

Project 3	New Maintenance Facilities
Stage	1
Commencement	2 nd Half of 2025
Project Duration	9 months
Project Cost Estimate	\$500,000



Project Description

The Swan Yacht Club (SYC) acknowledges that the decommissioning and demolition of the existing slipway will greatly impacted the club's members' ability to maintain their vessels.

As such, the SYC proposes to relocate this facility to the eastern section of the property with new and modern infrastructure to continue providing this essential service to its members.

The new facility will be located in the existing eastern car park area and will be equipped with the latest boat stand equipment on a level hardstand location. This will ensure the safety and ease of use for members and visitors to access and work on their vessels.

Additionally, the new facility will fully comply with all relevant Workplace Health and Safety (WHS) and environmental requirements and will be carefully managed by SYC staff to provide a safe, compliant workplace.

SYC will lift and launch vessels on the newly installed boat ramps using a submersible trailer hauled by a tractor/telehandler, delivering them to specially designated hardstand bays supported by the new boat stand infrastructure.

The proposed facility is designed to service vessels of up to 10m in length and a maximum weight of 8 tonnes, with restrictions on maintenance limited to minor works only.

To ensure security and restrict interaction with other uses of the multi-purpose area of the property, the six hardstand bays will be segregated by adjustable fencing. This will provide a secure and dedicated space for members to work on their vessels while also ensuring the efficient use of the property.

Overall, the SYC recognizes the importance of providing adequate facilities for its members to maintain their vessels and is committed to delivering a new, modern, and safe facility that meets all necessary regulations and requirements.

Relocating the maintenance facility to the eastern car park area allows the club to manage all on-land movements of vessels carefully within a restricted and controlled management process. It includes trailer boat movements, lift and launch maintenance operations, and proposed dry stack vessel storage system movements. The submersible trailer/tractor combination operation provides a cleaner and safer interaction between the movement of vessels and the pedestrian path adjacent to the boat ramp. The removal of the 28 parking bays from this area will be replaced and increased on the western side of the property, following the decommissioning and demolition of the existing slipway.

The proposed maintenance facility significantly improves safety for the public while providing controlled, accessibility essential services to the club's members. The strategic location of the facility, along with the submersible trailer/tractor operation, has been carefully planned to ensure a cleaner, safer, and more efficient use of the property, with minimal disruption to club members and importantly, the public. It is envisioned that the tractor/trailer operation will block the public access pedestrian walkway for under 5 minutes per movement, reducing the impact on pedestrian safety and accessibility significantly. Overall, the management approach aims to deliver an efficient and effective solution that meets the needs of all stakeholders.



Submersible Trailer/Tractor Combination

Effective vehicle management includes ensuring safety measures, compliance with regulations, and minimising environmental impact. The Swan Yacht Club recognises the importance of these factors in the proposed maintenance area project.

The club plans to ensure the safety of all users by securing the trailer and tractor equipment within the existing shed facilities during non-operational hours. This separation of heavy equipment operation from other users of the facility will reduce the risk of accidents or incidents.

To comply with safety regulations, all operational equipment such as boat stands and access ladders will undergo annual testing and re-certification to ensure they are in good working order. Additionally, the wastewater treatment tanks/chambers will be upgraded to ensure compliance with regulations for the reuse of water and/or discharge to the river system or sewer.

It is noteworthy that the club will restrict allowable maintenance works to minor works only, and prohibit activities such as blasting, high-pressure cleaning, and other environmentally sensitive activities. These measures will minimize the impact of the maintenance area on the environment and help protect the natural surroundings of the facility.

Overall, the Swan Yacht Club's attention to safety, compliance, and environmental impact demonstrates responsible project management and a commitment to preserving the beauty and integrity of the facility and its surroundings.

Project Materials

Submersible Trailer

The Swan Yacht Club (SYC) is currently in the process of evaluating various submersible trailer systems that will serve the purpose of lifting and launching vessels up to 12 meters in length and weighing up to 10 tonnes. These trailers will be instrumental in facilitating minor maintenance works by club members and other users of the facility.

The submersible trailers are equipped with hydraulic mechanisms, allowing them to raise the loaded vessels out of the water. Once lifted, the trailers can be hauled to a designated maintenance location within the facility. The vessels can then be safely lowered onto compliant boat stands, providing a stable platform for carrying out maintenance tasks.

These trailers are specifically designed to be towed by either a tractor or telehandler machinery, which possess the necessary capacity to haul loads weighing up to 10 tonnes. The trailers are engineered to handle the challenging terrain of a boat ramp, with the capability to navigate inclines up to a gradient of 1:8.

