

have
your say

Ocean Drive, Lake Cathie Planning Proposal Engagement Report

April 2026 | Version 1.0



PORT MACQUARIE
HASTINGS COUNCIL

INTRODUCTION

Background

Community and interested stakeholders were invited to comment on a draft rezoning planning proposal at Ocean Drive, Lake Cathie. As the designated Local Plan Making Authority (LPMA) Council has a central role in shaping local land use policy, zoning, and development controls in the region.

The draft rezoning proposal applies to land at:

Lot 15 DP 557262, Lots 40 - 49 DP 238263, Lot 1 DP 127488, Lots 1 - 9 DP 32283 and Lot 1 DP 55197, Ocean Drive Lake Cathie for residential development.

The suite of required documentation was available to view during the 28-day public exhibition period.

- Gateway Determination undertaken by NSW Government Department of Planning, Housing and Infrastructure
- Strategic Bushfire Study
- Traffic and Access Assessment Report
- Preliminary Ecological Assessment
- Contamination Assessment
- Flood Impact and Risk Assessment
- Stormwater and Servicing Strategy

Engagement Purpose

Following the Gateway determination issued in November 2025, statutory 28-day public exhibition was undertaken in accordance with the Gateway Determination conditions, Environmental Planning and Assessment Act (EP&A) and PMHC community engagement policies, allowing for public submissions and formal agency referral. Feedback received during the public exhibition period will inform any final amendments prior to the Planning Proposal returning to the June 2026 Ordinary Council Meeting for final consideration.

ENGAGEMENT OVERVIEW

Engagement approach

Port Macquarie-Hastings Council undertakes engagement using the industry standard IAP2 Spectrum of Participation which is designed to assist with the selection of the level of participation that defines Council's promise and the community's role in the decision-making process.

Following the International Association for Public Participation (IAP2) matrix, the level of engagement for this proposal was to consult and inform.

This means we sought to:

- Obtain public feedback on the planning proposal.
- Provide balanced and objective information to understand the planning proposal

Our commitment from this process is to:

- Keep the community informed.
- Listen and acknowledge concerns and aspirations.
- Let the community know how their input has influenced decisions made in finalising the design.

A residents mailbox drop of **46** letters was conducted with the subject land neighbouring properties.
(Appendix A)

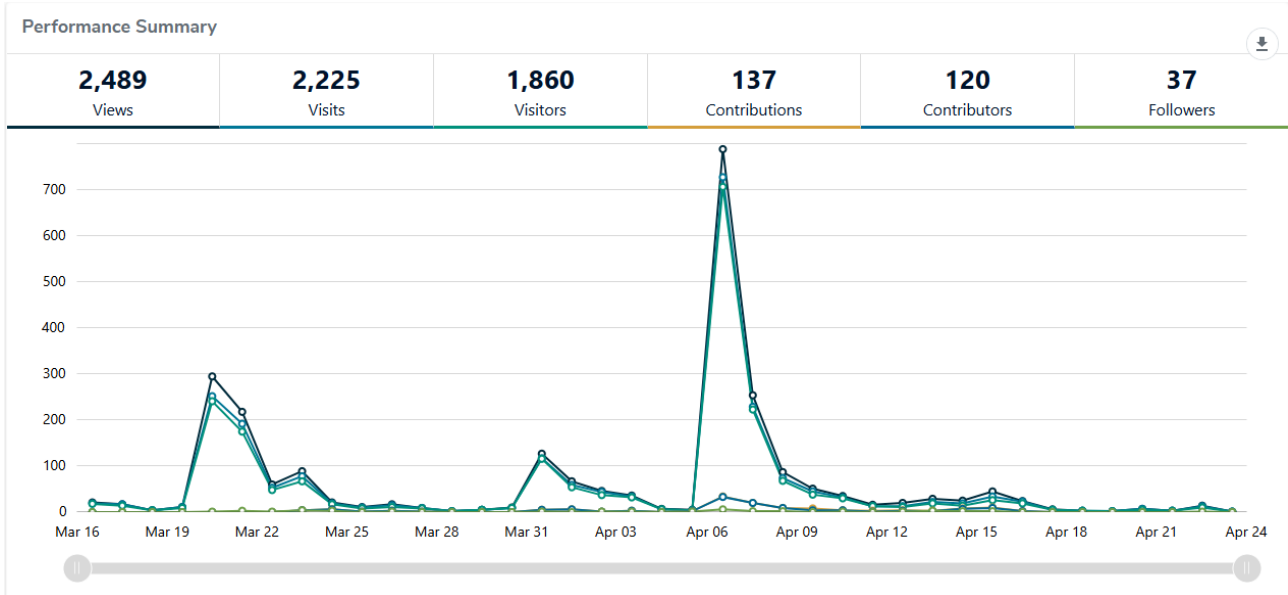
Our Have Your Say webpage was the key platform used in this engagement where feedback could be submitted via an online submission form, direct email, post or PMHC customer service between 16 March to 16 April 2026.

Engagement activities



HYS

The following graph summarises Have Your Say user activity during the exhibition period from 16 March to 16 April 2026.



2,488 **Page views**
 2,223 **Page visits**
 1,859 **Page visitors**
 1,407 **Total downloads**

Submissions

148 submissions to the planning proposal were received by PMHC.

137 submissions were received via PMHC Have Your Say page.
 11 submissions were received via PMHC email and customer service.

RESULTS SUMMARY/CONCLUSION

This section summarises the outcomes of the 28-day public exhibition period. The level of participation indicates a broad degree of community engagement, with respondents providing a range of feedback and perspectives. Following a review of the submissions, it is evident that there was strong local interest in the proposal, with contributions spanning a variety of topics, from community amenity considerations to more technical matters. The analysis of submissions is presented below as a summary of key themes, with verbatim submissions available in Appendix 1 and 2.

1. Land Use Intensity and Built Form Compatibility

A predominant theme relates to the appropriateness of the proposed rezoning from R1 General Residential to R3 Medium Density and associated increases in height and density.

- Concern that proposed built form (up to ~14.5m) is inconsistent with the low-density residential character of Lake Cathie.
- Views that the scale of development represents a significant intensification relative to existing surrounding development.
- Concerns regarding compatibility with coastal village form and streetscape character.

2. Residential Amenity Impacts

A consistently identified issue relates to impacts on adjoining and nearby residential amenity.

- Overshadowing of existing dwellings and private open space.
- Overlooking and perceived loss of visual privacy, particularly from upper storeys.
- Perceived reduction in sunlight access during winter periods.
- Increased noise and general residential activity associated with higher density.

3. Traffic, Access and Transport Capacity

Submissions raise concerns regarding the capacity of the surrounding road network and transport system.

- Increased traffic volumes on Ocean Drive and surrounding local streets.
- Limited perceived capacity of existing road infrastructure, including access points and bottlenecks.
- Parking demand associated with higher residential yield (including estimates of multiple vehicles per dwelling).
- Limited public transport availability and reliance on private vehicles.
- Safety concerns for pedestrians and cyclists.

4. Infrastructure Capacity (Water, Sewer, Utilities and Community Services)

A significant theme relates to perceived constraints in local infrastructure and services.

- Concerns regarding sewer capacity and overflow during heavy rainfall events.
- Pressure on water, electricity and drainage infrastructure.
- Limited capacity of health services (medical centres), schools and retail facilities.
- Perception that existing infrastructure is already under strain from recent development.

5. Environmental and Ecological Considerations

Environmental matters were raised in multiple submissions, with varying levels of technical detail.

- Potential impacts on adjacent conservation land and koala habitat.
- Adequacy of proposed environmental buffers (5m buffer questioned).
- Potential edge effects including shading impacts on vegetation communities.
- Increased wildlife-vehicle interaction risk.
- Stormwater and runoff impact on nearby water systems.

6. Built Form Interface, Height and Transition

A recurring technical concern relates to the interface between proposed development and existing residential properties.

- Perception that proposed height increases create abrupt transition from surrounding low-scale housing.
- Concerns about lack of step-down or transitional design between zones.
- Visual dominance of taller buildings when viewed from adjoining properties and public domain.

7. Character, Identity and Desired Future of Locality

A strong qualitative theme relates to the perceived identity of Lake Cathie.

- Lake Cathie described as a “coastal village” with low-density residential character.
- Concerns that proposal may shift the locality toward a more urbanised form.
- Reference to comparison with larger coastal centres and avoidance of similar development outcomes.
- Desired future character statements (LEP/DCP alignment)
- Place-based planning considerations
- Community vision alignment

8. Precedent Effects and Cumulative Change

Submissions frequently raised concern about the longer-term implications of approving the proposal.

- Concern that approval may establish precedent for further rezonings or height increases.
- Cumulative impact of multiple developments in Lake Cathie.
- Perception of incremental densification altering overall settlement form.
- Cumulative impact assessment
- Precedent considerations in planning controls
- Strategic planning consistency

9. Property-Specific Amenity and Impacts

A subset of submissions (particularly directly adjoining residents) raised site-specific impacts.

- Direct overlooking into private dwellings and yards.
- Loss of privacy and increased perception of intrusion.
- Property-specific overshadowing impacts.
- Perceived reduction in property amenity and value.
- Adjoining landowner impact assessment
- Detailed overshadowing and visual impact

The submissions collectively identify **three primary areas of planning concern**:

1. **Built form intensity and compatibility with existing low-density coastal character**
2. **Interface impacts on adjoining residential amenity (privacy, overshadowing, visual impact)**
3. **Existing infrastructure capacity and servicing impacts (transport, utilities and community services)**

Secondary but relevant considerations include:

- environmental and ecological interface impacts,
- perceived lack of transitional built form design,
- and concerns regarding cumulative change over time.

A smaller number of submissions also raise:

- procedural and consultation concerns,
- and site-specific amenity impacts for directly adjoining properties.
- submissions predominantly express concern regarding the scale of the proposed changes and their consistency with the existing low-density coastal village character of Lake Cathie. Many submitters consider the proposed intensity, including increased building height and dwelling yield, to represent a substantial departure from the established form and desired future character of the township.
- A significant number of submissions raise concerns regarding potential impacts on residential amenity, particularly for adjoining and nearby properties. These include perceived impacts associated with overshadowing, overlooking, loss of privacy, reduced solar access, and increased noise.

- Infrastructure capacity was another key theme, with submissions raising concerns about the ability of local transport networks, utilities, and community infrastructure to accommodate additional demand. Specific issues include perceived traffic congestion on Ocean Drive and surrounding roads, limited public transport availability, parking demand, and pressure on services such as health care, education, water, and sewer infrastructure. Some submissions also identify environmental considerations, including potential impacts on adjacent conservation areas, ecological values, stormwater management, and wildlife habitat connectivity.
- Concerns were also raised regarding cumulative impacts of ongoing development, the potential precedent set by approval of increased height and density, and the adequacy of transitional built form between zones. Overall, while some recognition is given to the need for housing diversity, the prevailing view expressed is that the proposal represents a scale of change that may not align with the current character, capacity, and infrastructure context of Lake Cathie.

NEXT STEPS

The Ocean Drive Lake Cathie Planning Proposal report will be developed by the PMHC Strategy team, with this engagement report attached, reviewed and reported to the June 2026 Ordinary Council Meeting where the elected Councillors will determine a resolution.

Following Council resolution this Engagement Report, and any updates, will be published on the Ocean Drive Lake Cathie Planning Proposal Have Your Say page for public reference and contributors during the public exhibition will be notified of the outcome.

For information about Council meetings, agenda items, reports and minutes, please visit our webpage www.pmhc.nsw.gov.au/Your-Council/Council-meetings/Agendas-and-minutes

APPENDIX 1: HAVE YOUR SAY VERBATIM FEEDBACK

#11990

I think the decision to make these types of changes is last on the list of things that need doing in lake Cathie, Where is the planning for kerb and gutter for ocean drive? And proper drainage for storm water? You have a whole road of residents who pay rates the same as all other but have no proper access to their property, just a patch of half broken spray seal, Even the road on ocean drive has seen better days, definitely doesn't need an extra hundred people using it everyday

#11991

I have recently purchased a property on Fiona Crescent, Lake Cathie and I do not support the proposed rezoning and increased development intensity for the Ocean Drive Lake Cathie site due to concerns around overdevelopment, infrastructure strain, and impacts on the existing character of the area.

The proposal seeks to increase density by rezoning land from low-density residential (R1) to medium-density residential (R3) and increasing allowable building heights from 8.5m to 14.5m. This represents a significant intensification that is not consistent with the current low-density coastal character of Lake Cathie.

A key concern is that local infrastructure may not be adequately equipped to support this increase in density. While upgrades to Ocean Drive have occurred, the corridor already services a growing population and connects multiple residential areas to Port Macquarie. Further densification risks exacerbating traffic congestion, reducing road safety, and placing additional pressure on services and amenities.

Additionally, the proposed environmental buffer of only 5 metres between higher-density housing and conservation land appears insufficient to properly protect ecological values or mitigate edge effects. This raises concerns about long-term environmental impacts and the adequacy of safeguards for adjoining sensitive land.

Finally, the scale of the proposed changes—particularly increased height and density—may negatively impact the amenity of existing residents, including privacy, noise, and overall neighbourhood character. The transition from low-density housing to medium-density development is a substantial shift that should only occur where infrastructure, planning justification, and community support are clearly demonstrated.

For these reasons, I believe the proposal represents overdevelopment of the site and should not proceed in its current form.

#11992

An answer to the proposal for Development of "The Sanctuary" Lake Cathie.

Lot 15 DP 557262, Lots 40 - 49 DP 238263, Lot 1 DP 127488, Lots 1 - 9 DP 32283 and Lot 1 DP 55197, Ocean Drive Lake Cathie for residential development.

Penelope Lindsay
0429 090 585

The first question that must be asked is 'Will the proposed development enhance Lake Cathie'? The answer is NO. Will it impact amenity and local character considerations? Yes it will. Lake Cathie has a distinct coastal village aesthetic and as is clearly stated in the proposal, there is no other medium density development. It would be atypical to have buildings of the height proposed and would detract from the existing village character. Is it the right location for such a development? No it isn't. Would the social impact be positive? No. With up to two hundred more people, possibly one hundred more cars, possibly disgruntled locals, more traffic and unit living not always conducive to social interaction, it may have a very negative effect and this is not in keeping with council planning provisions. Will it contribute to a vibrant public place that inspires social interaction? In my opinion, no, it will not. Although the C2 section will remain, an environmental impact of the proposal is inevitable. The proposed name of the development, 'The Sanctuary' seems somewhat ironic.

It is noted that the site is already cleared and therefore habitat has already been destroyed and several koala food trees on the site are 'in a declining condition'. There is already a koala fence so that is good but more traffic and dogs, mean that the existing koalas and other wildlife, may come under threats.

The area is deemed to be of high environmental value and biodiversity has to be protected.

There are some additional challenges and probably costs for council.

1. There is a suggestion in the documents that a road behind the development, onto Fiona Crescent may be proposed. Questions should be asked in regard to this possibility.

a) Why is it not in the existing DA given the fact that such a road was deemed a safer alternative to traffic exiting from the front of the development?

b) Will council have to fund such a road?

c) Will such a road further endanger wildlife?

d) Will the width of the road take up some of C3 given that the fire trail would not be wide enough?

2. The existing sewerage system is already at over capacity. An upgrade may impose a huge cost to council.

3. Traffic will increase dramatically exiting the proposed development and danger will be amplified driving out from the site onto what is an increasingly busy road. Residents will likely press council for a roundabout on the exit to Ocean Drive from Fiona Crescent (not planned at present.)

Being adjacent to shops, a better proposal may be for a development of a commercial nature. It is a valuable site for a doctor's surgery, shops and businesses.

#11993

Exiting on to ocean Dr is already a problem at woollies shopping centre the safety crossing is dangerous leading to a goat track I have a letter from Council saying this stretch of footpath can't be fixed as water can't run up hill so what infrastructure will be in place before this proposed rezoning The tone of the village does not support new height changes along an already congested road Our village does not need multi story buildings in the 58 yrs I have been a resident & rate payer others have been denied high ride structures & rightly so a direct question I would like answered is Is this rezoning proposed for affordable housing. Or town houses ? & does Council have any interests in this land & future buildings. Thank you.

#11994

Hastings council is consistently a sell out and proves to have zero care factor for the area that we call home.... We appreciate the beauty of our area and the fact we cannot withhold that from others wanting to live in and join our community, but it's obvious that many the people moving here are NOT interested in that. Developers and investors have slowly ruined our town, don't get me started on the countless empty retirement homes/villages in PMQ, the council didn't factor that in while accepting the \$\$ from developers to put more in Cathie/bonnys/camden haven. NO LOCAL IN THESE AREAS WANT THIS!! Hastings council is constantly regarded as one of the worst in NSW and it's blatantly obvious why. Greed. Speak to anyone about why they love the Camden haven and it will answer any questions about whether we should be allowing 14m high dwellings. We love it because it takes us out of the chaos of port, I understand that growth and procession cannot be stopped but let's not turn the town we love in something it was never meant to be, it defeats the purpose of people moving here for that reason. All it's going to do is push the rest of us out when we can't afford it anymore due to the rich developers and city slickers bringing their cheques to throw at the council and get their way. Let's not mention the eyesore thats currently being developed to ruin the Bonny hills foreshore. How much did they pay the council to get that through? I promise no one in Bonny hills wanted that. There is absolutely zero reason for a 14m building in lake Cathie. 4-5 storeys? 3 is more than enough... why don't you as a council focus on ensuring that all land currently available is actually being used and not hoarded by investors... I can't tell you how many empty blocks are across port Macquarie/camden haven in prime position. There is little reason to continue rezoning, clearing and destroying our bushland, make use of what you've already done that too perhaps? While I'm here did you fine that horrid developer who completely conned the council regarding tree removal in the block next to Woolies? I know for a fact they had issues getting as many trees removed as they wanted, I'm not sure if your ecologist is getting paid off too or is just average at his job, but even I could've told you what was going to happen when he started removing some of the trees, funnily enough now they have all died....? You'd think the ecologist would know more. And now the developer is in the perfect position to do whatever he wants with his perfectly clear land. Don't get me started on the fact the Camden haven DOES NOT have the facilities to support the development. The cathie straight needs major works and overtaking lanes unless you want to travel 40+kms under the speed limit due to the oldies from all the retirement villages, the sewage does not hold enough in Bonny hills. The shops are not made for the growing town it is. Parking and facilities are lacking in most public areas. Roads need fixing. Pathways need to be put in. Honestly if you were to read up on what our town thinks of our council, it's a wonder why you'd keep doing what you are doing, it's consistently getting worse and as far as the town is concerned you all seem incompetent.

Before we keep putting more people in could you just sort out the mess we are already in? Kindly - a local who wonders how you all have jobs :)))) the town disagrees with most of what you decide....

#11996

I do not believe the rezoning and subsequent building proposed for the land on Ocean Drive, adjacent to Woolworths Lake Cathie, is appropriate for many reasons. Firstly, the height of 6 storeys will be completely out of character for our area and can then be used as a precedent for future developments along the coastline area.

Further, the infrastructure of Lake Cathie is not up to coping with this sized development. Aside from strains on water and sewerage, the roads will not cope with the scale of traffic. Footpaths, curb and guttering are severely lacking along Ocean Drive and other streets throughout Lake Cathie. There is no facility for students to walk or cycle to school in Lake Cathie, meaning they have to rely on buses or parents' cars. These things need to be dealt with first before more larger scale development.

I support provision of affordable housing, but building such in Lake Cathie (or other similar areas) doesn't take into account how many people can access services not available in outer suburbs. People need to travel into Port Macquarie to carry out most business matters or for many health related matters. Our public transport in Lake Cathie is almost nonexistent (only a few buses a day), so people on lower incomes face further significant costs to get to these services.

Our shopping facilities in Lake Cathie/Bonny Hills are minimal - one smaller scale Woolworths supermarket, which struggles now and doesn't provide the full range of goods available in other branches..

I also believe that the additional traffic that would ensue around this development would create significant issues.

In short, I believe this size of development is a huge mistake.

Regards,
XXXX

#11997

I acknowledge the need for additional housing and understand that growth is an important consideration for our region. However, I have significant concerns about the scale, density, and potential cumulative impacts of this proposal on infrastructure, environmental sustainability, and the character of the Lake Cathie community.

My concerns are outlined below.

Scale and Density of Development

The proposed rezoning from R1 General Residential to R3 Medium Density Residential, combined with the increase in building height from 8.5 metres to 14.5 metres, represents a substantial shift in development intensity for this location.

