

# Section

# 1

## Introduction

*This Statement of Environmental Effects has been prepared on behalf of Ballina HSC Pty Ltd for the development of a Highway Service Centre, located on the western outskirts of Ballina.*

*The proposed development includes a number of buildings intended to be used as service station, refreshment rooms, automotive repairs, regional expo centre, roads and associated signs over part of Lot 11 DP 1011575, Pacific Highway, West Ballina.*

### 1.1 Background

S J CONNELLY CPP PTY LTD has been instructed by Ballina HSC Pty Ltd to prepare a Statement of Environmental Effects (SEE) and lodge a Development Application for a Highway Service Centre (HSC) on the site.

**Plan 1.1** illustrates a site locality plan identifying the subject land.

### 1.2 Structure of Report and its Scope

Section 2 of this SEE describes the physical characteristics of the site and its planning context, while Section 3 describes the proposed development in detail.

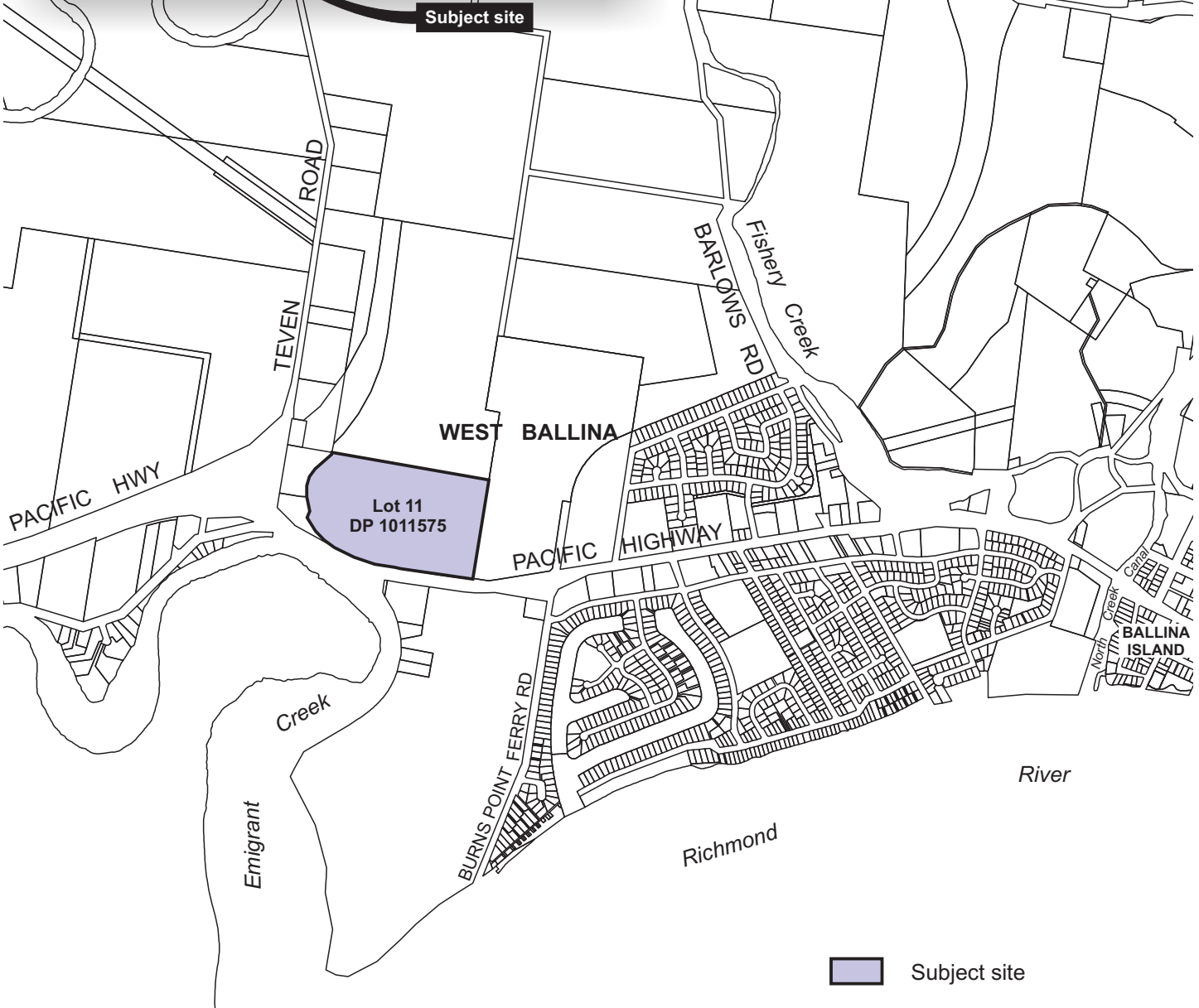
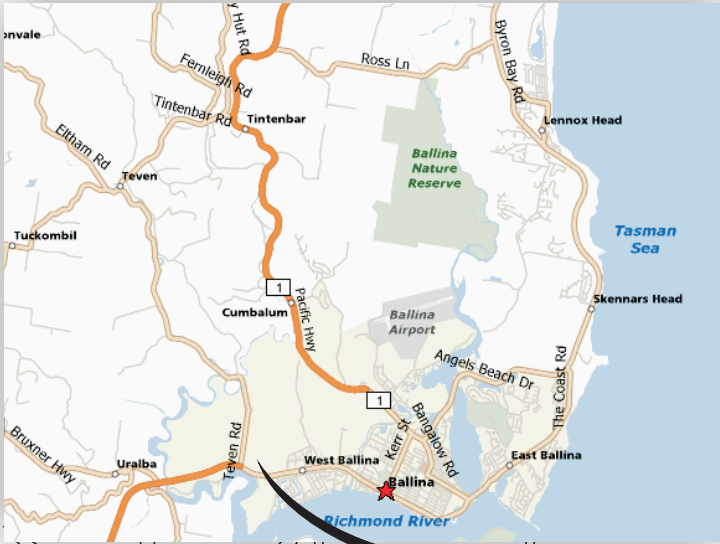
Having regard to the provisions of Section 79C(1)(a) of the Environmental Planning and Assessment Act (the Act), Section 4 sets out an examination of the statutory and policy planning status relating to the site, with particular regard to the proposed development.

