



Project Name: The Quays Marina – Plan of Management

Address: 1856 Pittwater Road, Church Point NSW

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1. Site Description

1.1 Location and Context

The Quays Marina is located at 1856 Pittwater Road, Church Point, on the western foreshore of Pittwater within the Northern Beaches local government area. Situated approximately 15 nautical miles north of Sydney Harbour, the marina lies within the scenic Pittwater estuary and forms part of a broader boating precinct at Church Point.

The surrounding area includes a mix of public recreational spaces, low-density residential dwellings, marine industry activities, and natural foreshore landscapes. The site is well connected via Pittwater Road and is a popular destination for both recreational boaters and visitors to the Northern Beaches region.

The Quays Marina occupies a prominent and long-established waterfront site, supporting local and regional marine traffic, vessel servicing, and maritime industry activities. It plays a valuable role in relieving pressure on public boating facilities and contributes to the vitality of the local foreshore area.

1.2 Existing Infrastructure

The Quays Marina is an established facility that operates across land and water zoned W1 – Natural Waterways, W2 – Recreational Waterways, and W4 – Working Waterfront under the *Pittwater Local Environmental Plan 2014*.

The marina currently includes:

- 110 wet berths for permanent and casual use;
- 69 swing moorings, supported by a 7-day-a-week tender service;
- The Marina building is occupied by tenancies all related to the marine and boating industry, including facilities for Transport for NSW, Maritime Division.
- Carparking for 113 vehicles;
- A Hardstand and Slipway with full water treatment facilities providing a comprehensive range of marine maintenance and repair services.
- A refuelling facility consisting of underground fuel tanks (13,500L each for diesel and unleaded) and above-deck refuelling dispensers;
- Sullage pump-out and bilge water disposal facilities;
- A licensed cafe with indoor and outdoor dining on a waterside terrace;
- Toilet and shower amenities, including accessible bathrooms;
- Dedicated waste and recycling stations;
- Solar panels, electric car, and boat charging points;

1.3 Proposed Infrastructure

- The proposed arm will provide fixed berthing for 40 vessels ranging in length from 16 to 18 metres and will replace 40 existing swing moorings, resulting in no net increase in vessel storage capacity;
- No dredging is proposed, and all infrastructure works will occur within the existing operational footprint of the Marina;
- No landside development is proposed under this DA;

The marine industry is a strong contributor to the Australian economy, with an annual turnover of \$2.24b and providing 21,700 jobs. The Marina itself provides employment for over 100 people locally, and its future depends on providing a modern facility which meets a continuing demand for berths and boats of increasing size.

- The proposal in this DA allows us to meet this demand without increasing the number of boats serviced by the marina.
- In providing fixed berths, we can minimise environmental impacts by removing swing moorings, which are known to cause seagrass scouring and seabed damage. Fixed infrastructure, on the other hand, is known to create habitats for fish.
- The proposal will improve safety and navigation through reducing the extent of swing moorings in the waterway and improve safety by providing a stable platform for moving on and off vessels.
- The removal of particular moorings will allow a safer passage for young dinghy sailors under instruction at the local sailing club, BYRA.
- The proposal is also in line with the results of community consultation in the Council's Pittwater Waterway strategy 2038, to reduce the cumulative impacts on the waterway as a result of swing moorings.
- The proposal will also enhance opportunities for the expansion of the Australian Boating Industry, particularly the manufacturing sector.

1.4 Marina Tenancy and Land Tenure

The Quays Marina is an established facility that operates across land and water zoned W1 - Natural Waterways, W2 - Recreational Waterways, and W4 - Working Waterfront under the *Pittwater Local Environmental Plan 2104*.

- The W1 zone applies to the inner waterway, where part of the existing and proposed marina infrastructure is located.
- Within the W1 zone, marinas are identified as a prohibited land use.
- As such, the ongoing operation and proposed modification of the marina rely on existing use rights in accordance with Division 4.11 of the Environmental Planning and Assessment Act 1979 (EP&A Act)

The Quays Marina is operated under a private lease and licence arrangement over Crown Land, administered by the NSW Department of Planning and Environment – Crown Lands. This includes seabed tenure for marina structures and rights to operate the facility for recreational boating and associated commercial purposes.

Key tenure details include:

- A registered lease/licence agreement with NSW Crown Lands for the operation of the marina;
- A separate fuel handling approval for the underground fuel storage and dispensing infrastructure.
- Tenure boundaries that encompass both the existing marina arms and the area of the proposed extension;
- Responsibilities for ongoing environmental compliance, maintenance of infrastructure, and delivery of public benefit outcomes under the lease.

2. Community Interface

2.1 Introduction

The Marina has made a conscious effort to create a vibrant local amenity that not only serves the boating community but also provides a place where the public at large can enjoy and experience the best that Pittwater has to offer.

2.2 Public Access and Amenity

There is a lively Marina Cafe used by many locals as well as by the wider community, who are not necessarily associated with the Marina, but simply use it as a social meeting place. The Cafe provides public access to the waterfront for dining and for special events such as birthdays and wedding celebrations.

On-site security is provided by an extensive system of closed-circuit television cameras, rather than gating off the Marina section of the site. We chose this form of security to enable us to welcome people to use and enjoy the facilities we have to offer.

We have made public access berths available, which are frequently used by people visiting the cafe by water. We are also a pick-up and drop-off point for the local water taxi service. We also provide extensive berthing and secure car parking for residents of nearby Scotland Island and the surrounding waterfront areas.