Buildings of up to five storeys are inconsistent with the established coastal village character of Lake Cathie, which is predominantly low-rise residential. Such a significant increase in height and density has the potential to permanently alter the visual landscape, overshadow neighbouring properties, and reduce privacy and amenity for existing residents.

This proposal appears to prioritise density outcomes over compatibility with the existing built form and community expectations.

Infrastructure Capacity and Service Impacts

There is widespread community concern that existing infrastructure in Lake Cathie is already under pressure. In particular:

- Sewer and wastewater capacity
- Road network congestion and traffic safety
- Parking availability
- Access to health, education, and community services
- Emergency and evacuation capacity

A development of this scale will inevitably increase demand on infrastructure. It is essential that Council clearly demonstrate that infrastructure upgrades will occur prior to, or in parallel with, development, rather than after population growth has already occurred.

Without this certainty, the proposal risks placing an unsustainable burden on existing residents and reducing overall quality of life.

Traffic and Safety

Ocean Drive is a key arterial route that already experiences congestion and safety concerns, particularly during peak holiday and commuter periods.

An increase of up to 200 additional dwellings will result in a significant rise in vehicle movements, including:

- Daily commuting traffic
- Service and delivery vehicles
- Visitor traffic
- Construction traffic during development phases

The Traffic and Access Assessment should be carefully scrutinised to ensure it reflects realistic traffic generation, seasonal fluctuations, and cumulative growth across the region.

Traffic safety, particularly for pedestrians, cyclists, and school-aged children, must be a central consideration.

Environmental and Ecological Protection

While the proposal includes a 5 metre C3 Environmental Management buffer adjacent to the C2 Environmental Conservation zone, there is concern that this buffer is insufficient to protect sensitive habitat and wildlife corridors.

Lake Cathie is recognised for its ecological value, including habitat for native fauna such as koalas.

Increased density typically results in:

- Greater vehicle movements
- Increased domestic pets
- Noise and lighting impacts
- Habitat fragmentation
- Edge effects on adjoining conservation areas

A buffer of only 5 metres appears minimal given the scale of the proposed development and the ecological sensitivity of the surrounding land.

Council should consider whether a wider buffer and stronger environmental protections are necessary to genuinely safeguard biodiversity.

Flooding and Climate Resilience

Lake Cathie is a coastal community that is vulnerable to flooding, stormwater impacts, and future climate risks.

Higher density development increases:

- Impervious surfaces
- Stormwater runoff
- Demand on drainage systems
- Exposure to flood risk

It is critical that the Flood Impact and Risk Assessment demonstrates long-term resilience, including consideration of climate change projections and cumulative development impacts.

Community Character and Amenity

Lake Cathie has developed as a coastal village community with a distinct character defined by:

- Low-rise housing
- Open space and natural surroundings
- A strong sense of place and community identity

Large-scale medium-density development risks eroding these characteristics.

Growth should be carefully managed to ensure it enhances, rather than diminishes, the liveability and identity of the community.

Request for Reconsideration

In light of the concerns outlined above, I respectfully request that Council:

- Reconsider the proposed increase in building height to 14.5 metres
 - Review the appropriateness of rezoning to R3 Medium Density Residential at this location
 - Ensure infrastructure capacity and upgrades are clearly demonstrated prior to approval
- Strengthen environmental protections and buffer zones

Undertake further community consultation before progressing the proposal

I appreciate the opportunity to provide feedback and ask that Council carefully consider the long-term impacts of this development on the Lake Cathie community.

#11999

I have recently purchased my forever home on Ocean Drive in the sleepy seaside village of Lake Cathie. High rise would significantly be detrimental to the amenity of Lake Cathie. It also would be too close

<p>to the environmental conservation area which development could negatively impact. Local infrastructure would also be impacted ie traffic on Ocean Drive which is only two lanes wide and at times it is nearly impossible to exit the shopping centre adjacent let alone increasing volume with unnecessary over development. There is already 1000 new lots on the newest subdivision in Lake Cathie and whilst they have allowed for increased traffic in that location the road north into Lake Cathie will be more congested not to mention at peak tourist times.</p> <p>over development.</p> <p>#12004</p> <p>I oppose this structure vehemently. Lake Cathie and its residents, do not want or need a structure this big destroying our beautiful hamlet. No other structures in Lake Cathie are higher than 2 stories, this would set a percent to put these structures everywhere, spoiling the aesthetics of this beautiful hamlet. I am a rate payer and I will not condone this structure in its current form.</p>
<p>#12005</p> <p>Once again there is minimum respect shown to all those people who have always lived in the district, or those have moved to the district, for its uncluttered coastal appeal. High density housing is an eyesore at the best of times let alone sitting smack bang on a tourist thoroughfare. It's bad enough that this site was ever released for any development at all.</p>
<p>#12007</p> <p>I think it's great for more housing. The infrastructure/ lack of doctors in the area worries me.</p>
<p>#12017</p> <p>There is not enough infrastructure for 6 storey high apartments. Roads, shopping centres, medical centres, schools not up to the standard of more population in this beautiful little town.</p>
<p>#12018</p> <p>I read the proposal. That land has been cleared and vacant for some years, presumably as negotiations to expand its fate were discussed. Not withstanding the 'evidence' and 'permissions' provided, as always as a sheaf of documents (their cost not outlined) I cannot find any stated actual reason for the change in zoning. Why is the rezoning happening?</p> <p>I also have some concerns for both entry and exit areas in what seems to be an increase in both residential height and building density. Please supply an answer.</p>
<p>#12023</p> <p>I would like to object to this proposal, due to lack of infrastructure, especially sewer availability, this is not in keeping with lake Cathie villages appeal</p>
<p>#12029</p> <p>The Preliminary Ecological Assessment is not legislatively sufficient for biodiversity assessment for this planning proposal. A Biodiversity Development Assessment Report (BDAR) is required for a planning proposal in NSW if the development exceeds biodiversity thresholds, impacts mapped "Biodiversity Values" land (which it is proposing), or significantly affects threatened species. The proposal suggests clearing (under the future built form) additional native vegetation on the Biodiversity Values Map, which automatically triggers the legislative requirement for a BDAR. The Preliminary report explains asserts that "The Swift Parrot habitat and Biodiversity Values Map is likely to be updated prior to lodgement of a Development Application for the site." however reliance on 'potential' removed of the BV map by the State Government from the proposed C3 and R3 land is insufficient to avoid the requirement for a BDAR. I note that the BV map on the site was updated on 13 March 2026 and is inconsistent with all BV mapping in the reports provided (these should map should be updated for accuracy and the outcome discussed). The BV mapping over the vegetation remaining on the proposed C3 and R3 has NOT been removed as anticipated by the author of the preliminary assessment (snip attached).</p> <p>Therefore a BDAR must be prepared by an accredited assessor using the Biodiversity Assessment Method (BAM) to outline avoidance (including to the development impacted trees), mitigation, and offsetting measures. There should be sufficient expected building envelope and siting information provided in the planning proposal to allow an assessment of impacts from expected bushfire APZs into the C2 land, and whether there is the potential for Serious and Irreversible Impacts (SAIL). I also have concerns that the vegetation mapping provided in the report relies entirely on a report and veg. surveys prepared approximately 10 years ago by another author, and that the Koala Food Trees identified on the proposed C3 and R3 land have not even had their species identified.</p>

The Planning Proposal document Version 6, concerning refers to "Lake Macquarie City Council – Council Policy – Biodiversity Planning Policy and Guidelines for (LEP) Rezoning Proposals." It also aims to minimise the significance of the KFTS (which remain on the BV map) that appear to be proposed for removal (as only trees in the C2 area are written to be proposed for retention). Whilst it is true that many of these trees have been impacted by previous development, that each failed tree should be replaced in situ with a ratio of 2 KFTs for each 1 KFT removed in accordance with PMHC DCP i.e development impacts should not green-light future vegetation clearing. I also disagree with the Planning Proposal document's assertions under Table 2: NCRP 2041 Goals & Objectives - Objective Comment - Goal 1 – Liveable, sustainable and resilient

Objective 1: that "The developable residential footprint on the subject site is currently cleared of any significant vegetation ...". The BV mapping has been updated in March 2026 indicating that this vegetation offers high 'Biodiversity Value'.

Regarding bushfire assessment, the bushfire report should include plans which indicate the expected extent to which any inner or outer protection zone (APZs) may extend into the existing C2 and proposed C3 land. I understand this may be difficult as there doesn't not appear to be any building envelope plans provided. This would allow an assessment of possible impacts to vegetation in any BDAR for the implementation and ongoing maintenance of any APZ on the retained BV mapped bushland.

*** image provided with submission***



<p>#12049</p> <p>There is no benefit to the wider community. Congestion and lack of real infrastructure leading in and out of Lake Cathie. Not to mention that medical services will be stretched further and an aging population will struggle with traffic and access to supermarket and cafes.</p> <p>Furthermore, changing the height to buildings will lead to an eyesore to those who have chosen to live in the area who want to be away from medium density housing.</p> <p>What are the impacts to the Koala population and other native animals?</p> <p>Only benefit is to developers who give minimal to the community.</p> <p>Build 2 lanes from Houston Mitchell Dr all the way to Port Macquarie.</p>
<p>#12050</p> <p>I support this application for the benefit of Lake Cathie</p>
<p>#12051</p> <p>Forget about the pool at Oxley in port. That's stupid. Open the mouth at Cathie to keep it beautiful and way more clean</p>
<p>#12052</p> <p>I dont think it is in the best interest of the community.</p> <p>You cant just rezone something that has been the way it is for a long time.</p> <p>Koalas have already died here when trees where cut.</p> <p>Leave it as is and focus or what is needed</p>
<p>#12053</p> <p>What an absolute joke of a proposal to build something as absurd in this small town with nothing remotely like it in any way shape or form , this community doesn't need or want this to go ahead ,</p>
<p>#12056</p> <p>I am concerned about several aspects of this development, not in the least the added stress on an aging infratructure</p> <p>Already in heavy rain effluent runs into the Lake and ocean, proving that our current sewage system is not coping, adding so much more housing with out fixing the current problem is crazy</p> <p>Ocean Drive, I am very concerned about the added pressure on Ocean drive that such a large development will bring, during construction and when all the extra cars are attempting to turn onto Ocean Dr either directly from the property or from Fiona Cres</p> <p>Asthetics, this 6 storey building is going into one of the oldest parts of Lake Cathie wrecking the relaxed setting of this area</p> <p>I understand that this parcel of land will be developed I just ask for consideration about the size of the development and the added stress it will place on the infrastructure and community</p>
<p>#12059</p> <p>The traffic impact assessment doesn't provide a draft proposed design of the entrance / exit for the development - merely suggesting that it provides access to Fiona and Ocean. The images included (assuming just draft design) reference two lanes in each direction in front of the development. I would be supportive of the development proposal if there was consideration for PMHC to expect the developer to extend the road network to be dual lanes between Miala St / Ocean Drive and Tallong Drive / Ocean Drive. This ideally would include establishment of turning lanes to the local shopping centre as well as key roads in Lake Cathie (Earnest St., Kywong St. and Fiona Crescent.</p> <p>Also, I would be supportive if there was an updated 2026 traffic flow assessment completed.</p> <p>In the absence of those considerations I don't feel it is possible to support the development proposal given the lack of scope provided in the traffic impact assessment.</p>
<p>#12061</p> <p>This proposal is NOT what was first planned amd should NOT go ahead,thia will help change the dynamics of our what was once a lovely town,council should be ashamed of what you are allowing to be built.money money is that all it is,amazing how council can get through so many projects and they cant even get round to assisting a rate payer with a problem.</p>
<p>#12062</p> <p>I do not believe that this proposed amendment to the original submitted plan benefits the Lake Cathie community. I believe the following information should be further provided.</p> <p>1. Shadow diagrams so that the property owners backing onto Ocean Drive in the vicinity can gauge how</p>

- much sun they will lose and how overlooked their back gardens will be.
2. An acoustics report should be provided - trucks, and cars at peak times generate noise that will not disperse if it is up against a 14 metre high building of that scale.
 3. The original number of 11 properties, to 200 properties is a huge jump in numbers.

We are all waiting and waiting for the new 'town centre' that will service Seaside/Catarina and Rainbow Beach estates to come to fruition - we need those services now, we certainly do not need to add the equivalent of another 200 dwellings (maybe 400-600 people depending on apartment sizes in the complex) to the area before we see any overdue infrastructure .

I understood from the original plans, that the driveways/garages would be accessed off the service road that was built on Fiona Crescent. I am not against additional driveways on Ocean Drive, as they help to keep the traffic closer to the 50kmph speed limit. However changing the driveway to an extra 5m of Environmental management is not going to make any difference either way - you already moved the koala population out with the land clearing.

There is no mention that any of these apartments will be affordable housing or reserved for key workers, which makes me think these will be similar to those proposed in the Catarina Estate with sale prices of \$1 million plus expected.

Currently we cannot shop at Woolworths Lake Cathie and get everything we wish for - shelves are often empty, car park is full. In the holidays you cannot get a table for dinner at the tavern. The only doctors surgery in Lake Cathie does not bulk bill anyone over 16 and most doctors there have closed their lists. Although these apartments are close to the 'village centre' if these apartments are supposed to be an affordable step onto the property ladder, workers residing there are still needing to travel to Port Macquarie, Laurieton, Kempsey or Taree for their work, by car, due to the very limited and expensive public bus service that currently runs.

If these apartments are aimed at the retiree market then I would hope they come with some onsite facilities, ie pool, gym, as the nearest infrastructure to meet those needs are again in Port Macquarie or Laurieton. These add-on facilities come with a price tag.

This change to the original plan is just a money grab by the developer dressed up as 'meeting a need'. Detailed apartment plans - sizes and proposed price ranges should be provided as part of this DA.

'Old' Lake Cathie is a coastal village with its own charms, which is experiencing growth at it's southern boundary to 'meet the need' for further housing options, including medium density.

In summary, I do not believe a 14 metre high, 2000 sq metre building is in keeping with the existing housing of the area and has no place in this setting. This building has no place in the proposed location.

#12064

The development allows the buildings to be too high and should be limited to 2 stories. Currently it allows for 200 units which will mean there will be at least 400 residents with as many cars which will cause parking and traffic problems near the Shopping Centre. Traffic is already a problem on Ocean Drive and with further development underway on the other side of the road will get even worse. The infrastructure is not adequate for the increasing population.

#12069

Lake Cathie is loosing it's character. As someone who has been in the region living with family for 15 years now, it is losing it's charm and becoming a Port Macquarie mini-centre. Residents love outside of Port Macquarie for a reason, we do not want to be looking at high rises, adding excessive pressure on local businesses and infrastructure which are simply not keeping up with general demands. The effects of the release of Area 14 has already put pressure on, and it is no where near completed. I personally am someone who cannot afford to purchase in the area on my own and even if affordable for me personally, I would prefer to move out of the area than consider this an option so the town remains a little less untouched. It would simply just not be worth destroying what little we have left of our township just so one person can benefit from sales. Not too long ago, everyone waved at each other as you passed by and whilst many with familiar faces still do, many moving into the area look away.

#12072

I object to the height of these buildings as they are totally out of character with Lake Cathie LGA. I also believe that the planning guidelines have changed to allow this to go ahead and I totally object to it.

#12082

Already there is a problem with traffic volume on Ocean Drive through Lake Cathie, so this development will exacerbate the issue. I am concerned that the number of people and vehicles that will potentially move into the development will cause severe traffic jams at the corner of Ocean Drive and Fiona Crescent,

where there is a bus stop used by several school students and other citizens. This could be a hazardous situation.

#12084

I see no problem with the planned development. It is not too high, it faces on a main road, and has trees at the back. My only observation would be access to Ocean Drive should not be direct but via the side road on the southern side. Maybe a roundabout should be put on Ocean Drive to facilitate access to the main road. (If a roundabout is required, please place strict requirements on the developer to build it quickly (specify a short time, say two weeks.))

#12088

I oppose this change to development. Lake Cathie is a regional low density area and a big part of the reason we all live here. There was is no reason for medium density occupancy apart from developer greed.

#12091

I am writing to object to the proposed rezoning and increase in building height from 8.5 metres to 14.5 metres.

I am concerned that these changes will allow development that is out of character with the existing low-density coastal nature of Lake Cathie . The negative impacts are enormous as we don't have the infrastructure for so many units to be built.. parking shortages, increased traffic not to mention sewerage, drainage and the condition of the road..

Also the medical centre is already to capacity and transport is not great

#12092

I am writing to formally object to the draft rezoning planning proposal at Ocean Drive, Lake Cathie. I strongly oppose the proposed amendments to rezone the land from R1 General Residential to R3 Medium Density Residential, and the move to drastically increase the maximum building height map from 8.5m to 14.5m. As a resident who values the community, my objections are based on the following critical concerns:

1. Out of Character and Visual Amenity (Eyesore)

The proposal seeks to increase the maximum building height to 14.5m, which effectively paves the way for developments up to four or five storeys high. This is entirely out of character with the surrounding low-density, single- and double-storey residential dwellings that currently define Lake Cathie. Approving a 14.5m tall development on this infill site will create an overbearing eyesore that ruins the coastal village aesthetic. Such a high-density footprint does not belong squeezed between low-density housing and the village centre.

2. Inadequate Protection for Local Wildlife and the Environment

The subject site sits immediately adjacent to a C2 Environmental Conservation zone. While the proposal attempts to mitigate environmental impact by establishing a minimal 5-metre-wide C3 transition buffer, this is entirely insufficient. A 5-metre buffer will not protect local wildlife from the intense edge effects of medium-density living, including massive increases in noise, light pollution, domestic pets, and general human activity. Developing this former school site to house such a high volume of residents will displace native species and put unacceptable pressure on our vital environmental corridors.

3. Severe Lack of Surrounding Infrastructure

Lake Cathie's current infrastructure is already stretched to its limits and is not equipped to handle the sudden influx of residents that a multi-storey, medium-density R3 zone would bring. The community is already experiencing significant strains on water, sewerage capacity (particularly during heavy rain events), and everyday essential services. Approving a high-density residential development before the necessary foundational infrastructure and utility upgrades are in place is irresponsible and places an unfair burden on the existing community.

4. Increased Traffic and Safety Concerns on Ocean Drive

Ocean Drive is a major arterial road that is already heavily congested, exacerbated by continuous land clearing and nearby developments. Injecting a medium-density complex into this specific pocket—bordered by Fiona Crescent and the Lake Cathie Village Centre—will significantly increase daily traffic volumes. This creates a dangerous bottleneck, increasing the risk of accidents and degrading the safety of our local streets for pedestrians and existing residents.

