

YU Floating Pavilions Business Proposal

YU COLLECTIVE PTY LTD

October 2026

We submit this business proposal for a floating wellness pavilion at Holdfast Marina in Glenelg. The project would provide a compact, bookable sauna and bathing experience for local residents and visitors, supported by quiet wellbeing activities.

The proposal sets out our intended use, operating model, company capability and approach to operating within public space. It accompanies the indicative concept plans and provides a basis for Council assessment and community consideration. We seek feedback on the location, design and operating approach as the proposal develops.



Indicative architectural concept only. The image does not establish the final footprint or deck layout. The marina background is illustrative; the berth and shore connection remain to be agreed.

The project remains subject to site confirmation, technical assessment and the required approvals.

The proposal and operating model

YU would provide a compact, bookable sauna and bathing experience for local residents and visitors, with space for quiet group use, meditation and yoga. The Glenelg pavilion is intended to be YU's first location. The proposed model combines paid sauna and plunge sessions with scheduled wellbeing activities; pricing, session lengths and booking limits will be developed with the operating plan.

The physical concept

The indicative design proposes a pontoon platform of approximately 100 m². Curved timber sauna pods frame a shared gathering space with built-in seating and a magnesium plunge. A low roof with operable central panels would shelter the outdoor deck, while fixed roof areas would accommodate solar panels.

- Two saunas and a contained plunge enclosure. Water depth, water volume and bather capacity remain to be designed.
- A sheltered yoga and meditation deck, two shower provisions, changing areas, lockers, plant and integrated storage beside the rear entry.
- A gangway to an agreed shore landing. The gangway, landing, mooring, fenders and service connections must be identified separately from the approximately 100 m² platform.

Operating matter	Initial proposal
Trading days	Daily operation, subject to assessment and Council agreement.
Staffing and capacity	Up to 12 guests at a time is proposed. Final capacity, onsite staffing and supervision arrangements will be confirmed through the operating and safety assessments.
Arrival and parking	Public arrival, drop-off, no reserved parking or staff parking entitlement is assumed.
Toilets	No onboard toilet is proposed. Suitable use of existing shore facilities, approx. 100m away require confirmed access, availability during trading hours and acceptance by the relevant assessors.

Customers and local benefit

The commercial approach would use direct digital bookings and the principals' development and marketing experience to build awareness and repeat visits. Local partnerships and visitor channels would be explored as the location and offer are confirmed. Demand, pricing and utilisation assumptions will be tested through financial due diligence.

We intend the pavilion to add a small recreation and wellbeing offering to the marina while protecting access and amenity for other users. The operating plan will address noise, lighting, queues, deliveries and waste so that commercial activity can be assessed alongside public use of the surrounding area.

Operating within public space

YU recognises that operating in a public setting requires responsible management and consideration of existing users. We would explain the proposal clearly and respond to local feedback as the design and operating plan develop.

Consultation and public access

We propose to support a Council-led process with a clear project description, indicative plans and an aerial site plan. Public material would explain the activities, proposed hours, scale and relationship with surrounding public space, distinguishing proposed arrangements from matters requiring further assessment.

The site plan must distinguish the platform from the gangway, landing, mooring and services, and show effects on public routes and marina activity. Managed customer access would need to maintain surrounding public routes, emergency access and safe navigation, with details resolved with Council and the relevant asset owners. We do not seek control of adjoining public areas.

Council would determine the consultation process and consider community feedback alongside the required technical assessments. We recognise that consultation can result in changes to the proposal. YU would explain how key issues have been addressed as the proposal develops; Council and the relevant authorities would determine whether it can proceed.

Land status and the applicable process

Ownership, management arrangements and required permissions for the land and water footprint must first be confirmed. Council and relevant agency assessment would determine the applicable site requirements and management arrangements.

