

# Statement of Environmental Effects

## Ballina Highway Service Centre



Development Application for Service Centre - Lot  
11 DP 1011575, Pacific Highway, Ballina.

Prepared for:  
**Ballina Waterways Pty Ltd and  
Ballina HSC Pty Ltd**

Prepared by:  
**Stephen Connelly** FPIA  
Certified Practising Planner  
**S J CONNELLY CPP PTY LTD**  
40 125 970 783

6 Byron Street  
PO Box 538  
Lennox Head NSW 2478  
T (02) 6687 7171  
F (02) 6687 7067  
w [connelly.com.au](http://connelly.com.au)

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# 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 Service Centre, offering fuel and food 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 commencement of the Ballina Western Bypass;
- 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; and
- advertisement structures ancillary to uses on the site.



The proposed development is a Highway Service Centre, essentially offering fuel, food, repairs and tourist services to motorists. It is comprised of 7 buildings, including:

- Car and truck service station (Buildings A and B);
- 3 x fast food outlets (Buildings E, F and G);
- Automotive repairs (Building C); and
- Regional expo centre (Building D).

The proposed 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;
- provide access to and from the Service Centre from a “left in/left out” intersection on the existing Pacific Highway alignment;
- provide access to and from the Highway Service Centre via a road in the north of the site to the Ballina Western Bypass; and
- commence construction of the Ballina Western Bypass in the eastern portion of the site.

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 to the Q100 Standard 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 western entry of the Ballina township, providing motorists with a variety of transport related services; commence construction of the Ballina Western Bypass; and, provide wider economic benefits for the Ballina economy, through employment opportunities and wider multiplier effects.