<p>Conclusion</p> <p>While I understand the Council's requirement to meet broader regional housing targets, this should never be achieved by destroying a town's local character, compromising local wildlife, and overwhelming unsupported infrastructure. I urge the Council to reject the proposed height increase to 14.5m and the R3 rezoning, and instead maintain the existing R1 General Residential zoning and 8.5m height limits. Thank you for considering my submission. I request to be kept updated on the progress of this proposal and the ultimate Council determination.</p>
<p>#12093</p> <p>I reside directly opposite the proposed site, and I wish to make it clear that this proposal will have a direct, substantial, and unacceptable impact on my home.</p> <p>The proposed development will fundamentally change our living environment. A building of up to 14.5 metres in height will sit directly opposite our property, towering over our home and backyard. Due to its height and proximity, occupants of upper-level units will have clear and uninterrupted views into our property, including our backyard and directly into our windows. This represents a serious and unreasonable loss of privacy.</p> <p>The ability for future residents to look directly into our primary living areas and private open space is not a minor planning concern—it is a significant intrusion that will permanently diminish our sense of security, comfort, and enjoyment of our home. This level of overlooking and visual dominance will also have a detrimental impact on the value of our property, as the loss of privacy, outlook, and amenity directly affects market appeal.</p> <p>This proposal will have a direct and detrimental impact on my home. It will result in a severe loss of privacy, reduced solar access, a significant decline in property value, an overwhelming visual presence, and a fundamental change to our living conditions. The scale, height, and density are inappropriate for this location and inconsistent with existing planning controls applied to surrounding properties.</p> <p>Our home is not just a property, but the place where we live. This development will permanently and negatively alter that environment.</p> <p><i>**letter attached- appendix B</i></p>
<p>#12094</p> <p>To high.to many.not fitting with local village atmosphere. Eyesore. Total lack of other information. Total lack of other important infrastructure. To much shadow..shade.on other dwellings. To many people in one area without infrastructure.</p>
<p>#12095</p> <p>We do not need a multiple story medium density housing block of units on the main road through Cathie and especially not next to Woolies. If we were to end up with young families living there where would these kids end up playing, most likely in the woolies car park making it both dangerous for both the kids and the patrons.</p>
<p>#12096</p> <p>Lake Cathie is a prime development area. What needs to be considered with this development the infrastructure that will support this. Adding medium density housing without increasing the road infrastructure is ludicrous. I oppose this development if there is no roadway restructure for ocean drive and Huston Mitchell. Only more deaths will Occur</p>
<p>#12097</p> <p>Lake Cathie doesn't need a 6 story residential building, it's to high, the effect it will have on houses in chepana st that it will shade for an extra 2-3 hours a day will be severe, it will drop prices, effect power use and effect the flora on the dunes which are already falling Into the sea.</p> <p>This will have follow on effects to lake Cathie that has always been such a beautiful coastal town</p>
<p>#12098</p> <p>Against multi level dwellings,happy for single dwellings.</p>
<p>#12099</p> <p>While I understand the need for more housing, I believe the rezoning of this site would be to the detriment of the area. The amenities and shopping are already inadequate for the population and until such time more supermarket space is allocated and built on population growth should be minimised. I also don't</p>

believe we need to be having apartments that high, which would lose the appeal of the village feel to Lake Cathie.
#12100 Affordable housing should be built in port Macquarie, lake Cathie isn't structured for this and doesn't need this
#12101 We are already over crowded, infrastructure is failing, and crime is through the roof. This should never be an R3 - it shouldn't have even been zoned R1 in the first place.
#12102 Objection to the Ocean Drive Lake Cathie Planning Proposal To the General Manager, I am writing to formally lodge my objection to the Planning Proposal regarding Ocean Drive, Lake Cathie (affecting Lot 15 DP 557262 and associated lots). While I recognize the need for thoughtful residential growth, the current proposal represents a significant over-development of this sensitive site and is inconsistent with the existing character and environmental constraints of Lake Cathie. My objections are centered on the following key points: 1. Excessive Building Height Increase The proposal seeks to increase the maximum building height from 8.5m to 14.5m. This is a radical departure from the established 1-2 story character of the surrounding residential area. A height of 14.5m would result in significant overshadowing of adjacent properties, a loss of privacy for existing residents, and a visual bulk that is entirely out of scale with a coastal village setting. 2. Transition to Medium Density (R3) Rezoning Rezoning a portion of the site to R3 Medium Density Residential is inappropriate for this location. The increased density will place undue pressure on local infrastructure that is already struggling, particularly regarding traffic flow and the capacity of local services. The intensification of land use directly adjacent to environmentally sensitive areas increases the risk of "edge effect" degradation that a mere 5m buffer cannot adequately mitigate. 3. Environmental and Ecological Impact The site adjoins a C2 Environmental Conservation zone. The proposed 5m C3 buffer is insufficient to protect the biodiversity and ecological integrity of the neighboring conservation land. Higher-density development introduces increased light pollution, domestic animal encroachment, and altered stormwater runoff patterns that threaten the local flora and fauna. A much more substantial setback is required to truly protect this ecological corridor. 4. Traffic and Pedestrian Safety Ocean Drive is a major arterial link. The introduction of medium-density housing will significantly increase vehicle movements at an already congested point. I am concerned that the Traffic and Access Assessment does not fully account for the cumulative impact of this and other nearby developments on the safety of both motorists and pedestrians in the Lake Cathie area. 5. Flood and Stormwater Risks Given the site's proximity to Lake Cathie and known flood impacts, the intensification of development through medium-density zoning increases the amount of impervious surfaces. This raises serious concerns regarding stormwater management and the potential for increased localized flooding, which may impact downstream properties and the health of the lake system. Conclusion The proposed amendments—specifically the 14.5m height limit and the R3 rezoning—represent an over-intensification of the site that prioritizes developer yield over community character and environmental preservation. I urge the Council to reject the proposal in its current form and maintain the R1 General Residential zoning and 8.5m height limit to ensure any future development remains sympathetic to Lake Cathie's unique environment.

<p>I request to be kept informed of the progress of this proposal and any upcoming Council meetings where this matter will be discussed.</p> <p>Yours sincerely, XXXXXXXXXX</p>
<p>#12103 Hi there, I'm writing to let you know I'm really against the new planning proposal for Ocean Drive in Lake Cathie. I've lived here a long time and I'm honestly worried about what this will do to our area. Changing the building height from 8.5m to 14.5m is way too much. It just doesn't fit in with the rest of our houses and is going to look completely out of place in a coastal village like ours. We really don't need high-rise style buildings looming over the road. I also don't think the move to medium density is a good idea for this spot. Traffic on Ocean Drive is already a bit of a nightmare at peak times, and cramming more people into a smaller space is only going to make it worse. Plus, a tiny 5-meter buffer isn't enough to protect the bushland right next to it. We love the quiet feel of Lake Cathie and this proposal feels like it's trying to turn us into something we're not. Please keep the current rules in place so we don't lose the character of our neighborhood. Thanks,</p>
<p>#12104 Totally oppose this planning, how can you justify the heavy traffic and those residences with an eye sore over their back yard Really is unacceptable, it's a big fat NO !!</p>
<p>#12105 Firstly I am shocked that a high rise has been allowed in this beautiful coastal town. I live in XXXX, and back on to the new development. I knew at some point there would be houses going in but not to this extent. I am concerned that there are rumours going around that this will be government housing. This type of housing will not fit in to our area and will look and be out of place.</p>
<p>#12106 I don't want this to go ahead. The infrastructure doesn't support it, traffic is either the straight or ghost road and both can be closed with accident / fire / flood. And the 2019 fires showed there aren't enough safe spaces for us to evacuate to as it is in case of a fire let alone another 400-1000 people.</p>
<p>#12107 As a long term resident of lake Cathie and the community we are constantly looking to sustain a medium to high residential area would not be in keeping with the esthetic and family oriented/ retired lifestyle we are striving to achieve. This is not inline with the lifestyle values and needs of of beach side homes .</p>
<p>#12108 I reject this proposal as lake Cathie does not need this in the town. It does not suit the area as it is a small coastal town with a local community and will change the culture of the town in a negative way. The population has already increased beyond it's capacity and we don't want it or need it</p>
<p>#12109 I write to formally object to the proposed six-storey development in our coastal town on the grounds that it represents an overdevelopment of the site and is inconsistent with the character, capacity, and long-term sustainability of the area. The scale and height of the building are excessive in the context of the existing low-rise coastal environment and would significantly alter the visual character and identity of the town. The proposal fails to adequately address the already well-documented traffic congestion issues, particularly along the road toward Lake Cathie, which is currently operating beyond safe and efficient capacity during peak periods. An increase in population density of this magnitude will inevitably exacerbate traffic delays, reduce road safety, and place further strain on an already overburdened transport network without any clear or committed infrastructure upgrades. In addition, there is insufficient evidence that essential infrastructure—including water, sewer, stormwater management, parking provision, and local services—can accommodate the increased demand generated by this development. The likely overflow of parking into surrounding streets will negatively impact residential amenity, while increased density will place pressure on public spaces and community</p>

<p>resources that are already stretched. The proposal also raises concerns regarding environmental impacts, particularly in relation to stormwater runoff and the cumulative effect of intensified development within a sensitive coastal setting.</p> <p>Furthermore, approval of a development of this scale would set an undesirable precedent for future high-density, multi-storey developments, fundamentally changing the nature of the town and undermining strategic planning objectives intended to preserve its character and manage growth responsibly. For these reasons, I strongly submit that the proposal is inappropriate for this location and should not be approved.</p>
<p>#12110 The proposal is out of character with existing surrounding dwellings and will throw a considerable shadow as well overshadow what was to be reserved Koala habitat.</p>
<p>#12111 I don't believe our little village has the infrastructure to have this area re-zoned for 200 units/homes. Considering there will be anywhere between 3 to 5 people living in each home, possibly 2 to 3 cars per home - how is this going to impact the roads leading in & out of that area. We have one medical centre that most drs aren't accepting new patients, we have one supermarket. Lake Cathie is a village - this will ruin the look of our town. I totally object the NEW proposal.</p>
<p>#12112 Lake Cathie is a small community, to rezone property to be able to hold high rise units doesn't suit the town and nor does the town have infrastructure or ability to get the to accommodate. This is not Port Macquarie and we do want to be. There are many sites within port that would be more suitable for this. You will destroy a small town. The locals already struggle to get access to drs, and other health care professionals in the town, the shops are at capacity and regularly without food on shelves how is adding hundreds of more residents in one go going to work? This town does not need, nor can it cope with this. Stop destroying our town.</p>
<p>#12113 I am writing to provide a submission regarding the proposed rezoning of land in Lake Cathie from R1 General Residential to R3 Medium Density Residential, including the proposed increase in building height from 8.5 metres to 14.5 metres. I do not support this proposal in its current form.</p> <p>I am a resident of Lake Cathie and believe that this proposal is not in character with the low-rise coastal village. The proposal to change the building from 2 storeys to 4-5 is completely out of scale with the surrounding homes and would be excessively dominant. While I support appropriate and well-planned development, this proposal represents an overdevelopment of the site and is not in keeping with the character or capacity of Lake Cathie. With the Rainbow Beach estate and the other new developments on the outskirts of Lake Cathie, I do not believe that there is a shortage of affordable housing, making it important to retain the character of Lake Cathie centre. I respectfully request that Council reconsider this proposal and retain the current zoning and height controls. Sincerely, XXXXXX</p>
<p>#12114 Having lived in high density living, on the Gold Coast, it is my opinion that by making any part of Lake Cathie medium to high density living would be extremely detrimental to the area. If wanting to change planning permits this should be applied to properties in Port Macquarie, where multi storey properties are existing</p>
<p>#12115 I do not agree with the increase in density and building height size increase. The height increase is significant and changes the outlook of our village. I urge council to reconsider this.</p>

<p>#12116 Awful. Please stop over developing lake cathie. The road into Port Macquarie wont cope. The town needs more trees not more units</p>
<p>#12117 This development proposal is totally inappropriate in a coastal village environment. Not only has massive development in Lake Cathie already destroyed our quality of life, the infrastructure is not in place for more future development. Traffic is a nightmare. Give us back the life we chose to invest in, not the massive overdevelopment no local want.</p>
<p>#12118 We have already have too much traffic! My vote is NO</p>
<p>#12119 This development proposal is completely out of character with this area. A graded increase in housing density is a natural part of population growth but changes of this nature are too rapid and will have a negative impact on the look and feel of our community. It will also create extra pressure on local infrastructure that is already struggling to cope (no library, lack of footpaths, school is full, medical centre full, sewage needs upgrading, frequent black outs)</p>
<p>#12120 The number of apartments would put too much pressure on the area. There isn't enough infrastructure here yet to support this already large influx of residents. For many things such as high school, swimming pools, doctors, dentists, butchers we already have to travel along Ocean Drive or the highway into Port Macquarie. With this influx of people Ocean Drive and Houston Mitchell Road would be put under a great amount of pressure, especially the dangerous turn onto the highway. The apartments would also be so high that they would restrict the light into the natural koala habitat at the back. The plans also don't seem to offer enough parking for the residents, visitors of residents.</p>
<p>#12122 Our town is not a high rise type of area, coastal town with families living in homes and 2-3 storey unit blocks at most. Don't change it. We don't have the infrastructure to suit this type of housing - more cars, less spots to park. The road in that area is busy enough with Woolworths and the other shops, don't make it a complete bottle neck</p>
<p>#12123 I am writing to formally object to the draft planning proposal to rezone part of the Ocean Drive site from R1 General Residential to R3 Medium Density Residential, including the proposed amendments to lot size and building height. My objection is based on the significant ecological impacts this proposal could have on the adjoining C2 Environmental Conservation zone and the broader Lake Cathie and Lake Innes ecological systems. Threatened Species and Ecological Values. The proposed development site backs onto areas of high conservation significance. Key ecological concerns include:</p> <p>a. Threatened Fauna Green and Golden Bell Frog (<i>Litoria aurea</i>) – nationally recognised threatened amphibian dependent on wetlands and estuarine habitats. Black-necked Stork (<i>Ephippiorhynchus asiaticus</i>) – large wetland bird requiring intact wetland and swamp ecosystems. Eastern Chestnut Mouse (<i>Pseudomys gracilicaudatus</i>) – threatened native rodent dependent on coastal habitats. Koala (<i>Phascolarctos cinereus</i>) – listed as Endangered in NSW; the area may contain habitat corridors linking bushland patches.</p> <p>b. Threatened Flora and Communities Coastal Saltmarsh and dwarf heath casuarina (<i>Allocasuarina defungens</i>), part of the estuarine ecological community, are highly sensitive to disturbance, hydrological changes, and edge effects from adjacent development.</p>

Wetland and estuarine ecosystems of Lake Cathie are recognised as ecologically significant and support diverse species.

Key Issues with the Proposal

Inadequate Buffer – The proposed 5m C3 Environmental Management buffer is insufficient to protect threatened species from indirect impacts such as noise, light, pets, weed invasion, and runoff. Research suggests much wider buffers are needed to reduce edge effects.

Habitat Fragmentation – Rezoning to R3 Medium Density Residential increases the risk of fragmentation of habitat corridors crucial for movement and survival of threatened species (e.g., koalas, amphibians, and small mammals).

Hydrological and Estuarine Impacts – Increased development can alter water flow, increase pollutants, and disturb sensitive saltmarsh and estuarine ecosystems, affecting feeding and breeding grounds of both aquatic and terrestrial species.

Precautionary Principle – The ecological sensitivity of this site, combined with the presence of threatened species, warrants a cautious approach. Rezoning and medium-density development should not proceed without comprehensive, independent ecological assessments.

Given the documented presence of threatened species, ecological communities, and the importance of maintaining connectivity to the C2 Environmental Conservation zone, this proposal presents significant environmental risks. I strongly urge the Council to refuse the rezoning and prioritise the protection of Lake Cathie's ecological values for the future.

#12124

Proposal to increase height to 14.5m is a major concern and would not suit the area. Increasing the amount of apartments would be detrimental to Lake Cathie and the current shopping facilities with the infrastructure not extra able to cater for the amount of increase in population the apartments would bring.

#12125

No I don't agree get your priorities right first

Get infrastructure in place ie ocean road between Cathie and port can use an overtake lane now it would be acceptable both directions as i am a tradie and travel everyday to and from port I'm tired of people driving at 65-80ks in a 100k zone and panic every time they see a flash for cash or a slight bend in the road (btw ask me where it should go as you bunch wouldn't have a clue)ps don't use bitchfeild either still can't work out why these dickheads haven't opened the road properly considering it was supposed to be finished by now

I can't get a parking now at woollies so maybe instead of more houses a bigger car park would be better

#12126

This has long been a contentious issue. It should not been changed just because enough time has past. Read the room, we are not the gold coast and don't need to compete with them. Progression does not mean destruction.. it means working with the exisiting community.

#12127

Progression does not mean ignoring the past. We are first and foremost a fishing village not the gold coast

#12128

As a community member of Lake Cathie, I strongly oppose the building of R3 medium density housing on this site. This land is prime Koala Habitat in C2 Zone and prior to the clearing of the block there was a resident Koala that frequented this area and the areas behind the Community Hall which subsequently died as a result of the land clearing. Allowing this development to occur would significantly impact the habitat and natural environment of Lake Cathie, which already has plans for R3 medium density housing in the new estates. This particular location is unsuitable for such large scale development, as it's not supported by existing local infrastructure. There is no on street parking for this many dwellings, so the overflow of cars would add to the already congested Woolworths carpark. There is no safe crossings along Ocean Drive for pedestrians including school children who regularly cross at the bus stop outside this location making it potentially quite dangerous for road users and pedestrians with the increased volume of cars entering and exiting ocean drive on this location. During the building works the impact of traffic flow along Ocean Drive for Lake Cathie residents trying to access the shops, schools and work will have a high impact on residents commuting to work and school, we've already endured extensive delays with the building of the round about next to the ambulance station. Thank you PMHC for listening to the residents of Lake Cathie and denying this proposal.

#12129

<p>I think this is ridiculous and will not benefit Cathie in anyway . During COVID the prices of houses skyrocketed and having this eyesore built in the centre of our little village will look ugly and make it more unaffordable for families Council needs to think about the impact on the residents of Cathie and take our feedback serious I don't think there will many residents that will be happy</p>
<p>#12130 Not to increase proposed height changes to buildings This will encroach on people's privacy with their homes</p>
<p>#12131 This will ruin this suburb and community. It will no longer be a residential family area. Raising the number of potential residences to numbers like suggested dramatically changes the community who reside there. The once family oriented community will change to portentially holiday rentals, busier residential streets, cars parked along the street due to many people living in a small space. Dont change the zoning, keep the numbers lower and keep Lake Cathie general residential.</p>
<p>#12132 Please don't allow a development of this size to go ahead It will have a negative impact for all concerned And spoil the lovely holiday village feel residents love the area for</p>
<p>#12133 Lake Cathie is a small beach town. A multi storey housing block would look out of place. The sewer system does not cope now when there is heavy rain as it is. Not to mention that the houses opposite would loose all privacy with the balconies of the proposed complex over looking pools and into private living spaces. This is an absolute ridiculous proposal that is NOT in the best interests of the Lake Cathie community.</p>
<p>#12134 I grew up directly across the road from this vacant block and after all the years of speculation of what would happen there to now find out that this is the proposal is ridiculous. That road is already a nightmare getting in and out of both Fiona cres and Woolworths. Plus the area does not need such an eye sore on what is a nice little coastal town. Strongly against this proposal.</p>
<p>#12135 Gone from 2 story to 4 stories. It never stops. Get a little then take more. Delay building then reapply till they get what they want. Lake Cathie is not 4 story dwelling. Once 1 development approved then comes another, then yes another. You go through the Pretext of community consultation just so it's been done. It's just a greedy war of attrition by powerful people who get what they want. By my observation the 1 koala that lived around this site died and seen none since so the koala corridor zone can in future be revised and rezoned. All hypocritical to placate the dumb arses you call ratepayers.</p>
<p>#12136 I strongly oppose this development for Ocean Drive Lake Cathie. The development in question, is out of character for the small community of Lake Cathie Village. This development will create an eyesore, to the community, which composed of single and double story homes in the area. This will greatly affect the residents who live in and around this proposed development, including their privacy, with top units hovering over into other residents yards and into their homes. Lake Cathie is not only a village community, it is a coastal town that does not have the required infrastructure to cope with such a large development. I am disgusted that this developer has gone against their word to build 11 villas, to then sneakily change their development proposal. This is in no way supportive of the community standards this town prides itself on. The site in question is also a koala habitat, such housing on this scale is not suitable for this site. I urge the Council to reject this hideous project, which will only put further strain on roads, medical facilities and the environment. This development will change the picturesque landscape of the village.</p>

Residents moved or have lived in Lake Cathie because it holds a village type community. This proposal is more of a city like development, not in line with a village community.

#12137

We live on XXXX in Lake Cathie and absolutely love it. We have a small family. We love the small community and that tourists can't stay here and overrun the town every summer. We love that there isn't much traffic and you can safely get around town.

The development of 200 units though will be an absolute nightmare if it is approved. It does not fit in with the community landscape. If the aim is to attract single elderly people then build this in Port Macquarie where there is better access to facilities for the elderly. We strongly disagree with this proposal and don't think Lake Cathie is an appropriate location for this amount of apartments.

#12138

Please reconsider the scale of this development. Lake Cathie is already over populated for infrastructure-particularly the road infra. We still don't have footpaths and drainage along a large portion of ocean drive. The end of Fiona cres that will be affected is already prone to local flooding from run off from Ocean Drive and that is prior to any additional housing run off from this development.

The egress in and out of Fiona is a poor plan- this is already a busy intersection with no round about or traffic lights. The proposed scale must be reconsidered- it is not a good fit for our suburb. Especially with the height. Thank you for your consideration,

#12139

Dear Planning Committee,

I am writing to formally oppose the proposed rezoning of land at Ocean Drive, Lake Cathie, from R1 General Residential to R3 Medium Density Residential. While I understand the importance of growth and development, I believe this proposal will have negative consequences for the existing community, its character, and the quality of life of its residents.

The proposed increase in building height from 8.5m to 14.5m would result in multi-storey structures that are not in keeping with the existing low-rise, residential nature of our town. Lake Cathie is defined by its coastal charm and suburban atmosphere, and introducing such tall buildings would drastically alter the town's visual identity in a way that is incompatible with its current character.

Moreover, Lake Cathie already faces significant challenges with the availability of essential services. The town has a notable lack of services for its residents, particularly those in lower-income housing, which this proposed development seems to target. The existing healthcare facilities are limited, and there are few options for accessible services for those who need them most. The local medical centre has been at capacity for years always and any increase in population would further exacerbate this issue, potentially leaving vulnerable residents without the necessary support.