Material for the next stage

- An aerial plan showing the proposed platform, shore connection, public routes and marina activity. The current concept plans do not yet confirm the site-specific arrangement.
- A summary of the proposed operating and maintenance responsibilities, including how concerns from neighbours, marina users and the wider community would be received and addressed.
- A further developed operating summary covering hours, staffing, parking, public access, amenity and environmental controls, with supporting responses to issues raised during consultation and assessment.

Environmental and community safeguards

The plunge would use a contained, separately treated water system. Recreational swimming or jumping into the marina, and drawing marina water into the plunge, are not proposed. Pool, shower and cleaning wastewater would be contained and directed through an approved disposal system, with none of this wastewater discharged to marina water or stormwater. Products and waste would be stored securely.

Quiet use, electric sauna heating, shielded lighting and managed arrivals would guide the operating plan. Environmental and marine assessment would inform the final design and installation, including protection of wildlife, safe navigation and the Patawalonga's water management and flood protection role.

Company capability and due diligence

A new company established for this project

YU COLLECTIVE PTY LTD has been established specifically for this venture and has no trading history. Historical company financial statements and a company trading record are therefore unavailable.

YU is backed by professionals with development, project delivery and marketing experience in South Australia. This experience informs the project's design, establishment and customer acquisition approach. Detailed individual credentials and project examples can be addressed separately in due diligence.

Business planning and funding evidence

This document provides the initial business concept, intended activities, customer approach and delivery sequence for the new business. The capital budget, funding source, working-capital provision and financial forecasts are reserved for due diligence.

Insurance and registration

We acknowledge Council's usual public liability requirement of at least \$20 million, with Council noted as an interested party. We propose to obtain broker advice on that cover, contents insurance, glass where applicable and professional indemnity where relevant. The broker will need to consider the floating structure, sauna, public bathing and yoga activities. Policies are not represented as already in place; certificates would be supplied at the agreed milestone before the relevant occupation or operation.

The proponent is YU COLLECTIVE PTY LTD, ABN 47 692 201 693. Company registration evidence, director particulars and a nominated contact will be addressed separately through Council's due-diligence process.

Operational governance

Before opening, the operating documentation will need to cover work health and safety, staff training, water rescue and emergencies, pool treatment and testing, sauna use, cleaning, chemical storage, maintenance and incident reporting. Roles, records and operating limits will be developed with the relevant specialists and approval conditions. Relevant licences, permits and compliance evidence will be documented as the design and approvals progress.

Approvals and the proposed next steps

The accompanying drawings are indicative conceptual plans for discussion. They do not establish planning approval, building consent, marine certification or construction readiness. The next design stage must resolve the following matters before a complete site-specific application and construction documentation can be prepared.

- Confirm the berth, land and water ownership, management authority, survey, actual footprint, shore landing, service routes and required owner or agency consents.
- Establish the planning pathway, relevant site controls, building and marine classifications, and required referrals. Coordinate the applicable building rules, access, egress and occupancy assessment with qualified advisers.
- Design and certify flotation, stability, structure, restraint, water-level operating limits and the gangway. Confirm accessible arrival and the accepted shore-toilet arrangement.
- Resolve plunge treatment, barriers and entry, plant space, water supply and approved wastewater disposal. The design basis is no discharge of shower wastewater, pool waste or chemicals to marina water.

Sequence for progressing the proposal

First, we seek Council's preliminary response on the proposed location, site assessment and information needed next. We would then refine the operating plan, including staffing, capacity and the proposed hours, alongside the required business and funding due diligence.

Once a feasible footprint is identified, we propose to develop the aerial site plan and supporting information for Council's assessment and any required community consultation. Technical feasibility and the operating plan can progress alongside that work. Community feedback would inform further refinement before final decisions are made.

Subject to the required decisions, detailed design, statutory approvals and insurance would need to reach the appropriate milestones before installation and operation. No opening date is committed in this initial submission.

Supporting documents

Indicative concept plans accompany the proposal to illustrate the intended form, layout, materials and shore-access approach. Additional operating information supports the proposal and would be updated as site details, consultation and technical assessments progress.

We welcome Council and community feedback on the proposal and the matters that should inform its next stage.

