers, a revised application was lodged proposing a wastewater system on the 'vacant lot' supported by a Section 88B instrument for subsurface effluent irrigation.

This system was designed by a certified wastewater specialist and employed a high-quality treatment and irrigation approach in accordance with the relevant standards. The applicant undertook additional

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professional engagement, design work, and expense to follow this approach in good faith, based on Council's recommended pathway. Despite this, the application was subsequently refused by Council on the basis of concerns relating to the very strategy it had previously advised, creating confusion and uncertainty for the applicant and consultants involved.

Separately, under a previously approved development application, Council granted consent for a new wastewater system only on the 'vacant lot', while allowing the existing dwelling and its associated wastewater system to remain unchanged.

This current proposal represents a more environmentally responsible, integrated, and robust long-term solution. It proposes:

- The decommissioning of the existing legacy (older) OSMS associated with the existing dwelling; and
- The installation of two new, stand-alone Aerated Wastewater Treatment Systems (AWTS) with Evapotranspiration and Absorption (ETA) beds—one for each lot—designed in accordance with best practice and relevant Australian Standards.

Each lot will be self-sufficient, containing a tertiary-level wastewater system that aligns with the most recent environmental, health, and sustainability standards. This proposal achieves a significantly higher standard than the previously approved system, particularly as it involves upgrading the existing system—whereas the earlier consent allowed it to remain as-is. While we acknowledge some minor limitations in meeting all numerical setback requirements, the proposed upgrade to a modern

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AWTS and ETA bed on each lot clearly represents a better environmental and public health outcome. The absence of nearby watercourses, combined with a stable, vegetated landform, results in low risk of any off-site impact. Furthermore, the site is outside of any mapped flood zone, and the impact of well-managed modern OSMS is considerably lower than that of other rural land uses, such as cattle grazing or agricultural activities. This perspective is important in understanding the relative risk and benefits of the proposed subdivision. As environmental professionals, we strongly support the role of regulation and environmental safeguards. However, it is equally important that such safeguards—often referred to as "green tape"—are applied proportionately and contextually, particularly when assessing low-impact, sustainable development proposals that make use of existing zoned and serviceable rural land. This application supports responsible land use planning, public health protection, and local housing supply, without compromising environmental values.

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3.0 Proposed Wastewater Systems – Technical and Environmental Justification

3.1 System Design

- Each lot will be serviced by a stand-alone AWTS, with disinfection and advanced effluent treatment.
- Effluent will be dispersed to ETA beds, which support passive, efficient disposal via evaporation, transpiration, and limited infiltration.
- Effluent quality meets or exceeds:
    - BOD5 < 20 mg/L
    - Suspended solids < 30 mg/L
    - Faecal coliforms < 10 CFU/100mL

3.2 Environmental Suitability

- Soils on site are moderately permeable, with no signs of waterlogging or hydrological constraints.
- The site has moderate slopes, dense vegetation, and is free from watercourses, drainage lines, or environmentally sensitive features.
- All relevant buffers have been carefully considered in the system design, and where minor variations are proposed, they are supported by the high level of effluent treatment (tertiary via AWTS with disinfection) and the favourable site characteristics, including absence of nearby watercourses, stable landform, and dense vegetative cover.
- The proposed setbacks reflect a best-case scenario informed by conservative assumptions during the sizing and placement of the

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land application areas. Any requested variations are made within the context of performance-based compliance, as allowed under the Lismore City Council OSMS Strategy (2013), where environmental equivalency or greater protection can be demonstrated.

- A revised site plan illustrating all buffers, constraints, and reserve areas will be submitted with the amended report. The proposed configuration achieves both environmental protection and public health objectives, while supporting a sustainable development outcome on suitable, existing rural land.

4.0 Justification for Boundary Setback Variation

The proposed LAA on Lot 1 is located approximately 3 metres from the southern boundary—short of the 6-metre buffer normally required under the LCC Strategy. We request support for this variation, based on:

- The adjacent land is heavily vegetated, with no dwellings, infrastructure, or environmental receptors nearby.
- The dense vegetation acts as a biofilter, supporting evapotranspiration and nutrient uptake.
- Treated effluent is disinfected and dispersed below the surface, eliminating surface runoff and minimising any environmental or human health risk.
- The site's elevation, slope, and soil conditions further support effective absorption and long-term performance of the system.

Given these site-specific factors, we consider the performance-based objectives of the OSMS Strategy to be fully met, despite the numerical non-compliance.

5.0 Environmental Health and Sustainability Rationale

This wastewater strategy reflects best-practice environmental health and sustainability, offering:

- Reduced nutrient loads through advanced treatment;
- Improved water reuse, supporting vegetation growth and soil health;
- Reduced groundwater and surface water risks through high-quality treatment and passive disposal;
- System resilience, with quarterly servicing and clear owner responsibilities, ensuring long-term compliance.

ETA beds, when designed and maintained appropriately, provide a decades-long solution for rural wastewater management, particularly on elevated, vegetated sites with suitable soils, as in this case.

6.0 Response to Specific Review Items

Review Item	Response
Variation to LCC Strategy	Addressed above. Justified through enhanced system performance, environmental protection, and site-specific mitigation.
Additional soil test pit	Existing testing provides a reliable basis for system design. An additional test pit will be completed if required by Council.
Site constraints: slope, aspect, erosion, etc.	Fully assessed. Moderate slopes, stable soil, vegetative cover, and no signs of erosion or downslope risk.
Minimum buffer distances	All setbacks are met except the 3m southern boundary variation on existing dwelling site, which is addressed above.
Reserve areas	Mapped and to be shown clearly on updated site plans.
Water-saving devices	Certification will be provided or a condition of consent is accepted for compliance.
Owner acknowledgement	Obtained and will be submitted with the amended report.
Site plan and layout	Updated layout with all relevant buffers and LAA components will be provided.

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7.0 Clause 4.6 Variation – Request for Written Response

We respectfully request a written response from Council regarding the Clause 4.6 variation request.

We maintain that the proposal satisfies the required tests under Clause 4.6 of the Lismore LEP, including:

- Each lot functions independently with sustainable wastewater infrastructure;
- There is no detrimental environmental or health impact;
- There are sufficient environmental planning grounds, and the standard's numerical application is unreasonable and unnecessary in this instance, given the improved environmental outcome.

The proposal reflects the intent and objectives of the R5 zone, which supports low-impact rural living with on-site infrastructure that protects the environment and public health.

8.0 Commitment to Submit Amended Report

We confirm that we are in the process of preparing a new amended On-site Wastewater Management Report, which will:

- Incorporate the feedback and technical recommendations provided in the review;
- Update soil and site constraint assessments;
- Include revised plans and owner certifications;
- Reconfirm the appropriateness of the proposed AWTS and ETA systems for each lot.

This revised report will be submitted in a timely manner and will form part of a complete and final documentation package for Council's assessment.

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9.0 Conclusion

This proposal offers a more robust, compliant, and sustainable wastewater solution than the previously approved development. The use of two stand-alone tertiary treatment systems with ETA beds on appropriately sized, vegetated, and stable land ensures compliance with environmental health standards and planning policy.

We respectfully ask Council to:

- Accept this submission as our formal response to the review and RFI;
- Support the justified 3-metre southern boundary setback;
- Provide a written response to the Clause 4.6 variation request; and
- Continue working collaboratively with us as we finalise and submit the updated OSMS report.

Should Council require further clarification, we are available to assist.

Kind regards,

Taisa Baars
Environmental Health Scientist
Byron Environmental Consulting

Appendix C Certificate of Accreditation for Taylex AWTS NSW Department of Health

NSW GOVERNMENT

Certificate of Accreditation

Sewage Management Facility
Aerated Wastewater Treatment System
Advanced Secondary Effluent
Nutrient Reduction

This Certificate of Accreditation is issued by the Secretary of the NSW Ministry of Health pursuant to Clause 41(1) of the Local Government (General) Regulation 2021.

System: *Concrete ABSNR-1350 Advanced Secondary Nutrient Reduction AWTS*

Manufacturer: *Taylex Australia Pty Ltd*

Address: *56 Prairie Road, Ormeau, Queensland, 4208*

The ABSNR-1350 Advanced Nutrient Reduction *AWTS as described in Schedule A, has been Accredited as a sewage management facility in accordance with the Secondary Treatment System Accreditation Guideline 2018 for use in single domestic premises in NSW. This Accreditation is subject to the conditions and permitted uses specified in Schedule B.*

[redacted]

Director, Environmental Health
for Secretary (delegation PH335)

Issued: 20/12/2022
Certificate No: *STS-AWTS067*
Expires: *31 December 2027*

Schedule A:

Specification: Taylex Concrete ABSNR-1350 Advanced Secondary Nutrient Reduction AWTS

Name and Model of STS: Taylex Concrete ABSNR-1350 Advanced Nutrient Reduction Secondary AWTS (known as Taylex Concrete ABSNR-1350 Advanced AWTS)

The Taylex Concrete ABSNR-1350 Advanced AWTS is designed to treat sewage daily flow rate of 1350 litres per day from a residential dwelling occupied by 9 persons.
The STS is contained in one of the following concrete vessel(s):
- Vessel 1: A collection well with design capacity of 9,320L NSW Health Accreditation Number STCW–045; or
- Vessel 2: A collection well with design capacity of 11,000L NSW Health Accreditation Number STCW – 045; or
- Vessel 3: A collection with design capacity of 11,700L NSW Health Accreditation Number STCW – 045.

The vessels have the same diameter but vary in height.

Chamber	Design capacities
Primary treatment	2,526 L (1,684 + 842 L)
• Partition	yes
Secondary treatment	2,980 L (1,490 + 640 + 850 L)
• Aeration chamber	842 L
• Clarifier	2,071 L
• Irrigation chamber	602 L
Emergency storage	3,440 L
Operational water level (depth)	
• primary	1,430 mm
• secondary	1,410 mm

The emergency storage capacity is achieved by increased height of chambers.

The attached "Specification" should be consulted.

Schedule B: Conditions of Accreditation

1. General

1.1 Prior to installation the owner/occupier of the premises shall make an application, in accordance with Clause 26 of the *Local Government (General) Regulation 2021*, to the local authority for approval to install and operate the Taylex Concrete ABSNR-1350 Advanced AWTS as a Sewage Management Facility in accordance with Section 68, Part C of the *Local Government Act 1993*.

1.2 The local authority shall apply those Conditions of Accreditation, appropriate to the owner / occupier, to any approval to operate the Taylex Concrete ABSNR-1350 Advanced AWTS issued under Clause 45(4), *Local Government (General) Regulation 2021*.

1.3 In accordance with Clause 36 of the *Local Government (General) Regulation 2021*, the Taylex Concrete ABSNR-1350 Advanced AWTS shall have an expected service life of 5 years in the case of mechanical and electrical components and 15 years in the case of other components.

1.4 The owner / occupier shall ensure that the Taylex Concrete ABSNR-1350 Advanced AWTS is installed or constructed:
- in accordance with the accredited specifications of the type tested unit and in accordance with good trade practice, and
- so as to allow ease of access for maintenance, and
- with regard to the health and safety of users, operators and persons maintaining the facility, and
- must be installed or constructed so as to make appropriate provision for access to, and removal of, contents in a safe and sanitary manner, and
- must, if it is intended to be a permanent fixture, be anchored to prevent movement.

1.5 The manufacturer / supplier shall ensure that the Taylex Concrete ABSNR-1350 Advanced AWTS is supplied, constructed, and installed in accordance with the design (including the disinfection unit) as submitted and accredited by the NSW Ministry of Health. The Taylex Concrete ABSNR-1350 Advanced AWTS shall not be modified or altered except that alternate individual mechanical and electrical components such as pumps, PLCs, etc, may be substituted provided that the component meets the accredited design specification.

1.6 Any permanent modification or variations to the accredited design of the Taylex Concrete ABSNR-1350 Advanced AWTS shall be submitted for separate consideration and variation of the Certificate of Accreditation by the NSW Ministry of Health. Modifications will be considered in accordance with section 2.3.13 of AS1546.3:2017.

1.7 Each Taylex Concrete ABSNR-1350 Advanced AWTS shall be permanently and legibly marked by the manufacturer in accordance with section 3 of AS1546.3:2017.

1.8 The manufacturer shall supply with each Taylex Concrete ABSNR-1350 Advanced AWTS an owner's manual, which sets out the care, operation, maintenance and on-going management requirements of the system. The owner's manual prepared by the manufacturer shall specifically contain a plan for the on-going management of the Taylex Concrete ABSNR-1350 Advanced AWTS. The manual shall include details of:

- the treatment process,
- procedures to be followed in the event of a system failure,
- emergency contact numbers,
- maintenance requirements,
- inspection and sampling procedures to be followed as part of any on-going monitoring program developed by the local authority.

1.9 The manufacturer shall provide the following information to each local authority where it is intended to install a Taylex Concrete ABSNR-1350 Advanced AWTS in their area once Ministry Accreditation has been obtained:

- Statement of warranty
- Statement of service life
- Quality Assurance Certification
- Installation Manual
- Service Manual
- Owner's Manual
- Manufacturer's Service Report Form
- Engineering Drawings
- Specifications
- A4 Plans
- Certificate of Accreditation documentation from NSW Health.

The manufacturer need not provide the above information to the local council where the information or document is contained on the manufacturer's web site.

2. Installation and Commissioning

2.1 The owner / occupier shall have the Taylex Concrete ABSNR-1350 Advanced AWTS inspected and checked by the manufacturer or the manufacturer's agent. The manufacturer or the agent is to certify that the system has been installed and commissioned in accordance with its design, conditions of accreditation and any additional requirements of the local authority.

2.2 The owner / occupier shall ensure that all electrical work is carried out on the Taylex Concrete ABSNR-1350 Advanced AWTS by a licensed electrician and in accordance with the relevant provisions of AS/NZS 3000.

2.3 The owner / occupier shall not commission the Taylex Concrete ABSNR-1350 Advanced AWTS unless the land application system has been completed.

3. Maintenance

3.1 The owner / occupier of the premises shall enter into a minimum 12-month contract or agreement with a service agent and ensure that the Taylex Concrete ABSNR-1350 Advanced AWTS is serviced:

- in accordance with the manufacturer's / supplier's service manual and using the manufacturer's / supplier's service sheet; and
- by a service agent who
    - has completed a course on the servicing and maintenance of STS; and has some supervised servicing experience or extensive un-supervised experience;
    - is employed or authorised by the manufacturer / supplier of the Taylex Concrete ABSNR-1350 Advanced AWTS;
    - uses replacement parts which meet the minimum specification of the Taylex Concrete ABSNR-1350 Advanced AWTS;
    - has advised of their name, contact details and credentials to the local authority;
    - submits a completed NSW Health "Local Council Service Report" (template attached) to the local authority immediately after each and every service;
    - shall report to the local authority any instances where the owner / occupier refuses to authorise repairs, replacement of parts or maintenance; and
    - does not perform electrical work or enter confined spaces unless trained and is suitably qualified to do so.

3.2 The owner/occupier shall not service the Taylex Concrete ABSNR-1350 Advanced AWTS unless they are an authorised agent of the manufacturer.

3.3 The Taylex Concrete ABSNR-1350 Advanced AWTS once installed and commissioned shall be serviced at three (3) monthly intervals.

3.4 The manufacturer / supplier of the Taylex Concrete ABSNR-1350 Advanced AWTS shall place on its web site a copy of the service manual, service sheet or form and specifications for the Taylex Concrete ABSNR-1350 Advanced AWTS to facilitate servicing, maintenance and repairs. Commercial-in-confidence documents may be provided directly to the service agent without uploading to the web site.

3.5 Each three-monthly service shall, as a minimum where provided, include a check on all mechanical, electrical and functioning parts of the system including:

- The chlorinator and replenishment of the disinfectant,
- Pump and air blower,
- The alarm system,
- Slime growth on the filter media,
- Operation of the sludge return system,
- The effluent irrigation area,
- On-site testing for free residual chlorine, pH and dissolved oxygen at the appropriate check points.

4. Verification

4.1 Effluent from the Taylex Concrete ABSNR-1350 Advanced AWTS taken in any random grab sample shall comply with the following standard:

- BOD^5 less than 30 mg/L
- TSS less than 45 mg/L
- E. coli less than 100 cfu/100 ml
- Free residual chlorine greater than 0.2 and less than 2.0 mg/L

5. Permitted uses

5.1 The effluent is suitable for re-use for garden purposes by way of any of the forms of irrigation as described in AS/NZS 1547:2012:

- above ground spray irrigation; and/or
- surface drip irrigation covered by mulch; and/or
- sub-surface drip irrigation installed at around 100 mm depth; and or
- any form of sub-soil application.

Each of the forms of irrigation or application is subject to the approval of the local authority.

6. Advanced Secondary Treatment System

6.1 The Taylex Concrete ABSNR-1350 Advanced AWTS when tested by a Product Certification Body in accordance with AS1546.3:2017 was found to comply with the Advanced Secondary Effluent Criteria as follows:

TABLE 2.1 (Abrev) AS1546.3:2017
ADVANCED SECONDARY EFFLUENT COMPLIANCE CRITERIA FOR A STS

Parameter	Advanced secondary effluent	
	90% of Samples	Maximum
BOD5	≤ 10mg/L	12 mg/L
TSS	≤ 10 mg/L	8 mg/L
E. coli *	≤ 10 cfu/100mL	3 cfu/100mL
FAC þ	Minimum 0.5 mg/L†	N/A
Turbidity ?	N/A	10 NTU

* Where disinfection is required.
þ Where chlorine disinfection is used.
† Minimum level, not 90% of samples.
? Where UV light is used for disinfection.

7 Reduction in nutrient levels

During the testing of the Taylex Concrete ABSNR-1350 Advanced AWTS the treated effluent was tested for total Nitrogen (TN) and total Phosphorous (TP) concentrations. The treatment process has the capacity to reduce the TN and TP concentrations as follows:

- Total N from an average of 70.4 mg/l to 23.3 mg/l which represents a reduction of 66.9%.
- Total P from an average of 11.64 mg/l to 8.5 mg/l which represents a reduction of 26.46%.

NSW GOVERNMENT Health

Local Council STS (DGTS) Service Report: February 2018		
Owner's Name:	Local Council:	
Installation Address:		
System Brand & Model:	☐ Domestic	☐ Commercial
Date of this service: / /	Date of last Service: / /	Next service due: / /
Has the STS/DGTS been **serviced** in accordance with the manufacturer's / supplier's requirements and using the service sheet? ☐ Yes ☐ No If "No" why not?		
STS/DGTS **functioning** correctly? ☐ Yes ☐ No If "No" why not?		
According to sludge-judge or other methodology is de-sludging needed? ☐ Yes ☐ No If "Yes" what action is recommended?		
Offensive odours? ☐ Yes ☐ No If "Yes" what action is recommended?		
Alarms tested and functional? ☐ Yes ☐ No If not "functional" what action is recommended?		
Final Effluent Quality Tested? ☐ Yes ☐ No Disinfected? ☐ Yes ☐ No Chlorine tablets remaining? ☐ Yes ☐ No Quality? ☐ Satisfactory ☐ Unsatisfactory On what evidence is this judgement made? If "Unsatisfactory" what action was recommended?		
Land Application Area Surface ponding? ☐ Yes ☐ No Run off? ☐ Yes ☐ No Excess plant growth? ☐ Yes ☐ No Effluent leaving premises. ☐ Yes ☐ No High risk areas contaminated? * ☐ Yes ☐ No * Patio, play areas, BBQ, etc Operating satisfactorily? ☐ Yes ☐ No If "Not operating satisfactorily" what action was recommended?		
Overall Condition of STS? ☐ Excellent ☐Good ☐ Fair ☐ Poor Comments / Action Recommended / Repairs Needed / Repairs Performed: Has the owner / occupier taken recommended actions? ☐ Yes ☐ No		
Service Agent:	Contact Details:	
Signature:	Date:	

Source: Adapted from "Checklist 4.2: Operational AWTS inspection report for use by service providers and Council inspectors" in Designing and Installing On-Site Wastewater Systems, Sydney Catchment Authority, May 2012

Taylex
WASTEWATER

Specification

CONCRETE ADVANCED BLOWER SYSTEM
-Nutrient Reduction
-1350L/per day

ABSNR-1350

Taylex WASTEWATER

TAYLEX ADVANCED BLOWER SYSTEM NUTRIENT REDUCTION 1350L/ per day ABSNR -1350

Specification

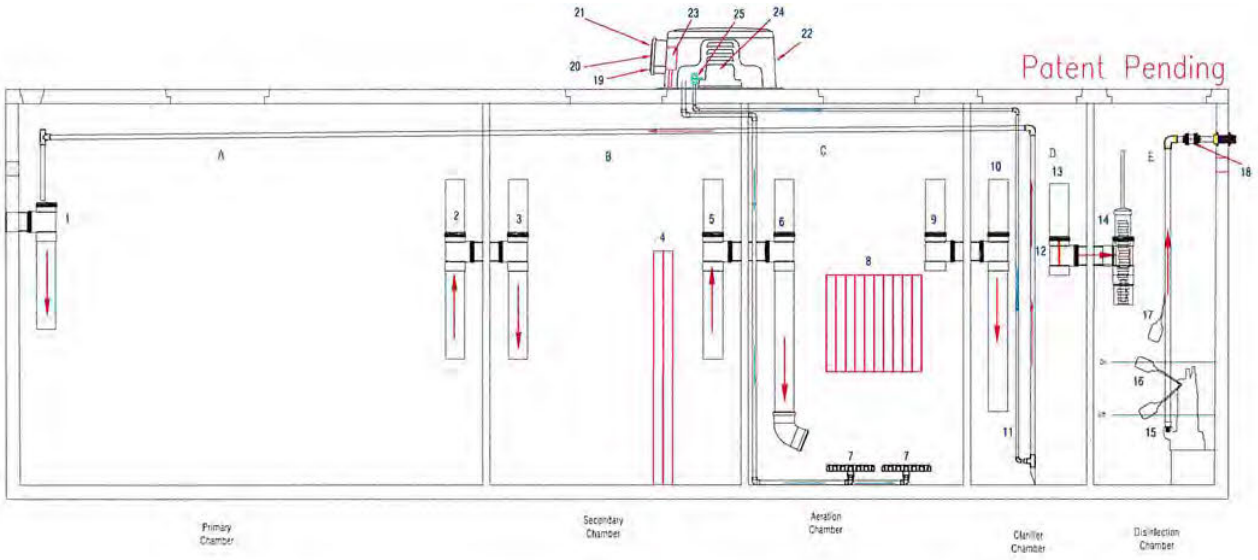
General Description:

The Taylex Advanced Blower System NR 1350 (ABSNR-1350) Secondary Treatment System (STS) is designed to treat the wastewater from a residential dwelling up to 1,350 Litres per day, with a daily flow of 150 Litres per person and an average daily BOD^5 70g per person.

The Taylex ABSNR-1350 STS is contained in one vertical axis type cylindrical precast concrete collection well with a design capacity of 9,320 Litres and an operating capacity of 5,880 Litres.

Flow path of wastewater:

1. A primary pre-treatment chamber, with a capacity of 1,684 Litres.
2. A secondary pre-treatment chamber, with a capacity of 842 Litres.
3. An aeration chamber, with a capacity of 2,071 Litres. This chamber is fitted with bio block media, 2, 9" disk diffusers.
4. A sedimentation / clarifier chamber, with a capacity of 662 Litres, containing a Taylex Filter Control (TFC) fitted to the outlet, and recirculation to the primary.
5. A Disinfection chamber, with a capacity of 621 Litres, incorporating a capacity of 300 Litres for chlorine contact of effluent. A chlorine disinfection unit is installed on the inlet to the irrigation chamber. The system is fitted with either a Davey D25 or D42 Irrigation Pump.
6. An Emergency Storage Buffer 3440 Litres.
7. The automatic irrigation pump transfers the treated effluent to the effluent disposal area / land application area (LAA).



Taylex WASTEWATER

Product Specification Table:

Australian Standards Compliance		
Effluent Testing	AS1546.3:2017	
Tank Design and Testing	In Ground	AS1546.1:2008
	Above Ground	AS3735.2001
System Model	ABSNR-1350	CONCRETE
Treatment Level	Advanced Secondary + % Nutrient Reduction	

Tank Capacity	
Total Tank Capacity	9320L
Operating Capacity	5880L

System Chamber Capacities	
Primary Chamber	1684L
Secondary Chamber	842L
Aeration Chamber	2071L
Clarifier Chamber	662L
irrigation Chamber	621L
Emergency Storage	3440L
Maximum Hydraulic Loading Capacity	1,350 litres per day / 9EP

Design Parameters		
Parameter	Total Per Day	Total Per person Per day
Daily Flow	1,350L/ 9 EP	150L
Maximum Organic Loading BOD^5	630g	70g
Total Suspended Solids (TSS)	630g	70g
Total Nitrogen (TN)	135g	15g
Total Phosphorus (TP)	22.5g	2.5g

Effluent Compliance: AS1546.3:2017		
Biochemical Oxygen Demand (BOD^5)	<10mg/l	
Total Suspended Solids (TSS)	<10mg/l	
E.Coli	<10cfu/100ml	
Min. FAC	Min 0.5 mg/l	

Temperature		
Operating Temperature C°	Minimum	Maximum
	-2°C	45°C

Electricity Consumption	
Kilowatt hours per day (kWh/d)	1.90
Kilowatt hours per 1000L (kWh/1000L)	1.52

Servicing and Maintenance	
Servicing Frequency	Every 3 months

Taylex
WASTEWATER

Components List & Repair/ Replacement Instructions:

1.	Primary Chamber	- 100mm inlet Junction, BIO Block
2.	Secondary Chamber	- 100mm Junction x 2
3.	Aeration Chamber	- 100mm Junction x 2, BIO Block, Air Lift, Disk Diffuser
4.	Clarifier Chamber	- 100mm Junction, Taylex Filter Control, Recirculation Chamber
5.	Irrigation Chamber	- 100mm Junction, Chlorine Dispenser, Irrigation Pump, High Level Alarm Float, 100mm Elbow

Component List

TANK

Concrete Tank and Lid
Made from 32mpa concrete with SL 41Mesh

Repair / Replacement Details:
Replacement lids available from Taylex Industries or your local Service Agents.

Chips and cracks can be repaired using Sika panel patch or mortar.



1) 100mm Sweep Tee With dropper pipe and riser
2)

Repair / Replacement Details:
Replacement tee and pipe can be purchased from a local plumbing store. Cut 100mm pipe at wall and using a 100mm slab repair coupling install new tee.

3)
5)

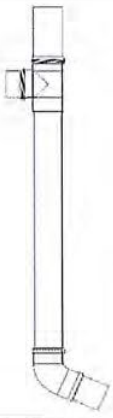


4) BIO Block Media
Width - 385mm
Length - 110mm
Height - 1400mm
Surface Area - 20.6m²



6) 100mm Sweep Tee With 1000mm dropper pipe and 100mm 45° M&F Bend

Repair / Replacement Details:
Replacement tee and pipe can be purchased from a local plumbing store. Cut 100mm pipe at wall and using a 100mm slab repair coupling install new tee.



Taylex WASTEWATER

7) Diffuser x 2
Material – EPDM
Diameter - 250mm (9 inch)

Repair / Replacement Details:
Turn the system off. Replace the diffuser by making a new complete aeration pipe assembly fitted with the Diffuser. Cut the main aeration supply line, place the new diffuser in the system, weighed down with a small concrete block and rotate the diffuser under the biomass. Re fix the new aeration pipe assembly complete with a joining socket. Removing the old Diffuser is not required. Turn the system on. Purchase the complete assembly from Taylex.



8) BIO Block Media
Width - 550mm
Length - 1100mm
Height - 500mm
Surface Area - 105m²



9) 100mm Sweep Tee With dropper pipe and riser

10) Repair / Replacement Details:
Replacement tee and pipe can be purchased from a local plumbing store. Cut 100mm pipe at wall and using a 100mm slab repair coupling install new tee.

13)



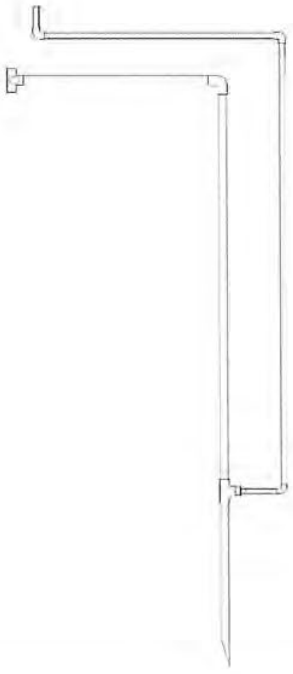
11) Recirculation System

For the transfer of fluids using the 'Venturi Principle'. Air is injected toward the base of a vertical open ended PVC conduit. Continuous displacement occurs as the air moves vertically to the liquid, drawing liquid through the bottom of the conduit. The air/liquid mixture reaches a vertical maximum where it then moves through the 90° bend into the primary chamber. The conduit is arranged in the base of the clarifier so that the residual sludge constitutes the main vacuum target.

Sludge Base Removal
Sludge deposit removal is to be scheduled 1 time per 6 years or as determined necessary by a licenced Taylex Sales Technician or the client or due to mechanical failure.

Servicing
Routine maintenance/servicing of the Taylex ABSNR1350-P is to be scheduled quarterly or as determined necessary by an approved Taylex Sales Technician or due to mechanical failure.
Refer to Field Service Report sheet for testing requirements.

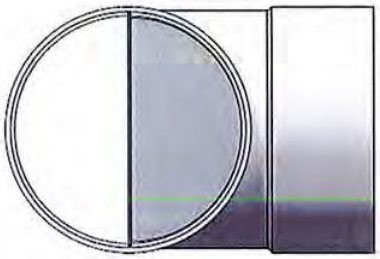
Repair / Replacement Details:
Turn the system off. Replace the Sludge Recirculation Assembly by cutting the main line and installing the new assembly with a joining socket. Turn the system on. Purchase the complete assembly from Taylex.



Taylex WASTEWATER

12) Taylex Filter Control (TFC)
Material - Stainless steel

Repair / Replacement Details:
Replace the TFC assembly by cutting the 100mm slab repair coupling, install the replacement TFC assembly.



14) Chlorine Dispenser
Material - HD Polyethylene
Length - 500mm
Diameter - 90mm

The chlorine dispenser is placed in the 100mm Tee located in the irrigation chamber.

Repair / Replacement Details:
Repairing the Chlorine Dispenser is not recommended. If the Dispenser is damaged, replace it with a new unit. Purchase the complete assembly from Taylex.



15) Irrigation Pump
The irrigation pump is self-controlled via a ball bearing activated float switch. When the according volume is reached in the pump chamber, the ball bearing in the float moves and creates an active connection. The treated effluent is pumped to the approved dispersal zone, as the chamber reaches minimum volume, the float drops and de-activates the pump. The type and capacity of the pump will be in accordance with the land application requirements.

Repair / Replacement Details:
Turn the system off. Replace the pump by disconnecting the barrel union, be sure not to drop the internal valve assembly. Lift the Pump Assembly out of the tank. Undo the threaded fitting connect to the outlet of the pump. Re apply thread tape and fix the threaded fitting back onto the pump. Return the assembly to the tank and re-connect the barrel union, ensuring the valve is seated correctly. Turn the system on. Purchase the correct pump from Taylex or a local outlet, ensuring the performance is identical to the pump removed.

DAVEY D25 - 9m Head	DAVEY D42A/B3 - 32m Head
Voltage - 220 -240 IP 68	Voltage - 220 -240 IP 68
AMPS - 1.9 Phase 1 50hZ	AMPS - 4.3 Phase 1 50hZ
Max Flow - 200L/min 7m	Max Flow - 130L/min 7m



Taylex WASTEWATER

17) Alarm System High Water
Material – PVC
Length – 20mm
Width - 90mm
Trigger – High Water
Code – 3
Visual – Red L.E.D - 3 Flashes
Audible – Micro Buzzer
Voltage – 12V

Repair / Replacement Details:
Turn the system off. Replace the float by disconnecting the electrical connection in the terminal block, located in the lower section of the control box. Feed the new float cable into the control box and connect to the terminal block, fixing the screws firmly. Re fix the float to the pipe assembly and loop the lead around the barrel union, to set the float height. Turn the system on. Purchase the float from Taylex.



18) Non- Return Valve
Height – 85mm
Length – 140mm
Width – 85mm

Repair / Replacement Details:
Turn the system off. Replace the Non- Return Valve by cutting the pipe in either side of the valve. Re-join the pipe using sockets and glue the Valve and sockets together. Ensure the glue is set before turning the system back on.



19) Control Panel Box
Material – HD Polyethylene
Height – 210mm
Length – 190mm
Width – 85mm

The weatherproof control box is fixed to the side of the blower box using stainless steel screws. The control panel is fitted to the inside of this box and is connected to the power, high water alarm and pressure switch, via a gland at the back of the box.

Repair / Replacement Details:
Repairing boxes is not recommended. Replacements boxes be purchased from Taylex or your local service agent.





20) ECO Control Panel
(240v to 12V Power Supply)
Length – 160mm
Height – 100mm

The Taylex ECO is a 12V controller powered by the 240v to 12v power supply plug. As the unit is 12V all works including replacements and repairs do not need to be completed by a Licenced Electrician. All service agents can therefore complete all works within the Control Box and on the Taylex ECO Controllers.

The Taylex ECO Controller Assembly (complete with Controller, Control Panel Box, 3 x GPO Assembly and Blower Box) is classed as electrical equipment and has been certified to comply with AS/NZS 3820, meeting the Electrical Safety requirements in Australia and New Zealand

Repair / Replacement Details:
Turn the system off. Replace the Control Panel by removing the 4 screws in the control box. Disconnect the Loom plug from the rear of the panel. Connect the loom to the new panel; return the new Control Panel to the control box and re fix the 4 screws. Turn the system on. Purchase the Control Panel from Taylex.



Taylex WASTEWATER

21) L.E.D Light
Height – 30mm
Length – 20mm

The LED visual alarm is constructed within the Eco Panel. This LED Red light will flash when an alarm is present. The number of flashes represent the particular code.

Repair / Replacement Details:
Replacement of the LED lights only is not possible; the complete Control Panel must be replaced. Purchase the Control Panel from Taylex.



22) Blower Box
Material – HD Polyethylene
Height – 350mm
Length – 600mm
Width – 400mm

The Blower boxed is fitted to the lid of the ABS using 4 x 30mm anchors.

Repair / Replacement Details:

Repairing boxes is not recommended. Replacement boxes can be purchased from Taylex or your local service agent.



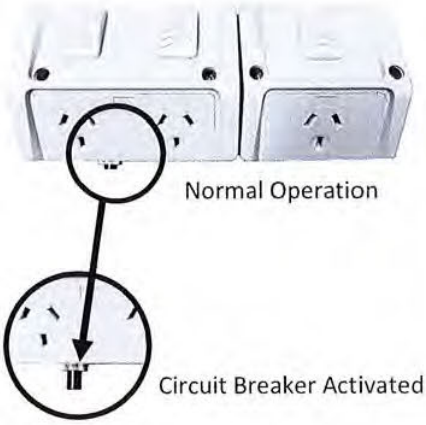
23) Weatherproof GPO's

Single	Double
Height – 85mm	Height – 85mm
Length – 85mm	Length – 115mm
Width – 80mm	Width – 80mm

Mains 10amp power is connected through the 25mm coupling provided on the side of the ABSNR -1350 and pulled up through a conduit into the Single GPO. The 12volt power pack plugs into the single GPO to power the control panel. The blower and irrigation pump are plugged into the double GPO.

The double GPO contains a 5amp circuit breaker, which will activate if either the pump or blower (or both) draw too many amps, indicating a fault with the pump or blower. The breaker can be reset by pushing in the button if activated. The systems normal operation including alarms will continue to function, if the breaker is activated.

Repair / Replacement Details:
Replacing the GPO's can only be completed by a licenced electrician, please refer to the Taylex Electrical Connection instructions for details. Replacements can be purchased from Taylex or your local service agent.



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WASTEWATER

24) Nitto 120L Blower
Material - Alloy / Plastic
Height - 232mm
Width - 210mm
Length - 407mm
Weight - 9.7kg
Noise Rating: 40dB(A)
Capacity - 120L
Back Pressure Range - 5kpa - 25kpa
Motor Power - 130 Watts
Power Source - 240V 50hZ

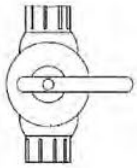
Repair / Replacement Details:
Purchase replacement Blowers and parts from Taylex.

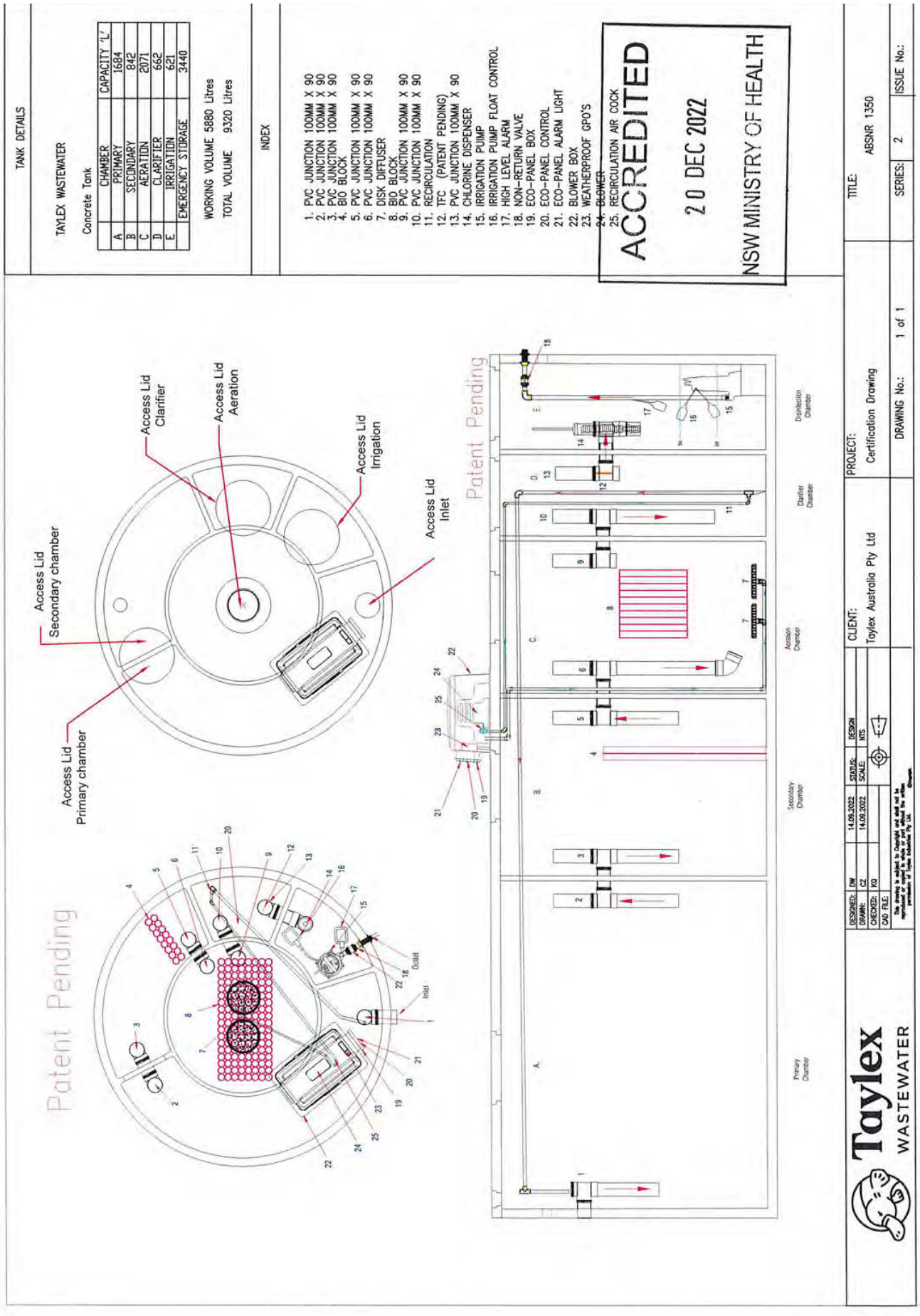


25) Recirculation Control Valve

The Recirculation system has been designed to recirculate a precise volume of bacteria and sludge back to the primary chamber for denitrification and sludge management. The control valve should be set to '10' on the dial for optimum operation.

Repair / Replacement Details:
Turn the system off. Replace the Recirculation assembly by cutting the main line and installing the new assembly with a joining socket. Turn the system on. Purchase the complete assembly from Taylex.




TANK DETAILS
TAYLEX WASTEWATER
Concrete Tank
CHAMBER | CAPACITY 'L'
A PRIMARY 1684
B SECONDARY 842
C AERATION 2071
D CLARIFIER 662
E IRRIGATION 621
EMERGENCY STORAGE 3440
WORKING VOLUME 5880 Litres
TOTAL VOLUME 9320 Litres
INDEX
1. PVC JUNCTION 100MM X 90
2. PVC JUNCTION 100MM X 90
3. PVC JUNCTION 100MM X 90
4. BIO BLOCK
5. PVC JUNCTION 100MM X 90
6. PVC JUNCTION 100MM X 90
7. DISK DIFFUSER
8. BIO BLOCK
9. PVC JUNCTION 100MM X 90
10. PVC JUNCTION 100MM X 90
11. RECIRCULATION
12. TFC (PATENT PENDING)
13. PVC JUNCTION 100MM X 90
14. CHLORINE DISPENSER
15. IRRIGATION PUMP
16. IRRIGATION PUMP FLOAT CONTROL
17. HIGH LEVEL ALARM
18. NON-RETURN VALVE
19. ECO-PANEL BOX
20. ECO-PANEL CONTROL
21. ECO-PANEL ALARM LIGHT
22. BLOWER BOX
23. WEATHERPROOF GPO'S
24. BLOWER
25. RECIRCULATION AIR COCK
ACCREDITED
20 DEC 2022
NSW MINISTRY OF HEALTH
Access Lid Secondary chamber
Access Lid Primary chamber
Access Lid Clarifier
Access Lid Aeration
Access Lid Irrigation
Access Lid Inlet
Patent Pending
Patent Pending
Outlet
Inlet
Primary Chamber
Secondary Chamber
Aeration Chamber
Clarifier Chamber
Disinfection Chamber
Taylex WASTEWATER
DESIGNED: DW 14.09.2022 STATUS: DESIGN
DRAWN: CZ 14.09.2022 SCALE: NTS
CHECKED: KG
DXD FILE:
CLIENT: Taylex Australia Pty Ltd
PROJECT: Certification Drawing
TITLE: ABSNR 1350
DRAWING No.: 1 of 1
SERIES: 2
ISSUE No.:

Planning Proposal

Schedule 1 Amendment to allow subdivision that is below minimum lot size at 92 Dunoon Rd, North Lismore (Lot 11 DP1096690)

18 July 2025

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EXECUTIVE SUMMARY

This planning proposal has been prepared in respect to land described as 92 Dunoon Rd, North Lismore (Lot 11 DP 1096690). The planning proposal was lodged with the NSW Planning Portal on October 17, 2024.

The planning proposal seeks to create an Additional Permitted Use (APU) to allow for the subdivision of the land to create two lots that are below minimum lot size. This will allow the existing goods transport terminal and associated manager's residence to be located on a separate lot from the remainder of the farm, which includes a dwelling and ancillary farm buildings.

The planning proposal is consistent with the North Coast Regional Plan and the relevant State Environmental Planning Policies. The proposal is also consistent with the relevant section 9.1 Ministerial Directions.

This report assesses the merits of the planning proposal in accordance with the Department of Planning & Environment's *Local Environmental Plan Making Guideline* (August 2023). A Gateway determination is sought pursuant to Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

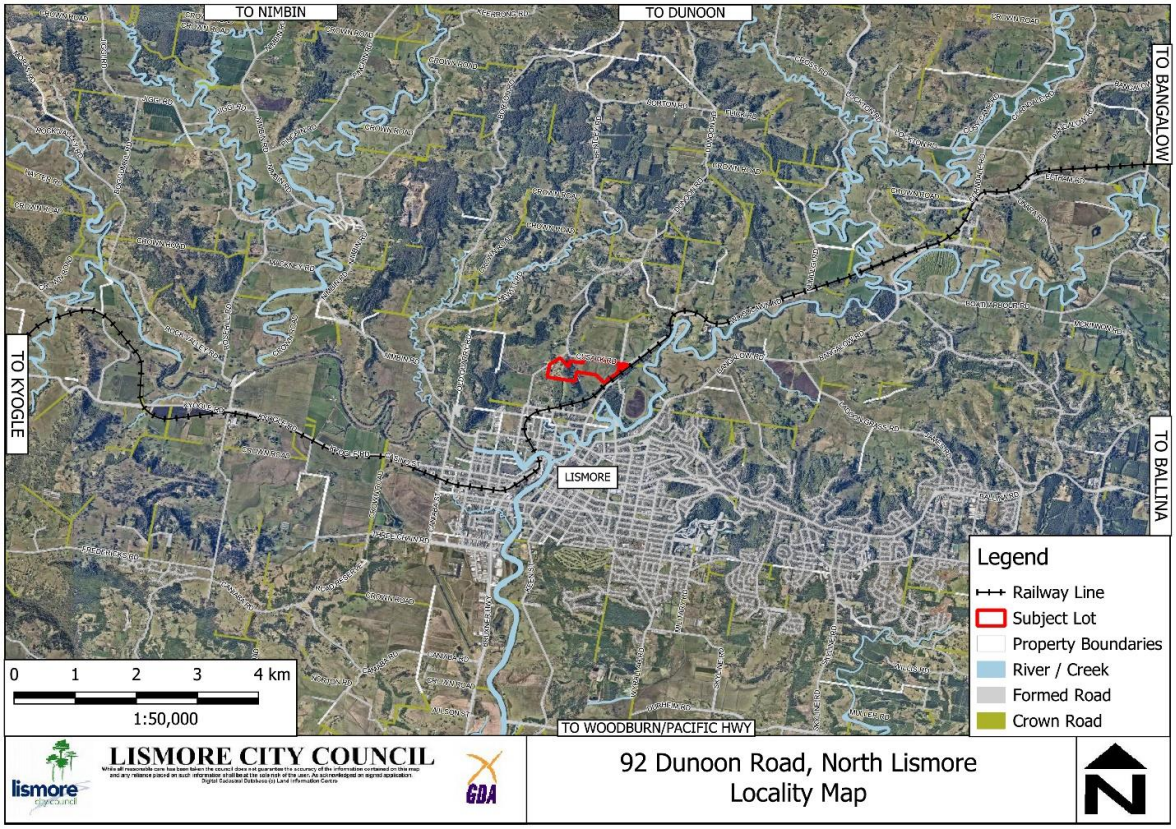


Figure 1. Locality Map - 92 Dunoon Road, North Lismore.

PART 1 – OBJECTIVES AND INTENDED OUTCOMES

Objective

To amend Schedule 1 of the Lismore LEP 2012 to allow an additional permitted use, being the subdivision of land to create two lots that are below minimum lot size at 92 Dunoon Road, North Lismore (Lot 11, DP 1096690).

Intended outcome

To enable the subdivision of the existing approved goods transport terminal and associated manager's residence from the balance of the farm.

Site description and setting

92 Dunoon Road, North Lismore (Lot 11, DP 1096690) is located approximately 2.7km by road from the Lismore CBD. The site has an area of 36.31ha and is zoned RU1 (Primary Production) with a minimum lot size of 40ha. The western side of the property contains a goods transport terminal and associated manager's residence that was approved in 2000 (DA2000/176) and utilises vehicle access from Dunoon Rd. A separate farmhouse and associated sheds have vehicle access from Cusack Road and the land is predominantly utilised for cattle grazing. The topography of the land is such that the farm and the transport business are located on either side of a ridgeline.

Surrounding land uses are predominantly cattle grazing with some rural dwellings. The Lismore Go Kart Track and Showgrounds are located to the south. Future residential development in the North Lismore Plateau precinct is to be located to the east and north-east.

PART 2 – EXPLANATION OF PROVISIONS

The proposed outcome of the planning proposal will be achieved by amending Schedule 1 of the Lismore Local Environmental Plan (LEP) 2012 by the inclusion of an additional permitted use to permit the subdivision of land to create two lots that are below minimum lot size.

It is intended the additional permitted use clause include items Council is required to consider and be satisfied for any future devleopment application for a two-lot subdivision including the following:

- The consent authority is satisfied the subdivision is suitable in relation to the flood hazard, flood function and flood behaviour relevant to the subject lands/allotments.
- To ensure any future subdivision does not increase land use conflict and is appropriate for the topography and constraints of the site.

PART 3 – JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

Section A – Need for the planning proposal

1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?

No, the planning proposal is not the result of any endorsed LSPS, strategic study or report. Rather it is the result of correspondence between Lismore City Council and the landowners' planning consultants about the strategic merit of separating the existing business from the balance of the farm.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes, it is considered that a Planning Proposal to amend Schedule 1 is the best way to achieve the objectives.

Clause 4.6 of the Standard Instrument LEP allows a consent authority some discretion to vary a development standard where there are sufficient environmental planning grounds. However, the clause specifically precludes the subdivision of land below minimum lot size for certain zones, including RU1 Primary Production. Therefore, the only way for Council to consider the merits of the proposed subdivision is to first amend the Lismore LEP 2012 by way of a Schedule 1 Additional Permitted Use (APU) for the subject site.

Section B – Relationship to the strategic planning framework

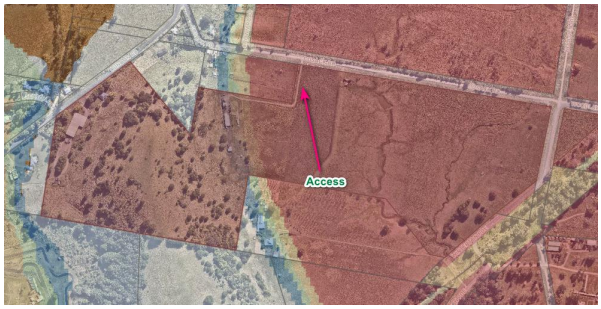
3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

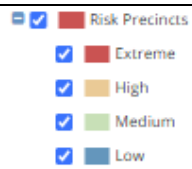
The planning proposal gives effect to the objectives of the North Coast Regional Plan 2041. See ***Appendix 1*** for detail on how the proposal gives effect to the Plan.

4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

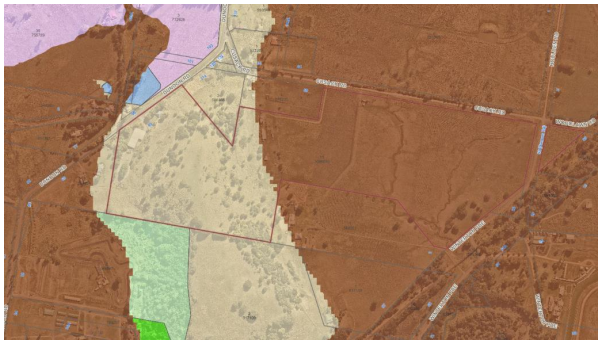
The planning proposal is consistent with Council's LSPS – Inspire Lismore 2040. The relevant planning priorities are addressed below in Table 1.

#	Planning Priority	Consistency
1	Growth is consolidated around Lismore city, CBD and villages	The proposal will allow for the creation of one additional rural lot. The site's proximity to the Lismore CBD (2.7km) is considered to be consistent with this objective.
3	Rural and natural landscapes will be identified & protected.	The proposal is not considered to have any impact upon the existing rural landscape.

4	Recognise, embrace and protect our cultural heritage.	Aboriginal Cultural Heritage has been addressed in Section C of this Planning Proposal. An AHIMS database search identifies no record of an Aboriginal site or places within a 50 metre radius of the subject site. Further consultation may be required with Heritage NSW, and Ngulingah Local Aboriginal Land Council (LALC) as a condition of Gateway.
6	Expand agriculture & agribusiness while protecting productive agricultural land.	The proposal is expected to support the ongoing use of the site as a goods transport terminal, which supports agribusinesses in the region.
8	Consolidate existing industries & support their continued growth.	The proposal is expected to support the ongoing use of the site as a goods transport terminal, which supports agribusinesses in the region.
9	Transport & communications keep our communities connected and facilitate the expansion of industries	The proposal is expected to support the ongoing use of the site as a goods transport terminal, which supports agribusinesses in the region.
10	Areas of high biodiversity value and connectivity are protected and enhanced.	No areas of high biodiversity value or connectivity will be impacted.
11	Waterways, riparian areas and water catchments are protected and enhanced.	The site is within the drinking water catchment. No impact is anticipated as a result of the proposal.
12	Protect and improve productive agricultural land and other natural resources.	The eastern portion of the site is mapped as Important Farmland, based upon the Northern Rivers Farmland Protection Project (2005). The proposed APU seeks to subdivide an approved commercial activity (good transport terminal) from farming operations (cattle grazing). No impact upon the productivity of agricultural land is anticipated as a result of the planning proposal.
13	Identify, manage and adapt to risks from natural hazards.	A bushfire hazard assessment has been undertaken and consultation will be undertaken with the RFS post-Gateway. The lower lying parts of the property are within Council's flood planning area. The access for the farmhouse via Cusack Road is located on Extreme Flood Risk mapped land where access/evacuation may become unavailable in the event of flood. Council's Devleopment Engineer has advised the existing farmhouse access will be inundated in a one in ten year event or lower. 



