



Riverside Road
East Fremantle WA 6158
T: (08) 9339 3520
E: manager@swanyachtclub.com.au

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



Walcon Marine Australia

Major Partner

Maddington Toyota &
Canning Vale Toyota



www.swanyachtclub.com.au

TEL: (08) 9339 3520

FAX: (08) 9339 5995

ADDRESS: Riverside Road, East Fremantle WA 6158

EMAIL: reception@swanyachtclub.com.au

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	Please describe how the land is currently used.
Proposed development	Please provide a summary of the proposed use and development. Additional detail should be provided as an attachment to this application form.

Part 5 Development Application

Swan Yacht Club – Floating Sauna Facility (Jetty 3)

Prepared for:

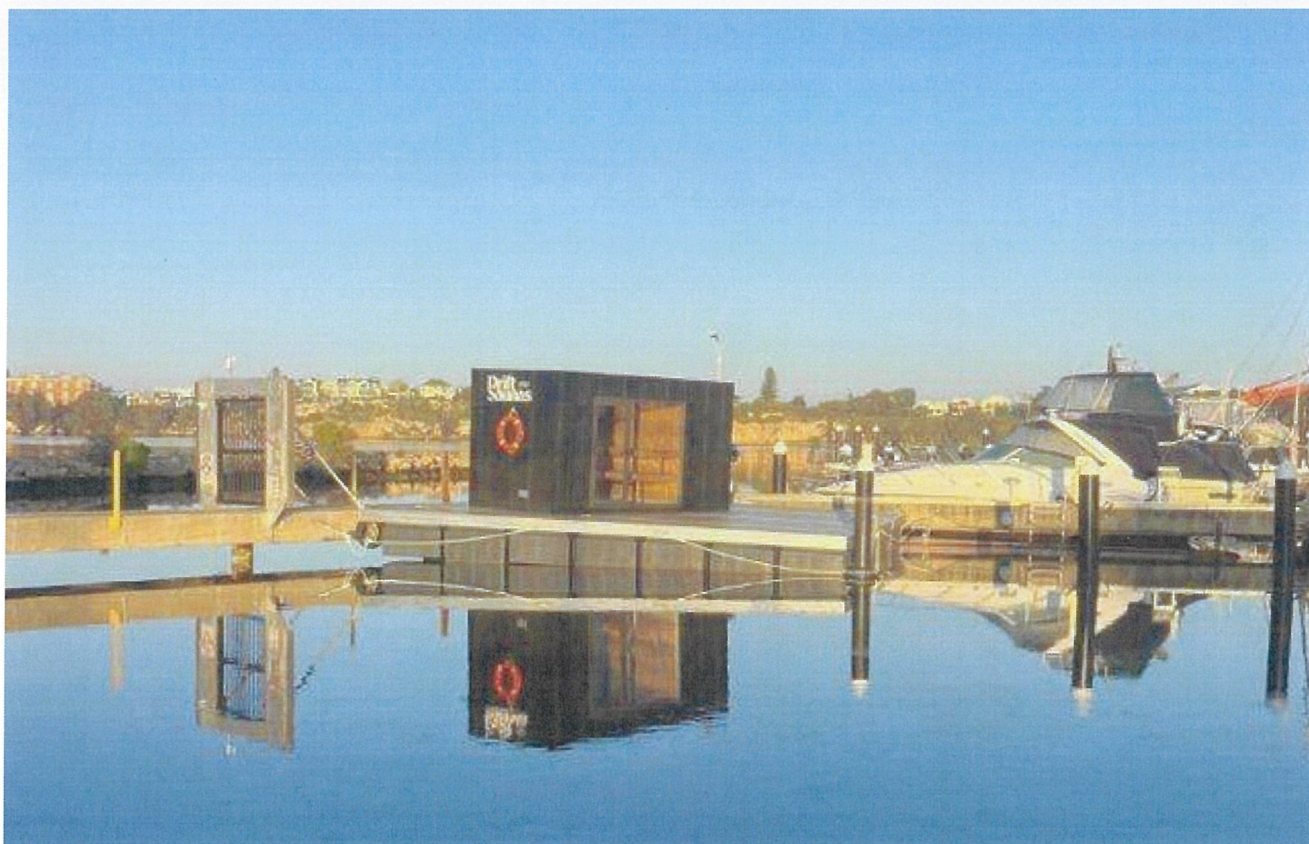
Department of Biodiversity, Conservation and Attractions (DBCA)

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 groves) 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.