YU COLLECTIVE PTY LTD

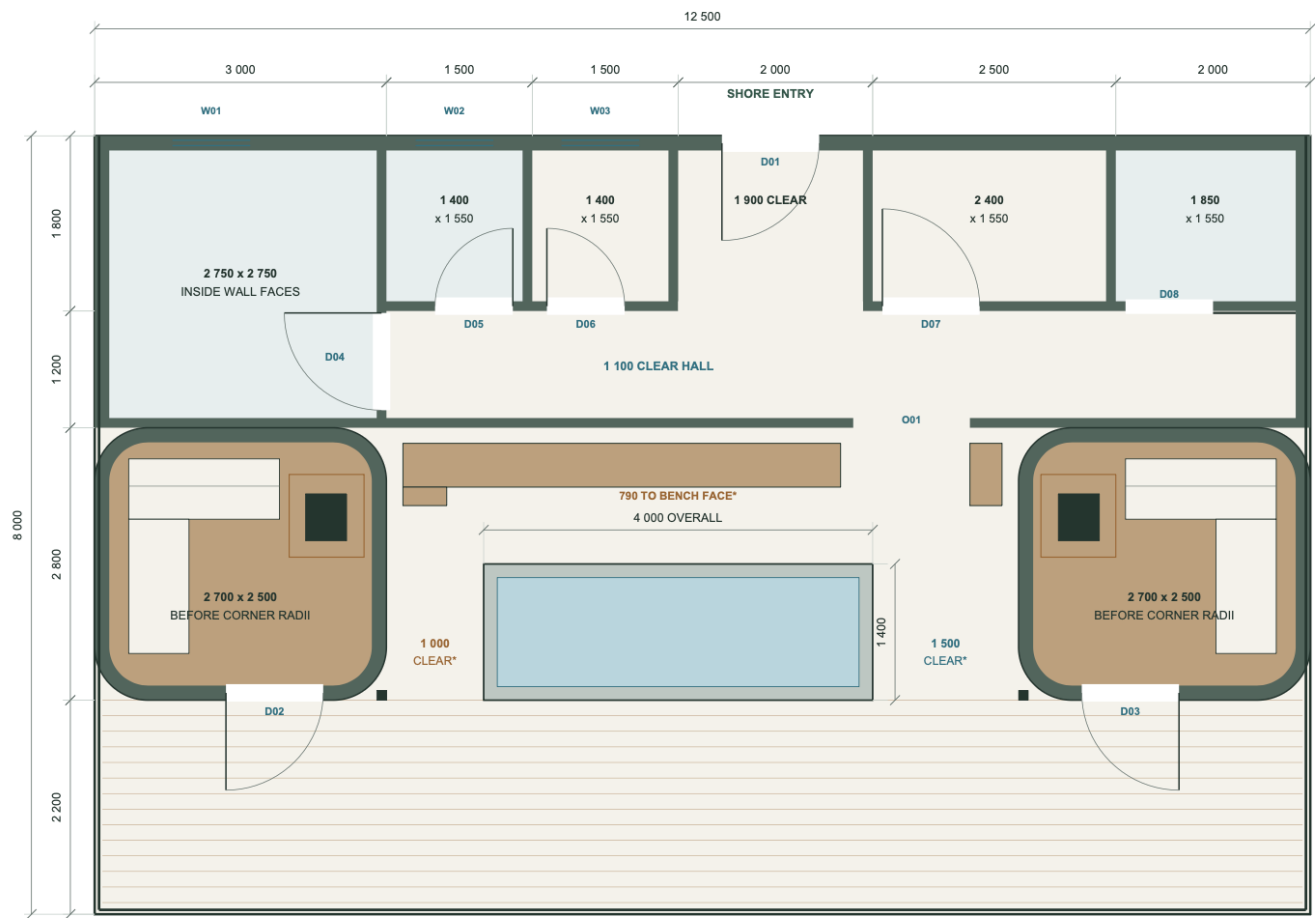
hello@yucollective.com.au

Supporting Concept Plans

Supporting Document 1: Concept Design



Supporting Document 2: Proposed Concept Plan



