

Project 1	Demolition of Existing Slipway and Beautification of Footprint
Stage	1
Commencement	On Part 5 application approvals
Project Duration	8 months
Project Cost Estimate	\$350,000

Project Description

The SYC has recognised the importance of providing greater access and utilisation of the club's leased land by the community. In order to achieve this, the club has proposed a plan to demolish the existing slipway and bosuns shed and transform the area into a beautiful and inviting space that is accessible to the public.

The proposed redevelopment will include the creation of lawn and beach areas, which will be complemented by winding pathways that provide easy access to the foreshore from both directions. The pathway design has been carefully planned to ensure that it is accessible for all members of the community, including those with disabilities.

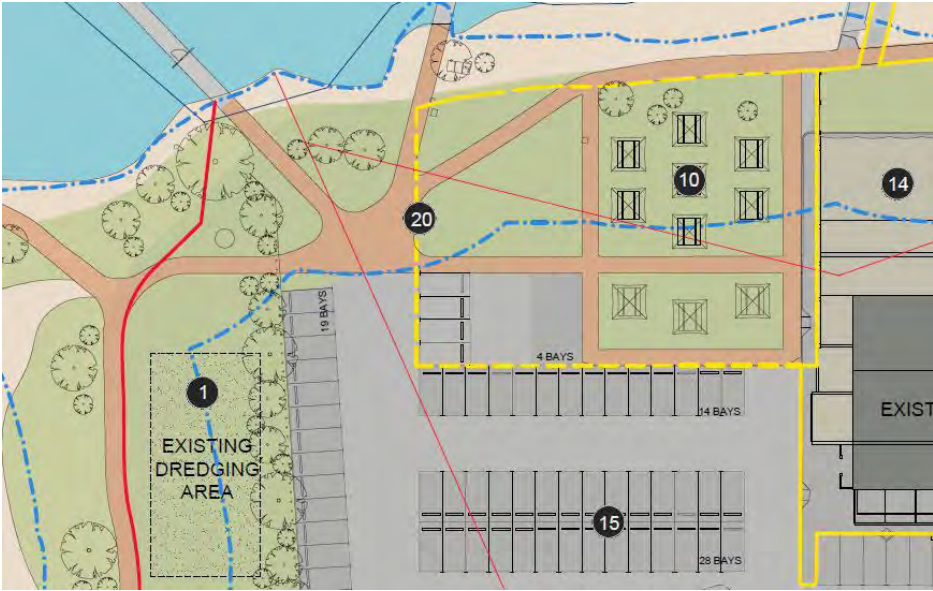
The redevelopment of this area will not only improve the aesthetic appeal of the foreshore, but it will also encourage greater use of the area by the public. By providing a welcoming and accessible space, the club aims to increase community engagement and foster a stronger sense of community.

The proposed redevelopment is part of the club's ongoing commitment to enhancing the facilities and services that it provides to its members and the wider community and is committed to developing a space that is not only functional but also environmentally sustainable.

Overall, the proposed redevelopment of the slipway and bosuns shed area will provide a significant benefit to the community by enhancing the public's access to, and use of, the foreshore. The SYC is excited to undertake this project and looks forward to delivering a beautiful and accessible space for the benefit of all members of the community.



Existing Slipway/Bosuns Shed



Proposed Layout

Construction Methodologies

The Swan Yacht Club has proposed the redevelopment and beautification of the western side of its property to improve public access, use, and aesthetic appeal. The plan involves demolishing the existing slipway and bosuns shed facilities and replacing them with modern lift & launch infrastructure on the eastern side of the property lease that provides a safer operational and environmentally compliant maintenance facility.