Section 5 looks at the environmental interactions of the proposed development, particularly as specified by Section 79C(1)(b) and (c) of the Act. The final section of the SEE undertakes a general review of the proposed development and summation as to its appropriateness, having regard to the planning controls applying to the land; the land use needs in the locality; and, the matters set out for consideration in Section 79C(1)(e).

The Development Application Form and landowner authority authorising lodgement of the Application are contained in **Appendix A**. Various other reference materials are included, with these including:

- Engineering Statement incorporating:





 Subject site



1:10 000 @ A4  
 Source: Ballina Cadastral Plan  
 Date: November 2010  
 1210-643

Plan 1.1  
**SITE LOCALITY PLAN**



- Ecological Assessment Report;
- Erosion and Sediment Control Plan;
- Acid Sulfate Soil Investigation;
- Contamination Assessment;
- Geotechnical Site Investigation Report and Interim Geotechnical Design for Preload Works;
- Traffic Impact Assessment;
- Acoustic Assessment;
- Hydraulic and Detention Assessment;
- Water Supply and Sewerage Strategy and Concept Design;
- Stormwater Quality Management Plan;
- Traffic Impact Assessment;
- Flood Advice;
- Multi-Level Risk Assessment;
- Crime Prevention Through Environmental Design Statement;
- Consultation with Neighbours
- Service Station Layout Advice

The above documents are contained as appendices to this SEE.

This Application is also supported by a **Plan Set** with Architectural, Engineering and Landscape Plans.

An Environmental Impact Report (EIR) referred to in clause 9(4) of the Ballina Local Environmental Plan 1987 (LEP 1987) is required to accompany the Development Application, addressing certain specified issues. These issues are addressed throughout the SEE, with the following sections of particular relevance:

- *A full description of the development proposed by the application; refer to Section 3.*
- *A statement of the objectives of the proposed development; refer to Section 3.*
- *A full description of the existing environment likely to be affected by the proposed development; refer to Sections 2 and 4.*
- *Identification and analysis of the likely environmental interactions between the proposed development and the environment; refer Section 4 and 5,*
- *Analysis of the likely environmental impacts or consequences of carrying out the proposed development; refer to Section 4 and 5.*
- *Justification of the proposed development in terms of environmental, economic and social considerations; refer to Section 6.*

- *Measures to be taken in conjunction with the proposed development to protect the environment and an assessment of the likely effectiveness of those measures; refer to Section 4.*
- *Any feasible alternatives to the carrying out of the proposed development and reasons for choosing the latter; refer to Section 6.*
- *Consequences of not carrying out the proposed development; refer to Section 6.*

#### 1.4 Specialist Technical Advice



This Development Application has been prepared with specialist advice obtained from the following entities:

- BN Group Pty Ltd – architecture;
- Cardno – civil engineering, contamination, acid sulfate soils, acoustic and ecological;
- Cardno Eppell Olsen – traffic and parking;
- Precise Environmental Pty Ltd – acid sulfate soils;
- Geo Environmental Consultants – contamination;
- Jackie Amos Landscape Architect – landscaping;
- Petersen Consulting Group – town planning;
- Coffey Geosciences - geotechnical
- Peter Parker Environmental Consultants Pty Ltd – ecological;
- Myros Pty Ltd – risk assessment; and
- BTM WBM Oceanics – flooding.

#### 1.5 Further Information

Should Council require any additional information, or wish to clarify any matter raised by the proposed development or submissions made to same, Council is requested to consult with **Stephen Connelly** prior to determination of the Application.