



SWAN YACHT CLUB
PART 5 APPLICATION
SUPPORTING DOCUMENTATION



ESTABLISHED 1904

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INTRODUCTION

The Swan Yacht Club [SYC] is pleased to present our Part 5 development application to the Town of East Fremantle [ToEF] and the Department of Biodiversity, Conservation and Attractions [DBCA].

Our application seeks approval for a range of new works within the existing and proposed new water lease extension, of approximately 6200sqm, at our East Fremantle site.

Comprehensive Master Plan:

SYC has undertaken an extensive consultation process, working closely with stakeholders including ToEF and DBCA. As part of this collaborative effort, we have developed a comprehensive Master Plan that outlines our substantial proposed works program over the next two decades. This Master Plan encompasses both on-water and land-based construction activities, reflecting our commitment to the long-term development and enhancement of our facilities.

Scope of Part 5 Application:

While our Master Plan encompasses various projects, this Part 5 application **focuses specifically** on five major works activities. These activities are detailed further in the application document and include:

- Demolition of Existing Slipway and Beautification of Footprint
- Jetty 5 Replacement
- New Maintenance Facilities
- Boat Ramp Works
- Negative Fork Wharf
- Dry Dock Approvals

Purpose of Development:

The primary objective of this development is to improve the Club's facilities for our valued members, visitors, and the wider public. Additionally, we aim to enhance the environment and aesthetic appeal of the area. Through these works, we strive to create an exceptional experience for all who visit our Club.

Environmental Considerations:

The proposed works have been meticulously planned to minimise any potential impact on the environment and our team has taken great care to ensure that all relevant regulations and standards are met, guaranteeing compliance throughout the construction process.

Commitment to Quality and Sustainability:

The Swan Yacht Club is dedicated to maintaining the highest standards of quality, safety, and environmental sustainability in all our endeavors. We are committed to working closely with the DBCA and other stakeholders to ensure the successful completion of these projects in line with our shared vision.

Community Benefits:

The approval of this application will enable the Club to continue serving our members and the local community. By enhancing our facilities, we aim to provide an exceptional experience while preserving the long-term conservation and preservation of the local environment.

Thank you for considering our development application. We look forward to working collaboratively with the ToEF and DBCA to bring these exciting plans to fruition.

ABOUT The SWAN YACHT CLUB

The Swan Yacht Club (SYC) has a long and impressive history that dates back over a century. The club has been led by a devoted committee and management team for the past decade, and under their guidance, the SYC has become the most dynamic club on the Swan River in terms of community involvement and attracting the public to its shores.

Located on a picturesque Swan River peninsula in East Fremantle, the SYC provides its members and visitors with access to an extensive range of facilities, including a 280-berth marina, a slipway and vessel maintenance facility, trailer boat storage with dual-access boat ramps, as well as modern and comfortable hospitality amenities featuring bars, restaurants and multi-purpose function rooms.

With over 3,000 active members, the SYC actively encourages public participation in numerous events throughout the year. The club provides swimming and greenbelt facilities for the community to share with its membership group.

In recent years, the SYC has made significant investments to improve its facilities, including the construction of a new clubhouse, modern hospitality amenities, such as the Swan River's only floating River Deck, as well as upgrading and improving its jetty and land-based infrastructure.

The committee and management team have demonstrated their commitment to community engagement by negotiating a larger public-access zone [Greenbelt] located between the land and seabed lease areas. This expansion will provide opportunities for the public to use the club's modern hospitality facilities, creating an attractive space for community events and activities, attracting visitors to the area and supporting local businesses.

This Development Approval submission seeks to continue the SYC's commitment to improving its facilities and services for its members and the wider community. The staged range of project works proposed in this submission, based on the SYC 20-year Masterplan, includes upgrading the club's facilities, such as the jetty, slipway, dry stack boat storage, vessel maintenance facility, boat ramp, and upgrades to landscaping, pathways, and revegetation of the greenbelt zones. These improvements will continue to enhance the SYC's reputation as a welcoming and inclusive community-focused club.



SWAN YACHT CLUB 20-YEAR MASTERPLAN



Department of Biodiversity, Conservation and Attractions

After engaging in a series of extensive consultations, negotiations, and discussions with the Department of Biodiversity, Conservation and Attractions (DBCA) and the Town of East Fremantle (ToEF), the Swan Yacht Club (SYC) has successfully finalised its vision and planning for a range of major works projects over the next two decades.