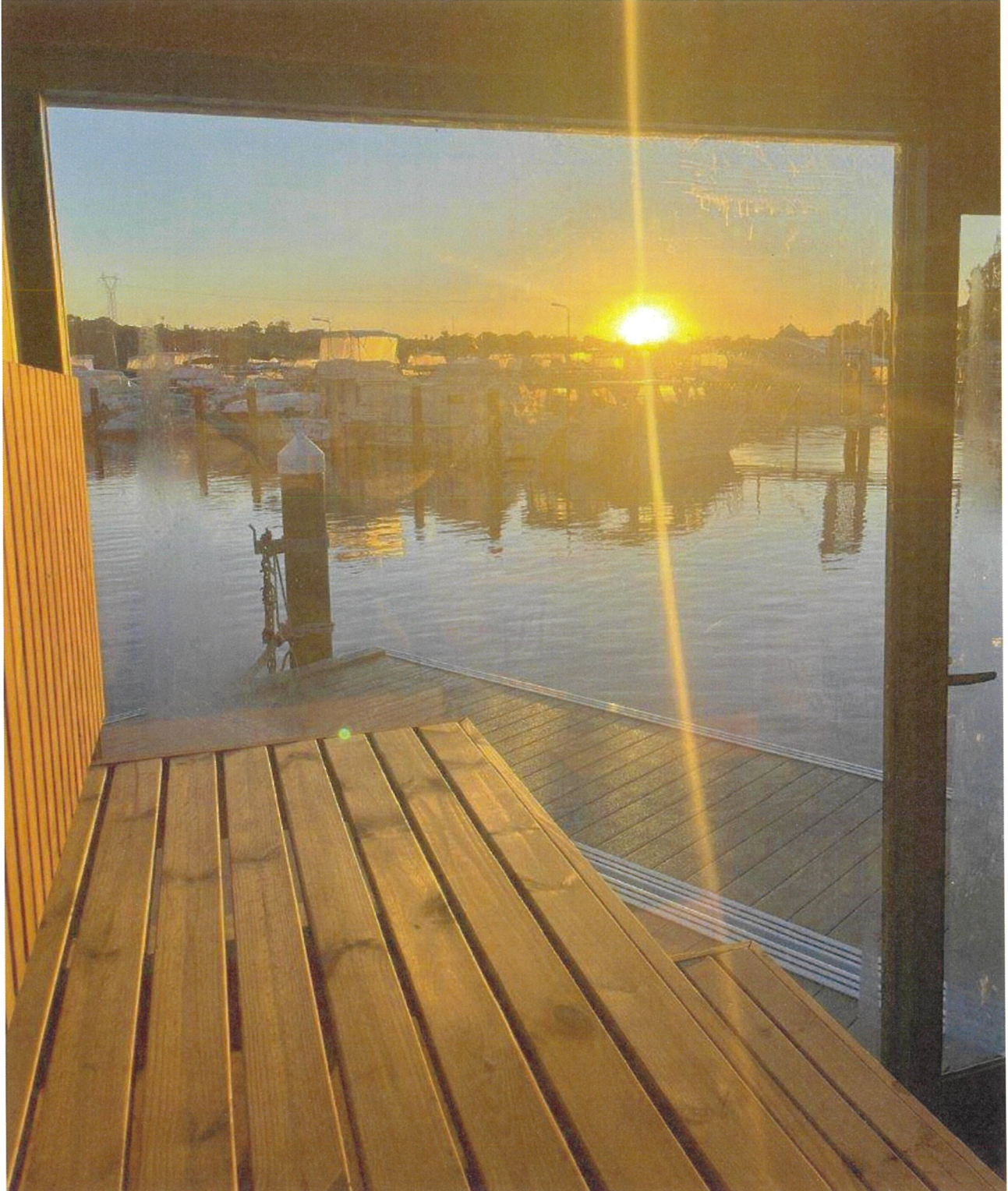
8. Attachments

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.