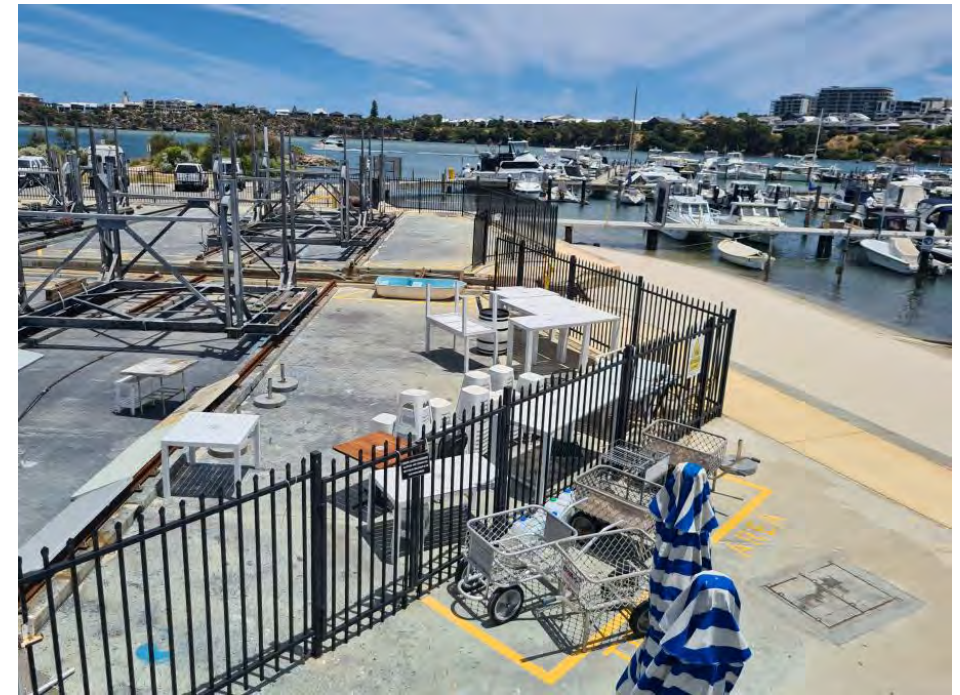
The demolition process will be comprehensive, including the removal of all supporting foundations at the seabed, rail tracks that cross underneath the pedestrian path on the beach, and all existing infrastructure such as winch and cable infrastructure, boat cradles, security fencing, existing pathways, and services supplied to the area. Once completed, the site will be leveled in preparation for refurbishment and beautification.

The refurbishment works will focus on a green space and beach area spanning approximately 2000 square meters, extending from the existing clubhouse through to the groyne on the eastern side of the property. The pathways will be realigned, providing meandering access through the newly generated grassed greenspace area. Additionally, the parking area will be realigned and paved, and the seawall will be upgraded where the existing slipway cable crossing exists.

The proposed plan also includes the establishment of an informal/pop-up licensed function event space area, which will require an extension of the liquor license. The works are expected to be completed within 18 months after approval of the application.

The rationale behind this proposal is to provide a new, safer and environmentally compliant maintenance facility on the eastern car park, while enhancing public access, use, and beautification of the foreshore on club leased land. By demolishing the aging slipway and bosuns shed facilities and replacing them with modern infrastructure, the club will be better equipped to provide members and visitors with a more efficient maintenance facility.

The green space and beach area, winding pathways, and additional parking space will improve the experience of club members and the public visiting the area. The establishment of a licensed function event space area will provide additional revenue streams for the club, contributing to its long-term financial sustainability and allowing it to invest in additional infrastructure upgrades in Stages two and three of the Master Plan.





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.