This 20-year masterplan, which has been submitted as a part of the club's application, provides comprehensive details of the planned works, highlighting both the reduction in SYC land lease area, whilst significantly extending the greenbelt zones in line with DBCA's management guidelines and corporate policies.

This comprehensive masterplan includes SYC's application for an extension of approximately 6200sqm of water lease area, strategically located along the northern and western boundaries of the existing lease. This expansion will provide SYC with additional space required to accommodate the Australian Standards in marina design, supporting the club's future development plans for a safer and compliant jetty system.

The staged approach outlined in this plan has been developed to align with the club's budgetary forecasts and is designed to create an exceptional facility that will cater to the needs of both the membership group and the wider community. The plan's comprehensive approach aims to transform the SYC into an even more progressive club, setting the standard for the Swan River region.

This project represents a significant milestone for the SYC and reflects the organisation's ongoing commitment to maintaining a world-class facility that offers a range of amenities for boating enthusiasts of all levels, whilst minimizing the environmental impact of these developments.

The masterplan has successfully obtained in-principle support from both the Department of Biodiversity, Conservation and Attractions (DBCA) and the Town of East Fremantle (ToEF).



SYC Master Plan Stage 1 Works

The Swan Yacht Club 20-Year Master Plan outlines a comprehensive set of improvements that will be carried out over a period of three distinct phases, as illustrated in the accompanying drawings and fully described in this proposal. For clarity, refer to Master Plan Drawings on pages 52-54.

This Part 5 submission focuses specifically on the Stage 1 works of the master plan, which are described in detail. It is important to note, however, that some additional aspects of the overall master plan will require separate Form 7 applications to be submitted for approval given the lower construction value of the works.

These applications will cover specific components of the proposed works, and will be submitted as needed throughout the implementation of the plan. Overall, the Master Plan is designed to ensure that the Swan Yacht Club is equipped to construct first class infrastructure and provide outstanding experience for its members and visitors for years to come.

The Stage 1 works of the Swan Yacht Club 20-Year Master Plan consist of various specific construction projects as well as administration actions. The first administrative action involves immediately handing back the western portion of the property, as hatched in orange on Plan A1.00 REV P, from the SYC's land lease Drawing Ref No 9. This is subject to S retaining usage of the land for overflow parking and dredge spoils as required. SYC will continue to maintain the land area for the duration of their existing lease. Additionally, the approval of the ~6200sqm extension to the riverbed lease 2 is also required to proceed with this action.

The construction works planned for Stage 1 at the site pertaining to this Part 5 application will include-

1. The removal and demolition of the existing slipway and bosuns shed, and the beautification of the area including increase car parking and liquor license extension, Drawing Ref No. 10, 15 & 20.
2. The demolition of the existing Jetty 5 structure and the construction of a new floating attenuation system at the western and northern proposed ~6200sqm extension to lease boundaries 2
3. Establishment of a new maintenance facility on the eastern par park including concrete washdown pad, 11
4. Upgrade/replacement of the concrete boat ramp lanes and extension to the floating boat ramp jetties [Jetty 7] 6 8
5. Construction of a negative fork wharf for the launch and retrieval of the dry pen vessels 7
6. All remaining items as listed on Stage 1 of the Master Plan will form part of the initial works commitments at the SYC, however the club will submit as separate Form 7 applications closer to the commencement of the works and as funding allows.

This application includes separate sections that provide comprehensive details about the project, including construction management plans, cost estimates, design drawings, program timelines, and methodologies.

SYC Master Plan Stage 2 Works

The Master Plan for a property outlines a comprehensive plan for development, expansion, and improvements to the existing infrastructure. Stage 2 of the Master Plan involves the creation of dry stack boat storage along the eastern boundary of the property, with the ultimate maximum capacity of 90 berths. For clarity, refer to Master Plan Drawings on pages 52-54.

Demolition of the existing dry pens on the eastern boundary and construction of new multi-level dry stack facilities with the programming of these additional dry stack berths will be phased as funding allows and it is envisaged that these works will occur between 2028-2030.

To facilitate the additional berths, while maintaining the maintenance facility, the bays that service vessels up to 12m will be relocated to under the newly constructed additional dry stack berths to maximize the footprint on the eastern car park area. This relocation of the bays will free up space for the additional berths and controlled maneuverability on this portion of the site, while still maintaining an efficient operation of the maintenance facility.