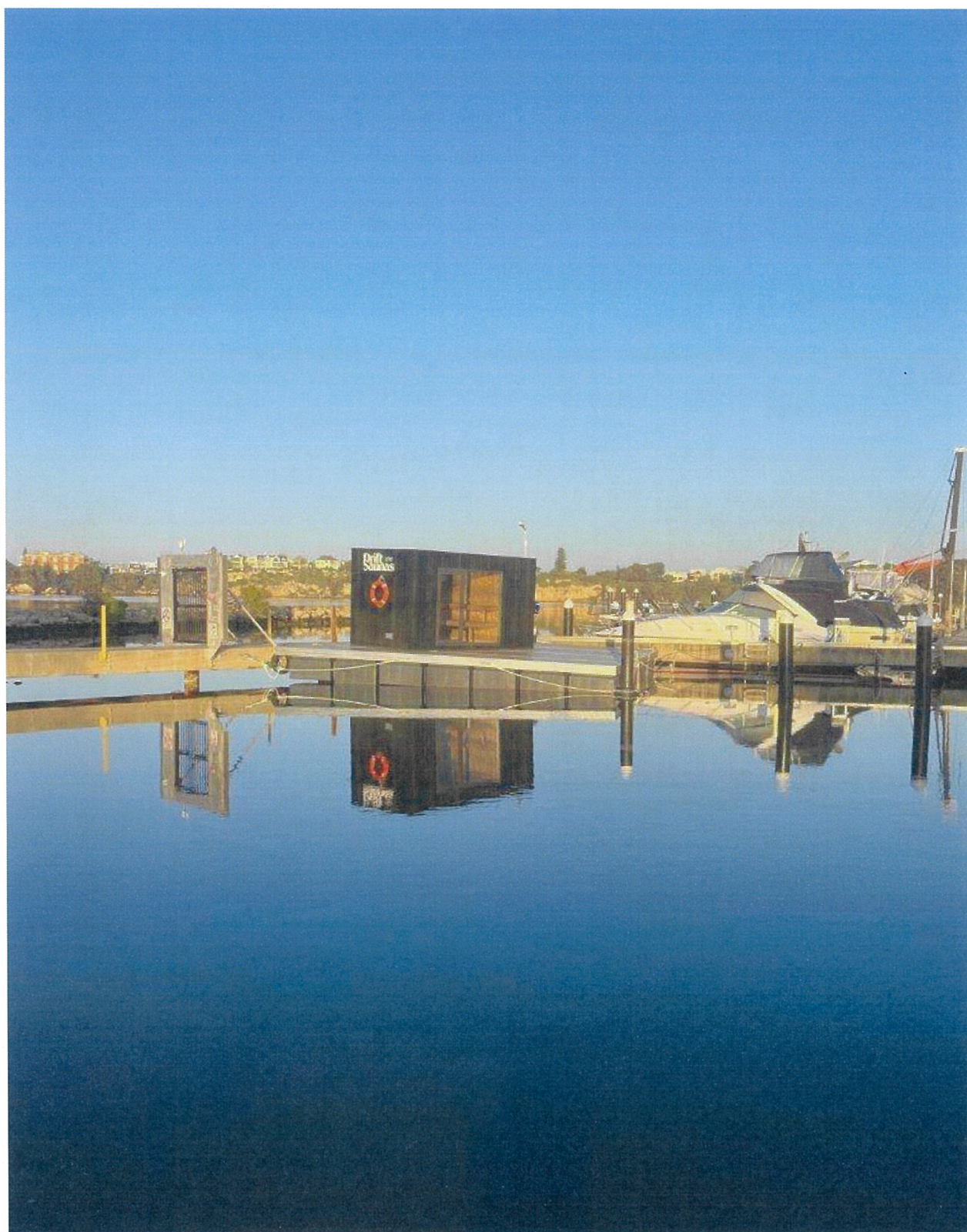
9. Conclusion

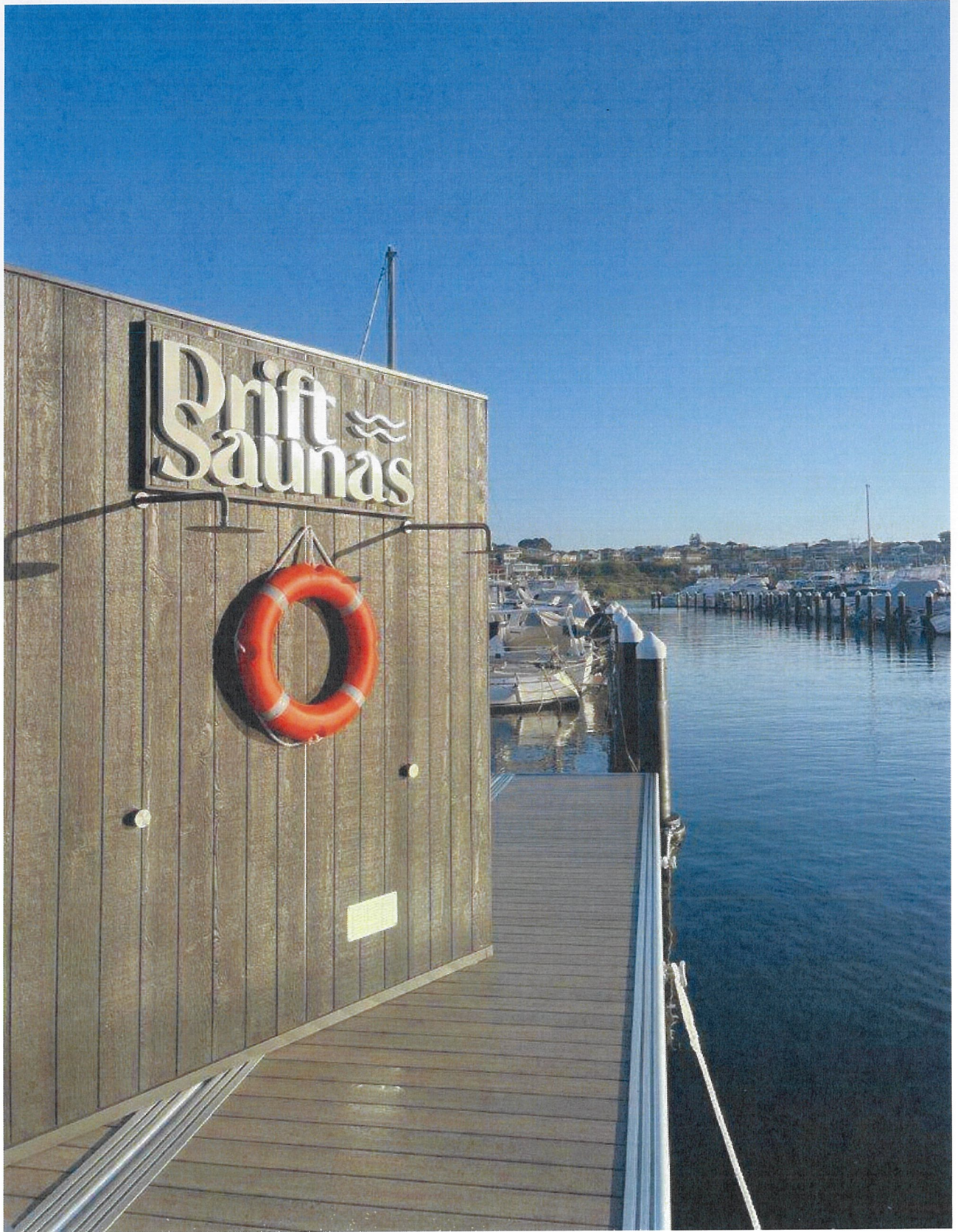
The sauna facility delivers measurable community benefit and promotes responsible recreational use of the Swan River. It operates safely, sustainably, and with no additional environmental impact. With demonstrated demand and proven management controls, SYC respectfully seeks DBCA's approval under Part 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