Supporting Document 3: Proposed Site Plan

YU FLOATING WELLNESS PAVILION

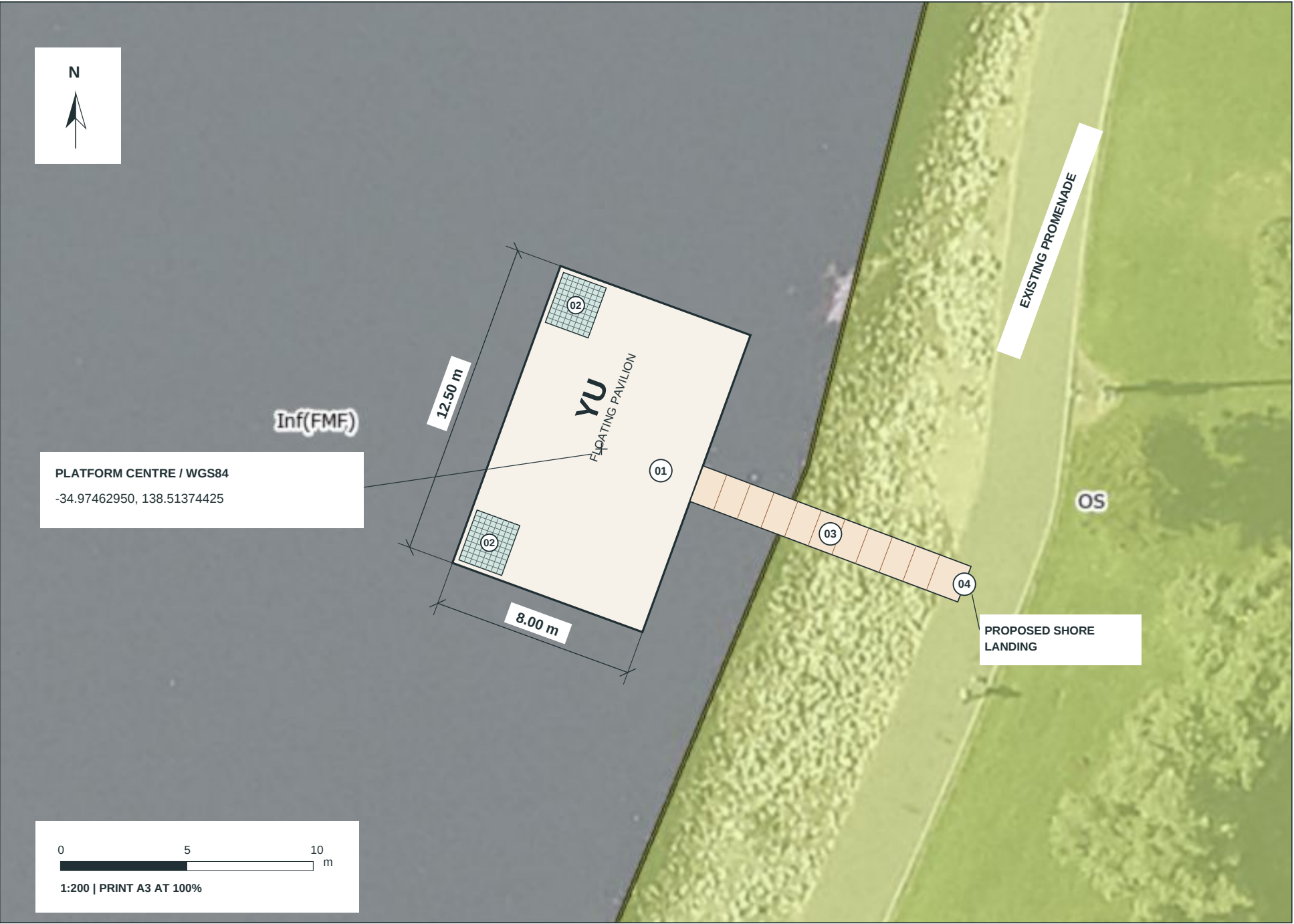
COUNCIL REVIEW

PROPOSED SITE PLAN

12.5 x 8.0 m / 100.0 m2 platform | gangway and shore landing additional | inset corner nets