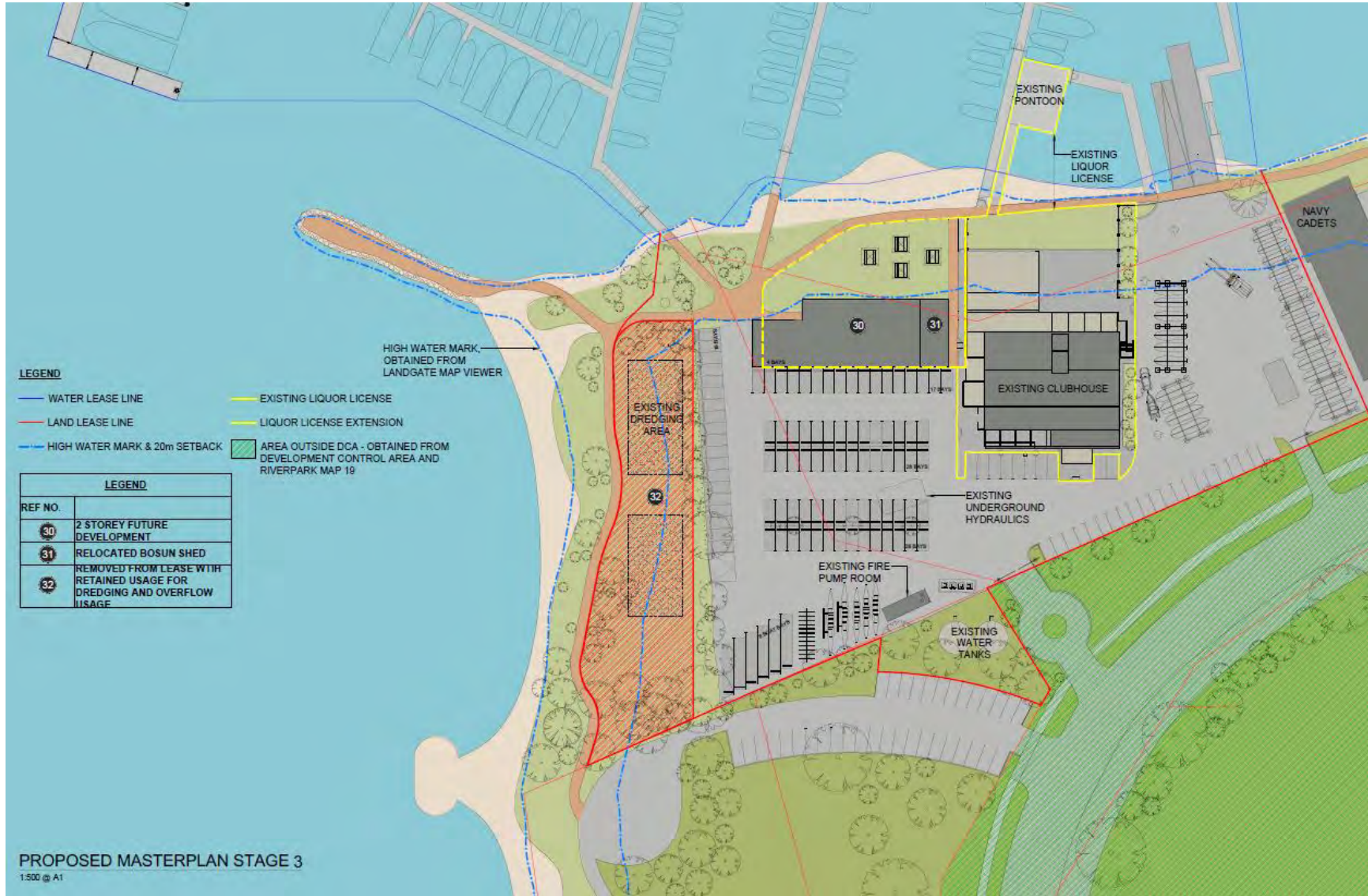
Furthermore, a bosuns shed of approximately 50sqm will be established in the newer section of the western car park adjacent to the formal event space. The shed will provide a dedicated workspace for the boat crew, with all the necessary equipment and tools required for their work.

Access to the River Deck will be realigned, and pontoon access will be made accessible via a new floating pontoon ramp located parallel to jetty 2. This will allow for more convenient public access to this facility while also allowing the current access pontoon to be used as temporary berthing for trailer boats using the boat ramp facility. This realignment will enhance the usability and accessibility of the River Deck for visitors and guests.

In summary, Stage 2 of the Master Plan involves the increase of dry stack boat storage capacity, the relocation of bays, the establishment of a bosuns shed, and the realignment of access to the River Deck. These changes are aimed at improving the overall functionality of the property, enhancing visitor experience, and maximizing the use of the available space.