The probable maximum flood (PMF) is illustrated below.



The low-lying sections of Cusack Road and internal driveway access within the proposed eastern lot are subject to flooding.

In the event that Cusack Road becomes inundated, it is envisaged that residents will have ample time to evacuate to high ground in the locality if need be, which in this instance is flood free Dunoon Road.

To assist in the event of an evacuation process of residents, there will typically be adequate flood warnings put in place by the BOM and the SES prior to evacuation to ensure flood evacuation occurs in a timely manner. In accordance with the Australian Warning System (AWS), it is understood that flood communication protocols have now been updated, and triggers now follow AWS classifications of 'Advice', 'Watch and Act', and 'Emergency Warning'.

Whilst a range of methods of disseminating public flood warnings are used, more contemporary measures are now also available including text messages that are distributed by the NSW SES. Alerts are also made public on the NSW

With regard to a flood evacuation route to higher ground, the existing dwelling within the proposed eastern lot is serviced with an internal access driveway approximately 300 metres in length which connects to Cusack Road, which in turn connects to Dunoon Road. Cusack Road and Dunoon Road will offer an alternative flood evacuation route from the land. Upon exiting the proposed eastern lot, Cusack Road is only subject to flooding for a distance of 200 metres when heading west towards Dunoon Road before becoming flood free. Dunoon Road will allow for an evacuation route above the 100 year ARI flood event and PMF flood event.

The flood evacuation route is relatively straight forward, and require travelling uphill along constantly rising road to higher ground above the PMF level. This will facilitate car-based evacuation to land beyond the flood plain.

It is also noted that a future two lot subdivision design will not require a change in the landform that would result in a hinderance for flood evacuation.

		Given the above it is recommended the additional permitted use clause include items Council is required to consider and be satisfied for any future devleopment application for a two-lot subdivision including the following: • The consent authority is satisfied the subdivision is suitable in relation to the flood hazard, flood function and flood behaviour relevant to the subject lands/allotments.

Table 1: Consistency with the Lismore Local Strategic Planning Statement

The site is not identified as a potential growth area or infill site within Lismore City Council's adopted Growth and Realignment Strategy. However, the proposed Schedule 1 amendment to allow an Additional Permitted Use (APU) that is the creation of two lots below minimum lot size does not seek to rezone the land or allow for any change to existing land uses. The intended outcome is not considered to be contradictory with the intent of the Growth and Realignment Strategy.

5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

The planning proposal is not considered to be inconsistent with any State and regional study or strategy.

6. Is the planning proposal consistent with applicable SEPPs?

The planning proposal is seeking to create an Additional Permitted Use allowing for the subdivision of land below minimum lot size on land zoned RU1 Primary Production. The SEPP Primary Production (2021) requires the consent authority to consider the following matters for land zoned RU1 for any subdivision where the land will be utilised for the purpose of a dwelling:

(5) The following matters are to be taken into account—
(a) the existing uses and approved uses of land in the vicinity of the development,
(b) whether or not the development is likely to have a significant impact on land uses that, in the opinion of the consent authority, are likely to be preferred and the predominant land uses in the vicinity of the development,
(c) whether or not the development is likely to be incompatible with a use referred to in paragraph (a) or (b),
(d) any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c).

The wording of the proposed Schedule 1 LEP amendment is consistent with this requirement and will be considered with any future development application.

The far eastern boundary of the property is fringed by the Coastal Environment map (Resilience and Hazards SEPP) due to the site being within 500 meters of the Wilson River. It is not anticipated that this will preclude any future application to subdivide the land.

No other SEPPs are directly applicable to the Planning Proposal.

7. Is the Planning Proposal consistent with applicable s9.1 Ministerial Directions?

The planning proposal is consistent with the applicable section 9.1 Ministerial Directions. Refer to ***Appendix 2*** for s9.1 compliance table.

Section C – Environmental, social and economic impact

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

The Planning Proposal included a Biodiversity Assessment undertaken by GeoLINK, (September 2024) that has been per reviewed by Lismore Council's ecologist.

The GeoLINK report and internal review confirm the site has limited biodiversity values, reflecting the substantial disturbance history of the site, and that there will be limited impact on threatened species as a result of the planning proposal and future subdivision. Proposed mitigation measures have been identified including:

- Native vegetation retained.
- Only woody weeds to be removed when establishing fence and doglegging fence if native trees are encountered on boundary.
- Biosecurity risk management strategy prepared to manage weed threats.
- Koala sensitive fencing to be used.

9. Are there any other likely environmental effects of the Planning Proposal and how are they proposed to be managed?

The site is impacted by bushfire prone vegetation. A bushfire hazard assessment has been undertaken and will be provided to the Rural Fire Service as part of post-Gateway consultation. The report concludes:

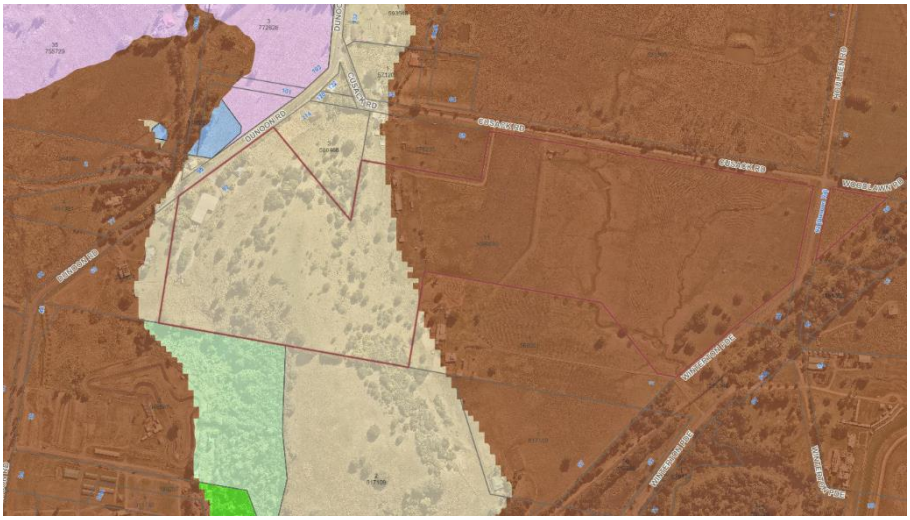
"This Bushfire Hazard Assessment has taken into consideration the proposed development, existing vegetation, effective slope and FDI detailed within PBP 2019. Adequate and appropriate bushfire protection measures are available and can be implemented to facilitate the proposed subdivision of Lot 11 DP 1096690, 92 Dunoon Road, North Lismore. The proposal conforms with the standards, performance criteria and intent of measures outlined in PBP 2019 and complies with Section 100B of the Rural Fires Act 1997.
It is therefore recommended that the proposed development is approved and conditioned in accordance with the recommendations provided within this assessment."

The lower lying parts of the property are within Council's flood planning area. The access for the farmhouse via Cusack Road is located on Extreme Flood Risk mapped land where access/evacuation may become unavailable in the event of flood. Council's devleopment Engineer has advised the existing farmhouse access will be inundated in a one in ten-year event or lower.





The probable maximum flood (PMF) is illustrated below.



The low-lying sections of Cusack Road and internal driveway access within the proposed eastern lot are subject to flooding.

In the event that Cusack Road becomes inundated, it is envisaged that residents will have ample time to evacuate to high ground in the locality if need be, which in this instance is flood free Dunoon Road.

To assist in the event of an evacuation process of residents, there will typically be adequate flood warnings put in place by the BOM and the SES prior to evacuation to ensure flood evacuation occurs in a timely manner. In accordance with the Australian Warning System (AWS), it is understood that flood communication protocols have now been updated, and triggers now follow AWS classifications of 'Advice', 'Watch and Act', and 'Emergency Warning'.

Whilst a range of methods of disseminating public flood warnings are used, more contemporary measures are now also available including text messages that are distributed by the NSW SES. Alerts are also made public on the NSW SES website, NSW BOM website, and the Lismore Disaster Dashboard website.

With regard to a flood evacuation route to higher ground, the existing dwelling within the proposed eastern lot is serviced with an internal access driveway approximately 300 metres in length which connects to Cusack Road, which in turn connects to Dunoon Road. Cusack Road and Dunoon Road will offer an alternative flood evacuation route from the land. Upon exiting the proposed eastern lot, Cusack Road is only subject to flooding for a distance of 200 metres when heading west towards Dunoon Road before becoming flood free. Dunoon Road will allow for an evacuation route above the 100 year ARI flood event and PMF flood event.

The flood evacuation route is relatively straight forward, and require travelling uphill along constantly rising road to higher ground above the PMF level. This will facilitate car-based evacuation to land beyond the flood plain.

It is also noted that a future two lot subdivision design will not require a change in the landform that would result in a hinderance for flood evacuation.

Given the above it is recommended the additional permitted use clause include items Council is required to consider and be satisfied for any future devleopment application for a two-lot subdivision including the following:

- the consent authority is satisfied the subdivision is suitable in relation to the flood hazard, flood function and flood behaviour relevant to the subject lands/allotments.

10. How has the planning proposal adequately addressed any social and economic effects?

No adverse social or economic issues have been identified.

Section D – Infrastructure (Local, State and Commonwealth)

11. Is there adequate public infrastructure for the planning proposal?

No change to existing public infrastructure is required as a result of the planning proposal.

Section E – State and Commonwealth Interests

12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

No consultation has been conducted pre-Gateway given the minor nature of the planning proposal. Relevant state and federal public authorities and government agencies will be consulted in line with any Gateway condition.

PART 4 - MAPPING

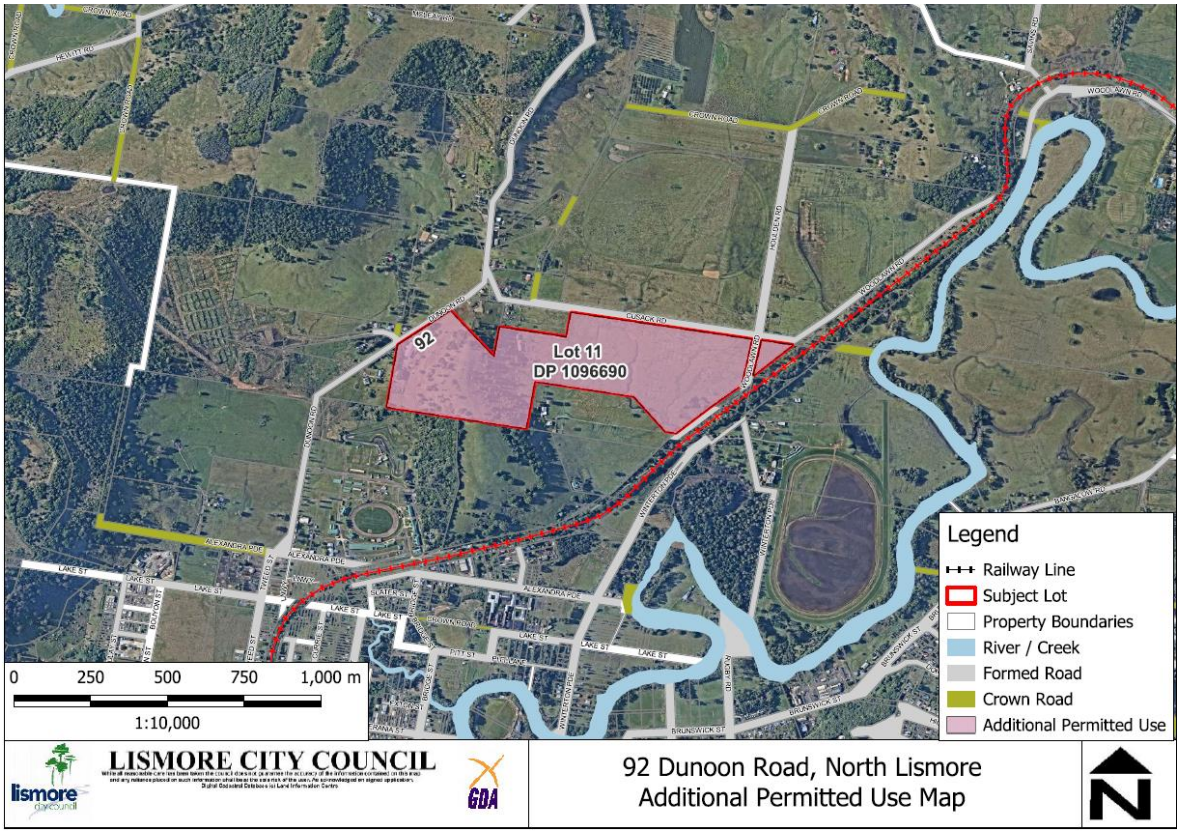


Figure 2. Proposed LEP Mapping amendment.

The Additional Permitted Uses LEP Map (APU_005A) will be amended as shown above to identify 92 Dunoon Road, North Lismore (Lot 11 DP 1096690) as Item 9.

The proposed outcome of the planning proposal will be achieved by amending Schedule 1 of the Lismore Local Environmental Plan (LEP) 2012 by the inclusion of an additional permitted use to permit the subdivision of land to create two lots that are below minimum lot size.

It is intended the additional permitted use clause include items Council is required to consider and be satisfied for any future devleopment application for a two-lot subdivision including the following:

- the consent authority is satisfied the subdivision is suitable in relation to the flood hazard, flood function and flood behaviour relevant to the subject lands/allotments.

- To ensure any future subdivision does not increase land use conflict and is appropriate for the topography and constraints of the site,

PART 5 – COMMUNITY CONSULTATION

Council will commence community consultation in accordance with any Gateway determination. Public exhibition will be undertaken in accordance with the DPE *Local Environmental Plan Making Guideline* – (August 2023) and Council's Community Participation Plan.

PART 6 – PROJECT TIMELINE

The proposed timeline for the completion of the planning proposal is as follows:

Estimated Completion	Plan Making Steps
December 2024	Report planning proposal to Council
January 2025	Gateway determination issued by DPE
January 2025	Amend planning proposal report in accordance with Gateway
February 2025	Commence agency consultation
February 2025	Commence public exhibition
April 2025	Consideration of submissions
April 2025	Post-exhibition review and additional studies
May 2025	Report to Council – consultation and submissions analysis
May 2025	Submission to Department for finalisation (where applicable)
June 2025	Gazettal of LEP amendment

APPENDIX 1

NORTH COAST REGIONAL PLAN 2041 - COMPLIANCE TABLE

Objective	Compliance
Goal 1: Liveable, sustainable and resilient	
1. Provide well located homes to meet demand	The proposal will have no impact on the two existing dwellings. An additional dwelling could potentially be located on the proposed residual farm lot in the future, which would be outside of the flood planning area and close to the Lismore CBD.
2. Provide for more affordable and low cost housing	No impact.
3. Protect regional biodiversity and areas of high environmental value	No areas of high biodiversity or environmental value will be impacted.
4. Understand, celebrate and integrate Aboriginal culture	Aboriginal Cultural Heritage has been addressed in Section C of this Planning Proposal. An AHIMS database search identifies no record of an Aboriginal site or places within a 50 metre radius of the subject site. Further consultation will be required with Heritage NSW, and Ngulingah Local Aboriginal Land Council (LALC).
5. Manage and improve resilience to shocks and stresses, natural hazards and climate change	A bushfire hazard assessment has been undertaken and consultation will be undertaken with the RFS post-Gateway. The lower lying parts of the property are within Council's flood planning area. The access for the farmhouse via Cusack Road is located on Extreme Flood Risk mapped land where access/evacuation may become unavailable in the event of flood. • It is therefore recommended that the additional permitted use clause require the consent authority is satisfied the subdivision is suitable in relation to the flood hazard, flood function and flood behaviour relevant to the subject lands/allotments.
6. Create a circular economy	N/A
7. Promote renewable energy opportunities	N/A
8. Support the productivity of agricultural land	The eastern portion of the site is mapped as Important Farmland, based upon the Northern Rivers Farmland Protection Project (2005). The proposed APU seeks to subdivide an approved commercial activity (good transport terminal) from farming operations (cattle grazing). No impact upon the productivity of agricultural land is anticipated as a result of the planning proposal.
9. Sustainably manage and conserve water resources	N/A
10. Sustainably manage the productivity of our natural resources	N/A
Goal 2: Productive and connected	
11. Support cities and centres and coordinate the supply of well-located employment land	N/A
12. Create a diverse visitor economy	N/A
13. Champion Aboriginal self-determination	N/A

Objective	Compliance
14. Deliver new industries of the future	N/A
15. Improve state and regional connectivity	N/A
16. Increase active and public transport usage	N/A
17. Utilise new transport technology	N/A
Goal 3: Growth Change and Opportunity	
18. Plan for sustainable communities	N/A
19. Public spaces and green infrastructure support connected and healthy communities	N/A
20. Celebrate local character	N/A

APPENDIX 2

SECTION 9.1 MINISTERIAL DIRECTIONS COMPLIANCE TABLE

Ministerial Directions	Requirements	Compliance
1. Planning Systems		
1.1 Implementation of Regional Plans	(1) Planning proposals must be consistent with a Regional Plan released by the Minister for Planning.	See Appendix 1
1.2 Development of Aboriginal Land Council land	(1) When preparing a planning proposal to which this direction applies, the planning proposal authority must take into account: (a) any applicable development delivery plan made under the chapter 3 of the State Environmental Planning Policy (Planning Systems) 2021; or (b) if no applicable development delivery plan has been published, the interim development delivery plan published on the Department's website on the making of this direction.	N/A
1.3 Approval and Referral Requirements	(1) A planning proposal to which this direction applies must: (a) minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and (b) not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of: i. the appropriate Minister or public authority, and ii. the Planning Secretary (or an officer of the Department nominated by the Secretary), prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act, and (c) not identify development as designated development unless the relevant planning authority: i. can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the class of development is likely to have a significant impact on the environment, and ii. has obtained the approval of the Planning Secretary (or an officer of the Department nominated by the Secretary) prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act.	The Gateway Determination will determine the duration and extent of public and State Agency consultation requirements.

Ministerial Directions	Requirements	Compliance
1.4 Site Specific Provisions	(1) A planning proposal that will amend another environmental planning instrument in order to allow particular development to be carried out must either: (a) allow that land use to be carried out in the zone the land is situated on, or (b) rezone the site to an existing zone already in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or (c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended. (2) A planning proposal must not contain or refer to drawings that show details of the proposed development.	Consistent. The Planning Proposal seeks to allow an Additional Permitted use in Schedule 1 of the Lismore LEP 2012.
3. Biodiversity and Conservation		
3.1 Conservation Zones	(1) A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas. (2) A planning proposal that applies to land within a conservation zone or land otherwise identified for environment conservation/protection purposes in a LEP must not reduce the conservation standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with Direction 9.2 (2) of "Rural Lands".	The Planning Proposal does not involve land within a Conservation zone.
3.2 Heritage Conservation	(1) A planning proposal must contain provisions that facilitate the conservation of: (a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area, (b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and (c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes	The subject land is not identified as being an item of heritage significance nor as being located within a heritage conservation area pursuant to the Lismore LEP 2012. An AHIMS search was undertaken and no record of an Aboriginal site or place was identified within a 50 metre radius of the subject site. Further consultation may be required with Heritage NSW, and/or Ngulingah Local Aboriginal Land Council as a Gateway condition.

Ministerial Directions	Requirements	Compliance
	identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.	
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	(1) A planning proposal that introduces or alters an C2 Environmental Conservation or C3 Environmental Management zone or an overlay and associated clause must apply that proposed C2 Environmental Conservation or C3 Environmental Management zone, or the overlay and associated clause, in line with the Northern Councils E Zone Review Final Recommendations.	N/A
3.5 Recreation Vehicle Areas	(1) A planning proposal must not enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the Recreation Vehicles Act 1983): (a) where the land is within a conservation zone, (b) where the land comprises a beach or a dune adjacent to or adjoining a beach, (c) where the land is not within an area or zone referred to in paragraphs (a) or (b) unless the relevant planning authority has taken into consideration: i. the provisions of the guidelines entitled Guidelines for Selection, Establishment and Maintenance of Recreation Vehicle Areas, Soil Conservation Service of New South Wales, September, 1985, and ii. the provisions of the guidelines entitled Recreation Vehicles Act 1983, Guidelines for Selection, Design, and Operation	N/A
3.6 Strategic Conservation Planning	(1) A planning proposal authority must be satisfied that a planning proposal that applies to avoided land identified under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 demonstrates that it is consistent with: (a) the protection or enhancement of native vegetation, (b) the protection or enhancement of riparian corridors, including native vegetation and water quality, (c) the protection of threatened ecological communities, threatened species and their habitats,	N/A

Ministerial Directions	Requirements	Compliance
	(d) the protection or enhancement of koala habitat and corridors, and (e) the protection of matters of national environmental significance. (2) A planning proposal authority must be satisfied that a planning proposal that applies to a strategic conservation area identified under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 demonstrates that it is consistent with: (a) the protection or enhancement of native vegetation, (b) the minimisation of impacts on areas of regionally significant biodiversity, including threatened ecological communities, threatened species and their habitats, (c) the protection or enhancement of koala habitat and corridors, including habitat connectivity and fauna movement, and links to ecological restoration areas, and (d) the maintenance or enhancement of ecological function. (3) A planning proposal must not rezone land identified as avoided land in the State Environmental Planning Policy (Biodiversity and Conservation) 2021 to: (a) a rural, residential, business, industrial, SP1 Special Activities, SP2 Infrastructure, SP3 Tourist, RE2 Private Recreation, or equivalent zone. (4) A planning proposal must not rezone land identified as a strategic conservation area in the State Environmental Planning Policy (Biodiversity and Conservation) 2021 to: (a) RU4, RU5, RU6, residential, business, industrial, SP1 Special Activities, SP2 Infrastructure, SP3 Tourist, RE2 Private Recreation, or equivalent zone.	
3.10 Water Catchment Protection	(1) When preparing a planning proposal, the planning proposal authority must be satisfied that the planning proposal achieves the following: (a) is consistent with the objectives of this direction, (b) is consistent with the Australian and New Zealand Guidelines for Fresh and Marine Water Quality, as published by Water Quality Australia, and any water quality management plan prepared in accordance with those guidelines, (c) includes documentation, prepared by a suitably qualified person(s),	N/A

Ministerial Directions	Requirements	Compliance
	indicating whether the planning proposal: i. is likely to have an adverse direct, indirect or cumulative impact on terrestrial, aquatic or migratory animals or vegetation, and any steps taken to minimise such impacts ii. is likely to have an impact on periodic flooding that may affect wetlands and other riverine ecosystems iii. is likely to have an adverse impact on recreational land uses within the regulated catchment (d) identifies and considers the cumulative impact of the planning proposal on water quality (including groundwater) and flows of natural waterbodies and on the environment more generally, including on land adjacent to or downstream of the area to which this direction applies, (e) identifies how the planning proposal will: i. protect and improve environmental values, having regard to maintaining biodiversity, and protecting native vegetation, cultural heritage and water resources (including groundwater), ii. impact the scenic quality of the natural waterbodies and the social, economic and environmental interests of the community, iii. protect and rehabilitate land from current and future urban salinity, and prevent or restore land degradation, (f) considers any feasible alternatives to the planning proposal. (2) When preparing a planning proposal, the planning proposal authority must: (a) consult with the councils of adjacent or downstream local government areas where the planning proposal is likely to have an adverse environmental impact on land in that local government area, and (b) as far as is practicable, give effect to any requests of the adjacent or downstream council.	
4. Resilience and Hazards		
4.1 Flooding	(1) A planning proposal must include provisions that give effect to and are consistent with:	The eastern part of the property contains low lying areas that are impacted by flooding.

Ministerial Directions	Requirements	Compliance
	(a) the NSW Flood Prone Land Policy, (b) the principles of the Floodplain Development Manual 2005, (c) the Considering flooding in land use planning guideline 2021, and (d) any adopted flood study and/or floodplain risk management plan prepared in accordance with the principles of the Floodplain Development Manual 2005 and adopted by the relevant council. (2) A planning proposal must not rezone land within the flood planning area from Recreation, Rural, Special Purpose or Conservation Zones to a Residential, Business, Industrial or Special Purpose Zones. (3) A planning proposal must not contain provisions that apply to the flood planning area which: (a) permit development in floodway areas, (b) permit development that will result in significant flood impacts to other properties, (c) permit development for the purposes of residential accommodation in high hazard areas, (d) permit a significant increase in the development and/or dwelling density of that land, (e) permit development for the purpose of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate, (f) permit development to be carried out without development consent except for the purposes of exempt development or agriculture. Dams, drainage canals, levees, still require development consent, (g) are likely to result in a significantly increased requirement for government spending on emergency management services, flood mitigation and emergency response measures, which can include but are not limited to the provision of road infrastructure, flood mitigation infrastructure and utilities, or (h) permit hazardous industries or hazardous storage establishments where hazardous materials cannot be effectively contained during the occurrence of a flood event.	The proposal to allow future subdivision of the site would allow a dual occupancy to be constructed with development consent. The lower lying parts of the property are within Council's flood planning area. The access for the farmhouse via Cusack Road is located on Extreme Flood Risk mapped land where access/evacuation may become unavailable in the event of flood. It is therefore recommended that the additional permitted use require the consent authority be satisfied the subdivision is suitable in relation to the flood hazard, flood function and flood behaviour relevant to the subject lands/allotments.

Ministerial Directions	Requirements	Compliance
	(4) A planning proposal must not contain provisions that apply to areas between the flood planning area and probable maximum flood to which Special Flood Considerations apply which: (a) permit development in floodway areas, (b) permit development that will result in significant flood impacts to other properties, (c) permit a significant increase in the dwelling density of that land, (d) permit the development of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate, (e) are likely to affect the safe occupation of and efficient evacuation of the lot, or (f) are likely to result in a significantly increased requirement for government spending on emergency management services, and flood mitigation and emergency response measures, which can include but not limited to road infrastructure, flood mitigation infrastructure and utilities. (5) For the purposes of preparing a planning proposal, the flood planning area must be consistent with the principles of the Floodplain Development Manual 2005 or as otherwise determined by a Floodplain Risk Management Study or Plan adopted by the relevant council.	
4.2 Coastal Management	(1) A planning proposal must include provisions that give effect to and are consistent with: (a) the objects of the Coastal Management Act 2016 and the objectives of the relevant coastal management areas; (b) the NSW Coastal Management Manual and associated Toolkit; (c) NSW Coastal Design Guidelines 2003; and (d) any relevant Coastal Management Program that has been certified by the Minister, or any Coastal Zone Management Plan under the Coastal Protection Act 1979 that continues to have effect under clause 4 of Schedule 3 to the Coastal Management Act 2016, that applies to the land. (2) A planning proposal must not rezone land which would enable increased	N/A

Ministerial Directions	Requirements	Compliance
	development or more intensive land-use on land: (a) within a coastal vulnerability area identified by chapter 2 of the State Environmental Planning Policy (Resilience and Hazards) 2021; or (b) that has been identified as land affected by a current or future coastal hazard in a local environmental plan or development control plan, or a study or assessment undertaken: i. by or on behalf of the relevant planning authority and the planning proposal authority, or ii. by or on behalf of a public authority and provided to the relevant planning authority and the planning proposal authority. (3) A planning proposal must not rezone land which would enable increased development or more intensive land-use on land within a coastal wetlands and littoral rainforests area identified by chapter 2 of the State Environmental Planning Policy (Resilience and Hazards) 2021. (4) A planning proposal for a local environmental plan may propose to amend the following maps, including increasing or decreasing the land within these maps, under chapter 2 of the State Environmental Planning Policy (Resilience and Hazards) 2021: (a) Coastal wetlands and littoral rainforests area map; (b) Coastal vulnerability area map; (c) Coastal environment area map; and (d) Coastal use area map. Such a planning proposal must be supported by evidence in a relevant Coastal Management Program that has been certified by the Minister, or by a Coastal Zone Management Plan under the Coastal Protection Act 1979 that continues to have effect under clause 4 of Schedule 3 to the Coastal Management Act 2016.	
4.3 Planning for Bushfire Protection	(1) In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 3.34 of the Act, and prior to undertaking community consultation in satisfaction of clause 4, Schedule 1 to the EP&A Act, and take into account any comments so made. (2) A planning proposal must: (a) have regard to Planning for Bushfire Protection 2019,	Part of the site is impacted by bushfire prone vegetation. A bushfire hazard assessment has been prepared and consultation with the RFS will be undertaken post-Gateway.

Ministerial Directions	Requirements	Compliance
	(b) introduce controls that avoid placing inappropriate developments in hazardous areas, and (c) ensure that bushfire hazard reduction is not prohibited within the Asset Protection Zone (APZ). (3) A planning proposal must, where development is proposed, comply with the following provisions, as appropriate: (a) provide an Asset Protection Zone (APZ) incorporating at a minimum: i. an Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and ii. an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road, (b) for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the Rural Fires Act 1997), the APZ provisions must be complied with, (c) contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks, (d) contain provisions for adequate water supply for firefighting purposes, (e) minimise the perimeter of the area of land interfacing the hazard which may be developed, (f) introduce controls on the placement of combustible materials in the Inner Protection Area	
4.4 Remediation of Contaminated Land	(1) A planning proposal authority must not include in a particular zone (within the meaning of the local environmental plan) any land to which this direction applies if the inclusion of the land in that zone would permit a change of use of the land, unless: (a) the planning proposal authority has considered whether the land is contaminated, and (b) if the land is contaminated, the planning proposal authority is satisfied that the land is suitable in its	No change of use is proposed as a result of the Planning Proposal and no potential contaminated land is identified at the site.

Ministerial Directions	Requirements	Compliance
	contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and (c) if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning proposal authority is satisfied that the land will be so remediated before the land is used for that purpose. In order to satisfy itself as to paragraph 1(c), the planning proposal authority may need to include certain provisions in the local environmental plan. (2) Before including any land to which this direction applies in a particular zone, the planning proposal authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines.	
4.5 Acid Sulfate Soils	(1) The relevant planning authority must consider the Acid Sulfate Soils Planning Guidelines adopted by the Planning Secretary when preparing a planning proposal that applies to any land identified on the Acid Sulfate Soils Planning Maps as having a probability of acid sulfate soils being present. (2) When a relevant planning authority is preparing a planning proposal to introduce provisions to regulate works in acid sulfate soils, those provisions must be consistent with: (a) the Acid Sulfate Soils Model LEP in the Acid Sulfate Soils Planning Guidelines adopted by the Planning Secretary, or (b) other such provisions provided by the Planning Secretary that are consistent with the Acid Sulfate Soils Planning Guidelines. (3) A relevant planning authority must not prepare a planning proposal that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps unless the relevant planning authority has considered an acid sulfate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils. The relevant planning authority must provide a copy of any such study to the Planning Secretary prior to undertaking community consultation in satisfaction of clause 4 of Schedule 1 to the Act.	N/A

Ministerial Directions	Requirements	Compliance
	(4) Where provisions referred to under 2(a) and 2(b) above of this direction have not been introduced and the relevant planning authority is preparing a planning proposal that proposes an intensification of land uses on land identified as having a probability of acid sulfate soils on the Acid Sulfate Soils Planning Maps, the planning proposal must contain provisions consistent with 2(a) and 2(b).	
4.5 Mine Subsidence and Unstable Land	(1) When preparing a planning proposal that would permit development on land that is within a declared mine subsidence district, a relevant planning authority must: (a) consult Subsidence Advisory NSW to ascertain: i. if Subsidence Advisory NSW has any objection to the draft local environmental plan, and the reason for such an objection, and ii. the scale, density and type of development that is appropriate for the potential level of subsidence, and (b) incorporate provisions into the draft Local Environmental Plan that are consistent with the recommended scale, density and type of development recommended under 1(a)(ii), and (c) include a copy of any information received from Subsidence Advisory NSW with the statement to the Planning Secretary (or an officer of the Department nominated by the Secretary prior to undertaking community consultation in satisfaction of Schedule 1 to the Act. (2) A planning proposal must not permit development on land that has been identified as unstable as referred to in the application section of this direction.	N/A
5. Transport and Infrastructure		
5.1 Integrating Land Use and Transport	(1) A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of: (a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and (b) The Right Place for Business and Services – Planning Policy (DUAP 2001).	N/A
5.2 Reserving Land for Public Purposes	(1) A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority	N/A

Ministerial Directions	Requirements	Compliance
	and the Planning Secretary (or an officer of the Department nominated by the Secretary). (2) When a Minister or public authority requests a relevant planning authority to reserve land for a public purpose in a planning proposal and the land would be required to be acquired under Division 3 of Part 2 of the Land Acquisition (Just Terms Compensation) Act 1991, the relevant planning authority must: (a) reserve the land in accordance with the request, and (b) include the land in a zone appropriate to its intended future use or a zone advised by the Planning Secretary (or an officer of the Department nominated by the Secretary), and (c) identify the relevant acquiring authority for the land. (3) When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal relating to the use of any land reserved for a public purpose before that land is acquired, the relevant planning authority must: (a) include the requested provisions, or (b) take such other action as advised by the Planning Secretary (or an officer of the Department nominated by the Secretary) with respect to the use of the land before it is acquired. (4) When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal to rezone and/or remove a reservation of any land that is reserved for public purposes because the land is no longer designated by that public authority for acquisition, the relevant planning authority must rezone and/or remove the relevant reservation in accordance with the request.	
5.3 Development Near Regulated Airports and Defence Airfields	(1) In the preparation of a planning proposal that sets controls for development of land near a regulated airport, the relevant planning authority must: (a) consult with the lessee/operator of that airport; (b) take into consideration the operational airspace and any advice from the lessee/operator of that airport; (c) for land affected by the operational airspace, prepare appropriate development standards, such as height controls.	N/A

Ministerial Directions	Requirements	Compliance
	(d) not allow development types that are incompatible with the current and future operation of that airport. (2) In the preparation of a planning proposal that sets controls for development of land near a core regulated airport, the relevant planning authority must: (a) consult with the Department of the Commonwealth responsible for airports and the lessee/operator of that airport; (b) for land affected by the prescribed airspace (as defined in clause 6(1) of the Airports (Protection of Airspace) Regulation 1996, prepare appropriate development standards, such as height controls. (c) not allow development types that are incompatible with the current and future operation of that airport. (d) obtain permission from that Department of the Commonwealth, or their delegate, where a planning proposal seeks to allow, as permissible with consent, development that would constitute a controlled activity as defined in section 182 of the Airports Act 1996. This permission must be obtained prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act. (3) In the preparation of a planning proposal that sets controls for the development of land near a defence airfield, the relevant planning authority must: (a) consult with the Department of Defence if: i. the planning proposal seeks to exceed the height provisions contained in the Defence Regulations 2016 – Defence Aviation Areas for that airfield; or ii. no height provisions exist in the Defence Regulations 2016 – Defence Aviation Areas for the airfield and the proposal is within 15km of the airfield. (b) for land affected by the operational airspace, prepare appropriate development standards, such as height controls. (c) not allow development types that are incompatible with the current and future operation of that airfield. (4) A planning proposal must include a provision to ensure that development meets Australian Standard 2021 – 2015, Acoustic- Aircraft Noise Intrusion – Building siting and construction with	

Ministerial Directions	Requirements	Compliance
	respect to interior noise levels, if the proposal seeks to rezone land: (a) for residential purposes or to increase residential densities in areas where the Australian Noise Exposure Forecast (ANEF) is between 20 and 25; or (b) for hotels, motels, offices or public buildings where the ANEF is between 25 and 30; or (c) for commercial or industrial purposes where the ANEF is above 30. (5) A planning proposal must not contain provisions for residential development or to increase residential densities within the 20 Australian Noise Exposure Concept (ANEC)/ANEF contour for Western Sydney Airport.	
5.4 Shooting Ranges	(1) A planning proposal must not seek to rezone land adjacent to and/ or adjoining an existing shooting range that has the effect of: (a) permitting more intensive land uses than those which are permitted under the existing zone; or (b) permitting land uses that are incompatible with the noise emitted by the existing shooting range	N/A
6. Housing		
6.1 Residential Zones	(1) A planning proposal must include provisions that encourage the provision of housing that will: (a) broaden the choice of building types and locations available in the housing market, and (b) make more efficient use of existing infrastructure and services, and (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and (d) be of good design. (2) A planning proposal must, in relation to land to which this direction applies: (a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and (b) not contain provisions which will reduce the permissible residential density of land.	N/A
6.2 Caravan Parks and	(1) In identifying suitable zones, locations and provisions for caravan parks in a	N/A

Ministerial Directions	Requirements	Compliance
Manufactured Home Estates	planning proposal, the relevant planning authority must: (a) retain provisions that permit development for the purposes of a caravan park to be carried out on land, and (b) retain the zonings of existing caravan parks, or in the case of a new principal LEP zone the land in accordance with an appropriate zone under the Standard Instrument (Local Environmental Plans) Order 2006 that would facilitate the retention of the existing caravan park. (2) In identifying suitable zones, locations and provisions for manufactured home estates (MHEs) in a planning proposal, the relevant planning authority must: (a) take into account the categories of land set out in Schedule 6 of State Environmental Planning Policy (Housing) 2021 as to where MHEs should not be located, (b) take into account the principles listed in clause 125 of State Environmental Planning Policy (Housing) 2021 (which relevant planning authorities are required to consider when assessing and determining the development and subdivision proposals), and (c) include provisions that the subdivision of MHEs by long term lease of up to 20 years or under the Community Land Development Act 1989 be permissible with consent.	
7: Industry and Employment		
7.1 Business and Industrial Zones	(1) A planning proposal must: (a) give effect to the objectives of this direction, (b) retain the areas and locations of existing business and industrial zones, (c) not reduce the total potential floor space area for employment uses and related public services in business zones, (d) not reduce the total potential floor space area for industrial uses in industrial zones, and (e) ensure that proposed new employment areas are in accordance with a strategy that is approved by the Planning Secretary.	N/A
8: Resources and Energy		

Ministerial Directions	Requirements	Compliance
8.1 Mining, Petroleum Production and Extractive Industries	(1) In the preparation of a planning proposal affected by this direction, the relevant planning authority must: (a) consult the Secretary of the Department of Primary Industries (DPI) to identify any: i. resources of coal, other minerals, petroleum or extractive material that are of either State or regional significance, and ii. existing mines, petroleum production operations or extractive industries occurring in the area subject to the planning proposal, and (b) seek advice from the Secretary of DPI on the development potential of resources identified under (1)(a)(i), and (c) identify and take into consideration issues likely to lead to land use conflict between other land uses and: i. development of resources identified under (1)(a)(i), or ii. existing development identified under (1)(a)(ii). (2) Where a planning proposal prohibits or restricts development of resources identified under (1)(a)(i), or proposes land uses that may create land use conflicts identified under (1)(c), the relevant planning authority must: (a) provide the Secretary of DPI with a copy of the planning proposal and notification of the relevant provisions, (b) allow the Secretary of DPI a period of 40 days from the date of notification to provide in writing any objections to the terms of the planning proposal, and (c) include a copy of any objection and supporting information received from the Secretary of DPI with the statement to the Planning Secretary (or an officer of the Department nominated by the Secretary before undertaking community consultation in satisfaction of Schedule 1 to the Act.	N/A
9: Primary Production		
9.1 Rural Zones	(1) A planning proposal must: (a) not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.	No rezoning is proposed.
9.2 Rural Lands	(1) A planning proposal must: (a) be consistent with any applicable strategic plan, including regional and	The Planning Proposal seeks to allow for the future subdivision of RU1 zoned land below the minimum lot size so that

Ministerial Directions	Requirements	Compliance
	district plans endorsed by the Planning Secretary, and any applicable local strategic planning statement (b) consider the significance of agriculture and primary production to the State and rural communities (c) identify and protect environmental values, including but not limited to, maintaining biodiversity, the protection of native vegetation, cultural heritage, and the importance of water resources (d) consider the natural and physical constraints of the land, including but not limited to, topography, size, location, water availability and ground and soil conditions (e) promote opportunities for investment in productive, diversified, innovative and sustainable rural economic activities (f) support farmers in exercising their right to farm (g) prioritise efforts and consider measures to minimise the fragmentation of rural land and reduce the risk of land use conflict, particularly between residential land uses and other rural land use (h) consider State significant agricultural land identified in chapter 2 of the State Environmental Planning Policy (Primary Production) 2021 for the purpose of ensuring the ongoing viability of this land (i) consider the social, economic and environmental interests of the community. (2) A planning proposal that changes the existing minimum lot size on land within a rural or conservation zone must demonstrate that it: (a) is consistent with the priority of minimising rural land fragmentation and land use conflict, particularly between residential and other rural land uses (b) will not adversely affect the operation and viability of existing and future rural land uses and related enterprises, including supporting infrastructure and facilities that are essential to rural industries or supply chains (c) where it is for rural residential purposes: i. is appropriately located taking account of the availability of human services, utility	an existing approved goods transport terminal can be subdivided from the balance of the farm. The eastern part of the site contains land identified as important agricultural land. No change to the minimum lot size is proposed, however the intent of the APU is to facilitate a future subdivision of the land into two lots. The following responses are provided in relation to Direction 9.2 requirements: (a) Responses to requirements within the North Coast Regional Plan (2041) and the Lismore Local Strategic Planning Statement are provided at Table 1 and Appendix 1. (b) No loss or impact on productive agricultural lands will occur as a result of the planning proposal. (c) Environmental and biodiversity values have been addressed at Q.8 of the Planning Proposal. (d) The wording of the proposed LEP amendment addresses the natural and physical constraints of the land. (e) The proposal aims to allow for the ongoing use of part of the site as a goods transport facility. (f) No change to existing farming land will result from the planning proposal (g) No change of use or land use conflict is anticipated as a result of the planning proposal (h) No impact on land identified as regionally significant farmland is anticipated. (i) No adverse social, economic or environmental impacts have been identified.

Ministerial Directions	Requirements	Compliance
	infrastructure, transport and proximity to existing centres ii. is necessary taking account of existing and future demand and supply of rural residential land. ***Note**: where a planning authority seeks to vary an existing minimum lot size within a rural or conservation zone, it must also do so in accordance with the Rural Subdivision Principles in clause 5.16 of the relevant Local Environmental Plan.*	
9.3 Oyster Aquaculture	(1) In the preparation of a planning proposal the relevant planning authority must: (a) identify any 'Priority Oyster Aquaculture Areas' and oyster aquaculture leases outside such an area, as shown the maps to the Strategy, to which the planning proposal would apply, (b) identify any proposed land uses which could result in any adverse impact on a 'Priority Oyster Aquaculture Area' or oyster aquaculture leases outside such an area, (c) identify and take into consideration any issues likely to lead to an incompatible use of land between oyster aquaculture and other land uses and identify and evaluate measures to avoid or minimise such land use in compatibility, (d) consult with the Secretary of the Department of Primary Industries (DPI) of the proposed changes in the preparation of the planning proposal, and (e) ensure the planning proposal is consistent with the Strategy. (2) Where a planning proposal proposes land uses that may result in adverse impacts identified under (1)(b) and (1)(c), relevant planning authority must: (a) provide the Secretary of DPI with a copy of the planning proposal and notification of the relevant provisions, (b) allow the Secretary of DPI a period of 40 days from the date of notification to provide in writing any objections to the terms of the planning proposal, and (c) include a copy of any objection and supporting information received from the Secretary of DPI with the statement to the Planning Secretary before undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act.	N/A

Ministerial Directions	Requirements	Compliance
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	(1) A planning proposal must not: (a) rezone land identified as "State Significant Farmland" for urban or rural residential purposes. (b) rezone land identified as "Regionally Significant Farmland" for urban or rural residential purposes. (c) rezone land identified as "significant non-contiguous farmland" for urban or rural residential purposes.	No rezoning of land identified as regionally significant farmland is proposed.

Survey Responses

30 November 2017 - 23 June 2025

Community Survey: Your Vision for Clunes

Your Say Lismore

Project: Clunes Master Plan

GRANICUS

VISITORS	
107	
CONTRIBUTORS	**RESPONSES**
52	55
3 Registered	3 Registered
2 Unverified	2 Unverified
47 Anonymous	50 Anonymous

Respondent No: 1	**Responded At:** Nov 07, 2024 14:37:31 pm
Login: Anonymous	**Last Seen:** Nov 07, 2024 14:37:31 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**	John DRYSDALE
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	Resident of Clunes
Q5. **Please select your age range**	65+
Q6. **What are three words you would use to describe Clunes now?**	Peaceful (but) busy (and) Convenient.
Q7. **In three words how do you think people feel when they visit Clunes?**	Relaxed, surprised, appreciative
Q8. **What does Clunes do well right now?**	It is well above flood level. Residents take pride in hteir gardens and the environment. It used to do 'communty volunteering' weel but that is changi
Q9. **What's the most important environmental issue for Clunes?**	Traffic on Bangalow Road and its effect on the village.
Q10. **In one sentence what do you love most about Clunes that you'd like to keep for the future?**	I would like it to retain the 'village feel'.
Q11. **What do you find most frustrating about Clunes?**	The village lacks simple amenities such as a network of footpaths and adequate parking in the business precinct.
Q12. **What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	See previous response plus: modern play equipment outside the school grounds,bbq and toilets in the Village Park and a wastewater sytem.
Q13. **In one sentence, describe what you want most for the Clunes of the future**	Preservation of the village character with a significant upgrade of facilities as prviously outlined.
Q14. **In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	The most important thing to consider is that people did not come to live in a Clunes which is tranformed into 'suburbia", They want to have open spaces and farmland as a backdrop to their lives.
Q15. **Briefly describe your ideal Clunes 30 years from now**	In 30 years time some developments may have been opened up on James Gibson Drive (identified 30 years ago) and on the southern fringes of the village. Some thought might be given to a completey separate development to the west of Clunes but not attached t

Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Bellingen, Uralla
Q17. **What do you think works well or doesn't work well about these places?**	They have modern amenities but retainan historical atmosphere. Both seem to cope with a major road dissecting them.

Q18. **Please write any other thoughts below**

Not everyone in Clunes realises that they live on a 'development' which was once productive farmland. Development has been measured and incremental so it has been accepted. I live on the Jarvis esate first advertised in 1890 where the last house was built in 2022. There are vacant(but expensive) blocks available for sale in the village so there does not appear to be any urgency for large scale development at the moment.

Respondent No: 2
Login: Anonymous
Email: n/a

Responded At: Nov 07, 2024 14:37:41 pm
Last Seen: Nov 07, 2024 14:37:41 pm
IP Address: n/a

Q1. **Name**	Anne
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	Resident of Clunes
Q5. **Please select your age range**	65+
Q6. **What are three words you would use to describe Clunes now?**	Picturesque, Rural. Inclusive
Q7. **In three words how do you think people feel when they visit Clunes?**	Lovely little village
Q8. **What does Clunes do well right now?**	Provides a pleasant place to live for people of all ages
Q9. **What's the most important environmental issue for Clunes?**	Importance of maintaining prime agricultural land and native animal habitat.
Q10. **In one sentence what do you love most about Clunes that you'd like to keep for the future?**	As above. Maintain agricultural land, wildlife habitats and rural ambience
Q11. **What do you find most frustrating about Clunes?**	Traffic and parking on Main Street. Pedestrian safety.
Q12. **What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Public toilet in Clunes village park. Address traffic and parking issues on Main Street. Well designed walking and bicycle trails to the west of the village.
Q13. **In one sentence, describe what you want most for the Clunes of the future**	For it to remain a peaceful and charming village with no unnecessary development.
Q14. **In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	Preservation of rural environment, especially prime farming land and wildlife habitat.
Q15. **Briefly describe your ideal Clunes 30 years from now**	Not to become another heartless suburb with inappropriate development, thus losing its village character. Maintaining the charm and associated lifestyle of a regional village.
Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	.Giethoorn, Netherlands. Cesky Krumlov, Czech Republic (Clunes isn't a 'town' BTW and certainly lacks the architectural history of small European towns)

Q17. **What do you think works well or doesn't work well about these places?**

The counties do all that is possible to preserve their original character and charm

Q18. **Please write any other thoughts below**

Hoping for a fully transparent and consultative process for the Masterplan and a full disclosure of the rationale behind wanting to expand the village.

Respondent No: 3
Login: Anonymous
Email: n/a

Responded At: Nov 07, 2024 15:39:16 pm
Last Seen: Nov 07, 2024 15:39:16 pm
IP Address: n/a

Q1.	**Name**	Linda Chapman
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	**Other (please specify)** My daughter, her partner and their three children live in Clunes.
Q5.	**Please select your age range**	65+
Q6.	**What are three words you would use to describe Clunes now?**	Vibrant. trend setting, wonderful.
Q7.	**In three words how do you think people feel when they visit Clunes?**	Comfortable, friendly, happy.
Q8.	**What does Clunes do well right now?**	Caters for a large community of environmentally aware families. The school has a wonderful staff of teachers who are committed to advanced learning.
Q9.	**What's the most important environmental issue for Clunes?**	Maintaining it as a village both architecturally and environmentally.
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	The friendly laid-back atmosphere.
Q11.	**What do you find most frustrating about Clunes?**	I cannot honestly answer this question. I find nothing frustrating about Clunes.
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Medical facilities. A pub.
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	I would like Clunes to remain as it is into the future.
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	That the relaxed laid-back village atmosphere is maintained.
Q15.	**Briefly describe your ideal Clunes 30 years from now**	Within the spread of population a road and housing map that has children, bike riders and a green environment basis as its highest priority.

Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Uralla NSW has the environment as its highest priority. The towns people have all agreed to aim for zero hot house gas emissions. It has a great cafe, a market and a wonderful Brewery.
Q17. **What do you think works well or doesn't work well about these places?**	The people all are in agreement about what they would like in their town. Everyone is friendly and welcoming to tourists.

Q18. **Please write any other thoughts below**

I love Clunes and am extremely happy my daughter is living there as she loves it too. I am hoping she can make her life there as good as it can be and sincerely hope the Vision of Clunes includes a future where her and her family's happiness will be maintained.

Respondent No: 4	**Responded At:** Nov 07, 2024 16:17:02 pm
Login: Anonymous	**Last Seen:** Nov 07, 2024 16:17:02 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**	Aimie
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	Resident of Clunes
Q5. **Please select your age range**	35-44
Q6. **What are three words you would use to describe Clunes now?**	Peaceful, friendly, far
Q7. **In three words how do you think people feel when they visit Clunes?**	Quaint, cute, relaxed
Q8. **What does Clunes do well right now?**	Lovely neighbourhood and connected community
Q9. **What's the most important environmental issue for Clunes?**	Road safety, foot paths, safe spaces for children.
Q10. **In one sentence what do you love most about Clunes that you'd like to keep for the future?**	The really connected community.
Q11. **What do you find most frustrating about Clunes?**	Main road parking and safety around school buses and traffic
Q12. **What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Shade in Clunes village Park, updated public toilets, post office open longer hours or on Saturday.
Q13. **In one sentence, describe what you want most for the Clunes of the future**	Pedestrian and child safety at school bus times, public transport, parking around shop on main road.
Q14. **In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	That we keep the village lifestyle, connection to community and small town feel.
Q15. **Briefly describe your ideal Clunes 30 years from now**	Adequate parking, safe for children to walk, play and catch buses, green spaces with shade, better maintained roads.
Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	I can't think of a specific place

Q17. **What do you think works well or doesn't work well about these places?**	Just the roads were good, plenty of parking, crossings, playgrounds and parks, public bathrooms, water fountains

Q18. **Please write any other thoughts below**

Focus on the main road safety around children and buses and parking. It has been half heartedly addressed in the past and the 'solutions' haven't actually solved any problems.