01 PAVILION PLACEMENT

1:200 AT A3



PLAN KEY

- 01 12.5 x 8.0 m platform envelope
- 02 Inset front-corner net lounges
- 03 Indicative rear shore connection
- 04 Proposed promenade landing

MAPPING KEY

- Yellow - cadastral parcel boundary
- Black - planning zone boundary
- Pavilion and access shown as proposed work

Coincident cadastral and zone lines may overlap. Planning zones do not define a proposed berth or lease.

FOOTPRINT AND PLACEMENT

Overall platform	12.50 x 8.00 m
Platform envelope	100.00 m2, including inset net zones
Gangway / shore landing	Additional; excluded from 100 m2
Long-axis orientation	020 degrees / 200 degrees
Indicative shore link	Approx. 11.3 m in this position

SAPPA SITE REFERENCE

Plan parcel: D55022 Q700

Parcel identifier: D55022QP700

Title reference: CT6154/277

Location: Patawalonga frontage, Glenelg North

DRAWING BASIS

P03 corrects the platform to C03 A001/A100: 12.5 x 8.0 m = 100.0 m2. Gangway and shore landing are additional. This issue supersedes P02.

Inset corner nets follow the selected final render and remain within the 100 m2 envelope. Openings are schematic; C03 does not dimension them.

Supplied centre, 020-degree orientation and shore landing retained. Access, moorings and occupation limits require coordination; SAPPA is not surveyed set-out.

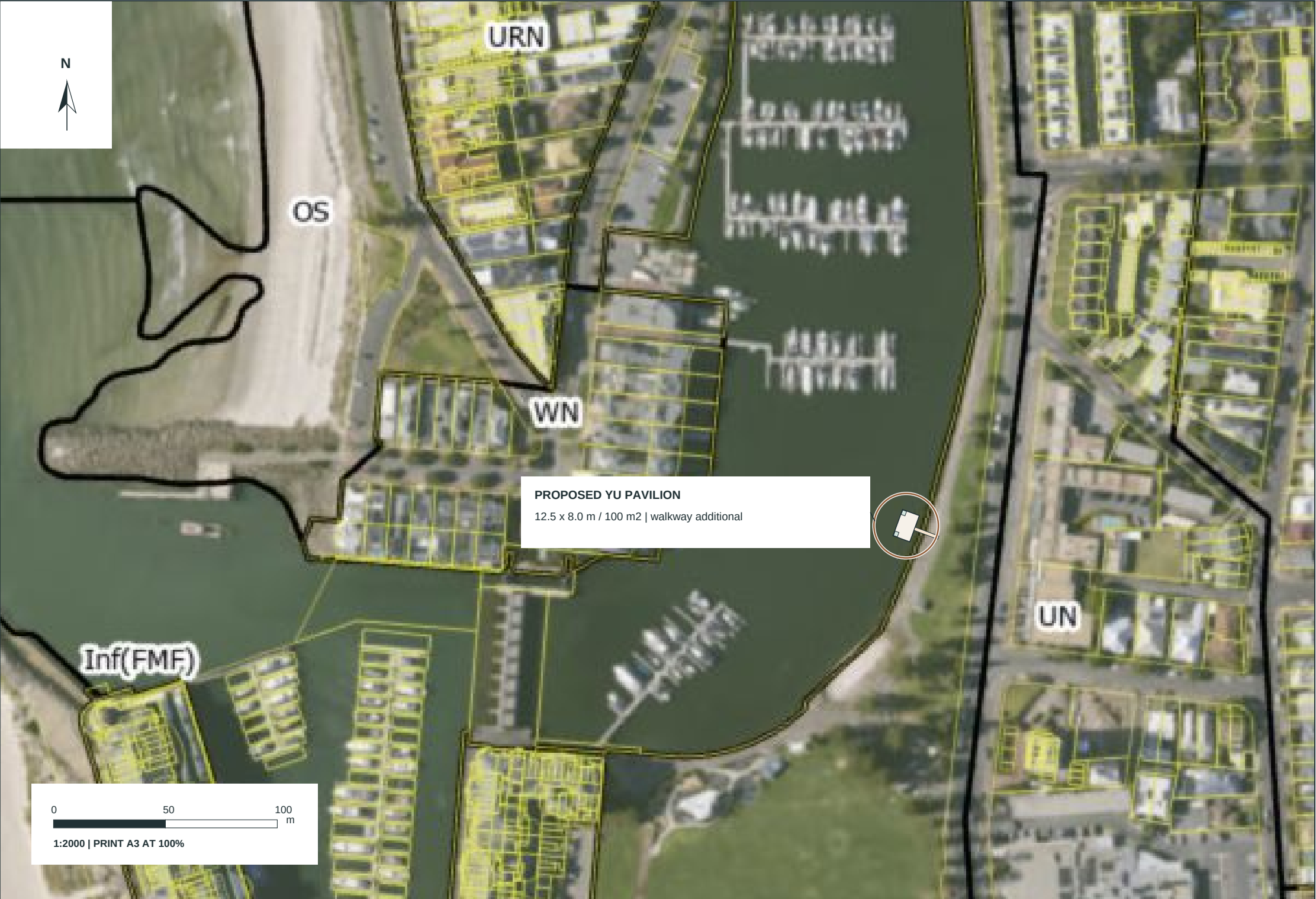
YU COLLECTIVE FLOATING WELLNESS	DRAWING TITLE SAPPA SITE PLAN - 100 m2 PLATFORM	SCALE / SHEET 1:200 / A3	REVISION / DATE P03 / 02.10.2026	DRAWING NO. YU-SP02
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YU FLOATING WELLNESS PAVILION

