

Major Gateway Developments – What You Should Know

Tomaree Peninsula residents should be aware of what is being planned at one of our major gateways to our beautiful area. There is more development of take away food outlets proposed on the floodplain at the corner of Cabbage Tree Road and Nelson Bay Road.

This is in addition to the already established McDonalds directly across the road and the recently announced approval of a tavern, car wash and motel at Lavis Lane, adjacent McDonalds.

TRRA Inc has no objection to development within the carefully planned framework around the aerospace precinct and the Mercure hotel, announced at the same time as the Lavis Lane proposal, is located within that precinct.

It is the developments which are being pushed through by Council in fragmented locations about which we are concerned, not only for now but more importantly in the future years. The employment opportunities driving this and being suggested should be seriously questioned.

TRRA Inc lodged an objection [HERE](#) to the proposal in a detailed submission which highlighted

- Inappropriate use of rural zoned land
- Inconsistency with the Strategic Planning framework
- Flooding and drainage to Hunter River
- Questioned the so called “Tourist Facility”
- Traffic
- Landscaping Buffer Zones
- Future Development, particularly of Lot 6 to the west of the corner, as only 3 of the 6 lots have plans submitted. It could turn into something really ugly.

TRRA Inc sees this DA as clearly an opportunistic commercial bid for windfall profits on private land, careless of sound planning principles and even for the proper process of a rezoning application before any DA. Past approval of DAs for major commercial and other developments on rural land have set an unfortunate precedent, which need not and should not be followed in this case. The need for proper limits on rural land development has been recognized in the draft LEP 2012, and Council should apply this long overdue policy in this case.

Concurrently another DA was submitted for landfill for the same site. With a large amount of fill to be transported to the site, there are no prizes for guessing who the main beneficiaries of these developments are likely to be.