

*Swan and Canning Rivers Management Act 2006***PART 5****DETERMINATION OF DEVELOPMENT APPLICATION**

FILE NUMBER : 2025/3276
 APPLICANT : Swan Yacht Club
 LANDOWNER : Swan Yacht Club
 LAND DESCRIPTION : Swan Yacht Club - River reserve - Lot 300 on Plan 47450
 (Reserve 48325) - Riverside Road, East Fremantle
 DEVELOPMENT : Installation of a floating pontoon with sauna and its ongoing
 operation
 VALID FORM 1 RECEIVED : 18 November 2025
 DETERMINATION : **APPROVAL WITH CONDITIONS**

The application to commence development in accordance with the information received on 18 November 2025 is APPROVED subject to the following conditions:

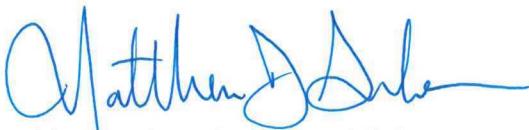
1. The applicant must conduct the sauna facility in accordance with the submitted plans.
2. Prior to commencement of operations under this approval, the existing River reserve lease is to be amended to allow for the approved use of the sauna facility (**Advice Note 2**).
3. No soaps, shampoos or chemicals are permitted to be used within the sauna or shower facility.
4. Monitoring and maintenance of the approved pontoon structure must be undertaken in accordance with a maintenance and inspection plan which is to be submitted to and approved by the Department of Biodiversity, Conservation and Attractions (Department) (**Advice Note 3**).
5. Appropriate measures are to be taken to ensure no permanent damage to the foreshore, riverbank or waterway (including vegetation and infrastructure) occurs beyond the scope of the authorised works. In the event that inadvertent damage occurs, the Department is to be notified immediately, and the area remediated at the applicant's expense (**Advice Note 4**).
6. All users of the sauna facility must have access to the Swan Yacht Club's parking area(s) whilst using the sauna or other services offered by the Swan Yacht Club.

ADVICE NOTES

1. Notifications and documents required as a condition of this approval can be emailed to rivers.planning@dbca.wa.gov.au.
2. Regarding **Condition 2**, the applicant is advised to consult with the Department of Transport and Major Infrastructure, as the Department's agent at tplps.leasing@transport.wa.gov.au regarding the necessary amendments to the Swan Yacht Club River reserve lease to accommodate the sauna.
3. Regarding **Condition 4**, the pontoon maintenance and inspection plan must:
 - a) commit to corrective action for repair and replacement of damaged or degraded materials;
 - b) commit to examination of all products used within the approved works; and

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- c) be undertaken every six months.
4. Regarding **Condition 5**, in case of damage or pollution events, contact the Department on 9278 0981 or the Department of Transport and Major Infrastructure on 9480 9924 (Maritime Emergency Response).
 5. This approval does not negate the need for the applicant to obtain any further approvals associated with the lawful installation and operation of the facility. The applicant must liaise with the Department of Transport and Major Infrastructure - Maritime Licensing (13 11 56) in relation to the Club's Jetty and Mooring Licence requirements for the pontoon.
 6. All on water operations and activities must be conducted in accordance with the relevant marine legislative provisions.

A handwritten signature in blue ink, appearing to read 'Matthew Swinbourn', with a stylized flourish at the end.

Hon Matthew Swinbourn MLC
MINISTER FOR THE ENVIRONMENT

Date: 21 July 2026