

Section

2

The Site and its Context

This section of the report identifies the subject site and describes its environmental planning context.

2.1 Cadastral Description

The site, as illustrated in **Plan 2.1**, is described in Real Property terms as Lot 11 DP1011575. It has an area of 17.02 ha and is best described as rectangular in shape, with a curved western boundary.

The only easement affecting the subject land is an easement for water supply of variable width. The easement affects only a small part of the southern boundary of the site for a length of about 100m.

2.2 Site Context

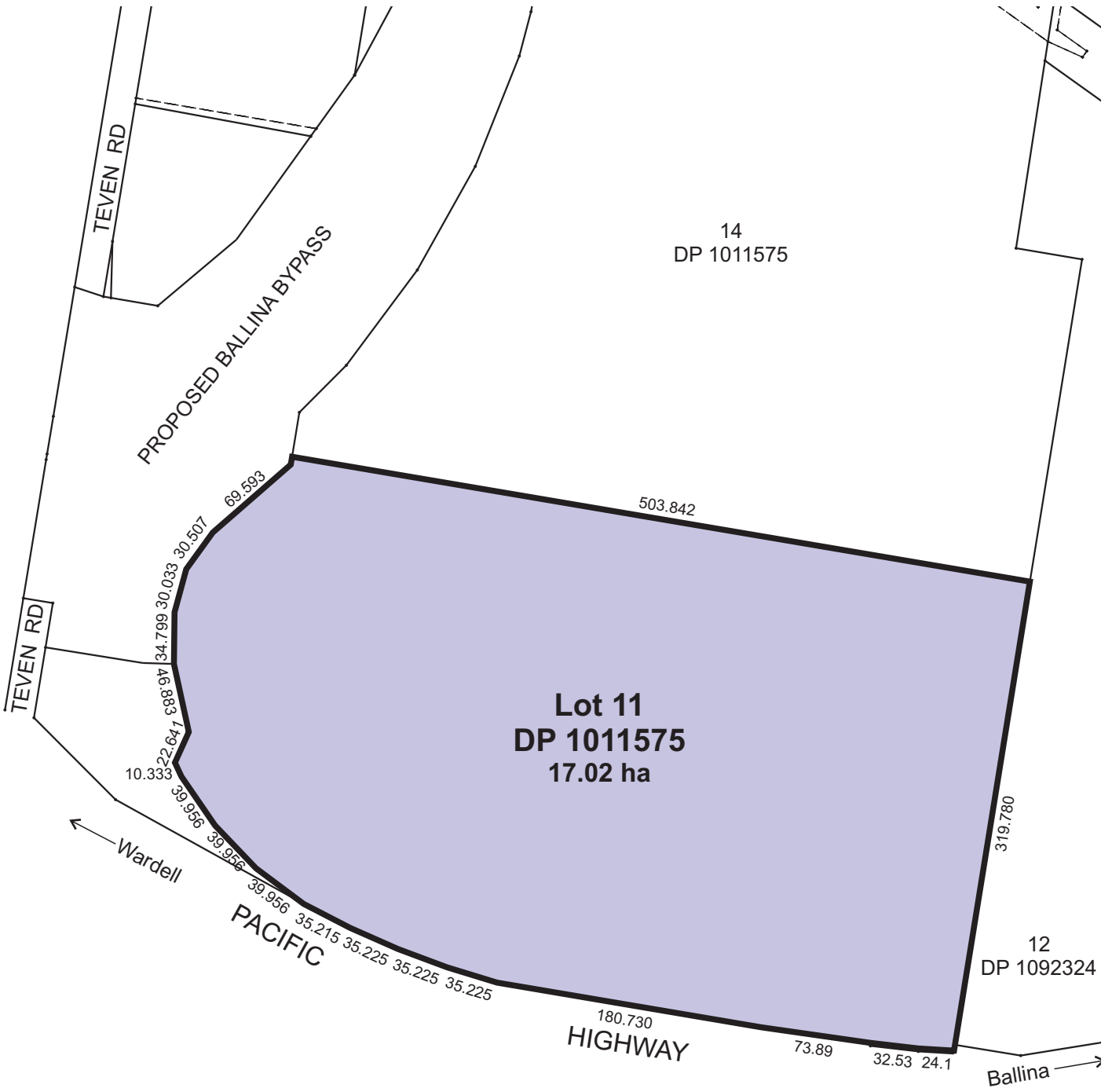
The site is located on the south western fringe of Ballina, along the existing Pacific Highway, approximately 6km west of the Ballina Town Centre.


The site is relatively flat, lying within a deltaic floodplain of the Richmond River. It is adjoined to the east by "Riverbend", a recently developed housing project aimed primarily at persons over 55 years of age; to the north by land used for agricultural purposes; and, to the west by RTA construction work associated with the proposed Pacific Highway Bypass. The existing Pacific Highway adjoins the site to the south.