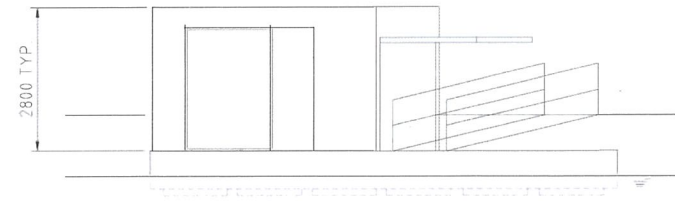




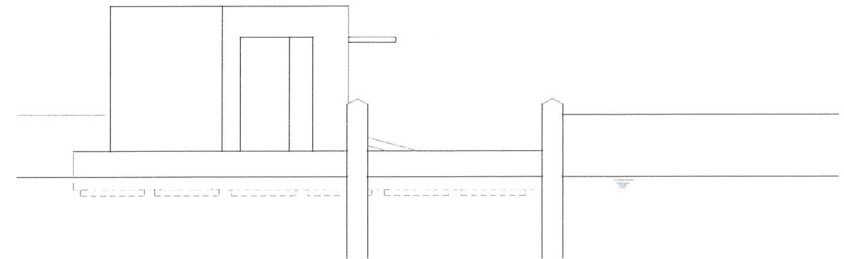




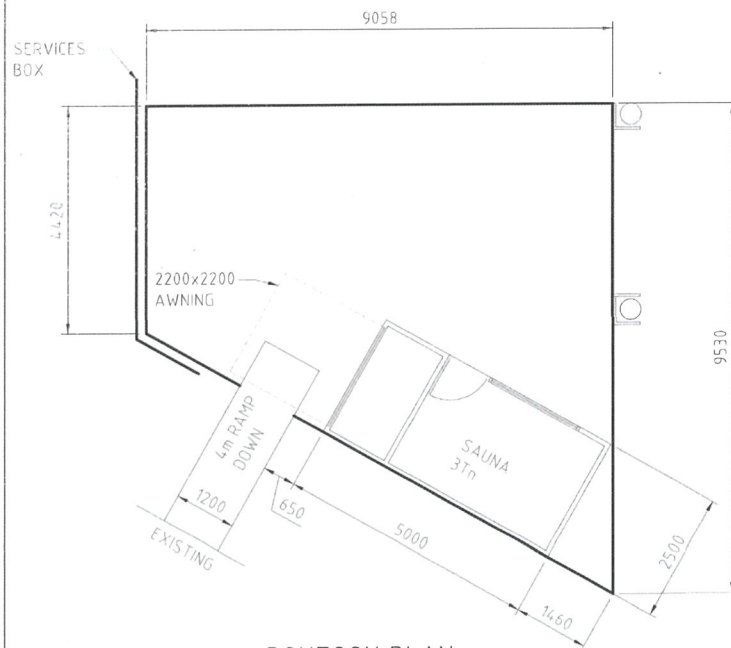
SITE PLAN
1:1000



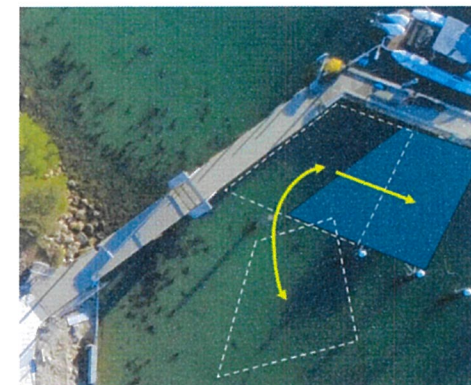
NORTH ELEVATION
1:100



EAST ELEVATION
1:100



PONTOON PLAN
1:100



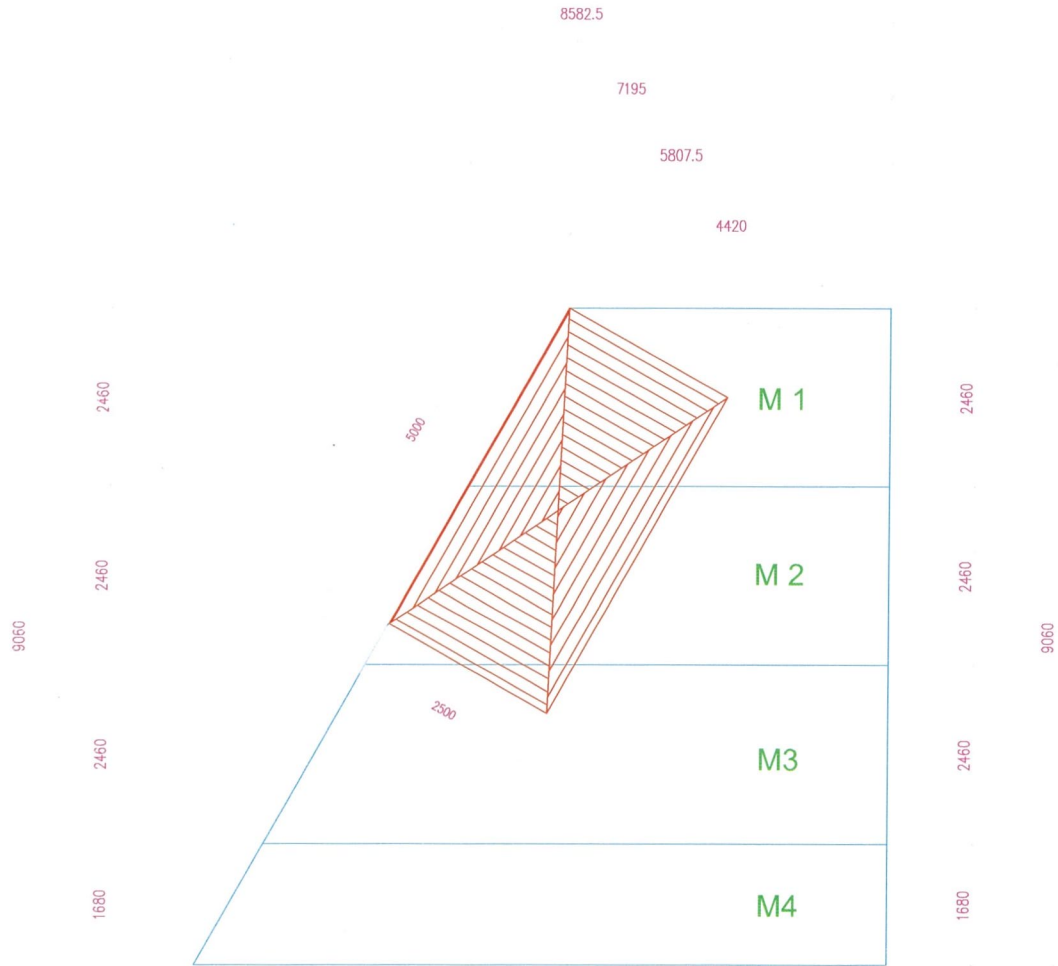
PONTOON REMOVAL
NTS

SEABREEZE
BUILDING CO.

