

JOINT REGIONAL PLANNING PANEL (Sydney East)

JRPP No	2014SYE092
DA Number	DA 282/2014/1
Local Government Area	Woollahra
Proposed Development	Alterations and extensions to the existing Point Piper Marina including the installation of a new access deck, kayak storage and ramp, replacement of 24 existing swing moorings to the north of Rose Bay Park and beach with 22 berths on Arm A (4 x 8m berths, 13 x 10m berths, 2 x 13.5m berths and 3 x 15m berths) and 2 berths on Arm B (1 x 10m berth and 1 x 15m berth); new casual berthing area to Arm A
Street Address	5 Wunulla Road POINT PIPER
Applicant/Owner	Point Piper Marina NSW Pty Ltd
Number of Submissions	137
Regional Development Criteria (Schedule 4A of the Act)	The JRPP is the consent authority for this development application which is for alterations and additions to a marina that is a Designated and Integrated Development.
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> • Australian Standard 3962-2001: Guidelines for Design of Marinas • Boat Storage Policy for Sydney Harbour • Environmental Planning and Assessment Regulation 2000 Clauses: 70, 71, 72, 73, 77, 78, 79, 81, 91A(3), 91A(4), S.91A(5), S91A(6) and 92 • Environmental Planning and Assessment Act 1979 • Environment Protection and Biodiversity Conservation Act 1999 • Environmental Protection and Biodiversity Protection Act 1999 • Development Control Guidelines for the Provision of Foreshore Open Space and Access • Fisheries Management Act 1974 • Fisheries NSW Policy And Guidelines (Fisheries NSW 2013) • Rose Bay West Framework Plan • State Environmental Planning Policy No.33 – Hazardous And Offensive Development • State Environmental Planning Policy No.55 – Remediation of Land • Sydney Harbour Foreshores & Waterways Area

	<p>Development Control Plan 2005</p> <ul style="list-style-type: none"> • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 • Threatened Species Conservation Act 1995 • Water Management Act 2000 • Woollahra Access Development Control Plan • Woollahra Development Control Plan for Advertising and Notification of Development Applications and Applications to Modify Development Consents • Woollahra Local Environmental Plan 1995 • Woollahra Parking Development Control Plan • Woollahra Residential Development Control Plan 2003 • Woollahra Section 94A Development Contribution Plan 2011
List all documents submitted with this report for the panel's consideration	<ul style="list-style-type: none"> • Recommended conditions of consent • Plans and elevations • Details of all submissions (not published on website) • Referral Response – Department of Primary Industries Office of Water • Referral Response – Department of Primary Industries • Referral Response – Development Engineer • Referral Response – Traffic Engineer • Referral Response – Manager Open Space and Recreation • Referral Response – Strategic Heritage Officer • Referral Response – Environmental Health Officer
Recommendation	<p>Approval subject to the following modifications imposed as conditions:</p> <ul style="list-style-type: none"> • Deletion of the 6 berths nearest to the Wunulla Road residential properties • A maximum vessel height of 3metres to all new berths
Report by	Dimitri Lukas – Senior Assessment Officer