There is also a lack of adequate community and emergency services in Lake Cathie, which further highlights the risks of the proposed medium-density development. The absence of sufficient police presence, in particular, raises concerns about the safety of residents in higher-density areas. A development of this scale would only put more pressure on an already understaffed local police force, without addressing these gaps in service.

While I recognize the inclusion of the 5m ecological buffer zone (C3 Environmental Management) as an attempt to protect the adjacent conservation area, it does not address the broader issues of infrastructure, safety, and community wellbeing that this development would exacerbate.

I urge the Council to reconsider this proposal and focus on growth that is better aligned with the town's current infrastructure, safety needs, and the wellbeing of all residents. We need thoughtful, sustainable development that supports Lake Cathie's existing character, ensures access to essential services, and provides for the full range of community needs before any new development proceeds.

Thank you for your attention to this important matter.

Sincerely,
XXXXXX

#12140

I wish to lodge an objection to the proposed development on the following grounds:

The proposal identifies the known capacity limitations within the local sewer network, but then goes onto say that it will be able to be serviced.

Available information indicates that:

- The existing sewer network does not have sufficient capacity to accommodate the additional yield generated by the proposed increase in density.

Approving the development in the absence of suitable utility infrastructure creates an unacceptable risk of:

- Sewer overflows,
- Environmental harm, and
- Reduced level of service to existing residents within the same catchment.

The applicant asserts that the proposal will not impact the existing village character; however, this claim is not supported by the scale or nature of the development.

The proposal includes:

- Approximately 200 additional dwellings,
- Distributed across four medium-density buildings.

This represents a substantial and abrupt increase in density that is inconsistent with the established built form of the area.

The introduction of multiple medium-density buildings of this scale will:

- Alter the visual character of the locality,
- Increase population density significantly, and
- Change the functional dynamics of the area (traffic, noise, activity levels).

As such, the proposal will materially change the “village vibe” rather than preserve it.

The application relies on comparisons to zoning or planning controls in Bonny Hills to justify the proposal. However, this comparison is misleading because:

- There are currently no developments of a similar scale, form, or density within Bonny Hills.

The absence of comparable developments indicates that the proposed scale is not consistent with the existing or demonstrated character of the locality.

#12141

I object to the Proposal to change height limits from 8.5m to 14.5m on any Development in Lake Cathie.

#12143

I find myself very distressed by this proposed development and its repercussions for the Lake Cathie township. In the last few years the amount of development that has occurred has had a major impact on our community. Where is the extra infrastructure to support all this development?

Over the last few years we are experiencing more blackouts and phone outages than ever. I still have to walk out into the street where I live to get good enough phone service to be able to make a call. But don't worry about us long term residents!!!

I have lived here long enough to remember severe water restrictions and worry that in the future the availability of water can become a major issue.

Where are they going to park? Because we know there are very few single car families any more and yet as unit dwellers they will only be allocated one parking spot each.

I am also very concerned about the loss of our “village” feel that I came to live in Lake Cathie to experience.

Lake Cathie does not have the medical and retail services to continue to support more and more development and don't bother telling me they are “on the drawing board” I already have to shop at 7am to get a parking spot at Woolies and wait weeks to get a doctors appointment!!!

A high rise development is not needed or wanted in our community. We are not Port Macquarie and that's why we chose to live here!!!

We were all wondering why the previous townhouse development that had been approved never went ahead? Now we know why...more greed to destroy our little community!!!

#12144

I wish to express concern and opposition to the proposed rezoning on Ocean Drive, Lake Cathie from general to medium density residential.

Lake Cathie has grown significantly in the last 10 years and it is evident that the required infrastructure to support this increase in population has not been considered. E.g. no pathways connecting the new estates or the school to the majority of Lake Cathie, and the Rainbow Beach sporting fields and facilities still to be completed.

Further, a development like the proposed brings with it more people and cars to an area of Lake Cathie that is already the busiest, with access to and from the shopping area already an issue.

Change and growth to towns like Lake Cathie are inevitable as population increases but please consider the greater implications to the local community rezoning the land will have.

<p>#12145 Lake Cathie is not the place for this development. It is not needed here nor will it add value to the area. The new subdivisions already have so much land available and the school cannot keep up with the growth of the suburb neither can the rest of the infrastructure. The last thing needed is medium density zoning.</p>
<p>#12146 Lake Cathie does not have the infrastructure to support this level of density living. Currently the shop car par fills up quickly. The GP centre is not taking new clients. The daycare has long waiting lists. 1 bus leaving on that corner for Port Macquarie each hour that only holds 43 seats. There are no paths on Fiona Crescent meaning children, families and aged residents must walk on the road the massive increase in road use will be unsafe. We do not have the infrastructure (medical, educational, roads, transport, parking or grocery) required to support a medium density living of that size. Lake cathie demand for services have already exceeded its capacity adding such a large amount of people will result in crisis of overstretched, underresourced and inaccessible essential support and services.</p>
<p>#12147 I am writing to express my serious concerns regarding the proposed increase in medium-density living within Lake Cathie. In my view, Lake Cathie does not currently have the infrastructure required to support a significant increase in population density. Existing services are already operating at, or beyond, their capacity, and further development will place additional and unsustainable pressure on essential community resources. There are several key areas where infrastructure is already insufficient: Retail and parking facilities are inadequate, with the shopping centre car park frequently reaching full capacity. Medical services are overstretched, with the local general practice not accepting new patients. Childcare services are under significant strain, with long waiting lists. Educational infrastructure is limited, with the local primary school already small for the size of the community, and no high school located within Lake Cathie. Public transport options are extremely limited, with only one bus per hour servicing the area to Port Macquarie, with a capacity of approximately 43 passengers. Pedestrian infrastructure is lacking, particularly on Fiona Crescent, where there are no footpaths. This forces children, families, and elderly residents to walk on the road, creating serious safety concerns that will only worsen with increased traffic. These issues demonstrate that Lake Cathie does not currently have the necessary medical, educational, transport, road, parking, or retail infrastructure to support a development of this scale. The demand for essential services in Lake Cathie has already exceeded capacity. A substantial increase in population will likely result in services becoming further overstretched, under-resourced, and increasingly inaccessible to residents. I respectfully request that Council reconsider any proposals for medium-density development in Lake Cathie until appropriate infrastructure is planned, funded, and delivered to adequately support the existing and future community.</p>
<p>#12148 I am writing to express my serious concerns regarding the proposed increase in medium-density living within Lake Cathie. In my view, Lake Cathie does not currently have the infrastructure required to support a significant increase in population density. Existing services are already operating at, or beyond, their capacity, and further development will place additional and unsustainable pressure on essential community resources. There are several key areas where infrastructure is already insufficient: Retail and parking facilities are inadequate, with the shopping centre car park frequently reaching full capacity. Medical services are overstretched, with the local general practice not accepting new patients. Childcare services are under significant strain, with long waiting lists. Educational infrastructure is limited, with the local primary school already small for the size of the community, and no high school located within Lake Cathie. Public transport options are extremely limited, with only one bus per hour servicing the area to Port Macquarie, with a capacity of approximately 43 passengers. Pedestrian infrastructure is lacking in Lake Cathie in general, lacking footpaths in most areas. This forces children, families, and elderly residents to walk on the road, creating serious safety concerns that will only worsen with increased traffic's in the area. These issues demonstrate that Lake Cathie does not currently have the necessary medical, educational,</p>

transport, road, parking, or retail infrastructure to support a development of this scale. The demand for essential services in Lake Cathie has already exceeded capacity. A substantial increase in population will likely result in services becoming further overstretched, under-resourced, and increasingly inaccessible to residents. I respectfully request that Council reconsider any proposals for medium-density development in Lake Cathie until appropriate infrastructure is planned, funded, and delivered to adequately support the existing and future community.

#12149

I am writing as a local resident to formally oppose the proposed increase in unit and medium-density developments in Lake Cathie. Lake Cathie is a valued community, known for its family-friendly environment, safety, and relaxed lifestyle. However, it is already evident that the town is struggling to meet the needs of its current population, and further development of this scale will place additional strain on already limited services. Families are finding it increasingly difficult to access essential services. Local medical centres are at capacity and not accepting new patients, childcare options have long waiting lists, and schooling is limited, particularly with no high school in the area. Even basic daily activities, such as visiting the local shops, are impacted by insufficient parking and overcrowding. Safety is also a growing concern. In streets such as Fiona Crescent, the absence of footpaths forces children, parents with prams, and elderly residents onto the road. Increased traffic associated with higher-density living will only heighten these risks and reduce the safety of our community. Public transport remains extremely limited, leaving most residents reliant on private vehicles. Without significant upgrades, additional development will only increase congestion and place further pressure on roads and parking. For residents, this issue goes beyond infrastructure. It is about protecting the character, safety, and livability of Lake Cathie. Proceeding with higher-density development without first addressing these critical shortcomings risks permanently changing the nature of the community and diminishing the quality of life for those who live here. For these reasons, I strongly oppose the proposed development. I urge Council to prioritise the planning and delivery of essential infrastructure and services before considering any increase in population density.

#12151

I do not support medium or high density housing in Lake Cathie.. It is totally at odds with the town.. Those dwelling types are more in line with larger centres, not small coastal towns..

#12152

It is very concerning in regard to parking for the area, public amenities . It would also be a shame to see Lake Cathie change from a beautiful lowset coastal town with a high rise as you are setting a precedent to starting another characterless seaside town.

#12155

I write to formally oppose the Ocean Drive, Lake Cathie Planning proposal.

While I acknowledge the need for additional housing supply in the region, this proposal raises several significant concerns that have not been adequately addressed and, if approved, may result in long-term negative impacts on the local community, environment, and infrastructure.

1. Inappropriate Increase in Density and Building Height

The proposed rezoning from low-density residential to medium-density residential represents a substantial and abrupt shift in the character of the area. Increasing allowable building heights from 8.5 metres to 14.5 metres introduces the potential for multi-storey developments that are inconsistent with the existing coastal village atmosphere of Lake Cathie. This scale of development risks overshadowing neighbouring properties, reducing privacy, and fundamentally altering the visual and social character of the community.

2. Traffic and Road Safety Concerns

Ocean Drive is already a heavily used arterial road. Increasing residential density in this location will inevitably lead to higher traffic volumes, placing additional pressure on an already constrained road network. There are concerns that intersections, access points, and pedestrian safety have not been sufficiently addressed, particularly given the proximity to residential areas and local amenities.

3. Environmental Impact and Insufficient Buffering

Although the proposal includes a 5-metre environmental buffer, this appears inadequate given the proximity to environmentally sensitive land. Increased development intensity raises the risk of habitat disturbance, stormwater runoff, and long-term degradation of nearby conservation areas. A minimal buffer

does not provide sufficient protection for biodiversity or ecological integrity.

4. Flooding and Coastal Risk

Lake Cathie and surrounding areas are known to be vulnerable to flooding and coastal impacts. Increasing density in such areas introduces additional risk to future residents and may exacerbate existing drainage and flood management challenges. Greater clarity and stronger safeguards are required before intensifying development in a potentially high-risk location.

5. Infrastructure Capacity

There is insufficient evidence that existing infrastructure—such as roads, drainage systems, utilities, and community services—can support the proposed increase in population density. Without clear commitments to infrastructure upgrades, the proposal risks placing undue strain on local services and reducing overall liveability.

6. Lack of Justification for Scale of Change

The proposal appears to prioritise development yield over strategic, community-sensitive planning. There has been limited justification provided as to why such a significant uplift in density and height is necessary in this specific location, particularly given the potential impacts outlined above.

Conclusion

For the reasons outlined, I strongly oppose the Ocean Drive, Lake Cathie Planning Proposal in its current form. A more balanced approach is needed—one that carefully considers environmental protection, infrastructure capacity, and the preservation of local character, while still addressing housing needs in a sustainable and appropriate manner.

I respectfully request that the proposal be reconsidered, amended, or rejected.

#12156

This proposal is a disgrace. The local planning zones are in place to maintain the preservation and integrity of a community. The people in the community did not move here for it to become "little PMQ". The rezoning in this space serves no benefit to the LC community.

It is yet another example of poor council decision process and management. The fact that developers with "deep pockets" can have the council's support is atrocious. It really shows the depth of degeneracy this council is known for.

#12157

This proposal is totally unacceptable. A high rise development would be completely alien and an eyesore in a small community like Lake Cathie and would irrevocably and permanently change the ambience and rural character of the village. There is no other similar community - Bonny Hills, Camden Haven, Laurieton - that has high rise buildings on the main thoroughfare and the appearance of this type of dwelling would not be appreciated or welcomed by people living, transiting or holidaying in the village. There are already enough houses being built in Lake Cathie so the proposal would not significantly add to the housing stock available. The number of new single or double storey dwellings that have been built and are due to be developed in the next few years is already having a detrimental effect on the infrastructure of the village. Road congestion has increased due to the additional population and putting high rise buildings right in the centre of the village in one of the narrowest parts of Ocean Drive with the extra vehicles that would entail, would result in increased congestion, problems with access to and from the dwellings and further disadvantage residents and visitors. The siting of high rise dwellings on the west side of Ocean Road would have a devastating effect on houses on the east side of Ocean Drive. Not only would sunshine and light be blocked for a significant part of the day but east facing windows or balconies on the high rises would overlook the houses opposite and be a gross intrusion and remove the privacy of residents in their back yards. Other infrastructure such as medical availability has already seen significant declines since housing development started in the village and adding another 200 or so people will exacerbate the already overstretched medical centre. In addition, if the development includes low cost housing, the likely residents may have pre-existing medical problems due to previous circumstances and this could make it even more difficult than it currently is for existing residents to obtain an appointment with a doctor. I am sure that there are many other problems with this proposal that I have not highlighted and I struggle to find any merit whatsoever in the proposal.

In conclusion, I believe there are no benefits to this development and many drawbacks. If it did go ahead, I know it would cause ongoing community anger that the views of the overwhelming majority of residents have been ignored in favour of greedy developers who would not have to live with the monstrosities they have imposed on the village. The application should therefore be denied and the original proposal to have, at the most, two storey houses built on the site reinstated.

#12158

I have been a resident for over 30 years and have seen a massive growth in the population and also vehicles using Ocean Drive. The area around Woolworths is already a challenge to negotiate and if

<p>medium density housing is allowed to go ahead, that will increase the problem. Why on earth would council agree to a six storey structure in an area where there are no other buildings anywhere near this size? Lake Cathie was a small village when we arrived, it has expanded rapidly and development needs to be slowed down to allow for better infrastructure including sewerage and water supply to meet the needs of a growing population. Please reconsider the absolute necessity for this development. Two storey maximum is more in keeping with the surrounding neighbourhood.</p>
<p>#12159 I would like to add that Lake Cathie is for the size of the small coastal town already getting over populated and the increase in 400 more people in these apartments puts a strain on the infrastructure such as the medical centre, dental, schools & traffic just to name a few. I live in Mullaway rd and the height of this building will impact on light and airflow. I also am concerned about water run off onto the back of my property and if this is going to be government housing this is a major concern for our small community and something i highly oppose, firstly i feel it may impact on the value of my house and the bushland between my house and the development will become a haven for unruly behaviour.</p>
<p>#12160 I am strongly against the proposal to rezone this land. A development of this size is not in keeping with the village atmosphere of Lake Cathie. Currently there are no buildings higher than two story and to propose multiple buildings of possibly 5 to 6 stories high is alarming! I am particularly concerned that the additional demand placed on utilities will mean upgrading service at Council, therefore ratepayer, cost. Adequate off street parking is also a concern. I remember when the developer bought the land and his vision, as reported on our local news, was very different to what he is proposing now. He has already let the koalas down by the clear felling of the front section of the land.</p>
<p>#12161 R3 not supported, keep existing R1 zoning as the property was initially bought. see attached letter. ** APPENDIX C **</p>
<p>#12162 Do not support R3 change in height & density, keep R1 see attached ** APPENDIX C **</p>
<p>#12163 keep R1 zoning see my letter ** APPENDIX C **</p>
<p>#12164 R3 Not supported keep R1 zoning see attached ** APPENDIX C **</p>
<p>#12165 I support R1 see attached letter ** APPENDIX C **</p>
<p>#12166 Hi Live in Lake Cathie and 100% against this zoning Is Cathie the dumping ground for drug addicts and Housing Commission in the Hastings. We already have druggos on the end of the street and they have the best view of the lake in cathie ! Council won't help the Lake situation and now this. No, we need more infrastructure or zoning for shops and restaurants .</p>
<p>#12175 I'd like to voice my objection to this proposal to rezone this Lake Cathie Ocean Drive site to R3 medium density. I believe the height of 14.5 m and the housing density this allows, exceeds the ecological, societal, and infrastructure abilities of the area. The previous (quite a few years ago now) proposal for this site suggested a scattered layout of 2 story townhouses with connecting boardwalks to leave adequate habitat for koalas. So the village was shocked when the clear felling of the site was undertaken contrary to what we were led to believe was going to happen on this site. This ecological degradation of the site was appalling. Concept plans on the developers website, naming this site as "The Sanctuary" show 4 blocks of 4 story apartments fronting a 4 lane road. Nothing like what was originally proposed. It is quite frankly laughable. I believe rezoning to R3 would open up this block to create an inappropriate development that would tower</p>

<p>over the village. The existing road would not cope, the public transport is already woefully inadequate, the sewer capacity would be strained, adjacent properties would lose privacy and subsequent value. I understand more affordable housing needs to be built but this needs to be done to fit harmoniously within the areas it is being constructed. Lake Cathie is a quiet residential village that is more suited to 2 story apartment dwellings. Thankyou.</p>
<p>#12178 This is way too much residential space. The area cannot manage the current population, This increase in accommodation. and therefore people will overwhelm the local schools, hospital and amenities. Too much development already in this area for current infrastructure.</p>
<p>#12180 Whilst I believe in progress, I STRONGLY disagree with the proposed building height of 14.5m in the area outlined</p>
<p>#12182 1. The propose rezoning permit a height and scale that is inconsistent with the establishment character of Lake Cathie and surrounding areas. The original plan for 2 stories would be a better fit in the current streetscape. 2. This development represents an over development of the site with a building that fails to meet the current streetscape in term of scale, mass and spatial separation. 3. The current infrastructure is not able to cope with the increased residents. 4. The increased height will have a impact on afternoon sun and on residents that have installed solar panels and other amenities.</p>
<p>#12183 As a resident of Lake Cathie for the past 18 years I believe I have a fair idea of the nature of town both in positives and shortcomings. Any medium density building would be at odds with the area and high rise or medium high rise totally out of character and detriment to the kind of semi country/beachy place in which we live. There is NO precedent for such development. No housing above the current height allowances. Then there's the the infrastructure, water, electricity and traffic difficulties - another burden on what is already fast expanding then with a crazy amount of building going on. I can foresee this will be a Ghetto of the future, crowded housing, crowded parking, and who is responsible for future upkeep and maintenance? It won't be presumably low income residents. This future ghetto will sit on prime land which would have lent itself to buildings which would be an attractive addition to our town. Most people living here love it because of its casual beachy feeling and the whole lakeside experience. Most of us paid a lot of money to live in such a place and obviously we do not want our homes diminished in value but more than that such a development goes against the current town planning and the essence of our town and the way we live. Find another location or create a small attractive development in keeping with current rules.</p>
<p>#12185 I truly believe this would cause significant concerns with Lake Cathie. The infrastructure alone is not capable to house such a large block. Not only that but public transport is severely limited getting to and from anywhere on the Mid North Coast. As job opportunities are mostly based in Port Macquarie the concern for increase in traffic and people will not be able to accommodate. Lastly, the Lake Cathie community is mainly retired and young family based. I myself have two young boys that enjoy the safe and secure area we live in and would like to ensure my kids can continue to have a community and environment like that. Thank you and please let me know how I can proceed with this further.</p>
<p>#12187 Whole heartily against this development. The land has been vacant for years with many rumours about what would eventually happen here. To find out this is what they are apposing is truly disgusting and not what this little coastal community needs</p>
<p>#12188 Not what this town needs. Totally against this proposal</p>

#12189

Worst proposal imaginable. Surly they can think of something more suitable for a small coastal town then this

#12190

To: Port Macquarie-Hastings Council

Subject: Objection to Proposed Rezoning - Lake Cathie

I write to formally object to the proposed rezoning of land in Lake Cathie from R1 General Residential to R3 Medium Density Residential.

