

Chapter 5

Wyrallah Road Industrial Estate



5 Wyrallah Road Industrial Estate

This Chapter applies to development on land in Wyrallah Road, East Lismore as shown on the plan.

5.1 Objectives of This Chapter

1. To ensure that future development of the land is carried out in a co-ordinated manner.
2. To ensure that subdivision design takes into account the particular constraints and characteristics that apply to the land.

5.2 Roads

Access from Wyrallah Road is to be limited to a single access point only where safe intersection sight distance can be achieved. A type CHR intersection treatment will be required in accordance with AUSTRROADS standards.

Internal road access should be designed in a loop configuration and should avoid dead end cul-de-sacs. Suitable provision for future access to land to the south should be made in the event that that land is zoned for industrial uses. Location of the access points is to be provided within the context of the overall internal road design.

5.3 Sewer

A gravity sewer main (750 mm) and two rising mains (375 mm and 450 mm) traverse the site. These mains cannot be relocated without proper investigative works being undertaken to ensure that this relocation will not have any detrimental effects on the flow of sewage from the reticulation system and pump stations and the flow of sewage into the East Lismore Sewage Treatment Plant. Prior to any relocation being considered, the following works will need to be undertaken as a minimum:

- Modelling of the gravity main network to ensure that adequate flows and velocities will be maintained right throughout this catchment and that any relocation will not cause any overflows or odour issues in the upstream of the catchment (including allowances for growth).
- Modelling of the rising main flows to ensure that the flows are not affected and to ensure the adequacy of the pump station and storage capacity within the pump station (including allowances for growth).
- Modelling of flows into the East Lismore Sewage Treatment Plant to ensure that there is no effect on the treatment process at this plant.

Any works identified by these studies will need to be investigated, designed and constructed at full cost to the developer including any augmentation works required.

5.4 Stormwater Management

An integrated approach to stormwater management on the site is to be provided through a Stormwater Management Plan. The increase in the area dedicated to the industrial development will result in a net increase in pollutant loads exported from the overall site.

It will therefore be necessary for any future industrial development to provide for adequate on-site treatment of stormwater runoff to remove nutrients, gross pollutants and suspended solids before it is discharged into the flood plain. A Stormwater Management Plan is to be submitted which will address in detail the treatment, management and proposed ownership of all drainage lines on the site that will be affected by future industrial development. Buffers are to be provided to all watercourses within the development area and these areas are to be rehabilitated in accordance with an approved revegetation plan.

5.5 Buffers

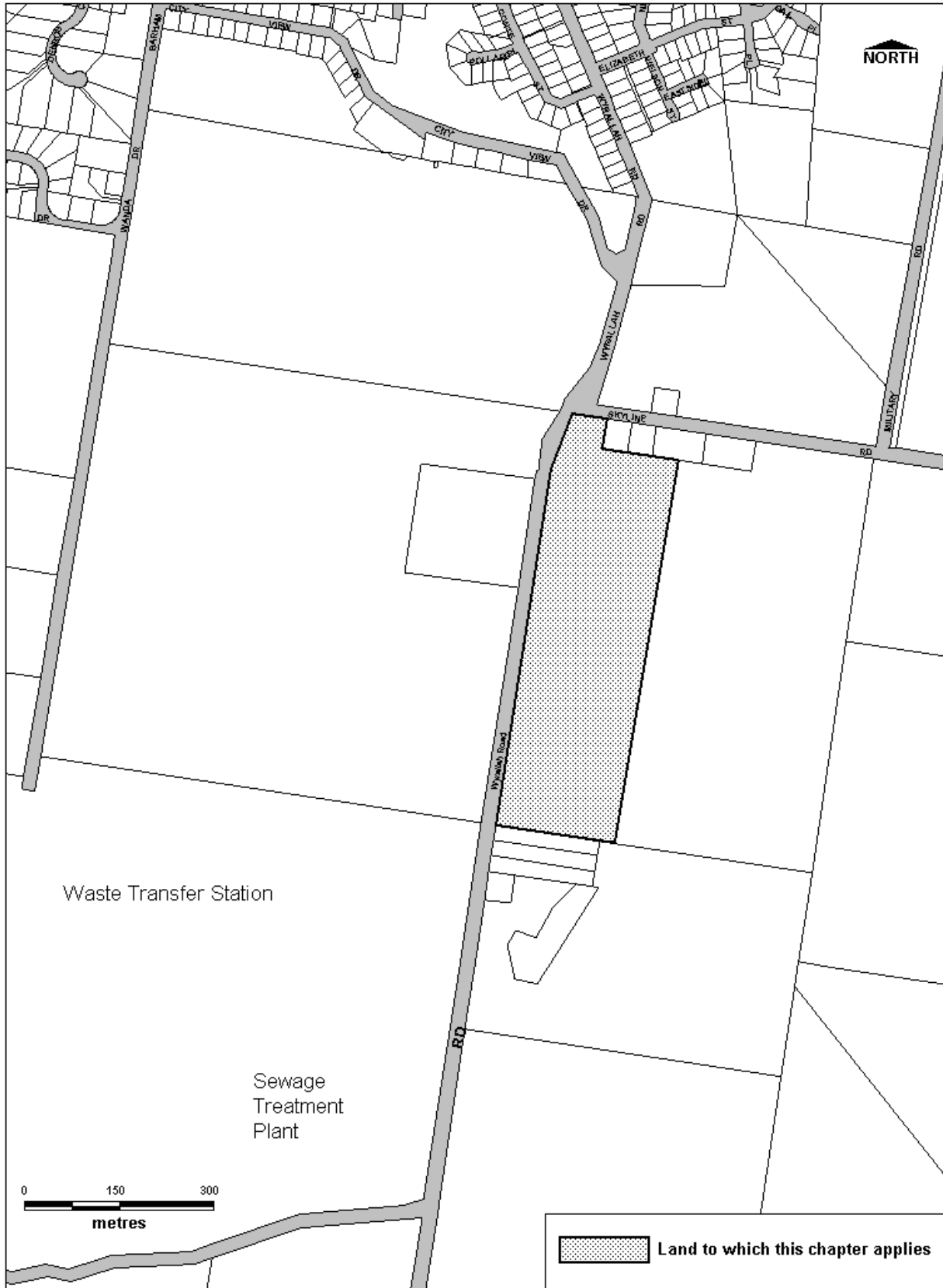
The site is located to the north-east of the East Lismore Sewage Treatment Plant. Odours from the East Lismore STP may impact on the site under certain climatic conditions.

A full assessment of the impacts of the East Lismore STP and Lismore waste or resource management facility (tip) on the development will be required to be undertaken under a range of climatic conditions. Restrictions may be necessary on development in those parts of the site where impacts are experienced. Such restrictions could include a requirement for air conditioning of individual premises.

Landscaped buffers around the perimeter of the site will be required to ameliorate visual impacts.

5.6 Contaminated Land

Any development application for subdivision or industrial development must include a report on the findings of a preliminary investigation of the site carried out in accordance with the contaminated land planning guidelines. A more detailed investigation may be required where the findings of the preliminary investigation warrant it.



 <p>LISMORE CITY COUNCIL <small>While all reasonable care has been taken the council does not guarantee the accuracy of the information contained on this map and any reliance placed on such information shall be at the sole risk of the user. Acknowledged signed applicant SDA Digital Cadastral Database (d) Land Information Centre</small></p>	<p>Printed 9/3/2007</p>	<p>Chapter 5 Part B Map 1</p>
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