PROPOSED PONTOON
SITE PLAN, PLAN & ELEVATIONS
SB-001 REV E

MARINA SHOP DRAWING

Date:Mar-20-2025

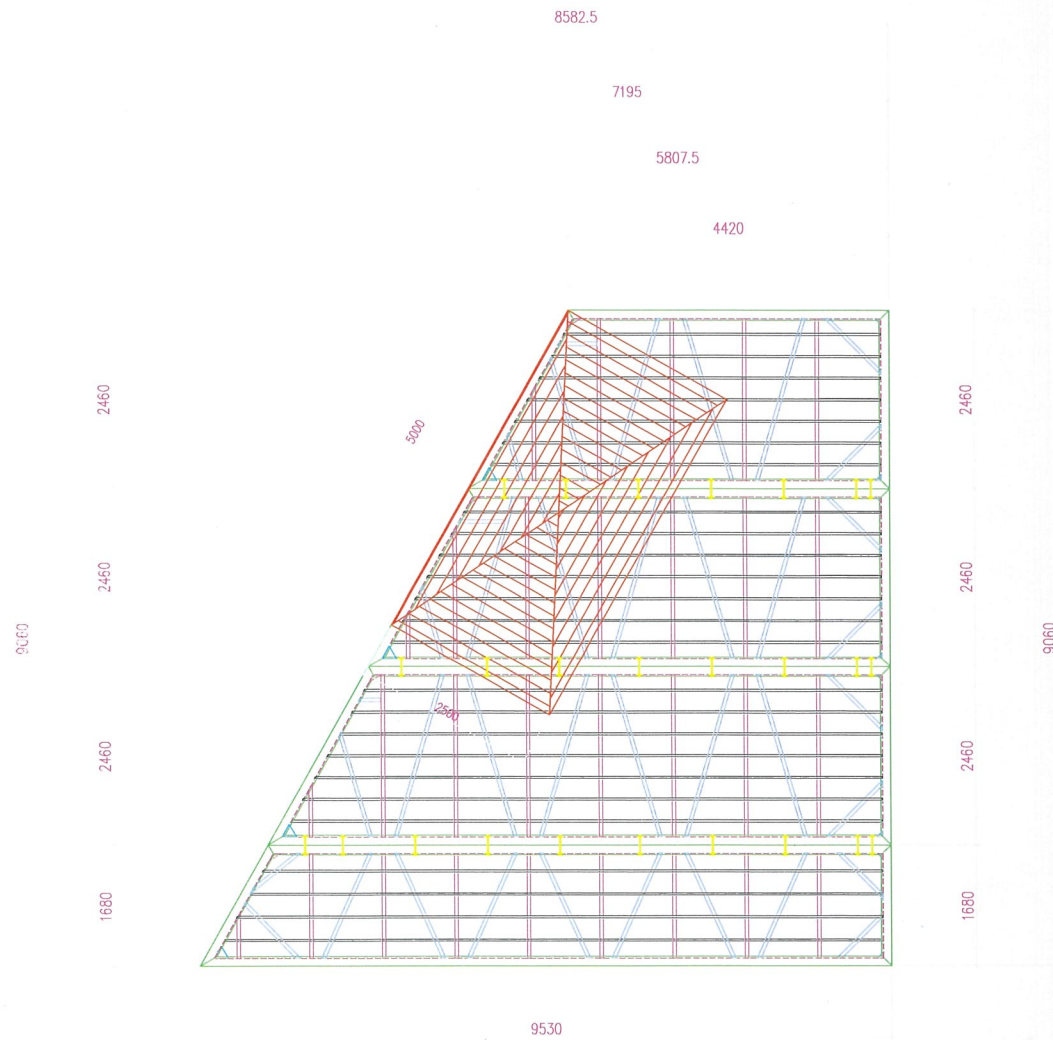


9530

PONTOON CODING PLAN

BILL OF QUANTITIES					
NO.	ITEM	MATERIAL	SIZE (MM)	UNIT	QUANTITY
01	M1 PONTOON	ALUMINUM 6061	L5807.5*W2460	PCS	1
02	M2 PONTOON	ALUMINUM 6061	L7195*W2460	PCS	1
03	M3 PONTOON	ALUMINUM 6061	L8582.5*W2460	PCS	1
04	M4 PONTOON	ALUMINUM 6061	L9530*W1680	PCS	1

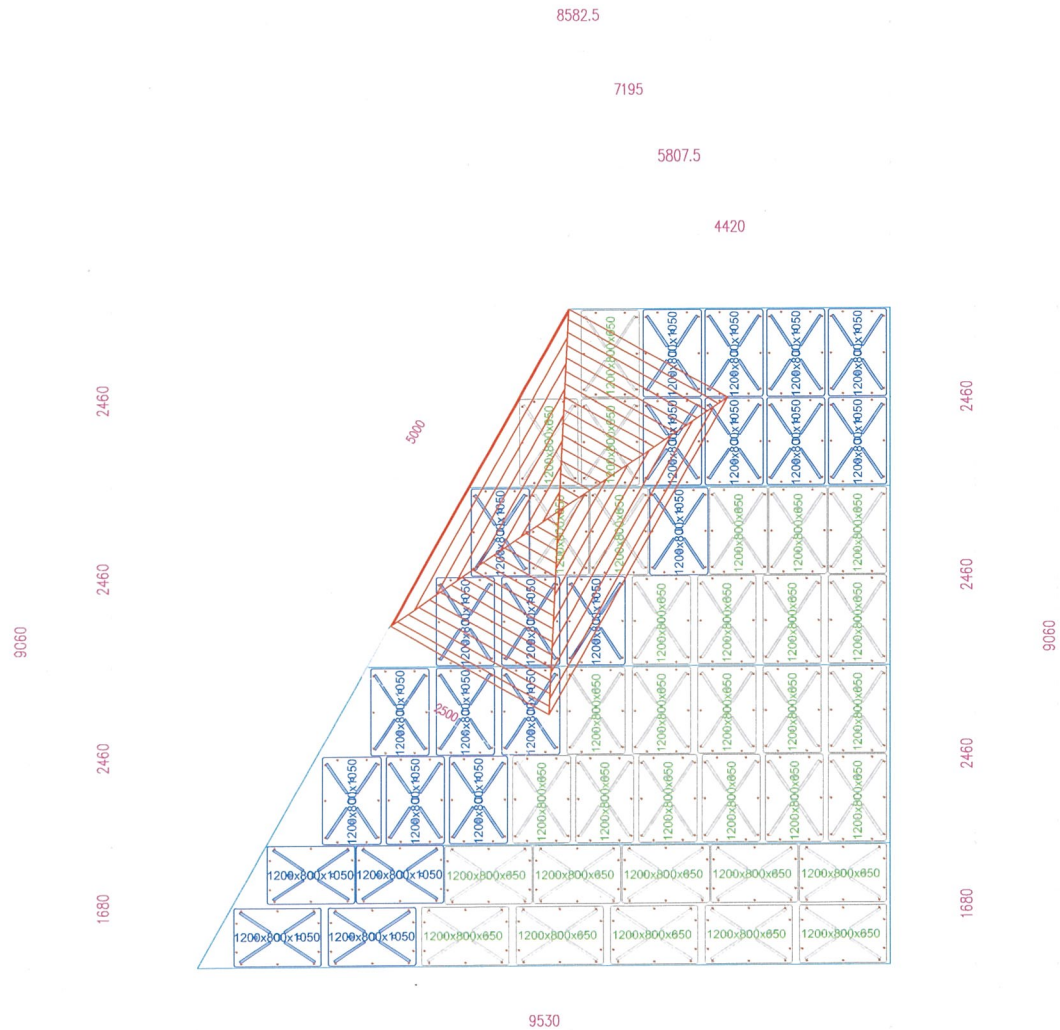
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	AUTHORIZED		DATE	2025.03	STAGE		Platform
	DESIGNED		DRAWING NO.		DRAWING TITLE		PONTOON CODING PLAN



STRUCTURE LAYOUT

BILL OF QUANTITIES					
NO.	ITEM	MATERIAL	SIZE (MM)	UNIT	QUANTITY
01	M1 PONTOON	ALUMINUM 6061	L5807.5*W2460	PCS	1
02	M2 PONTOON	ALUMINUM 6061	L7195*W2460	PCS	1
03	M3 PONTOON	ALUMINUM 6061	L8582.5*W2460	PCS	1
04	M4 PONTOON	ALUMINUM 6061	L9530*W1680	PCS	1