This submission is made having regard to the relevant provisions of the *Environmental Planning and Assessment Act 1979 (NSW)*, the applicable Local Environmental Plan, and broader strategic planning principles. It is my view that the proposal is inconsistent with orderly and economic land use planning and will result in unacceptable environmental, social, and character impacts.

1. Inconsistency with the Objectives of R1 and R3 Zones

Under the Port Macquarie-Hastings Local Environmental Plan 2011, the objectives of the R1 zone are to:

*Provide for the housing needs of the community

*Maintain the character of low-density residential areas

In contrast, the R3 zone is intended to:

*Provide for a variety of housing types

*Increase density and accommodate larger populations

The proposed rezoning represents a significant and abrupt transition that is not supported by the existing built form or character of Lake Cathie. Such a shift fails to provide a reasonable or sensitive planning transition and is inconsistent with strategic planning principles requiring compatibility with surrounding land uses.

2. Failure to Meet the Aims of the Environmental Planning and Assessment Act 1979

The proposal is inconsistent with key objects of the Environmental Planning and Assessment Act 1979, particularly:

Section 1.3(c):Promoting orderly and economic use and development of land

Section 1.3(g):Promoting good design and amenity of the built environment

Section 1.3(j):Promoting the social and economic welfare of the community

Introducing 14.5-metre-high developments and approximately 200 additional dwellings into a low-density coastal town does not represent orderly or context-sensitive planning. Rather, it imposes an urban development model on a village-scale environment.

3. Non-Compliance with Strategic Planning Frameworks

The proposal appears inconsistent with the intent of the North Coast Regional Plan 2041, which emphasises:

*Protection of the character of coastal towns

*Managing growth in a way that respects local identity

*Delivering housing in appropriate locations with supporting infrastructure

Lake Cathie is not identified as a major urban growth centre capable of accommodating medium-density intensification of this scale. Growth strategies should instead prioritise locations with existing infrastructure capacity and urban characteristics.

4. Built Form and Height Impacts (14.5 Metres)

The introduction of buildings up to 14.5 metres in height is excessive and incompatible with the prevailing built form.

This will result in:

- *Visual dominance over single-storey dwellings
- *Significant overshadowing and loss of solar access
- *Overlooking and local of privacy
- *A “wall effect” inconsistent with coastal village character

Planning principles established in NSW Land and Environment Court cases consistently emphasise the importance of contextual fit and transitions in height and scale. The absence of an appropriate transition zone between R1 and R3 areas is a critical flaw in the proposal.

5. Adverse Amenity Impacts on Existing Residents

Residents in adjacent R1 zones will experience:

- *Reduced residential amenity
- *Increased noise and activity levels
- *Loss of outlook and sense of openness
- *Devaluation of lifestyle expectations associated with low-density living

These impacts are consistent with the principle of protecting existing amenity, a key consideration in both local and state planning frameworks.

6. Infrastructure Capacity and Cumulative Impact

The introduction of approximately 200 additional dwellings raises serious concerns regarding infrastructure capacity.

Key issues include:

- *Road network limitations and increased traffic congestion
- *Insufficient parking provision
- *Pressure on stormwater and drainage systems
- *Increased demand on community services and facilities

Under Section 4.15 of the EP&A Act, consent authorities must consider the suitability of land and the public interest. Without demonstrated infrastructure upgrades, the proposal cannot be considered suitable or in the public interest.

7. Housing Supply vs. Housing Affordability

While the proposal may be justified on the bases of increasing housing supply, there is no mechanism to ensure genuine housing affordability outcomes.

Evidence from comparable coastal areas indicated that:

- *Medium-density developments often target higher-income buyers
- *Investor and holiday-let markets dominate new developments
- *Local affordability is not materially improved

Without enforceable affordability measures, the proposal risks delivering density without community benefit.

8. Precedent and Incremental Intensification

Rezoning to R3 establishes a precedent for further intensification across Lake Cathie. This creates:

- *Ongoing pressure for additional rezonings
- *Gradual erosion of R1 zoned land
- *Long-term transformation of the town into an urbanised environment

Such incremental change is often irreversible and undermines long-term strategic planning objectives.

9. Impact on Coastal Character and Community Identity

Lake Cathie’s identity as a small coastal community is a defining feature that should be protected.

The proposed rezoning will:

- *Alter the visual landscape through increased building bulk and height
- *Reduce green space and openness
- *Introduce an urban scale of development inconsistent with the locality
- *Weaken the social fabric and community cohesion

This represents a permanent and undesirable shift in the character of the town.

Conclusion

Having regard to the relevant planning legislation, strategic frameworks, and the likely environmental and social impacts, the proposed rezoning from R1 to R3 in Lake Cathie is inappropriate and not in the public interest.

It is inconsistent with:

- *The objectives of the applicable Local Environmental Plan
- *The aims of the Environmental Planning and Assessment Act 1979
- *Regional planning strategies for coastal communities

The proposal will result in unacceptable impacts on built form, infrastructure, amenity, and community character.

Accordingly, I strongly object to the proposed rezoning and request that the land remain zoned R1 General Residential.

#12191

To: Port Macquarie-Hastings Council

Re: Objection to Planning Proposal - Rezoning from R1 to R3

Submitted by: XXXXXXXX ***contact name and details provided*

I, XXXX, formally object to the proposed rezoning of land in Lake Cathie from R1 General Residential to R3 Medium Density Residential.

The submission is made having regard to the Environmental Planning and Assessment Act 1979, the Port Macquarie-Hastings local Environmental Plan 2011 (LEP), and relevant strategic planning frameworks.

2. Inconsistency with LEP Zone Objectives

The R1 zone is intended to maintain low-density residential character. The proposed R3 zoning introduces increased density and building forms incompatible with the established character of Lake Cathie.

3. Non-compliance with LEP Height and Built Form Controls

Under Clause 4.3 - Height of Buildings, development must ensure compatibility with surrounding built form.

Allowing buildings up to 14.5 metres will:

Create visual bulk and dominance

Cause overshadowing

Reduce privacy

This conflicts with Clause 1.2 (Aims of the Plan), which seeks to protect residential amenity.

4. Failure to Satisfy Section 4.15 Considerations

Under Section 4.15(1) of the EP&A Act:

Impacts: Significant negative impacts on amenity and infrastructure

Suitability: Site unsuitable for medium-density scale

Public Interest: Proposal does not benefit the broader community

5. Traffic and Infrastructure Impacts

The addition of approximately 200 dwellings will generate:

1,200 - 1,600 additional vehicle trips per day

Impacts include:

Increased congestion

Reduced road safety

Parking shortages

Infrastructure strain will affect:

Roads

Stormwater systems

Water and sewer services

Community services

The represents premature development without confirmed upgrades.

6. Amenity Impacts

The proposal will result in:

Overshadowing

Loss of privacy

Reduced solar access

Increased noise

This is inconsistent with protecting existing residential amenity.

7. Strategic Planning Inconsistency

The proposal conflicts with regional planning strategies that aim to:

Protect coastal character

Align development with infrastructure capacity

8. Impact on Coastal Character

The development will:

Introduce urban-scale buildings

Reduce open space

Alter the visual identity of Lake Cathie

Change the community dynamic

9. Housing Affordability Concerns

There is no guarantee the development will improve affordability. Similar developments often:

Increased property values

Attract investors

Provide limited benefits to locals

10. Precedent and Cumulative Impact

Rezoning to R3 will:

Set a precedent for further development

Lead to gradual overdevelopment

Permanently alter the town's character

11. Conclusion

The proposal:

Conflicts with the Local Environmental Plan

Fails to meet legislative requirements

Will negatively impact infrastructure, amenity, and character

I strongly object to the proposed rezoning and request that the R1 zoning be retained.

#12192

To high as exceeds current village state of 8mtrs. Does not fit with village atmosphere. Too many dwellings in one small space. Strain on existing infrastructure. Shadowing existing dwellings cutting solar power for residents. Unacceptable increase in local traffic makes it even more unsafe for residents. ...I am ok with development but this is total overdevelopment. Making our village an eyesore and not what local people should have to put up with with a saturation of population in one place. ...not happy.

#12193

Dear Sir/Madam,

I am writing to formally object to the proposed changes to the planning controls for land on Ocean Drive, Lake Cathie, including rezoning from R1 General Residential to R3 Medium Density Residential and C3 Environmental Management, and the proposed increase in building height from 8.5metres to 14.5metres.

As a resident of XXXX, Lake Cathie, I have serious concerns about the long-term impacts this proposal will have on the character, amenity, and infrastructure of Lake Cathie.

1. Excessive Increase in Building Height

The proposed increase from 8.5m to 14.5m represents a significant and unreasonable change in scale. This effectively allows multi-storey development that is inconsistent with the existing low-rise coastal character of Lake Cathie. Such a dramatic uplift in height is not justified and will set a precedent for further overdevelopment in the area.

2. Inappropriate Rezoning (R1 to R3)

Rezoning land from R1 to R3 will facilitate higher-density development that is not in keeping with the established residential pattern. Lake Cathie has historically been a low-density coastal community, and this change would fundamentally alter its character.

3. Impacts on Residential Amenity

The proposed planning changes will enable development that will negatively impact surrounding residents, including:

- Increased noise levels from higher population density

- Significant loss of privacy due to overlooking from multi-storey building
 - Overshadowing of neighbouring properties, reducing sunlight access to homes and outdoor areas
4. Traffic and Parking Pressures
The increase in density will place additional strain on local roads and significantly worsen existing parking issues. Ocean Drive and surrounding streets are will be put under pressure.
 5. Cumulative and Precedent Impacts
The proposal is of concern not only in isolation but also for the precedent it sets. Approval of these planning changes may lead to further similar rezonings and height increases, gradually eroding the character of Lake Cathie.
 6. Inconsistency with Community Expectations and Planning Objectives
The proposal appears inconsistent with the objectives of Port Macquarie Hastings Council Local Environmental Plan 2011 and Development Control Plan 2013, which seek to ensure development is compatible with the local environment and character.

Given these concerns, I strongly urge Council to reject/stop the proposed rezoning and height increase.
Kind regards, XXXX

#12197

Submission Regarding Proposed Rezoning - Ocean Drive, Lake Cathie

Introduction

I am writing to object to the proposed rezoning of land along Ocean Drive, Lake Cathie, which would allow significantly taller and denser residential development than currently exists in the area.

As a local resident, I am very concerned that the proposal is not appropriate for Lake Cathie and would result in permanent and negative impacts on neighbourhood character, privacy, amenity, infrastructure and the coastal environment. Once planning controls are changed, these impacts cannot be undone or fixed later through design changes.

For the reasons outlined below, I do not believe this rezoning is in the public interest and respectfully request that Council does not support it.

Lake Cathie's Character Is LowRise and Coastal

Lake Cathie has always been a lowrise coastal community made up mainly of detached houses and smallscale developments. The proposed rezoning would allow buildings of up to four or five storeys, which is completely out of character for this area.

A building of this height and bulk would dominant the streetscape, change the feel of Ocean Drive, and fundamentally alter what is currently a quiet coastal residential area. This level of development may be suitable in a town centre or major urban area, but it is not appropriate for a coastal village like Lake Cathie.

Height, Bulk and Visual Impact

The scale of development enabled by the rezoning is excessive. A multistorey apartment building would be visually overwhelming when compared to neighbouring homes and would stand out as incompatible with its surroundings.

The size and height of the potential development would:

- Create an overbearing presence for nearby residents
- Interrupt views and outlook
- Reduce privacy and sunlight to adjoining properties

These impacts are not minor and cannot be adequately addressed later at the development application stage because the planning controls would already allow the excess height and bulk.

Privacy and Amenity Impacts

Allowing taller buildings with upperlevel windows and balconies will result in direct overlooking of neighbouring homes, backyards and pool areas. This would cause a significant and ongoing loss of privacy for nearby residents. The increase in residential density would also bring more noise from balconies, vehicles and everyday activities at higher levels, which would travel further and be much more noticeable than noise from existing lowrise homes.

Overshadowing and Loss of Sunlight

The proposal does not clearly demonstrate that acceptable levels of sunlight can be maintained for neighbouring properties, particularly during winter. Loss of sunlight to homes and private open space would

reduce liveability for existing residents. Without certainty around overshadowing impacts, Council cannot be confident that this rezoning will not harm residential amenity.

Infrastructure and Services Are Already Under Strain

Local infrastructure in Lake Cathie is already under pressure. Roads, parking, medical services and local shops are struggling to keep up with current demand.

From my own experience, it is extremely difficult to access a General Practitioner locally, with many clinics closed to new patients. Introducing a large number of new residents without clear upgrades to services will only make these issues worse.

Rezoning land to allow increased population density should not occur unless infrastructure and services are in place first.

Traffic and Road Safety

Ocean Drive is already busy and experiences congestion. Highdensity housing along this road will result in a significant increase in vehicles movements, placing further strain on the road network and reducing safety for local residents, pedestrians and cyclists.

Environmental and Coastal Concerns

Lake Cathie is a sensitive coastal environment with wildlife activity, coastal vegetation and nearby erosion risks. Increasing development intensity will lead to:

- More lighting and noise
- Increased traffic impacts
- Greater pressure on natural areas

This proposal does not adequately account for the cumulative environmental impact of rezoning multiple adjoining properties at once.

Cumulative Impacts of Multiple Rezoned Sites

This proposal applies to several adjoining land parcels along Ocean Drive. When considered together, the rezoning would allow a scale of development far greater than what any single site would suggest.

Viewed cumulatively, the proposal would:

- Set a precedent for urbanscale development along the coast
- Gradually transform Ocean Drive into a highdensity corridor
- Permanently erode Lake Cathie's coastal village character

These cumulative impacts must be considered and weigh strongly against the proposal.

Rezoning Is Permanent and Cannot Be Fixed Later

While technical reports have been submitted, they do no address the fundamental issue: this rezoning allows development this is simply too large and intense for this location.

Once height and density controls are increased, later development applications will be assessed against those new controls. Conditions or design changes cannot fix poor planning decisions made at the rezoning stage.

Conclusion

I strongly believe that the proposed rezoning is not suitable for Lake Cathie and is not in the public interest. It would permanently change the character of the area, negatively impact residents' amenity, place further strain on infrastructure and pose risks to the coastal environment.

For these reasons, I respectfully request that Council does not support the Planning Proposal and refuses the rezoning.

Regards

XXXX

#12204

Subject: Resident Objection: Ocean Drive Lake Cathie Planning Proposal (Lot 15 DP 557262)

To whom it may concern ,

As a long-term resident of Lake Cathie, I am writing to strongly object to the proposed rezoning and height changes at Ocean Drive. Having lived here for may years, I've seen our community grow, but this specific proposal feels like a massive step in the wrong direction for our village.

My main concerns as a local are:

1.The 14.5m Height Limit is Out of Reach

Most of us moved to Lake Cathie because it's a coastal village, not a high-rise suburb. Jumping from an 8.5m limit to 14.5m is a huge change. These buildings will tower over everything else on Ocean Drive, sticking out like a sore thumb and ruining the skyline we all enjoy. It sets a bad precedent - if this gets approved, where does it stop?

2.Overcrowding through Medium Density (R3)

Changing the zoning to R3 Medium Density is just too much for this spot. Our roads, especially Ocean Drive during school hours and holidays, are already struggling. Adding a high-density complex right there is going to create a traffic nightmare. We don't have the infrastructure to support this kind of "city-style" living in a quiet coastal area.

3.Protecting our Backyard (The Lake and Bush)

We all value the lake and the surrounding bushland - it's why we live here. A 5-metre "buffer" between a big housing development and the conservation zone is next to nothing. It won't stop the noise, the extra light, or the impact on local wildlife. We need to be protecting our environment, not squeezing every possible apartment onto the block.

4.Losing our Village Character

Lake Cathie has a specific "vibe" - it's relaxed and low-scale. This proposal feels like it's trying to turn us into a mini-city. We want development that actually fits in with the houses already here, not something that makes the neighbourhood feel cramped and overdeveloped.

I've lived here long enough to know that once you lose the character of a place, you never get it back. I really hope the Council listens to the people who actually live on these streets and keeps the current 8.5m height and R1 zoning in place.

Please keep me updated on when this will be going before the Council.

Regards,

XXXX

#12207

I think this development is way over the top for the quiet villiage of Lake Cathie . I moved from Sydney to esacape this sort of development too many people in an ugly multi storey buildings which would spoil our beautiful community. Please council reject this ugly development proposal 🙏🙏🙏🙏

#12209

The Planning Department
Port Macquarie Council

RE: Objection to Proposed Rezoning/Amendment - Ocean Drive Lake Cathie

I am writing to formally lodge my strong objection to the proposal to increase height limits to allow for a six-story building at Ocean Drive, Lake Cathie. While I understand the need for housing, a development of this scale is fundamentally incompatible with our neighborhood's character and infrastructure.

My objections are based on the following critical points:

1. Extreme Departure from Neighbourhood Character

The existing urban fabric of this area consists almost exclusively of two-story dwellings. A six-story structure would represent a 200% increase in height over the current baseline. This creates a jarring visual impact, overshadows existing homes, and destroys the "human scale" of our streets.

2. Inadequate Public Transport & Road Congestion

Our current transport network is already at capacity.

- Infrastructure Gap: The area lacks the high-frequency public transport necessary to support high-density living.
- Gridlock: Adding a large-scale residential complex will inevitably increase the volume of private vehicles, leading to severe congestion on local roads that were never designed for this level of throughput.

3. Strain on Essential Services

A six-story development introduces a significant population surge without a corresponding increase in local amenities.

- Healthcare: Local GP clinics and dental practices are already operating with long wait times.
- General Services: From schools to childcare, our current services cannot absorb the hundreds of new residents this proposal would bring.

4. Destruction of Critical Koala Habitat

Perhaps most concerning is the environmental impact. The proposed site includes, or is adjacent to, vital koala habitat.

- Biodiversity Loss: Removing trees and increasing human/vehicle activity in this zone poses a direct threat to a species that is already vulnerable.

Conclusion

This proposal prioritizes developer yield over community well-being and environmental safety. I urge the Council to reject the height increase and maintain the two-story limit to preserve the integrity of our suburb and protect our local wildlife.

I look forward to your response and being kept informed of the progress of this application.

Sincerely,
XXXX

#12210

I am very concerned about the impact of of the rezoning that will allow for high rise units in the heart of Lake Cathie. This will destroy this beautiful seaside village. This site has already seen the destruction of koala habitat. I say no to high rise dwellings along our beautiful coastline.

#12213

I am writing to express my strong objection to the proposed Ocean Drive Planning Proposal in Lake Cathie. I am deeply concerned about the negative impacts this development will have on our community and environment.

The proposed high-rise buildings, intended for low-income housing, are entirely unsuitable for Lake Cathie. Our town lacks the infrastructure and services to support such a significant increase in population. The existing Woolworths which i work at already struggles to meet the demands of the current population where we do not have the funds, staff or area to meet the rising demands, our public transportation is inadequate with only two buses per day. Furthermore, the scale of the development, with buildings reaching six stories, is completely out of character for Lake Cathie, where the average buildings are only two stories.

In addition to the strain on services, I am extremely worried about the destruction of koala habitat. Lake Cathie has limited areas left for these animals, and this development threatens to eliminate these crucial spaces. The increased traffic on our already congested and dangerous roads is another major concern. With ongoing expansions in retirement villages, access to doctors and emergency services is already challenging, and this proposal will only increase the problem. For these reasons, I urge you to reject this planning proposal.

#12214

*** Refer to APPENDIX D ***

#12215

Please find attached my submission opposing the proposal. I will also send via email with an additional executive summary which I could not attach here.

*** Refer to APPENDIX E - Executive summary

#12243

Dear PMHC,

Please find attached my final submission in this matter. I sent an earlier submission but have made further refinements. KInd Regards, XXXX

*** Refer to APPENDIX E - Submission ***

#12220

I do not support this planning proposal. The development plans will have a negative impact on myself and the local community. I believe this type of development (R3 medium density) will not suit Lake Cathie and I definitely would not have purchased my nearby home a few years ago, had I known that these development

changes could be put into place. The height of the proposed DA zoning is ridiculous for our small town. Those trying to pass these changes obviously do not care about Lake Cathie and the type of community that it is.

#12221

Submission attached

** Refer to APPENDIX F ***

#12222

To whom it may concern,

I am writing to formally object to the proposed rezoning of land adjacent to Woolworths Lake Cathie from R1 General Residential to R3 Medium Density Residential.

As a local resident and business owner in the Mid North Coast community, I have significant concerns about the long-term impacts this development will have on Lake Cathie and the surrounding area.