The evaluation process conducted by SYC involves carefully assessing the performance, functionality, and suitability of different submersible trailer options available in the market. Factors such as load capacity, hydraulic efficiency, maneuverability, and compatibility with the existing infrastructure are being considered to ensure the selection of the most suitable and reliable trailer system for the club's specific needs.

By employing submersible trailers, SYC aims to streamline the process of lifting, launching, and maintaining vessels within their facility. The trailers' hydraulic capabilities, towing versatility, and ability to handle challenging inclines on the boat ramp demonstrate their potential to enhance the efficiency and convenience of vessel maintenance operations.



Project Materials

Boat Stands

Swan Yacht Club (SYC) regards the safe handling and storage of vessels on the hardstand is given utmost priority. To achieve this, the proposed maintenance facility will be equipped with versatile, ergonomic, and robust boat cradles and stands that adhere to all relevant Australian standards and regulations.

The boat stands will be carefully designed and constructed to provide a secure and stable support system for vessels when they are out of the water. These stands will be capable of accommodating vessels of various sizes and configurations, ensuring that each vessel is properly supported during maintenance activities.

To guarantee the safety and integrity of the boat stands, they will undergo rigorous certification processes. Load ratings specific to each stand will be determined and documented, indicating the maximum weight capacity that the stand can safely bear. These load ratings will be verified and certified on an annual basis to ensure that the stands remain in compliance with safety standards.

By implementing certified boat stands, SYC aims to create a controlled and safe environment for vessel maintenance on the hardstand. The stands will provide the necessary support and stability required to carry out maintenance tasks effectively and securely. Regular certifications will serve as a proactive measure to uphold safety standards and ensure that the workplace remains compliant with regulations, mitigating any potential risks associated with handling vessels on the hardstand.

SYC's commitment to utilising certified boat stands reflects their dedication to maintaining a safe and compliant facility, prioritising the well-being of both the vessels and individuals involved in maintenance operations.



Project Materials

Adjustable Fencing

The segregation of boat maintenance areas from other users of the facility, as well as controlling public interaction, will be effectively managed through the use of adjustable fencing.

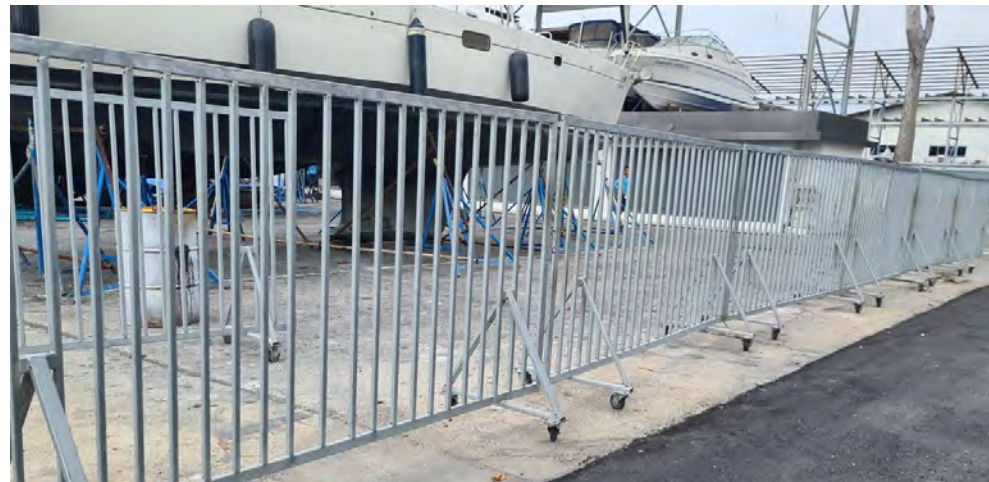
The adjustable fencing system is designed to provide flexibility in enclosing and separating different sections within the facility based on the specific requirements of boat sizes and maintenance activities. The fencing panels are movable and can be easily adjusted to create designated zones for various boat sizes, accommodating vessels of different lengths and dimensions.

By utilising this adjustable fencing solution, SYC can establish clear boundaries and controlled access points within the facility. This helps to ensure that boat maintenance areas are properly delineated, allowing for efficient workflow and organised operations. The fencing serves as a visual and physical barrier, preventing unauthorized access to sensitive areas and enhancing overall safety and security.

In addition to segregating boat maintenance areas, the adjustable fencing system also aids in managing public interaction within the facility. By strategically positioning the fencing panels, designated pathways or viewing areas can be created to allow visitors and members of the public to observe the activities happening on the premises, while still maintaining a safe distance from the maintenance areas.