Respondent No: 5	**Responded At:** Nov 07, 2024 16:46:35 pm
Login: Anonymous	**Last Seen:** Nov 07, 2024 16:46:35 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**	Graeme Macdonald
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	**Other (please specify)** Travel through Clunes Clunes Adjacent
Q5. **Please select your age range**	55-64
Q6. **What are three words you would use to describe Clunes now?**	Convenient Attractive Village feel
Q7. **In three words how do you think people feel when they visit Clunes?**	Convenient Social
Q8. **What does Clunes do well right now?**	Shop and Cafe social hub
Q9. **What's the most important environmental issue for Clunes?**	not answered
Q10. **In one sentence what do you love most about Clunes that you'd like to keep for the future?**	Village feel, social
Q11. **What do you find most frustrating about Clunes?**	not answered
Q12. **What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Footpaths added
Q13. **In one sentence, describe what you want most for the Clunes of the future**	Development balanced with infrastructure to support people living here. Main road alternatives for travel.
Q14. **In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	More shops/cafes
Q15. **Briefly describe your ideal Clunes 30 years from now**	The same feel, but bigger.
Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Kyneton, Signet, Tasmania

Q17. **What do you think works well or doesn't work well about these places?**	Same village feel, but it's bigger

Q18. **Please write any other thoughts below**

Development matched with infrastructure

Respondent No: 6
Login: Anonymous
Email: n/a

Responded At: Nov 07, 2024 17:18:50 pm
Last Seen: Nov 07, 2024 17:18:50 pm
IP Address: n/a

Q1. **Name**	Helen
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	Resident of Clunes
Q5. **Please select your age range**	65+
Q6. **What are three words you would use to describe Clunes now?**	Village community focused
Q7. **In three words how do you think people feel when they visit Clunes?**	not answered
Q8. **What does Clunes do well right now?**	Support eachother
Q9. **What's the most important environmental issue for Clunes?**	not answered
Q10. **In one sentence what do you love most about Clunes that you'd like to keep for the future?**	Community feel, support from strangers that become friends
Q11. **What do you find most frustrating about Clunes?**	not answered
Q12. **What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Affordable and accessible housing
Q13. **In one sentence, describe what you want most for the Clunes of the future**	Cross section of population, grow outwards instead of upwards (not high density)
Q14. **In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	Use of existing housing, to accommodate for population (mixed housing, intelligent ways of building community
Q15. **Briefly describe your ideal Clunes 30 years from now**	Nightingale Project - community living
Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Marrickville (nightingale project)

Q17. **What do you think works well or doesn't work well about these places?**	Nicer version of a caravan park/retirement village

Q18. **Please write any other thoughts below**

not answered

Respondent No: 7
Login: Anonymous
Email: n/a

Responded At: Nov 07, 2024 21:30:52 pm
Last Seen: Nov 07, 2024 21:30:52 pm
IP Address: n/a

Q1. **Name**	Emma
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	Resident of Clunes
Q5. **Please select your age range**	35-44
Q6. **What are three words you would use to describe Clunes now?**	Sweet, peaceful, Community
Q7. **In three words how do you think people feel when they visit Clunes?**	welcomed, joyous, relaxed
Q8. **What does Clunes do well right now?**	An intimate villiage community vibe with familiar friendly faces.. great community spirit.
Q9. **What's the most important environmental issue for Clunes?**	Preserving native wildlife
Q10. **In one sentence what do you love most about Clunes that you'd like to keep for the future?**	The small village vibe, where nothing is built up and you always see a friendly familiar face when you pop out
Q11. **What do you find most frustrating about Clunes?**	The traffic around the general store/ parking
Q12. **What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	I would love to see the Clunes common area opposite the store become a little more family friendly,. An additional food options would also be nice, for example, when we had both the cafe and he Old Shed
Q13. **In one sentence, describe what you want most for the Clunes of the future**	To stay true to our villiage motto and preserve villiage life.
Q14. **In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	To keep that spark that makes Clunes so special alive! A safe loving space for both young and old families to grow in
Q15. **Briefly describe your ideal Clunes 30 years from now**	Growth is inevitable. I would still hope to see rolling green hills and sweet little stores. No ugly off the plan brick buildings tightly packed together. A beautiful play space for families, safe roads. Something similar to Bangalow perhaps but not large

Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Newrybar is beautiful, Bangalow, Berry, Eden
Q17. **What do you think works well or doesn't work well about these places?**	These places have charm, tree lined streets with lots of greenery. Residents who take pride in not only their homes but their village also

Q18. **Please write any other thoughts below**

I know that growth is to be expected, I am however very fearful that Clunes will be turned into something that may reflect a place such as Goonellabah. Lots of ugly brick houses that all looks the same. Too many faces so that you no longer have that sweet village feeling of seeing a familiar face. We have purchased in Clunes and invested time and money in renovating it, lost time with our young children because we are trying to build them a beautiful family home that can stay with his for a long time. We are on main street. I am VERY concerned about the level of traffic and placement of roads to access new development sites. It could GREATLY impact the value of our beautiful little cottage that we love so very much

Respondent No: 8
Login: Anonymous
Email: n/a

Responded At: Nov 08, 2024 07:50:52 am
Last Seen: Nov 08, 2024 07:50:52 am
IP Address: n/a

Q1.	**Name**	Cassie Marsh
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes Staff Member of a Clunes Business
Q5.	**Please select your age range**	35-44
Q6.	**What are three words you would use to describe Clunes now?**	Peaceful, natural, genuine
Q7.	**In three words how do you think people feel when they visit Clunes?**	Connected, belonging, peace
Q8.	**What does Clunes do well right now?**	Balance of natural environment and core community hubs which bring all together to genuinely connect and support. Nothing beats the birdsong & peace.
Q9.	**What's the most important environmental issue for Clunes?**	Protecting our native bird and species which frequent this area.
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	It's a nurturing place for young families with a network of Clunes based hub which bring people together - protective influence for our children
Q11.	**What do you find most frustrating about Clunes?**	The paths and lack of accessibility for those with physical disabilities, parents with prams, young children on bikes and older citizens.
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Wider paths to improve access, upgrade to school playground and other playgrounds for our children.
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	I have moved here to escape the population density and over development of Lennox Head, I would like to see it continue to be peaceful, rich with birdsong and access to natural environment, to continue to see blocks which match the current size in town
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	Avoid high density and overpopulation to ensure the heart of this community is maintained and strongly supportive of local business

Q15. **Briefly describe your ideal Clunes 30 years from now**	A genuine sense of community which continues to be a quaint village inclusive of core hubs which bring people together to maintain that sense of community and belonging. The sense of peace is currently maintained by nurturing the natural environment.
Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Mullumbimby and its smaller communities surrounding, Brunswick Heads, Federal, Stokers Siding
Q17. **What do you think works well or doesn't work well about these places?**	Core community hubs where the people within are strongly invested in fostering a genuine sense of community, genuinely supportive of everyone within.
Q18. **Please write any other thoughts below**	
not answered	

Respondent No: 9
Login: Anonymous
Email: n/a

Responded At: Nov 08, 2024 10:59:50 am
Last Seen: Nov 08, 2024 10:59:50 am
IP Address: n/a

Q1. **Name**	Melinda Gambley
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	Staff Member of a Clunes Business
Q5. **Please select your age range**	55-64
Q6. **What are three words you would use to describe Clunes now?**	social connected nature
Q7. **In three words how do you think people feel when they visit Clunes?**	relaxed included friendly
Q8. **What does Clunes do well right now?**	Attracting commuters and visitors to stop on their way to/from Lismore/Byron/Bangalow/Gold Coast
Q9. **What's the most important environmental issue for Clunes?**	Preservation of habitat for wildlife and birds
Q10. **In one sentence what do you love most about Clunes that you'd like to keep for the future?**	Sense of community
Q11. **What do you find most frustrating about Clunes?**	The main road right through the middle
Q12. **What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Safe and interesting art and play spaces, and activities for children under 10. Non-profit care facilities for children under 3
Q13. **In one sentence, describe what you want most for the Clunes of the future**	Peaceful co-existence of residents, businesses and flora/fauna
Q14. **In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	Allowing development to be driven by the community; keeping corporations out
Q15. **Briefly describe your ideal Clunes 30 years from now**	not answered
Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Bellingen, parts of Spain and Italy

Q17. **What do you think works well or doesn't work well about these places?**	Shared central places for community to gather to eat, play, learn, socialise

Q18. **Please write any other thoughts below**

not answered

Respondent No: 10
Login: Anonymous
Email: n/a

Responded At: Nov 08, 2024 12:33:24 pm
Last Seen: Nov 08, 2024 12:33:24 pm
IP Address: n/a

Q1. **Name**	Megan Thomas
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	Resident of Clunes
Q5. **Please select your age range**	55-64
Q6. **What are three words you would use to describe Clunes now?**	Unique, peaceful, friendly
Q7. **In three words how do you think people feel when they visit Clunes?**	Envious, intrigued, admiration
Q8. **What does Clunes do well right now?**	Large house blocks provide privacy and green space, the community is strong and safe, traffic is manageable, the village is unique in size and feeling
Q9. **What's the most important environmental issue for Clunes?**	Widlife corridor, and macadamia spray, and extreme weather events will create more floods that cut off Clunes in all directions.
Q10. **In one sentence what do you love most about Clunes that you'd like to keep for the future?**	I would like to keep the current size and unique character of the village, which provides a close, kind and diverse community, that development has sadly detsroyed in many other villages.
Q11. **What do you find most frustrating about Clunes?**	It is now labelled as the Byron Hinterland. Real estate prices have rocketed, and although we were able to buy in Clunes 22 yrs ago, our children cannot. Ironically, the unique village is now at risk
Q12. **What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	A dog exercise park, better footpaths, a public toilet in the park, and a childrens playground
Q13. **In one sentence, describe what you want most for the Clunes of the future**	For Clunes to be protected from poorly planned, high density, cheap, rapid and profitable development which I have observed in many communities, because once the village life is gone, it's gone.
Q14. **In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	To manage the urgent housing demand while preserving village life, council decisions acting for the protection of residents, not developers.
Q15. **Briefly describe your ideal Clunes 30 years from now**	The same size! A small village that is prospering and progressing while being buffered from hideous housing estates.

Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Dorrigo, Bellingen
Q17. **What do you think works well or doesn't work well about these places?**	Small vibrant communities that have kept out the suburban sprawl

Q18. **Please write any other thoughts below**

I do hope that the Clunes Masterplan will be a protective strategy, that will truly represent the community's spirit and loyalty to 'preserving village life'. While I recognise the urgent need for affordable housing, how on earth is a housing development in Clunes going to deliver any housing except for the very wealthy influencers! As in immortal words from The Castle.....'Tell 'em they're dreaming'. Keep up the good work, all those involved in the Master Plan, I appreciate the Council's efforts. It is not always so.

Respondent No: 11
Login: Anonymous
Email: n/a

Responded At: Nov 08, 2024 14:01:23 pm
Last Seen: Nov 08, 2024 14:01:23 pm
IP Address: n/a

Q1.	**Name**	Wendy
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	65+
Q6.	**What are three words you would use to describe Clunes now?**	beautiful, charming, friendly
Q7.	**In three words how do you think people feel when they visit Clunes?**	impressed
Q8.	**What does Clunes do well right now?**	sense of a village who have similar appreciations of where they live
Q9.	**What's the most important environmental issue for Clunes?**	protecting its growing biodiversity
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	it's surrounding farmland, wildlife (flora & fauna)
Q11.	**What do you find most frustrating about Clunes?**	traffic
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	bypass route, toilets inmain street
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	to not grow too big
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	any growth should be small and not impact on native flora and fauna
Q15.	**Briefly describe your ideal Clunes 30 years from now**	similar to now with a few improvements, a traffic bypass and small growth
Q16.	**What are some other small towns you have been to that you like? This could be in Australia or overseas.**	other surrounding villages of Northern Rivers

Q17. **What do you think works well or doesn't work well about these places?**

Bangalow is an example of growth that is a little overdone resulting in the problems of traffic congestion etc

Q18. **Please write any other thoughts below**

thanks for the opportunity to give my thoughts *** please accept this as my official survey response I filled out a paper one on 7/11/24 but did not feel I had the time do do it mindfully because of surounding chatter etc.

Respondent No: 12
Login: Anonymous
Email: n/a

Responded At: Nov 08, 2024 17:08:00 pm
Last Seen: Nov 08, 2024 17:08:00 pm
IP Address: n/a

Q1. **Name**	Sonya Voumard
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	Resident of Clunes
Q5. **Please select your age range**	55-64
Q6. **What are three words you would use to describe Clunes now?**	friendly, popular village
Q7. **In three words how do you think people feel when they visit Clunes?**	Relaxed, inspired, charmed
Q8. **What does Clunes do well right now?**	Community
Q9. **What's the most important environmental issue for Clunes?**	Traffic overload
Q10. **In one sentence what do you love most about Clunes that you'd like to keep for the future?**	The scale and size of the village.
Q11. **What do you find most frustrating about Clunes?**	Trucks and lack of footpaths
Q12. **What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Footpaths, linkages between areas, a proper restaurant, recreational space.
Q13. **In one sentence, describe what you want most for the Clunes of the future**	To preserve village life.
Q14. **In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	Sensitive development including heavy traffic minimisation
Q15. **Briefly describe your ideal Clunes 30 years from now**	Properly integrated development including parks, footpaths & great food & culture.
Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	not answered

Q17. **What do you think works well or doesn't work well about these places?** not answered

Q18. **Please write any other thoughts below**

There seems little if any justification for a growth plan for Clunes. Given much/most of the land is on a slope, it's hard to see how residential growth can be practically achieved. Previous efforts to fix the sewerage issues have been thwarted by council. Sceptical that it cares about best interests of the village.

Respondent No: 13
Login: Anonymous
Email: n/a

Responded At: Nov 08, 2024 17:18:20 pm
Last Seen: Nov 08, 2024 17:18:20 pm
IP Address: n/a

Q1. **Name**	Catherine Diamond
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	Resident of Clunes
Q5. **Please select your age range**	45-54
Q6. **What are three words you would use to describe Clunes now?**	Peaceful small village
Q7. **In three words how do you think people feel when they visit Clunes?**	Character connected peaceful
Q8. **What does Clunes do well right now?**	Small village with connections around the store/cafe, village hall, school and local businesses - small enough to feel connected and peaceful
Q9. **What's the most important environmental issue for Clunes?**	Maintaining small community, biodiversity and green spaces - not too many houses or busy roads
Q10. **In one sentence what do you love most about Clunes that you'd like to keep for the future?**	Small, connected community - not turning it into a satellite township
Q11. **What do you find most frustrating about Clunes?**	Parking at the shop during busy times - new signage has made this even more difficult and spoiled the streetscape with visual pollution
Q12. **What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	There's nothing missing now - it's perfect as it is - what I'd hate to see is more people and more traffic and loss of character
Q13. **In one sentence, describe what you want most for the Clunes of the future**	For Clunes to stay as it is - a perfect quiet little village
Q14. **In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	To maintain local character and small community - look to other areas like Lismore for creative urban development if needed
Q15. **Briefly describe your ideal Clunes 30 years from now**	Exactly as it is today - potentially with a bypass to reduce traffic speed, accidents, congestion and noise - a bypass would be perfect

Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Clunes is a village not a town - that's the drawcard - there's plenty of other towns around if that's what people are seeking
Q17. **What do you think works well or doesn't work well about these places?**	Maintaining small village character and not over developing

Q18. **Please write any other thoughts below**

We don't need more people and more traffic in Clunes - it makes more sense to assess planning regs and to develop urban infill in Lismore itself

Respondent No: 14
Login: Anonymous
Email: n/a

Responded At: Nov 08, 2024 18:58:56 pm
Last Seen: Nov 08, 2024 18:58:56 pm
IP Address: n/a

Q1.	**Name**	Trevor Thomas
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	65+
Q6.	**What are three words you would use to describe Clunes now?**	unspoilt correct size valuable
Q7.	**In three words how do you think people feel when they visit Clunes?**	joyful stunned envious
Q8.	**What does Clunes do well right now?**	Clunes maintains a friendly village atmosphere, people care about Clunes and each other, and strive to protect the village
Q9.	**What's the most important environmental issue for Clunes?**	The protection of the abundant wildlife
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	The harmonious caring village community is worth preserving for the future.
Q11.	**What do you find most frustrating about Clunes?**	The developers wish to destroy the valuable village atmosphere and overpopulate the natural resources. It will push the real estate prices up even more.
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	A public toilet opposite the shop, and a safe playground for the many young children
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	I woul'd like Clunes to stay as a small village population, with affordable housing for the future generations..
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	It is important to identify that the infrastructure does not exist for Clunes to support a larger population.
Q15.	**Briefly describe your ideal Clunes 30 years from now**	A vibrant village atmosphere with affordable housing for the coming generations, and a small population that will sustain a healthy life for all the residents.

Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Dorrigo Bellingen Nimbin
Q17. **What do you think works well or doesn't work well about these places?**	Small population, who have a caring attitude towards their fellow residents and have maintained a vibrant way of life.
Q18. **Please write any other thoughts below**	

Thanks

Respondent No:	15	**Responded At:**	Nov 08, 2024 20:09:09 pm
Login:	Anonymous	**Last Seen:**	Nov 08, 2024 20:09:09 pm
Email:	n/a	**IP Address:**	n/a

Q1.	**Name**	M. Harris
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	35-44
Q6.	**What are three words you would use to describe Clunes now?**	not answered
Q7.	**In three words how do you think people feel when they visit Clunes?**	not answered
Q8.	**What does Clunes do well right now?**	not answered
Q9.	**What's the most important environmental issue for Clunes?**	not answered
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	not answered
Q11.	**What do you find most frustrating about Clunes?**	not answered
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	not answered
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	not answered
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	not answered
Q15.	**Briefly describe your ideal Clunes 30 years from now**	not answered
Q16.	**What are some other small towns you have been to that you like? This could be in Australia or overseas.**	not answered

Q17. **What do you think works well or doesn't work well about these places?** not answered

Q18. **Please write any other thoughts below**

not answered

Respondent No: 16
Login: R karacsay
Email: Renee_karacsay@hotmail.com

Responded At: Nov 09, 2024 06:16:34 am
Last Seen: Nov 08, 2024 19:02:40 pm
IP Address: 116.204.144.176

Q1.	**Name**	Renee
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	**Other (please specify)** Neighbour
Q5.	**Please select your age range**	25-34
Q6.	**What are three words you would use to describe Clunes now?**	Charming, social, arty
Q7.	**In three words how do you think people feel when they visit Clunes?**	Country and artistic lifestyle
Q8.	**What does Clunes do well right now?**	The shop is yum, small shops, markets, pop up and community events
Q9.	**What's the most important environmental issue for Clunes?**	Regeneration of the land with native trees
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	The flea market
Q11.	**What do you find most frustrating about Clunes?**	There's not enough parklands to walk through Forrest and nature walks
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Small arty and food businesses
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	More natural features and attractions
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	It's village character
Q15.	**Briefly describe your ideal Clunes 30 years from now**	A garden surrounded by local shops and markets

Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Bangalow mullum
Q17. **What do you think works well or doesn't work well about these places?**	They hold the heritage, and there is a central heart
Q18. **Please write any other thoughts below**	not answered

Respondent No: 17
Login: Anonymous
Email: n/a

Responded At: Nov 09, 2024 10:56:36 am
Last Seen: Nov 09, 2024 10:56:36 am
IP Address: n/a

Q1.	**Name**	Michael Gannon
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	55-64
Q6.	**What are three words you would use to describe Clunes now?**	Small quiet village
Q7.	**In three words how do you think people feel when they visit Clunes?**	Impressed with location
Q8.	**What does Clunes do well right now?**	Friendly village atmosphere
Q9.	**What's the most important environmental issue for Clunes?**	Drainage during heavy rain periods
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	The quiet village atmosphere
Q11.	**What do you find most frustrating about Clunes?**	Not being able to walk in a circuit as there is no connectivity through the streets
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Useable parks, kids play area, off leash dog area, public swimming pool
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	If residential development is to occur it should be a mix of dwelling types for diversity and affordability
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	diversity of residential development, traffic restrictions (40km through main street) and less trucks
Q15.	**Briefly describe your ideal Clunes 30 years from now**	Still a small village with a mix of residential types, increased retail options, more local facilities
Q16.	**What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Fish Creek (Vic), Wentworth Falls (NSW), Melaney (Qld) Salisbury (UK)

Q17. **What do you think works well or doesn't work well about these places?**	They are easy to walk around. Have a variety of retail opportunities, attractive street plantings. Local craft/arts

Q18. **Please write any other thoughts below**

There are too many trucks going through Clunes (large ones) some restriction on this would be good as they generally go very fast on the Bangalow Road (which is dangerous). They should be diverted to the freeway and up Bruxner Hwy to Lismore. Eventually the rail trail will nearby and a connection to this from Clunes (with possibly a loop) would be beneficial to the village and users to provide options and visits.

Respondent No:	18	**Responded At:**	Nov 09, 2024 13:19:54 pm
Login:	Anonymous	**Last Seen:**	Nov 09, 2024 13:19:54 pm
Email:	n/a	**IP Address:**	n/a

Q1.	**Name**	Stuart Edwards
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Clunes Business Owner
Q5.	**Please select your age range**	35-44
Q6.	**What are three words you would use to describe Clunes now?**	Community, trendy, village
Q7.	**In three words how do you think people feel when they visit Clunes?**	Relaxed, welcome
Q8.	**What does Clunes do well right now?**	Streetscape, community
Q9.	**What's the most important environmental issue for Clunes?**	Sewerage
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	Community and village feel
Q11.	**What do you find most frustrating about Clunes?**	None
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Sewerage, outdoor exercise spaces
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	Prosperous and welcoming community
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	Maintain village feel
Q15.	**Briefly describe your ideal Clunes 30 years from now**	Sustainable development and less heavy vehicle traffic
Q16.	**What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Alstonville, Daylesford, Bangalow, Beechworth, Bellingham, Berry,, Kiama, Austinmere,

Q17. **What do you think works well or doesn't work well about these places?**	Maintain history, vibrant commercial (but independent), cohesive style

Q18. **Please write any other thoughts below**

not answered

Respondent No: 19
Login: Anonymous
Email: n/a

Responded At: Nov 09, 2024 17:58:39 pm
Last Seen: Nov 09, 2024 17:58:39 pm
IP Address: n/a

Q1.	**Name**	Sasha Bradbury
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	45-54
Q6.	**What are three words you would use to describe Clunes now?**	Community, rural, picturesque
Q7.	**In three words how do you think people feel when they visit Clunes?**	relaxed, peaceful, quiet
Q8.	**What does Clunes do well right now?**	Community spirit, community events, good primary education, visual appeal
Q9.	**What's the most important environmental issue for Clunes?**	Crop spraying and associated health risks, land clearing, traffic and truck noise/pollution
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	Character, history, wildlife, nature and greenery
Q11.	**What do you find most frustrating about Clunes?**	Very limited public transport resulting in overuse of cars, hard for non-drivers/youth to get around. Lack of facilities - i.e. takes 1.5 hour round trip to go to dentist/doctor etc,
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Doctor, dog park, safe foot and cycle paths around village, restoration of rainforest, aknowledgement of history of Clunes prior to settlement.
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	A healthy, safe, happy, sustainable, inclusive, peaceful village.
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	The only important thing is to involve traditional owners of the land in any decision making.
Q15.	**Briefly describe your ideal Clunes 30 years from now**	A lively and thriving, accessible and inclusive, environmentally safe village with strong community vibe and great transport links to Byron and Lismore. Enough services and facilities to support the whole demographic.

Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Clunes (Vic), Daylesford (Vic), Margaret River (WA)
Q17. **What do you think works well or doesn't work well about these places?**	Historic preservation, strong community, mixed size housing, spectacular surrounding scenery, good facilities, scenic walks, active community supported by meeting places, i.e. pubs/post offices/community centres.

Q18. **Please write any other thoughts below**

Please consider; traditional owner consultation and representation at all decision making points, speed restrictions on the main road through village, safe crossing and drop off zones at bus stops, a safe walking route to Eltham/nearby villages, re-direction of heavy goods vehicles to Bruxner Highway, and preserving substantial buffers/wildlife corridors/parkland between existing village and any new developments.

Respondent No: 20
Login: Temza
Email: wphelps0607@gmail.com

Responded At: Nov 10, 2024 10:41:37 am
Last Seen: Nov 09, 2024 22:55:13 pm
IP Address: 159.197.215.94

Q1. **Name**	Warren & Bev Phelps
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	Resident of Clunes
Q5. **Please select your age range**	65+
Q6. **What are three words you would use to describe Clunes now?**	Untidy, Congested, No infrastructure
Q7. **In three words how do you think people feel when they visit Clunes?**	Busy, Traffic, Village
Q8. **What does Clunes do well right now?**	Lifestyle, General Store hub for the village, Clunes Tennis Club thriving, Community Organisations
Q9. **What's the most important environmental issue for Clunes?**	Sewerage, Water Courses & natural habitat
Q10. **In one sentence what do you love most about Clunes that you'd like to keep for the future?**	Village atmosphere
Q11. **What do you find most frustrating about Clunes?**	Parking at store. No vision turning right out of James Gibson Road. Lack of footpaths and pedestrian crossings. Speeding traffic. Public Toilets located at the hall need upgrading desperately
Q12. **What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Sewage system. Sporting oval. Safety for residents to move around the village. Curb & guttering.
Q13. **In one sentence, describe what you want most for the Clunes of the future**	Need to keep the village vibe but improved infrastructure & roads
Q14. **In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	Sewage.
Q15. **Briefly describe your ideal Clunes 30 years from now**	My vision for Clunes for the future is increase the size of the population so we can obtain more infrastructure & businesses. but maintain the village atmosphere.

Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.** not answered

Q17. **What do you think works well or doesn't work well about these places?** not answered

Q18. **Please write any other thoughts below**

If expansion to the west of the village is to be considered traffic flow is important as at the moment the main road is very congested through the business part of the town and walker street. James Gibson Road is a very busy road and needs to be upgraded. Johnston Road is in need of urgent repair as well.

Respondent No: 21	**Responded At:** Nov 10, 2024 10:41:52 am
Login: Anonymous	**Last Seen:** Nov 10, 2024 10:41:52 am
Email: n/a	**IP Address:** n/a

Q1. **Name**	Kath Barker
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	Resident of Clunes
Q5. **Please select your age range**	55-64
Q6. **What are three words you would use to describe Clunes now?**	Friendly community small
Q7. **In three words how do you think people feel when they visit Clunes?**	Welcome interested happy
Q8. **What does Clunes do well right now?**	Community
Q9. **What's the most important environmental issue for Clunes?**	Sustainability - minimising negative impact of additional people, such as increased traffic and waste water concerns
Q10. **In one sentence what do you love most about Clunes that you'd like to keep for the future?**	It is important to keep the community feel, embracing diversity and including all.
Q11. **What do you find most frustrating about Clunes?**	Congestion and parking on Bangalow Rd
Q12. **What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Footpaths, bike paths, public transport, playgrounds for a range of age groups. Paths to link up the dead end streets. Village sewerage for all to avoid issues.
Q13. **In one sentence, describe what you want most for the Clunes of the future**	Clunes could be a model of sustainable, community focused living.
Q14. **In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	Clunes should be one village: infrastructure such as improved roads, cycle ways and footpaths and village sewerage should be provided for both old and new parts of Clunes.
Q15. **Briefly describe your ideal Clunes 30 years from now**	Connected : Seamless integration between old and new Clunes, community focused, linked to other communities by cycle path to Eltham, connecting to the Rail Trail.
Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	-

Q17. **What do you think works well or doesn't work well about these places?**

Walkable, diversity of ages and views, community focused

Q18. **Please write any other thoughts below**

We have an opportunity to be a model for sustainable integration of old and new, while retaining our community focus. A variety of residences should be built, to cater for different needs. Infrastructure such as better roads, footpaths and cycle paths and village sewage should be provided for both old and new Clunes. Space for medical and sporting facilities should be allocated. Connection to other communities through path to Rail Trail and public transport should be provided.

Respondent No: 22
Login: Anonymous
Email: n/a

Responded At: Nov 10, 2024 13:07:05 pm
Last Seen: Nov 10, 2024 13:07:05 pm
IP Address: n/a

Q1.	**Name**	Margaret Smith
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	45-54
Q6.	**What are three words you would use to describe Clunes now?**	Beautiful, Character, non-walkable,
Q7.	**In three words how do you think people feel when they visit Clunes?**	Peaceful, envious, relaxed
Q8.	**What does Clunes do well right now?**	Carols in the Common, Clunes Clues, produce swap, Clunes General Store eating options, fantastic preschool, good school
Q9.	**What's the most important environmental issue for Clunes?**	Biodiversity - sustainable land, population and wildlife management with land managementpopulation growth
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	Actively nurturing the balance of farming and village lifestyles so that Clunes does not just become a satellite suburb or Lismore or Byron Bay
Q11.	**What do you find most frustrating about Clunes?**	Roads/traffic- no walking or bike paths in/out of Clunes, speed in/out of Clunes, volume of traffic, lack of parking near store and poor road design with blind bend between petrol station and store
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Walking and bike path in/out of Clunes and down to Eltham; better connection from petrol station and store to hall, school, commons; improved public toilets; facilities in Clunes Village Park so it is better utilised; doctor and allied health practice
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	Sustainable development that makes Clunes more liveable for people at all life stages, and balances the needs and interests of village and rural residents.
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	To manage growth in a sustainable way to ensure the value and character of rural living is not lost, while providing appropriate infrastructure and services.

Q15. **Briefly describe your ideal Clunes 30 years from now**	A small, lively, inclusive rural village that provides opportunity for residents to live, connect, learn, work, raise families and age in place.
Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Berry NSW, Kangaroo Valley NSW, Maleny QLD, Milton NSW, Strahan TAS, Bright VIC,
Q17. **What do you think works well or doesn't work well about these places?**	A few retail and service options; character and heritage has been maintained; support of local food producers
Q18. **Please write any other thoughts below**	
not answered	

Respondent No: 23	**Responded At:** Nov 10, 2024 17:21:47 pm
Login: Anonymous	**Last Seen:** Nov 10, 2024 17:21:47 pm
Email: n/a	**IP Address:** n/a

Q1.	**Name**	Gabby Taylor
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	55-64
Q6.	**What are three words you would use to describe Clunes now?**	pretty, quiet/laid back, friendly
Q7.	**In three words how do you think people feel when they visit Clunes?**	relaxed curious comfortable
Q8.	**What does Clunes do well right now?**	rallies in a crisis. small community vibe. friendly
Q9.	**What's the most important environmental issue for Clunes?**	preservation of wild life
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	The feeling that if I go into the village, I'll always see a familiar face and know that the community rallies in a crisis.
Q11.	**What do you find most frustrating about Clunes?**	A lack of parking for residents not in walking distance of the village hubs at busy periods or when there is an event on.
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	An off leash dog park. More seating & public toilet in the park across the road from the store. Parking.
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	That it not turn into a township like Bangalow, retaining its family vibe with a mixture of farming families and villagers.
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	I would hope that Clunes keeps its village family vibe and remains to be surrounded by agriculture and wildlife.
Q15.	**Briefly describe your ideal Clunes 30 years from now**	Not much will have changed, The attraction of Clunes is it's village feel that will be marred by any significant population growth.
Q16.	**What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Lots of small villages in Europe.

Q17. **What do you think works well or doesn't work well about these places?**	They are small enough to retain small community village vibe, but also welcoming vibe for visitors passing through. Not commercial/full of shops.

Q18. **Please write any other thoughts below**

I see no clear or logical need for the Clunes population to grow. There are already issues with parking in busy periods. Any significant growth will take away form the village vibe, reduce wildlife habitat and subsume valuable arable land.

Respondent No: 24
Login: Anonymous
Email: n/a

Responded At: Nov 10, 2024 17:36:07 pm
Last Seen: Nov 10, 2024 17:36:07 pm
IP Address: n/a

Q1.	**Name**	Rod Gibson
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	65+
Q6.	**What are three words you would use to describe Clunes now?**	Community. Picturesque. Home.
Q7.	**In three words how do you think people feel when they visit Clunes?**	Charming .Slow=paced. Frustrating.
Q8.	**What does Clunes do well right now?**	Inclusive community. Village vibe.
Q9.	**What's the most important environmental issue for Clunes?**	Wastewater
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	Sense of community and laid back lifestyle.
Q11.	**What do you find most frustrating about Clunes?**	Parking, traffic movement, and lack of public facilities.
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Open spaces for recreation. Adequate parking for the commercial area. Connectivity for pedestrian/cycle traffic other than via Main Street. Public toilet that is either signposted or visible..
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	Modest development but with appropriate services and facilities provided.
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	An overall plan to promote a balanced view of any new developments seen in conjunction with the needs of the existing community. Previous housing developments have been very insular and ad hoc.
Q15.	**Briefly describe your ideal Clunes 30 years from now**	A thriving community that still retains the village vibe by locating any future development away from the Main St area. Also having the necessary services to provide for the existing and expanded population. We have long been forgotten by LCC.

Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Eumundi. Maleney/Montville.
Q17. **What do you think works well or doesn't work well about these places?**	Civic pride. Ample parking for both locals and visitors.

Q18. **Please write any other thoughts below**

Before anything else Clunes needs a solution to the wastewater problem. LCC stuffed this up many years ago by missing the deadline for Govt funding. The other main issues in my mind are parking/traffic, connectivity away from the Main St, and recreation areas.

Respondent No: 25
Login: Anonymous
Email: n/a

Responded At: Nov 10, 2024 23:20:33 pm
Last Seen: Nov 10, 2024 23:20:33 pm
IP Address: n/a

Q1.	**Name**	Chrissi Claff
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	65+
Q6.	**What are three words you would use to describe Clunes now?**	Green; bustling;
Q7.	**In three words how do you think people feel when they visit Clunes?**	Envious;
Q8.	**What does Clunes do well right now?**	The Clunes Common; the shop and associated activities; rural fire brigade
Q9.	**What's the most important environmental issue for Clunes?**	Lack of wildlife corridors
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	Neighbourliness
Q11.	**What do you find most frustrating about Clunes?**	Traffic congestion
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Footpaths;,small medical and allied services clinic;
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	Balanced growth with a minimal footprint and respect for the environment manifesting as wildlife corridors and sensible sized house blocks with appropriate waste water management.
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	Maintaining a balance between village expansion, appropriate land use and wildlife protection.
Q15.	**Briefly describe your ideal Clunes 30 years from now**	A place where ordinary people can afford to live, with community facilities accessible for young and old, flourishing wildlife. Village electricity production.

Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Crassier, Switzerland
Q17. **What do you think works well or doesn't work well about these places?**	It has houses in communal groups, although on the border between France and Switzerland it controls through peak hour traffic by having large pots on street curbs and 30km speed limits

Q18. **Please write any other thoughts below**

The Clunes of today is much busier than when I arrived 35 years ago. Clunes is fragmented by a lack of footpaths and cycle ways and the long ago failure to provide a pedestrian link to both sides of smith street.

Respondent No: 26
Login: Anonymous
Email: n/a

Responded At: Nov 11, 2024 00:00:30 am
Last Seen: Nov 11, 2024 00:00:30 am
IP Address: n/a

Q1.	**Name**	Jack Claff
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	65+
Q6.	**What are three words you would use to describe Clunes now?**	"Good location" "busy highway" "poorly laid our"
Q7.	**In three words how do you think people feel when they visit Clunes?**	Surprised impressed confused
Q8.	**What does Clunes do well right now?**	The Clunes Village Common, the Rural Fire Brigade, the Coronation Hall.
Q9.	**What's the most important environmental issue for Clunes?**	Wildlife corridors. Wastewater disposal.
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	The feeling of a small village.
Q11.	**What do you find most frustrating about Clunes?**	The highway separating all the housing enclaves.
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	A medical Centre. Focused recreational areas.
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	If Clunes has to grow we need to develop into an Eco-village with wildlife corridors interlaced with cycle paths and walking trails.
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	How to achieve growth while maintaining the feel of a village and protecting the wildlife and ground water.
Q15.	**Briefly describe your ideal Clunes 30 years from now**	Industry is located on the highway.. A road leads into a space filled with tree-lined avenues and houses. Cycle paths wind through wildlife corridors. Facilities exist in the centre including recreation spaces. Electricity is managed at village level.

Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Dunoon, Brunswick Heads and Crassier in Switzerland
Q17. **What do you think works well or doesn't work well about these places?**	When people know each other it works well. When there are too many tourists it ruins the place.

Q18. **Please write any other thoughts below**

I've seen that in 30 years you can take a degraded dairy farm and regrow a rainforest or you can pollute the creeks with sewage. If Clunes is destined to grow we need to develop the eco-village concept with room for the wildlife and the people, protecting the ground water, establishing wildlife corridors, cycling and walking trails, having centralised facilities off the highway and nurturing community activities. Developing village level electricity production and affordable housing.

Respondent No: 27
Login: Anonymous
Email: n/a

Responded At: Nov 11, 2024 10:19:18 am
Last Seen: Nov 11, 2024 10:19:18 am
IP Address: n/a

Q1.	**Name**	Stacie Brooker
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	35-44
Q6.	**What are three words you would use to describe Clunes now?**	unique, community, village
Q7.	**In three words how do you think people feel when they visit Clunes?**	welcomed, appreciative, happy
Q8.	**What does Clunes do well right now?**	Semi rural living within proximity to the village that provides a hub for connection and activity
Q9.	**What's the most important environmental issue for Clunes?**	Regeneration of native vegetation, creek areas and degrded farmland. weed maangement. water catchment protection
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	Clunes has a very unique small community feel where residents know and connect regularly. The setting of the village within the natural landscape and the green backdrop that provides
Q11.	**What do you find most frustrating about Clunes?**	Lack of footpaths and safe / usable spaces for children to play.
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Footpaths within the existing village area, pedestrian safety for children on the main road, well designed open spaces that includes play areas for children. The existing village green has no facilities is underwhelming and underused.
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	A town that can grow and whilst continuing to honner the village character and surroundig rural landscape.
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	With regards to any growth and expansion infrastrucre inlcuding roads and reticulated sewer are of high importance.
Q15.	**Briefly describe your ideal Clunes 30 years from now**	Enhanced public spaces with facilities for children and safer pedestrian networks within the existing areas, housing diversity, additional commercial ventures whilst respecting the village character and surrounding landscape

Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**

not answered

Q17. **What do you think works well or doesn't work well about these places?**

not answered

Q18. **Please write any other thoughts below**

not answered

Respondent No: 28
Login: Anonymous
Email: n/a

Responded At: Nov 11, 2024 10:19:30 am
Last Seen: Nov 11, 2024 10:19:30 am
IP Address: n/a

Q1.	**Name**	Renee
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	35-44
Q6.	**What are three words you would use to describe Clunes now?**	Wholesome, village, community-driven
Q7.	**In three words how do you think people feel when they visit Clunes?**	Relaxed, charmed, happy
Q8.	**What does Clunes do well right now?**	We are a community-driven happy town that supports and cares deeply.
Q9.	**What's the most important environmental issue for Clunes?**	Waste
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	Close sense of community
Q11.	**What do you find most frustrating about Clunes?**	Lack of car parking
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Doctor or chemist would be great.
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	Business growth keeping in character with the history of the town.
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	Parking and waste management. Introducing a proper sewerage system would be fantastic.
Q15.	**Briefly describe your ideal Clunes 30 years from now**	Thriving village feel with more business offering - keeping the asthetics similar to the history of the town, making it a 'travel-to-see' destination.

Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Berry, Bangalow, Tenterfield, Mudgee, Milton to name a few.
Q17. **What do you think works well or doesn't work well about these places?**	They have retained the heritage charm, strong communities, diverse business offering.

Q18. **Please write any other thoughts below**

Change is inevitable and welcomed. I think it would be great to see considered planning for Clunes with adequate parking, a proper waste system and please please please keep the building with heritage charm. Similar to the likes of bangalow where the homes are all charming.

Respondent No: 29
Login: Anonymous
Email: n/a

Responded At: Nov 11, 2024 11:32:16 am
Last Seen: Nov 11, 2024 11:32:16 am
IP Address: n/a

Q1. **Name**	Vicki Ross
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	Resident of Clunes
Q5. **Please select your age range**	65+
Q6. **What are three words you would use to describe Clunes now?**	connected, friendly, rural
Q7. **In three words how do you think people feel when they visit Clunes?**	authenticity, trendy, cute
Q8. **What does Clunes do well right now?**	Store and cafe, garage, volunteering, neighbourly, Facebook group,
Q9. **What's the most important environmental issue for Clunes?**	To protect agricultural land as much as possible
Q10. **In one sentence what do you love most about Clunes that you'd like to keep for the future?**	I value its size because that's what ensures its village atmosphere and close human connections
Q11. **What do you find most frustrating about Clunes?**	The exponential growth in the number of outsiders (visitors) that come here, threatening its viability as a close village community.
Q12. **What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Weed control - Clunes Park and roadsides - for biosecurity, and prevention of spreading via watercourses. Weeds in Clunes Park gully are unmanaged. Include residents. (2) more village parking (3) more footpaths - wider and clearer, more connected.
Q13. **In one sentence, describe what you want most for the Clunes of the future**	To be a thriving community, limited in size, surrounded by agricultural land with a buffer, and NOT a Byron hinterland tourist location.
Q14. **In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	To remain a small, integrated village within a restricted area
Q15. **Briefly describe your ideal Clunes 30 years from now**	Quiet and small, a bypass, limited tourist facilities, buffers from agricultural land, wildlife protection, heritage-style buildings and higher density for new builds, social housing provision, climate resilient. Similar to now but with sensitive growth.

Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	not answered
Q17. **What do you think works well or doesn't work well about these places?**	There are some I like, but Clunes doesn't need to be the same size, as it is close to the service centres of Lismore, Alstonville and Bangalow, so it doesn't need too many core services and should remain a great RURAL village.

Q18. **Please write any other thoughts below**

Any development should be designed as an integral part of the whole village. My preference is for minimal growth similar to the 2015 GMS recommendations - filling in the gaps slowly, and no big developments whose construction disrupt life in Clunes too much, in fact a requirement that any developer consult with village people to discuss its integration. It has a history and people respect and enjoy that at present. Large towns are the place for growth in housing and businesses, other than small, home businesses, and the designated area in the centre. I'm also very concerned that Council may block the CMP that is submitted by Ethos. It is important that they don't, because this plan is for a long period of time, and the current Councillors should not have the final say, especially as they are presently dominated by a group that espouse a growth strategy, and they very often vote in a block. They should listen to the community and experts.

Respondent No: 30
Login: Anonymous
Email: n/a

Responded At: Nov 11, 2024 11:53:30 am
Last Seen: Nov 11, 2024 11:53:30 am
IP Address: n/a

Q1. **Name**	Bruce Ward
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	Resident of Clunes
Q5. **Please select your age range**	65+
Q6. **What are three words you would use to describe Clunes now?**	Friendly Quiet Safe
Q7. **In three words how do you think people feel when they visit Clunes?**	Comfortable
Q8. **What does Clunes do well right now?**	Community
Q9. **What's the most important environmental issue for Clunes?**	Runoff from macadamia farms
Q10. **In one sentence what do you love most about Clunes that you'd like to keep for the future?**	Community spirit
Q11. **What do you find most frustrating about Clunes?**	Heavy traffic along Bangalow Rd
Q12. **What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Amenities in park, sporting field, foot and cycle paths
Q13. **In one sentence, describe what you want most for the Clunes of the future**	Traffic calming
Q14. **In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	Village life
Q15. **Briefly describe your ideal Clunes 30 years from now**	Unchanged village with heavy traffic excluded
Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Berry NSW

Q17. **What do you think works well or doesn't work well about these places?**	Village life preserved despite development

Q18. **Please write any other thoughts below**

not answered

Respondent No: 31
Login: Anonymous
Email: n/a

Responded At: Nov 11, 2024 12:00:17 pm
Last Seen: Nov 11, 2024 12:00:17 pm
IP Address: n/a

Q1.	**Name**	Elizabeth Medland
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	45-54
Q6.	**What are three words you would use to describe Clunes now?**	Unique. Special. Community
Q7.	**In three words how do you think people feel when they visit Clunes?**	Relaxed. Impressed. Happy
Q8.	**What does Clunes do well right now?**	Community feel, caring for the environment
Q9.	**What's the most important environmental issue for Clunes?**	Wildlife
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	Preserving village life
Q11.	**What do you find most frustrating about Clunes?**	The lack of pedestrian access between the existing parts of clunes. It is extremely dangerous and should be a given in any community. It should not take a masterplan to have basics such as footpaths
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Footpaths. Perhaps an undercover playground. Otherwise it is good exactly the way it is
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	To preserve the wildlife, community and the prime agricultural land.
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	Preserving village life, wildlife and prime agricultural land.
Q15.	**Briefly describe your ideal Clunes 30 years from now**	A minor expansion in line with already passed plan from the past and better pedestrian access between the existing precincts in clunes

Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Clunes is my favourite town. I really like Bicheno in Tasmania
Q17. **What do you think works well or doesn't work well about these places?**	They have remained true to the environment and not expanded simply because of demand.

Q18. **Please write any other thoughts below**

There are serious concerns regarding any proposed major expansion of clunes (beyond a small number of additional lots ie: 20 at most). This includes the preservation of Australia's food bowl. Volcanic soil prime agricultural land is supremely importand and shrinking. We must not lose more for the sake of "development" - being the profit for a small number of people. There are koalas that visit all parts of Clunes and surround the village, together with many other native wildlife. This must be respected. The suggestion of a waste treatment facility is very problematic. - particularly on top of a hill in a high rainfall area. It is also a concern that this would mean a significant cost and the rates are already very high and residents should not have to worry about an increase in rates or levies to cover such cost. Clunes is not accessible via an arterial road (such as the bruxner highway) and the road is already dangerous and at capacity with trucks speeding through the village. The massive increase in vehicle traffic is extremely problematic and the amount of money that would need to be spent to upgrade the roads to a sufficient capacity is truly not viable. In floods we become an island and are cut off from services. Why would you want a larger population that is cut off from the region? There is already enough zoned flood free lane to accomodate the projected population growth of the Lismore region. Why would there even be a suggestion for a major expansion of Clunes given the issues raised above. Clunes must not be irretrievably changed for the sake of "development" merely because there may be a demand. The profit of a few would come at the expense of the "village", prime agricultural land and native wildlife.

Respondent No: 32
Login: Anonymous
Email: n/a

Responded At: Nov 11, 2024 12:16:28 pm
Last Seen: Nov 11, 2024 12:16:28 pm
IP Address: n/a

Q1.	**Name**	Geoff Cook
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	55-64
Q6.	**What are three words you would use to describe Clunes now?**	Community; peaceful; village
Q7.	**In three words how do you think people feel when they visit Clunes?**	Relaxed, connection, authentic
Q8.	**What does Clunes do well right now?**	Authentic village life
Q9.	**What's the most important environmental issue for Clunes?**	Environmental heritage of landscape and fauna
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	Maintain the cultural heritage of a thriving Australian rural village community which is a very rare and impossible to replicate.
Q11.	**What do you find most frustrating about Clunes?**	It is frustrating that people wish to make quick multi million dollar profits from land not suitable for development in a location not suitable for development on numerous levels.
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Nil further
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	Clunes has all of the ammenities expected in a rural village adjacent to major centres
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	Maintaining the rural village culture as an example of our cultural heritage.
Q15.	**Briefly describe your ideal Clunes 30 years from now**	To remain as an example of quality of life in a rural village in the 21st century. Take well maintained villages in Europe for example - we travel the globe searching for such examples to enjoy.

Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Uralla
Q17. **What do you think works well or doesn't work well about these places?**	It works well because they have remained authentic to their identity

Q18. **Please write any other thoughts below**

It is clear the only people to actually benefit from a massive expansion of Clunes will be the current entities ties to the land and wealthy people wanting to achieve a access the the village life and in doing so destroy the very thing. Look up and down the eastern seaboard to see the demise of unique communities for the developers profits. You won't see them do that in leading European countries.

Respondent No: 33
Login: Anonymous
Email: n/a

Responded At: Nov 12, 2024 11:32:08 am
Last Seen: Nov 12, 2024 11:32:08 am
IP Address: n/a

Q1.	**Name**	Gabe Anderson
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	45-54
Q6.	**What are three words you would use to describe Clunes now?**	Thriving welcoming village
Q7.	**In three words how do you think people feel when they visit Clunes?**	Happy, Relaxed,
Q8.	**What does Clunes do well right now?**	Community events, small, quiet and lots of wildlife
Q9.	**What's the most important environmental issue for Clunes?**	Climate resilience in the face of hotter and potentially drier climate with increased number of extreme events such as fire, flood and landslides.
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	I love the strong sense of community and connections with people and place
Q11.	**What do you find most frustrating about Clunes?**	It does not have good walking/cycling connections - safe places to walk and bike for all. Shopping/supplies is limited and expensive
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Footpaths, off road cycelways, forest walks, play equipment and parks for young children
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	A connected, vibrant inclusive community that supports its residents and visitors to live respecfully and sustainably with an integration of people and diverse biodiversity
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	The number and size of new developments and associated infrastructure needs to be very well planned to minimise impact, keep the small village feel and provide for both people and nature to live herer
Q15.	**Briefly describe your ideal Clunes 30 years from now**	A small to medium village with thriving local shops, cafe's, community facilities, open space, lots of biodiversity and happy people

Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Uralla, NSW, Bangalow NSW, Brunswick Heads NSW
Q17. **What do you think works well or doesn't work well about these places?**	A balance of infrastructure, local facilities, shops, services and population. Well connected but also quiet and liveable

Q18. **Please write any other thoughts below**

Connections of Clunes to surrounding areas is important, including non car transport options. Such as cycleways and walkways and public transport. For example to Eltham, Rosebank, Corndale.

Respondent No: 34
Login: Anonymous
Email: n/a

Responded At: Nov 12, 2024 12:20:51 pm
Last Seen: Nov 12, 2024 12:20:51 pm
IP Address: n/a

Q1.	**Name**	Tim Marsh
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	45-54
Q6.	**What are three words you would use to describe Clunes now?**	Mosquitos, quiet, community
Q7.	**In three words how do you think people feel when they visit Clunes?**	Quiet, village, desirable
Q8.	**What does Clunes do well right now?**	Community, village atmosphere/events
Q9.	**What's the most important environmental issue for Clunes?**	Properly managing mosquitos and related risk, waste and storm water treatment, protection of important ecological systems and spaces
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	Strong Community and village atmosphere, preservation of conservation / ecological values.
Q11.	**What do you find most frustrating about Clunes?**	Mosquitos, waste/stormwater management, traffic/safety/HV transit+main road volume, parking, poor quality telecommunications, cutoff during flood, Council waste collection halved
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	NBN FTTx (Node, Home), Community Battery, park/sports field, additional retail/commercial/shared remote working, community food gardens, footpath connections, parking, improved town water supply/water resilience, Grid limitations on solar
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	Protection of close knit community, and ecological/conservation values, alongside thoughtfully planned, appropriate growth.
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	A community that is resilient to increasing climate challenges, with a diversity of housing, that is not another Alstonville/Bangalow, and not a satellite town for commuters - somewhere to live and play.

Q15. **Briefly describe your ideal Clunes 30 years from now**	A community resilient to climate challenges, with cycle/walking connections to the rail trail, with vibrant ecological spaces/values, that has been bypassed, with proper infrastructure, and normal mosquito levels, where people can work and play
Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Bedoin - France (Ventoux), Bourg d'Oisans - France (Alpe d'Huez), Cadaques Spain, Woodend Vic, Torquay (30 years ago), Beechworth/Bright in Vic, Pottsville, Brunswick Heads
Q17. **What do you think works well or doesn't work well about these places?**	Charm, character, limitation on size, aspect, location, proximity to adventure spaces, connections, services. Not really apt comparisons though.

Q18. **Please write any other thoughts below**

If Council is seeking to solve a housing crisis (predominantly in Sydney) with large, expensive lots in Clunes, the wrong question is being asked. If the intent is to address housing shortages (ie from floods), then evidently a mix of housing - large lots, med lots, 1/2/3 bedroom units to 2 stories, are needed. Clunes probably will be strongly against that though. And given there are thousands of approved lots across the Tweed, Byron, Ballina, Richmond, Lismore shires, one would have to ask why you'd expand Clunes with its topographical, environmental, infrastructure, traffic and public transport constraints when there are arguably far superior sites particularly atop the Alstonville Plateau. Having said that, I am open to something that isn't just a land grab/developer free for all. Appropriate development (scale and duration) alongside improvements to town paid for by the state/developer as a condition of development is something worth discussing. Town water supply, Footpaths, improved NBN, traffic management/bypass, parks/bike bump track/skate park, running track, commercial space (professional shared office space, gym, allied health, more food, etc etc etc) connections by foot/bike to Eltham (supporting rail trail tourism and commuting to Lismore by bike), waste/storm water improvements, parking, public spaces and, desperately, mosquito control (I can't emphasise this issue enough particularly given the evidence how climate change is bringing tropical mosquito borne diseases south - we need this dealt with). Any plan which allows housing development WITHOUT parallel or preceding infrastructure improvement will I think face stiff opposition and be viewed very unfavourably by Clunes. For example, development commencing and causing a traffic jam in town/crowding out locals from parking/general store (eg tradies coming for smoko) will cause substantial blowback to Council I suspect. Obviously history is littered with developers doing exactly that: "oh the shops and schools and parking will come later" - they invariably never do. I would like to avoid that. I actually think the wastewater issue in Clunes is a solveable one - Alstonville seems to manage its WWTF atop the plateau adequately (noting though overflow I think doesn't land in a drinking catchment). I'd be keen to discuss options here as it provides the opportunity to larger lots to: plant out lawn (endlessly mowing lawn atop evap trenches seems silly) with natives for birds and bees and/or add granny flats/studios for housing/home offices. As long as the developers and state pay for this - including existing land holders. I'd be strongly opposed to rate increases for this - rates have I think doubled(?) in 3 years and services cut in Clunes. I would however be open to discussion around a one off rate payer charge to connect. All this is tricky: I can see a really good outcome for Clunes, but on the balance of probability, I can also see a really poor outcome. I hope we can all agree we wish to avoid that.