We have made the Marina and all its facilities available as part of the Emergency Management Plan for Pittwater. We act as an Emergency Evacuation Centre during events such as bushfires.

We have staff who are fully trained in CPR and a publicly available defibrillator that can be accessed 24 hours a day.

The Marina has publicly accessible toilets during marina hours. There are also disabled toilets and wheelchair ramps to allow disabled access to all public areas of the marina

Over the period of ownership, considerable investment has been made to improve the facilities, which benefit the community.

These include:

- Substantial refurbishment of the marina building, which included a new all-day cafe
- New toilets and ramps for people with disabilities
- Substantial CCTV network

- Resurfacing of the carpark, landscaping and signage
- A covered area to allow waterfront dining in all weather
- Provision of new commuter berths used by local waterfront residents

These investments are, in general, non-revenue earning but provide enhanced facilities for the community to enjoy.

These features of the Marina provide both passive and active recreational value and align with the objectives of the Pittwater Waterway Strategy 2038, which encourages the integration of community use and visual access within the waterway infrastructure.

The marina provides a visual connection to Pittwater and promotes understanding of recreational boating activity through its openness and pedestrian access.

2.3 Community Engagement

The Quays Marina has long-standing relationships with the local community and actively participates in initiatives that support education, safety, and public benefit. These include:

- Hosting visits from local schools and community groups, particularly those with marine studies, sustainability or safety programs;
- Providing facilities to emergency services (such as NSW Police Marine Area Command, NSW Ambulance, and NSW Rural Fire Service) for vessel access, incident response and training exercises;
- Supporting local charities and fundraising events, such as including days on the water for Mona Vale Public School Special Needs Unit, assisting financially both of our local Rural Fire Service boats on numerous levels, and even supporting both gardening and boating safety events on Scotland Island.
- Partnering with marine industry organisations to raise awareness about boating safety, marine ecology, and sustainable practices;
- Offering casual employment and apprenticeships to young people in the area.

These activities reflect the marina's commitment to being a positive presence within the Church Point and Northern Beaches community.

3. Environmental Management

3.1 Environmental Policy

The marina has a long history of being at the forefront of environmental protection measures. We were the first on Pittwater to introduce pump-out for vessel waste, and one of the few slipways on Pittwater to fully capture and treat runoff from boats being worked on in the yard.

This has continued with investment in:

- Electric vehicles for use by marina staff
- Installation of electric charges, which are available to the public, and also the first fast electric boat charger installed on a marina in Australia
- The installation of solar panels to supply a significant element of the power requirements of the marina.
- New fuel dispensers and fuel lines, which are designed to minimise the risk of spillage.

Again, these investments are largely non-revenue earning and demonstrate our financial commitment to environmental stewardship.

We have also been recognised as both a 'Clean Marina' and a 'Fish Friendly' marina. Further, we are rated by the Environmental Protection Authority at its lowest possible risk level.

4. Employment and Economic Contribution

4.1 Direct and Indirect Employment

The Quays Marina plays a vital role in supporting local employment and the broader marine industry. The site sustains:

- Direct employment of approximately 20 full-time and part-time staff, including:
 - Marina management and administrative personnel,
 - Dockmasters and junior dockmasters,
 - Workshop technicians and Q Service trades staff;
- Indirect employment on-site of 80 full-time and part-time staff through:
 - Contracted marine service providers (e.g. electricians, divers, riggers),
 - Café and hospitality staff,
 - Fuel and waste service contractors,
 - Marine surveyors and sales representatives.

The marina contributes to workforce stability in the Church Point and Northern Beaches region, providing year-round employment opportunities in a traditionally seasonal sector.

4.2 Wellbeing and Inclusion

The Quays Marina values the wellbeing and inclusion of its staff, tenants and broader marina users.

Key initiatives include:

- Apprenticeship and mentoring opportunities through Q Service, providing hands-on trade experience for young marine technicians;
- Junior dockmaster roles, which offer early employment and training for local school leavers.
- Access to mental health support resources, WHS information, and a respectful workplace policy;
- Promotion of gender inclusion and respectful conduct in the workplace and tenant spaces;
- A collaborative site culture that values diversity, communication, and shared responsibility.

These efforts foster a safe, inclusive, and productive marina community.

4.3 Community and Economic Benefit

Beyond employment, The Quays Marina contributes significantly to the local economy and community through:

- Attracting visiting boaters who spend locally on accommodation, food, fuel, and supplies;
- Supporting the growth of Church Point as a recreational and tourism destination;
- Providing a platform for marine education, water safety initiatives, and school engagement.
- Enabling local charities and community events through sponsorships or in-kind support.
- Maintaining infrastructure and services that benefit the broader Pittwater boating community, including pump-out facilities, fuelling, and vessel servicing.

The marina's activity generates flow-on benefits across multiple local industries, including hospitality, marine logistics, and retail.

4.4 Financial Investment Summary

Since its ownership, The Quays Marina has invested in the vicinity of \$4 million in upgrades and community benefit initiatives.

This includes:

- Infrastructure upgrades (e.g. buildings, pontoons, solar, pump-out, fuel system),
- Public amenity improvements (e.g. accessible bathrooms, signage),
- Equipment for environmental protection (e.g. spill kits, monitoring systems),
- Contributions to charities, schools, and emergency services.

This investment demonstrates the marina's commitment to continuous improvement and its role as a responsible, embedded community stakeholder.