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Monday, 12 November 2025

Statutory Assessments
Rivers & Estuaries Branch
Department of Biodiversity, Conservation & Attractions
Locked Bag 104
Bentley DC WA 6983

Re: Part 5 Development Application – Sauna Facility, Swan Yacht Club

Dear Sir/Madam,

On behalf of the Swan Yacht Club (SYC), I am pleased to submit this Part 5 Development Application for the sauna facility located on Jetty 3 at the Club's premises in East Fremantle.

This facility received Form 7 approval from DBCA earlier in 2025, and the floating pontoon and sauna modules are now fully installed and operational. Importantly, there are no further site works or installation activities proposed under this application.

Since opening, the facility has demonstrated strong community engagement. In its first month of operation, nearly 1300 new members of the public have been welcomed to the river through the sauna, many experiencing the Swan River from this location for the first time. This demonstrates the facility's success in both increasing recreational use of the Riverpark and delivering positive community benefit in line with DBCA objectives.

Enclosed with this submission are:

- Cover Page
- Project Description (including operational details and community uptake)
- Supporting technical drawings (already provided and referenced under Form 7)

We respectfully request DBCA's consideration and approval of this Part 5 Development Application. Please do not hesitate to contact me should you require any further information or clarification.

Yours sincerely,

Damien Gaspar
General Manager
Swan Yacht Club

2025/2026
CORPORATE CHALLENGE
WINNER



On-Water Partner



Major Partner

Maddington Toyota &
Canning Vale Toyota



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ABN: 57 334 313 249



Form 1 – Application for Approval of Development

Swan and Canning Rivers Management Act 2006 – Part 5 – section 72(1)

1. Applicant details

The applicant is the person with whom the department, on behalf of the Chief Executive Officer, will correspond, unless an authorised agent has been appointed to act on behalf of the applicant, in which case correspondence will be sent direct to the agent.

Name	SWAN YACHT CLUB		
Position (if applicable)	GENERAL MANAGER		
Organisation (if applicable)	N/A		
Contact person	DAMIEN GASPAR		
Postal address	RIVERSIDE ROAD		
Town/Suburb	EAST FREMANTLE	State	WA
		Postcode	6158
Telephone	Work 9339 3520	Mobile	0433 277 138
Email	manager@swanyachtclub.com.au		

I give authority for an agent (as identified at item No. 3) to act on my behalf during the assessment of the application ☐ YES ☐ NO

If 'YES', please provide Agent's details at item No. 3

Applicant signature

Date

3-11-25

2. Landowner details

All owner(s) of the land **must sign this application**. Where land is owned by the Crown or has a management order granted to a local government or other agency, this application must be signed by the relevant landowner or management body as required under section 72(5)(a) of the Act. If there are more than two landowners, please provide the additional information and signature(s) on a separate page.

Details of first landowner

Name	Glen McLeod-Thorpe		
Position (if applicable)	Manager, Swan Canning Waterways Branch		
Organisation (if applicable)	Department Biodiversity, Conservation and Attractions		
Contact person			
Postal address	Locked Bag 104, Betley Delivery Centre		
Town/Suburb		State	WA
		Postcode	6983

I consent to this application being made.

First landowner signature

Date

24/11/2025

Details of second landowner (if applicable)

Name			
Position (if applicable)			
Organisation (if applicable)			
Contact person			
Postal address			
Town/Suburb		State	
		Postcode	

I consent to this application being made.

Second landowner
signature

Date

3. Authorised agent details (if applicable)

The applicant must sign the form and tick the authorisation under item No. 1 to provide authority for an appointed authorised agent to act on their behalf.

Details of authorised agent

Name			
Position (if applicable)			
Company/agency (if applicable)			
ACN/ABN (if applicable)			
Postal address			
Town/Suburb		State	Postcode
Telephone	Work	Mobile	
Email			
Authorised Agent signature		Date	

4. Location of proposed development

Certificate of title information	Volume		Folio	
	Diagram/plan/deposit plan no.			
Lot No.(s)				
Location				
Reserve No.(s) (if applicable)				
Street No.(s) and name				
Town/Suburb				
Nearest road intersection				

5. Details of proposed development

Please provide a written description of the proposed development (refer to the Development Application Guidelines for further details on what information to include in this section).