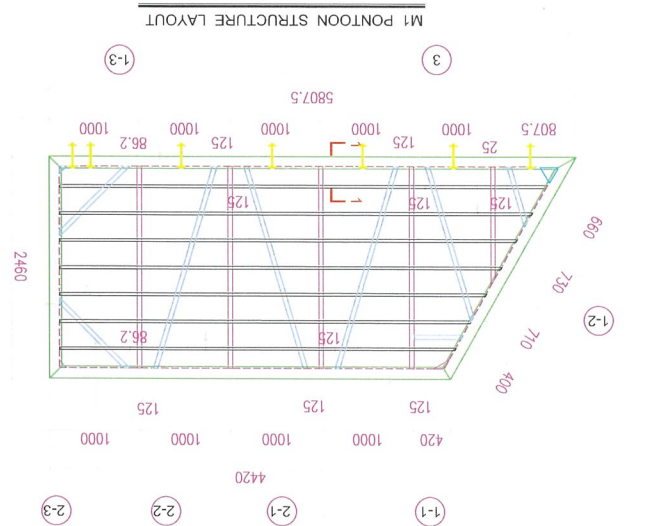
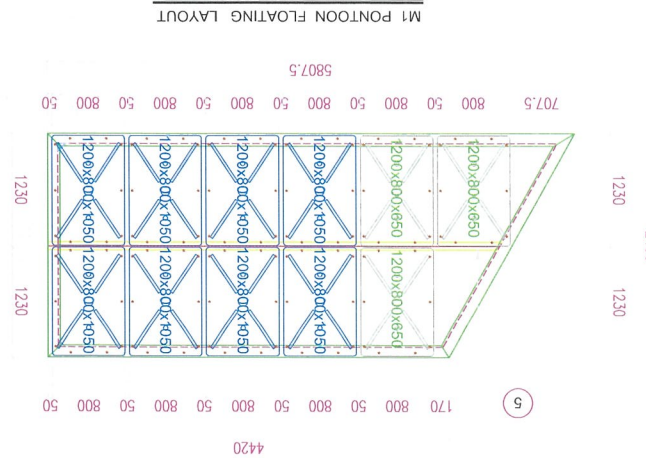
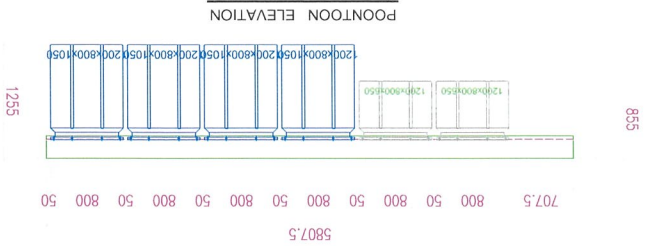
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	AUTHORIZED		DATE	2025.03	STAGE		
	DESIGNED		DRAWING NO.		DRAWING TITLE	STRUCTURE LAYOUT	



FLOATING LAYOUT

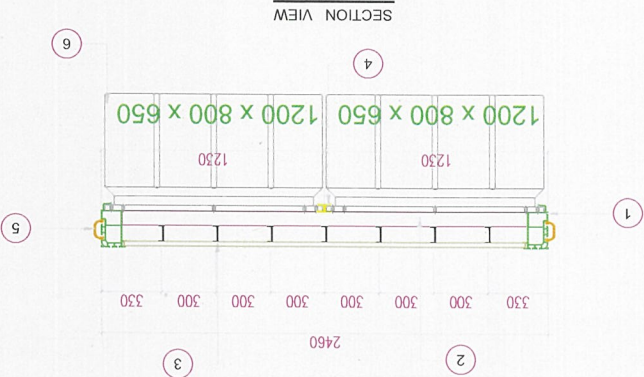
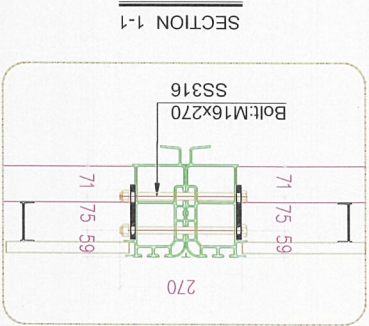
BILL OF QUANTITIES					
NO.	ITEM	MATERIAL	SIZE (MM)	UNIT	QUANTITY
01	FLOATING A	LDPE	1200 * 800 * 1050	PCS	23
02	FLOATING B	LDPE	1200 * 800 * 650	PCS	33
TOTAL					56

	EXAMINED		SCALE		SPECIALTY		PROJECT TITLE
	AUTHORIZED		DATE	2025.03	STAGE		
	DESIGNED		DRAWING NO.		DRAWING TITLE	STRUCTURE LAYOUT	



 HORIZON MARINA	DESIGNED	DRAWING NO.			DRAWING TITLE	M1 PONTON STRUCTURE LAYOUT
	AUTHORIZED	DATE	2025.03	STAGE		
	EXAMINED	SCALE		SPECIALTY	PROJECT TITLE	
					Platform	

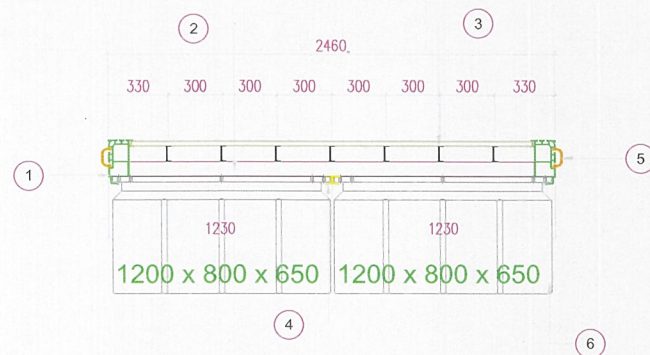
Pontoon Material list			
NO.	Item	Material	Size(mm)
1#	Main Beam	Aluminum 6061	246 x 135 x 4
2#	Rectangular tube	Aluminum 6061	80 x 48 x 3
3#	Support decking	Aluminum 6061	88 x 30 x 3
4#	Floats Support	Aluminum 6061	44 x 42 x 4
5#	Fender	PE	D110 x 52
6#	Floats	PE	1200 x 800 x 650





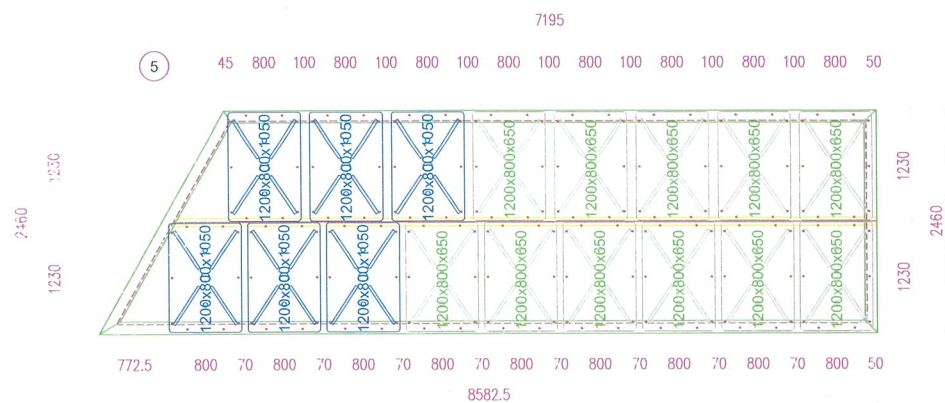
Pontoon Material list			
NO.	Item	Material	Size(mm)
1#	Main Beam	Aluminium 6061	246 x 135 x 4
2#	Rectangular tube	Aluminium 6061	80 x 48 x 3
3#	Support decking	Aluminium 6061	88 x 30 x 3
4#	Floats Support	Aluminium 6061	44 x 42 x 4
5#	Fender	PE	D110 x 52
6#	Floats	PE	1200 x 800 x 650