Respondent No: 35
Login: Anonymous
Email: n/a

Responded At: Nov 12, 2024 12:53:55 pm
Last Seen: Nov 12, 2024 12:53:55 pm
IP Address: n/a

Q1.	**Name**	Noel Wilson
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	45-54
Q6.	**What are three words you would use to describe Clunes now?**	charming, relaxing, friendly
Q7.	**In three words how do you think people feel when they visit Clunes?**	relaxed, welcomed, content
Q8.	**What does Clunes do well right now?**	General store and cellars on Main St create an attractive focal point for the village; friendly welcoming people; relaxed vibe
Q9.	**What's the most important environmental issue for Clunes?**	Traffic management to preserve people and wildlife
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	The relaxed village vibe
Q11.	**What do you find most frustrating about Clunes?**	Potholes on the roads; heavy goods vehicles; some excessive speeding on 50kmh roads; loss of wildlife
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	An off leash dog park; proper basketball court; footpaths; a good restaurant or two; more frequent council garbage collection; public toilets
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	Maintain the relaxed village vibe
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	Appropriate handling of traffic and parking management that is reflective of the local and visitor population.
Q15.	**Briefly describe your ideal Clunes 30 years from now**	An attractive hinterland village and community that has plenty of green space, park for off-leash dog walking, a few high quality places to eat and drink (no fast food joints) and no concerns with traffic

Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Uki (Northern NSW), San Gimignano (Tuscany, Italy), Tenterfield (Qld)
Q17. **What do you think works well or doesn't work well about these places?**	Topology is attractive, they do not feel overpopulated, have good places to eat and drink, no traffic problems – pleasant places to stay and walk around
Q18. **Please write any other thoughts below**	
not answered	

Respondent No: 36
Login: Anonymous
Email: n/a

Responded At: Nov 12, 2024 14:01:35 pm
Last Seen: Nov 12, 2024 14:01:35 pm
IP Address: n/a

Q1.	**Name**	MS
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	25-34
Q6.	**What are three words you would use to describe Clunes now?**	Community- orientated, beautiful, thoughtful
Q7.	**In three words how do you think people feel when they visit Clunes?**	Warm warm warm
Q8.	**What does Clunes do well right now?**	Clunes store, amazing butcher, incredible doughnuts - amazing local stores
Q9.	**What's the most important environmental issue for Clunes?**	Traffic, roads, wildlife
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	Repetitive to previous questions
Q11.	**What do you find most frustrating about Clunes?**	Irritating, irrational locals that aren't willing or open to change
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Public toilet, dog park, better playground
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	More
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	Safety road traffic
Q15.	**Briefly describe your ideal Clunes 30 years from now**	not answered
Q16.	**What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Kyneton, Tenterfield

Q17. **What do you think works well or doesn't work well about these places?**	Traffic road safety on main road
Q18. **Please write any other thoughts below**	not answered

Respondent No: 37	**Responded At:** Nov 12, 2024 16:01:15 pm
Login: EmilyJ	**Last Seen:** Nov 12, 2024 04:23:58 am
Email: ejgrace479@gmail.com	**IP Address:** 1.145.106.252

Q1.	**Name**	Emily Grace
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	45-54
Q6.	**What are three words you would use to describe Clunes now?**	Village community welcoming
Q7.	**In three words how do you think people feel when they visit Clunes?**	Welcome, relaxed
Q8.	**What does Clunes do well right now?**	Great community events at Hall and old school like Christmas and Halloween. Social gathering points, child friendly, safe
Q9.	**What's the most important environmental issue for Clunes?**	Climate change risk, feral dogs and cats threat to biodiversity, septics and impact on downstream water quality. Limited n native veg
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	Small village feel. Strong sense of community contribution.
Q11.	**What do you find most frustrating about Clunes?**	Lack of footpaths, domestic cats on the loose
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Footpaths that are shaded so they can be used in the heat. Bike paths, connection to eltham by bike or footpath, future connection to rail trail, ev charger, community battery, nature walk,
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	A connected resilient community that is prepared for climate threats and able to self support and self sustain through climate disasters. A place for my children to grow and return to.
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	Climate risk and resilience, Climate prepared development, food production and self supporting systems.
Q15.	**Briefly describe your ideal Clunes 30 years from now**	A small village with a diverse population of ages that connect over community events and in outdoor spaces that are cool and welcoming. A community that is supportive and equipped to survive increasing climate disasters.

Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.** not answered

Q17. **What do you think works well or doesn't work well about these places?** not answered

Q18. **Please write any other thoughts below**

Climate resilience planning should be forefront of any planning. Consideration of housing for an aging population. Capacity to down size and stay within Clunes and accessibility without reliance on vehicles. Food production and community gardens at multiple convenient locations for groups of houses to share resources.

Respondent No: 38
Login: Anonymous
Email: n/a

Responded At: Nov 12, 2024 16:27:22 pm
Last Seen: Nov 12, 2024 16:27:22 pm
IP Address: n/a

Q1. **Name**	Daryl Firth
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	Resident of Clunes
Q5. **Please select your age range**	65+
Q6. **What are three words you would use to describe Clunes now?**	Lismore/Byron hinterland gem
Q7. **In three words how do you think people feel when they visit Clunes?**	charming highland village
Q8. **What does Clunes do well right now?**	Provides a pleasant living and visitor environment with a distinctive village charm in open landscape surrounds with extensive rural views.
Q9. **What's the most important environmental issue for Clunes?**	Maintaining integrity of rural hinterland village life in a unique landscape location between the mountains and the sea, with adequate buffer space between neighbouring villages/towns.
Q10. **In one sentence what do you love most about Clunes that you'd like to keep for the future?**	Its sense of community and rural hinterland outlook, and physical separation from surrounding villages ie doesnt merge via ribbon development.
Q11. **What do you find most frustrating about Clunes?**	Traffic volume/noise on Bangalow Road throught the village affects the village aesthetic and is a future safety issue, and there is inadequate parking near the business area.
Q12. **What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Re-alignment or re-routing of Bangalolw Road to the east? in the vicinity of the 50k zone to reduce traffic near the village hub. More parking lots adjacent to the Clunes business area. Sewerage connection as the village expands..
Q13. **In one sentence, describe what you want most for the Clunes of the future**	Expansion that is reasonably condensed but thoughtfully done in respect to the landscape and environment with re-alignment of Bangalow Road and apropriate new exits onto Bangalow Road and James Gibson Road. from new development.
Q14. **In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	Appropriate housing design and density to suit the landscape and environment on a sufficient scale to merit sewerage service and new road infrastructure.

Q15. **Briefly describe your ideal Clunes 30 years from now**	Thriving hinterland community of 2000 set in a natural rural landscape with appropriate housing design and separation from other villages, adequately serviced with roads, sewerage and shopping precinct. Clunes would be a unique point on the tourist route.
Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Bangalow and Alstonville are reasonable models
Q17. **What do you think works well or doesn't work well about these places?**	They are local hinterland villages with reasonable models fort housing design and density and layout with adequate open spaces. Alstonville tends to sprawl into Wollongbar? and there could be better treescape.

Q18. **Please write any other thoughts below**

Clunes could be an important part of future Lismore/Byron hinterland tourist route. In that context Richmond and Wilsons River catchment councils could combine in a consulting group to enhance this for regional planning, funding and tourism promotion.

Respondent No: 39
Login: Anonymous
Email: n/a

Responded At: Nov 12, 2024 18:38:14 pm
Last Seen: Nov 12, 2024 18:38:14 pm
IP Address: n/a

Q1.	**Name**	David Berryman
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	35-44
Q6.	**What are three words you would use to describe Clunes now?**	Friendly, village, family
Q7.	**In three words how do you think people feel when they visit Clunes?**	Welcoming vibrant quaint
Q8.	**What does Clunes do well right now?**	Has a strong community that is warm, open and welcoming. Is inclusive and family oriented. Something for everyone.
Q9.	**What's the most important environmental issue for Clunes?**	Open spaces that allow people to enjoy the village without impacting our native species, birds, animals. Having growth that does not cause impact to the environment around the village.
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	The store and the schools are both very important to the community. Having places to go and be together are hugely important. The store in particular gives Clunes a heart to work around.
Q11.	**What do you find most frustrating about Clunes?**	There is very poor connectivity between the three main parts of Clunes (Jarvis, Ryces, remnant). This is a problem for kids in terms of access and safety. Also a lack of open public parks and spaces
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	A decent playground and park like Bangalow, a dog park, bike and walking paths, an outdoor performance space, sheltered areas in parks, public transport, more commercial space, sewerage, skate park
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	A village that is connected and easy to move around in. A wider variety of housing options (not just family houses), more businesses and amenities, things for young people to enjoy, better public transport
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	Creating a central parkland that connects the three existing parts of the village together but provides a buffer between the old and new part of the village.

Q15. **Briefly describe your ideal Clunes 30 years from now**	A place which has maintained its village principles but is big enough to afford more opportunity and energy in the community. Housing that is in keeping with the region, but offers solutions that would enable young families to prosper.
Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Waterpark, playgrounds, bike tracks, outdoor event spaces, co working spaces
Q17. **What do you think works well or doesn't work well about these places?**	People are not always community minded

Q18. **Please write any other thoughts below**

I think it's really important to grow the town in a way that doesn't ruin the village life, but connects the town together effectively. Extending the Clunes common (old school site) to run along the back of remnant, Ryces and Jarvis would create a buffer from the development, and also give Clunes a green centre to house parks, playgrounds, running and bike tracks and anything else we need.

Respondent No: 40
Login: Anonymous
Email: n/a

Responded At: Nov 12, 2024 19:27:28 pm
Last Seen: Nov 12, 2024 19:27:28 pm
IP Address: n/a

Q1.	**Name**	Mick Dunham
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	55-64
Q6.	**What are three words you would use to describe Clunes now?**	Thriving, friendly, community
Q7.	**In three words how do you think people feel when they visit Clunes?**	Amazed, satisfied, included
Q8.	**What does Clunes do well right now?**	Provide a range of products and services for the local community and visitors.
Q9.	**What's the most important environmental issue for Clunes?**	Expanding population
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	Quaint character with a feeling of being in the country.
Q11.	**What do you find most frustrating about Clunes?**	Parking, expensive prices
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Local GP
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	Don't overdevelop (like Byron) retain village character
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	Infrastructure, take responsibility for pending decisions, dont overthink progress.
Q15.	**Briefly describe your ideal Clunes 30 years from now**	Only mininal development, retained friendly quaint village character,
Q16.	**What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Tyalgum, Uralla, Akaroa, Diamond Beach,

Q17. **What do you think works well or doesn't work well about these places?**	Curbing development, vs increasing tourism in favour of a quick return in revenue.

Q18. **Please write any other thoughts below**

Please don't spoil Clunes and it's surrounds.

Respondent No: 41
Login: Anonymous
Email: n/a

Responded At: Nov 12, 2024 20:10:33 pm
Last Seen: Nov 12, 2024 20:10:33 pm
IP Address: n/a

Q1.	**Name**	Richie Rummery
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	35-44
Q6.	**What are three words you would use to describe Clunes now?**	Small unique village
Q7.	**In three words how do you think people feel when they visit Clunes?**	Quaint vibrant village
Q8.	**What does Clunes do well right now?**	Small village life. Sense of community.
Q9.	**What's the most important environmental issue for Clunes?**	waste water
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	keep it a small village
Q11.	**What do you find most frustrating about Clunes?**	traffic
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	dog Park, public toilets in the main park, town sewage
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	retain its village culture
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	retain its village culture
Q15.	**Briefly describe your ideal Clunes 30 years from now**	A small northern rivers village with a main road bypass
Q16.	**What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Robe, South Australia, Stellenbosch, South Africa

Q17. **What do you think works well or doesn't work well about these places?**	Small regional communities that have a sense of identity and are connected into its rural agriculture

Q18. **Please write any other thoughts below**

the defining feature of the lismore LGA is its unique village life. Clunes's welcome motto literally is 'preserving village life' and any I would hope any future for Clunes will take this way of life into any future design

Respondent No: 42
Login: Anonymous
Email: n/a

Responded At: Nov 12, 2024 22:38:16 pm
Last Seen: Nov 12, 2024 22:38:16 pm
IP Address: n/a

Q1.	**Name**	Ashley Brunner
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	65+
Q6.	**What are three words you would use to describe Clunes now?**	Small regional community
Q7.	**In three words how do you think people feel when they visit Clunes?**	Nice little village
Q8.	**What does Clunes do well right now?**	Grow grass and whinge about it.
Q9.	**What's the most important environmental issue for Clunes?**	Noxious vegetation such as, woody stemmed and trees.
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	It's size, between 800 and 1800 population in a moderate climate with good soil and plenty of water.
Q11.	**What do you find most frustrating about Clunes?**	After a recent one year tour of Australian towns, it is obviously poorly serviced; yet parochial attitudes think it is.
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	A Community Centre with an appropriate mission plan (and funding, but hey!) to lobby for and service the health safety and welfare of the people and the environment.
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	A Community Centre with a mission to meet the changing needs of its environment; and the people in terms of their health safety and welfare; it is that simple!
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	Finding skilled communicators who can bring the whole of community together to determine its future; sure, some want to hijack meetings, and others so apathetic that it is frustrating, but eventually the only way .
Q15.	**Briefly describe your ideal Clunes 30 years from now**	. The community centre has brought the community together, communication is with all, outspoken or apathetic; and we are meeting all our daily challenges in the best way we can.

Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Too many to list or remember; one not far away was Dungog; the visitor centre and the community centre active and week managed; such towns exude an attraction, whether or not the community was declining or growing - it's the community centre!
Q17. **What do you think works well or doesn't work well about these places?**	I'm going to repeat myself, you know that: Murtoa Vic is one, same population 800, in decline from city employment drag, but maintained community spirit and services that Clunes would only dream of. The Progress Assoc was building aged care!

Q18. **Please write any other thoughts below**

Ok, the reference group process avoids the hijacking of community processes by outspoken groups, with whatever agenda; and the apathetic, busy families and so on, need entertainment to encourage involvement, and if the entertainment stops, so do they. But those of us who see that, also know that for good community the full spectrum of community must be engaged, eventually! Sooo how can a community centre process achieve that? An example, in Clunes, is there is only one real community meeting place, the hall. At our recent meeting we encouraged two representatives of the "outspoken" element to attend, looking for our report on their recent meeting. We have made it very clear that procedural fairness must be maintained for hall meetings if the meetings in any way purport to represent community as a whole. That is the community responsibility built into our processes. We have a way to go with this. Then we discussed how to better communicate with the community as a whole, and organising events for mums and bubs, or a food market and the like, which no doubt attracts families - and the potential can begin to be seen. The reference group process will work to a good extent, for development itself, but will the community for the next thirty years have a process to deal with all issues the best way it can?

Respondent No: 43
Login: Anonymous
Email: n/a

Responded At: Nov 12, 2024 22:52:16 pm
Last Seen: Nov 12, 2024 22:52:16 pm
IP Address: n/a

Q1.	**Name**	Richard Black
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	35-44
Q6.	**What are three words you would use to describe Clunes now?**	Community unpretentious supportive
Q7.	**In three words how do you think people feel when they visit Clunes?**	Village peaceful beautiful
Q8.	**What does Clunes do well right now?**	Intimate village with a wide cross section of people
Q9.	**What's the most important environmental issue for Clunes?**	Maintaining balance between urban and country
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	The intimate communtity and balance between rural and town living
Q11.	**What do you find most frustrating about Clunes?**	Nothing
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Accessible paths for residents and sporting & recreational outlets for kids. We live outside clunes and there is no safe access to the village for our kids due to the dangerous nature of the roads and verge.
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	More engagement into the village for residents living on acreage via easier accessibility (walking and bikes)
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	Responsible and restrained growth that puts residents first - not developers and real estate agents.
Q15.	**Briefly describe your ideal Clunes 30 years from now**	Perhaps double the size with some planned community/recreational areas and integrated walking/bike tracks to the outlying acreages that engage the community.

Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.** not answered

Q17. **What do you think works well or doesn't work well about these places?** not answered

Q18. **Please write any other thoughts below**

Please do not expand clunes without fixing our connecting council roads - including improving immediate walking/bicycle accessibility into the village from the local farms (where lots of people live)

Respondent No: 44
Login: Anonymous
Email: n/a

Responded At: Nov 13, 2024 06:56:29 am
Last Seen: Nov 13, 2024 06:56:29 am
IP Address: n/a

Q1.	**Name**	Charles McKay
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	35-44
Q6.	**What are three words you would use to describe Clunes now?**	Cute, timeless, community village
Q7.	**In three words how do you think people feel when they visit Clunes?**	Happy, energised, excited
Q8.	**What does Clunes do well right now?**	Village life, engaging the community, bringing people together from all walks of life
Q9.	**What's the most important environmental issue for Clunes?**	Getting the right infrastructure into town with out going over the top and affecting the landscape
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	Community vibe
Q11.	**What do you find most frustrating about Clunes?**	Foot paths, and lack of places to "move" with out going to a different town or beach etc
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Park / Field - public rest rooms bike and walking tracks into and out of town for the out skirts. Better roads. Recreation center (that could become a hub - EG park with a pool or something like that
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	More accessible village - and facilities for all to engage with and use
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	Commit and village vibe - and getting the road / parking / structure right - so that what ever plans are done that its all done right
Q15.	**Briefly describe your ideal Clunes 30 years from now**	I feel the vision should be to keep the village life and add the connections to other spots via foot and bike but add to the infrastructure to support the future. So kids and family's and grow up here and grow old here in a safe healthy environment

Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Yackandandah
Q17. **What do you think works well or doesn't work well about these places?**	How they flow, connection to other services, and towns by foot and bike as well as car. Options for all ages, both services and commercial venues. Yackandandah does this well - facilities and bike tracks etc

Q18. **Please write any other thoughts below**

We love clunes, and the village life, but we feel that accessibility and servies need work for people that are not just right in the village. Connecting the eltham bike track to clunes, waling tracks and bike tracks in and out of town, getting traffic management right, and then what the new zone are and how it all flows. With that and what facilities coul be build would keep the village life and give the infrastructure to handle the future

Respondent No: 45
Login: Anonymous
Email: n/a

Responded At: Nov 13, 2024 09:44:44 am
Last Seen: Nov 13, 2024 09:44:44 am
IP Address: n/a

Q1.	**Name**	Judith Norgate
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	65+
Q6.	**What are three words you would use to describe Clunes now?**	not answered
Q7.	**In three words how do you think people feel when they visit Clunes?**	not answered
Q8.	**What does Clunes do well right now?**	Good village atmosphere with a community hub at store/cafe/post office
Q9.	**What's the most important environmental issue for Clunes?**	Wildlife corridor
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	Village atmosphere
Q11.	**What do you find most frustrating about Clunes?**	Heavy vehicle traffic and lack of pathways to avoid main road
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Market. Parking. Playground and dog park
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	Keeping space and wildlife corridors between housing
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	That the village atmosphere is maintained
Q15.	**Briefly describe your ideal Clunes 30 years from now**	A village that has grown with new housing spaced with wildlife corridors
Q16.	**What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Bellingen NSW

Q17. **What do you think works well or doesn't work well about these places?**	Large town keeping a village atmosphere

Q18. **Please write any other thoughts below**

not answered

Respondent No: 46
Login: Anonymous
Email: n/a

Responded At: Nov 13, 2024 10:28:26 am
Last Seen: Nov 13, 2024 10:28:26 am
IP Address: n/a

Q1.	**Name**	Jackie Black
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	65+
Q6.	**What are three words you would use to describe Clunes now?**	Community minded village
Q7.	**In three words how do you think people feel when they visit Clunes?**	Busy
Q8.	**What does Clunes do well right now?**	Community minded
Q9.	**What's the most important environmental issue for Clunes?**	Traffic and parking have become an issue in my 20 years here. Local adjoining roads have become much more dangerous due to extra traffic and lack of maintenance….shocking potholes.
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	Near to maintain village living and future housing plans should use Bangalow as an example….tin roofing etc
Q11.	**What do you find most frustrating about Clunes?**	Traffic and roads. No passing lanes on main road. Past bad development
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	More Safe parking .as the video lager and approaching roads have become very busy.
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	Clunes village sign 'preserving village living' must be foremost for any future planning .
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	Keep Clunes accessible (traffic/parking) for all locals
Q15.	**Briefly describe your ideal Clunes 30 years from now**	A large village/small town that maintains its present charm . Example is new developments in Bangalow that have stuck to tin roofs and house with our unique Australian look. This is not a question of cost but good guidelines. Not a jumble of crap developm

Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Many of the old towns and villages in the Victorian goldfields. The new developments in Bangalow have been built to suit our dairy/rural history.
Q17. **What do you think works well or doesn't work well about these places?**	A scenes of north coast history with all its charm.. not just the latest tacky trend!

Q18. **Please write any other thoughts below**

Clunes can maintain and build on its history as a north coast dairy village. It is not to do with cost but decent, traditional development

Respondent No: 47
Login: Anonymous
Email: n/a

Responded At: Nov 13, 2024 13:17:36 pm
Last Seen: Nov 13, 2024 13:17:36 pm
IP Address: n/a

Q1.	**Name**	Emma B
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	45-54
Q6.	**What are three words you would use to describe Clunes now?**	busy, traffic, home
Q7.	**In three words how do you think people feel when they visit Clunes?**	part of hipster trend
Q8.	**What does Clunes do well right now?**	reputation of trendy 'community' place to be
Q9.	**What's the most important environmental issue for Clunes?**	destroying too much green space for extra housing bringing more people more environmental impact as need to drive everywhere
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	small size and community where you actually know people
Q11.	**What do you find most frustrating about Clunes?**	trucks and traffic of main road and plans to expand it too much, already too busy
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	for current size it's pretty good but I'd like more public spaces, more green spaces not right on the crazy traffic highway
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	Not to grow too big and NO housing developments, they've ruined the other rural areas around here.
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	If big business and council will force expansion, they need to get rid of the main highway through the village - it's already a death waiting to happen
Q15.	**Briefly describe your ideal Clunes 30 years from now**	no housing developments, still same country village vibe with no multi-national corporations and main road not used as highway
Q16.	**What are some other small towns you have been to that you like? This could be in Australia or overseas.**	A lot of small towns in Europe - no crazy main roads through them, no housing developments, lots of small local services & most people walk, cycle

Q17. **What do you think works well or doesn't work well about these places?**	most are built long ago so don't always facilitate environmental innovations. The entire world needs to stop excessive resource use

Q18. **Please write any other thoughts below**

You have one road in and one road out essentially with the main services on an incredibly busy road. Just cramming more and more housing and people in through the single point of entry and exit is a recipe for disaster. There is already no parking, pedestrians about to be hit by cars and it's already so busy it feels like a tourist town, not somewhere you want to live peacefully.

Respondent No: 48
Login: Anonymous
Email: n/a

Responded At: Nov 13, 2024 13:18:40 pm
Last Seen: Nov 13, 2024 13:18:40 pm
IP Address: n/a

Q1.	**Name**	Simone
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	55-64
Q6.	**What are three words you would use to describe Clunes now?**	Peaceful, green, small.
Q7.	**In three words how do you think people feel when they visit Clunes?**	Happy to visit
Q8.	**What does Clunes do well right now?**	The community knows each other.
Q9.	**What's the most important environmental issue for Clunes?**	Habitat retention
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	Native vegetation
Q11.	**What do you find most frustrating about Clunes?**	Traffic
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Soccer fields, traffic diversion away from main street
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	Landcare oriented management
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	Green spaces,
Q15.	**Briefly describe your ideal Clunes 30 years from now**	Quiet, pedestrian friendly, green, socially connected residents
Q16.	**What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Inverell NSW, ashland OREGON USA, MudgeeNSW

Q17. **What do you think works well or doesn't work well about these places?**	Inverell- great creek wuth ath and greenery through town, Ashland- beautiful park and creek that runs through town with bridges, stairs, walking access, Mudgee NSW- lovely sized blocks with gardensn.

Q18. **Please write any other thoughts below**

Any development needs to happen slowly so residents can assimilate

Respondent No: 49
Login: Anonymous
Email: n/a

Responded At: Nov 13, 2024 17:04:39 pm
Last Seen: Nov 13, 2024 17:04:39 pm
IP Address: n/a

Q1.	**Name**	Melissa McKay
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	35-44
Q6.	**What are three words you would use to describe Clunes now?**	Friendly, village, community
Q7.	**In three words how do you think people feel when they visit Clunes?**	Relaxed, happy, surprised
Q8.	**What does Clunes do well right now?**	Organises community/family events: Carols, Halloween, food trucks at the shop
Q9.	**What's the most important environmental issue for Clunes?**	sewerage management, camphor management strategies
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	The friendly, community vibe is quite special here and we would love this to remain as the town develops in the future
Q11.	**What do you find most frustrating about Clunes?**	As a family with young children not in town, the lack of footpaths and family-friendly outdoor space is tough. poor roads is an issue as cars drive fast (or to speed limit), but still dangerous
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Outdoor spaces for recreation, bike paths that connect town and out of town, dog-friendly spaces. An alternative space to the shop to be able to have choice
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	To retain the village character while servicing a greater population, including sustainable development that fits with the style suitable for this area
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	balancing the mix of retaining village life and a growing population.
Q15.	**Briefly describe your ideal Clunes 30 years from now**	Clunes will be a vibrant village community that is accessible for all people. Having a mix of sustainable, suitable housing that suits the climate and provides adequate services.

Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Bangalow - style of houses and mix of commercial businesses that keep with style. Yackandandah - small town that has a big focus on sustainability
Q17. **What do you think works well or doesn't work well about these places?**	Bangalow's design aesthetic ensures no inappropriate development. Yackandandah focuses on environmental community
Q18. **Please write any other thoughts below**	
not answered	

Respondent No: 50
Login: Anonymous
Email: n/a

Responded At: Nov 13, 2024 17:54:30 pm
Last Seen: Nov 13, 2024 17:54:30 pm
IP Address: n/a

Q1.	**Name**	Sumarah Ramsay
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	45-54
Q6.	**What are three words you would use to describe Clunes now?**	Quiet, charming,unimproved
Q7.	**In three words how do you think people feel when they visit Clunes?**	Peaceful renewed inspired
Q8.	**What does Clunes do well right now?**	Village life, minimal community interaction, makes the best of what it has.
Q9.	**What's the most important environmental issue for Clunes?**	Waste water management (failing septic systems need to be decommissioned and replaced) we are in a critical water catchmane.
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	Spatial separation between adjoining neighbours with respectful interactions underpinned by similar shared value framework.
Q11.	**What do you find most frustrating about Clunes?**	Illegal parking is a public safety issue, lack of footpath for access to the village, lack of infrastructure for recreation, loud events at coronation hall do not notify residents when events are held
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Parklands, childrens extensive play area, bbq, water bubbles,green open spaces. Swimming pool, more shops and services. ,
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	Integrated mixed use precinct that serves community needs, including services, parklands, large lot farming and food and drink precinct. Education delivery at all levels. A community hub to foster business incubation and creativity in a commercial settin
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	Opening up disused macadamia farming to the west of Main street for rezoning to provide flood free, bushfire free urban infill residential housing and mixed use neighbourhoods for out community to thrive, and achieve outcomes not achieved currently.

Q15. **Briefly describe your ideal Clunes 30 years from now**	Larger village centre with actual real services like medical, greater food supply options, services and office capacity. likely in a shop top format to permit families to live, work and stay in their own neighbourhoods. Supporting the village growth
Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Margaret River, Bermagui, Bega, Busselton, Peregian beach,
Q17. **What do you think works well or doesn't work well about these places?**	Increased density to support a city centre offering services and infrastructure to the community and visitors.

Q18. **Please write any other thoughts below**

Inadequate parking options lead to risky behaviours which in turn reduce safety for individuals and families. This needs to change. The historic village is capable of change in a respectful manner to provide all residents with what they need to live integrated successful lives as clunes residents. Village Expansion is necessary and needed, YIMBY.

Respondent No: 51
Login: Anonymous
Email: n/a

Responded At: Nov 15, 2024 10:32:00 am
Last Seen: Nov 15, 2024 10:32:00 am
IP Address: n/a

Q1. **Name**	Elizabeth Jane Tovey
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	Resident of Clunes
Q5. **Please select your age range**	45-54
Q6. **What are three words you would use to describe Clunes now?**	Friendly close community
Q7. **In three words how do you think people feel when they visit Clunes?**	Vibrant middle class
Q8. **What does Clunes do well right now?**	Social vibe
Q9. **What's the most important environmental issue for Clunes?**	Lack of infrastructure for growing community
Q10. **In one sentence what do you love most about Clunes that you'd like to keep for the future?**	Connectedness and community vibe
Q11. **What do you find most frustrating about Clunes?**	Lack of pavements, parks, and poor roads surfaces for traffic volumr
Q12. **What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Footpaths around the school area with adequate bus stops and parking, safe crossing for the children. Footpath around the school James Gibson Ryces Drive area. Needs a play park and skate park flying fox park. Small 1/2 bed houses with small plots
Q13. **In one sentence, describe what you want most for the Clunes of the future**	Allowing the community to grow accomodating the full age range with housing that can be accessed by young people staring out elderly and disabled. There is only large properties for middle to high income families and people who grew up in the area move aw
Q14. **In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	Infrastructure to support growth
Q15. **Briefly describe your ideal Clunes 30 years from now**	A range of affordable housing with a strong community culture where children can play safely and walk to school. Tapping into the rail trail would be an excellent plan. Development of small local business to provide employment for locals. Sports facility'

Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Community pool and sports facility Clunes used to have an indoor squash court never replaced when sold as a residence.
Q17. **What do you think works well or doesn't work well about these places?**	Community connection where people can live work and play harmoniously both young and old.

Q18. **Please write any other thoughts below**

Thought needs to be given to maintenance our roads are shocking due to the heavy traffic and big maintained. Parking is already an issue no doctors surgery pharmacy etc thought needs to be given to these issues with an expanding community.

Respondent No: 52
Login: Anonymous
Email: n/a

Responded At: Nov 15, 2024 13:48:00 pm
Last Seen: Nov 15, 2024 13:48:00 pm
IP Address: n/a

Q1.	**Name**	Cara Wong
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes Clunes Business Owner
Q5.	**Please select your age range**	35-44
Q6.	**What are three words you would use to describe Clunes now?**	Community, quaint, family friendly
Q7.	**In three words how do you think people feel when they visit Clunes?**	Lovely hinterland village
Q8.	**What does Clunes do well right now?**	The Clunes store is a great central spot for local community. Lovely nature and green space
Q9.	**What's the most important environmental issue for Clunes?**	Wildlife corridors, fast speed limits on roads, weed control
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	The village feel
Q11.	**What do you find most frustrating about Clunes?**	Very little pedestrian access, no speed signs for school zone, fast speed limits outside of the main village making it dangerous to walk on, potholes and big green space but no play equipment
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Playground for kids, more footpaths
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	To be able to safely walk my children to school.
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	More walking paths, more facilities for all the children and families who live here
Q15.	**Briefly describe your ideal Clunes 30 years from now**	A village where we can safely walk from the outskirts into the school and main village, connections up to the bike path planned in Eltham, more facilities for young families to access and spend time in the main village other than the Clunes store

Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**

not answered

Q17. **What do you think works well or doesn't work well about these places?**

not answered

Q18. **Please write any other thoughts below**

not answered

Respondent No: 53
Login: Anonymous
Email: n/a

Responded At: Nov 15, 2024 13:58:45 pm
Last Seen: Nov 15, 2024 13:58:45 pm
IP Address: n/a

Q1.	**Name**	Michael Sydes
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes Clunes Business Owner
Q5.	**Please select your age range**	35-44
Q6.	**What are three words you would use to describe Clunes now?**	Active, Friendly, Cars
Q7.	**In three words how do you think people feel when they visit Clunes?**	Surprised, Impressed, Potential
Q8.	**What does Clunes do well right now?**	Schools and community; Store and events; village green
Q9.	**What's the most important environmental issue for Clunes?**	Wildlife corridors and weed management
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	The green space and community assets such as the Old School, tennis court
Q11.	**What do you find most frustrating about Clunes?**	It's dangerous for children to be walked to school. The school zone is inefficient at managing speed. Half the village is cut off due to poor planning in the village backstreets. Inhibits safe exercis
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Ability to walk safely from a to b. If you live just outside of village it is extremely unsafe to walk or ride with a child to the school. It is a village that could encourage active lifestyle but is so dangerous due to inconsistent speed and traffic mana
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	The ability to be able to walk within a 5km radius without fear of being hit by speeding commuter traffic.
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	If we want a healthy population we need to provide a safety zone where people can exercise without fear and without having to drive to Lismore or Bangalow to access areas with reasonable speed management
Q15.	**Briefly describe your ideal Clunes 30 years from now**	An interconnected village and just outside where residents are able to ride bikes or walk to the schools and preschool without fear of speeding commuter traffic

Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Esperance; Carmel by the sea (USA); Banff (Canada); Grindelwald (Switzerland);
Q17. **What do you think works well or doesn't work well about these places?**	They are walkable and people are attracted to it due to that and the natural beauty that surrounds it. It's heaving with tourists due to this fact, but is attractive because the planning isn't held hostage to commuter traffic

Q18. **Please write any other thoughts below**

Clunes has a fantastic opportunity for commerce and for a connected community but at present it feels as though its only reason for existence is a commuter thoroughfare. There should be a 5km radius that connects the schools where all residents can walk in relative safety to the shop and the schools. Commuters should be made to slow down for a larger portion of the village and as such encourage them to take alternate routes to dilute the consolidation of traffic into a pinch point that is currently dangerous for school students living in the area and discourages an active community

Respondent No: 54
Login: Anonymous
Email: n/a

Responded At: Nov 15, 2024 16:06:59 pm
Last Seen: Nov 15, 2024 16:06:59 pm
IP Address: n/a

Q1.	**Name**	Scott Hargrave
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	55-64
Q6.	**What are three words you would use to describe Clunes now?**	Peaceful,beautiful,wildlife
Q7.	**In three words how do you think people feel when they visit Clunes?**	Village Feel,Beutiful,peaceful
Q8.	**What does Clunes do well right now?**	Incredible biodiversity, natural beauty, bright starry nights Friendly tight knit community committed to preserving protecting village life/lifestyle
Q9.	**What's the most important environmental issue for Clunes?**	Protecting and preserving native wildlife & vegetation
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	Our quiet, peaceful,relaxed village lifestyle and abundant natural beauty and wildlife
Q11.	**What do you find most frustrating about Clunes?**	The huge amount of heavy vehicle movements through Main Street, the pathetic third world level of NBN/internet service and vested interests trying to sell Clunes off as the next hip Byron location
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	Reliable internet service, footpaths joining James Gibson Dr and the primary school to Walker St. Heavy vehicle traffic control measures in Main St. Speed limit reductions at each end of the village that transition from 100-70-50km/h instead of 100-50
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	The preservation of Clunes deeply loved peaceful village lifestyle and atmosphere, the preservation and protection of our native flora and fauna and that our incredibly valuable food producing agricultural land is conserved and protected
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	That Clunes is not developed for the sake of development and that any development is proportional and appropriate for the needs of the existing Clunes community and the surrounding food producing agricultural lands are protected and not lost

Q15. **Briefly describe your ideal Clunes 30 years from now**	Clunes should be the same small beautiful and engaged village community it is now. It should have the same ideals and respect for our way of life as now and our precious wildlife and food producing lands would be protected and valued
Q16. **What are some other small towns you have been to that you like? This could be in Australia or overseas.**	not answered
Q17. **What do you think works well or doesn't work well about these places?**	not answered

Q18. **Please write any other thoughts below**

Clunes should be valued as the beautiful small rural village it is now. It should not be developed for the benefit of the few who do not value what makes this village so special and merely want to engage in real estate speculation. I raise this as it was this very idea that has sparked this entire episode.

Respondent No: 55
Login: Anonymous
Email: n/a

Responded At: Nov 15, 2024 17:00:03 pm
Last Seen: Nov 15, 2024 17:00:03 pm
IP Address: n/a

Q1.	**Name**	Donna Graham & Natasha Jackson
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	**Other (please specify)** Resident of surrounding area
Q5.	**Please select your age range**	45-54
Q6.	**What are three words you would use to describe Clunes now?**	small, quaint, residential
Q7.	**In three words how do you think people feel when they visit Clunes?**	relaxed, lush, nourished
Q8.	**What does Clunes do well right now?**	not overdeveloped, non-commercial/industrial, great community hub
Q9.	**What's the most important environmental issue for Clunes?**	maintaining green village vibe
Q10.	**In one sentence what do you love most about Clunes that you'd like to keep for the future?**	friendly, cute, strong community and lush surrounds
Q11.	**What do you find most frustrating about Clunes?**	lack of parking, lack of safe walking/cycling connectivity to Eltham and surrounds, Speeding trucks including down Johnson road
Q12.	**What are the things (services, facilities, spaces) you would like to see in Clunes that are missing now?**	additional eateries, bakery,
Q13.	**In one sentence, describe what you want most for the Clunes of the future**	considered low impact development with appropriate supporting infrastructure - walk/cycle paths, parking , maintenance of green space, more shops
Q14.	**In one sentence, identify what you think is the most important thing to consider for Clunes of the future**	maintaining it's unique character .ie. not just another suburb
Q15.	**Briefly describe your ideal Clunes 30 years from now**	Maleny - esk; Mt Tambourine- esk. Port Douglas like .Boutique village that is easy to live in, and inviting for visitors
Q16.	**What are some other small towns you have been to that you like? This could be in Australia or overseas.**	Port douglas, LennoxHeads, Maleny, Mt Tambourine,

Q17. **What do you think works well or doesn't work well about these places?**	they punch above their weight due to being attractive to tourists and locals alike.- maibntain unique nature advantages

Q18. **Please write any other thoughts below**

not answered

Survey Responses

30 November 2017 - 23 June 2025

Clunes Community Survey 2: Priorities for Our Village

Your Say Lismore

Project: Clunes Master Plan

GRANICUS

VISITORS
113

CONTRIBUTORS			RESPONSES		
61			62		
1	0	60	1	0	61
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

Respondent No: 1	**Responded At:** Dec 04, 2024 18:28:18 pm
Login: Anonymous	**Last Seen:** Dec 04, 2024 18:28:18 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**	Iain
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	**Other (please specify)** go through it on my commutes up north
Q5. **Please select your age range**	25-34
Q6. **How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'** To what extent do you agree with this vision?	Definitely agree
Q7. **Are there any considerations that you think are missing from this statement**	not answered
Q8. **Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Supporting a diverse and connected community Building community resilience for change and crises/events Ensuring growth aligns with the village character
Q9. **Any other suggestions?**	not answered
Q10. **Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Reticulated sewerage to support housing diversity Staging infrastructure upgrades to align with growth Improving telecommunications services
Q11. **Any other suggestions?**	not answered
Q12. **Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Safely connecting Clunes to adjacent areas Improving parking on Main Street
Q13. **Any other suggestions?**	A bypass is needed for connectivity, safety and the appeal to the village
Q14. **Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Adding social facilities (e.g., health services, daycare etc.) Enhancing existing community assets Adding new public toilets on Main Street
Q15. **Any other suggestions?**	not answered

Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Considering environmental constraints (e.g., buffers, bushfire risks)
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Providing opportunities for downsizing within the village Facilitating the construction of granny flats/secondary dwellings Including affordable housing as part of any growth
Q19. **Any other suggestions?**	not answered

Respondent No: 2	**Responded At:** Dec 05, 2024 17:05:59 pm
Login: Anonymous	**Last Seen:** Dec 05, 2024 17:05:59 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**	Dana Eager
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	Resident of Clunes
Q5. **Please select your age range**	55-64
Q6. **How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
To what extent do you agree with this vision?	Definitely disagree
Q7. **Are there any considerations that you think are missing from this statement**	Diversifying housing is the only statement that sits oddly with me.
Q8. **Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO) Ensuring growth aligns with the village character
Q9. **Any other suggestions?**	Creating more areas for dogs and humans of Clunes to meet and play together in a safe off-leash environment
Q10. **Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Reticulated sewerage to support housing diversity Improving telecommunications services
Q11. **Any other suggestions?**	not answered
Q12. **Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Implementing traffic calming measures on Main Street Developing connected parklands and walking paths
Q13. **Any other suggestions?**	Improving parking on Main Street without encroaching on the beautiful village green area
Q14. **Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Enhancing existing community assets Upgrading existing public toilets Providing green open spaces for recreation (e.g., playgrounds, dog walking)

Q15. **Any other suggestions?**	not answered
Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Regenerating Big Scrub Rainforest
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Facilitating the construction of granny flats/secondary dwellings Ensuring planning controls reflect Village character Maintaining density restrictions to align with Village character
Q19. **Any other suggestions?**	not answered

Respondent No: 3	**Responded At:** Dec 05, 2024 18:37:22 pm
Login: Anonymous	**Last Seen:** Dec 05, 2024 18:37:22 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**	Stuart Edwards
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	Clunes Business Owner
Q5. **Please select your age range**	35-44
Q6. **How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
To what extent do you agree with this vision?	Somewhat agree
Q7. **Are there any considerations that you think are missing from this statement**	It's not really clear what it means. For example what does infrastructure include?
Q8. **Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Building community resilience for change and crises/events Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO)
Q9. **Any other suggestions?**	not answered
Q10. **Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Reticulated sewerage to support housing diversity Improving water supply and security Staging infrastructure upgrades to align with growth
Q11. **Any other suggestions?**	not answered
Q12. **Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Safely connecting Clunes to adjacent areas Developing connected parklands and walking paths
Q13. **Any other suggestions?**	not answered
Q14. **Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Enhancing existing community assets Providing green open spaces for recreation (e.g., playgrounds, dog walking) Adding new sporting facilities
Q15. **Any other suggestions?**	not answered

Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Protecting and improving wildlife corridors/biodiversity Regenerating Big Scrub Rainforest
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Providing opportunities for downsizing within the village Facilitating the construction of granny flats/secondary dwellings
Q19. **Any other suggestions?**	not answered

Respondent No: 4	**Responded At:** Dec 05, 2024 18:42:07 pm
Login: Anonymous	**Last Seen:** Dec 05, 2024 18:42:07 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**	Michelle
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	Resident of Clunes
Q5. **Please select your age range**	35-44
Q6. **How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
To what extent do you agree with this vision?	Definitely agree
Q7. **Are there any considerations that you think are missing from this statement**	not answered
Q8. **Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Building community resilience for change and crises/events Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO) Ensuring growth aligns with the village character
Q9. **Any other suggestions?**	not answered
Q10. **Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Improving water supply and security Staging infrastructure upgrades to align with growth Investigating a local renewable energy microgrid
Q11. **Any other suggestions?**	roadwork upgrades, parking in the village, improved access to public transport options, (inc. designated undercover bus stops),
Q12. **Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Implementing traffic calming measures on Main Street Developing connected parklands and walking paths Improving parking on Main Street
Q13. **Any other suggestions?**	Roundabouts, NOT traffic lights.
Q14. **Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Expanding local businesses and commercial offerings Adding new public toilets on Main Street Adding new sporting facilities

Q15. **Any other suggestions?**	not answered
Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Regenerating Big Scrub Rainforest
Q17. **Any other suggestions?**	limiting/banning chemical spraying on farmlands
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Creating housing opportunities for young families/first-home buyers Facilitating the construction of granny flats/secondary dwellings Ensuring planning controls reflect Village character
Q19. **Any other suggestions?**	not answered

Respondent No: 5	**Responded At:** Dec 05, 2024 20:13:18 pm
Login: Anonymous	**Last Seen:** Dec 05, 2024 20:13:18 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**	Cassie Marsh
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	Resident of Clunes
Q5. **Please select your age range**	35-44
Q6. **How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
To what extent do you agree with this vision?	Somewhat agree
Q7. **Are there any considerations that you think are missing from this statement**	I don't agree with diversifying housing if this means increasing density and decreasing block sizes
Q8. **Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO) Ensuring growth aligns with the village character
Q9. **Any other suggestions?**	not answered
Q10. **Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Improving water supply and security Improving telecommunications services
Q11. **Any other suggestions?**	not answered
Q12. **Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Developing connected parklands and walking paths
Q13. **Any other suggestions?**	Improving and creating footpaths in current residential areas to connect to the new and ensure accessibility
Q14. **Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Enhancing existing community assets Providing green open spaces for recreation (e.g., playgrounds, dog walking)
Q15. **Any other suggestions?**	not answered

Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Regenerating Big Scrub Rainforest
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Ensuring planning controls reflect Village character Maintaining density restrictions to align with Village character
Q19. **Any other suggestions?**	not answered

Respondent No: 6	**Responded At:** Dec 05, 2024 20:24:13 pm
Login: Anonymous	**Last Seen:** Dec 05, 2024 20:24:13 pm
Email: n/a	**IP Address:** n/a

Q1.	**Name**	karin burn
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	**Other (please specify)** Resident of the next village and frequent visitor
Q5.	**Please select your age range**	55-64
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'** To what extent do you agree with this vision?	Somewhat agree
Q7.	**Are there any considerations that you think are missing from this statement**	not answered
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO) Creating more opportunities and support for community events and volunteering Ensuring growth aligns with the village character
Q9.	**Any other suggestions?**	There needs to be commercial buildings provided for. Restaurants/cafes, shops etc. If not this risks becoming Gonnellabah 2.0 which is awful townplan
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Reticulated sewerage to support housing diversity Investigating a local renewable energy microgrid Improving telecommunications services
Q11.	**Any other suggestions?**	Foot paths, cycle ways
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Safely connecting Clunes to adjacent areas Developing connected parklands and walking paths
Q13.	**Any other suggestions?**	See previous question

Q14. **Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Adding social facilities (e.g., health services, daycare etc.) Expanding local businesses and commercial offerings Providing green open spaces for recreation (e.g., playgrounds, dog walking)
Q15. **Any other suggestions?**	not answered
Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Protecting and improving wildlife corridors/biodiversity Regenerating Big Scrub Rainforest Considering environmental constraints (e.g., buffers, bushfire risks)
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Providing opportunities for downsizing within the village Ensuring planning controls reflect Village character Maintaining density restrictions to align with Village character
Q19. **Any other suggestions?**	not answered

Respondent No: 7	**Responded At:** Dec 05, 2024 21:05:02 pm
Login: Anonymous	**Last Seen:** Dec 05, 2024 21:05:02 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**	Anne
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	Resident of Clunes
Q5. **Please select your age range**	65+
Q6. **How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
To what extent do you agree with this vision?	Somewhat disagree
Q7. **Are there any considerations that you think are missing from this statement**	The statement implies that growth and development are both desirable and necessary. Not convinced.
Q8. **Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Supporting a diverse and connected community Building community resilience for change and crises/events
Q9. **Any other suggestions?**	not answered
Q10. **Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Investigating a local renewable energy microgrid
Q11. **Any other suggestions?**	not answered
Q12. **Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Developing connected parklands and walking paths Improving parking on Main Street
Q13. **Any other suggestions?**	not answered
Q14. **Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Enhancing existing community assets Providing green open spaces for recreation (e.g., playgrounds, dog walking)
Q15. **Any other suggestions?**	not answered

Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Regenerating Big Scrub Rainforest
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Facilitating the construction of granny flats/secondary dwellings Ensuring planning controls reflect Village character
Q19. **Any other suggestions?**	not answered

Respondent No: 8
Login: Anonymous
Email: n/a

Responded At: Dec 05, 2024 22:16:03 pm
Last Seen: Dec 05, 2024 22:16:03 pm
IP Address: n/a

Q1. **Name**	Markus Summerer
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	Resident of Clunes
Q5. **Please select your age range**	55-64
Q6. **How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
To what extent do you agree with this vision?	Definitely agree
Q7. **Are there any considerations that you think are missing from this statement**	not answered
Q8. **Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Supporting a diverse and connected community Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO) Ensuring growth aligns with the village character
Q9. **Any other suggestions?**	not answered
Q10. **Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Reticulated sewerage to support housing diversity Staging infrastructure upgrades to align with growth Improving telecommunications services
Q11. **Any other suggestions?**	not answered
Q12. **Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Implementing traffic calming measures on Main Street Developing connected parklands and walking paths
Q13. **Any other suggestions?**	not answered
Q14. **Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Adding social facilities (e.g., health services, daycare etc.) Enhancing existing community assets Providing green open spaces for recreation (e.g., playgrounds, dog walking)

Q15. **Any other suggestions?**	not answered
Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Considering environmental constraints (e.g., buffers, bushfire risks)
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Ensuring planning controls reflect Village character Maintaining density restrictions to align with Village character Including affordable housing as part of any growth
Q19. **Any other suggestions?**	not answered

Respondent No: 9
Login: Anonymous
Email: n/a

Responded At: Dec 05, 2024 22:18:37 pm
Last Seen: Dec 05, 2024 22:18:37 pm
IP Address: n/a

Q1. **Name**	Catherine Diamond
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	Resident of Clunes
Q5. **Please select your age range**	45-54
Q6. **How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
To what extent do you agree with this vision?	Definitely disagree
Q7. **Are there any considerations that you think are missing from this statement**	Don't need more housing, more people and more traffic in Clunes
Q8. **Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO)
Q9. **Any other suggestions?**	Maintaining current size and laidback peaceful vibe
Q10. **Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Improving telecommunications services
Q11. **Any other suggestions?**	This survey is flawed and forcing development
Q12. **Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Implementing traffic calming measures on Main Street
Q13. **Any other suggestions?**	Reduce speed on Bangalow Rd to 80, advocate for a Clunes bypass
Q14. **Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Providing green open spaces for recreation (e.g., playgrounds, dog walking)
Q15. **Any other suggestions?**	Clunes is already a great place to live - should have a none of the above option for each of these questions - flawed survey design

Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Regenerating Big Scrub Rainforest
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Ensuring planning controls reflect Village character Maintaining density restrictions to align with Village character
Q19. **Any other suggestions?**	Clunes should not expand - not needed

Respondent No: 10	**Responded At:** Dec 06, 2024 05:37:58 am
Login: Anonymous	**Last Seen:** Dec 06, 2024 05:37:58 am
Email: n/a	**IP Address:** n/a

Q1. **Name**	Sophie Todhunter
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	Resident of Clunes
Q5. **Please select your age range**	45-54
Q6. **How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
To what extent do you agree with this vision?	Somewhat agree
Q7. **Are there any considerations that you think are missing from this statement**	There is no timeline mentioned. I don't believe it should happen all at once. We need a framework
Q8. **Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Supporting a diverse and connected community Building community resilience for change and crises/events Ensuring growth aligns with the village character
Q9. **Any other suggestions?**	not answered
Q10. **Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Improving water supply and security Staging infrastructure upgrades to align with growth Investigating a local renewable energy microgrid
Q11. **Any other suggestions?**	not answered
Q12. **Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Safely connecting Clunes to adjacent areas Improving parking on Main Street
Q13. **Any other suggestions?**	not answered
Q14. **Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Enhancing existing community assets Providing green open spaces for recreation (e.g., playgrounds, dog walking) Adding new sporting facilities
Q15. **Any other suggestions?**	not answered

Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting prime agricultural land Considering environmental constraints (e.g., buffers, bushfire risks)
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Ensuring planning controls reflect Village character Maintaining density restrictions to align with Village character
Q19. **Any other suggestions?**	not answered

Respondent No: 11	**Responded At:** Dec 06, 2024 08:24:50 am
Login: Anonymous	**Last Seen:** Dec 06, 2024 08:24:50 am
Email: n/a	**IP Address:** n/a

Q1. **Name**	Linda Chapman
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	**Other (please specify)** Daughter with family live there.
Q5. **Please select your age range**	65+
Q6. **How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'** To what extent do you agree with this vision?	Definitely agree
Q7. **Are there any considerations that you think are missing from this statement**	-
Q8. **Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Supporting a diverse and connected community Creating more opportunities and support for community events and volunteering
Q9. **Any other suggestions?**	Ensure equality of parking requirements between all businesses.
Q10. **Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Investigating a local renewable energy microgrid
Q11. **Any other suggestions?**	not answered
Q12. **Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Implementing traffic calming measures on Main Street Improving parking on Main Street
Q13. **Any other suggestions?**	not answered
Q14. **Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Adding social facilities (e.g., health services, daycare etc.) Enhancing existing community assets Adding new public toilets on Main Street
Q15. **Any other suggestions?**	not answered

Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Regenerating Big Scrub Rainforest
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Creating housing opportunities for young families/first-home buyers Including affordable housing as part of any growth
Q19. **Any other suggestions?**	not answered

Respondent No: 12	**Responded At:** Dec 06, 2024 08:29:47 am
Login: Anonymous	**Last Seen:** Dec 06, 2024 08:29:47 am
Email: n/a	**IP Address:** n/a

Q1. **Name**	Alison Michalk
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	**Other (please specify)** Resident of Repentance Creek, but frequent Clunes
Q5. **Please select your age range**	45-54
Q6. **How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'** To what extent do you agree with this vision?	Definitely agree
Q7. **Are there any considerations that you think are missing from this statement**	Reference to resilience
Q8. **Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Building community resilience for change and crises/events Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO) Ensuring growth aligns with the village character
Q9. **Any other suggestions?**	not answered
Q10. **Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Improving water supply and security Staging infrastructure upgrades to align with growth Investigating a local renewable energy microgrid
Q11. **Any other suggestions?**	not answered
Q12. **Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Safely connecting Clunes to adjacent areas Developing connected parklands and walking paths
Q13. **Any other suggestions?**	not answered
Q14. **Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Enhancing existing community assets Upgrading existing public toilets Providing green open spaces for recreation (e.g., playgrounds, dog walking)

Q15. **Any other suggestions?**	not answered
Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Regenerating Big Scrub Rainforest
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Providing opportunities for downsizing within the village Ensuring planning controls reflect Village character Including affordable housing as part of any growth
Q19. **Any other suggestions?**	not answered

Respondent No: 13
Login: Anonymous
Email: n/a

Responded At: Dec 06, 2024 10:33:32 am
Last Seen: Dec 06, 2024 10:33:32 am
IP Address: n/a

Q1. **Name**	Clare McGregor
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	Resident of Clunes
Q5. **Please select your age range**	55-64
Q6. **How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
To what extent do you agree with this vision?	Definitely agree
Q7. **Are there any considerations that you think are missing from this statement**	not answered
Q8. **Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO)
Q9. **Any other suggestions?**	not answered
Q10. **Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Staging infrastructure upgrades to align with growth Investigating a local renewable energy microgrid Improving telecommunications services
Q11. **Any other suggestions?**	not answered
Q12. **Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Developing connected parklands and walking paths Improving parking on Main Street
Q13. **Any other suggestions?**	not answered
Q14. **Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Expanding local businesses and commercial offerings Adding new public toilets on Main Street Providing green open spaces for recreation (e.g., playgrounds, dog walking)
Q15. **Any other suggestions?**	not answered

Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Considering environmental constraints (e.g., buffers, bushfire risks)
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Facilitating the construction of granny flats/secondary dwellings Ensuring planning controls reflect Village character Maintaining density restrictions to align with Village character
Q19. **Any other suggestions?**	Apartments, townhouses as well as houses. Innovative eco design for village expansion, like the best practice examples idenitified by Living Lab

Respondent No: 14
Login: Anonymous
Email: n/a

Responded At: Dec 06, 2024 11:48:24 am
Last Seen: Dec 06, 2024 11:48:24 am
IP Address: n/a

Q1.	**Name**	Russell Adams
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	65+
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Somewhat agree
Q7.	**Are there any considerations that you think are missing from this statement**	What kind growth? 'Environmentally conscious' is bit vague.
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Supporting a diverse and connected community Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO)
Q9.	**Any other suggestions?**	Not having growth. The General Store is a commercial interest and I would exclude from other hubs.
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Investigating a local renewable energy microgrid Improving telecommunications services
Q11.	**Any other suggestions?**	Repairing Johnson, Booyong and James Gibson Roads. Completing curbing and guttering.
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Implementing traffic calming measures on Main Street Safely connecting Clunes to adjacent areas
Q13.	**Any other suggestions?**	Safer pedestrian access between Clunes and Eltham.
Q14.	**Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Enhancing existing community assets Upgrading existing public toilets
Q15.	**Any other suggestions?**	not answered

Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Protecting and improving wildlife corridors/biodiversity Regenerating Big Scrub Rainforest Protecting prime agricultural land
Q17. **Any other suggestions?**	Basic weed control in Clunes Village Park, including night jasmine which has taken over unmovable areas.
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Facilitating the construction of granny flats/secondary dwellings Maintaining density restrictions to align with Village character Including affordable housing as part of any growth
Q19. **Any other suggestions?**	Housing in Clunes is limited by lack of reticulated sewerage and onerous council regulations.