Estimated cost of development	
Current use of land	
Proposed development	

Part 5 Development Application

Swan Yacht Club – Floating Sauna Facility (Jetty 3)

Prepared for:

Department of Biodiversity, Conservation and Attractions (DBCA)

Swan Canning Waterways Branch

Prepared by:

Swan Yacht Club

Riverside Road, East Fremantle WA 6158



1. Introduction

The Swan Yacht Club (SYC) seeks Part 5 development approval (as per the Swan and Canning Rivers Management Act 2006) for the ongoing operation of an existing sauna atop a floating pontoon (the facility) located on Jetty 3 within the SYC's River reserve lease.

This facility is temporarily approved under Regulation 13 DBCA permit and has been fully installed and operational since August 2025. As the facility is already in situ, no further construction or in-river works are required.

The proposal represents a low-impact community amenity that enhances public interaction with the Swan River, aligns with DBCA's policy objectives for the Riverpark, and supports healthy, nature-based recreation.

This application builds on the current success of the facility.

2. Project Overview/Construction

Attribute	Details
Facility	Sauna module mounted on a prefabricated aluminium pontoon
Location	Jetty 3, Swan Yacht Club, East Fremantle
Construction	Marine-grade aluminium structure with HDPE-encased floats & WPC decking
Status	Fully installed and operational (no new work proposed)
Capacity	10 patrons per session
Operating Hours	5:30 am – 10:30 am & 2:30 pm – 7:30 pm, 7 days a week
Staffing	1 staff member on site per shift
Access	Via existing Jetty 3 security gate, supervised entry

Construction

The floating sauna facility is a purpose-built, low-impact structure designed specifically for safe integration within the existing Swan Yacht Club marina environment. The facility consists of a prefabricated sauna building mounted on a high-buoyancy pontoon system, secured within an established berth on Jetty 3. Its construction and installation required no dredging, seabed disturbance, or expansion of the marina footprint, ensuring all works remain entirely within the existing developed area of the Riverpark.

SYC have chosen NewTechWood, Australia's Commercial Composite Decking for the pontoon surface. The decking material is advertised as a composite material made from 95% recycled materials, including reclaimed wood fibres (combination of hard and soft wood fibres) and recycled high-density polyethylene (HDPE) plastic. Individual decking boards (including their connecting grooves) are fully coated (capped) with a polymer shell for added durability which aids in reducing and preventing degradation of the decking.

The sauna module is comprised of wood material - thermally modified 'Shou Sugi Ban Jarrah Black' external cladding; internal cladding comprised of fine sawn, natural vacoa to the walls and ceiling; and a concealed Colorbond Monument Steel Roofing with guttering system.

- Structural frame: Engineered steel sectional wall and base frame, rated for craning and marine exposure
- External cladding: Thermally Modified Shou Sugi Ban Jarrah (Black 120x19mm)
- Internal cladding: Fine Sawn Natural Vacoa timber linings (walls & ceiling)
- Roofing: Colorbond Monument concealed-fix steel roofing, integrated gutter system
- Pontoon system: Marine-grade aluminium, HDPE-encased flotation
- Decking: WPC

Services

The sauna facility is supported by a compact and efficient set of utility services designed specifically for safe use within a marina environment. All water, electrical, and operational systems are drawn from existing Swan Yacht Club infrastructure, with no new utility connections extending beyond the established service corridors on Jetty 3. The facility's services have been designed to minimise environmental impact, reduce energy demand, and operate safely in a marine setting.

- Water supply: from SYC potable system
- Electricity: from metered SYC distribution; certified marine electrician
- Shower system: cold-plunge shower, 20–30 second duration.
- Wastewater: discharges clean freshwater directly back to river through pontoon grating (no soaps allowed), no need for treatment due to extremely low volume

Signage

The sauna facility includes two small on-site signs:

External Identification Sign (mobile)

Size: 800 mm (H) × 400 mm (W) A-Frame sign

Material: Aluminium composite panel

Content: "SYC Floating Sauna – Bookings QR Code"

Location: On path entrance to Jetty 3

Facility Signage

Size: 1200 mm (W) × 300 mm (H)

Material: PVC

Content: Sauna Name "Drift Sauna's"

Location: On eastern wall of the sauna structure

3. Operational Performance and Community Uptake

The facility has exceeded expectations in community engagement and participation. Usage data collected since opening demonstrates a sustained and diverse level of public involvement:

- **Total bookings to date: 1,520**
- **First-time users:** 1083 people (72% of all users)
- **Highest individual attendance:** 15 visits – by a single customer
- **SYC member engagement:** used 35 times by 19 club members
- **Average weekly sessions:** 120–150 bookings

These figures highlight that the facility has significantly broadened community use of the Swan River, engaging both SYC members and the wider community. Many participants were new to the river, showing that the sauna is successfully fulfilling its intent of drawing new visitors to the Riverpark.