Matthew Crawford Architects STUDIO: 8 Burnt Street 10th Floor MOBILE: 0438 470 240 WEBSITE: www.mca.com.au EMAIL: info@mca.com.au	 Swan Yacht Club Masterplan PROPOSED MASTERPLAN OF THE SWAN YACHT CLUB RIVERSIDE ROAD, EAST FRIMANTLE	1. APPROVED CITY OF FRIMANTLE 2. APPROVED LAYOUT 3. APPROVED SITE PLAN 4. APPROVED LAYOUT 5. APPROVED LAYOUT 6. APPROVED LAYOUT 7. APPROVED LAYOUT 8. APPROVED LAYOUT 9. APPROVED LAYOUT 10. APPROVED LAYOUT	MASTERPLAN PROPOSED - STAGE 2 DATE: SEPTEMBER 2023 SCALE: 1:500 @ A3 1:200 @ A2 INFORMATION: K	A2.00
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SYC Master Plan Stage 3 Works

Stage 3 of the SYC Master Plan outlines a future 2-storey development that will feature additional hospitality space, catering for the forecast increase in club membership, both boating and social members. This development will also incorporate the bosuns shed within part of the ground floor, providing a dedicated workspace for the boat crew while maximizing the use of the available space.

The new building is to be constructed on the clubs leased property, within the liquor license extension, and will not encroach on the newly created 20m green belt public space area. This ensures that the public space remains untouched while providing the necessary infrastructure for the club to expand and cater to its growing membership.

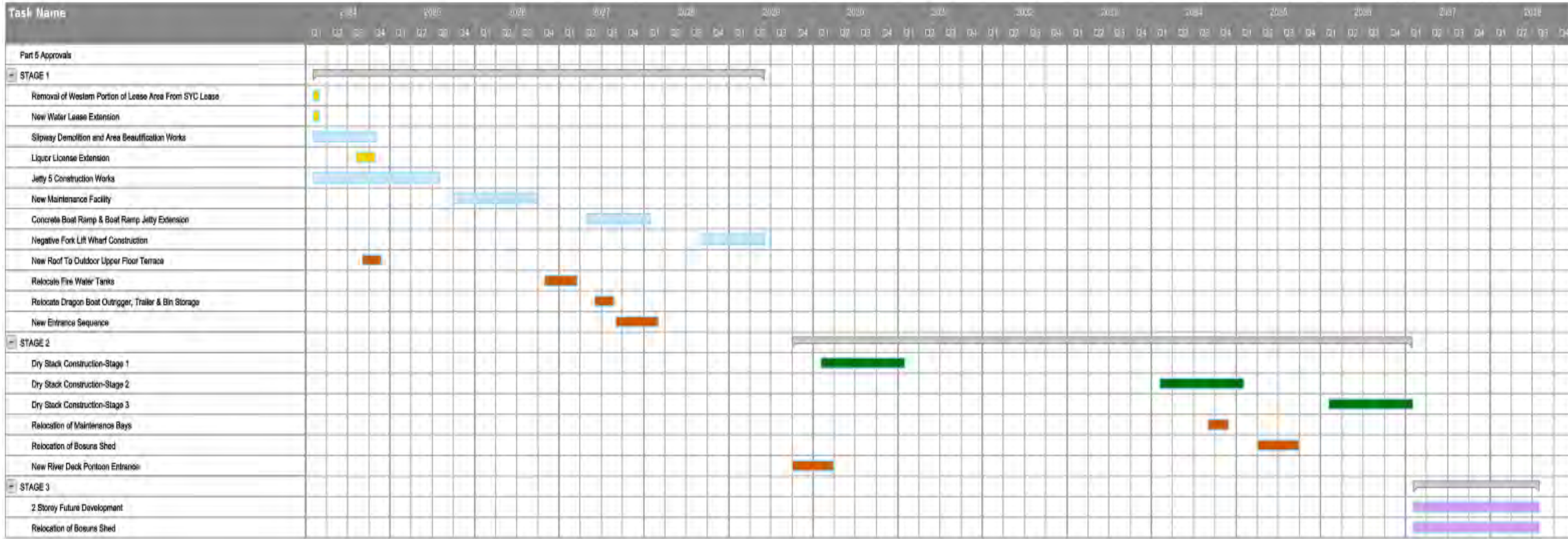
The additional hospitality space will provide a range of facilities, including restaurants, bars, function rooms, and meeting spaces. These facilities will cater to the increasing demand for hospitality services by members, as well as visitors to the club. The new building will also incorporate the latest technologies and design features to create an optimal environment for social and boating activities.