12.5 x 8.0 m / 100.0 m2 platform | walkway additional | proposed eastern promenade location

02 BOUNDARY AND LOCATION CONTEXT

1:2000 AT A3



100 m2 platform drawn to scale; gangway and landing additional. Circle is a location marker only.

MAPPING KEY

- Yellow - cadastral parcel boundary
- Black - planning zone boundary
- Pavilion and access shown as proposed work

Coincident cadastral and zone lines may overlap. Planning zones do not define a proposed berth or lease.

RELEVANT PLANNING ZONES

- Inf(FMF) Infrastructure (Ferry and Marina Facilities)
- OS Open Space
- UN Urban Neighbourhood
- WN Waterfront Neighbourhood
- EN Established Neighbourhood
- URN Urban Renewal Neighbourhood

MAPPED PARCEL REFERENCE

D55022 Q700

Title CT6154/277

Parcel and title references identify the mapped location. No lease or approved occupation boundary is shown.

MAP BASIS AND SCALE

SAPPA aerial, Parcel (Yellow) and Planning and Design Code zone mapping, captured 01 October 2026.

Base scale calibrated using SAPPA Measure Distance: 400 pixels = 195.9 m; close and wide views use the corresponding fixed zoom ratios.

SAPPA imagery and cadastral boundaries may differ. Ground boundaries require survey verification; planning-zone lines do not replace cadastral or lease limits.

Print both sheets on A3 at 100%. Do not use fit-to-page scaling.

YU COLLECTIVE	DRAWING TITLE	SCALE / SHEET	REVISION / DATE	DRAWING NO.
FLOATING WELLNESS	SAPPA CADASTRAL / PLANNING CONTEXT	1:2000 / A3	P03 / 02.10.2026	YU-SP03

PROPOSED LOCATION FOR COUNCIL REVIEW - MAPPING BASED; NOT SURVEY OR CONSTRUCTION SET-OUT