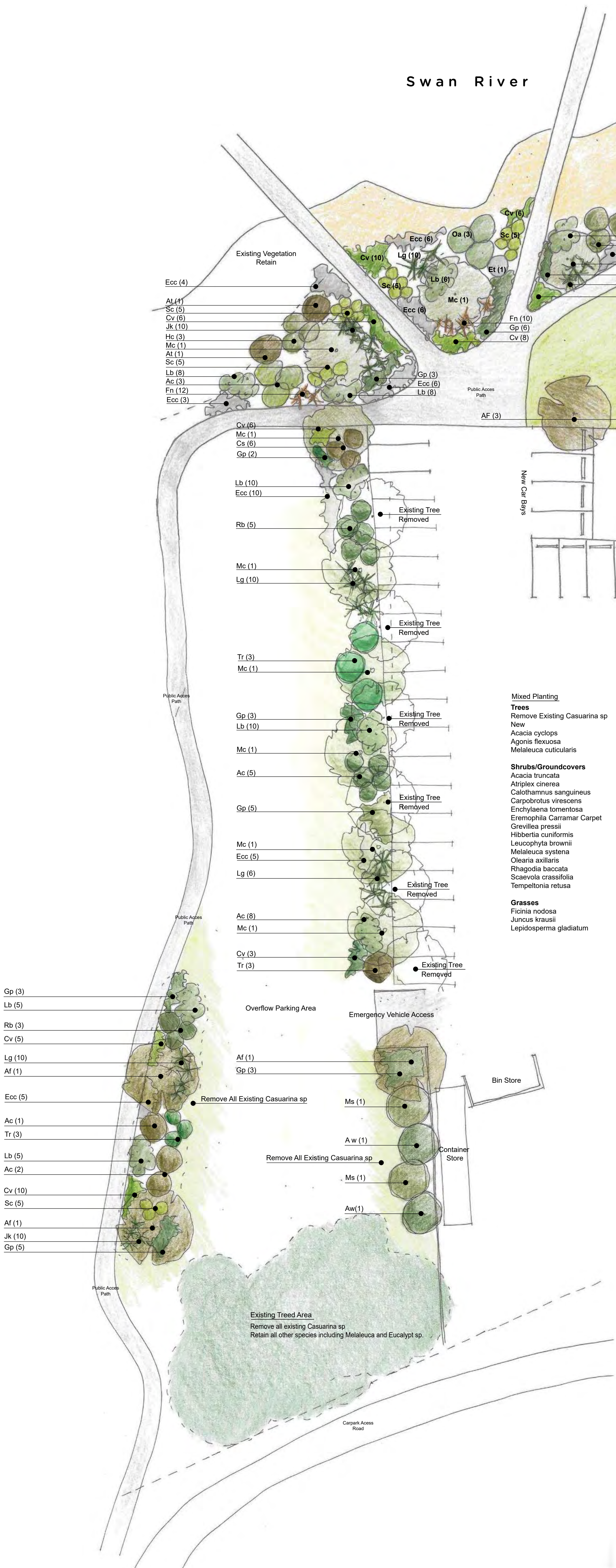
SYC remains committed to ensuring that the final infrastructure aligns closely with the information provided in this submission, taking into account any necessary adjustments or enhancements that may arise during the detailed design and construction phases.

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.

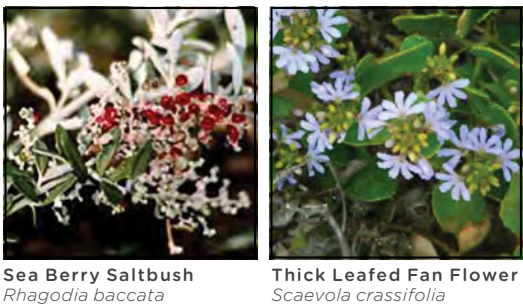
By providing this project-specific and indicative design information, along with projected timelines, SYC aims to foster transparency and informed decision-making among all stakeholders involved.