1. Loss of Coastal Village Character

Lake Cathie is valued for its small coastal town identity. Introducing three apartment buildings of approximately 14.5 metres in height, accommodating around 200 dwellings, represents a scale of development that is inconsistent with the existing character of the area. This level of density risks permanently altering the lifestyle and identity that attracts residents and visitors to our community.

2. Increased Pressure on Infrastructure

The proposed development would significantly increase population density in an area that is already experiencing pressure on local infrastructure. Roads, parking, healthcare services, schools, and community facilities may not be adequately equipped to support this level of growth without substantial upgrades. Traffic congestion around the Woolworths precinct is already a concern and would likely worsen.

3. Impact on Local Services and Amenity

Higher density housing in this location will place additional strain on essential services and reduce the amenity currently enjoyed by residents. Noise, congestion, reduced privacy, and increased demand for public spaces will negatively affect the quality of life for existing residents.

4. Environmental Considerations

Coastal environments are sensitive and require careful planning. Increased density raises concerns around stormwater management, environmental degradation, and the long-term sustainability of the area. Overdevelopment risks compromising the natural beauty and ecological balance that make Lake Cathie unique.

5. Incompatibility with Community Expectations

There is a strong community expectation that development in Lake Cathie should be thoughtful, sustainable, and in keeping with the existing environment. This proposal appears to prioritise density over community values and appropriate planning.

While I understand the need to address housing demand, it is critical that development is balanced, appropriate in scale, and aligned with the character and capacity of the local area.

I respectfully request that Council reconsider this rezoning proposal and explore alternatives that better reflect the needs, infrastructure capacity, and identity of the Lake Cathie community.

Thank you for the opportunity to provide feedback.

Regards,
XXXX

<p>#12223</p> <p>This is a small village, already it has been out built and over populated. I dont see the need for that type of structure to be here in Lake Cathie. Leave the big buildings to Port and the seaside oasis here in Lake Cathie.</p>
<p>#12226</p> <p>I am a resident of Lake Cathie (Ocean Drive) and wish to provide comment on the exhibited Planning Proposal.</p> <p>I acknowledge the need for increased housing diversity and support well-planned development. However, I have concerns regarding the scale of the proposed intensification, particularly the increase in height and density, and the potential cumulative impacts on local character and infrastructure.</p> <p>The proposal to rezone from R1 to R3, increase building height from 8.5m to 14.5m, and significantly increase density represents a substantial shift from the existing low-density coastal village character of Lake Cathie. While medium density housing may be appropriate in some locations, the extent of change proposed appears inconsistent with the established character and scale of the area.</p> <p>There is also concern that local infrastructure and services may not be adequately equipped to support this level of growth. Ocean Drive already functions as a key sub-arterial route carrying significant traffic volumes, and further intensification may increase congestion and impact safety. Additionally, local services, including medical facilities, are already experiencing capacity constraints and extended waiting times.</p> <p>Environmental considerations are also relevant, given the proximity to sensitive land and the broader coastal context. While mitigation measures are proposed, it is important that potential impacts are carefully managed.</p> <p>In summary, while I support appropriate development, I am concerned that the scale and intensity of this proposal is too great and may negatively impact the character, amenity, and environment of Lake Cathie. I encourage Council to consider a more balanced approach that better reflects the existing community. Thank you for the opportunity to provide feedback.</p>
<p>#12228</p> <p>We strongly oppose this development. To put two hundred affordable housing units in this one spot is over crowding to the max. How will you cater for all the cars. The infrastructure is not here for this amount of people. In my walk of life I have seen this done and it doesn't work. Lake Cathie is a nice quiet suburb with hard working people who pay taxes and land rates. It should not be disrupted by this amount of affordable housing. The area can not sustain it. Please explain</p>
<p>#12230</p> <p>We recently moved to Lake Cathie, drawn by its relaxed coastal atmosphere and small-town character. We are writing to provide comment on the exhibited Planning Proposal.</p> <p>We have concerns about the scale of the proposed changes, particularly the increase in building height and density of 200 units, and how these may affect the character and functionality of the area.</p> <p>The proposed rezoning from R1 to R3, along with the increase in building height from 8.5m to 14.5m and the associated uplift in density, represents a significant departure from this established character. While some level of medium-density development may be appropriate in carefully selected locations, the extent of the proposed intensification appears out of step with the existing scale and feel of the community.</p> <p>We are also concerned about whether local infrastructure and services are equipped to accommodate this level of growth.</p> <p>Given the coastal setting, environmental considerations are also important. The proximity to sensitive land and the broader natural environment means that any increase in development needs to be managed carefully, even where mitigation measures are proposed.</p> <p>In summary, we are concerned that the scale and intensity of this proposal may undermine the qualities that make Lake Cathie an attractive place to live. We encourage Council to consider a more balanced approach that respects the existing character and capacity of the area.</p>
<p>#12232</p> <p>*** Refer to APPENDIX G ***</p>

#12233

The proposed 200 units is far too many for that part of Lake Cathie. Where are the upto 400 cars going to park as many households have 2 cars each. The Woolworths car park is currently close to full on many occasions each week.

The roads around LC are not equipped to hold this traffic. Single lane between LC and Pacific Highway and Ocean Drive at Tacking Point. How are cars ment to get out of the proposed 200 units. Directly onto Ocean Drive, through the Shopping Centre Carpark or onto Fiona Crescent and then to Ocean Drive. Sounding like another Houston Mitchell Drive, another death trap.

Hopefully many of the 200 will be using bikes to travel Ocean Drive to Port, but there is no bike tracks and it is super dangerous (I know, as I commute to Port by bike at least once a week).

There is no bike track/footpath to the school even though there is a new subdivision along both sides of the road. How come the owner has not completed this yet? It that the level of commitment the PMHC has to the people of LC. Will it change so the students can get to school safely, or will the roads stay as inadequate paths as proven over the last 12 years I have lived here. A small village with minimal infrastructure is not a place for this type of development.

#12234

We strongly object to this planning Proposal to build Housing; to be known as The Sanctuary, featuring 6-Storey buildings; Rezoning from R1 General Residential to R3 Medium Density & C3 Environment for 200 plus People. An area of this size will assure massive over-crowding; could never accommodate the crucial additional facilities needed: for example, Car Parking, Recreational Facilities, Water, Sewerage, Roads, Public Transport, just to name a few. Lake Cathie is renowned for its environment suited for retired, semi-retired citizens, and the 'cost of properties' in Lake Cathie endorses this statement.

#12236

I object to the proposed planning changes.

The increase in density, along with higher building heights, will significantly increase the local population. However, the existing infrastructure, transport, and community facilities cannot support this growth.

Local roads are already under pressure, and public transport options are limited. Increased density will lead to more cars, congestion, and parking issues. There are also insufficient local employment opportunities, meaning more residents will need to commute, further straining transport networks.

In addition, the area lacks adequate open space and community facilities to accommodate a larger population. The proposed 5m environmental buffer is inadequate, especially given the adjoining conservation area is also a koala habitat. Increased density, traffic, and human activity will place additional pressure on wildlife, disrupt the natural habitat, and increase the risk of injury and death to koalas from vehicles and domestic animals.

For these reasons, I do not support this proposal. Attached is image of a koala crossing our path in the conservation reserve area.

Coordinates from iPhone photo:
31.55482° S, 152.85178° E

*** IMAGE: Refer to APPENDIX H ***

#12238

I wish to lodge an objection to the proposed planning amendments.

The proposed increase in building height and residential density is likely to result in a substantial rise in the local population. In my view, the current infrastructure, transport systems, and community services are not equipped to accommodate this growth.

The surrounding road network is already experiencing strain, and public transport options in the area remain limited. An increase in population density will inevitably lead to more vehicles, worsening traffic congestion and placing additional pressure on already limited parking. Furthermore, there is a lack of

sufficient local employment opportunities in the small village of Lake Cathie.

Of particular concern is not only the proposed number of dwellings; but also the 5-metre environmental buffer, which appears insufficient, given the proximity of a conservation area that serves as habitat for koalas and native wildlife. Increased development, traffic, and human activity are likely to negatively impact the wildlife, including habitat disruption and a heightened risk of injury or mortality to koalas from vehicles and domestic pets.

For these reasons, I do not support the proposal.

#12239

Dear Sir/Madam,

I am writing to object to changes to planning controls for land at Ocean Drive, Lake Cathie, including the rezoning from R1 General Residential to R3 Medium Residential and C3 Environmental Management, and the proposed increase in building height.

I have significant concerns about this proposal and believe it is not appropriate for the local area for the following reasons:

1. Excessive Height and Scale

The proposed building is inconsistent with the existing character of the neighbourhood, which is predominantly "low-rise residential". The height and bulk of the development will dominate the streetscape and set an undesirable precedent.

2. Loss of Privacy and Overlooking

The development will result in direct overlooking into neighbouring properties, reducing privacy for residents.

3. Overshadowing

Given the height of the building, it is expected to cast significant shadows over nearby homes and outdoor spaces.

4. Traffic and Parking

The development will increase traffic in an already congested area and will worsen parking availability, creating safety concerns for residents and pedestrians.

5. Incompatibility with Local Planning Controls

I am concerned that the proposal does not comply with relevant planning controls, including height limits, floor space ratios, and neighbourhood character guidelines.

6. Crime and Police Presence

I am concerned the development will attract more crime to the area and our community does not currently have a local Police Station.

For these reasons, I request that the Council refuse this application, or at a minimum require significant modifications to reduce its height and impact on surrounding properties.

Thank you for your attention to these matters.

Kind regards,

XXXX

#12240

Dear Sir,

I am writing to formally object to proposed changes to planning controls for land at Ocean Drive, Lake Cathie and the proposed increase in building height from 8.5 metres to 14.5 metres.

As a resident of Chepana Street, I have serious concerns about the long-term impacts of this proposal will have on our town, on the character of the town, amenity and infrastructure of Lake Cathie.

1. Excessive Increase in Building Height

2. Inappropriate Rezoning (R1 to R3)

3. Impacts on Residential Amenity

4. Increased Noise levels

5. Significant loss of privacy due to overlooking from multi-storey building

6. Overshadowing of neighbouring properties, reducing sunlight to homes

7. Traffic, Parking and safety concerns
8. Impacts to wildlife/birds that live in the trees etc
9. Inconsistency with Community Expectations and Planning Objectives
10. Cumulative and Precedent Impacts - may lead to further rezoning an height increases for Lake Cathie
Given the above concerns, I respectfully request that this application is refused.
At a minimum, the proposal should be significantly reduced in height and scale to better reflect the existing character of Lake Cathie and comply with planning controls.
Thank you.
Kind regards,
XXXX

APPENDIX 2: SUBMISSIONS

During the public exhibition period submissions were available to be received via

- PMHC customer service centres
- Direct email
- PMHC post

11 submissions were received and recorded verbatim.

SUBMISSION #1

Good morning,

I just wanted to get some more information on the building complex that has been proposed by the NSW government next to the Lake Cathie Woolworths.

I have heard it will be a large building (6 stories and government funded).

I truly believe this would cause significant concerns with Lake Cathie. The infrastructure alone is not capable to house such a large block. Not only that but public transport is severely limited getting to and from anywhere on the Mid North Coast. As job opportunities are mostly based in Port Macquarie the concern for increase in traffic and people will not be able to accommodate.

Lastly, the Lake Cathie community is mainly retired and young family based. I myself have two young boys that enjoy the safe and secure area we live in and would like to ensure my kids can continue to have a community and environment like that.

Thank you and please let me know how I can proceed with this further.

Kind regards,
XXXX

SUBMISSION #2

Good morning

I am incredibly disturbed to be writing with concerns that I have been unable to lodge my strong opposition to the proposed change of zoning of property in Lake Cathie on Ocean Drive next to the Woolworths complex from R1 general residential to R3 medium density to allow 5 story buildings to be built.

We already have issues with the current population density including traffic issues, almost non existent public transport, and sewage that overflows into our once beautiful beaches with every heavy rain.

I am concerned that the application for this particular property is closed while it is supposed to be open to feedback until 16 April.

I have no confidence that council have considered the village feel of Lake Cathie in suggesting a 5 story building would be a good idea in this location. We have already seen koala deaths in this block due to clearing.

Please contact me to advise why this application has not allowed feedback to be lodged - it stinks of something dodgy going on. I have lost all faith that council will make decisions based on the best interests of the local community.

SUBMISSION #3

Strategic Landuse Planning Manager Port Macquarie-Hastings Council,

I am writing to formally object to Planning Proposal PP2024-13.1, which seeks to rezone land along Ocean Drive, Lake Cathie from R1 General Residential to R3 Medium Density Residential, together with the proposed increase in maximum building height from 8.5 metres to 14.5 metres.

I purchased my home in Lake Cathie in 2020 and have lived in the area since that time. A key factor in choosing to purchase here was the low-density coastal character of the town, which distinguishes Lake Cathie from larger regional centres that have experienced extensive medium and high-density development. Lake Cathie's appeal lies in its open streetscapes, modest building scale and absence of overdevelopment. These qualities are fundamental to the town's character and are highly valued by both residents and visitors. The proposed rezoning and substantial increase in building height represent a significant departure from the planning framework that has helped preserve this character.

The proposal to increase the allowable building height from 8.5 metres to 14.5 metres is particularly concerning. This is a dramatic change in planning controls that would enable development significantly taller and bulkier than the existing built form in the area. Development of this scale would be visually dominant within the streetscape and entirely inconsistent with the prevailing residential environment.

Buildings of this height would stand out starkly against the surrounding housing and risk fundamentally altering the visual character of the area. Planning controls should ensure that development remains compatible with the scale and form of existing residences, rather than permitting structures that are markedly out of proportion with the established character of Lake Cathie.

In addition, the proposed shift from R1 to R3 zoning introduces the potential for substantially increased density, including townhouses and multi-dwelling housing. This raises legitimate concerns about the cumulative impacts on local infrastructure, traffic, parking, privacy and neighbourhood amenity.

It is also important to recognise that residents make long-term decisions about where to live and invest based on the planning controls in place at the time of purchase. Significant increases in allowable density and building height after the fact undermine those expectations and risk eroding community confidence in the planning process.

Approving this proposal would also set a concerning precedent for further increases in density and building heights across Lake Cathie, gradually transforming the character of the town into something far removed from the low-scale coastal community it is today.

While I acknowledge the importance of addressing housing supply, this should not come at the expense of fundamentally altering the character of established communities.

For these reasons, I strongly urge Council to reject the proposed rezoning and building height increase and to retain planning controls that are consistent with the existing low-density coastal character of Lake Cathie.

Yours sincerely

XXXXX

SUBMISSION #4

I would like to voice my disapproval to the proposed zoning changes which will allow multi story buildings in the heart of town. Lake Cathie is a village that has had immense growth, with little thought for infrastructure eg sewage roads services. The building of multi story high density buildings is not in keeping with the identity, feel and ideals of the community and its residents. I strongly object to this proposal

Regards XXXX

SUBMISSION #5

I would like to submit a NO! to the rezoning plan for Lake Cathie.

SUBMISSION #6

To whom it may concern,

I'm writing to express my concern about the development proposal for six-storey units in the empty lot near Woolworths. I couldn't submit my feedback on the PMHC website's Have Your Say platform, as the submission deadline was 16 April and I tried to submit yesterday but was informed it was closed.

I'm deeply concerned about the potential impact on our community, particularly Fiona Crescent. We live in a small village and would be severely affected by the proposed development. While we understand the need for affordable housing, building in Lake Cathie where the existing infrastructure is already struggling to cope with the current population would be catastrophic.

Here are some specific concerns:

- * Our medical centre is already full, with additional doctors employed. They currently don't accept new patients and have a majority of elderly patients in need of medical support.
- * There are insufficient power towers, leading to frequent power outages. I've spoken to the CEO of Essential Energy.
- * There's only one supermarket in the area, and Woolworths is already struggling to cope with the number of customers. A new shopping centre is planned but won't be completed for years.
- * Sewage problems are likely to arise due to the increase in new tenants and owners. There's been little consideration given to environmental concerns and the potential for increased sewage.
- * The village only has one-lane traffic, and the number of cars is expected to increase significantly, not only during the holiday season.
- * The estuary system should be prioritised over adding more people to the area. Lake Cathie urgently needs work to preserve its beaches, lagoon, creek and two lakes. More information can be found on Revive Lake Cathie's website and social media.

I strongly urge you to reconsider this development proposal and take into account the potential negative impact on our community.

Thank you for your attention to this matter.

SUBMISSION #7

Good evening,

I have recently purchased a property on XXXXX, Lake Cathie and I do not support the proposed rezoning and increased development intensity for the Ocean Drive Lake Cathie site due to concerns around overdevelopment, infrastructure strain, and impacts on the existing character of the area.

The proposal seeks to increase density by rezoning land from low-density residential (R1) to medium-density residential (R3) and increasing allowable building heights from 8.5m to 14.5m.

This represents a significant intensification that is not consistent with the current low-density coastal character of Lake Cathie.

A key concern is that local infrastructure may not be adequately equipped to support this increase in density. While upgrades to Ocean Drive have occurred, the corridor already services a growing population and connects multiple residential areas to Port Macquarie.

Further densification risks exacerbating traffic congestion, reducing road safety, and placing additional pressure on services and amenities.

Additionally, the proposed environmental buffer of only 5 metres between higher-density housing and conservation land appears insufficient to properly protect ecological values or mitigate edge effects.

This raises concerns about long-term environmental impacts and the adequacy of safeguards for adjoining sensitive land.

Finally, the scale of the proposed changes—particularly increased height and density—may negatively impact the amenity of existing residents, including privacy, noise, and overall neighbourhood character. The transition from low-density housing to medium-density development is a substantial shift that should only occur where infrastructure, planning justification, and community support are clearly demonstrated.

For these reasons, I believe the proposal represents overdevelopment of the site and should not proceed in its current form.

SUBMISSION #8

I am writing to formally object to the proposed rezoning outlined in the link below.

Given the rapid growth our area has already experienced, local infrastructure appears to be under significant strain. Roads, drainage, and essential services such as waste/water treatment are struggling to keep pace with current demand. Introducing higher-density development at this stage raises the obvious questions about whether the necessary upgrades will be delivered in time (or ever) to support it.

For example, basic infrastructure such as drainage and guttering along the main road between Explorers Way and Fiona Crescent still requires attention. Addressing these existing issues should be a priority before considering further large-scale development.

There are also key community needs that remain unmet, including additional educational and medical facilities, as well as improvements to local amenities such as keeping our lake permanently open. Focusing on these as a priority would provide clear and immediate benefits to residents.

I would also encourage careful consideration of how this development fits within the character and expectations of the existing community, and whether similar proposals would be supported in other parts of the region ,i.e. Port Macquarie town centre.

Overall, I ask that council reconsider the timing and suitability of this rezoning, and prioritise infrastructure and services that align with the needs of current and future residents..

SUBMISSION #9

We would like to comment on the proposed development and proposed changes which the council has put forward to the development on Ocean Drive next to Woolworth at Lake Cathie. We do not agree with the amendment to change the height from 8.5m to 14.5m. Lake Cathie does not need buildings to be that high, we don't want high rise buildings in our locality. It may be OK for Port Macquarie but not here. We have lived here for nearly 22 years and have seen many changes especially construction of many homes. Lake Cathie does not have any new infrastructure to cater for all these new homes and people who are living and plan to live here in the future. The Woolworth supermarket cannot cope with the influx of people and as yet there is no sign of any other supermarket being built at Rainbow Beach Estate at Lake Cathie or any other shops. Our Lake Cathie medical centre has closed their books to a lot of doctors and the 2 pharmacies are always busy.

Why rezone that land to medium density? How many units are proposed to be built on this land? There are many more questions that need to be answered and Lake Cathie residents would like more discussion on this.

Our roads are inadequate now with the extra people not only at Gemlife, Ocean Club but also the new developments at Lake Cathie. Please rethink this development.

Thank you
XXXX

SUBMISSION #10

Dear Mr Adkins

I am writing to express my concerns over PP2024-13.1, the proposal to rezone land in the area fronting Ocean Drive and immediately adjacent to the Woolworths carpark in Lake Cathie.

I believe the proposal, the crux of which is to extend the maximum building height by 6 metres (from 8.5 to 14.5 metres) is not in the interests of the local environment, and is also contrary to the wishes of the local community.

I imagine that you have received numerous emails from the public in relation to the rezoning proposal, and the majority, I suspect, would have been negative. To what extent that reflects the overall view of the community is unclear - people seldom write to endorse planning proposals, only to object to them. That said, I have yet to hear from anybody who regards the height increase and the rezoning to 'medium density residential' as either necessary or in keeping with the character of the area. 'We don't want to end up like the Gold Coast' is the familiar response.