	EXAMINED		SCALE		SPECIALTY		PROJECT TITLE Platform
	AUTHORIZED		DATE	2025.03	STAGE		
	DESIGNED		DRAWING NO.			DRAWING TITLE	M2 PONTOON STRUCTURE LAYOUT

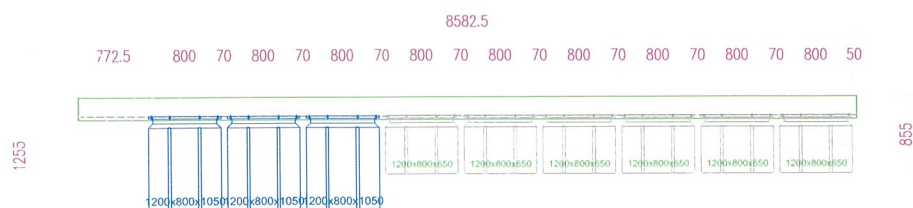


M3 PONTOON STRUCTURE LAYOUT

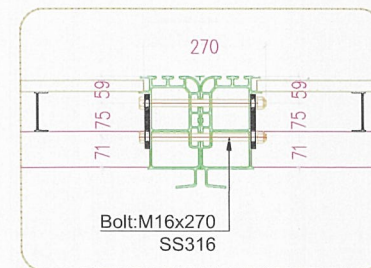
SECTION VIEW



M3 PONTON FLOATING LAYOUT



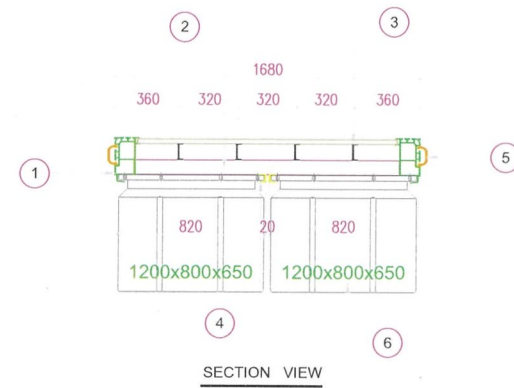
POONTOON ELEVATION



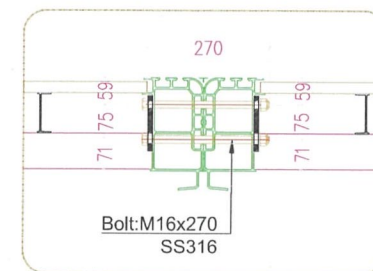
SECTION 1-1

Pontoon Material list			
NO.	Item	Material	Size(mm)
1#	Main Beam	Aluminium 6061	246 x 135 x 4
2#	Rectangular tube	Aluminium 6061	80 x 48 x 3
3#	Support decking	Aluminium 6061	88 x 30 x 3
4#	Floats Support	Aluminium 6061	44 x 42 x 4
5#	Fender	PE	D110 x 52
6#	Floats	PE	1200 x 800 x 650

	EXAMINED		SCALE		SPECIALTY		PROJECT TITLE
	AUTHORIZED		DATE	2025.03	STAGE		Platform
	DESIGNED		DRAWING NO.			DRAWING TITLE	M3 PONTOON STRUCTURE LAYOUT



SECTION VIEW



SECTION 1-1

Technical drawing of a wall section, 9530mm long. The wall features a series of units: two doors (1200 x 800 x 1050) and five windows (1200 x 800 x 650). The spacing between these units is defined by dimensions: 480, 1200, 100, 1200, 100, 1200, 100, 1200, 100, 1200, 100, 1200, 100, 1200, 100, 1200, and 50. The drawing includes a green line representing the wall profile and blue lines for the door and window frames.

POONTOON ELEVATION

Pontoon Material list			
NO.	Item	Material	Size(mm)
1#	Main Beam	Aluminium 6061	246 x 135 x 4
2#	Rectangular tube	Aluminium 6061	80 x 48 x 3
3#	Support decking	Aluminium 6061	88 x 30 x 3
4#	Floats Support	Aluminium 6061	44 x 42 x 4
5#	Fender	PE	D110 x 52
6#	Floats	PE	1200 x 800 x 650

	EXAMINED		SCALE		SPECIALTY		PROJECT TITLE
	AUTHORIZED		DATE	2025.03	STAGE		Platform
	DESIGNED		DRAWING NO.		DRAWING TITLE		M4 PONTOON STRUCTURE LAYOUT

4.6 Attachment 2a

OUR REF	IEM137767
YOUR REF	2025-1311
ENQUIRIES	Regulatory Services 9339 9339



11 December 2025

Statutory Assessments
Swan Canning Waterways Branch
Department of Biodiversity, Conservation and Attractions
rivers.planning@dbca.wa.gov.au

Referral Advice- Proposed Pontoon Sauna – Swan Yacht Club - East Fremantle – Permit 2025-3276

Dear Sir/Madam,

Reference is made to the request from DBCA for referral advice for the proposed pontoon sauna at the Swan Yacht Club (Permit 2025-3276).

The proposed development was presented to Council on Tuesday 9 December 2025 and the following resolution was made.