Respondent No: 15
Login: Anonymous
Email: n/a

Responded At: Dec 06, 2024 13:43:06 pm
Last Seen: Dec 06, 2024 13:43:06 pm
IP Address: n/a

Q1.	**Name**	Stephen Hocking
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	65+
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Definitely agree
Q7.	**Are there any considerations that you think are missing from this statement**	not answered
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Building community resilience for change and crises/events Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO) Ensuring growth aligns with the village character
Q9.	**Any other suggestions?**	not answered
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Reticulated sewerage to support housing diversity Staging infrastructure upgrades to align with growth Investigating a local renewable energy microgrid
Q11.	**Any other suggestions?**	not answered
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Safely connecting Clunes to adjacent areas Developing connected parklands and walking paths
Q13.	**Any other suggestions?**	not answered
Q14.	**Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Adding social facilities (e.g., health services, daycare etc.) Adding new public toilets on Main Street Providing green open spaces for recreation (e.g., playgrounds, dog walking)

Q15. **Any other suggestions?**	not answered
Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Considering environmental constraints (e.g., buffers, bushfire risks)
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Providing opportunities for downsizing within the village Creating housing opportunities for young families/first-home buyers Facilitating the construction of granny flats/secondary dwellings
Q19. **Any other suggestions?**	not answered

Respondent No: 16
Login: Anonymous
Email: n/a

Responded At: Dec 06, 2024 15:45:51 pm
Last Seen: Dec 06, 2024 15:45:51 pm
IP Address: n/a

Q1.	**Name**	John DRYSDALE
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	65+
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Definitely agree
Q7.	**Are there any considerations that you think are missing from this statement**	not answered
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Supporting a diverse and connected community Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO) Ensuring growth aligns with the village character
Q9.	**Any other suggestions?**	Upgrading infrastructure: footpaths;village park; wastewater disposal
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Reticulated sewerage to support housing diversity Staging infrastructure upgrades to align with growth
Q11.	**Any other suggestions?**	Traffic calming in Main Street(Bangalow Road): reduce speed limit to 40kph; chicanes, as at Pottsville, roundabouts at James Gibson ans Johnston Road
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Implementing traffic calming measures on Main Street Improving parking on Main Street
Q13.	**Any other suggestions?**	not answered

Q14. **Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Enhancing existing community assets Adding new public toilets on Main Street Providing green open spaces for recreation (e.g., playgrounds, dog walking)
Q15. **Any other suggestions?**	See survey responses to LCC Open Spaces provided by Clunes residents for other suggestions; there were at least two submissions made that I know of.
Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Protecting and improving wildlife corridors/biodiversity Protecting prime agricultural land Considering environmental constraints (e.g., buffers, bushfire risks)
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Creating housing opportunities for young families/first-home buyers Maintaining density restrictions to align with Village character Including affordable housing as part of any growth
Q19. **Any other suggestions?**	Any large scale development, as mooted about two years ago, should be separate, not directly connected to the existing village.

Respondent No: 17
Login: Anonymous
Email: n/a

Responded At: Dec 06, 2024 20:54:50 pm
Last Seen: Dec 06, 2024 20:54:50 pm
IP Address: n/a

Q1.	**Name**	Kelly
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	45-54
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Somewhat agree
Q7.	**Are there any considerations that you think are missing from this statement**	Over development of land for housing. Crowded village
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Supporting a diverse and connected community Building community resilience for change and crises/events Ensuring growth aligns with the village character
Q9.	**Any other suggestions?**	Keep Clunes small and friendly. No major roads
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Staging infrastructure upgrades to align with growth Investigating a local renewable energy microgrid
Q11.	**Any other suggestions?**	Did not over develop and loose village charm. More safety. Less street lights on residential roads blinding residents in their homes
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Implementing traffic calming measures on Main Street
Q13.	**Any other suggestions?**	Cycleway to connect with rail trail. Divert traffic away from Main Street
Q14.	**Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Enhancing existing community assets Providing green open spaces for recreation (e.g., playgrounds, dog walking)
Q15.	**Any other suggestions?**	Keep it as it is

Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Protecting prime agricultural land
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Ensuring planning controls reflect Village character Maintaining density restrictions to align with Village character
Q19. **Any other suggestions?**	not answered

Respondent No: 18
Login: Anonymous
Email: n/a

Responded At: Dec 07, 2024 13:42:46 pm
Last Seen: Dec 07, 2024 13:42:46 pm
IP Address: n/a

Q1.	**Name**	Huw Harding
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	55-64
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Somewhat agree
Q7.	**Are there any considerations that you think are missing from this statement**	not answered
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Building community resilience for change and crises/events Creating more opportunities and support for community events and volunteering Ensuring growth aligns with the village character
Q9.	**Any other suggestions?**	not answered
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Reticulated sewerage to support housing diversity Investigating a local renewable energy microgrid Improving telecommunications services
Q11.	**Any other suggestions?**	not answered
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Developing connected parklands and walking paths Improving parking on Main Street
Q13.	**Any other suggestions?**	not answered
Q14.	**Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Enhancing existing community assets Providing green open spaces for recreation (e.g., playgrounds, dog walking) Adding new sporting facilities

Q15. **Any other suggestions?**	not answered
Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Protecting prime agricultural land
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Ensuring planning controls reflect Village character Maintaining density restrictions to align with Village character
Q19. **Any other suggestions?**	not answered

Respondent No: 19
Login: Anonymous
Email: n/a

Responded At: Dec 07, 2024 23:09:52 pm
Last Seen: Dec 07, 2024 23:09:52 pm
IP Address: n/a

Q1.	**Name**	Sasha Bradbury
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	45-54
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Definitely agree
Q7.	**Are there any considerations that you think are missing from this statement**	not answered
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO)
Q9.	**Any other suggestions?**	not answered
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Improving water supply and security Staging infrastructure upgrades to align with growth Investigating a local renewable energy microgrid
Q11.	**Any other suggestions?**	not answered
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Implementing traffic calming measures on Main Street Developing connected parklands and walking paths
Q13.	**Any other suggestions?**	not answered
Q14.	**Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Adding social facilities (e.g., health services, daycare etc.) Providing green open spaces for recreation (e.g., playgrounds, dog walking)
Q15.	**Any other suggestions?**	not answered

Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Protecting and improving wildlife corridors/biodiversity Regenerating Big Scrub Rainforest Considering environmental constraints (e.g., buffers, bushfire risks)
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Creating housing opportunities for young families/first-home buyers Ensuring planning controls reflect Village character
Q19. **Any other suggestions?**	not answered

Respondent No: 20	**Responded At:** Dec 08, 2024 12:08:29 pm
Login: Anonymous	**Last Seen:** Dec 08, 2024 12:08:29 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**	Judy Norgate
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	Resident of Clunes
Q5. **Please select your age range**	65+
Q6. **How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
To what extent do you agree with this vision?	Somewhat agree
Q7. **Are there any considerations that you think are missing from this statement**	not answered
Q8. **Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Building community resilience for change and crises/events Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO) Ensuring growth aligns with the village character
Q9. **Any other suggestions?**	not answered
Q10. **Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Improving water supply and security Staging infrastructure upgrades to align with growth
Q11. **Any other suggestions?**	not answered
Q12. **Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Developing connected parklands and walking paths
Q13. **Any other suggestions?**	not answered
Q14. **Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Enhancing existing community assets Providing green open spaces for recreation (e.g., playgrounds, dog walking)
Q15. **Any other suggestions?**	not answered

Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Protecting prime agricultural land
Q17. **Any other suggestions?**	Buffer zones between new developments and existing housing
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Ensuring planning controls reflect Village character Maintaining density restrictions to align with Village character
Q19. **Any other suggestions?**	not answered

Respondent No: 21
Login: Anonymous
Email: n/a

Responded At: Dec 08, 2024 14:31:14 pm
Last Seen: Dec 08, 2024 14:31:14 pm
IP Address: n/a

Q1.	**Name**	Jackie Gannon
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	65+
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Somewhat agree
Q7.	**Are there any considerations that you think are missing from this statement**	"and growing sustainably" ?? Any population growth should enhance/contribute to existing values
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Building community resilience for change and crises/events Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO) Ensuring growth aligns with the village character
Q9.	**Any other suggestions?**	The "Shed" opposite Clunes butcher, garden beds, organic produce, two goats sandpit for kids coffee, views,a hub, LCC refused DA 😭
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Reticulated sewerage to support housing diversity Staging infrastructure upgrades to align with growth Investigating a local renewable energy microgrid
Q11.	**Any other suggestions?**	Stormwater management, " water by design " principles slow and filter runoff verge planting swales etc , educate Tennant's and owners osm
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Implementing traffic calming measures on Main Street Developing connected parklands and walking paths
Q13.	**Any other suggestions?**	Weight/size limit trucks exception local farmers etc, Google maps eg billinudgel to Casino route is via Clunes not Ballina the Bruxner 2 mins diff

Q14. **Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Enhancing existing community assets Providing green open spaces for recreation (e.g., playgrounds, dog walking) Adding new sporting facilities
Q15. **Any other suggestions?**	Reduce volume and speed of vehicles through Main St down 30km reduce speed in all streets dedicated marking on rds for pedestrians in all streets
Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Regenerating Big Scrub Rainforest
Q17. **Any other suggestions?**	Educate landowners how to care for/ regenerate steep slopes and riparian areas to prevent erosion/pollution sediment in the catchme
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Providing opportunities for downsizing within the village Creating housing opportunities for young families/first-home buyers Facilitating the construction of granny flats/secondary dwellings
Q19. **Any other suggestions?**	Must sort waste water stormwater traffic etc first

Respondent No: 22
Login: Anonymous
Email: n/a

Responded At: Dec 08, 2024 21:50:33 pm
Last Seen: Dec 08, 2024 21:50:33 pm
IP Address: n/a

Q1.	**Name**	Thomas Roche
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	45-54
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Somewhat agree
Q7.	**Are there any considerations that you think are missing from this statement**	Along with footpaths and bike paths, better parking- getting Clunes on town sewerage would be great.
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Supporting a diverse and connected community Creating more opportunities and support for community events and volunteering Ensuring growth aligns with the village character
Q9.	**Any other suggestions?**	not answered
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Reticulated sewerage to support housing diversity Improving water supply and security Staging infrastructure upgrades to align with growth
Q11.	**Any other suggestions?**	not answered
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Developing connected parklands and walking paths Improving parking on Main Street
Q13.	**Any other suggestions?**	not answered
Q14.	**Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Adding social facilities (e.g., health services, daycare etc.) Adding new public toilets on Main Street Providing green open spaces for recreation (e.g., playgrounds, dog walking)

Q15. **Any other suggestions?**	not answered
Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Regenerating Big Scrub Rainforest
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Facilitating the construction of granny flats/secondary dwellings Ensuring planning controls reflect Village character Maintaining density restrictions to align with Village character
Q19. **Any other suggestions?**	not answered

Respondent No: 23
Login: Anonymous
Email: n/a

Responded At: Dec 09, 2024 16:49:44 pm
Last Seen: Dec 09, 2024 16:49:44 pm
IP Address: n/a

Q1.	**Name**	Nick
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	45-54
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Definitely agree
Q7.	**Are there any considerations that you think are missing from this statement**	not answered
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Building community resilience for change and crises/events Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO) Creating more opportunities and support for community events and volunteering
Q9.	**Any other suggestions?**	not answered
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Reticulated sewerage to support housing diversity Staging infrastructure upgrades to align with growth Investigating a local renewable energy microgrid
Q11.	**Any other suggestions?**	not answered
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Implementing traffic calming measures on Main Street Developing connected parklands and walking paths
Q13.	**Any other suggestions?**	not answered
Q14.	**Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Adding social facilities (e.g., health services, daycare etc.) Expanding local businesses and commercial offerings Providing green open spaces for recreation (e.g., playgrounds, dog walking)

Q15. **Any other suggestions?**	not answered
Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Protecting and improving wildlife corridors/biodiversity Regenerating Big Scrub Rainforest Considering environmental constraints (e.g., buffers, bushfire risks)
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Facilitating the construction of granny flats/secondary dwellings Ensuring planning controls reflect Village character Including affordable housing as part of any growth
Q19. **Any other suggestions?**	not answered

Respondent No: 24
Login: Anonymous
Email: n/a

Responded At: Dec 10, 2024 14:10:17 pm
Last Seen: Dec 10, 2024 14:10:17 pm
IP Address: n/a

Q1.	**Name**	David Berryman
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	35-44
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Definitely agree
Q7.	**Are there any considerations that you think are missing from this statement**	not answered
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Supporting a diverse and connected community Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO) Ensuring growth aligns with the village character
Q9.	**Any other suggestions?**	not answered
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Improving water supply and security Staging infrastructure upgrades to align with growth Improving telecommunications services
Q11.	**Any other suggestions?**	not answered
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Safely connecting Clunes to adjacent areas Developing connected parklands and walking paths
Q13.	**Any other suggestions?**	not answered
Q14.	**Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Adding social facilities (e.g., health services, daycare etc.) Providing green open spaces for recreation (e.g., playgrounds, dog walking) Adding new sporting facilities

Q15. **Any other suggestions?**	not answered
Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Considering environmental constraints (e.g., buffers, bushfire risks)
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Providing opportunities for downsizing within the village Creating housing opportunities for young families/first-home buyers Facilitating the construction of granny flats/secondary dwellings
Q19. **Any other suggestions?**	not answered

Respondent No: 25
Login: Anonymous
Email: n/a

Responded At: Dec 11, 2024 10:47:05 am
Last Seen: Dec 11, 2024 10:47:05 am
IP Address: n/a

Q1.	**Name**	PAUL CARTWRIGHT
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	45-54
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Somewhat agree
Q7.	**Are there any considerations that you think are missing from this statement**	not answered
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Supporting a diverse and connected community Building community resilience for change and crises/events Creating more opportunities and support for community events and volunteering
Q9.	**Any other suggestions?**	not answered
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Staging infrastructure upgrades to align with growth Investigating a local renewable energy microgrid
Q11.	**Any other suggestions?**	not answered
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Implementing traffic calming measures on Main Street Developing connected parklands and walking paths
Q13.	**Any other suggestions?**	Link areas of the village to others areas with walk/cycle ways
Q14.	**Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Adding social facilities (e.g., health services, daycare etc.) Expanding local businesses and commercial offerings Upgrading existing public toilets
Q15.	**Any other suggestions?**	open up local areas for housing that is close (walk/ride) to the village

Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Considering environmental constraints (e.g., buffers, bushfire risks)
Q17. **Any other suggestions?**	Camphor Laurel removal as a priority. Remove unnecessary restrictions on this
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Providing opportunities for downsizing within the village Facilitating the construction of granny flats/secondary dwellings
Q19. **Any other suggestions?**	Allow dual occupancy on rural land.

Respondent No: 26	**Responded At:** Dec 11, 2024 16:29:12 pm
Login: Anonymous	**Last Seen:** Dec 11, 2024 16:29:12 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**	Shauna Bensley
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	Resident of Clunes
Q5. **Please select your age range**	45-54
Q6. **How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
To what extent do you agree with this vision?	Definitely agree
Q7. **Are there any considerations that you think are missing from this statement**	not answered
Q8. **Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Supporting a diverse and connected community Building community resilience for change and crises/events Ensuring growth aligns with the village character
Q9. **Any other suggestions?**	not answered
Q10. **Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Reticulated sewerage to support housing diversity Staging infrastructure upgrades to align with growth
Q11. **Any other suggestions?**	not answered
Q12. **Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Implementing traffic calming measures on Main Street Improving parking on Main Street
Q13. **Any other suggestions?**	45% angel parking needed beside the bus shelter on both sides ie in front of the park, to stop parking in front of the shelter
Q14. **Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Expanding local businesses and commercial offerings
Q15. **Any other suggestions?**	Fenced puppy/dog park at the old school site

Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting prime agricultural land Considering environmental constraints (e.g., buffers, bushfire risks)
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Providing opportunities for downsizing within the village Ensuring planning controls reflect Village character Maintaining density restrictions to align with Village character
Q19. **Any other suggestions?**	not answered

Respondent No: 27
Login: Anonymous
Email: n/a

Responded At: Dec 13, 2024 11:05:11 am
Last Seen: Dec 13, 2024 11:05:11 am
IP Address: n/a

Q1.	**Name**	Howard Rubin
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	65+
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Neither agree nor disagree
Q7.	**Are there any considerations that you think are missing from this statement**	not answered
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO) Ensuring growth aligns with the village character
Q9.	**Any other suggestions?**	not answered
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Reticulated sewerage to support housing diversity Improving water supply and security Investigating a local renewable energy microgrid
Q11.	**Any other suggestions?**	not answered
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving parking on Main Street
Q13.	**Any other suggestions?**	please delete any reference to a future pedestrian walkway through my property. I will not accept this. I have requested council to remove from their
Q14.	**Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Adding social facilities (e.g., health services, daycare etc.) Enhancing existing community assets Expanding local businesses and commercial offerings
Q15.	**Any other suggestions?**	not answered

Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Regenerating Big Scrub Rainforest
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Providing opportunities for downsizing within the village
Q19. **Any other suggestions?**	not answered

Respondent No: 28
Login: Anonymous
Email: n/a

Responded At: Dec 13, 2024 22:32:03 pm
Last Seen: Dec 13, 2024 22:32:03 pm
IP Address: n/a

Q1.	**Name**	Nicholas Snell
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	35-44
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Somewhat agree
Q7.	**Are there any considerations that you think are missing from this statement**	Continuing to have a rural setting
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Supporting a diverse and connected community Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO) Ensuring growth aligns with the village character
Q9.	**Any other suggestions?**	not answered
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Reticulated sewerage to support housing diversity Improving water supply and security Improving telecommunications services
Q11.	**Any other suggestions?**	not answered
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Implementing traffic calming measures on Main Street Safely connecting Clunes to adjacent areas Developing connected parklands and walking paths
Q13.	**Any other suggestions?**	not answered
Q14.	**Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Adding social facilities (e.g., health services, daycare etc.) Enhancing existing community assets Providing green open spaces for recreation (e.g., playgrounds, dog walking)

Q15. **Any other suggestions?**	not answered
Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Protecting prime agricultural land
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Creating housing opportunities for young families/first-home buyers Ensuring planning controls reflect Village character Maintaining density restrictions to align with Village character
Q19. **Any other suggestions?**	not answered

Respondent No: 29
Login: Anonymous
Email: n/a

Responded At: Dec 15, 2024 16:55:39 pm
Last Seen: Dec 15, 2024 16:55:39 pm
IP Address: n/a

Q1.	**Name**	Daryl Firth
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	65+
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Definitely agree
Q7.	**Are there any considerations that you think are missing from this statement**	'soft' tourism is an industry for the future as primary industry declines. We are part of the future
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO) Ensuring growth aligns with the village character
Q9.	**Any other suggestions?**	Expanding the business centre with time in line with village expansion
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Reticulated sewerage to support housing diversity Staging infrastructure upgrades to align with growth
Q11.	**Any other suggestions?**	Re-route Bamgalow Road to by-pass the village to enable maintenance of future village character as it grows
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Implementing traffic calming measures on Main Street Improving parking on Main Street
Q13.	**Any other suggestions?**	Re-routing Bangalow Road as indicated above
Q14.	**Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Enhancing existing community assets Expanding local businesses and commercial offerings Providing green open spaces for recreation (e.g., playgrounds, dog walking)

Q15. **Any other suggestions?**	not answered
Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity
Q17. **Any other suggestions?**	Protectiing and maintaining existing forest remnants
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Ensuring planning controls reflect Village character Maintaining density restrictions to align with Village character Including affordable housing as part of any growth
Q19. **Any other suggestions?**	Remnant Drive is an example of good housing design in a natural setting enhanced by native vegetation

Respondent No: 30
Login: Anonymous
Email: n/a

Responded At: Dec 16, 2024 10:16:49 am
Last Seen: Dec 16, 2024 10:16:49 am
IP Address: n/a

Q1.	**Name**	Wendy Livingstone
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	65+
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Definitely disagree
Q7.	**Are there any considerations that you think are missing from this statement**	the detail of what the changes above will look like means you cannot make an informed choice
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Building community resilience for change and crises/events Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO) Creating more opportunities and support for community events and volunteering
Q9.	**Any other suggestions?**	Any growth is agreed upon by the Villagers despite what Council prefers
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Investigating a local renewable energy microgrid Improving telecommunications services
Q11.	**Any other suggestions?**	not answered
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Implementing traffic calming measures on Main Street Improving parking on Main Street
Q13.	**Any other suggestions?**	calming measures begin from Johnston road turn off to James Gibson Road turn off
Q14.	**Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Upgrading existing public toilets Providing green open spaces for recreation (e.g., playgrounds, dog walking)

Q15. **Any other suggestions?**	not answered
Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Protecting prime agricultural land
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Ensuring planning controls reflect Village character Maintaining density restrictions to align with Village character
Q19. **Any other suggestions?**	not answered

Respondent No: 31
Login: Anonymous
Email: n/a

Responded At: Dec 16, 2024 11:19:28 am
Last Seen: Dec 16, 2024 11:19:28 am
IP Address: n/a

Q1.	**Name**	Tim Marsh
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	45-54
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Somewhat disagree
Q7.	**Are there any considerations that you think are missing from this statement**	The statement makes presumption that housing diverisfication is needed: that has not been agreed to.
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Building community resilience for change and crises/events Ensuring growth aligns with the village character
Q9.	**Any other suggestions?**	NBN FTTx, parking, connecting the 3 components away from main road (footpaths/cycleways), traffic control/calming (especially of HV traffic) plus more
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Reticulated sewerage to support housing diversity Investigating a local renewable energy microgrid Improving telecommunications services
Q11.	**Any other suggestions?**	ALL of the above, ALL. All of these are vital. Road surfaces and kerbing + storm water control.
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Implementing traffic calming measures on Main Street Improving parking on Main Street
Q13.	**Any other suggestions?**	Roundabouts in town for safe uturns/etc. Reduction of speeds ingress/egress both ends. Footpath southbound from 50kmh to Johnstone Rd.

Q14. **Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Adding social facilities (e.g., health services, daycare etc.) Expanding local businesses and commercial offerings Adding new public toilets on Main Street
Q15. **Any other suggestions?**	Social facilities assumes a bigger town - that convo not carried yet, so a loaded question
Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Considering environmental constraints (e.g., buffers, bushfire risks)
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Ensuring planning controls reflect Village character
Q19. **Any other suggestions?**	Clunes is not solving a housing crisis absent C'th reforms to neg gearing/CGT (structural), especially for Dept of Plang forecst 0.2% growth to 2041

Respondent No: 32
Login: Anonymous
Email: n/a

Responded At: Dec 16, 2024 11:24:56 am
Last Seen: Dec 16, 2024 11:24:56 am
IP Address: n/a

Q1.	**Name**	Mathew Baker
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	55-64
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Somewhat agree
Q7.	**Are there any considerations that you think are missing from this statement**	not answered
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Building community resilience for change and crises/events Ensuring growth aligns with the village character
Q9.	**Any other suggestions?**	not answered
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Improving water supply and security Staging infrastructure upgrades to align with growth Improving telecommunications services
Q11.	**Any other suggestions?**	not answered
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Implementing traffic calming measures on Main Street Safely connecting Clunes to adjacent areas
Q13.	**Any other suggestions?**	Change the sped limit on Bangalow Rd West of Johnston Rd approaching Clunes from 100kmh to 70kmh. Johnston Rd corner is dangerous.
Q14.	**Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Expanding local businesses and commercial offerings Upgrading existing public toilets Adding new public toilets on Main Street
Q15.	**Any other suggestions?**	not answered

Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting prime agricultural land
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Providing opportunities for downsizing within the village Creating housing opportunities for young families/first-home buyers Facilitating the construction of granny flats/secondary dwellings
Q19. **Any other suggestions?**	lower the minimum block size for Large Lot Residential zone land for properties bordering village.

Respondent No: 33
Login: Anonymous
Email: n/a

Responded At: Dec 16, 2024 19:15:50 pm
Last Seen: Dec 16, 2024 19:15:50 pm
IP Address: n/a

Q1.	**Name**	Clare
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	45-54
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Somewhat agree
Q7.	**Are there any considerations that you think are missing from this statement**	No but I would like more specifics- does infrastructure include sewerage/wastewater management?
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Supporting a diverse and connected community Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO) Ensuring growth aligns with the village character
Q9.	**Any other suggestions?**	Dog off leash park
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Reticulated sewerage to support housing diversity Staging infrastructure upgrades to align with growth Investigating a local renewable energy microgrid
Q11.	**Any other suggestions?**	not answered
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Safely connecting Clunes to adjacent areas Developing connected parklands and walking paths
Q13.	**Any other suggestions?**	not answered
Q14.	**Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Adding social facilities (e.g., health services, daycare etc.) Adding new public toilets on Main Street Providing green open spaces for recreation (e.g., playgrounds, dog walking)

Q15. **Any other suggestions?**	Dog off leash park, aged care/housing for the elderly, outdoor gym equipment in parks, gp/chemist
Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Regenerating Big Scrub Rainforest
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Providing opportunities for downsizing within the village Ensuring planning controls reflect Village character Maintaining density restrictions to align with Village character
Q19. **Any other suggestions?**	not answered

Respondent No: 34
Login: Anonymous
Email: n/a

Responded At: Dec 16, 2024 19:21:41 pm
Last Seen: Dec 16, 2024 19:21:41 pm
IP Address: n/a

Q1.	**Name**	Richard Swinton
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	65+
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Definitely agree
Q7.	**Are there any considerations that you think are missing from this statement**	The development needs to be sustainable, collect and use rainwater, process sewage and reuse on site
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Supporting a diverse and connected community Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO) Ensuring growth aligns with the village character
Q9.	**Any other suggestions?**	Connect bangalow road to James Gibson near the speed camera to reduce traffic through the village; develop a new 'hub' in the new development.
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Reticulated sewerage to support housing diversity Improving water supply and security Investigating a local renewable energy microgrid
Q11.	**Any other suggestions?**	more sustainable infrastructure criteria - rainwater tanks, mini sewage treatment, NOT connect to Lismore.
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Developing connected parklands and walking paths Improving parking on Main Street
Q13.	**Any other suggestions?**	A new hub featuring playground, small business (medic center?) green, shade trees, seating, NO traffic. Vehicles enter from Behind .

Q14. **Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Adding social facilities (e.g., health services, daycare etc.) Adding new public toilets on Main Street Providing green open spaces for recreation (e.g., playgrounds, dog walking)
Q15. **Any other suggestions?**	Use the Development at Witchcliffe in WA as an inspiration. ref www.ecovillage.net.au.
Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Considering environmental constraints (e.g., buffers, bushfire risks)
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Providing opportunities for downsizing within the village Creating housing opportunities for young families/first-home buyers Facilitating the construction of granny flats/secondary dwellings
Q19. **Any other suggestions?**	not answered

Respondent No: 35	**Responded At:** Dec 16, 2024 21:07:19 pm
Login: Anonymous	**Last Seen:** Dec 16, 2024 21:07:19 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**	A Testa
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	**Other (please specify)** Interested party
Q5. **Please select your age range**	35-44
Q6. **How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
To what extent do you agree with this vision?	Neither agree nor disagree
Q7. **Are there any considerations that you think are missing from this statement**	not answered
Q8. **Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Ensuring growth aligns with the village character
Q9. **Any other suggestions?**	not answered
Q10. **Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Staging infrastructure upgrades to align with growth
Q11. **Any other suggestions?**	not answered
Q12. **Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Developing connected parklands and walking paths
Q13. **Any other suggestions?**	not answered
Q14. **Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Providing green open spaces for recreation (e.g., playgrounds, dog walking)
Q15. **Any other suggestions?**	not answered

Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Regenerating Big Scrub Rainforest
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Ensuring planning controls reflect Village character
Q19. **Any other suggestions?**	not answered

Respondent No: 36
Login: Anonymous
Email: n/a

Responded At: Dec 16, 2024 22:06:58 pm
Last Seen: Dec 16, 2024 22:06:58 pm
IP Address: n/a

Q1.	**Name**	James Richardson
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	65+
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Definitely disagree
Q7.	**Are there any considerations that you think are missing from this statement**	Some terms used above are so broad it becomes a meaningless motherhood statement enabling anything!
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Building community resilience for change and crises/events Ensuring growth aligns with the village character
Q9.	**Any other suggestions?**	Community connection within the village is important for resilience. Clunes is already well connected externally. Keep Clunes small.
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Staging infrastructure upgrades to align with growth Investigating a local renewable energy microgrid Improving telecommunications services
Q11.	**Any other suggestions?**	Infrastructure improvement should not drive growth and demand for more development. Keep Clunes small, or it will just be ruined.
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Implementing traffic calming measures on Main Street
Q13.	**Any other suggestions?**	Focus on improving Clunes Park: weed control and continued reafforestation. Fix all urban footpaths first and pedestrian safety 1st before other paths

Q14. **Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Enhancing existing community assets Adding new public toilets on Main Street Providing green open spaces for recreation (e.g., playgrounds, dog walking)
Q15. **Any other suggestions?**	Clunes Park can be a much greater asset to the community with intensive weed control, maintenance and continued reafforestation. Step up, council.
Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Protecting and improving wildlife corridors/biodiversity Regenerating Big Scrub Rainforest Protecting prime agricultural land
Q17. **Any other suggestions?**	Severely limiting future urban footprint expansion permits achieving all of the above. Keep Clunes small. Lismore should grow - upwards!
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Facilitating the construction of granny flats/secondary dwellings Ensuring planning controls reflect Village character
Q19. **Any other suggestions?**	Renting granny flats/secondary dwellings will be more affordable than buying into new Clunes housing estate in Byron Hinterland!

Respondent No: 37	**Responded At:** Dec 17, 2024 07:56:52 am
Login: Anonymous	**Last Seen:** Dec 17, 2024 07:56:52 am
Email: n/a	**IP Address:** n/a

Q1. **Name**	Mary O"Brien
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	**Other (please specify)** We live on the outskirts and have our PO Box there and use the store & cafe regularly
Q5. **Please select your age range**	55-64
Q6. **How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'** To what extent do you agree with this vision?	Definitely agree
Q7. **Are there any considerations that you think are missing from this statement**	no
Q8. **Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Supporting a diverse and connected community Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO) Ensuring growth aligns with the village character
Q9. **Any other suggestions?**	no
Q10. **Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Reticulated sewerage to support housing diversity Staging infrastructure upgrades to align with growth Improving telecommunications services
Q11. **Any other suggestions?**	no
Q12. **Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Safely connecting Clunes to adjacent areas Developing connected parklands and walking paths
Q13. **Any other suggestions?**	not answered
Q14. **Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Adding social facilities (e.g., health services, daycare etc.) Expanding local businesses and commercial offerings Adding new public toilets on Main Street

Q15. **Any other suggestions?**	not answered
Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Protecting prime agricultural land
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Facilitating the construction of granny flats/secondary dwellings Ensuring planning controls reflect Village character Maintaining density restrictions to align with Village character
Q19. **Any other suggestions?**	not answered

Respondent No: 38
Login: Anonymous
Email: n/a

Responded At: Dec 17, 2024 10:17:19 am
Last Seen: Dec 17, 2024 10:17:19 am
IP Address: n/a

Q1.	**Name**	Beverley Phelps
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	65+
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Definitely agree
Q7.	**Are there any considerations that you think are missing from this statement**	Controlling speed of through traffic would make for a safer village
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Supporting a diverse and connected community Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO) Ensuring growth aligns with the village character
Q9.	**Any other suggestions?**	not answered
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Reticulated sewerage to support housing diversity Staging infrastructure upgrades to align with growth Improving telecommunications services
Q11.	**Any other suggestions?**	not answered
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Safely connecting Clunes to adjacent areas Improving parking on Main Street
Q13.	**Any other suggestions?**	not answered
Q14.	**Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Enhancing existing community assets Upgrading existing public toilets Providing green open spaces for recreation (e.g., playgrounds, dog walking)

Q15. **Any other suggestions?**	not answered
Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Considering environmental constraints (e.g., buffers, bushfire risks)
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Creating housing opportunities for young families/first-home buyers Ensuring planning controls reflect Village character Maintaining density restrictions to align with Village character
Q19. **Any other suggestions?**	not answered

Respondent No: 39	**Responded At:** Dec 17, 2024 11:56:37 am
Login: Anonymous	**Last Seen:** Dec 17, 2024 11:56:37 am
Email: n/a	**IP Address:** n/a

Q1. **Name**	Lynette Dixon
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	Resident of Clunes
Q5. **Please select your age range**	65+
Q6. **How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
To what extent do you agree with this vision?	Somewhat agree
Q7. **Are there any considerations that you think are missing from this statement**	not answered
Q8. **Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Ensuring growth aligns with the village character
Q9. **Any other suggestions?**	Disability concerns. Main road has heavy traffic that speeds at the eastern village section
Q10. **Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Staging infrastructure upgrades to align with growth
Q11. **Any other suggestions?**	Parking near the Butchers that doesn't block my driveway and gate.
Q12. **Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Implementing traffic calming measures on Main Street Improving parking on Main Street
Q13. **Any other suggestions?**	Parking in my section of village is on the footpath with is dirt. Access to my gate is often blocked.. my driveway is often blocked.
Q14. **Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Providing green open spaces for recreation (e.g., playgrounds, dog walking)
Q15. **Any other suggestions?**	not answered

Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Protecting prime agricultural land
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Providing opportunities for downsizing within the village Ensuring planning controls reflect Village character Including affordable housing as part of any growth
Q19. **Any other suggestions?**	not answered

Respondent No: 40
Login: Anonymous
Email: n/a

Responded At: Dec 17, 2024 12:00:29 pm
Last Seen: Dec 17, 2024 12:00:29 pm
IP Address: n/a

Q1.	**Name**	Chris Garlick
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	**Other (please specify)** Ex resident of Clunes Lived in Clunes for 27 years
Q5.	**Please select your age range**	55-64
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'** To what extent do you agree with this vision?	Somewhat agree
Q7.	**Are there any considerations that you think are missing from this statement**	Macadamia farms abutting village does not reflect "connection to nature"
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Supporting a diverse and connected community Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO) Ensuring growth aligns with the village character
Q9.	**Any other suggestions?**	not answered
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Reticulated sewerage to support housing diversity Staging infrastructure upgrades to align with growth Investigating a local renewable energy microgrid
Q11.	**Any other suggestions?**	Re-route Bangalow Rd to take traffic out of village just like what happened with Bangalow
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Safely connecting Clunes to adjacent areas Developing connected parklands and walking paths
Q13.	**Any other suggestions?**	As per previous comment
Q14.	**Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Adding social facilities (e.g., health services, daycare etc.) Enhancing existing community assets
Q15.	**Any other suggestions?**	not answered

Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Regenerating Big Scrub Rainforest Considering environmental constraints (e.g., buffers, bushfire risks)
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Creating housing opportunities for young families/first-home buyers Facilitating the construction of granny flats/secondary dwellings Including affordable housing as part of any growth
Q19. **Any other suggestions?**	not answered

Respondent No: 41	**Responded At:** Dec 17, 2024 12:43:27 pm
Login: Anonymous	**Last Seen:** Dec 17, 2024 12:43:27 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**	Giovanni
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	Resident of Clunes
Q5. **Please select your age range**	55-64
Q6. **How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
To what extent do you agree with this vision?	Somewhat agree
Q7. **Are there any considerations that you think are missing from this statement**	not answered
Q8. **Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Creating more opportunities and support for community events and volunteering Ensuring growth aligns with the village character
Q9. **Any other suggestions?**	not answered
Q10. **Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Improving telecommunications services
Q11. **Any other suggestions?**	not answered
Q12. **Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Improving parking on Main Street
Q13. **Any other suggestions?**	not answered
Q14. **Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Adding social facilities (e.g., health services, daycare etc.)
Q15. **Any other suggestions?**	not answered

Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Regenerating Big Scrub Rainforest
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Maintaining density restrictions to align with Village character
Q19. **Any other suggestions?**	not answered

Respondent No: 42
Login: Anonymous
Email: n/a

Responded At: Dec 17, 2024 15:51:29 pm
Last Seen: Dec 17, 2024 15:51:29 pm
IP Address: n/a

Q1.	**Name**	Jesse Hunter
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Clunes Business Owner
Q5.	**Please select your age range**	35-44
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Definitely agree
Q7.	**Are there any considerations that you think are missing from this statement**	Should cater for a diversity of ages and incomes.
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Supporting a diverse and connected community Building community resilience for change and crises/events
Q9.	**Any other suggestions?**	Amenity for all age groups: from Medical & allied care, to childcare and dining, Community Gardens & facilities for community recreation/leisure
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Reticulated sewerage to support housing diversity Improving water supply and security Investigating a local renewable energy microgrid
Q11.	**Any other suggestions?**	Community gardens and orchard; improved emergency and firefighting
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Safely connecting Clunes to adjacent areas Developing connected parklands and walking paths
Q13.	**Any other suggestions?**	A Biodiverse village Green with a range of amenities from kids adventure playground, to hospitality options, bike paths, nature walks

Q14. **Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Adding social facilities (e.g., health services, daycare etc.) Expanding local businesses and commercial offerings Providing green open spaces for recreation (e.g., playgrounds, dog walking)
Q15. **Any other suggestions?**	Bike paths, nature walks, community gardens, spaces eg mens shed for community, Organic grocer & wholefood providore, restaurant
Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Protecting and improving wildlife corridors/biodiversity Regenerating Big Scrub Rainforest Considering environmental constraints (e.g., buffers, bushfire risks)
Q17. **Any other suggestions?**	Community gardens & orchard, bush regeneration
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Providing opportunities for downsizing within the village Creating housing opportunities for young families/first-home buyers Facilitating the construction of granny flats/secondary dwellings
Q19. **Any other suggestions?**	Future housing should cater for a variety of ages and incomes also to consider hybrid live/work spaces.

Respondent No: 43
Login: Anonymous
Email: n/a

Responded At: Dec 17, 2024 16:13:56 pm
Last Seen: Dec 17, 2024 16:13:56 pm
IP Address: n/a

Q1.	**Name**	Pawan Kumar Gupta
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	**Other (please specify)** Neary by development and infrastucxture improvements
Q5.	**Please select your age range**	65+
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'** To what extent do you agree with this vision?	Definitely agree
Q7.	**Are there any considerations that you think are missing from this statement**	It is great to have better planning for future generations
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Supporting a diverse and connected community Building community resilience for change and crises/events Ensuring growth aligns with the village character
Q9.	**Any other suggestions?**	not answered
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Reticulated sewerage to support housing diversity Improving water supply and security Staging infrastructure upgrades to align with growth
Q11.	**Any other suggestions?**	not answered
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Implementing traffic calming measures on Main Street Safely connecting Clunes to adjacent areas
Q13.	**Any other suggestions?**	Clunes must have improved connectivity to BEXHILL and Bangalow, as the local traffic will rise
Q14.	**Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Adding social facilities (e.g., health services, daycare etc.) Expanding local businesses and commercial offerings Adding new public toilets on Main Street
Q15.	**Any other suggestions?**	not answered

Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Regenerating Big Scrub Rainforest Considering environmental constraints (e.g., buffers, bushfire risks)
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Creating housing opportunities for young families/first-home buyers Facilitating the construction of granny flats/secondary dwellings Including affordable housing as part of any growth
Q19. **Any other suggestions?**	not answered

Respondent No: 44	**Responded At:** Dec 17, 2024 16:44:43 pm
Login: Anonymous	**Last Seen:** Dec 17, 2024 16:44:43 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**	Richard John Black
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	Resident of Clunes Clunes Business Owner
Q5. **Please select your age range**	35-44
Q6. **How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
To what extent do you agree with this vision?	Neither agree nor disagree
Q7. **Are there any considerations that you think are missing from this statement**	Where is the option that we don't need to get any bigger?
Q8. **Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Supporting a diverse and connected community Ensuring growth aligns with the village character
Q9. **Any other suggestions?**	not answered
Q10. **Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Staging infrastructure upgrades to align with growth
Q11. **Any other suggestions?**	Integrated paths & roads. FIX THE ROADS. We can't have growth with the roads being the way they are. It's a joke
Q12. **Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Safely connecting Clunes to adjacent areas Developing connected parklands and walking paths
Q13. **Any other suggestions?**	FIX THE POT HOLES & road edges
Q14. **Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Upgrading existing public toilets Providing green open spaces for recreation (e.g., playgrounds, dog walking) Adding new sporting facilities
Q15. **Any other suggestions?**	not answered

Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Regenerating Big Scrub Rainforest
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Creating housing opportunities for young families/first-home buyers Ensuring planning controls reflect Village character Maintaining density restrictions to align with Village character
Q19. **Any other suggestions?**	not answered

Respondent No: 45
Login: Anonymous
Email: n/a

Responded At: Dec 17, 2024 17:19:54 pm
Last Seen: Dec 17, 2024 17:19:54 pm
IP Address: n/a

Q1.	**Name**	Ross Davies
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	**Other (please specify)** Resident of Lismore LGA
Q5.	**Please select your age range**	65+
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'** To what extent do you agree with this vision?	Somewhat disagree
Q7.	**Are there any considerations that you think are missing from this statement**	Link the village to the new Rail Trail so it can benifit from the Rail Trail users.
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Supporting a diverse and connected community Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO) Ensuring growth aligns with the village character
Q9.	**Any other suggestions?**	Look at Bexhill Clunes and Eltham together in planning
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Reticulated sewerage to support housing diversity Staging infrastructure upgrades to align with growth
Q11.	**Any other suggestions?**	Consider the benifit of tourism via the Rail Trail to the village
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Implementing traffic calming measures on Main Street Safely connecting Clunes to adjacent areas
Q13.	**Any other suggestions?**	Take cars out of the village via a bypass
Q14.	**Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Upgrading existing public toilets Adding new public toilets on Main Street
Q15.	**Any other suggestions?**	not answered

Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Providing opportunities for downsizing within the village Creating housing opportunities for young families/first-home buyers
Q19. **Any other suggestions?**	not answered

Respondent No:	46	**Responded At:**	Dec 17, 2024 18:59:00 pm
Login:	Anonymous	**Last Seen:**	Dec 17, 2024 18:59:00 pm
Email:	n/a	**IP Address:**	n/a

Q1.	**Name**	B
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	45-54
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Definitely disagree
Q7.	**Are there any considerations that you think are missing from this statement**	Many of the words are too broad, eg 'sustainably' and 'inclusive' have many very different meanings.
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO) Creating more opportunities and support for community events and volunteering Ensuring growth aligns with the village character
Q9.	**Any other suggestions?**	Specify: 'ensuring growth with village character'. To me, less than 10% growth, no lots smaller than 2500m2, only single family homes with 1 storey.
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Improving water supply and security
Q11.	**Any other suggestions?**	Create alleyways. Yes to 'reticulated sewerage' for current lots in Clunes, but not to support housing diversity. Not smaller lots than 2500m2.
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Implementing traffic calming measures on Main Street Developing connected parklands and walking paths
Q13.	**Any other suggestions?**	Improving parking on Main Street. Connect Remnant drive to Main Street officially (now through school).

Q14. **Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Adding new public toilets on Main Street Providing green open spaces for recreation (e.g., playgrounds, dog walking) Adding new sporting facilities
Q15. **Any other suggestions?**	Park/forest land with BBQs, allow dogs. Playground for all ages incl growing group of teenagers: skate park, rollerskating, horses. Improve current.
Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Regenerating Big Scrub Rainforest Protecting prime agricultural land
Q17. **Any other suggestions?**	All 5 items listed above are equally important: incl improving wildlife corridor, biodiversity and environmental constraints.
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Facilitating the construction of granny flats/secondary dwellings Ensuring planning controls reflect Village character Maintaining density restrictions to align with Village character
Q19. **Any other suggestions?**	Housing diversity means no 2 houses the same. Only single family homes with 1 storey, no apartments nor units, no medium density, no attached housing.

Respondent No: 47	**Responded At:** Dec 17, 2024 19:53:52 pm
Login: Warwick	**Last Seen:** Dec 17, 2024 08:34:53 am
Email: apogee88@gmail.com	**IP Address:** 124.169.110.185

Q1.	**Name**	Warwick
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	**Other (please specify)** Travel through Clunes often.
Q5.	**Please select your age range**	55-64
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'** To what extent do you agree with this vision?	Definitely disagree
Q7.	**Are there any considerations that you think are missing from this statement**	Clunes lacks active transport infrastructure. So yes, I disagree with the statement.
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Ensuring growth aligns with the village character
Q9.	**Any other suggestions?**	Make Clunes active transport friendly. It's roads have very little shoulder for riding. It is a very dangerous area to ride through.
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Staging infrastructure upgrades to align with growth Improving telecommunications services
Q11.	**Any other suggestions?**	Improve all of the access roads for active transport. No doubt in the past it would have been quite common to see people on bicycles.
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Safely connecting Clunes to adjacent areas Developing connected parklands and walking paths
Q13.	**Any other suggestions?**	Connect Clunes to other towns via decent active transport pathways that are safely segregated from dangerous road traffic.
Q14.	**Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Upgrading existing public toilets Providing green open spaces for recreation (e.g., playgrounds, dog walking)

Q15. **Any other suggestions?**	Make Clunes safe for riding bicycles and using other forms of active transport. Battery powered devices have rapidly become popular for example.
Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity
Q17. **Any other suggestions?**	Reduce reliance on cars. At present Clunes is accessible by motorised transport only. Anything else is too risky due to the nature of the roads.
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Creating housing opportunities for young families/first-home buyers Including affordable housing as part of any growth
Q19. **Any other suggestions?**	Ensure any new development includes dedicated pathways for active transport between obvious practical destinations.

Respondent No: 48
Login: Anonymous
Email: n/a

Responded At: Dec 17, 2024 19:58:45 pm
Last Seen: Dec 17, 2024 19:58:45 pm
IP Address: n/a

Q1.	**Name**	Richard Hancock
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	65+
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Definitely agree
Q7.	**Are there any considerations that you think are missing from this statement**	not answered
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO) Creating more opportunities and support for community events and volunteering Ensuring growth aligns with the village character
Q9.	**Any other suggestions?**	not answered
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Staging infrastructure upgrades to align with growth
Q11.	**Any other suggestions?**	Larger blocks with own sewerage treatment plants with final effluent to be used on gardens village too far gone for general sewerage system
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Implementing traffic calming measures on Main Street Developing connected parklands and walking paths
Q13.	**Any other suggestions?**	investigate bypass east and particularly west of clunes and tunnel under Clunes main street. also used for safety of villagers

Q14. **Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Adding social facilities (e.g., health services, daycare etc.) Adding new public toilets on Main Street
Q15. **Any other suggestions?**	byron and lismore council jointly set up Booyong grounds as sporting fields/dog park as home grounds for Booyong, Clunes and Eltham
Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Considering environmental constraints (e.g., buffers, bushfire risks)
Q17. **Any other suggestions?**	Development be done in line with proposed outcome of Clunes master plan. Proposed land be rezoned to village by Government so it is clear to everyonee
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Providing opportunities for downsizing within the village Creating housing opportunities for young families/first-home buyers Facilitating the construction of granny flats/secondary dwellings
Q19. **Any other suggestions?**	Develop larger blocks 2000sq metres onsite sewerage but allow second smaller dwelling

Respondent No: 49
Login: Anonymous
Email: n/a

Responded At: Dec 17, 2024 19:58:51 pm
Last Seen: Dec 17, 2024 19:58:51 pm
IP Address: n/a

Q1.	**Name**	Jennifer Gidley
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	65+
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Definitely agree
Q7.	**Are there any considerations that you think are missing from this statement**	I would like to see more facilities for children in and around the village.
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Supporting a diverse and connected community Building community resilience for change and crises/events
Q9.	**Any other suggestions?**	Better and more interesting playgrounds, and more dining facilities.
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Reticulated sewerage to support housing diversity Improving water supply and security Investigating a local renewable energy microgrid
Q11.	**Any other suggestions?**	More child care facilities and sporting facilities.
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Safely connecting Clunes to adjacent areas Developing connected parklands and walking paths
Q13.	**Any other suggestions?**	A community hub for work from home businesses to connect up, along with associated child care facilities
Q14.	**Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Adding social facilities (e.g., health services, daycare etc.) Expanding local businesses and commercial offerings Providing green open spaces for recreation (e.g., playgrounds, dog walking)

Q15. **Any other suggestions?**	Community gardens and orchards would be wonderful, with produce supplying local store and restaurants.
Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Protecting and improving wildlife corridors/biodiversity Regenerating Big Scrub Rainforest
Q17. **Any other suggestions?**	Moe common land with a diversity of uses.
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Providing opportunities for downsizing within the village Creating housing opportunities for young families/first-home buyers Facilitating the construction of granny flats/secondary dwellings
Q19. **Any other suggestions?**	Facilities akin to Byron Habitat which has residential apartments above work spaces/shops/offices.