2.3 Site Analysis



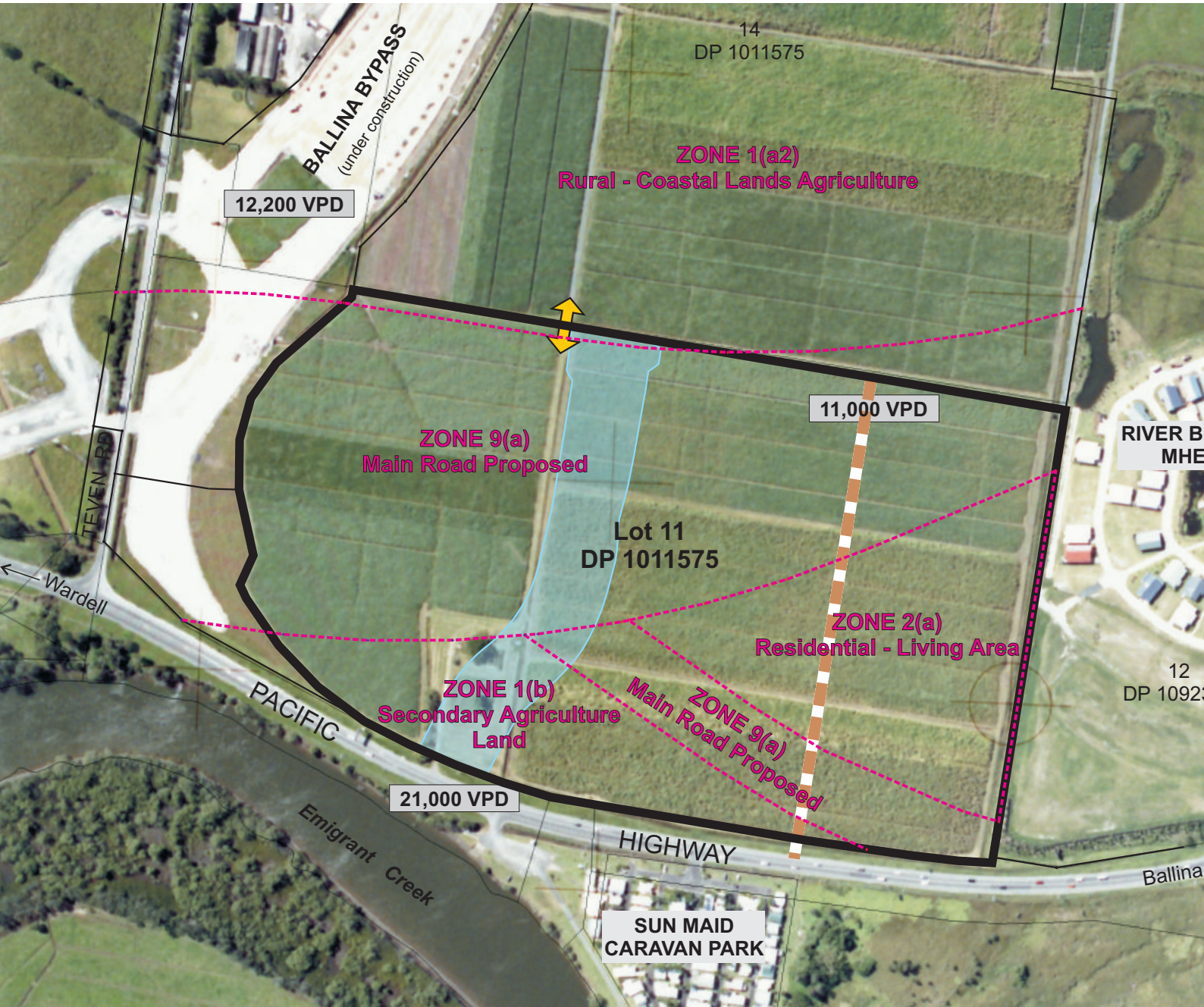
Plan 2.2 shows a composite map of the site illustrating important site planning constraints and opportunities. Apparent are the works for the Pacific Highway Bypass to the west; the existing Pacific Highway along the southern boundary; and, key land uses in the area including "Riverbend" to the east. Shown on this map are projected 2016 traffic volumes and the proposed Ballina Western Bypass. Also depicted on this map are land use zonings and the location of a floodway proposed by Council to pass through this site.









 SUBJECT SITE



1:4000 @ A4
Source: Newton Denny Chappelle
Date: November 2010
1210-643



LEGEND

-  Subject site
-  Proposed western arterial road
-  Access required to adjoining farm
-  Floodway required
-  Traffic projections 2016 (vehicles per day)
-  Ballina L.E.P. Zone boundary



Source: BN Architecture, Dwg No. A00.02 DA Issue P1
 Aerial Photo - Bill Mills, March 2007
 Date: November 2010
 01210-643

Plan 2.2

SITE ANALYSIS