The proposed installation of the pontoon sauna within the Swan River water lease area at the Swan Yacht Club, East Fremantle in accordance with the plans and information submitted on 26 November 2025 is supported subject to the following advice and conditions;

That Council advises the Department of Biodiversity, Conservation and Attractions that:

- A. the proposed pontoon sauna is supported; and*
- B. the proposed permanent installation of the pontoon sauna within the Swan River water lease area at the Swan Yacht Club, East Fremantle in accordance with the plans and information submitted on 26 November 2025 is supported subject to the following advice and conditions:*

1. Works are to be constructed in conformity with the drawings and written information submitted on 26 November 2025, other than where varied in compliance with the conditions of any subsequent approvals.
2. The applicant is to provide written verification from a licensed plumber and the Water Corporation that the subject site is connected to water and drainage infrastructure in accordance with Water Corporation requirements.
3. All wastewater, including water from showers, is to be contained or piped off the pontoon after use and disposed of in accordance with the requirements of Water Corporation, the Department of Health WA, Environmental Protection (Unauthorised Discharges) Regulations 2004 and Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974.
4. No patrons or employees or contractors are to use soaps, shampoos, gels, detergents, disinfectants, cleaning agents or any other chemicals to wash themselves while on the pontoon or for cleaning the pontoon. Drift saunas shall have a written policy in this regard that is provided to all patrons and contractors.
5. All structures are to be kept clean and free of graffiti and vandalism, and any graffiti or vandalism is to be remedied within 24 hours to the satisfaction of the Town.
6. No additional signage or advertising is approved. A separate application for additional signage or advertising is required to be submitted for consideration by the Town of East Fremantle and the Department of Biodiversity, Conservation and Attractions.
7. Changes are not to be made in respect of the plans which have received approval, without those changes being specifically marked for the attention of the Town of East Fremantle and the Department of Biodiversity, Conservation and Attractions.

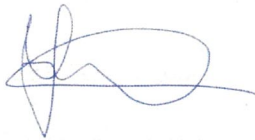


Advice Notes:

- (a) The Swan Yacht Club site has been identified as a potentially contaminated site on the Town of East Fremantle Contaminated Sites Register. Should contamination be confirmed at the property in the future, remediation will be required in accordance with the Environmental Protection Act 1986.*
- (b) This decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- (c) All noise levels produced by the construction of the development are to comply with the provisions of the Environmental Protection (Noise) Regulations 1997 (as amended).*

If you have any queries regarding this matter contact [REDACTED] by phone on 9339 9339 or via email at admin@eastfremantle.wa.gov.au.

Yours sincerely



[REDACTED]
Executive Manager Regulatory Services

CC:
Manager
Swan Yacht Club
manager@swanyachtclub.com.au

From:
Subject:

From: Navigational Safety <Navigational.Safety@transport.wa.gov.au>
Sent: Tuesday, 16 December 2025 7:38 AM
To: Rivers Planning <rivers.planning@dbca.wa.gov.au>; TPLPS Leasing <TPLPS.Leasing@transport.wa.gov.au>
Subject: RE: Referral for Comment - Part 5 - 2025-3276 - Installation of sauna facility - Riverside Road, East Fremantle - Swan Yacht Club

[External Email] This email was sent from outside the department – be cautious, particularly with links and attachments.

OFFICIAL

Good Morning.

Re: Part 5 - 2025-3276 - Installation of sauna facility - Riverside Road, East Fremantle - Swan Yacht Club

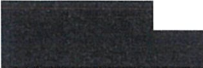
Thank you for your email below dated 26 November 2025 requesting comment from the Department of Transport and Major Infrastructure (DTMI) in relation to the above mentioned proposal. DTMI Navigational Safety has considered this proposal as outlined in the attached permit application from a navigational perspective and has no objection provided that:

- All on water operations and activities must be conducted in accordance with the relevant marine legislative provisions
- DBCA approval is granted and approval letter sent to TPLPS Leasing TPLPS.Leasing@transport.wa.gov.au
- A Temporary Notice to Mariners (TNTM) must be issued by the DTMI outlining the scope of the works, the works area, navigational marking (lighting) and dates of the works, prior to commencement. The applicant or works contractor is to provide notification of the works to the DTMI a minimum of 21 days prior to the works commencing to enable a TNTM to be published, by email to:
navigational.safety@transport.wa.gov.au
- Notification of any request for an extension of the works period must be made by the applicant or works contractor by email to: navigational.safety@transport.wa.gov.au prior to expiry of the scheduled works period
- Confirmation of completion of the works must be made by the applicant or works contractor by email to: navigational.safety@transport.wa.gov.au once the works have been completed.

Please don't hesitate to contact me on the number below if you have any questions

OR

The applicant or works contractor notifies the Navigational Safety Team by email to navigational.safety@transport.wa.gov.au a minimum of 21 days prior to the works commencing to discuss the requirement for a Temporary Notice to Mariners in relation to the removal and installation works. This notification should at a minimum also include a Vessel Traffic Management Plan, and outline the scope of the works, the works area (including provision of a site map), proposed temporary navigational marking and lighting for the works, and dates of the works.

 | Maritime | Department of Transport and Major Infrastructure
5 Newman Court, Fremantle WA 6160
Mob: 0447 887 475
Email: Zach.Graffin@transport.wa.gov.au | Web: www.transport.wa.gov.au



Empowering a
thriving community



We acknowledge the Traditional Custodians of this land and pay respect to the Elders past and present.

From: Rivers Planning <rivers.planning@dbca.wa.gov.au>

Sent: Wednesday, 26 November 2025 10:36 AM

To: Navigational Safety <Navigational.Safety@transport.wa.gov.au>

Subject: Referral for Comment - Part 5 - 2025-3276 - Installation of sauna facility - Riverside Road, East Fremantle - Swan Yacht Club

CAUTION: This email originated from outside of DOT. Do not click links or open attachments unless you recognise the sender and know the content is safe.

OFFICIAL

Good morning,

PART 5 – SWAN YACHT CLUB, RIVERSIDE ROAD, EAST FREMANTLE, RIVER RESERVE – PART LOT 300 ON PLAN 474500 – INSTALLATION OF SAUNA FACILITY POSITIONED ATOP A FLOATING PONTOON AND THE ONGOING OPERATION OF THE SAUNA FACILITY WITHIN THE SWAN YACHT CLUB'S RIVER RESERVE LEASE

The Department of Biodiversity, Conservation and Attractions (DBCA) has received an application for the above-mentioned development. The application can also be downloaded from our website here [Installation of a sauna facility positioned atop a floating pontoon and the ongoing operation of the sauna facility within the Swan Yacht Club's River reserve lease. | Department of Biodiversity, Conservation and Attractions](#). Your department is invited to provide comments and recommendations considered relevant to this proposal.

The application has been referred also to other relevant agencies for comments and advice. Accordingly, please provide your response to this office within **42 days** of receipt of this email. Should you not be able to respond within this time, please notify the department as soon as possible, outlining the reasons for the delay and a date when a response may be available.

SWAN RIVER
SWAN YACHT CLUB
RIVERBED LEASE AREA

RIVER



PREPARED
CARTOGRAPHIC SERVICES
1 ESSEX STREET FREMANTLE



GDA

PLAN

287 - 1 - 1A

Date: 3 March 2005