Respondent No: 50
Login: Anonymous
Email: n/a

Responded At: Dec 17, 2024 20:10:05 pm
Last Seen: Dec 17, 2024 20:10:05 pm
IP Address: n/a

Q1.	**Name**	Earle de Blonville
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	65+
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Definitely agree
Q7.	**Are there any considerations that you think are missing from this statement**	I would like to see more facilities for live music and cultural gatherings e.g. an art gallery.
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Supporting a diverse and connected community Building community resilience for change and crises/events Ensuring growth aligns with the village character
Q9.	**Any other suggestions?**	More food and wine venues
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Reticulated sewerage to support housing diversity Improving water supply and security Investigating a local renewable energy microgrid
Q11.	**Any other suggestions?**	Walking and cycle tracks around the village.
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Safely connecting Clunes to adjacent areas Developing connected parklands and walking paths
Q13.	**Any other suggestions?**	A wider range of activities for people of all ages. Especially where you can have intergenerational gatherings.
Q14.	**Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Adding social facilities (e.g., health services, daycare etc.) Expanding local businesses and commercial offerings Providing green open spaces for recreation (e.g., playgrounds, dog walking)

Q15. **Any other suggestions?**	Facilities and meeting places for older men who can be very isolated.
Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Protecting and improving wildlife corridors/biodiversity Regenerating Big Scrub Rainforest Considering environmental constraints (e.g., buffers, bushfire risks)
Q17. **Any other suggestions?**	Adventure playgrounds for kids of all ages within a nature-based - not plastic-based - environment.
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Providing opportunities for downsizing within the village Creating housing opportunities for young families/first-home buyers Facilitating the construction of granny flats/secondary dwellings
Q19. **Any other suggestions?**	Village facilities and dwellings for older folk who would be valued as elders in the community as we have a lot to offer.

Respondent No: 51
Login: Anonymous
Email: n/a

Responded At: Dec 17, 2024 22:15:51 pm
Last Seen: Dec 17, 2024 22:15:51 pm
IP Address: n/a

Q1.	**Name**	Scott Hargrave
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	55-64
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Neither agree nor disagree
Q7.	**Are there any considerations that you think are missing from this statement**	lunes shouldn't have greedgrowth forced upon it.Sustainably means NO greenfield housing development
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO) Creating more opportunities and support for community events and volunteering Ensuring growth aligns with the village character
Q9.	**Any other suggestions?**	not answered
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Improving telecommunications services
Q11.	**Any other suggestions?**	not answered
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Implementing traffic calming measures on Main Street Improving parking on Main Street
Q13.	**Any other suggestions?**	not answered
Q14.	**Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Enhancing existing community assets Upgrading existing public toilets Adding new public toilets on Main Street
Q15.	**Any other suggestions?**	not answered

Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Protecting prime agricultural land
Q17. **Any other suggestions?**	Destroying high value agricultural land and wildlife corridors for unncessesary housing development is totally unaccepable for the village of Clunes
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Facilitating the construction of granny flats/secondary dwellings Ensuring planning controls reflect Village character
Q19. **Any other suggestions?**	Clunes doesn't want or need (according to NSW Planning Dept projections) a green field subdivision. Any housing growth to be dual occ in existing lots

Respondent No: 52
Login: Anonymous
Email: n/a

Responded At: Dec 18, 2024 01:48:51 am
Last Seen: Dec 18, 2024 01:48:51 am
IP Address: n/a

Q1.	**Name**	Louise Frare
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	**Other (please specify)** Lismore shire resident
Q5.	**Please select your age range**	55-64
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'** To what extent do you agree with this vision?	Somewhat agree
Q7.	**Are there any considerations that you think are missing from this statement**	not answered
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Building community resilience for change and crises/events
Q9.	**Any other suggestions?**	Accepting village character changes with growth. Is inevitable.
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Improving water supply and security Staging infrastructure upgrades to align with growth
Q11.	**Any other suggestions?**	not answered
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Safely connecting Clunes to adjacent areas Developing connected parklands and walking paths Improving parking on Main Street
Q13.	**Any other suggestions?**	not answered
Q14.	**Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Adding social facilities (e.g., health services, daycare etc.) Expanding local businesses and commercial offerings Adding new public toilets on Main Street
Q15.	**Any other suggestions?**	not answered

Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Considering environmental constraints (e.g., buffers, bushfire risks)
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Creating housing opportunities for young families/first-home buyers Facilitating the construction of granny flats/secondary dwellings Including affordable housing as part of any growth
Q19. **Any other suggestions?**	not answered

Respondent No: 53
Login: Anonymous
Email: n/a

Responded At: Dec 18, 2024 09:37:36 am
Last Seen: Dec 18, 2024 09:37:36 am
IP Address: n/a

Q1.	**Name**	f
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	35-44
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Somewhat agree
Q7.	**Are there any considerations that you think are missing from this statement**	not answered
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Supporting a diverse and connected community
Q9.	**Any other suggestions?**	not answered
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Reticulated sewerage to support housing diversity
Q11.	**Any other suggestions?**	not answered
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving parking on Main Street
Q13.	**Any other suggestions?**	not answered
Q14.	**Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Adding social facilities (e.g., health services, daycare etc.) Upgrading existing public toilets
Q15.	**Any other suggestions?**	not answered

Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Protecting and improving wildlife corridors/biodiversity
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Facilitating the construction of granny flats/secondary dwellings
Q19. **Any other suggestions?**	not answered

Respondent No: 54
Login: Anonymous
Email: n/a

Responded At: Dec 18, 2024 12:02:15 pm
Last Seen: Dec 18, 2024 12:02:15 pm
IP Address: n/a

Q1.	**Name**	Elizabeth Medland
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	45-54
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Definitely disagree
Q7.	**Are there any considerations that you think are missing from this statement**	Most people do not want Clunes to grow. And what does "sustainably" mean? Too long!
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO)
Q9.	**Any other suggestions?**	We do not want major development! Maintain the cultural heritage of the village. Clunes is a completely inappropriate setting for development.
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Improving telecommunications services
Q11.	**Any other suggestions?**	None of those. We want basic services like proper pedestrian access. We do not want any significant growth at all
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Implementing traffic calming measures on Main Street
Q13.	**Any other suggestions?**	Clunes has been neglected for a long time with basic pedestrain access. It should not take a masterplan to action basic infrastructure
Q14.	**Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Enhancing existing community assets Providing green open spaces for recreation (e.g., playgrounds, dog walking)

Q15. **Any other suggestions?**	Keep out the developers. Clunes is a village - it is precious and don't change it! Maintain agricultural land and wildlife habitat
Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Protecting and improving wildlife corridors/biodiversity Regenerating Big Scrub Rainforest Protecting prime agricultural land
Q17. **Any other suggestions?**	Keep out the developers
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Facilitating the construction of granny flats/secondary dwellings Ensuring planning controls reflect Village character
Q19. **Any other suggestions?**	Keep out large scale development

Respondent No: 55
Login: Anonymous
Email: n/a

Responded At: Dec 18, 2024 12:13:33 pm
Last Seen: Dec 18, 2024 12:13:33 pm
IP Address: n/a

Q1.	**Name**	Margaret Bruce
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	65+
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Somewhat agree
Q7.	**Are there any considerations that you think are missing from this statement**	There needs to be an upfront limit on the development.
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Building community resilience for change and crises/events Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO) Ensuring growth aligns with the village character
Q9.	**Any other suggestions?**	not answered
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Staging infrastructure upgrades to align with growth Investigating a local renewable energy microgrid Improving telecommunications services
Q11.	**Any other suggestions?**	not answered
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Improving parking on Main Street
Q13.	**Any other suggestions?**	not answered
Q14.	**Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Enhancing existing community assets Upgrading existing public toilets Providing green open spaces for recreation (e.g., playgrounds, dog walking)
Q15.	**Any other suggestions?**	not answered

Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Regenerating Big Scrub Rainforest
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Facilitating the construction of granny flats/secondary dwellings Ensuring planning controls reflect Village character Maintaining density restrictions to align with Village character
Q19. **Any other suggestions?**	not answered

Respondent No: 56
Login: Anonymous
Email: n/a

Responded At: Dec 18, 2024 13:56:38 pm
Last Seen: Dec 18, 2024 13:56:38 pm
IP Address: n/a

Q1.	**Name**	Gabby Taylor
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	55-64
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Somewhat agree
Q7.	**Are there any considerations that you think are missing from this statement**	Lack of clarity around "diversity of housing"
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO) Creating more opportunities and support for community events and volunteering Ensuring growth aligns with the village character
Q9.	**Any other suggestions?**	not answered
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Improving water supply and security Investigating a local renewable energy microgrid Improving telecommunications services
Q11.	**Any other suggestions?**	not answered
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Developing connected parklands and walking paths Improving parking on Main Street
Q13.	**Any other suggestions?**	not answered
Q14.	**Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Enhancing existing community assets Upgrading existing public toilets Providing green open spaces for recreation (e.g., playgrounds, dog walking)

Q15. **Any other suggestions?**	not answered
Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Regenerating Big Scrub Rainforest Considering environmental constraints (e.g., buffers, bushfire risks)
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Facilitating the construction of granny flats/secondary dwellings Ensuring planning controls reflect Village character Maintaining density restrictions to align with Village character
Q19. **Any other suggestions?**	not answered

Respondent No: 57
Login: Anonymous
Email: n/a

Responded At: Dec 18, 2024 15:47:12 pm
Last Seen: Dec 18, 2024 15:47:12 pm
IP Address: n/a

Q1.	**Name**	Vicki Ross
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	65+
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Somewhat agree
Q7.	**Are there any considerations that you think are missing from this statement**	Acknowledgement of Country; slow growth not agricultural land; buildings matching existing
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Ensuring growth aligns with the village character
Q9.	**Any other suggestions?**	Keep as close to as is. We're good except for footpaths and weeds.
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Staging infrastructure upgrades to align with growth Investigating a local renewable energy microgrid Improving telecommunications services
Q11.	**Any other suggestions?**	not answered
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Developing connected parklands and walking paths Improving parking on Main Street
Q13.	**Any other suggestions?**	not answered
Q14.	**Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Adding new public toilets on Main Street Providing green open spaces for recreation (e.g., playgrounds, dog walking)
Q15.	**Any other suggestions?**	not answered

Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Protecting prime agricultural land
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Providing opportunities for downsizing within the village Facilitating the construction of granny flats/secondary dwellings Ensuring planning controls reflect Village character
Q19. **Any other suggestions?**	Mandatory social housing; secondary dwellings with suitable sewerage, traffic and parking

Respondent No: 58
Login: Anonymous
Email: n/a

Responded At: Dec 18, 2024 16:43:09 pm
Last Seen: Dec 18, 2024 16:43:09 pm
IP Address: n/a

Q1.	**Name**	Margaret Ward
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes **Other (please specify)** I live approx. 3km for Village Centre on RU1 Zoned Agricultural Land.
Q5.	**Please select your age range**	55-64
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Somewhat agree
Q7.	**Are there any considerations that you think are missing from this statement**	I have reservations about the words, "sustainably" and "inclusive".
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Supporting a diverse and connected community Building community resilience for change and crises/events Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO)
Q9.	**Any other suggestions?**	not answered
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Reticulated sewerage to support housing diversity Improving water supply and security Improving telecommunications services
Q11.	**Any other suggestions?**	not answered
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Implementing traffic calming measures on Main Street Developing connected parklands and walking paths
Q13.	**Any other suggestions?**	not answered
Q14.	**Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Adding social facilities (e.g., health services, daycare etc.) Expanding local businesses and commercial offerings Adding new public toilets on Main Street

Q15. **Any other suggestions?**	not answered
Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Protecting and improving wildlife corridors/biodiversity Regenerating Big Scrub Rainforest Protecting prime agricultural land
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Providing opportunities for downsizing within the village Facilitating the construction of granny flats/secondary dwellings Ensuring planning controls reflect Village character
Q19. **Any other suggestions?**	not answered

Respondent No: 59
Login: Anonymous
Email: n/a

Responded At: Dec 18, 2024 16:55:22 pm
Last Seen: Dec 18, 2024 16:55:22 pm
IP Address: n/a

Q1.	**Name**	Sonya
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	55-64
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Somewhat agree
Q7.	**Are there any considerations that you think are missing from this statement**	Definition of sustainable
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Supporting a diverse and connected community Building community resilience for change and crises/events Ensuring growth aligns with the village character
Q9.	**Any other suggestions?**	Better linkages between the parts of the villsge
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Improving water supply and security Staging infrastructure upgrades to align with growth Investigating a local renewable energy microgrid
Q11.	**Any other suggestions?**	Traffic management
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Implementing traffic calming measures on Main Street Improving parking on Main Street
Q13.	**Any other suggestions?**	not answered
Q14.	**Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Enhancing existing community assets Upgrading existing public toilets
Q15.	**Any other suggestions?**	not answered

Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Considering environmental constraints (e.g., buffers, bushfire risks)
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Ensuring planning controls reflect Village character Maintaining density restrictions to align with Village character
Q19. **Any other suggestions?**	not answered

Respondent No: 60
Login: Anonymous
Email: n/a

Responded At: Dec 18, 2024 18:02:18 pm
Last Seen: Dec 18, 2024 18:02:18 pm
IP Address: n/a

Q1.	**Name**	Lisa Hill
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	55-64
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Definitely agree
Q7.	**Are there any considerations that you think are missing from this statement**	not answered
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Supporting a diverse and connected community Building community resilience for change and crises/events Ensuring growth aligns with the village character
Q9.	**Any other suggestions?**	Offering a safe pedestrian space in the village
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Improving water supply and security Staging infrastructure upgrades to align with growth Investigating a local renewable energy microgrid
Q11.	**Any other suggestions?**	Protection of wildlife habitats
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Implementing traffic calming measures on Main Street Developing connected parklands and walking paths
Q13.	**Any other suggestions?**	Please can we look at a truck-slowing speed bump system? One large on the hill heading down and then a lower one as trucks near the crossing.
Q14.	**Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Enhancing existing community assets Upgrading existing public toilets Providing green open spaces for recreation (e.g., playgrounds, dog walking)

Q15. **Any other suggestions?**	not answered
Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Considering environmental constraints (e.g., buffers, bushfire risks)
Q17. **Any other suggestions?**	I'd love to see a mini Eden Project like the one in St Ives Cornwall and now in Melbourne.
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Creating housing opportunities for young families/first-home buyers Ensuring planning controls reflect Village character Maintaining density restrictions to align with Village character
Q19. **Any other suggestions?**	My thoughts on this are to maintain a min size of 950 sqm in order to avoid the Bangalow suburburn

Respondent No: 61	**Responded At:** Dec 18, 2024 18:16:48 pm
Login: Anonymous	**Last Seen:** Dec 18, 2024 18:16:48 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**	Margaret Smith
Q2. **Address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Which best describes your connection to Clunes?**	Resident of Clunes
Q5. **Please select your age range**	45-54
Q6. **How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
To what extent do you agree with this vision?	Somewhat agree
Q7. **Are there any considerations that you think are missing from this statement**	Edit last sentence: ... Clunes will preserve its character and continue to thrive...
Q8. **Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Supporting a diverse and connected community Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO) Ensuring growth aligns with the village character
Q9. **Any other suggestions?**	not answered
Q10. **Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Staging infrastructure upgrades to align with growth
Q11. **Any other suggestions?**	Pathways, cycleways to improve connectivity within red circle, traffic management
Q12. **Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Safely connecting Clunes to adjacent areas Developing connected parklands and walking paths Improving parking on Main Street
Q13. **Any other suggestions?**	not answered
Q14. **Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Adding social facilities (e.g., health services, daycare etc.) Enhancing existing community assets Providing green open spaces for recreation (e.g., playgrounds, dog walking)

Q15. **Any other suggestions?**	not answered
Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas
Q17. **Any other suggestions?**	not answered
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Creating housing opportunities for young families/first-home buyers Facilitating the construction of granny flats/secondary dwellings Ensuring planning controls reflect Village character
Q19. **Any other suggestions?**	Rural residential zoning for village perimeter

Respondent No: 62
Login: Anonymous
Email: n/a

Responded At: Dec 18, 2024 19:15:33 pm
Last Seen: Dec 18, 2024 19:15:33 pm
IP Address: n/a

Q1.	**Name**	Megan Thomas
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Which best describes your connection to Clunes?**	Resident of Clunes
Q5.	**Please select your age range**	55-64
Q6.	**How well does this draft vision statement reflect your hopes and priorities for the future of Clunes: 'Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, improving connectivity, enhancing infrastructure and amenities and growing sustainably, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.'**	
	To what extent do you agree with this vision?	Somewhat agree
Q7.	**Are there any considerations that you think are missing from this statement**	ACTUAL Size of subdivisions and time line for how many and how fast! We need small slow growth,
Q8.	**Select up to three actions that you feel are most important for fostering a vibrant and connected community in Clunes**	Supporting a diverse and connected community Building community resilience for change and crises/events Ensuring growth aligns with the village character
Q9.	**Any other suggestions?**	Preserving the size of the village, with no large housing estates. Nothing destroys community connection like high density, poor quality, large estate
Q10.	**Select up to three actions that you feel are the most important infrastructure improvements for Clunes**	Improving water supply and security Staging infrastructure upgrades to align with growth Investigating a local renewable energy microgrid
Q11.	**Any other suggestions?**	Footpaths, public transport, playgrounds, public toilets, dog exercise area,
Q12.	**Select up to three actions that you feel are the most important for improving walkability, connectivity and safety in Clunes**	Improving pedestrian safety and connectivity Implementing traffic calming measures on Main Street Improving parking on Main Street
Q13.	**Any other suggestions?**	Footpaths that are safe and adequate for prams and wheelchairs

Q14. **Select up to three actions that you feel are the most important for improving liveability and amenities in Clunes**	Adding social facilities (e.g., health services, daycare etc.) Adding new public toilets on Main Street Providing green open spaces for recreation (e.g., playgrounds, dog walking)
Q15. **Any other suggestions?**	Pharmacy and GP please!
Q16. **Select up to three actions that you feel are the most important for maintaining sustainability and protecting nature in Clunes**	Retaining the natural setting and protecting rural vistas Protecting and improving wildlife corridors/biodiversity Regenerating Big Scrub Rainforest
Q17. **Any other suggestions?**	No large housing estates that remove native habitat & negatively affect the watertable. Subsidise or incentive to replace camphor laurels with natives
Q18. **Select up to three actions that you feel are the most important for addressing housing diversity in Clunes**	Ensuring planning controls reflect Village character Maintaining density restrictions to align with Village character Including affordable housing as part of any growth
Q19. **Any other suggestions?**	Protect Clunes from developers that are keen to exploit the 'Byron Hinterland' label and create unaffordable housing, Create new villages, with charm!

Lismore City Council

Clunes Master Plan

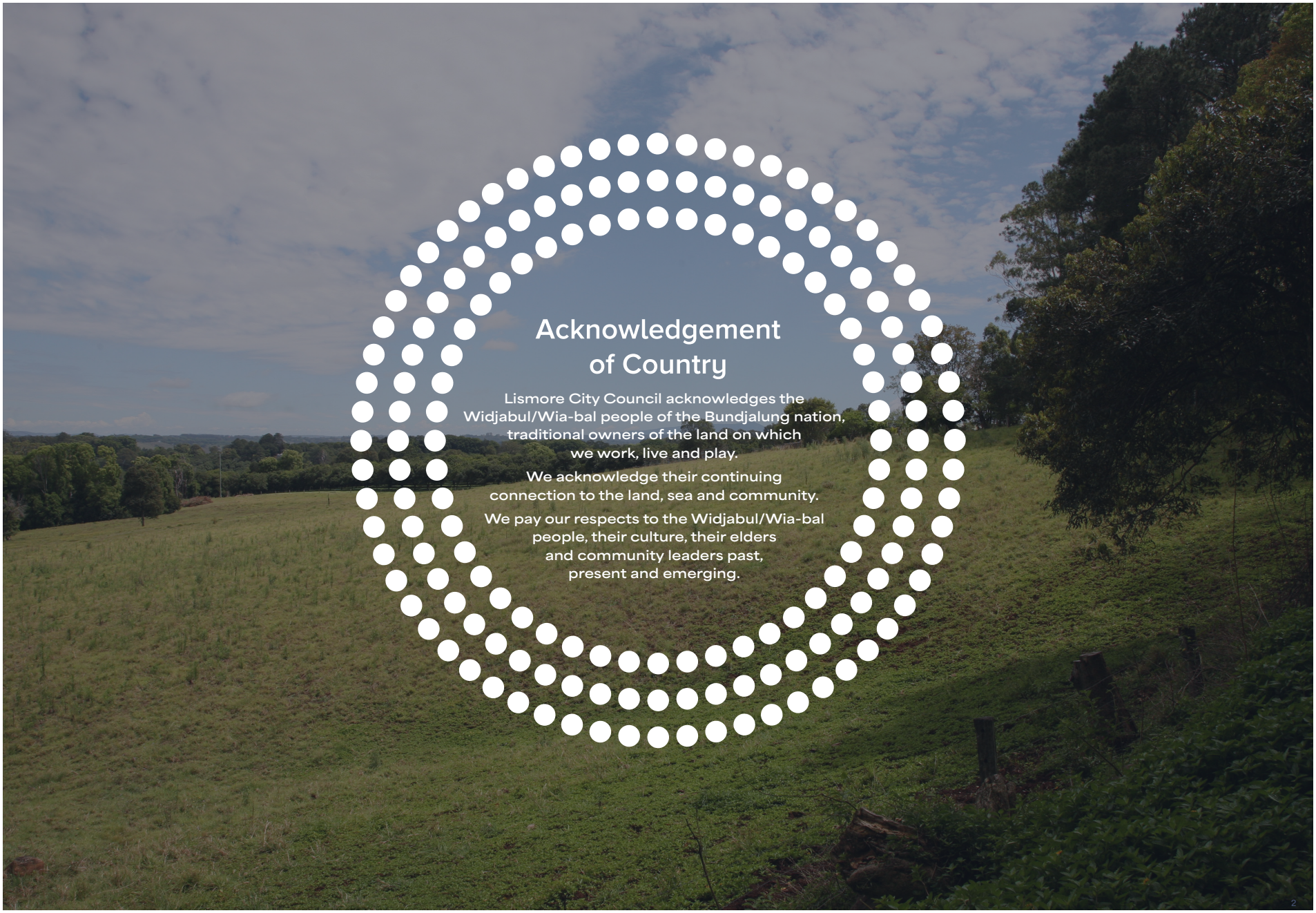
A long-term pathway for the future of Clunes 2025-2050










Acknowledgement of Country
Lismore City Council acknowledges the Widjabul/Wia-bal people of the Bundjalung nation, traditional owners of the land on which we work, live and play.
We acknowledge their continuing connection to the land, sea and community.
We pay our respects to the Widjabul/Wia-bal people, their culture, their elders and community leaders past, present and emerging.

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In March 2025, Ethos Urban took a major step toward future growth by partnering with leading professional services firm, Colliers. While our name evolves, our commitment to delivering high-quality solutions remains unchanged—now strengthened by broader access to property and advisory services and expertise.

Contact	Craig Allchin Director	callchin@ethosurban.com 0409 400 223	
This document has been prepared by:		**This document has been reviewed by:**	
Craig Allchin & Cheyenne Mistry	22/07/25	Craig Allchin	22/07/25
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3.0 (DRAFT)	25/06/25	CA & CM	CA
4.0 (DRAFT)	14/07/25	CA & CM	CA
5.0 (FINAL)	22/07/25	CA & CM	CA

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Ethos Urban Pty Ltd | ABN 13 615 087 931 | Sydney NSW | Melbourne VIC | Brisbane QLD
ethosurban.com

Contents



Executive Summary

The Clunes Master Plan introduces a long-term vision for the sustainable future of the village. Dreamt and designed with the local community, this Plan reflects the values, aspirations, and priorities of residents who are deeply invested in preserving the village's unique character while preparing for future needs.

As a result of the Master Plan, the village of Clunes will see enhanced amenity, improved safety and connectivity, expanded recreational spaces with biodiversity protected and valued as an asset.

Shaped by the community's values, this Master Plan provides a framework for future of the village that balances progress with preservation. It is a plan for staged growth over the next 25 years. A roadmap that will require land release to follow an **adaptive pathway**, progressing only when key milestones are met—ensuring that **change is responsive, measured, and aligned with the community's readiness and needs**.

This Plan empowers locals to shape the future together with Lismore City Council, ensuring Clunes remains a welcoming, connected, and resilient village - one where families thrive, neighbours look out for each other, and the unique character of the village is protected for generations to come.

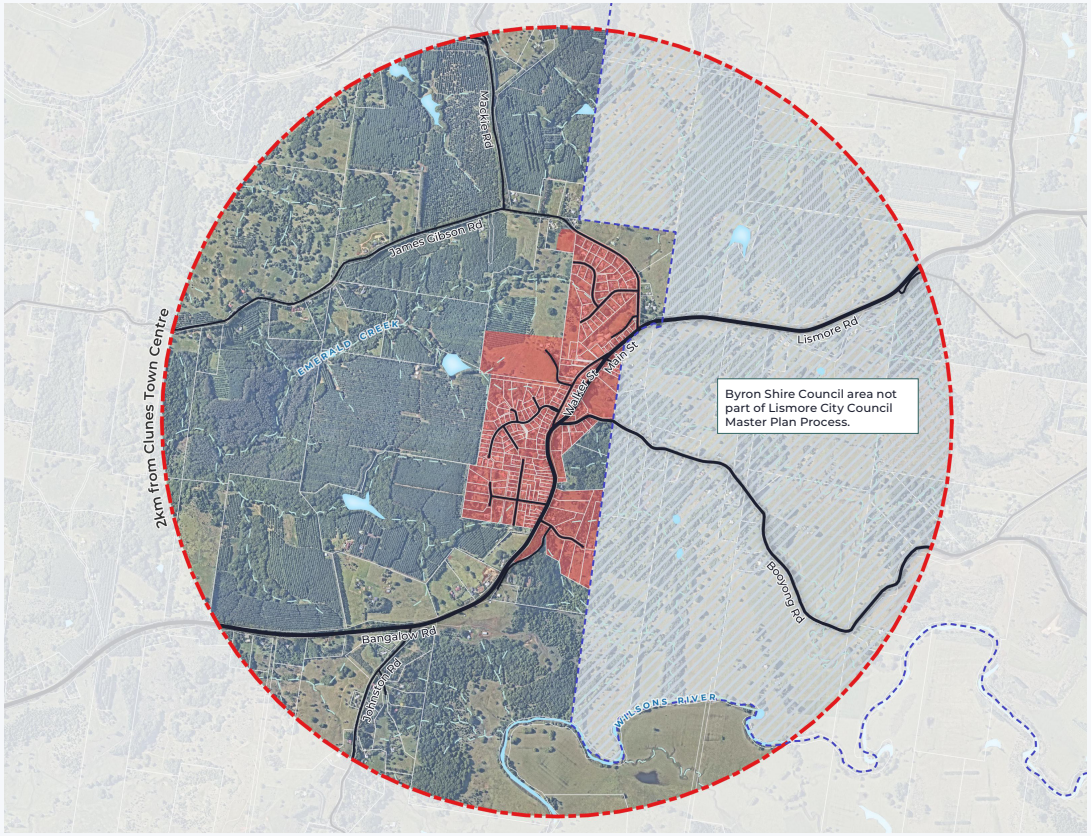


Figure 1. Clunes Investigation Area





Introduction

1

Planning Context

This Clunes Master Plan is part of the strategic planning process, which interprets the broader regional and local government requirements at the local level.

Regional Policy

North Coast Regional Plan (2041)

Key objectives



The North Coast Regional Plan (2041) (The Plan) provides a 20-year strategic land use planning framework for the region. The Plan outlines three goals underpinned by a series of objectives for the North Coast Region. Clunes is identified as a Rural Village within the Lismore Local Government Area (LGA), fulfilling local service needs. There is a State Directive under the North Coast Regional Plan to:

1. Deliver housing across Lismore including at North Lismore and Goonellabah, with additional housing in appropriate urban investigation areas
2. Support the delivery of enhanced housing diversity including medium density, affordable housing and housing appropriate to the climate of the region

Clunes is located within the identified urban investigation area with the opportunity to support enhanced housing diversity and supply for the region, and in proximity to Lismore.

Local Policy

Local Strategic Planning Statement (2040)

Key objectives



The Local Strategic Planning Statement (LSPS) is the core strategic land use planning document for the Lismore local government area. The LSPS outlines five themes with a further 14 planning priorities.

Planning Priority 1 under Theme 1 - Liveable Places, outlines that growth is consolidated around Lismore City, CBD, and villages to ensure:

- Sewage, water and transport infrastructure are efficiently supplied
- State and regionally significant farmlands are protected
- The natural environment & resources and important landscape are identified and protected
- Housing diversity is achieved with a focus on 1 and 2-bedroom dwellings and medium density housing
- Development respects the local character of villages and neighbourhoods and improves the area in which it is located
- Infrastructure is aligned with population and household growth
- All new and infill urban residential development will be accessible by walking and cycling connections and public transport

Growth and Realignment Strategy (2022)

Key objectives



Lismore City Council produced the Growth and Realignment Strategy 2022 (GARS) in response to the natural disaster and major floods in March 2022. The strategy outlines that there can no longer be a *"business as usual"* approach to planning in Lismore and the strategy represents a significant shift in re-imagining and realigning Lismore to facilitate growth and the relocation of homes and businesses to areas outside of anticipated future flooding. Clunes was one of six villages identified as a potential location for residential expansion with the following provision - ***The areas identified for potential village and large lot residential expansion in this section will only be considered for rezoning where it can be demonstrated that there is demand, the land can be adequately serviced and is generally supported by the surrounding community.***

It also stated that - ***No planning proposal will be considered for the rezoning of land at Clunes until such time as the Master Plan has been completed and endorsed by Council and a community reference group.***

The Master Planning Process

Engagement Summary

An extensive consultation process has been undertaken with the local community in Clunes, to ensure the aspirations and priorities are captured in future decision making.

Alongside Council, the project team including Ethos Urban, Living Lab and Barker Ryan Stewart, have undertaken two engagement phases consisting of both community reference group workshops and drop-in sessions for the local community in Clunes. This process enabled various opportunities for participation and involvement from the local community to guide the future master plan outcomes, as well as, ensuring a wide range of perspectives were captured around key issues facing Clunes and the potential solutions.

The consultation process to date has included two phases:

Phase 1: Values and Aspirations – that included gaining insights on key priorities to support the development of a strategic direction and vision.

Phase 2: Draft Vision and Themes – that included developing the vision and supporting themes for the master plan with the community in response to the first engagement phase, to guide the Clunes Master Plan.

Refer to Engagement Report Phase 1 and 2 for a detailed summary of the process and feedback. Reports are available on Council's website.

PRE-ENGAGEMENT PHASE
Community Reference Group – Expression of Interest
30 September – 7 October
Initial phase to invite interest from community members to join the reference group.

ENGAGEMENT PHASE 1
Community Reference Group and Community Workshops
October 2024

ENGAGEMENT PHASE 2
Community Reference Group and Community Workshops
December 2024

DEVELOPMENT OF MASTER PLAN

COMMUNITY REFERENCE GROUP WORKSHOP 3
Mid 2025

COUNCILLOR BRIEFING
Mid 2025

WE ARE HERE

ENGAGEMENT PHASE 3
Exhibition of Draft Master Plan & Consultation
Mid 2025

FINALISE MASTER PLAN

ADOPTION OF FINAL MASTER PLAN
Late 2025

How we Engaged

Information Sessions - Community Reference Group

Drop-In Sessions

Online and Paper Survey

Website & Virtual Ideas Board

Activities & Feedback

2 Community Reference Group Sessions

4 Drop-in Sessions

145 Survey Responses

46 Virtual Ideas Board Entries



What we heard

Aspirations

- Maintaining and preserving the village character, including the natural and environmental characteristics of Clunes,
- Improving public infrastructure, services, footpaths, recreational space and local amenities,
- Development should be thoughtful and consider the community's needs

Concerns

- Concerns about over development and loss of character were frequent,
- Residents emphasised the importance of consulting the community in planning decisions,
- Infrastructure improvements should precede or parallel any development

Opportunities

- "To manage growth in a sustainable way to ensure the value and character of rural living is not lost, while providing appropriate infrastructure and services"
- "Maintaining a balance between village expansion, appropriate land use and wildlife protection"
- "Expansion of infrastructure, including roads and reticulated sewer are of high importance"
- "To keep that spark that makes Clunes so special alive! A safe living space for both young and old families to grow in"
- "Allowing development to be driven by the community; keeping corporations out"
- "Preservation of rural environment, especially prime farming land and wildlife habitat"
- "Appropriate handling of traffic and parking management that is reflective of the local and visitor population"

Photographs of engagement undertaken



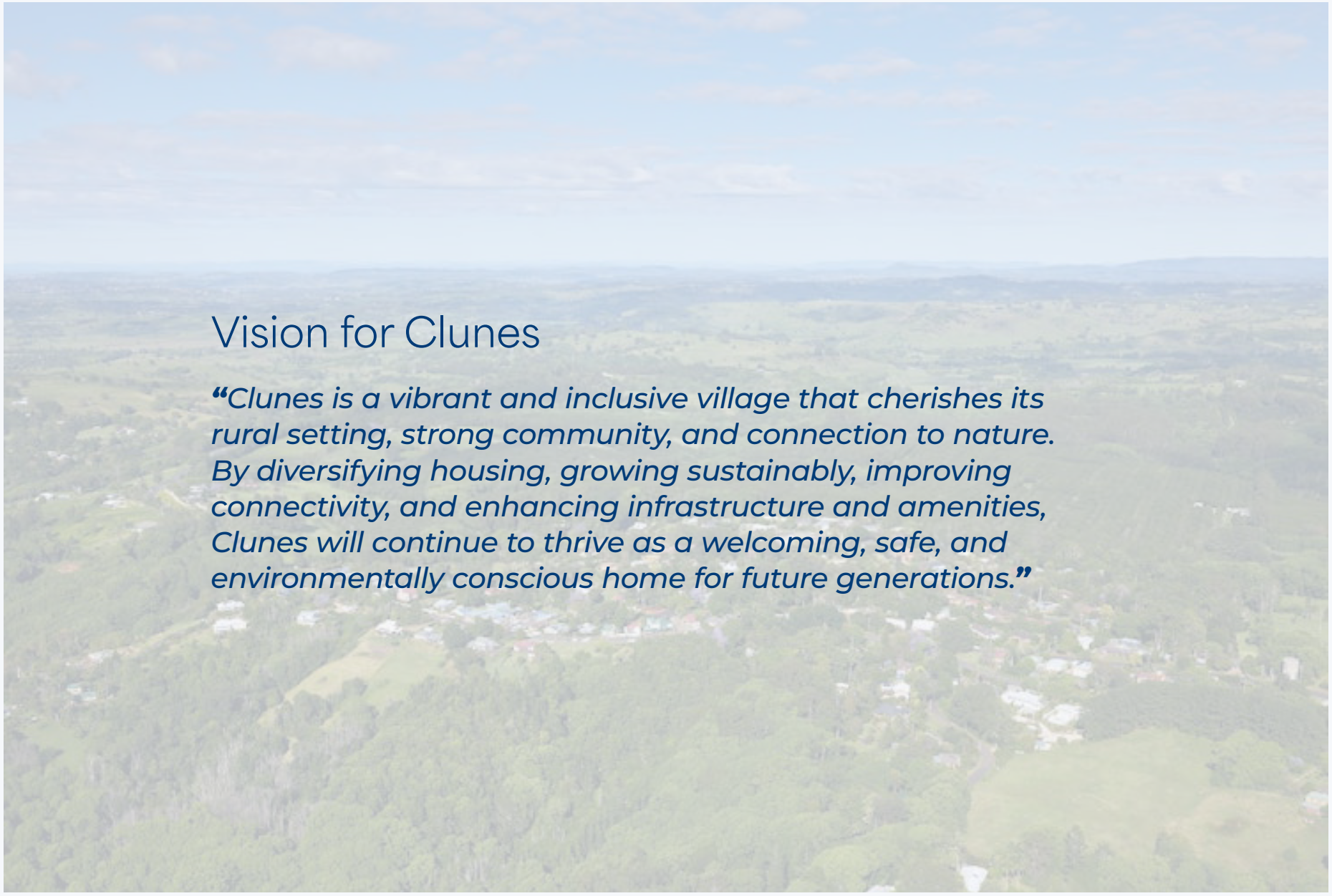


Photographs of engagement undertaken








Vision for Clunes
“Clunes is a vibrant and inclusive village that cherishes its rural setting, strong community, and connection to nature. By diversifying housing, growing sustainably, improving connectivity, and enhancing infrastructure and amenities, Clunes will continue to thrive as a welcoming, safe, and environmentally conscious home for future generations.”

Key Themes

The following themes underpin the vision for Clunes and the Master Plan process:

1 A Vibrant Village & Community

- Supporting a diverse and connected community
- Building community resilience for change and crises/events
- Strengthening key hubs for community connection (e.g., COSA, Coronation Hall, General Store/PO)
- Creating more opportunities and support for community events and volunteering
- Ensuring growth aligns with the village character
- Reducing land use conflicts

2 Future-focused & Resilient Infrastructure

- Reticulated sewerage
- Improving water supply and security
- Staging infrastructure upgrades to align with growth
- Investigating local renewable energy options
- Improving telecommunications services

3 Walkability, Connectivity & Safety

- Improving pedestrian safety and connectivity
- Implementing traffic calming measures on Main Street
- Safely connecting Clunes to adjacent areas
- Developing connected parklands and walking paths
- Improving parking on Main Street

4 Liveability & Amenity

- Adding social facilities (e.g., health services, daycare etc.)
- Enhancing existing community assets
- Expanding local businesses and commercial offerings
- Upgrading existing public toilets
- Adding new public toilets on Main Street
- Providing green open spaces for recreation (e.g., playgrounds, dog walking)
- Adding new sporting and play facilities

5 Sustainability & Nature Focused

- Retaining the natural setting and protecting rural vistas
- Protecting and improving wildlife corridors/biodiversity
- Regenerating Big Scrub Rainforest
- Protecting prime agricultural land
- Considering environmental constraints (e.g., buffers, bushfire risks)

6 Housing Diversity

- Providing opportunities for downsizing within the village
- Creating housing opportunities for young families/first-home buyers
- Facilitating the construction of granny flats/secondary dwellings
- Ensuring planning controls reflect Village character
- Maintaining density restrictions to align with Village character
- Including affordable housing as part of any growth

7 Country-centred approach

- Connecting with Country
- Caring for Country
- Designing with Country
- Learning from Country
- Healing Country
- Respecting Country

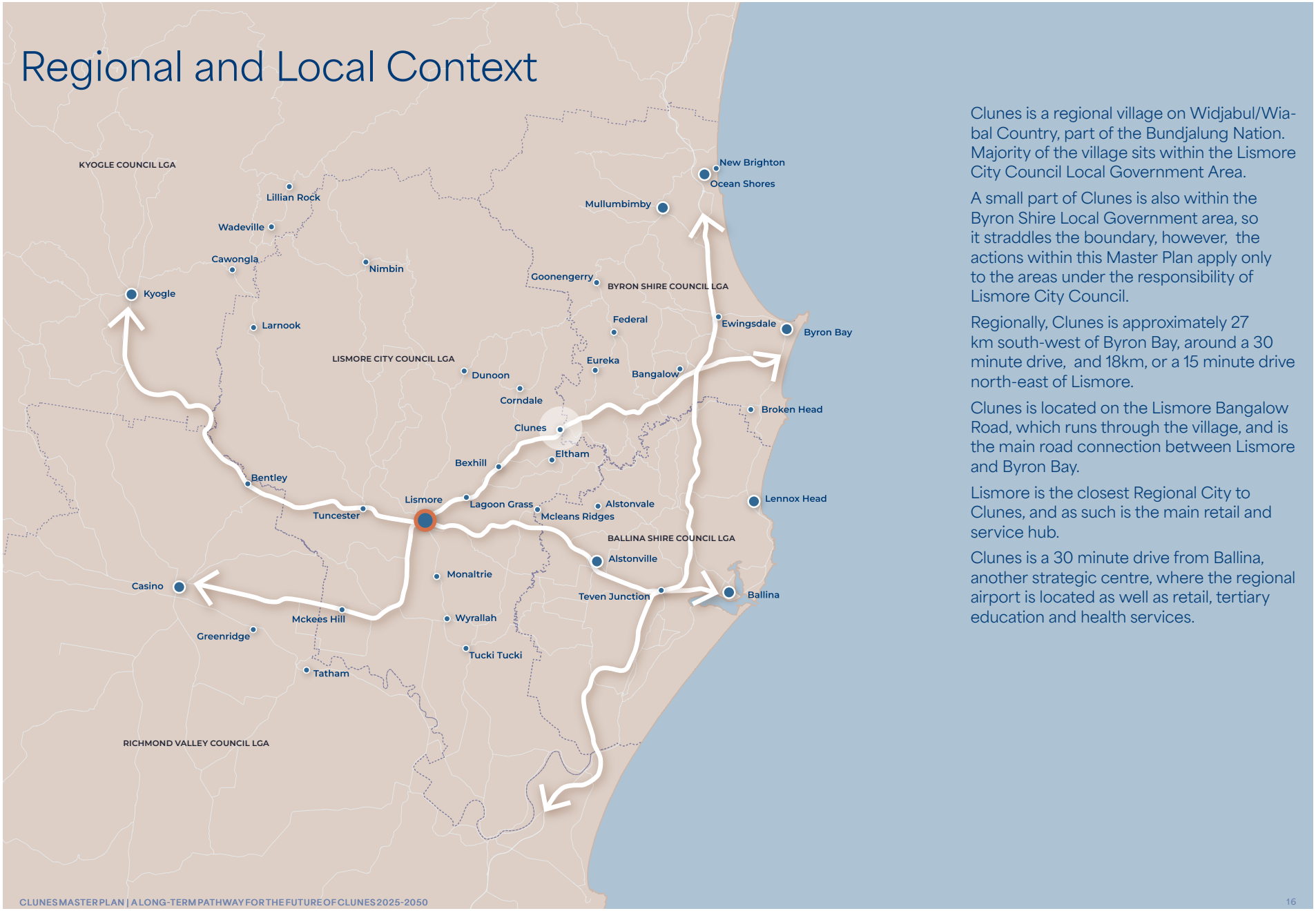




Clunes

2

Regional and Local Context



Clunes is a regional village on Widjabul/Wia-bal Country, part of the Bundjalung Nation. Majority of the village sits within the Lismore City Council Local Government Area.

A small part of Clunes is also within the Byron Shire Local Government area, so it straddles the boundary, however, the actions within this Master Plan apply only to the areas under the responsibility of Lismore City Council.

Regionally, Clunes is approximately 27 km south-west of Byron Bay, around a 30 minute drive, and 18km, or a 15 minute drive north-east of Lismore.

Clunes is located on the Lismore Bangalow Road, which runs through the village, and is the main road connection between Lismore and Byron Bay.

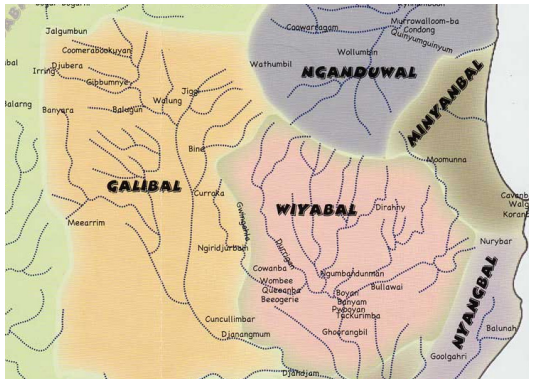
Lismore is the closest Regional City to Clunes, and as such is the main retail and service hub.

Clunes is a 30 minute drive from Ballina, another strategic centre, where the regional airport is located as well as retail, tertiary education and health services.

History

FIRST NATIONS

Clunes is on the land of the Widjabul/ Wia-bal people of the Bundjalung Nation, who have cared for the land and waters of this region for thousands of years



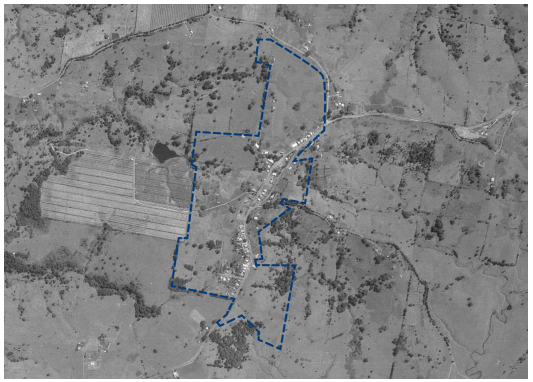
1965

In 1965 Clunes was a small village, with fewer than 50 homes, spread along the Bangalow to Lismore road, extending over 1km north to south surrounded by grazing land.



1978

By 1978 the first major Macadamia nut plantation was being established on the flatter land to the west of Clunes. New homes can also be seen on Jarvis Street, in the southern part of Clunes, and the southern section of Smith Street can be seen on the aerial photograph.



1990

In 1990 the village had extended to the west, along Ryces Drive which was accessed via Walker Street.

Homes can also be seen along Smith Street south, and Smith Street north can be seen in this photograph, however these two parts of Smith Street do not, and have never been connected.

The extent of Macadamia Nut plantations had increased to the west, north and south of Clunes, whilst the steeper land to the east in the Byron Shire area remains as grazing uses with patches of vegetation including big scrub.



2025

By 2025 houses in the village of Clunes have expanded further to the north, with new homes on Remnant Drive and Avalon Avenue.

Macadamia nut plantations have been consolidated to cover the majority of land to the west and some to the north of the village.



Source: NSW Government

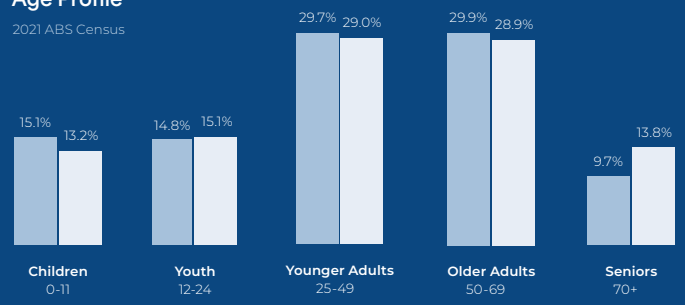
Community

Clunes Village and Surrounds

This Master Plan recognises that Clunes is more than just its village– it is a connected community of residents living across farmland and smaller settlements. Understanding this broader context is essential to shaping a plan that reflects shared values, supports inclusive growth, and strengthens connections.

Age Profile

2021 ABS Census







907
Resident Population
2021 ABS Census

1.9% 10.4% Lismore LGA
Aboriginal or Torres Strait Islander
2021 ABS Census

14.3% 5.9% Lismore LGA
Born Overseas
2021 ABS Census

29.5% 37.5% Lismore LGA
Has a Long-term Health Condition
2021 ABS Census

33.5% 24.4% Lismore LGA
Couples Without Children
2021 ABS Census

30.1% 22.1% Lismore LGA
Couples With Children
2021 ABS Census

16.3% 28.4% Lismore LGA
Lone Person Households
2021 ABS Census

8.9% 13.1% Lismore LGA
One Parent Families
2021 ABS Census

67.9% 65.2% Lismore LGA
Home ownership - outright or with mortage
2021 ABS Census

16.3% 28.4% Lismore LGA
Worked at Home
2021 ABS Census

12.4.3%
2016 ABS Census

Land Use

The predominant land uses in the investigation area are residential and rural uses. The village land is zoned RU5, Rural Village. There are also small areas of R5, Large Lot Residential on the edge and RU1, Primary Production around the village. Land currently zoned as RU1 is predominantly used for agricultural purposes and currently does not have adequate buffers from the adjacent residential development.

There are two clusters of retail and community uses in Clunes. One cluster of more civic uses is on Walker Street where the Clunes Primary School and Coronation Hall are located.

A second cluster is located further south on Bangalow Road/ Main Street, providing the majority of Clunes retail amenity, such as the Clunes Store, service station and the Clunes Village Park.

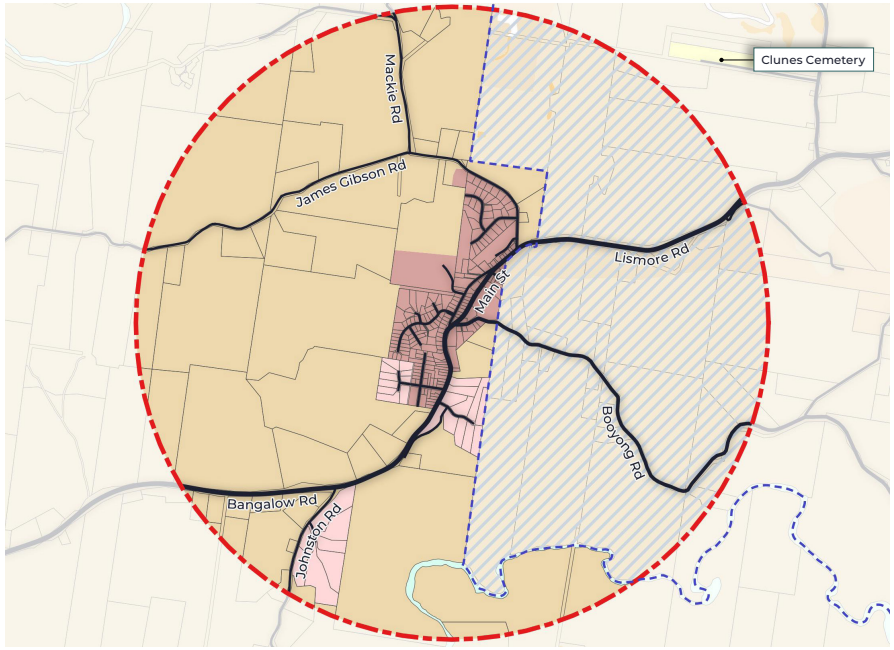
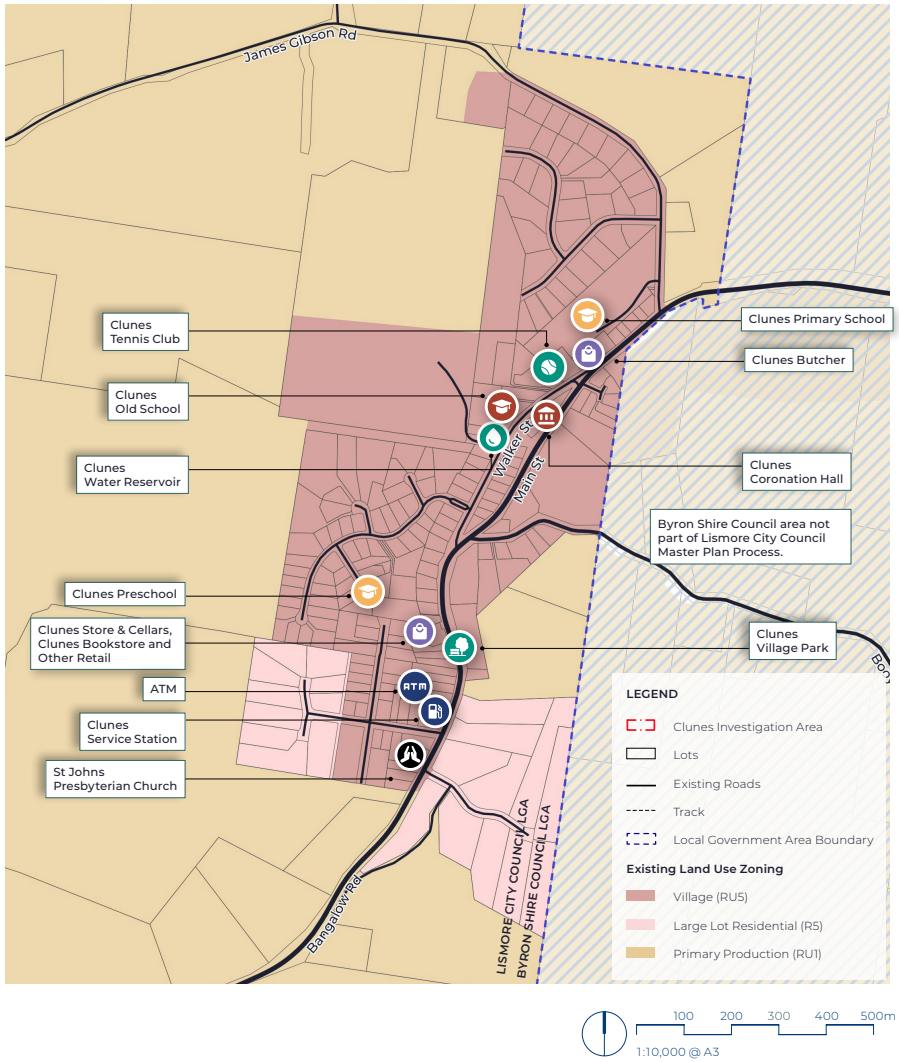


Figure 2. Land Use Msp



Lot Size

There are just over 200 existing residential lots within the 64 hectares of the Clunes Village with an average gross density of 3 dwellings per hectare. Of these lots, over half of which are between 1,000 - 3,0000 sqm, with only a small percentage (20%) which are greater than 3,000 sqm. These lot sizes are important, as Lismore doesn't allow dwellings to be constructed on lots less than 2,500 square metres without connecting to a sewerage system.