The versatility of the adjustable fencing system allows SYC to adapt the configuration as needed, catering to the specific boat sizes and requirements at any given time. This ensures that the facility remains versatile and adaptable to accommodate a range of vessels and maintenance operations.

Overall, the implementation of adjustable fencing at SYC provides an effective solution for managing boat maintenance areas and controlling public interaction. The system offers flexibility, allowing for customization and adaptability based on the boat sizes and specific needs of the facility. By employing this solution, SYC can create a well-organised and secure environment that promotes efficient maintenance operations while maintaining a pleasant experience for visitors and the public.



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.

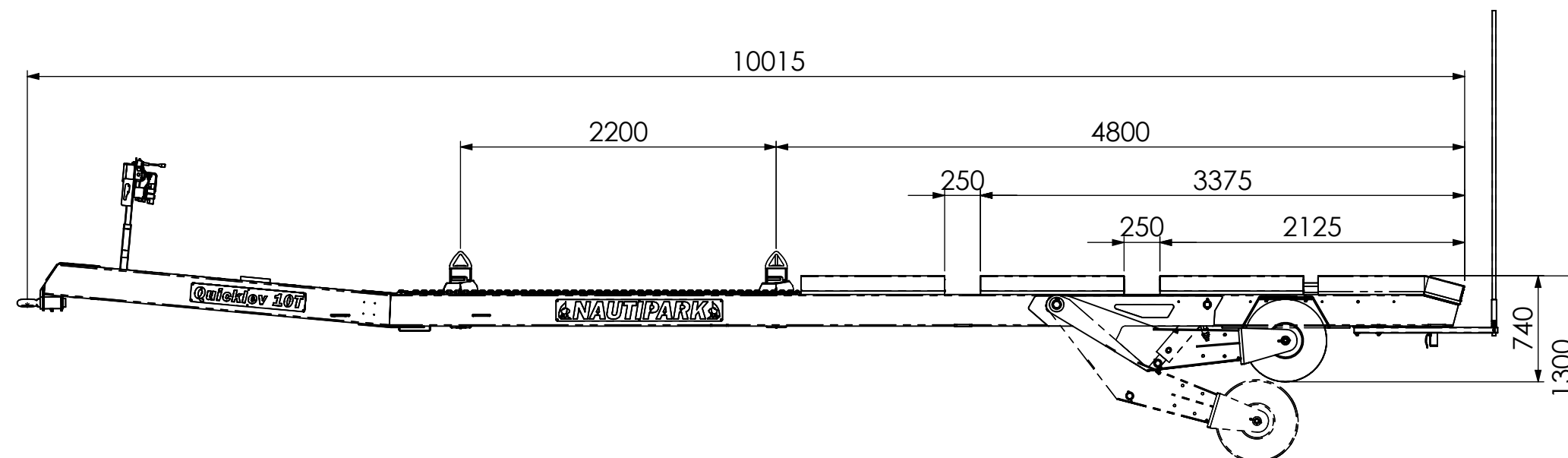
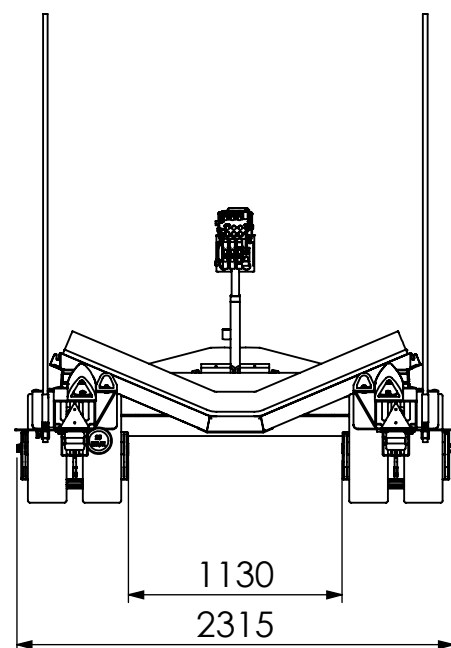
SYC remains committed to ensuring that the final infrastructure aligns closely with the information provided in this submission, taking into account any necessary adjustments or enhancements that may arise during the detailed design and construction phases.

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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MAINTENANCE AREA INFORMATION



Poids / Weight : 2100 Kg
Dimension / Dimension : 10,2m (L) x 2,315m (l) x 1,55m (h)

REVISIONS		
N°	ID	DESCRIPTION
A		Création

20/01/2021 S.ALLART le 20/01/21

QUICKLEV 10T 42''

TITRE:

Code article

QL10T V2.6



MASSE: 2100 Kg

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Swan Yacht Club-New Maintenance Facilities