Furthermore, the new development will complement the existing infrastructure of the club, including the boat storage, maintenance facility, and other amenities. It will also enhance the overall visitor experience, providing a modern, comfortable, and functional space for members to socialize, dine, and engage in various activities.

These future works are planned for mid 2030.

SYC Master Plan Proposed Timeline

SYC Master Plan



- = Administrative Tasks
- = Stage 1 Part 5 Application [this application]
- = Form 7 Application
- = Stage 2 Future Part 5 Application
- = Stage 3 Future Part 5 Application

SUMMARY OF PROPOSED WORKS

The Development Approval submission to the Department of Biodiversity, Conservation and Attractions (DBCA) from the Swan Yacht Club (SYC) outlines a range of project works that are part of the SYC 20-year Masterplan. The proposed works in this Part 5 application are designed to improve the facilities and infrastructure of the club while minimising its impact on the environment.

The Masterplan project works are divided into different stages, and the first stage, which is this Part 5 application includes, the demolition and upgrade of Jetty 5 to a modern floating wave attenuator pontoon system. The end-of-life slipway infrastructure will also be demolished and repurposed into a public access greenbelt zone, pop-up special hospitality function facilities, and additional parking. The proposed Dry Stack Negative Fork Wharf will support the longer-term Boat Storage Facility [not a part of this application] that will provide berthing for up to 90 trailer-sized craft in a modern multi-level stacking facility.

Furthermore, this Part 5 application includes a Vessel Maintenance Facility that can accommodate vessels up to 12m and 10 tonne for minor maintenance works. The Boat Ramp will be upgraded with a replacement of the aged concrete ramp facility and upgrades to temporary berthing via a collector jetty.

Included in this Part 5 application is the request for blanket approvals for the clubs existing and future Dry Dock systems (see Pages 126-156 for product details and specifications)

The proposed future projects (not in this Part 5 application) also includes upgrades to landscaping, pathways, and revegetation of the greenbelt zones. The vehicular access to the SYC will be upgraded with drop zones for guests and visitors.

The Development Approval submission provides detailed construction information, including cost estimates, design drawings, program timelines, and methodologies for each of the proposed works. The proposed works are expected to enhance the facilities and services provided by the SYC and contribute to the sustainability of the environment. Details of each project in this application are located as per the below table.

Project	DETAILED WORKS DESCRIPTION-STAGE 1	PAGE #
1	Demolition of Existing Slipway and Beautification of Footprint	18-20
2	Jetty 5 Replacement	21-28
3	New Maintenance Facilities	29-33
4	Boat Ramp Works	34-38
5	Negative Fork Wharf	39-40

Refer to separate attachments

DRAWINGS/SPECIFICATIONS/PROGRAMS

This section of the Development Application submission documentation serves to present project-specific details and "typical" design information, giving an overview of the projects planned for Stage 1 of SYC's master plan. It also includes indicative project timelines, providing a sense of the expected progression for each project.

It is important to note that due to the anticipated lead time for project commencement, which could be up to 5 years after obtaining approvals, the detailed designs for these projects will not be produced until closer to the actual start dates. Therefore, the information provided in this documentation represents a close approximation of the infrastructure that will ultimately be constructed at our site.

While the designs are subject to further refinement and fine-tuning during the detailed design phase, the information presented here offers a reliable representation of the intended scope, scale, and functionality of the proposed projects. It allows stakeholders, authorities, and the community to gain a clear understanding of the planned developments and their potential positive impact on the site.

SYC remains committed to ensuring that the final infrastructure aligns closely with the information provided in this submission, taking into account any necessary adjustments or enhancements that may arise during the detailed design and construction phases.

As the projects progress and the actual start dates approach, more comprehensive and detailed design documentation will be prepared and submitted for approval. This will ensure that the final infrastructure meets the highest standards of quality, safety, and compliance with all applicable regulations and guidelines.

By providing this project-specific and indicative design information, along with projected timelines, SYC aims to foster transparency and informed decision-making among all stakeholders involved.

Item	Description	Page #
1	Existing Lease Area & Feature Survey Drawings	47-50
2	SYC Master Plan Drawings	51-54
3	Slipway Beautification Information	55-58
4	Jetty 5 Attenuator & Jetty Information	59-63
5	Maintenance Area Information	64-66
6	Boat Ramp Information	67-70
7	Negative Fork Wharf Information	71-74

Refer to separate attachments