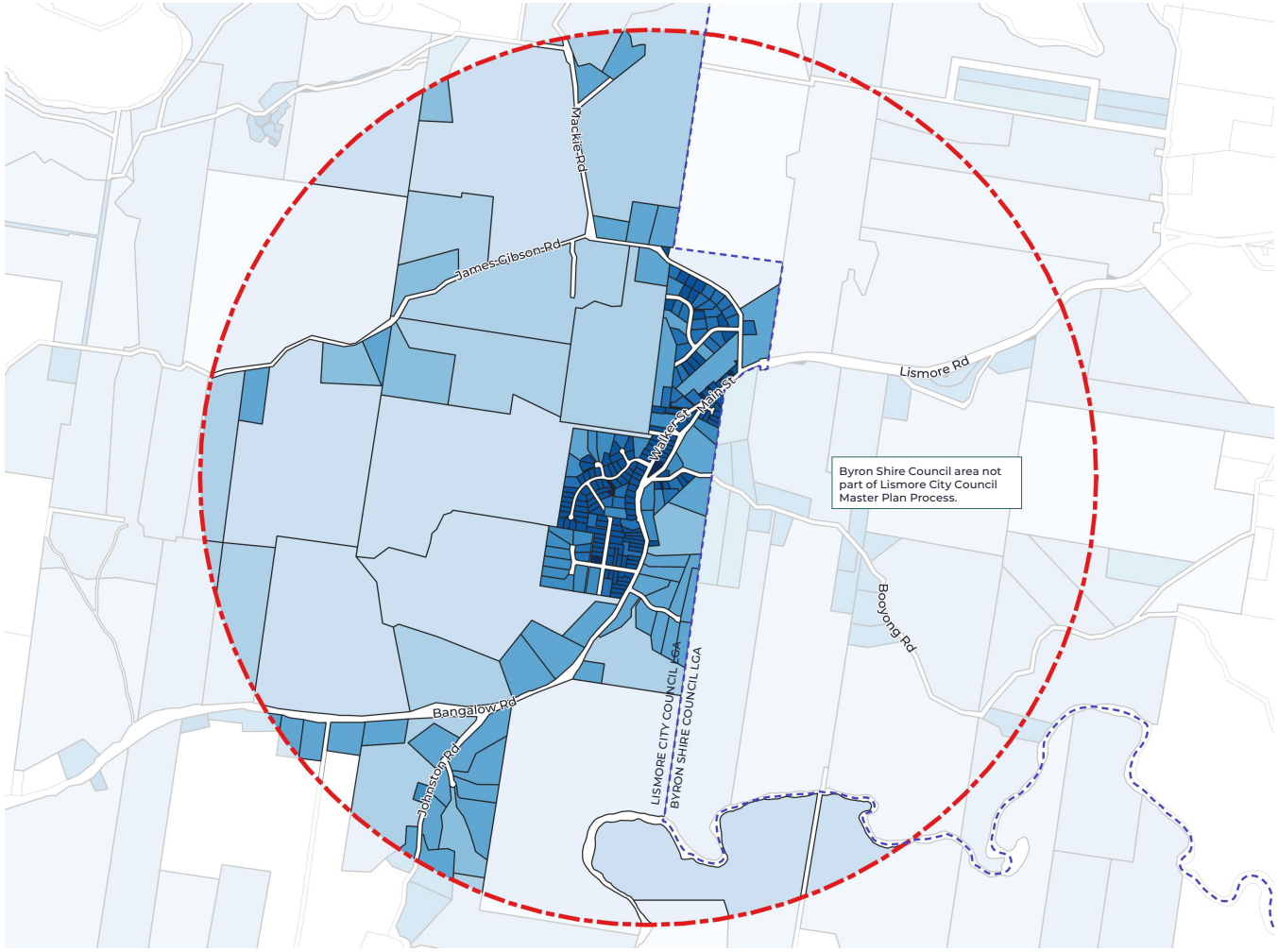


Figure 3. Lot Size Map

Opportunities

The following map highlights the key opportunities for Clunes, contributing to the strategic direction of the Master Plan. These synthesise findings from the initial site analysis and outcomes from community engagement:

1. **Enhance town centre and expand offering:** Clunes town centre is visible for visitors travelling along Bangalow Road and remains a retail destination for adjacent communities. Enhancing this visibility and expanding the town centre's offering and increase activation.
2. **Improve access and connectivity:** There is potential to improve connectivity throughout the village by considering new roads that improve safety and parking around the town/
3. **Improve underutilised land:** The village park green to the east of Bangalow Road and Smith St are currently underutilised, with potential to consider different kind of use for this land to increase vibrancy and public domain condition.
4. **Improve sewerage infrastructure:** Increasing the population in Clunes may present an opportunity to consider a sewerage treatment system that may allow for a larger variety of lot sizes and dwelling types within Clunes.
5. **Public domain and amenity improvements:** Improvements in the town centre and local streets may improve community's desire to walk and cycle, supporting the aspirations for improved safety and well-being.
6. **Changes to agricultural lands:** Some farming areas within the area may transition away from agricultural use. The master plan may consider what is the best future use for this land.
7. **Protect and Enhance Environmental Areas:** Protecting the large environmental areas within Clunes is a key opportunity that can support enhanced connections to these areas.

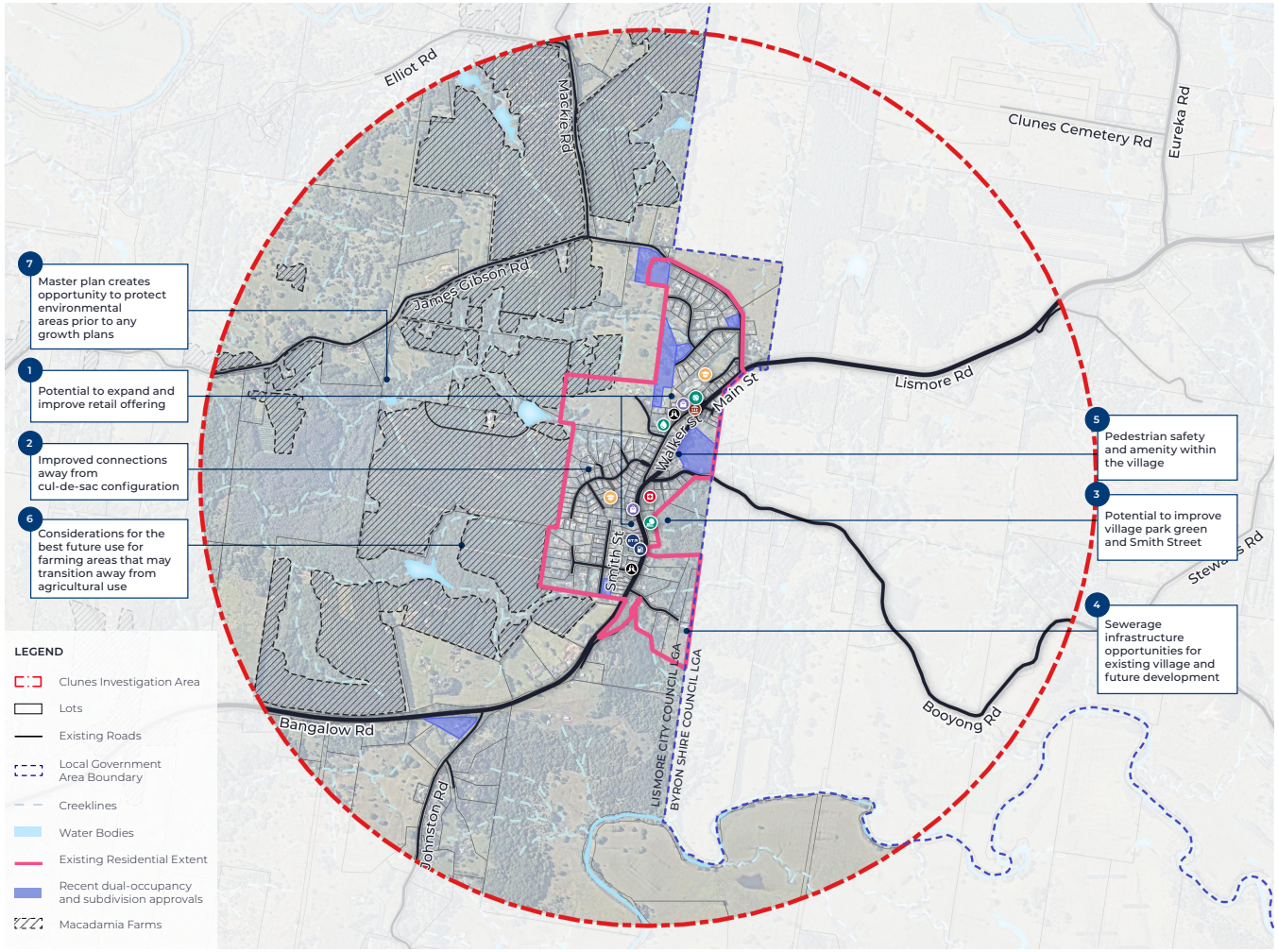


Figure 4. Opportunities Map

Constraints

The following map highlights the key constraints identified for Clunes. These constraints consolidate initial site observations, environmental data, and feedback from the community, forming the basis for the design parameters and considerations for the Master Plan:

1. **Sewerage Treatment:** Clunes does not have a mains sewerage treatment system. All residential lots need to be large enough to accommodate on-site sewerage treatment. Some existing lots are below the minimum size considered adequate for on-site sewerage treatment.
2. **Water:** Clunes drinking water is connected to the regional water supply operated by Rous County Council (RCC) with Lismore City Council being responsible for the water supply within the village. Lismore City Council operates a reservoir within the village which is used as a back-up during interruptions to the RCC water supply. Further assessment needs to be undertaken to determine the ability of the existing reservoir and village water supply to sufficiently provide for the needs of the village into the future
3. **Road Network and Structure:** Clunes has a busy road passing through the centre of the town and it lacks connections between local road network. Controlling traffic speeds along Lismore Bangalow Road and parking demand is a key challenge to be considered.
4. **Bushfire:** Large areas of bushfire prone land close to Clunes creates challenges for the existing and future residents of the town.
5. **Steep Terrain:** The steep terrain in Clunes creates challenges for future development and infrastructure provisions. Some areas have a slope that limits roads and development.
6. **Agricultural Lands:** Agricultural land presents a land use conflict with adjoining residential areas.

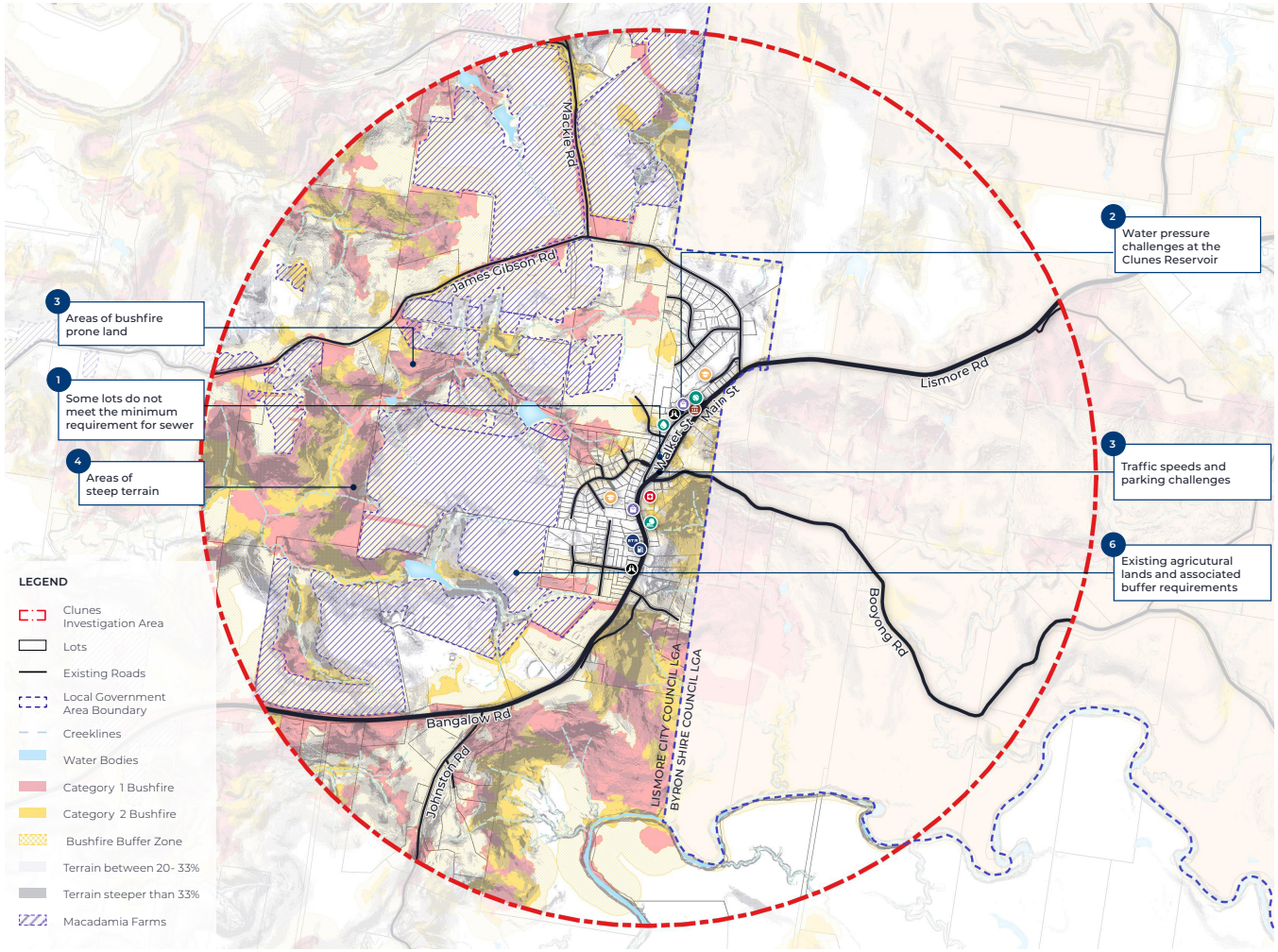


Figure 5. Constraints Map





Master Plan

3

Key Moves

The Clunes Master Plan is shaped by five key moves, and will be delivered in accordance with the Delivery Frameowork.

In order to deliver the growth and change for Clunes in a sustainable, slow-paced and controlled measure, a Delivery Framework is presented. The Delivery Framework sets out how Lismore City Council will process rezoning applications (Adaptive Pathway) as well as commits Lismore City Council to specific actions (action table).

The Delivery Framework for growth will be executed for all future land rezonings, catering for external factors and ensuring that amenity and infrastructure is provided at the right time. Specifically, it ensures the right amount of public amenity is provided commensurate with the residential typologies presented at the time, and it ensures the critical infrastructure is provide before housing delivery.

The Action Table commits Lismore City Council to other amenity upgrades, these will be implemented regardless of land rezonings and have been indicated within either a short, medium or long-term period.

Funding is a critical component for amenity provision and as such, Lismore City Council will frequently provide monitoring updates to the Council and community.

1 Improve the safety and amenity of the village

Improving the safety and public amenity throughout the village is critical to ensuring the Village's sustainability and community life. This key move ensures that amenity upgrades are staged and delivered prior to and alongside any future growth.

2 Deliver more diverse and affordable housing in Clunes

Encouraging additional housing within the existing village and on the relatively flat land to the west of Clunes. New residential areas should offer a mix of housing types and price points, achieved through varied lot sizes and designs.

3 Create a long-term road connection to the west of Clunes

A new connection to the west of Clunes, from Bangalow Road to James Gibson Road along the village edge would link Clunes' three disconnected residential areas. It would enable safer walking routes to school via quiet streets and support future growth by creating a connected network for walking, cycling, and local traffic.

4 Develop a framework that investigates and enables sewer infrastructure to the existing village

Retrofitting a sewerage system to the village would enable additional homes to be built on existing lots, helping with housing diversity and affordability. Doing this in conjunction with the creation of new homes around Clunes could significantly offset the costs through developer contribution agreements.

5 Support and enable locally driven initiatives that build resilience and sustainability

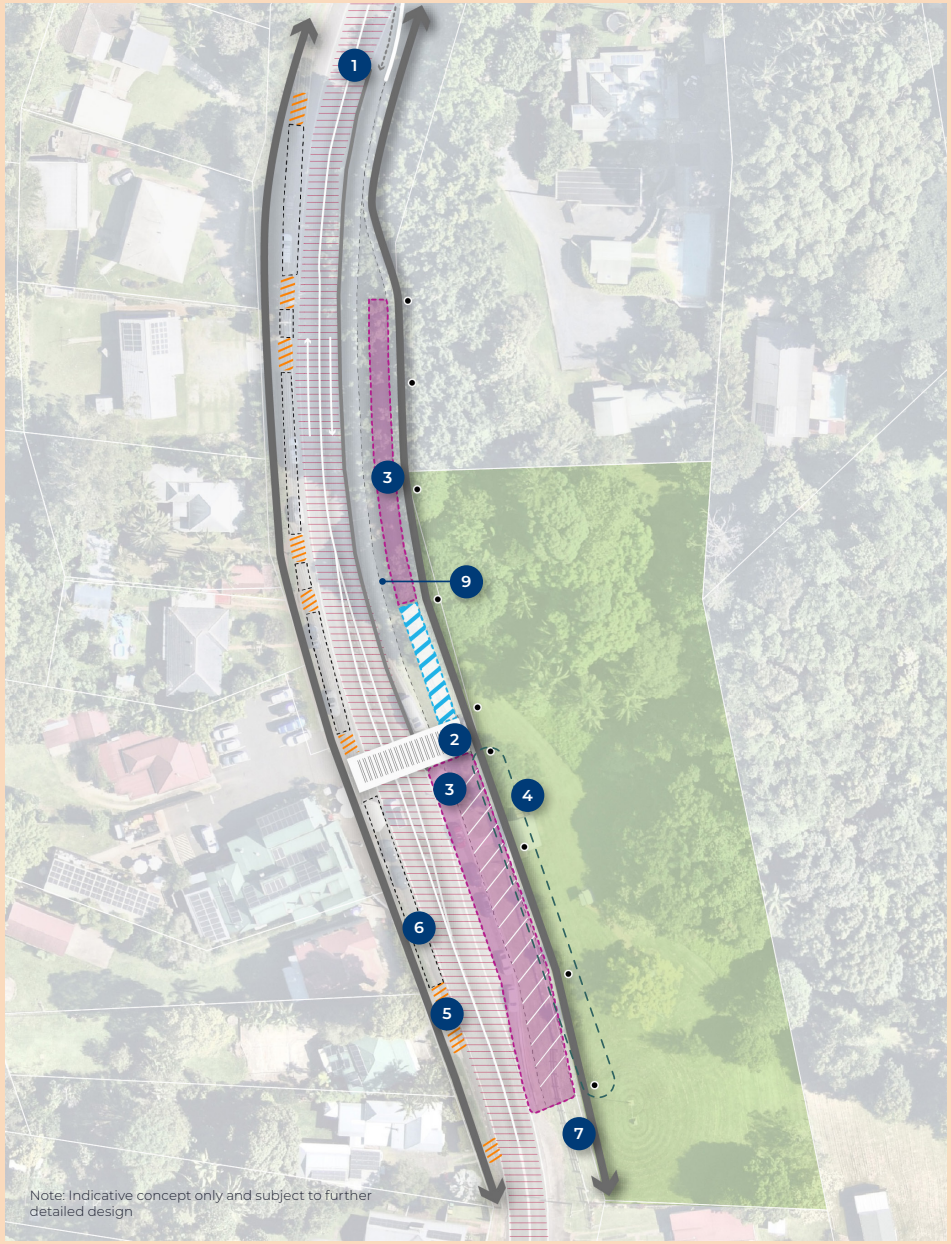
Supporting the existing community groups in efforts to ensure the community feel and character of Clunes is preserved and enhanced and that groups are enabled to lead intiatives around renewable energy, resilience planning and biodiversity enhancements.

All key moves will be designed and implemented in accordance with a nature positive, Country-centred ecosystem approach as set by the NSW Biodiversity in Place Framework

Improve the safety and amenity of the village

Safety

To improve safety and connectivity, a key move for the Master Plan is to implement a range of traffic calming and connectivity measures on the Main Street.



Note: Indicative concept only and subject to further detailed design

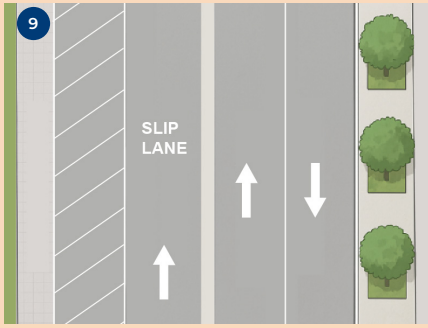
LEGEND

1. Implement a 40km/h Zone along Main St
2. Provide a pedestrian crossing between the Clunes Store and Village Park Green
3. Additional parking, made up of a combination of angled parking and parallel parking for trailers
4. Provide footpath and street lighting adjacent to parking
5. Provide line markings on driveway frontages to Main St
6. Formalise on-street parking between driveways
7. Recycle and realign existing fence
8. Example of entry gateway to be provided at the northern and southern entrances to Clunes
9. Example diagram of slip lane with median strip for vehicles to safely access parking

- Proposed street lights
- Proposed footpaths

Key benefits

- The rear angle parking increases the number of car parking spaces within close proximity to the primary commercial centre of Clunes.
- Reduction of the speed limit from 50km/hr to 40km/hr, together with other interventions, will help change existing driver behaviour and improve safety.
- Installation of a pedestrian crossing, in accordance with TfNSW's prescribed standard, improves safety for pedestrians and connectivity from the car parking and village green to the commercial centre.
- Installation of the town entry gateway treatments help reinforce the village centre reduced speed and provides a clear visual queue that the village centre is approaching
- Change of operations for the speed camera to commence issuing fines on first offence will contribute to changing driver behaviour.





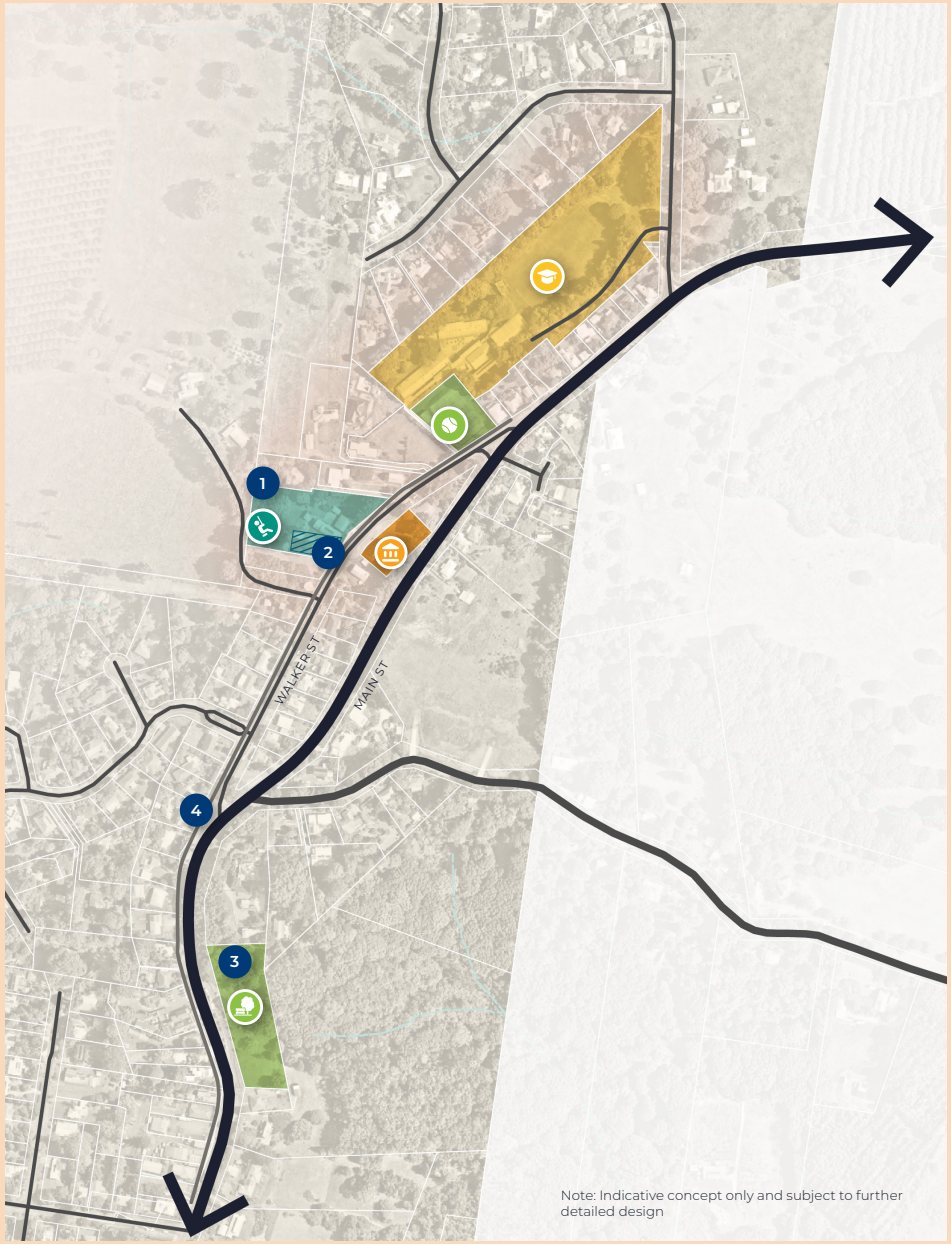
Improve the safety and amenity of the village

Open Space

The Master Plan proposes upgrades to amenity at the Clunes Old School and the Village Green Park. It also proposes that Council sell the parcel of public open space at Smith Street, in order to fund high quality upgrades elsewhere.

A competition-level sports ground will be required; however, the specifics of its provision will be determined at the time of any future land release, in alignment with current best practice standards.

Additionally, the Master Plan will gradually and continually seek to provide new footpaths and street connections within the broader village area.



Note: Indicative concept only and subject to further detailed design

LEGEND

1. Walker Street social/family recreation space upgrades
2. Area of investigation for the RTRL mobile library
3. Clunes Village Green to be enhanced as a wayside stop
4. A footpath that links the retail and civic precincts with the Clunes Primary School and tennis court

Key benefits

- A consolidated open space providing social/family recreation need at Walker Street compliments the civic precinct and neighbouring uses.
- A social/family recreation space in this area has future potential to achieve a looped pedestrian connection to the proposed future growth to the west - supporting active lifestyles and stronger community connections.
- A consolidated open space creates efficiencies and improves Council's ability to provide upgrades and high quality maintenance.
- The council-owned land in the civic centre provides opportunities for a dedicated and safe area for the RTRL mobile library to park, improving access for community.
- The improved mobile library parking area could multi-function as a pop-up space to accommodate the existing community food nights or other community pop-up uses
- Installation of a toilet, seating and shading at the Village Green attracts visitors to stay longer in Clunes and provides essential services for residents.

Deliver more diverse and affordable housing

Clunes consists mainly of detached houses on relatively large blocks of land. The community feedback highlighted that limited options exist for existing residents to downsize their homes and stay in Clunes, or for young families on average incomes to buy into the area.

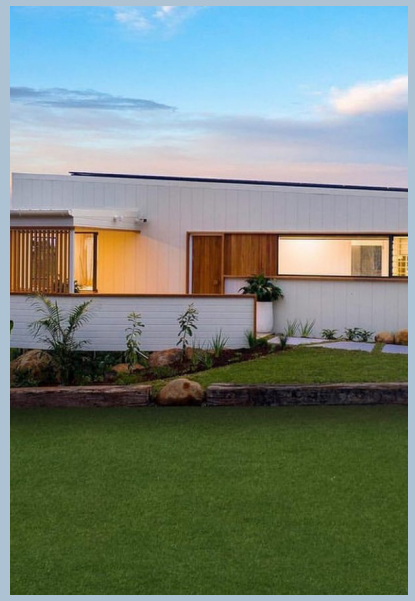
The Master Plan proposes a residential expansion to the west of Clunes that will be released in a slow and controlled manner over the next 25 years.

As and when land is released, the development of that land will be controlled and guided by a site-specific Development Control Plan (DCP) for Clunes.

This DCP will ensure future development is sympathetic to the village character, heritage, and landscape setting. It will provide detailed controls on subdivision layout, built form, streetscape design, and landscaping to promote high-quality, context-sensitive development

Importantly, the DCP also prioritises the protection of biodiversity and the natural environment, ensuring that new areas are planned to conserve native vegetation, manage storm water sustainably, and minimise ecological impacts—supporting both community values and environmental resilience.



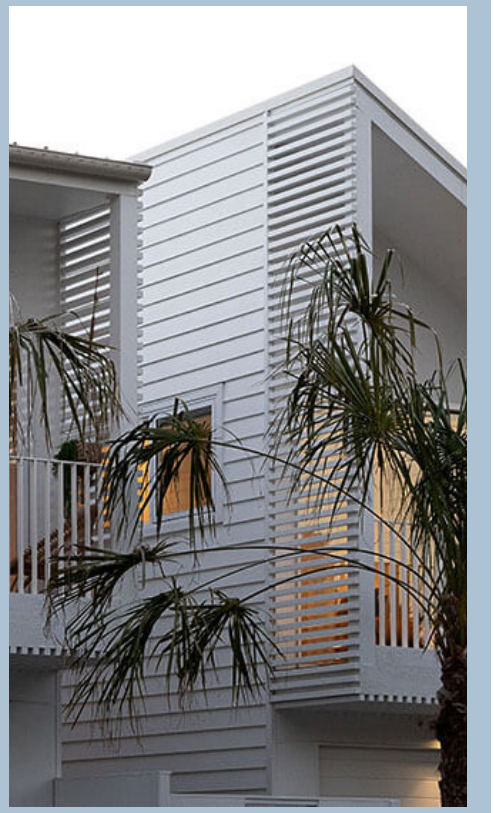


Key benefits

- Providing a wider range of housing in Clunes could address the community concerns around the limited options for downsizing in the village, either into smaller homes on new developments, or secondary dwellings on existing lots.
- Families could have the option of the next generation being able to afford to live in or near Clunes, which we were told was not possible now, and that young families couldn't afford to buy.







Create a long-term road connection to the west of Clunes

Clunes evolved from a small village strung along the Bangalow to Lismore Road to its current structure of a village made up of three distinct residential clusters, and two activity hubs.

The civic hub is based around Walker Street and the current primary school, and the retail hub based around the Village Park and the Clunes Store.

Clunes was never planned in a holistic way, and as a result the three residential areas are not connected other than by Bangalow Road/ Main Street.

Future potential connections such as Smith Street could be investigated, to improve pedestrian connections and access for children to and from the primary school.

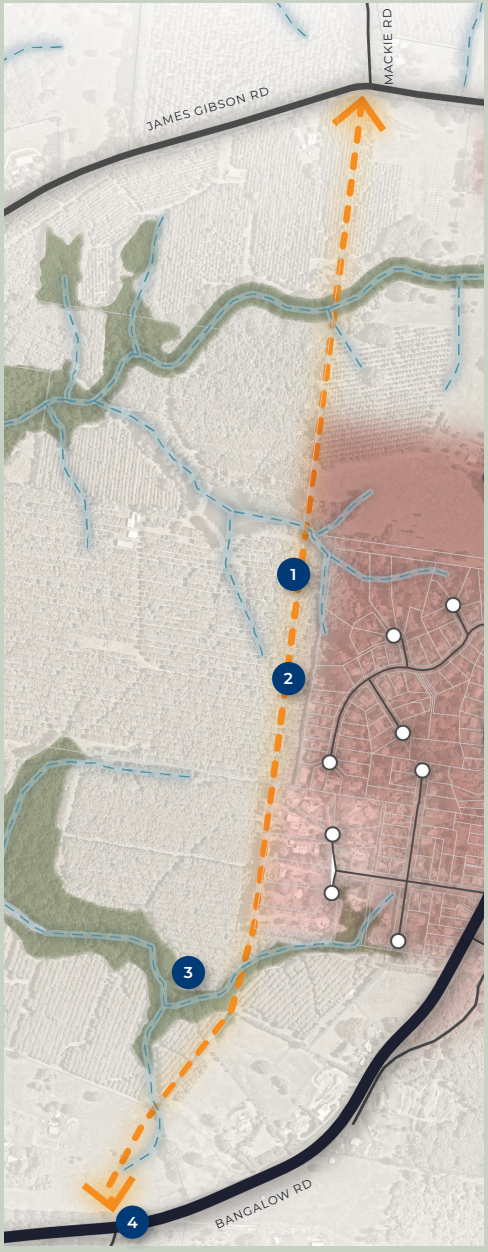
The potential expansion of Clunes creates the opportunity to further connect the existing areas as well as provide a robust and flexible framework for the future growth and change of the Village.

Creating a connecting road from Bangalow Road at Johnston Road, running north to James Gibson Road at Mackie Road would provide a new spine that could connect the various parts of Clunes and set up any future change in uses over time. This road connection is critical for the Master Plan to deliver, and will be delivered prior to any development occurring.

Traffic analysis suggests the addition of up to 400 lots over the long-term would not create the need to upgrade intersections beyond possible turning and deceleration lanes, however roundabouts may perform a traffic calming role that effectively slows vehicles as they move towards the existing centre of the village. Precise traffic interventions require detail design prior to implementation.

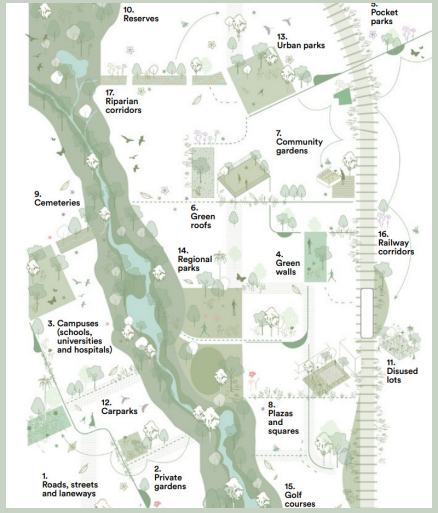
LEGEND

1. Provide a road connection to the west of Clunes, from James Gibson Road all the way down to the Bangalow Road
2. Ensure footpaths are provided with road connection
3. Ensure a nature-positive, Country-centred ecosystem approach is integrated into the road corridor designing and delivering, using NSW Biodiversity in Place Framework for designing critical infrastructure.
4. Investigate a roundabout at the junction of Bangalow Road, Johnson Road and this new connector road.



Key benefits

- The creation of a north-south connecting road between Bangalow Road and Johnson's road and James Gibson can facilitate the expansion of Clunes to the west.
- This connecting road provides the opportunity to create a connecting road linking a number of existing streets and paths in Clunes, improving the desire for connectivity within the village as expressed by the local community.
- A connected network of streets and roads can improve pathway connections, loops for recreational walks, dog walking, cycling and general exercise, supporting the community desire for greater accessibility.
- The road corridor and creek infrastructure will be designed using the NSW Biodiversity in place framework.



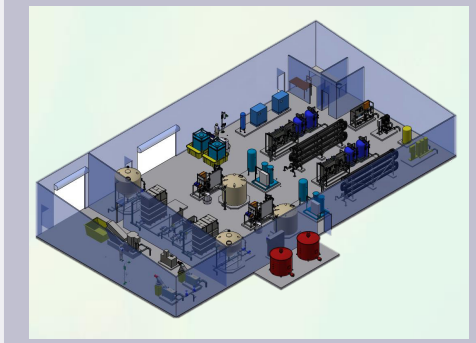


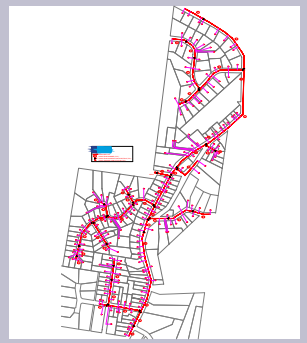
Develop a framework that investigates and enables sewer infrastructure to the existing village

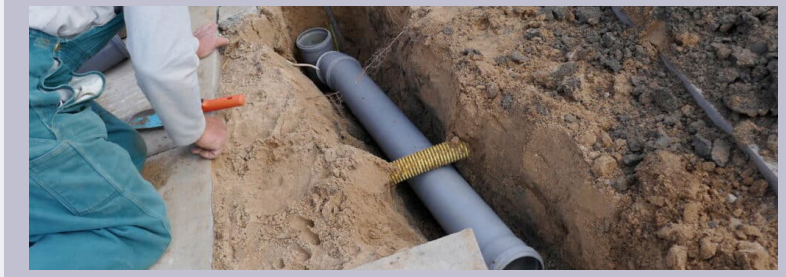
For Clunes, one of the key factors limiting the provision of housing diversity within the existing village is the lack of sewer infrastructure, which restricts existing homes from adding a second dwelling or subdividing part of their lot.

The sewering of the existing village of Clunes has a complex history, and whilst we recommend it as an important action, the timing and funding is not able to be guaranteed. This Master Plan therefore explores options to deliver housing diversity and improve affordability under a sewered and unsewered scenario. This allows the plan to progress, and additional benefits to be delivered from any growth and/ or change in and around the Village.

A pressurised reticulated sewer system is the most cost effective and achievable option for Clunes. Waste water treatment for the existing village could be combined with sewerage treatment plants which would be required to service any new residential lands in and around Clunes. In the event land is zoned R5 Large Lot Residential, management of waste could be achieved via On Site Septic Systems.







Sewer Costing Summary

ITEM	SCENARIO 1	SCENARIO 2	SCENARIO 3
Existing houses [a]	200	200	200
New dwellings in existing footprint [b]	80	80	80
New dwellings in expanded footprint [c]	0	170	400
Total dwellings sewered [d]	280	450	680
Capital cost of low-pressure sewer reticulation of new dwellings in expanded footprint	$8,519,000	$8,519,000	$8,519,000
Capital cost of conventional gravity sewer reticulation of new dwellings in expanded footprint [e]	n/a	$4,260,000	$9,300,000
Cost of package treatment plant [f]	$6,100,000	$7,650,000	$9,750,000
Land area required for irrigation of treated effluent	3.5 ha	5.6 ha	8.5 ha
Developer contribution of land required for irrigation [g]	0%	50%	100%
Capital cost of land for irrigation of treated effluent [h]	$700,000	$563,000	$0
Capital cost of irrigation infrastructure [i]	$295,000	$431,000	$675,000
Total sewer capital cost [j]	**$15,614,000**	**$17,163,000**	**$18,944,000**
Average cost per home	**$56,000**	**$38,000**	**$28,000**

Initial Sewer Costing Investigation

To assess the cost of retrofitting Clunes Village with sewer infrastructure, the Master Plan has explored several options, considering both costs and the potential benefits of an adaptive framework

Scenario 1 - Low Growth

- Sewer Existing 200 homes in the village, and allow for additional 80 homes in the existing area (granny flats, dual occupancies, new homes).
- Average sewer cost per home $56,000

Scenario 2 – Moderate Growth

- Sewer 200 existing homes, 80 additional homes in the village, and allow for an additional 170 homes west of Clunes
- Average sewer cost per home $38,000

Scenario 3 – High Growth

- A full build-out scenario was also considered, at a similar density to the existing Village of Clunes or around 3 dwellings per hectare gross, made up of :
- 200 existing homes, 80 infill / new homes in the existing residentially zoned area of Clunes and 400 new homes in the new development area west of Clunes
- Average sewer cost per home $28,000

Notes

a. Existing dwellings in village to be sewered by low-pressure sewer reticulation.
b. New dwellings in village footprint, including secondary dwellings and dual occupancies enabled by sewering, and new lots on existing suitably zoned land within existing village footprint to be sewered by low-pressure sewer reticulation.
c. New dwellings on expanded village footprint to be sewered by conventional gravity sewer reticulation
d. Total dwellings sewered by low pressure reticulation and conventional gravity reticulation – all dwellings to bear cost of low-pressure sewer reticulation of existing village footprint, treatment plant, and irrigation (land and infrastructure)
e. Costs of conventional sewer reticulation to be borne by developer and recouped by sale of lots as per standard development model. These costs are not included further.
f. Costs include treatment, wet weather storage, and irrigation pumping.
g. Assume that part of development approval will require developer to gift land to Council for the purposes of treated effluent disposal.
h. Council will need full control of land for irrigation of treatment effluent.
i. Allow solid set impact sprinklers on sloping ground.
j. All costs are high level conservative estimates of capital costs as at 2025, and are likely to increase over time

Support and enable locally driven initiatives that build resilience and sustainability

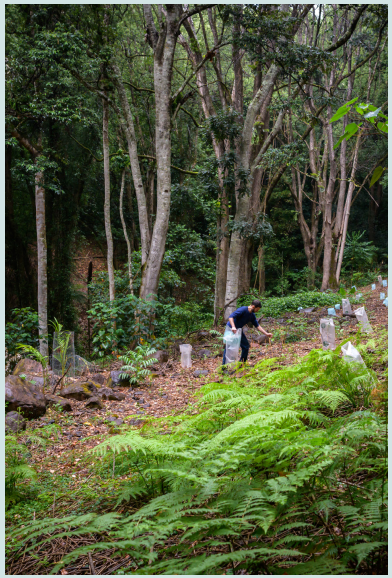
The Master Plan identifies that the communities connection is integral to the civic pride and sustainability of the Village.

As such, the Master Plan commits to supporting the community, predominantly via existing structured community groups, in continuing and expanding community-led initiatives that improve sustainability, biodiversity and resilience for the village.

This includes, but is not limited to, supporting the groups to establish an off-grid community hub at the Clunes Old School and/or Village Hall to ensure continued access to power and shelter during times of an emergency or power outage.









Key benefits

- Clunes has a strong and close-knit community, and therefore, ensuring ongoing support that enables local initiatives can increase its resilience in the long-term.
- By supporting the local community through initiatives that prioritise resilience and sustainability, also enables the community's ongoing stewardship of the village.

Long-Term Master Plan

This Master Plan takes a long-term view of Clunes' future, setting clear boundaries for the extent of growth that will be considered under this Plan. It aims to make sure any future development brings real benefits to the community, while protecting the village's unique character.

In the past, Clunes has grown in an ad-hoc way, with new housing areas often disconnected from each other. This plan takes a more thoughtful approach.

It identifies a defined area adjacent to the existing village as **the maximum footprint for potential long-term expansion.** The land is relatively flat and sits next to the existing village, making it a logical place for any future development.

There are no guarantees that this land will be rezoned or developed. But if it is, this Master Plan sets out the key things that any new development must include, which are explained in the Delivery Framework section.

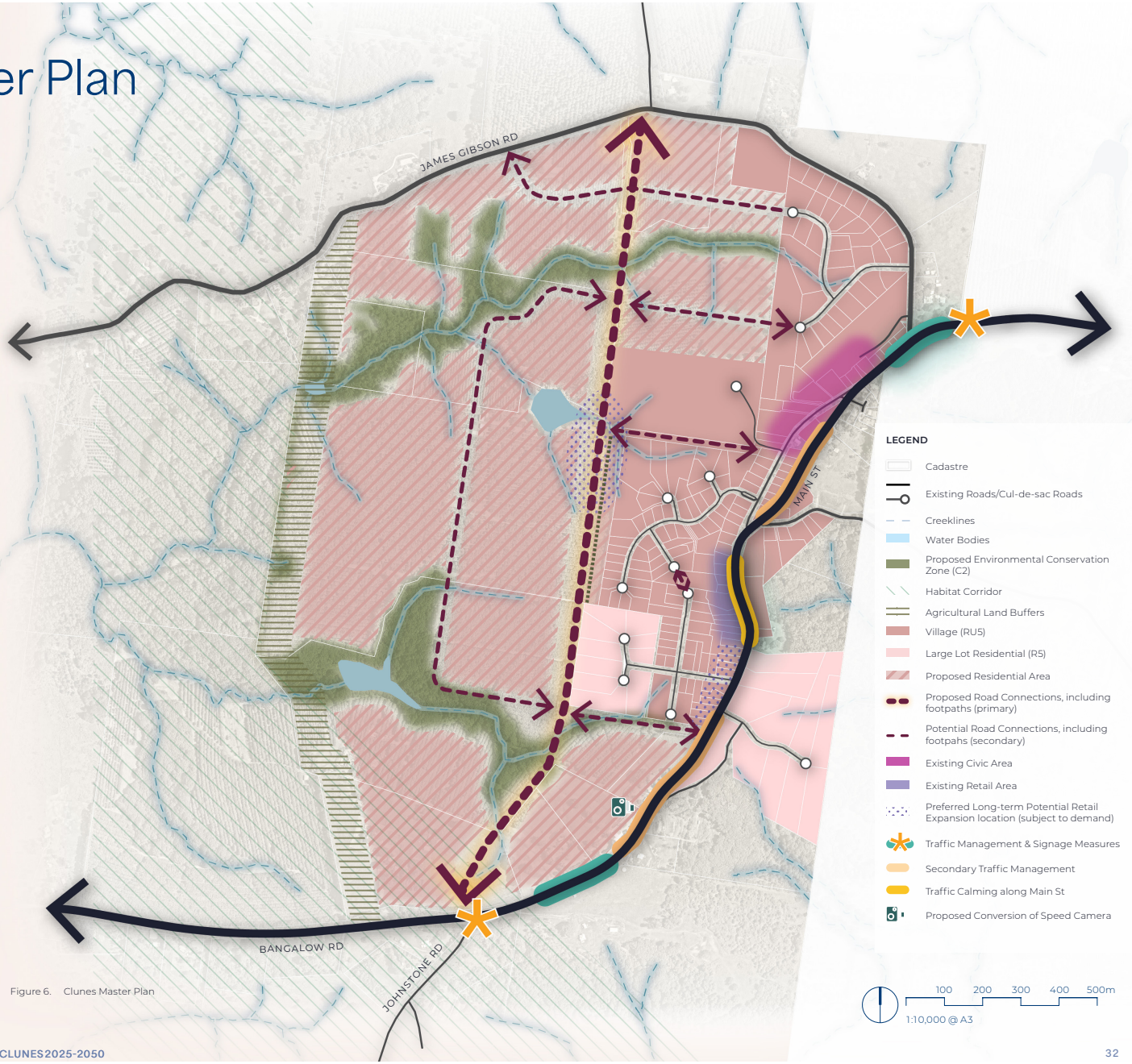


Figure 6. Clunes Master Plan





Delivery Framework

4

Adaptive Pathway for Land Rezoning

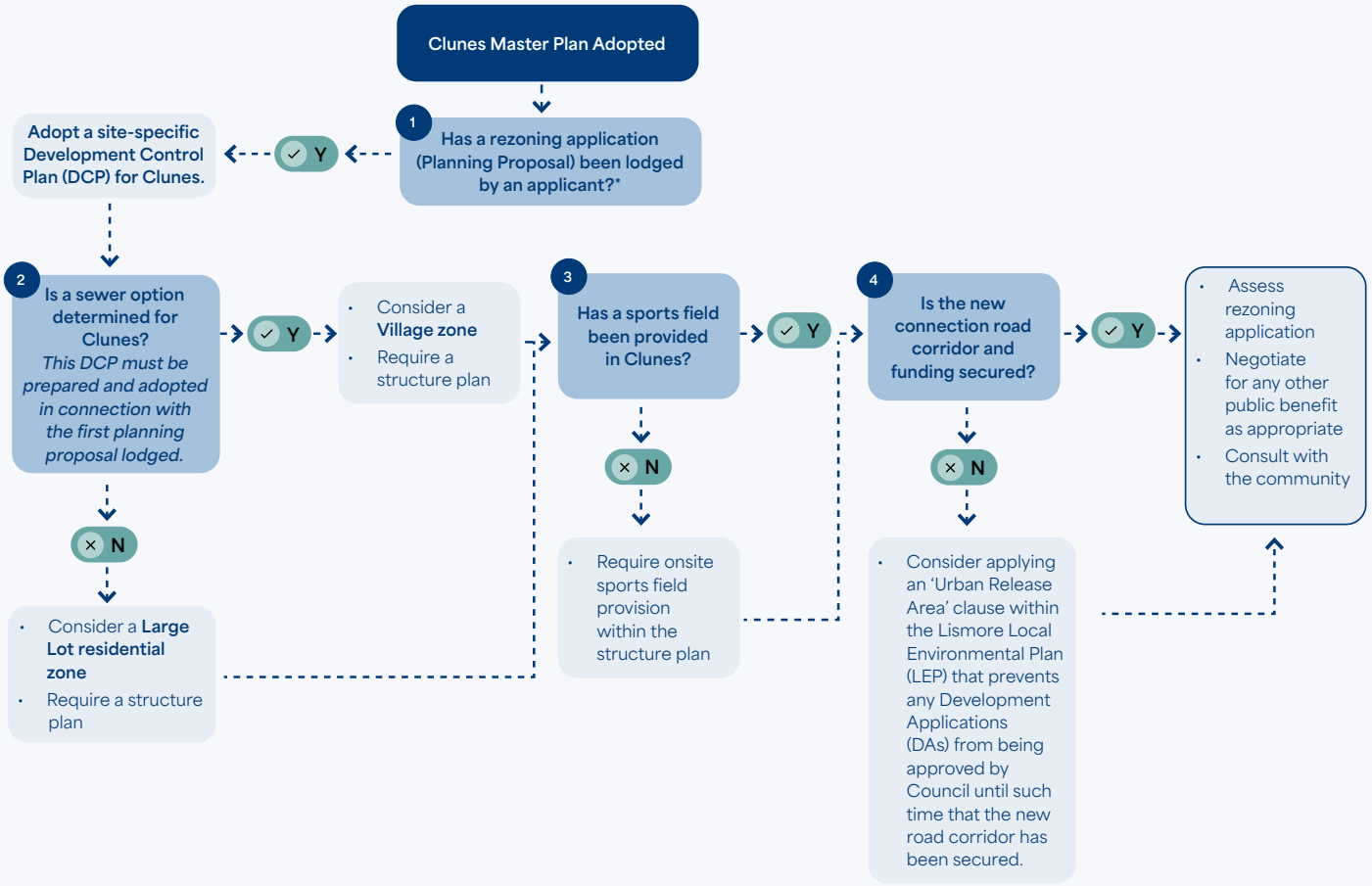
Staging of any expansion of Clunes needs to be managed so that each individual change contributes to the long-term benefits of the village by ensuring that movement systems, open space and infrastructure provision aligns over the long-term to deliver on the vision for Clunes.

The Adaptive Pathways process ensures that staging of any future expansion of Clunes is managed and controlled. The process ensures that each individual change contributes to the long-term benefits of the village by contributing and connecting to movement systems, open space, amenity and infrastructure provision. Together with the actions, the Adaptive Pathways process guides the future evolution of Clunes.

The staging of expanding residential land use adjacent to Clunes needs to follow an adaptive pathway process. There are a number of variables that will determine what is possible as each stage of development occurs in and around Clunes. For example, the scale of new residential development adjacent to Clunes will be a key factor in determining the opportunities to retro-fit the existing village with sewer infrastructure.

Lismore City Council will engage with proponents who are seeking to have land rezoned for residential purposes to explore potential partnerships in leveraging the installation of sewer, road and public amenity in new areas with potentially offsetting some of the costs of sewering the existing village.

Rezoning (Planning Proposal) Pathway



*Note: it is up the landowner to prepare and submit a rezoning application to Lismore City Council for assessment and determination. A rezoning application typically takes 18 months to determine, during this time, development applications (DA) cannot be lodged or considered.

Actions

The following actions indicate the measures to be undertaken in the short to long- term, in order to achieve the overarching intentions set out by the Master Plan. Lismore City Council commits to creating and delivering the future of Clunes together with the community. They indicate the delivery timeframe, the responsibility and indicative cost required for implementation.