Whilst I am in agreement with this sentiment I do have an additional and more substantial objection to raise in relation to the rezoning, and that relates to the natural environment. I am a retired biologist, formerly a Principal Research Scientist in the NSW Public Sector and an Adjunct Professor at Charles Sturt University, and hold an honours degree in zoology and botany plus a PhD in invertebrate biodiversity, both from the University of Sydney (all of which I am happy to substantiate on request). I take a keen interest in the local environment and have an interest in the local fauna, particularly the bird life that makes use of the various conservation zones and areas of remnant native vegetation that are scattered throughout Lake Cathie, including the C2 conservation area at the rear of the site in question. These areas are an important refuge for local birdlife, and I applaud PMHC for their role in designating and protecting them from development.

However, the environmental value of the conservation area behind the Ocean Drive site under discussion is likely to be substantially degraded if the proposed rezoning goes ahead and buildings 14.5 m in height are constructed there. Buildings of this height will cast a prolonged shadow over the eastern section of the conservation zone during the mornings, and particularly over winter. This reduction in direct sunlight will eventually lead to a change in the plant community, reducing the density of the native plant understory and the protection it provides to native birds and animals. I do note that the proponents of the rezoning suggest transferring 5m from the current R1 zone into an extra conservation area (C3) abutting the C2 area, however in my opinion this is manifestly insufficient to prevent significantly increased overshadowing of the C2 zone occurring if the building height is increased by 6 metres. I also strongly suspect that the 5m C3 zone is in fact the gravelled roadway behind the fence at the western edge of the site, an area that now provides little if anything of conservation value.

From an environmental perspective, it seems there are 3 options available -

1. Refuse the proposed rezoning and keep the maximum building height at 8.5 m.;
2. Approve the increase in building height ONLY if the width of the new C3 zone is substantially increased to fully negate the shading effect of the increased building height;
3. Approve the proposed rezoning proposal and accept that the overshadowing effect of the higher buildings will progressively and significantly degrade the conservation value of the C2 zone.

I hope you will give my concerns about the environmental impact of the proposed rezoning appropriate consideration. Overall, and along with the more general concerns of the broader community, I think they provide a compelling case as to why this rezoning should not be approved.

Sincerely,
XXXXXX

SUBMISSION #11

Submission – Proposed Rezoning of Ocean Drive, Lake Cathie

To: Port Macquarie–Hastings Council

Re: Planning Proposal – Rezoning for Residential Development, Ocean Drive, Lake Cathie

Date: 13 April 2026

Our Community's Concerns

We are residents of Lake Cathie who are deeply concerned about the proposed rezoning of land along Ocean Drive to allow significantly taller and denser residential development.

Lake Cathie has long been valued as a low-rise, coastal residential community. The proposed rezoning would allow buildings of up to four or five storeys, representing a scale of development that is fundamentally out of character with the area. Once these planning controls are changed, the impacts would be permanent, promote further large-scale development and could not be meaningfully addressed later.

Loss of Coastal Village Character

Ocean Drive is currently characterised by detached homes and small-scale development. Allowing mid-rise apartment buildings would dramatically change the look and feel of this area, replacing a coastal village streetscape with urban-scale development.

This type of density may be appropriate in major centres, but it is not appropriate for a coastal residential strip like Lake Cathie. The proposal risks destroying the very character that makes the area desirable for both residents and visitors.

Overdevelopment, Height and Visual Impact

Buildings of this height and bulk would dominate the streetscape and overwhelm neighbouring houses. The visual scale of development enabled by the rezoning would be excessive when viewed in the context of surrounding homes.

These impacts are inherent to the rezoning itself. They cannot be fixed later through design changes or conditions once height and density limits are increased.

Impacts on Privacy, Sunlight and Amenity

The scale of development proposed would result in:

- Overlooking into neighbouring homes and private gardens
- Loss of privacy for existing residents
- Significant overshadowing and reduced sunlight, particularly in winter
- Substantial increased noise from balconies, vehicles and higher-density living

These impacts would significantly reduce the liveability of surrounding homes.

Infrastructure and Services Are Already Under Pressure

Lake Cathie's roads, parking, medical services and community facilities are already under strain. Many residents already experience difficulty accessing local healthcare, and traffic congestion along Ocean Drive is an ongoing issue.

Rezoning land to allow high-density housing without confirmed upgrades to infrastructure and services will worsen these problems and place further pressure on the community.

Cumulative Impact Along Ocean Drive

This proposal applies to multiple adjoining sites. When considered together, it would enable a level of development far greater than what any single site suggests.

Cumulatively, the rezoning would:

- Create an urban-scale development corridor
- Set a precedent for further intensification along the coast
- Gradually and permanently change Ocean Drive

These cumulative impacts must be considered and weigh strongly against the proposal.

Environmental and Coastal Context Matters

Lake Cathie is a sensitive coastal environment. Increasing development intensity will lead to greater impacts from traffic, lighting, noise and human activity, placing additional pressure on the coastal setting and local wildlife.

Growth in coastal areas must be carefully managed. Over-development risks long-term environmental and community harm.

Conclusion

The proposed rezoning represents overdevelopment that is not appropriate for Lake Cathie. It would permanently alter the character of the area, reduce residential amenity, strain already-limited infrastructure and undermine the coastal qualities valued by the community.

For these reasons, we respectfully request that Council does **not** support the proposed rezoning and protects the existing character and liveability of Lake Cathie.

Name:

Signature:

APPENDIX A

Port Macquarie-Hastings Council
PO Box 84
Port Macquarie
NSW Australia 2444
DX 7415
● council@pmhc.nsw.gov.au

ABN 11 236 901 601



16 March 2026

Council ref: :

Dear Dear Sir or Madam,

Exhibition of proposed change to planning controls – PP2024-13.1 Rezone Land from R1 to R3 & C3 & Associated Maps - Stages 4 & 5 - Lot 15 DP 557262, Lots 40 - 49 DP 238263, Lot 1 DP 127488, Lots 1 - 9 DP 32283 and Lot 1 DP 55197, Ocean Drive Lake Cathie

Port Macquarie-Hastings Council has prepared a draft planning proposal in relation to the above. I have attached a copy of a map showing the proposed land zoning.

The draft Planning Proposal proposes to:

- Rezone part of the site from R1 General Residential to R3 Medium Density.
- Rezone part of the existing R1 zone to C3 Environmental Management zone to create an 5m wide transition buffer between the existing C2.
- Environmental Conservation zone and the proposed R3 zone.
- Amend the minimum lot size map from no minimum lot size to 1,000m2
- Amend the height of building map from 8.5m to 14.5m.

The draft planning proposal is on public exhibition from 16 March 2026 until 16 April 2026 at Council's Port Macquarie and Laurieton Offices. The exhibition material is also on <http://haveyoursay.pmhc.nsw.gov.au/>, and submissions can be made using this website.

Anyone is invited to review the draft Planning Proposal and supporting materials and make a written submission during the exhibition period. Please note that any submission may be made public.

Public disclosure is required for any political donations or gifts (including to staff). More information on this is available on Council's website or at Council's offices.

If you need more information, please contact the Strategic Land Use Planning team on (02) 6581 8111 or by e-mail to strategy.lup@pmhc.nsw.gov.au

Yours sincerely

Alex Adkins
Strategic Land Use Planning Manager

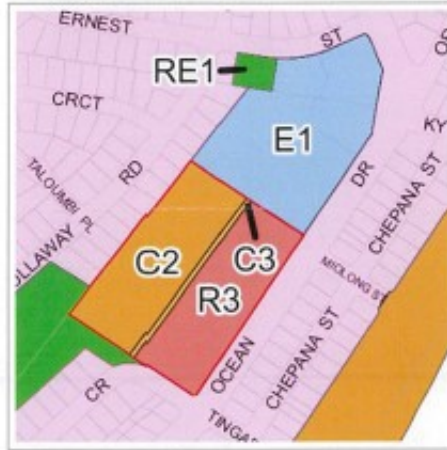
enc

Council ref: 32.2024.0013.01

Current



Proposed



Zone Codes







- | | |
|---|--|
|  R3 Medium Density Residential |  E1 Local Centre |
|  C3 Environmental Management |  R1 General Residential |
|  C2 Environmental Conservation |  RE1 Public Recreation |

Figure 1: Current and Proposed Land Zoning.

APPENDIX B

To whom it may concern,

I write to formally object to Planning Proposal PP2024-13.1, relating to the rezoning of land at Ocean Drive, Lake Cathie, and the associated amendments to planning controls.

I understand the proposal seeks to rezone land from R1 General Residential to R3 Medium Density and C3 Environmental Management, reduce minimum lot sizes, and increase the maximum building height from 8.5 metres to 14.5 metres across multiple lots, including Stages 4 and 5.

I reside directly opposite the proposed site, and I wish to make it clear that this proposal will have a direct, substantial, and unacceptable impact on my home.

Direct and Unreasonable Impact on Our Home The proposed development will fundamentally change our living environment. A building of up to 14.5 metres in height will sit directly opposite our property, towering over our home and backyard. Due to its height and proximity, occupants of upper-level units will have clear and uninterrupted views into our property, including our backyard and directly into our windows. This represents a serious and unreasonable loss of privacy.

The ability for future residents to look directly into our primary living areas and private open space is not a minor planning concern—it is a significant intrusion that will permanently diminish our sense of security, comfort, and enjoyment of our home. This level of overlooking and visual dominance will also have a detrimental impact on the value of our property, as the loss of privacy, outlook, and amenity directly affects market appeal.

Overshadowing and Loss of Solar Access In addition to privacy concerns, the proposed height and scale will result in overshadowing of our property. This will reduce natural sunlight to our home and backyard, particularly during the winter months when solar access is most critical. Loss of sunlight will negatively impact our day-to-day living conditions, including the usability of outdoor spaces and natural light within our home. This reduction in amenity will further contribute to a decline in the value of our property.

Excessive and Inconsistent Building Height The proposed increase in building height from 8.5 metres to 14.5 metres is excessive and unjustifiable. Our own home, like others in the area, was subject to strict planning controls limiting building height to approximately 8 metres. It is therefore deeply concerning and inequitable that a development of this scale is now being considered directly opposite established homes.

There are no existing buildings in our immediate area of this height, bulk, or intensity. The proposal is entirely out of scale with surrounding development and will introduce a built form that is visually dominant and wholly inconsistent with the current streetscape. It will look entirely out of place and significantly detract from the appearance of the area, further impacting property values.

Inappropriate Rezoning, Density and Lack of Transition The shift from R1 to R3 zoning represents a substantial increase in allowable density that is not appropriate for this location. The addition of approximately 180 dwellings, in conjunction with other approved developments, constitutes overdevelopment and will irrevocably alter the character of Lake Cathie from a low-density coastal village to a high-density residential area.

Importantly, the proposal does not provide an appropriate transition between existing low-density housing and the proposed higher-density development. The abrupt change in scale directly opposite established homes is inappropriate and will result in significant amenity impacts.

Loss of Privacy and Non-Compliance with Design Principles The extent of overlooking from upper levels appears inconsistent with accepted residential design principles relating to privacy, separation distances, and reasonable amenity expectations for neighbouring properties.

Traffic, Parking and Safety Impacts Given our position directly opposite the site, we will be immediately affected by increased traffic volumes, noise, and parking demand. The local road network is not designed to accommodate this level of intensification, and this will have direct implications for safety and accessibility, particularly for pedestrians and families in the area.

Infrastructure and Environmental Concerns There is insufficient evidence that local infrastructure and services can support this level of development. Additionally, while environmental zoning and buffer measures are proposed, these appear inadequate when considered against the overall scale and intensity of the development.

Cumulative Impact and Precedent This proposal must be considered alongside existing and approved developments. The cumulative impact is excessive and will place unsustainable pressure on infrastructure, while significantly degrading the character and liveability of the area.

Approval of this proposal would also set an undesirable precedent for similar developments, opening the door to further increases in height and density that are inconsistent with the intended character of Lake Cathie.

Construction Impacts The construction phase will also have significant impacts on our home, including prolonged noise, dust, heavy vehicle movements, and ongoing disruption directly opposite our property. In summary, this proposal will have a direct and detrimental impact on my home. It will result in a severe loss of privacy, reduced solar access, a significant decline in property value, an overwhelming visual presence, and a fundamental change to our living conditions. The scale, height, and density are inappropriate for this location and inconsistent with existing planning controls applied to surrounding properties. Our home is not just a property, but the place where we live. This development will permanently and negatively alter that environment.

I strongly urge Council to reject this proposal in its current form.

Yours sincerely,
XXXX

Objection to Proposed Increase in Building Height

I am writing to register my strong & unequivocal objection to the proposed increase in building height for the subject site in Lake Cathie. The proposal is inappropriate for its location and is inconsistent with the established character, planning controls, and community expectations for the area.

1. Inconsistency With Local Character and Scale

Lake Cathie is a coastal village characterised by low-rise development, a relaxed residential character, and strong visual connection to its natural coastal and lake environments. The proposed increase in height is excessive and out of scale with surrounding development. It would result in a built form that is visually dominant and incompatible with the existing streetscape, undermining the coastal village character Lake Cathie.

2. Adverse Impacts on Residential Amenity

The increased building height is likely to result in significant amenity impacts for neighbouring properties and public spaces, including:

- **Increased overshadowing**, particularly during winter months
- Loss of sunlight and daylight to adjoining dwellings resulting in, increase in mould & its associated health problems
- Increased overlooking and reduced privacy
- Potential wind and visual bulk impacts at street level

These impacts are unreasonable in a low-density coastal context and would negatively affect the liveability of the surrounding area.

3. Non-Compliance With Planning Controls and Intent

Height controls exist to provide certainty, manage growth, and ensure development respects local context. The proposed variation represents a clear departure from the intent of the relevant Local Environmental Plan and Development Control Plan. Granting such a variation without undermines the integrity of the planning system and weakens confidence in adopted controls.

4. Risk of Setting an Undesirable Precedent

Approval of a height increase at this site would set an undesirable precedent for Lake Cathie, encouraging similar proposals that threaten village scale, coastal character, and community expectations. Once height exceedances are permitted, it becomes increasingly difficult to refuse future overdevelopment.

5. Infrastructure and Environmental Constraints

Lake Cathie already experiences constraints related to:

- Traffic movement and parking
- Stormwater management
- Coastal and lake-related environmental sensitivities
- In recent times of bushfires Ocean Drive was cut in both North & South directions resulting with insufficient access & firefighting resources to protect current local population & infrastructure, let alone an unnecessary over inflated population due to increased building density.
- Policing Safety concerns for added population given isolation from Laurieton (which is not 24hr station), Wauchope & Port Macquarie.
- Inability to send children to Local High School, within ever expanding population.

Increasing building height intensifies development and population density without sufficient evidence that existing infrastructure and environmental constraints can adequately accommodate this increase.

6. Lack of Demonstrated Public Benefit

No clear or tangible public benefit has been provided to justify the proposed height increase. Increased development yield alone does not constitute a planning merit. Any claimed economic or housing benefits do not outweigh the long-term environmental, visual, and amenity impacts on the Lake Cathie community.

Conclusion

For the reasons outlined above, the proposed increase in building height is inappropriate for its Lake Cathie location and should not be supported. The development should comply with existing height controls to ensure growth remains consistent with the coastal village character, amenity expectations, and long-term sustainability of our community.

I strongly urge the Council to reject this proposal outright & uphold the current height restrictions that protect the liveability & character of Lake Cathie.

APPENDIX D

To: Alex Adkins – Strategic Land Use Planning Manager
Council: Port Macquarie–Hastings Council

Re: Planning Proposal – Rezoning for Residential Development

Land: Lot 15 DP 557262, Lots 40–49 DP 238263, Lot 1 DP 127488, Lots 1–9 DP 32283 and Lot 1 DP 55197, Ocean Drive, Lake Cathie

Council ref: 32.2024.0013.01

Property Address: Lot 15 DP 557262, Lots 40–49 DP 238263, Lot 1 DP 127488, Lots 1–9 DP 32283 and Lot 1 DP 55197, Ocean Drive, Lake Cathie

Submission From:
Address:
Email / Phone:



Date: 14 April 2026

1. Introduction (Section 4.15 Considerations)

I make this submission pursuant to section 4.15 of the *Environmental Planning and Assessment Act 1979 (NSW)* in relation to the above Development Application / Planning Proposal.

This submission contends that the proposal is inconsistent with the applicable planning framework and should not be supported having regard to the provisions of the *Port Macquarie–Hastings Local Environmental Plan 2011 (LEP)*, the *Port Macquarie–Hastings Development Control Plan 2013 (DCP)*, and relevant *State Environmental Planning Policies (SEPPs)*.

2. Non-compliance with Zone Objectives – LEP 2011

Clause 2.3 – Zone Objectives and Land Use Table

Clause 2.3 of the LEP requires development to be consistent with the objectives of the applicable zone, including maintaining neighbourhood character and ensuring development intensity is compatible with surrounding land uses.

A building of approximately 14.5 metres and up to five storeys is not compatible with the existing low-rise residential character of Lake Cathie. The proposed rezoning represents an over-intensification of land use that fails to maintain the intended role and character of the established low-rise coastal residential character of Lake Cathie and is therefore fundamentally unsuitable in principle.

3. Excessive Height, Bulk, and Scale – LEP 2011

Clause 4.3 – Height of Buildings

Clause 4.3(1) of the LEP establishes objectives that include:

- Ensuring buildings are compatible with the height, bulk, and scale of the locality
- Minimising visual impact, loss of privacy, and loss of solar access
- Providing appropriate transitions in built form

The objectives of Clause 4.3 are not achieved. The proposal's bulk and visual mass result in:

- An unacceptable dominance of the streetscape
- Loss of privacy to adjoining properties
- Adverse impacts on solar access to neighbouring properties/development.

Council consistently treats failure to meet Clause 4.3 objectives as sufficient grounds for refusal.

4. Incompatibility with Character and Context – DCP 2013

Part A (Objectives) & Part B – General Provisions

The DCP 2013 requires development to reinforce local identity and streetscape character, to respond appropriately to surrounding development patterns, and must match the intensity of the surrounding area.

The proposal fails to demonstrate contextual suitability. The abrupt transition from detached dwellings to a five-storey apartment building is visually intrusive and represents poor urban design outcomes, is out of scale with surrounding dwellings, and inconsistent with the established coastal village character of Lake Cathie. contrary to the aims of the DCP – all contrary to the aims of the DCP.

These impacts cannot be satisfactorily mitigated through subsequent development controls.

5. Unacceptable Privacy Impacts – DCP 2013

Part B – Residential Amenity & Design Principles

The DCP requires development to minimise opportunities for overlooking and ensure reasonable levels of privacy for neighbouring properties.

Upper-level balconies and windows will directly overlook private yards and pool areas, resulting in an unacceptable loss of privacy. These impacts are inherent to the scale of the development enabled by the rezoning and cannot be adequately mitigated through conditions of consent or through detailed design at the Development Application stage and therefore warrant refusal.

6. Overshadowing and Solar Access – LEP 2011 & DCP 2013

Clause 4.3(1)(b) LEP & DCP Solar Access Principles

Clause 4.3(1)(b) explicitly requires minimisation of loss of solar access. The DCP reinforces this by prioritising sunlight access to dwellings and private open space.

The proposal fails to demonstrate that future development facilitated by the rezoning can achieve acceptable solar access outcomes for neighbouring properties, particularly during the winter solstice period.

In the absence of certainty regarding overshadowing impacts, it cannot be satisfied that the proposal meets the objectives of the LEP or the DCP.

7. Noise and Amenity Impacts – Section 4.15(1)(b)

Under section 4.15(1)(b), Council must consider potential impacts on the natural and built environment.

The proposal introduces ongoing noise impacts from:

- Elevated balconies
- Increased residential density
- Significant increase of vehicle movements

Noise propagation from upper storeys will negatively affect adjoining dwellings and is incompatible with the established residential environment.

8. Infrastructure Capacity – Section 4.15(1)(c)

Section 4.15(1)(c) requires consideration of service and infrastructure capacity.

Existing road networks, parking, medical services, and retail facilities are already under strain. The application fails to demonstrate that infrastructure can accommodate additional population density without adverse impacts on existing residents.

In my personal experience, I haven't been able to see a General Practitioner within the Lake Cathie, Bonny Hills or Laurieton areas, as every time I need to attend, they are closed to new patients. The large scale of new residents proposed will further add to this strain.

9. Environmental Impacts – LEP 2011

Clause 5.5 (Coastal Zone) & Environmental Objectives

The LEP emphasises the protection of environmental and biodiversity values. The proposal is inconsistent with observed wildlife activity and fails to account for increased lighting, noise, and traffic.

