

Executive Summary

This Development Application seeks consent to develop land located alongside the proposed interchange of the Pacific Highway Bypass and existing Pacific Highway for the purpose of:

- a Highway Service Centre, offering fuel, food, tourist and vehicle repair services for local and through traffic and which is convenient to use based on its location, and which includes an automotive repair station and regional expo centre both easily accessible to local residents and motorists; the creation of an attractive southern gateway into the township of Ballina, providing visitors with a sense of arrival, principally through the use of landscaping;
- the creation of a floodway through the site linking the floodplain to the north to the proposed West Ballina Flood Relief culverts; and
- advertisement structures ancillary to uses on the site.

The proposed Highway Service Centre is comprised of 7 buildings, including:

- Car and Truck Service Station and Fast Food Outlet (Building A);
- Truck Service Centre and Fast Food Outlet (Building B);
- Auto Repair Centre (Building C);
- Regional Expo Centre (Building D);
- Service Centre and Food Outlet (Building E); and
- Fast Food Restaurants (Buildings F and G).

The proposed development also includes the subdivision of the site into two allotments, with the Highway Service Centre to be excised from the existing parent agricultural property.

The Highway Service Centre development is permissible with the consent of Council under the Ballina Local Environmental Plan 1987 and other relevant Environmental Planning Instruments.

Access is an important aspect of the proposed development, and in this regard it is proposed to:

- provide access to the Highway Service Centre from the southbound off ramp of the Pacific Highway Bypass interchange; and
- provide access to and from the Highway Service Centre via a signalised intersection on the existing Pacific Highway alignment.

It will be necessary to extend services such as power, telecommunications, and reticulated water and sewer to the site. Flooding will be managed by way of flood proofing of structures and their curtilage to the Q100 (taking into account the impact of climate change) and stormwater runoff from the site is to be treated to a high standard using water sensitive urban design measures.

Overall, the proposed development represents an opportunity to provide a signature development which acts as an attractive gateway to the southern entry of the Ballina township, providing motorists with a variety of transport related services; satisfies a need for a highway service centre along the Pacific Highway; contributing to its function as the principal vehicular route along the east coast of Australia; and, which alleviates flooding within the wider locality. The proposed development will also provide wider economic benefits for the Ballina economy, through employment opportunities and wider multiplier effects.