4. Environmental and Operational Management

The floating sauna is managed under a comprehensive environmental and operational framework designed to ensure safe, low-impact use of the Riverpark. All activities associated with the facility are governed by the Swan Yacht Club's Environmental Management Plan (EMP) establish clear requirements for daily operations, environmental protection, structural integrity and incident response. These measures ensure the facility operates responsibly and remains fully compliant with DBCA policy and approval conditions.

The operation of the sauna itself is unlikely to present any adverse environmental impacts. The operator 'Drift Saunas' will not permit any soaps, shampoos or other chemicals to be used on the pontoon, reducing the potential for localised water quality contamination. The shower facility will use the jetty's potable water outlets for very short (less than 30 seconds) showers by sauna customers. No shower drainage infrastructure is proposed as the flows will be minimal, and it is expected shower water will flow over the pontoon into the river.

The sauna will accommodate up to 10 people at a time and is intended for SYC members and the broader community. The facility will be administered online - a site office is not required. The sauna operator will locate staff on the pontoon during operational hours. The pontoon is designed to support the proposed sauna.

Design and construction controls:

- Prefabricated structure eliminated in-river construction impacts.
- Marine-grade aluminium and WPC materials ensure durability and prevent leaching or micro-plastic release.

- The pontoon are isolated from the seabed to reduce turbidity and corrosion.

Operational safeguards:

- Daylight-only operating hours minimise lighting and noise impacts.
- All activities occur over water with no land-based expansion.
- SYC Environmental Management Plan (EMP) and Operations & Maintenance (O&M) procedures cover waste, cleaning, maintenance, and emergency response.
- Annual structural inspections undertaken consistent with AS 4997 – Guidelines for the Design of Maritime Structures.

Safety and staffing:

Access to the pontoon/sauna will be via a pedestrian gangway connected to the jetty with entry controlled through the jetty security gate. Lighting is not required as the sauna facility will only operate during the day. It should be noted that sauna customers will not be permitted to enter the river from the pontoon.

- One trained staff member is present per shift to supervise entry, manage bookings, and maintain safety protocols.
- Access controlled via existing jetty security gate and secure gangway.

5. Policy and Legislative Alignment

Framework	Key Compliance Summary
DBCA Policy 42 – Planning for Land Use, Development & Permitting	Maintains river amenity, enhances recreational value, uses existing marine footprint, and operates under an EMP.
DBCA Policy 43 – Marinas, Yacht Clubs & Aquatic Clubs	Located within an established yacht-club setting; promotes shared use of facilities by the public.
DBCA Policy 44 – Jetties	Low-profile design, minimal visual impact, compliance with jetty and pontoon siting guidelines.
DBCA Policy 45 – Miscellaneous Structures & Facilities	Provides clear community benefit while protecting ecological values; low operational impact.

State Planning Policy 2.10 – Swan-Canning River System	Encourages river-based recreation and public access consistent with environmental protection objectives.
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6. Community and Economic Benefit

The sauna has become a valued community wellness facility, fostering:

- **Public health benefits** –sauna therapy linked to mental and physical wellbeing.
- **Social engagement** – bringing together a cross-section of the community, including new users unfamiliar with the Swan River.
- **Economic uplift** – increased patronage of local cafés, fitness providers and hospitality venues adjacent to the Club.
- **Tourism activation** – positive word-of-mouth and social media promotion highlighting the Swan River as a lifestyle destination.

7. Requested Determination and Proposed Conditions

SYC requests DBCA issue Part 5 development approval for the ongoing operation of the floating sauna facility at Jetty 3, subject to standard operating conditions such as:

1. Daylight-hour operation only.
2. Annual maintenance and structural inspection reports to DBCA.
3. Water-quality and waste-management procedures maintained per EMP.
4. Any modification or relocation to be subject to further DBCA approval.
5. Immediate reporting of any environmental or safety incident.

8. Attachments

1. Completed Part 5 Application Form and prior Form 7 approval notice.
2. Site Plan, Pontoon Plan & Elevations
3. Photographs of installed facility and location.

9. Conclusion

The sauna facility delivers measurable community benefit and promotes responsible recreational use of the Swan River. It operates safely, sustainably, and with no additional environmental impact. With demonstrated demand and proven management controls, SYC respectfully seeks DBCA's approval under Part 5 of the Swan and Canning Rivers Management Act 2006 to continue operations in alignment with DBCA policies 42–45 and State Planning Policy 2.10.

Photographs of Installed Facility