Despite perhaps not impacting on animals listed on the critically endangered list, likely due to the land having already been cleared, the proposal will undoubtedly have a negative impact on

preserving environmental and biodiversity values, therefore conflicting with the environmental provisions of the LEP.

Inconsistency with State Coastal Management Principles

The rezoning is inconsistent with the objectives of the *Coastal Management Act 2016* and associated State coastal planning principles, which require coastal development to:

- Be context-sensitive and appropriate to coastal settings
- Avoid over-development of coastal areas
- Protect coastal character, amenity and environmental values

The proposed residential intensification represents an urbanisation outcome not appropriate for this coastal residential locality, particularly with nearby erosion, and undermines the long-term sustainability of our coastal environment.

10. Stormwater and Earthworks – DCP 2013

Part B – Stormwater Management Principles

The DCP requires stormwater systems to ensure no adverse impacts on adjoining land.

Given the extent of excavation and increased hard surfaces, the proposal does not provide sufficient certainty regarding drainage outcomes. Potential impacts on neighbouring properties remain unresolved.

11. Cumulative Impact of Consolidated Rezoning Sites

The proposal applies to multiple adjoining land parcels, which collectively enable a development outcome of substantially greater scale, intensity, and visual dominance than would otherwise be anticipated on individual sites.

When assessing the cumulative impacts of the rezoning across all affected lots, rather than considering each parcel in isolation, the proposal represents:

- A fundamental shift in development character along Ocean Drive
- A transition towards urban-scale density inconsistent with Lake Cathie’s coastal village role
- A precedent-setting rezoning corridor rather than a site-specific response

Such cumulative impacts are a recognised planning consideration and weigh strongly against the proposal.

12. Technical Studies Do Not Resolve Planning Merit or Amenity Impacts

While the proposal includes a suite of technical studies, the existence of supporting reports does not equate to acceptable planning outcomes. Proposed compliance with minimum engineering or environmental standards does not address:

- Height and scale incompatibility
- Privacy loss
- Visual dominance
- Loss of neighbourhood character
- Increased population pressure on local services

Technical minimal levels of mitigation cannot overcome fundamental planning conflicts, particularly where built form and character impacts are intrinsic to the rezoning outcome.

13. Bushfire, Flood, and Environmental Assessments

While bushfire, flood, and ecological risks may be technically manageable, it is important to consider whether it is appropriate to intensify residential land use in a coastal area already subject to:

- Bushfire risk
- Flood risk
- Coastal environmental sensitivity (including nearby coastal erosion)
- Wildlife movement corridors

Risk-managed development is not synonymous with strategically appropriate development, particularly where the rezoning introduces long-term exposure for future residents and exacerbates emergency evacuation and infrastructure pressures.

14. Infrastructure and Servicing

The Stormwater and Servicing Strategy and Traffic Assessment does not demonstrate that the broader service network is capable of supporting rezoning-enabled population growth.

Existing issues include:

- Traffic congestion along Ocean Drive
- Limited parking capacity
- Strain on retail, medical and community services
- Limited road hierarchy suitable for higher-density residential catchments

Rezoning that outpaces infrastructure capacity is inconsistent with orderly and economic development principles.

15. Unacceptable Cumulative Impacts Across Multiple Land Parcels

The proposal applies to multiple land parcels along Ocean Drive and must be considered cumulatively rather than on a site-by-site basis.

When assessed cumulatively, the rezoning would:

- Fundamentally alter the development pattern along Ocean Drive
- Establish a precedent for urban-scale residential intensification
- Result in a gradual but irreversible erosion of local coastal character

The cumulative impacts of the rezoning are unacceptable and weigh strongly against the proposal being in the public interest.

16. Strategic Inconsistency with Lake Cathie's Community

Lake Cathie has historically functioned as a low-rise, coastal residential community. The rezoning proposes a scale and intensity of development that is more consistent with higher-order centres, rather than a coastal village context.

The proposal therefore represents:

- An over-urbanisation of a coastal residential strip
- A misalignment between State-driven density uplift and local character outcomes
- A planning outcome driven by site capacity rather than strategic fit

This misalignment weighs strongly against the proposal when assessed in the public interest.

17. What this means for residents

If approved, the proposed rezoning would allow buildings to be significantly taller and much more dense than what currently exists or has been expected in this area. Height limits would increase from around two storeys to potentially four or five storeys, and the amount of building allowed on each site would more than double. For residents, this means a real risk of increased overlooking, loss of privacy, overshadowing of homes and yards, increased traffic and noise. It will also result in a fundamental change to the coastal, low-rise character of Lake Cathie. These impacts would be locked in through the planning controls and could not be meaningfully addressed at a later date.

18. The Planning Proposal Is Not in the Public Interest

1. When assessed against:
 - Section 4.15 of the Environmental Planning and Assessment Act 1979
 - The Port Macquarie–Hastings Local Environmental Plan 2011 (Clauses 2.3 and 4.3)
 - The Port Macquarie–Hastings Development Control Plan 2013 (Parts A and B)
 - State coastal and hazard management principles

the proposal is found to be inconsistent with relevant planning controls and not in the public interest.

When assessed holistically, the proposal:

- Enables excessive and intrusive built form outcomes
- Results in unacceptable cumulative impacts
- Relies on technical risk mitigation rather than sound strategic planning
- Is inconsistent with established character and reasonable resident expectations

Accordingly, the rezoning fails the strategic merit and public interest tests and should not proceed.

19. Overview - Planning Grounds for Refusal

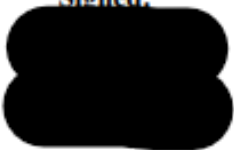
The proposal is found to be:

- Inconsistent with zone objectives
- Excessive in height, bulk, and scale
- Detrimental to residential amenity
- Incompatible with character and context
- Insufficiently justified in terms of infrastructure and environmental impact

For the reasons outlined above, the proposal is not in the public interest and does not satisfy the applicable planning controls.

It is therefore respectfully requested that Council refuse the application on the grounds of non-compliance with the LEP and DCP and unacceptable impacts under section 4.15 of the Environmental Planning and Assessment Act 1979.

Signed:



APPENDIX E

Submission in Opposition to Planning Proposal

Reference: Ocean Drive Lake Cathie Planning Proposal (public exhibition closes 16 April 2026)

Site: Lot 15 DP 557262, Lots 40–49 DP 238263, Lot 1 DP 127488, Lots 1–9 DP 32283 and Lot 1 DP 55197, Ocean Drive, Lake Cathie

Submitted by:



Executive Summary

This submission opposes the planning proposal on the basis that it enables a scale of development inconsistent with local planning controls, fails to adequately assess cumulative impacts, and relies on speculative benefits such as affordable housing without any enforceable mechanism.

A. Introduction

1. This submission is made in opposition to the planning proposal seeking to amend the Port Macquarie-Hastings Local Environmental Plan 2011 to facilitate medium density residential development on the subject land.
2. I am a resident of Lake Cathie with a legal background and some familiarity with planning matters.

B. Statutory Framework

3. Section 4.15(1) of the Environmental Planning and Assessment Act 1979 requires consideration of the likely impacts of development, the suitability of the site, submissions, and the public interest.

C. Cumulative Growth and Traffic

4. Lake Cathie has experienced sustained growth, increasing pressure on infrastructure.
5. The subject site directly adjoins Woolworths Lake Cathie, a significant local traffic generator.
6. The Pacific Drive access point operates as a bottleneck with conflicting movements.
7. The Traffic Assessment does not adequately consider the combined impact of existing retail traffic generation and the proposed residential development.

D. Environmental Constraints

8. The site is affected by coastal, flood, bushfire and ecological constraints.
9. Nearby land formed part of a koala habitat corridor and recent clearing has increased fragmentation.

E. Affordable Housing

10. No enforceable mechanism exists to secure affordable housing.
11. This benefit is speculative and should carry little weight.

F. Conclusion

12. The proposal should not proceed.

Annexure A – Review of Exhibited Material

Report	Claim	Issue
Traffic	Acceptable performance	Combined impacts not assessed
Flood	Manageable risk	Limited long-term modelling
Bushfire	Mitigated	Population risk not addressed
Ecology	Limited impact	Habitat fragmentation understated
Servicing	Adequate	Capacity not demonstrated

1. Introduction

This submission opposes the Planning Proposal to amend the Port Macquarie-Hastings Local Environmental Plan 2011 to facilitate medium density residential development on the subject land in Ocean Drive, Lake Cathie.

While the need to accommodate population growth within the region is acknowledged, the proposal in its current form is not supported due to unresolved impacts, inconsistency with the existing planning framework, and a lack of demonstrated infrastructure capacity.

2. Statutory and Strategic Considerations

Under Section 4.15(1) of the Environmental Planning and Assessment Act 1979, decision-makers must consider:

- likely impacts of development
- suitability of the site
- submissions
- the public interest

This proposal does not adequately demonstrate consistency with these requirements, particularly in relation to cumulative impacts, infrastructure capacity, and environmental constraints.

3. Cumulative Traffic and Access Impacts

The subject site adjoins a major traffic generator (Woolworths Lake Cathie precinct) and relies on access from Ocean Drive, which is a constrained coastal arterial with limited capacity.

Importantly, Ocean Drive operates as a predominantly single carriageway (one lane in each direction) from Tacking Point to the north and Laurieton to the south, servicing not only local traffic but also regional through-movements.

This corridor is already subject to:

- peak period congestion
- limited overtaking opportunities
- constrained intersection performance
- increasing pressure from ongoing population growth in surrounding areas

The exhibited Traffic Assessment:

- considers the proposal largely in isolation
- does not adequately assess cumulative impacts from:
 - existing retail traffic
 - recent and approved residential development
 - broader regional traffic growth along the Ocean Drive corridor

It therefore fails to demonstrate that:

- safe and efficient intersection performance can be maintained
- the broader road network can absorb additional demand without degradation in safety and function

Conclusion:

Given the existing constraints of Ocean Drive, the proposal represents an intensification that is not supported by demonstrated network capacity.

Recommendation:

The Planning Proposal should not proceed unless and until:

- comprehensive cumulative traffic modelling is undertaken across the wider Ocean Drive corridor
- intersection and network performance is demonstrated under future growth scenarios
- binding commitments to necessary road upgrades are identified and sequenced with development

4. Infrastructure Capacity

There is insufficient evidence that essential infrastructure can support the proposed uplift in density, including:

- stormwater and drainage systems
- sewer and water capacity
- local road network performance

Generalised statements of adequacy are not supported by detailed, verifiable analysis.

Conclusion:

Infrastructure capacity remains unproven and should not be deferred to later development stages.

5. Environmental Constraints

The site is subject to multiple environmental constraints, including:

- flood risk
- bushfire exposure
- ecological sensitivity, including koala habitat corridors

It is also noted that koala habitat adjoining the site has already been significantly cleared (approximately 50%) by the proponent, contributing to fragmentation of habitat in the immediate locality.

This increases the importance of:

- retaining remaining habitat
- ensuring appropriate buffers
- properly assessing cumulative ecological impacts

The exhibited material understates:

- cumulative environmental impacts
- the significance of incremental habitat loss
- long-term risk implications (particularly flooding and bushfire under climate variability)

Conclusion:

The site's constraints, when considered cumulatively, materially limit its suitability for intensified development at the scale proposed.

6. Affordable Housing – Lack of Mechanism

The proposal refers to affordable housing as a justification for increased density.

However:

- no enforceable mechanism is proposed
- no planning controls (e.g. inclusionary zoning, VPAs) are identified
- no delivery framework or targets are specified

Conclusion:

Affordable housing benefits are speculative and should be given negligible weight in the assessment.

7. Strategic Merit and Built Form

The proposed controls represent a substantial and abrupt intensification relative to the existing planning framework.

In particular:

- the current maximum building height is 8.5 metres
- the proposal seeks to increase this to 14.5 metres

This represents an increase of approximately 70% in permissible building height, which is a significant escalation in built form and visual bulk. There are no buildings of this scale in the village or areas south to Laurieton.

There is inadequate consideration of:

- transition to surrounding development
- visual and amenity impacts
- integration with existing village urban form
- setting a precedent for future developments of the scale proposed in the village and surrounding areas south

Conclusion:

The proposal prioritises yield over coherent and context-sensitive planning outcomes.

8. Public Interest

In its current form, the proposal:

- shifts unresolved impacts to future DA stages
- relies on unverified infrastructure assumptions
- promotes density without adequate supporting controls

This is not consistent with the public interest as required under the Act.

9. Conclusion

For the reasons outlined above, the Planning Proposal should not proceed.

At a minimum, any further consideration should be contingent upon:

- robust cumulative traffic and infrastructure analysis
- demonstrated servicing capacity
- strengthened environmental protections
- enforceable mechanisms for any claimed public benefits

Yours sincerely,

A large black rectangular redaction box covering the signature area.

APPENDIX F

[REDACTED]

Date: 14/04/2026

To:
Alex Adkins
Strategic Land Use Planning Manager
Port Macquarie-Hastings Council
17 Burrawong Street
Port Macquarie NSW 2444

Subject: Objection to Proposed Rezoning of Ocean Drive, Lake Cathie – From R1 General Residential to R3 Medium Density

Dear Mr. Adkins,

I am writing to formally object to the proposed rezoning of land along Ocean Drive, Lake Cathie, from R1 General Residential to R3 Medium Density Residential.

As a resident of this community, I have significant concerns that the proposed change would negatively impact the local character, infrastructure capacity, and overall liveability of the area. Increasing density in this location may lead to issues such as traffic congestion, parking shortages, pressure on community facilities, and a reduction in the quality of the local environment

I believe this proposal is inappropriate for the character and environmental context of Lake Cathie. The proposed increase in building height from 8.5 metres to 14.5 metres is excessive and would significantly alter the established low-rise residential character of the area. Such a change would introduce buildings that are out of scale with surrounding homes and inconsistent with the existing streetscape.

Additionally, the site's proximity to the C2 Environmental Conservation Zone raises serious concerns. Higher density development so close to a conservation area risks environmental degradation, increased runoff, and disruption to local flora and fauna.

Although the land has already been cleared of much of the existing bushland, a more balanced approach would be the development of townhouses no more than two storeys in height. This would provide moderate growth while still respecting the area's character and environmental values.

Furthermore, the surrounding R1 General Residential areas define the town's appeal as a coastal community with an open, low-density character. Introducing R3 zoning so close to these established neighbourhoods would create an abrupt and incongruous transition, which is not in keeping with the local planning vision or community expectations.

For these reasons, I strongly urge Council to reject the proposed rezoning and retain the existing R1 zoning to preserve the character, amenity, and environmental integrity of Lake Cathie.

Thank you for considering my objection. I request to be kept informed of any future developments or meetings relating to this proposal.

Yours sincerely,

[REDACTED]

APPENDIX G

Submission

Ref 32 204.0013.01

I am objecting to the proposal on the grounds it is incompatible with the residential area of Lake Cathie. Services eg medical, Water, sewage, Waste Traffic would not cope. 200 units with one entrance is a fire hazard.

In the seventies & eighties a lot of Sydney suburbs were taken over by high rise developments. Some of these suburbs are now slums.

Is this the future we want for our beautiful Lake Cathie

15th April 2026

APPENDIX H



10 March 2026

File No: NTH24/00742/003

General Manager
Port Macquarie Hastings Council
PO Box 84
PORT MACQUARIE NSW 2444

Attention: Alex Adkins

Ocean Drive (MR600): PP2024-2071 Planning Proposal to amend *Port Macquarie Hastings Local Environmental Plan 2011*, Lot 15 DP 557262, Lots 40 – 49 DP 238263, Lot 1 DP 127488, Lots 1 – 9 DP 32283 and Lot 1 DP 554197, Ocean Drive, Lake Cathie

I refer to the abovementioned Planning Proposal referred to Transport for NSW (TfNSW) on 18 February 2026 for comment in accordance with condition 3 of the Gateway determination under Section 3.34(2) of the Environmental Planning and Assessment Act 1979.


TfNSW key interests are the safety and efficiency of the transport network, the needs of our customers and the integration of land use and transport in accordance with the *Future Transport Strategy*.

Ocean Drive (MR600) is a classified (Regional) road and all other roads within the site location are local roads. Council is the roads authority for both roads and all other public roads in the area, in accordance with Section 7 of the *Roads Act 1993*.

TfNSW understands that the Planning Proposal outlines the proposed amendment to the *Port Macquarie Hastings Local Environmental Plan 2011* (PMLEP 2011) to rezone from R1 General Residential portion of the site to R3 Medium Density with a minimum lot size of 1,000m², increase building height from 8.5m to 14.5m and increase floor space ratio (FSR) from 0.65:1 to 1.5:1.

TfNSW previously provided advice to Council dated 23 October 2024. This advice provided a review of the Traffic and Access Assessment (TAA), prepared by Positive Traffic dated September 2024, and had no specific requirements. TfNSW noted that the traffic volumes at the intersection of Ocean Drive and Fiona Crescent meet the turn treatment warrants for a CHR/BAL intersection treatment.

Yours faithfully



Court Walsh
Team Leader Development Services
Transport Planning
Planning, Integration and Passenger

OFFICIAL

Contact: NSW Department of Climate Change, Energy, the Environment and Water

Phone: 1300 081 047

Email: waterlicensing.servicedesk@dpie.nsw.gov.au

Our ref: V15/2812-13#8 (Ref-4533)

19 March 2026

Attention: Melissa Osland

Emailed: admin@hopcon.com.au

Dear Sir/Madam

Re: V15/2812-13#8 (Ref-4533) – Planning Proposal Consultation
Description: Amendment to Port Macquarie Hastings LEP 2011
Location: Lot 15 DP 557262, Lots 40 – 49 DP 238263, Lot 1 DP 127488,
Lots 1 – 9 DP 32283 and Lot 1 DP 554197

Thank you for referral regarding the above-mentioned proposal to NSW Department of Climate Change, Energy, the Environment and Water (Licensing and Approvals) for comment.

The Departments interest and jurisdiction is in relation to water sources and waterfront land under the *Water Management Act 2000* (WM Act). The objects and principles of the WM Act are essentially to identify, preserve, maintain and enhance rivers/watercourses, wetlands, waterfront land and water resources.

The Department has reviewed the Planning Proposal for the partial rezoning of Lot 15 DP 557262, and the full rezoning of Lots 40 – 49 DP 238263, Lot 1 DP 127488, Lots 1 – 9 DP 32283 and Lot 1 DP 554197 to R3 Medium Density Residential and raises no objections to the proposal.

As outlined in the Planning Proposal, there are no mapped watercourses on or in the immediate vicinity of the site.

For future reference should the rezoning proceed, medium density development in this landscape would likely encounter groundwater for foundations and/or basement excavations which may result in water take. If water take is identified, the proponent must consult with WaterNSW for any relevant licences and approvals.

If you have any questions regarding this correspondence, please use Water Assist to obtain further information or make an enquiry: <https://www.water.dcceew.nsw.gov.au/waterassist-welcome-page-and-disclaimer>

Yours Sincerely



Licensing and Approvals
NSW Department of Climate Change, Energy,
the Environment and Water



RFS



Port Macquarie-Hastings Council
PO Box 84
PORT MACQUARIE NSW 2444

Your reference: (REF-4534) PP-2024-2071
Our reference: SPI20260219000037

ATTENTION: Alex Adkins

Date: Monday 23 March 2026

Dear Sir/Madam,

**Strategic Planning Instrument
Rezoning - Planning Proposal
Port Macquarie-Hastings Local Environmental Plan 2011 - Rezoning - Ocean Drive Lake Cathie**

I refer to your correspondence dated 18/02/2026 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

The NSW RFS has considered the information submitted and provides the following comments.

The proposal is to amend Port Macquarie-Hastings LEP, 2011 by rezoning the subject site from R1 General Residential to R3 Medium Density Residential, apply a minimum lot size of 1,000m², increase building height from 8.5m to 14.5m, and floor space ratio (FSR) from 0.65:1 to 1.5:1.. No changes to the current C2 land use zone are proposed.

The subject land is now not mapped bush fire prone by council, however a >1ha unmanaged forest is present within the C2 land use zone. Further this 'forest' has a direct connectivity with other unmanaged vegetation further to the west of the site.

The NSW RFS has no objection to the proposal. Future development applications should consider the unmanaged forest vegetation and apply suitable separation distances so future residential dwellings are not exposed to radiant heat levels exceeding 29k/W.

For any queries regarding this correspondence, please contact Alan Bawden on 1300 NSW RFS.

Yours sincerely,


**Manager Planning & Environment Services
Built & Natural Environment**

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

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