Low
Medium
High
Significant
Key Move 1
Key Move 2
Key Move 3
Key Move 4
Key Move 5
Actions identified with this symbol indicate the community will have further involvement prior to delivery

SHORT TERM

NO.	ACTION	RESPONSIBILITY	COST
1	Reduce the maximum speed through Clunes on Bangalow Road/ Main Street to 40kmh.	Council/ TfNSW	$$$
2	Develop detailed design of angled parking, and ancillary interventions on Main Street.	Council/TfNSW	$$$
3	Install a pedestrian crossing between the Village Green Park and the Clunes store together with parking implementation.	Council/TfNSW	$$$
4	Change the operations of the speed camera at the entry of Clunes to fine speeding motorists on their first offence rather than their third.	Council/TfNSW	$
5	Install Town Entry Gateway Treatments at either end of the village	Council/TfNSW	$
6	Sell the Council-owned land parcel on Smith Street and utilise funds for playground upgrades elsewhere within the village.	Council	$$
7	Investigate out of hours uses of Clunes Primary School playing fields by members of the community.	Council & Clunes School	$
8	Investigate a new designated parking area for the Richmond Tweed Regional Library (RTRL) mobile library within the Walker Street civic precinct. Consider any multi-purpose benefits that a designated space could provide outside of the library hours, such as opportunity for pop-up food and community uses.	Council & The Old School Association	$
9	Consult with NBN providers to explore potential for provision of high-speed internet services in Clunes.	Council	$$
10	Support the exploration of innovative housing models, such as co-housing and build-to-rent, and how they could be facilitated in Clunes.	Council	$
11	Add land identified in this Master Plan to the west of Clunes to the Growth and Realignment Strategy so that rezoning applications can be prepared by landowners and lodged with Lismore City Council for assessment'* *Note: Average timeframe for a rezoning application to be assessed is 12-18 months. This is a pre-requisite stage for a development application (DA).	Council	$$$
12	Develop a comprehensive Sewer Infrastructure Feasibility and Implementation Plan for Clunes, that assesses technical viability, engages key stakeholders, identifies funding opportunities, and outlines a phased rollout strategy that aligns with this Master Plan. Complete any necessary ancillary studies such as a risk analysis of the existing residential septic systems.	Council	$$$
13	Prepare updated biodiversity mapping to inform planning functions for Lismore City Council. Consider amending the Lismore Local Environmental Plan (LEP) to reference the new mapping.	Council	$$

Actions (continued)

Low	$	Key Move 3	
Medium	$$	Key Move 4	
High	$$$	Key Move 5	
Significant	$$$$	Actions identified with this symbol indicate the community will have further involvement prior to delivery	
Key Move 1			
Key Move 2			

MEDIUM TERM

NO.	ACTION	RESPONSIBILITY	COST
14	Complete any gaps in existing footpaths around Clunes, particularly on paths leading to key locations such as the primary school, the civic precinct and the main street.	Council	$$$
15	Following lodgement of the first rezoning application (Planning Proposal), prepare a Clunes Urban Release Area Development Control Plan to set development controls for the future growth area. Seek community feedback prior to adopting. Keys items to be addressed within the site-specific DCP include, but are not limited to: · Mandating a minimum requirement for homes classified as Low-Rise Diverse Housing, in accordance with the Low Rise Housing Diversity Guide. · Consideration of any site specific character and amenity controls required to encourage preservation of village character. · Providing density parameters to reflect the existing character of Clunes. The number of new lots should match the existing gross lot density of Clunes (approximately 3 lots per hectare). · Explore vehicular, cycling and pedestrian connections from a future connecting road West of Clunes to existing streets in Clunes including Avalon Avenue, Remnant Drive, Walker Street and Bangalow Road near Jarvis Street. · Any additional retail and or commercial uses required to cater for population growth should be accommodated in the existing village centre and surrounds. If appropriate sites are not available, any additional service should be located on the key intersection connecting to the existing Clunes civic or retail precinct, to ensure maximum exposure to passing pedestrian, cycling and vehicular traffic.	Council	$
16	Carry out an assessment of the capacity of the Lismore City Council-owned water reservoir, seeking recommendation and detailed costs for any upgrades required.	Council	$
17	Secure the corridor for the proposed new road connection and explore funding options, including developer contribution levies and grants.	Council	$$

LONGER TERM

NO.	ACTION	RESPONSIBILITY	COST
18	Provide accessible access and paths, picnic seating, shade and public toilets at the Village Green Park when sufficient developer contributions have been levied, or a grant is available.	Council	$$
19	Explore options to connect Smith Street north and south for vehicular and pedestrian use.	Council	$$$

Actions (continued)

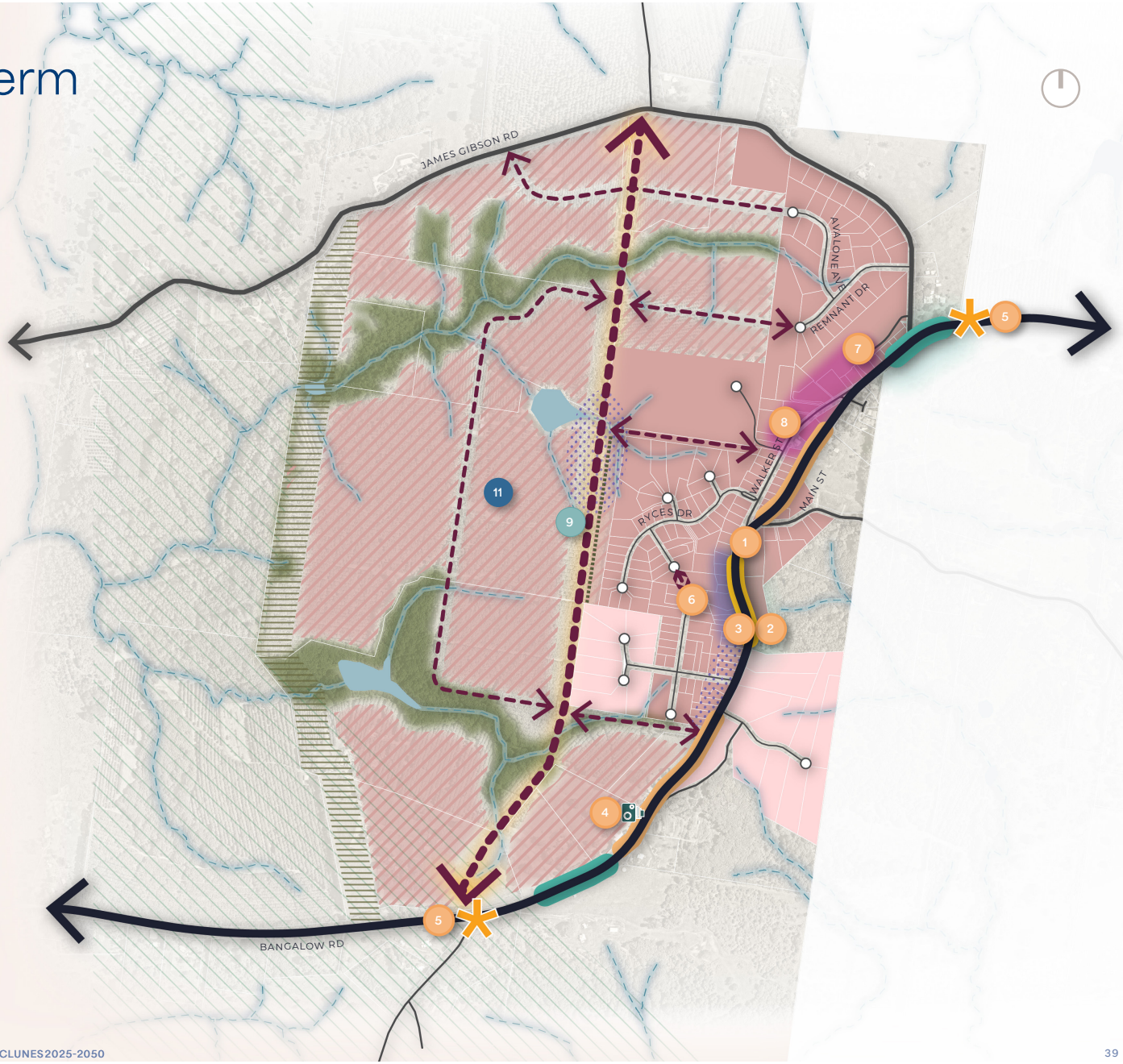
Low	$	Key Move 3	
Medium	$$	Key Move 4	
High	$$$	Key Move 5	
Significant	$$$$	Actions identified with this symbol indicate the community will have further involvement prior to delivery	
Key Move 1			
Key Move 2			

ONGOING

NO.	ACTION	RESPONSIBILITY	COST
20	Provide a primary high-quality playground at the Clunes Old School that meets the standards and functionality of a Social/ Family Recreation Space in accordance with Lismore City Council's Open Space Strategy.	Council and Clunes Old School Association - subject to further engagement	$$
21	Work with the NSW Government and Commonwealth to secure funding for social and affordable housing opportunities in Clunes.	Council	$
22	Explore and test funding scenarios to supply sewer to the whole village of Clunes, including the construction of a sewerage treatment plant, acquisition of suitable land and all ancillary infrastructure requirements. Potential funding sources to be explored: · Developer Contributions (e.g. Section 7.11 or Planning Agreements), State and Federal Grants, Public–Private Partnerships, · Special Rate Variations or Infrastructure Levies, · and any combination of the above.	Council	$$$$
23	Seek funding for the required solar and battery provisions to ensure that the Clunes Old School and/or the Hall can operate as a community cool refuge and point of safety during times of power outage.	Council and Old School Association	$$
24	Support community groups in establishing community-led initiatives that relate to sustainability and/or resilience for the village.	Council	$

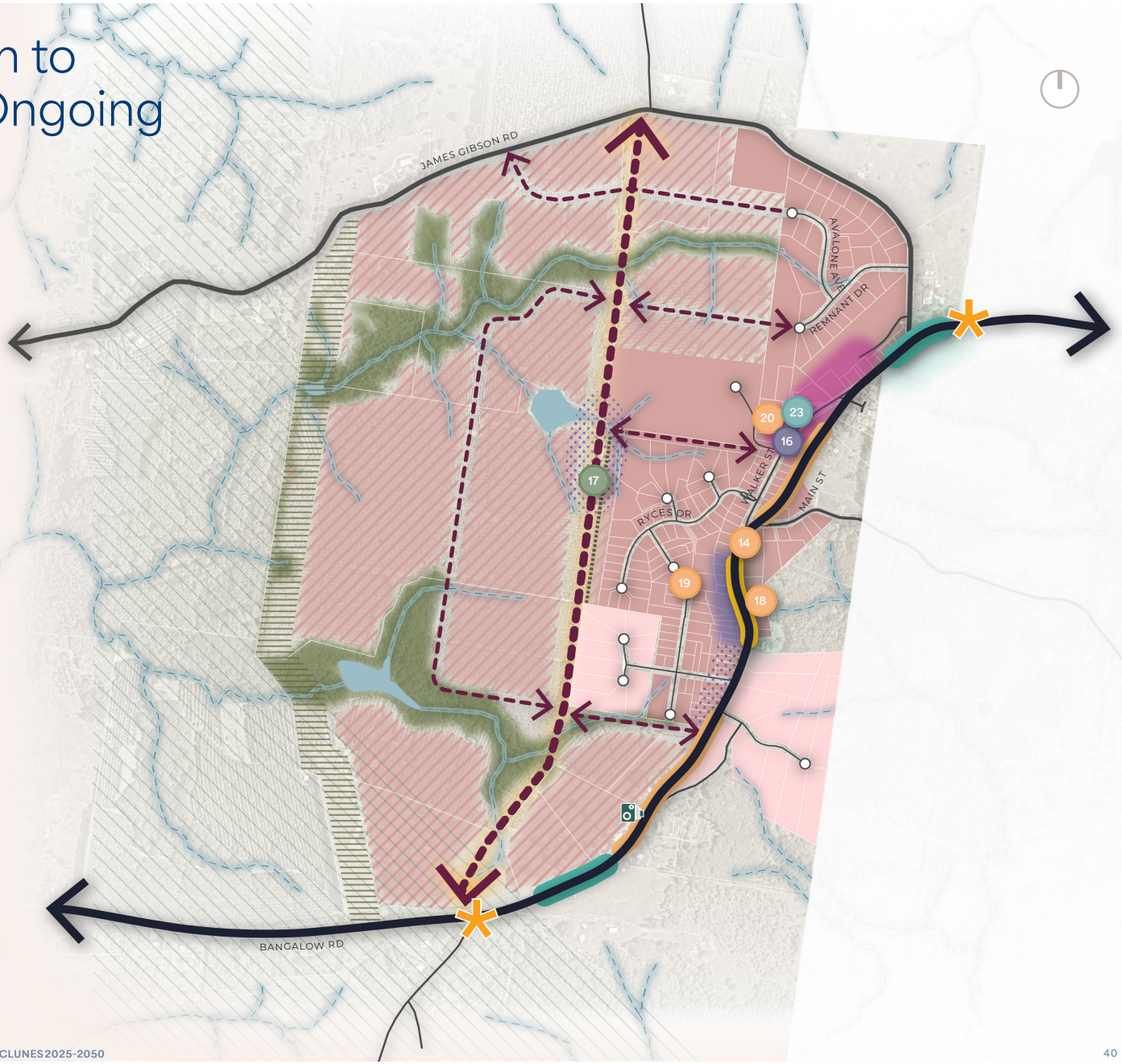
Lismore City Council will carry out continual monitoring of the above actions. Every four years, the action table will be updated and re-published, with completed actions acknowledged and new actions added.

Actions - Short Term



Only actions that can be spatially represented are included on this plan.

Actions - Medium to Long Term and Ongoing



Only actions that can be spatially represented are included on this plan.

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Lismore City Council



Investment Summary Report
July 2025

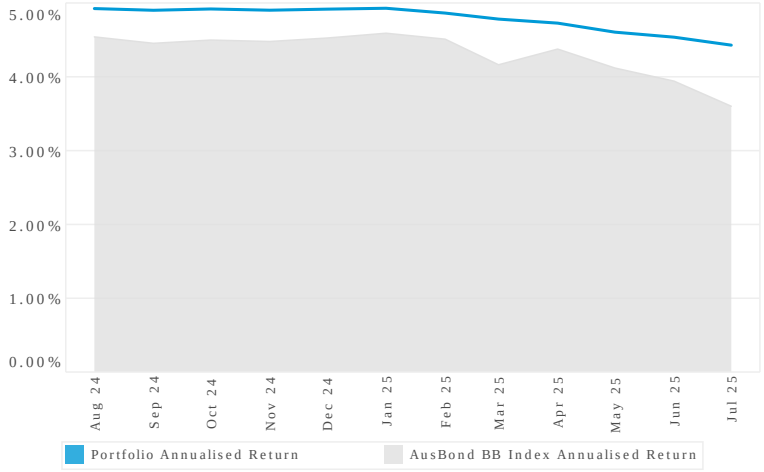
PRUDENTIAL
INVESTMENT SERVICES CORP

Lismore City Council
Executive Summary - July 2025

Investment Holdings

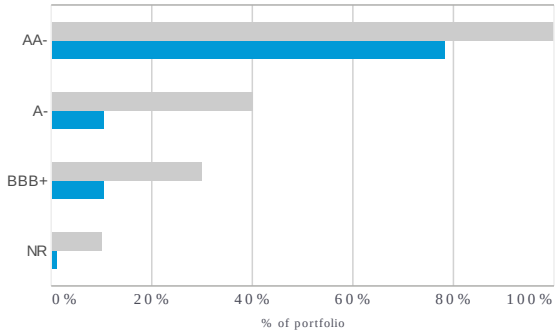
	Face Value ($)	Current Value ($)	Current Yield (%)
Cash	19,333,608	19,333,608	3.9287
Term Deposit	77,000,000	78,415,233	4.6092
	96,333,608	97,748,841	4.4726

Investment Performance

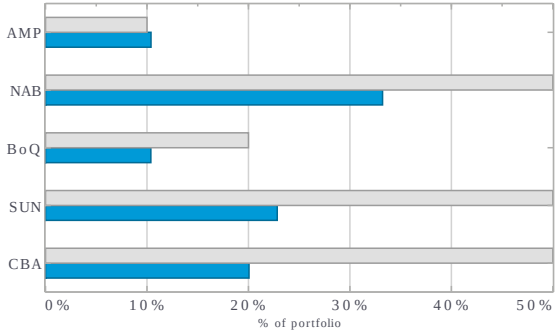


Investment Policy Compliance

Total Credit Exposure



Individual Institutional Exposures





Term to Maturities

	Face Value ($)		Policy Max	
Between 0 and 1 years	96,333,608	100%	100%	a
	96,333,608			

Specific Sub Limits				
Between 3 and 10 years	*0*	*0%*	*50%*	a
Between 5 and 10 years	*0*	*0%*	*25%*	a

PRUDENTIAL INVESTMENT SERVICES CORP

Lismore City Council

Investment Holdings Report - July 2025

Cash Accounts

Face Value ($)	Current Rate (%)	Institution	Credit Rating	Current Value ($)	Deal No.	Reference
14,930.32	2.2500%	AMP Bank	BBB+	14,930.32	545721	
19,318,677.20	3.9300%	Commonwealth Bank of Australia	AA-	19,318,677.20	543330	64
19,333,607.52	3.9287%			19,333,607.52		

Term Deposits

Maturity Date	Face Value ($)	Current Rate (%)	Institution	Credit Rating	Purchase Price ($)	Purchase Date	Current Value ($)	Deal No.	Accrued Interest ($)	Next Interest Date	Reference
5-Aug-25	5,000,000.00	4.8300%	National Australia Bank	AA-	5,000,000.00	5-Feb-25	5,117,110.96	545771	117,110.96	At Maturity	
19-Aug-25	2,000,000.00	5.0000%	National Australia Bank	AA-	2,000,000.00	23-Aug-24	2,093,972.60	545381	93,972.60	At Maturity	
25-Aug-25	1,000,000.00	0.9500%	National Australia Bank	AA-	1,000,000.00	25-Aug-21	1,008,849.32	543414	8,849.32	Annually	12
28-Aug-25	5,000,000.00	5.0300%	National Australia Bank	AA-	5,000,000.00	29-Aug-24	5,232,206.85	545413	232,206.85	At Maturity	
28-Aug-25	5,000,000.00	5.1000%	AMP Bank	BBB+	5,000,000.00	29-Nov-24	5,171,164.38	545663	171,164.38	At Maturity	
2-Sep-25	5,000,000.00	5.1000%	AMP Bank	BBB+	5,000,000.00	2-Dec-24	5,169,068.49	545667	169,068.49	At Maturity	
10-Sep-25	5,000,000.00	5.1200%	Suncorp Bank	AA-	5,000,000.00	6-Nov-24	5,187,967.12	545608	187,967.12	At Maturity	
23-Sep-25	4,000,000.00	4.7500%	National Australia Bank	AA-	4,000,000.00	21-Feb-25	4,083,808.22	545807	83,808.22	At Maturity	
8-Oct-25	4,000,000.00	4.3000%	National Australia Bank	AA-	4,000,000.00	10-Jun-25	4,024,504.11	546148	24,504.11	At Maturity	
22-Oct-25	5,000,000.00	4.3000%	National Australia Bank	AA-	5,000,000.00	24-Jun-25	5,022,383.56	546193	22,383.56	At Maturity	
4-Nov-25	2,000,000.00	4.5500%	Bank of Queensland	A-	2,000,000.00	2-May-25	2,022,687.67	546013	22,687.67	At Maturity	
11-Nov-25	3,000,000.00	4.8200%	National Australia Bank	AA-	3,000,000.00	11-Feb-25	3,067,744.11	545787	67,744.11	At Maturity	
2-Dec-25	3,000,000.00	4.3000%	National Australia Bank	AA-	3,000,000.00	2-May-25	3,032,161.64	546014	32,161.64	At Maturity	
16-Dec-25	7,000,000.00	4.4100%	Suncorp Bank	AA-	7,000,000.00	17-Jun-25	7,038,058.90	546170	38,058.90	At Maturity	
23-Dec-25	5,000,000.00	4.6500%	Suncorp Bank	AA-	5,000,000.00	23-Apr-25	5,063,698.63	546005	63,698.63	At Maturity	
7-Jan-26	1,000,000.00	4.3500%	Bank of Queensland	A-	1,000,000.00	11-Jun-25	1,006,078.08	546152	6,078.08	At Maturity	
7-Jan-26	2,000,000.00	4.3500%	Bank of Queensland	A-	2,000,000.00	10-Jun-25	2,012,394.52	546146	12,394.52	At Maturity	
27-Jan-26	5,000,000.00	4.3000%	Bank of Queensland	A-	5,000,000.00	1-Jul-25	5,018,260.27	546227	18,260.27	At Maturity	
25-Feb-26	2,000,000.00	4.7400%	Westpac Group	AA-	2,000,000.00	25-Feb-25	2,017,401.64	545826	17,401.64	Quarterly	
30-Mar-26	5,000,000.00	4.3000%	Suncorp Bank	AA-	5,000,000.00	1-Jul-25	5,018,260.27	546228	18,260.27	At Maturity	
23-Apr-26	1,000,000.00	4.2500%	Summerland Bank	NR	1,000,000.00	29-May-25	1,007,452.05	546084	7,452.05	At Maturity	

PRUDENTIAL INVESTMENT SERVICES CORP

Lismore City Council

Investment Holdings Report - July 2025

Maturity Date	Face Value ($)	Current Rate (%)	Institution	Credit Rating	Purchase Price ($)	Purchase Date	Current Value ($)	Deal No.	Accrued Interest ($)	Next Interest Date	Reference
	77,000,000.00	4.6092%			77,000,000.00		78,415,233.39		1,415,233.39		

PRUDENTIAL INVESTMENT SERVICES CORP

Lismore City Council

Accrued Interest Report - July 2025

Investment	Deal No.	Comments	Face Value ($)	Settlement Date	Maturity Date	Interest Received ($)	Days	Interest Accrued ($)	Yield (% pa)
Cash									
Commonwealth Bank of Australia	543330					102,824.77	0	98,292.96	3.93%
AMP Bank	545721					27.56	0	28.53	2.25%
						102,852.33		98,321.49	3.93%
Term Deposits									
Bank of Queensland	545652		5,000,000.00	27-Nov-24	1-Jul-25	152,383.56	0	0.00	
National Australia Bank	545578		2,000,000.00	22-Oct-24	22-Jul-25	75,243.29	21	5,787.95	5.03%
National Australia Bank	545771		5,000,000.00	5-Feb-25	5-Aug-25	0.00	31	20,510.96	4.83%
National Australia Bank	545381		2,000,000.00	23-Aug-24	19-Aug-25	0.00	31	8,493.15	5.00%
National Australia Bank	543414		1,000,000.00	25-Aug-21	25-Aug-25	0.00	31	806.85	0.95%
National Australia Bank	545413		5,000,000.00	29-Aug-24	28-Aug-25	0.00	31	21,360.27	5.03%
AMP Bank	545663		5,000,000.00	29-Nov-24	28-Aug-25	0.00	31	21,657.53	5.10%
AMP Bank	545667		5,000,000.00	2-Dec-24	2-Sep-25	0.00	31	21,657.53	5.10%
Suncorp Bank	545608		5,000,000.00	6-Nov-24	10-Sep-25	0.00	31	21,742.46	5.12%
National Australia Bank	545807		4,000,000.00	21-Feb-25	23-Sep-25	0.00	31	16,136.99	4.75%
National Australia Bank	546148		4,000,000.00	10-Jun-25	8-Oct-25	0.00	31	14,608.22	4.30%
National Australia Bank	546193		5,000,000.00	24-Jun-25	22-Oct-25	0.00	31	18,260.27	4.30%
Bank of Queensland	546013		2,000,000.00	2-May-25	4-Nov-25	0.00	31	7,728.77	4.55%
National Australia Bank	545787		3,000,000.00	11-Feb-25	11-Nov-25	0.00	31	12,281.10	4.82%
National Australia Bank	546014		3,000,000.00	2-May-25	2-Dec-25	0.00	31	10,956.16	4.30%
Suncorp Bank	546170		7,000,000.00	17-Jun-25	16-Dec-25	0.00	31	26,218.35	4.41%
Suncorp Bank	546005		5,000,000.00	23-Apr-25	23-Dec-25	0.00	31	19,746.58	4.65%
Bank of Queensland	546146		2,000,000.00	10-Jun-25	7-Jan-26	0.00	31	7,389.04	4.35%
Bank of Queensland	546152		1,000,000.00	11-Jun-25	7-Jan-26	0.00	31	3,694.52	4.35%
Bank of Queensland	546227		5,000,000.00	1-Jul-25	27-Jan-26	0.00	31	18,260.27	4.30%
Westpac Group	545826		2,000,000.00	25-Feb-25	25-Feb-26	0.00	31	8,051.50	4.74%
Suncorp Bank	546228		5,000,000.00	1-Jul-25	30-Mar-26	0.00	31	18,260.27	4.30%

PRUDENTIAL INVESTMENT SERVICES CORP

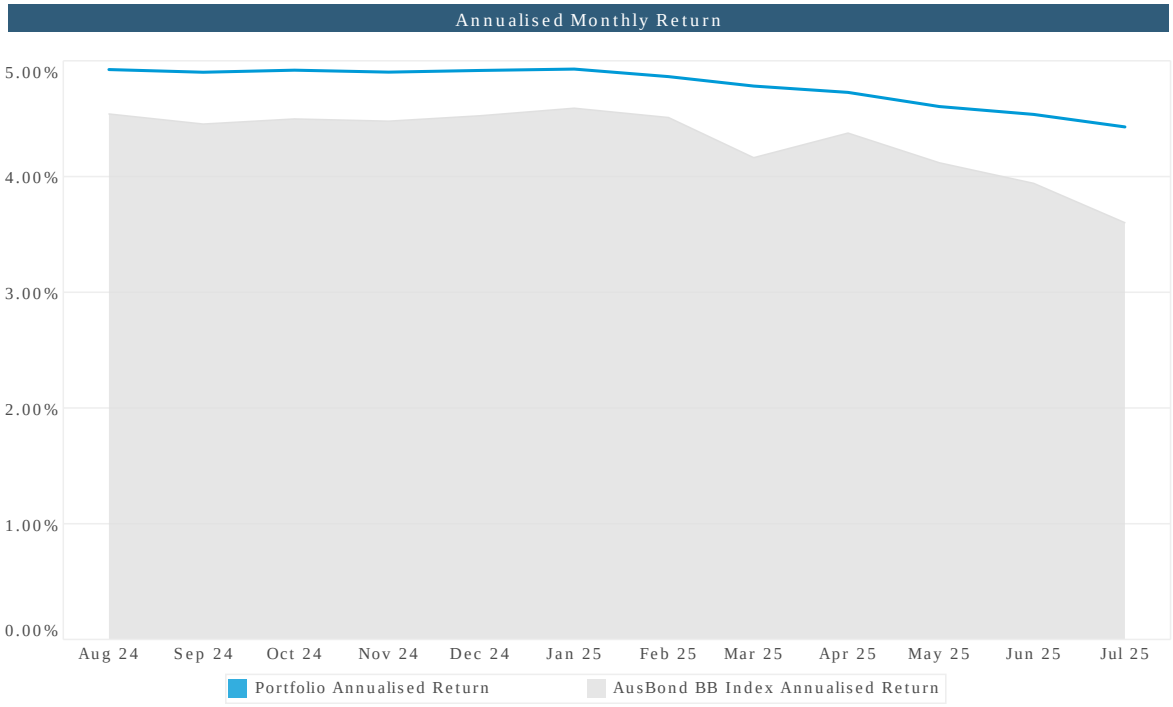
Lismore City Council

Accrued Interest Report - July 2025

Investment	Deal No.	Comments	Face Value ($)	Settlement Date	Maturity Date	Interest Received ($)	Days	Interest Accrued ($)	Yield (% pa)
Summerland Bank	546084		1,000,000.00	29-May-25	23-Apr-26	0.00	31	3,609.58	4.25%
						227,626.85		307,218.32	4.62%
Grand Totals						330,479.18		405,539.81	4.43%

PRUDENTIAL INVESTMENT SERVICES CORP

Lismore City Council
Investment Performance Report - July 2025



Historical Performance Summary (%pa)			
	Portfolio	Annualised BB Index	Outperformance
Jul 2025	4.43%	3.60%	0.83%
Last 3 months	4.52%	3.89%	0.63%
Last 6 months	4.65%	4.11%	0.54%
Financial Year to Date	4.43%	3.60%	0.83%
Last 12 months	4.79%	4.31%	0.48%

PRUDENTIAL INVESTMENT SERVICES CORP

Lismore City Council

Environmental Commitments Report - July 2025

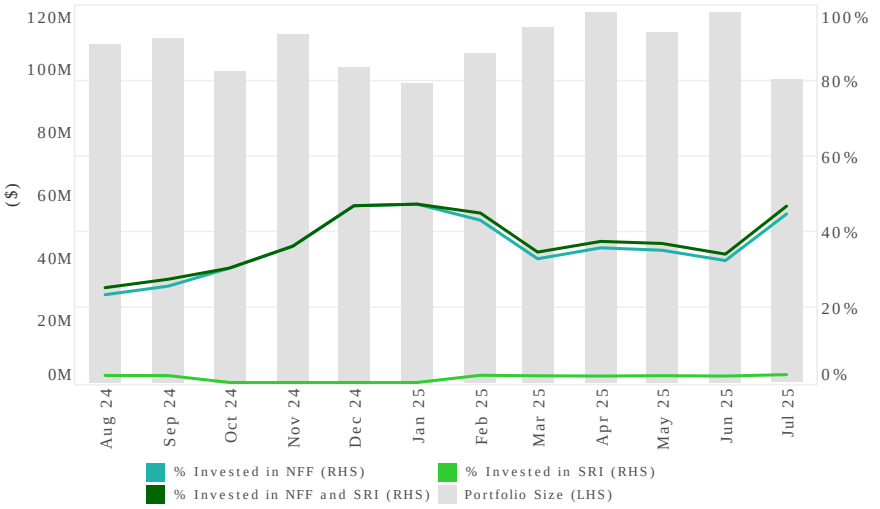
Current Breakdown

ADI Lending Status *	Current Month ($)		Previous Month ($)	
Fossil Fuel Lending ADIs				
Commonwealth Bank of Australia	19,318,677		43,678,677	
National Australia Bank	32,000,000		34,000,000	
	51,318,677	53%	77,678,677	66%
Non Fossil Fuel Lending ADIs				
AMP Bank	10,014,930		10,014,903	
Bank of Queensland	10,000,000		10,000,000	
Summerland Bank	1,000,000		1,000,000	
Suncorp Bank	22,000,000		17,000,000	
	43,014,930	45%	38,014,903	32%
Socially Responsible Investment				
Westpac Group (Green TD)	2,000,000		2,000,000	
	2,000,000	2%	2,000,000	2%
	96,333,608		117,693,580	

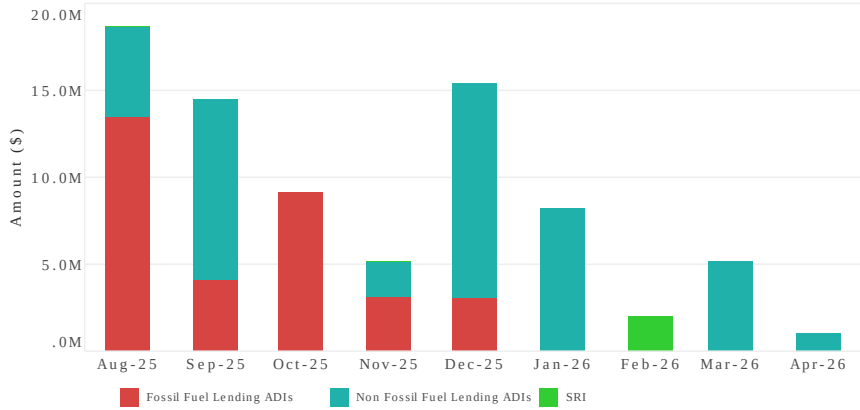
* source: Marketforces & APRA

Percentages may not add up to 100% due to rounding

Historical Portfolio Exposure to NFF Lending ADIs and SRIs



Upcoming Maturities

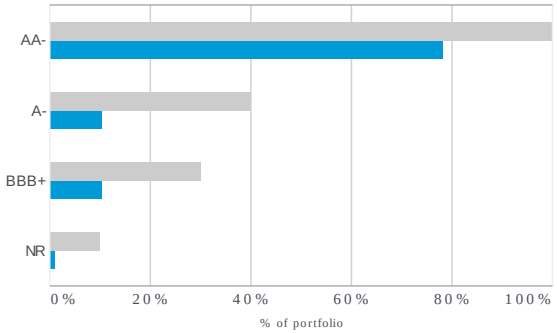


PRUDENTIAL INVESTMENT SERVICES CORP

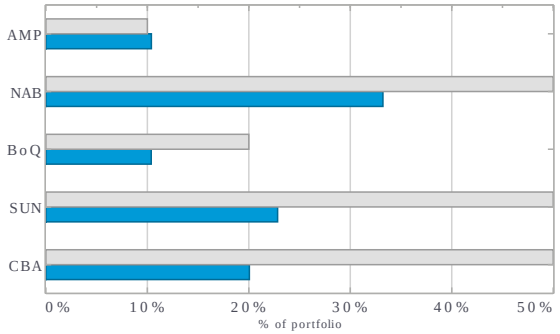
Lismore City Council

Investment Policy Compliance Report - July 2025

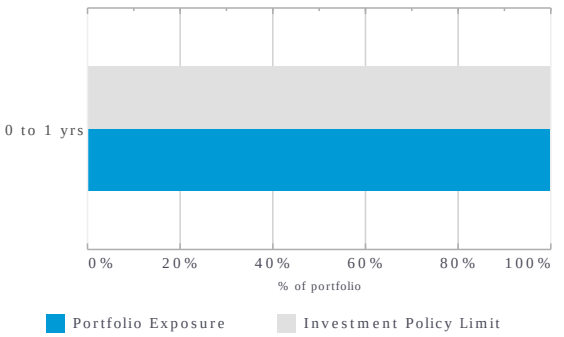
Total Credit Exposure



Individual Institutional Exposures



Term to Maturities



Credit Rating Group	Face Value ($)		Policy Max	
AA-	75,318,677	78%	100%	a
A-	10,000,000	10%	40%	a
BBB+	10,014,930	10%	30%	a
NR	1,000,000	1%	10%	a
	96,333,608			

Institution	% of portfolio	Investment Policy Limit	
AMP Bank (BBB+)	10%	10%	r
National Australia Bank (AA-)	33%	50%	a
Bank of Queensland (A-)	10%	20%	a
Suncorp Bank (AA-)	23%	50%	a
Commonwealth Bank of Australia (AA-)	20%	50%	a
Summerland Bank (NR)	1%	5%	a
Westpac Group (AA-)	2%	50%	a

	Face Value ($)		Policy Max	
Between 0 and 1 years	96,333,608	100%	100%	a
	96,333,608			

Specific Sub Limits				
BBB+	*10,014,930*	*10%*	*30%*	a
A-	*10,000,000*	*10%*	*40%*	a

Specific Sub Limits				
Between 3 and 10 years	*0*	*0%*	*50%*	a
Between 5 and 10 years	*0*	*0%*	*25%*	a

a = compliant
r = non-compliant

PRUDENTIAL INVESTMENT SERVICES CORP

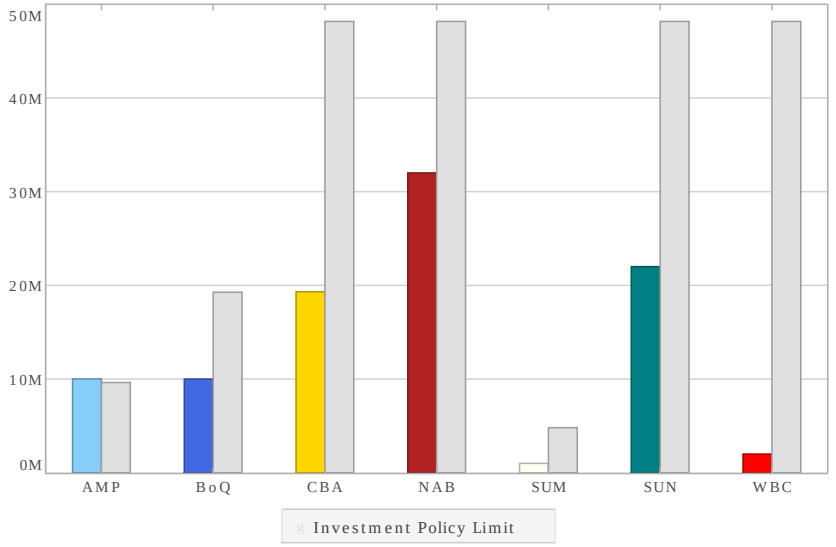
Lismore City Council

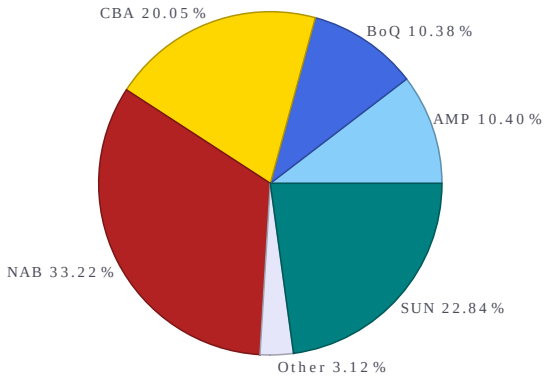
Individual Institutional Exposures Report - July 2025

Individual Institutional Exposures

	Current Exposures		Policy Limit		Capacity
AMP Bank (BBB+)	10,014,930	10%	9,633,361	10%	-381,569
Bank of Queensland (A-)	10,000,000	10%	19,266,722	20%	9,266,722
Commonwealth Bank of Australia (AA-)	19,318,677	20%	48,166,804	50%	28,848,127
National Australia Bank (AA-)	32,000,000	33%	48,166,804	50%	16,166,804
Summerland Bank (NR)	1,000,000	1%	4,816,680	5%	3,816,680
Suncorp Bank (AA-)	22,000,000	23%	48,166,804	50%	26,166,804
Westpac Group (AA-)	2,000,000	2%	48,166,804	50%	46,166,804
	96,333,608				

Individual Institutional Exposure Charts





PRUDENTIAL INVESTMENT SERVICES CORP

Lismore City Council
Cashflows Report - July 2025

Actual Cashflows for July 2025

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
1-Jul-25	545652	Bank of Queensland	Term Deposit	Maturity: Face Value	5,000,000.00
		Bank of Queensland	Term Deposit	Maturity: Interest Received/Paid	152,383.56
				Deal Total	5,152,383.56
1-Jul-25	546227	Bank of Queensland	Term Deposit	Settlement: Face Value	-5,000,000.00
				Deal Total	-5,000,000.00
1-Jul-25	546228	Suncorp Bank	Term Deposit	Settlement: Face Value	-5,000,000.00
				Deal Total	-5,000,000.00
				Day Total	-4,847,616.44
22-Jul-25	545578	National Australia Bank	Term Deposit	Maturity: Face Value	2,000,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	75,243.29
				Deal Total	2,075,243.29
				Day Total	2,075,243.29
				Total for Month	-2,772,373.15

Forecast Cashflows for August 2025

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
5-Aug-25	545771	National Australia Bank	Term Deposit	Maturity: Face Value	5,000,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	119,757.53
				Deal Total	5,119,757.53
				Day Total	5,119,757.53
19-Aug-25	545381	National Australia Bank	Term Deposit	Maturity: Face Value	2,000,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	98,904.11
				Deal Total	2,098,904.11
				Day Total	2,098,904.11
25-Aug-25	543414	National Australia Bank	Term Deposit	Maturity: Face Value	1,000,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	9,473.97

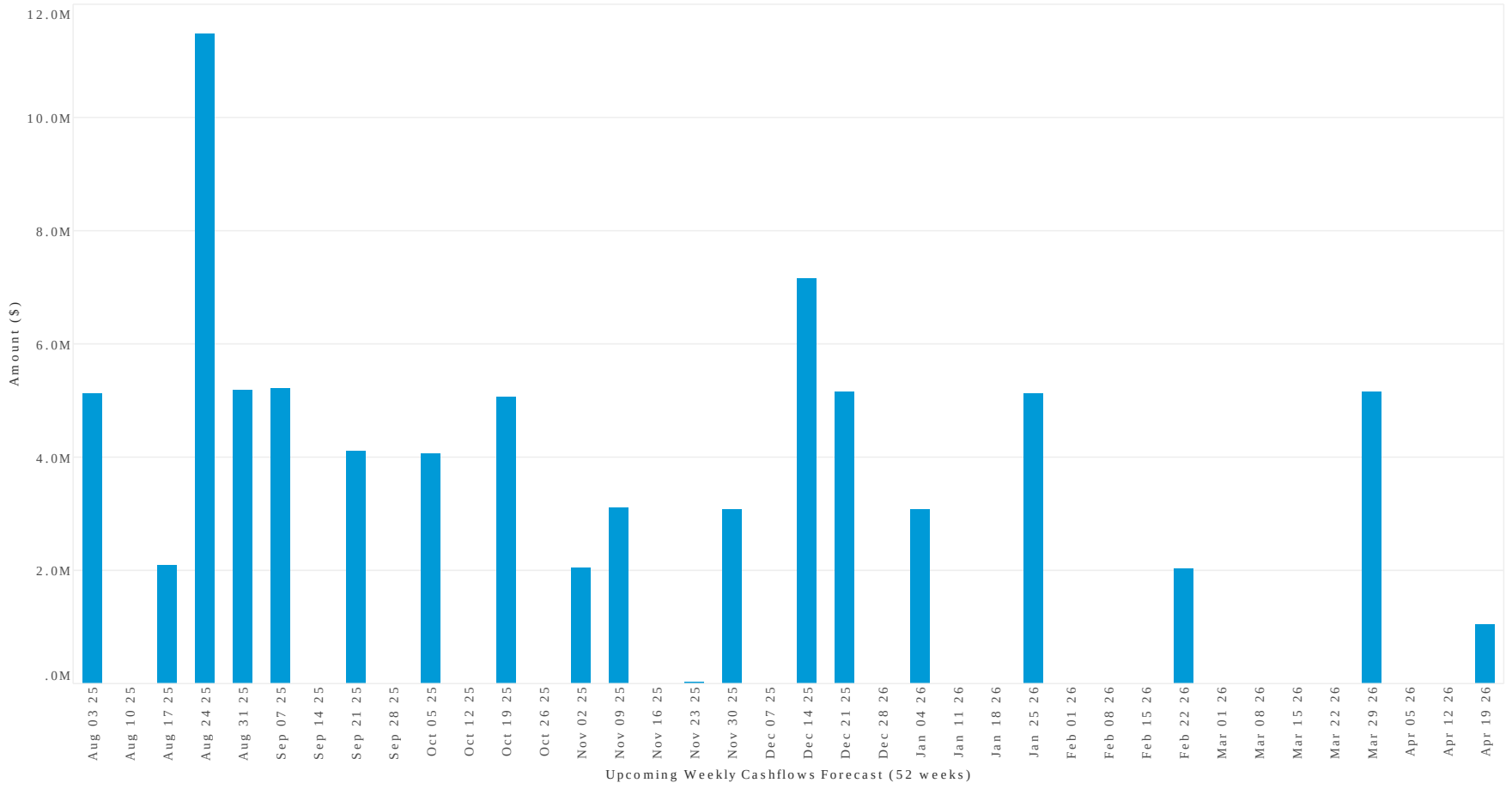
PRUDENTIAL INVESTMENT SERVICES CORP

Lismore City Council
Cashflows Report - July 2025

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
				Deal Total	1,009,473.97
25-Aug-25	545826	Westpac Group	Term Deposit	During: Interest Received/Paid Dates	23,635.07
				Deal Total	23,635.07
				Day Total	1,033,109.04
28-Aug-25	545413	National Australia Bank	Term Deposit	Maturity: Face Value	5,000,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	250,810.96
				Deal Total	5,250,810.96
28-Aug-25	545663	AMP Bank	Term Deposit	Maturity: Face Value	5,000,000.00
		AMP Bank	Term Deposit	Maturity: Interest Received/Paid	190,027.40
				Deal Total	5,190,027.40
				Day Total	10,440,838.36
				Total for Month	18,692,609.04

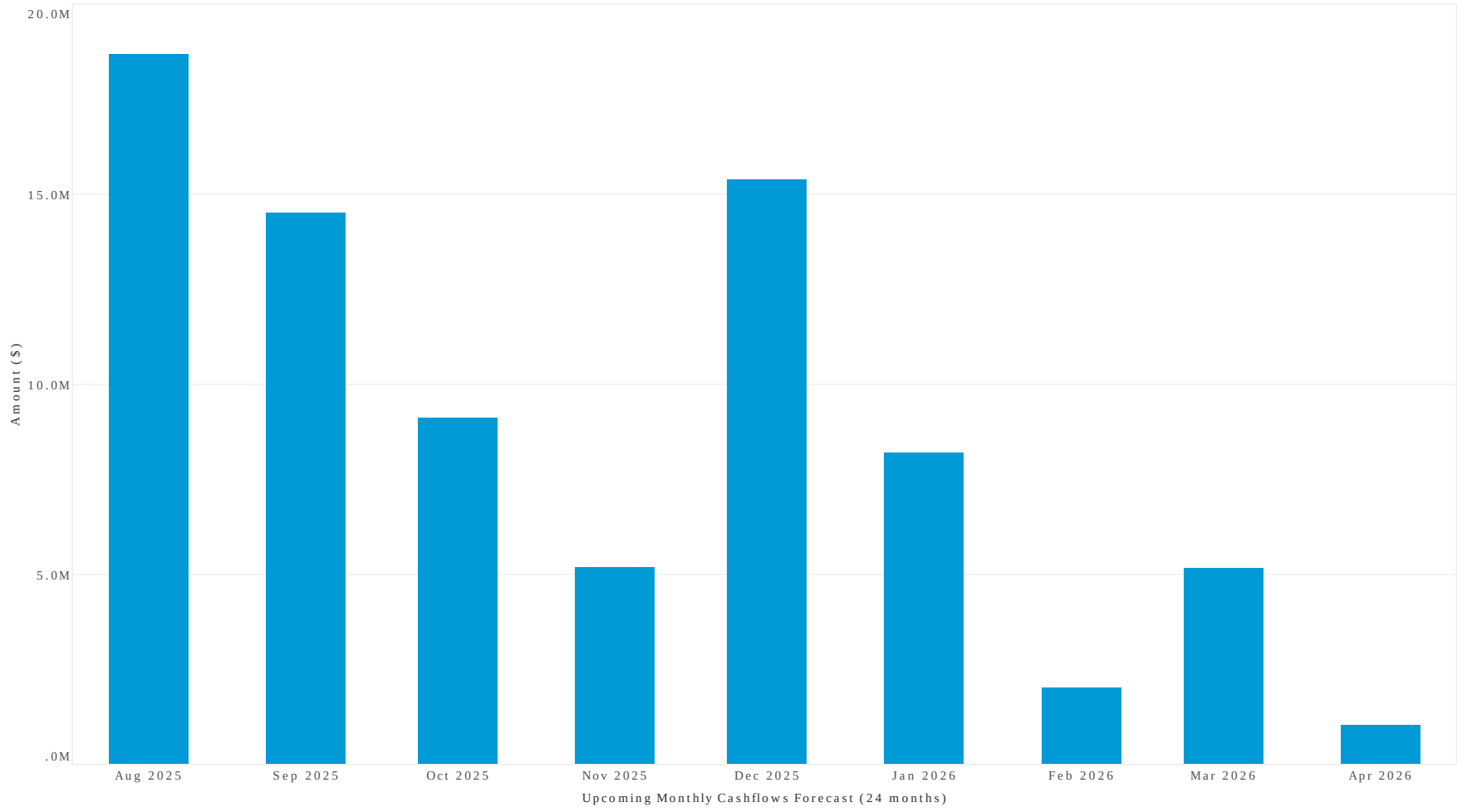
PRUDENTIAL INVESTMENT SERVICES CORP

Lismore City Council
Cashflows Report - July 2025



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Lismore City Council
Cashflows Report - July 2025



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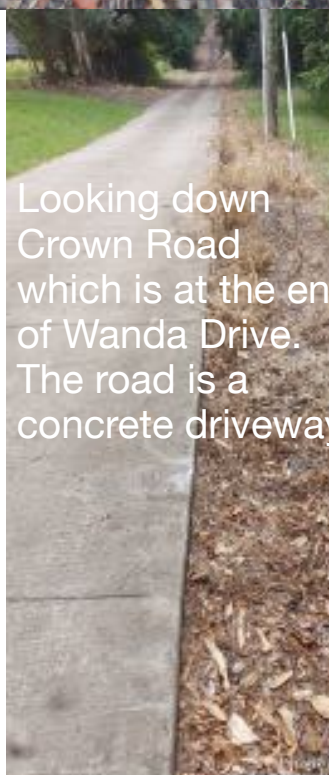
Can something be done to stop Council workers creating weed problems.
elow are pictures at the end of Wanda Drive (Crown Road), next to Wilson Nature

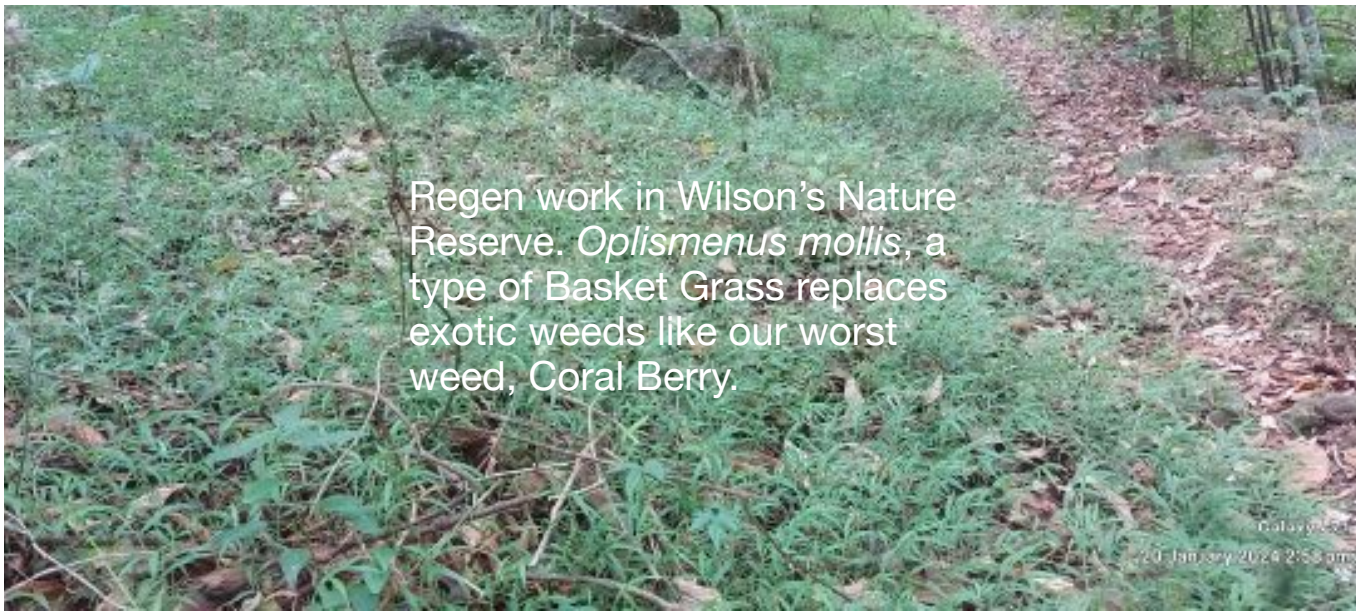


eserve, East Lismore. We have been doing regen here as lunteers for Landcare. This is vandalism done under the sguise of weed control. This is not weed control.

ıe attitude of council workers or contractors seems be of a Turf ar where, by destroying others work they can take control. It is sting council a lot of money. We do not cost the Council ıything. We do the heavy lifting and are very competent with an cellent track record controlling weeds as shown by examples of evious work below.

opping Council Workers from doing this sort of thing is not easy ny past experience is normal. In the past when I have used gns in front of my own property, the Council workers just pulled em out so they could mow. In that case even the council lministrators could not stop them but solved the problem by ncelling that part of the contract with my neighbours consent.





appreciated. A solution will hopefully also save Council money.

e think broadly and also study deeply to take into account all problems and find elegant lutions to getting the job done. We can remove weeds from a very large area yet our ork is hardly noticeable. Unfortunately by only looking at the surface, being impressed b e dramatic, our leaders are encouraging vandalism of the environment. Ridiculous nounts of money is used to leave the environment worst than when work started. Work i ediocre at best.
is quote from Steve Jobs below reflects what I am trying to say.

"That's been ne of my mantras focus and mplicity. Simple n be harder than mplex: You have work hard to get ur thinking clean make it simple. t it's worth it in e end because nce you get ere, you can ove mountains."
eve Jobs



anks for any lp
ris Chadwick

[redacted]


Native Geranium already growing onsite is being used as a temporary ground cover to replace a weedy lawn.


Here we have replaced Broadleaf Paspalum with native Basket Grass.


Ground cover used here to prep area before planting 200 tube stock as below.


Some of the tube stock was over 1.5 metres after a year with 90% survival despite frost and


Couch is used as a cover crop here. It has not been mown for a year and is very low maintenance. There are still some weeds on the right, the result of past bad management, that have not been spayed out yet. I use glyphosate but professional regenerators used Grazon on a similar patch south of the track in. I consider Grazon to not be environmentally friendly. With careful management this area can be changed to a weed-free Couch lawn or forest or whatever is your end goal. Would mow this Aug/Sep if weather was warm enough.


An acre with a cover crop to suppress weeds. There are natives plants between the cover crop ready to take over when it dies.


150 metres of native grass laid
along Leycester Creek .





ıanks for any help
ıris Chadwick

[redacted]