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SLIPWAY BEAUTIFICATION INFORMATION



Site Plan
Western Boundary



Do not scale from this drawing
Check all dimensions on site
This drawing is copyright

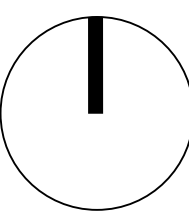
PROJECT
SWAN YACHT CLUB
LANDSCAPE CONCEPT PLAN
Revision B

SITE
RIVERSIDE ROAD
EAST FREMANTLE WA 6058

DATE
May 2023

SCALE
1:200

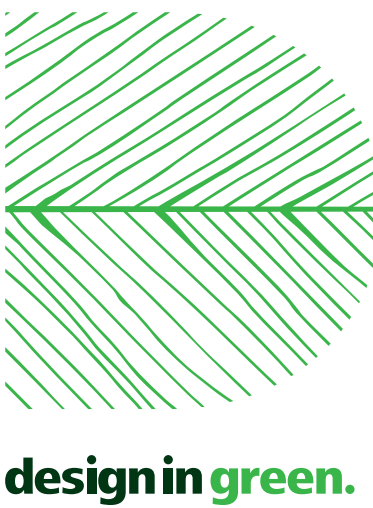
JOB NUMBER
1506



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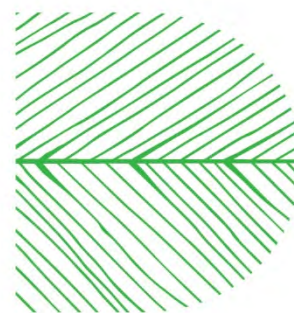
Key	Botanical Name	Common Name	Qty	Spacing*
Trees				
Aw	Acacia cyclops	Coastal Wattle	2	6m
Af	Agonis flexuosa	WA Weeping Peppermint	7	A/S
Mc	Melaleuca cuticularis	Saltwater Paperbark	9	A/S
Shrubs/Ground Covers				
Ac	Atriplex cinerea	Saltbush	20	1m
At	Acacia truncata	Hoffmanns Acacia	4	2m
Cs	Calothamnus sanguineus	Silky Leaved Blood Flower	6	2m
Cv	Carpobrotus virescens	Coastal Pigface	63	1m
Ecc	Eremophila Carramar Carpet	Prostrate Tar Bush	51	1-2m
Et	Enchylaena tomentosa	Barrier Saltbush	1	1-2m
Gp	Grevillea pressii	Spidernet Grevillea	36	2m
Hc	Hibbertia unifornis	Cut Leaf Guinea Flower	3	1-2m
Lb	Leucophyta brownii	Coastal Daisy	60	1m
Ms	Melaleuca systema	Coastal Honey Myrtle	2	6m
Oa	Olearia axillaris	Smoke Bush	3	1-2m
Rb	Rhagodia baccata	Sea Berry Saltbush	8	2m
Sc	Scaevola crassifolia	Thick Leafed Fan Flower	25	1m
Tr	Templetonia retusa	Cockies Tongue	9	1m
Grasses				
Fn	Ficinia nodosa	Knobby Club Rush	22	1m
Jk	Juncus krausii	Sea Rush	20	1m
Lg	Lepidosperma gladiatum	Coastal Sedge	44	1m



May 3, 2023

Plant Selection - Schedule 1c

Swan Yacht Club
Riverside Road
East Fremantle, WA 6058



design in green.

NB: Subject to availability at time of ordering

Key	Botanical Name	Common Name	Qty	Spacing*
Trees				
Aw	Acacia cyclops	Coastal Wattle	2	6m
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Cv	Carpobrotus virescens	Coastal Pigface	63	1m
Ecc	Eremophila Carramar Carpet	Prostrate Tar Bush	51	1-2m
Et	Enchylaena tomentosa	Barrier Saltbush	1	1-2m
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Ms	Melaleuca systema	Coastal Honey Myrtle	2	6m
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Tr	Templetonia retusa	Cockies Tongue	9	1m
Grasses				
Fn	Ficinia nodosa	Knobby Club Rush	22	1m
Js	Juncus kraussii	Sea Rush	20	1m
Lg	Lepidosperma gladiatum	Coastal Sedge	44	1m

Notes

1. a/s = as shown on plan
2. Subject to availability at time of ordering. Please contact Design In Green for any substitutions.
3. Spacing intended as a guide only, space evenly in given area.
4. Whilst plan is to scale, check all dimensions on site.

Swan Yacht Club-Demolition of Existing Slipway

