



BLUEWATER BWM POLICY: CODE OF BEHAVIOUR

FOR BOAT OWNERS AND VISITORS

POLICY

Bluewater Marina's (BWM) Policy, Procedures and Codes for boat owners and visitors, is to preserve the safety of people and vessels within its site. The Policy will ensure that the peaceful use, enjoyment, and amenity of Bluewater Marina, its services, and facilities are available to all who are entitled to use those privileges.

All persons who enter the Bluewater Marina precinct, or who moor a vessel at a BWM berth, are bound by this Policy, its Rules and Procedures. By entering the BWM precinct or mooring a vessel, all persons are deemed to be aware of and are bound by this Policy, Rules and Procedures.

Changes may be made to this Policy, Rules, and Procedures by Portside Docks Pty Ltd at any time.

PROCEDURES & BWM CODES

The following Procedures and Codes have been made to assist in the operation and management of the Bluewater Marina.

CODE OF CONDUCT

1. **Behaviour:** The owner/skipper is responsible for the behaviour, good conduct, and compliance with these Rules, Procedures and Codes of their visitors and guests within the BWM precinct and while on his, her, or their vessel.
2. **Lawful Directions:** Persons in the BWM precinct must always abide by the lawful directions of BWM staff.
3. **Children:** Children are to be supervised by an adult at all times. The supervising adult/s will be responsible for their children's safety and behaviour whilst in the BWM precinct.
4. **Discharging:** Vessel owners must not discharge anything of whatever nature into the waters in the BWM precinct and must not (while the vessel is in the BWM precinct) use any toilet on the vessel unless the toilet is connected to an approved holding tank in the vessel.

Non-observance of this Policy and Rules may cause cancellation of any agreement to use BWM facilities.

5. **Communal Amenities:** These are accessible using your BWM key. These facilities are professionally cleaned on a weekly basis and we kindly request that all tenants contribute to maintaining a tidy environment within the communal amenities after each use. Any damage or maintenance concerns should be promptly reported to the BWM office.
6. **Swimming & Fishing:** These activities are prohibited within the BWM precinct.
7. **Trolleys:** These are available to assist with provisioning, luggage, and refuse disposal. Trolleys are located at the front or back entrance to the BWM and are to be returned after use.
8. **Bikes:** Skateboards, scooters, segways, bicycles or other wheeled personal transportation objects are not permitted on BWM walkways, pontoons, or pathways. Mobility aids/wheelchairs are permitted.
9. **Noise:** Noise from vessels is not to exceed those levels which apply to the adjacent residential area and must be kept to a minimum. Due courtesy and consideration for other patrons is required.
10. **Waste:** Domestic rubbish/waste only is to be disposed of in the bins provided. All other items with potential environmental impacts such as oil, fuel, paint, chemicals, and building materials must be disposed of offsite. If in doubt, ask the BWM staff for assistance. No fish scraps or bait of any kind is to be left behind or disposed of anywhere in the BWM precinct.
11. **Pets:** Pets are permitted within the BWM precinct with prior BWM approval. All pets must be kept on a leash at all times and owners are responsible for the immediate removal of any animal waste.
12. **Commercial Activities:** Advertising, canvassing, or conducting any unauthorised commercial activity in the BWM precinct is prohibited. The written approval of the BWM Manager must be obtained prior to any offering of a vessel for sale from a berth or anywhere else in the BWM precinct.
13. **Fire Equipment:** Owners/Skippers, crews, and contractors are to familiarise themselves with the location and method of operation of fire fighting equipment within the BWM. Fire hoses are not to be used for any purpose other than fighting fires.
14. **Parking:** Parking within the BWM precinct is at the vehicle owner's risk. Due to shared facilities with the Bar and Grill, parking spaces are limited. The main car park is restricted to one vehicle per rented berth at any time, and long-term vehicle storage is not permitted.
15. **Loading Bay:** The loading bay near the bins has a strict 20-minute parking limit. This area is reserved for emergency vehicles, and long-term parking is prohibited.
16. **Fueling:** The fueling or refueling of any vessel or tender within the BWM precinct is absolutely prohibited. Fueling facility is available at Yorkey's Knob.
17. **Pollution:** All forms of pollution including airborne are forbidden. Leaking or spillage of fuel, oil, or any other form of hazardous material into the harbour is illegal and will attract heavy penalties. Please report any pollution to the BWM office.

18. **Alcohol:** Consumption of alcohol is not permitted in the BWM precinct except onboard private vessels. You, your associates/visitors/guests must not do anything which is immoral, noxious, offensive, hazardous or likely to cause nuisance or injury to any person. Disorderly conduct by you and/or your associates may result in BWM's management requesting that you and/or your associates vacate the BWM precinct.
19. **Smoking** is not permitted anywhere in the BWM precinct except in those areas which are designated as smoking areas. No cigarette butts are to be disposed of overboard.
20. **Security:** BWM has 24-hour CCTV security coverage at all entrances and around the BWM precinct.
21. **Entry/Exit:** Ensure that all security gates, entrances and/or exits within the BWM precinct which are opened by you or your guests are properly closed (and secured, if appropriate) after each use.
22. **Hazards:** Report any hazards or damage within the BWM precinct immediately to the BWM office.
23. **Berth Areas:** These must be kept in an orderly and clean condition. Walkways are to be kept clean and free of all objects including uncoiled mooring lines, dinghies, personal items, and other equipment as well as protruding anchors or davits. No alterations or fixtures must be made to BWM property, unless you have our prior written consent.
24. **Electrical:** Connection to the electrical power outlets must only be made by means of an Australian Standard approved 15-amp extension power lead with an IP66 plug. Please check with BWM staff if in doubt. We reserve the right to disconnect (without notice) power cords if we consider them to be potentially dangerous, damaged, across walkways and (in particular) if they are being used in non-compliance.
25. **Contractors:** Boat owners are required to inform the BWM office before engaging any external contractors for work on their vessel. All contractors must report to the BWM office upon their first visit to complete a site induction and sign the register for each subsequent visit. They must also specify the nature of the work and provide evidence of relevant licenses and Public Liability Insurance.
26. **Spills:** Any discharge or spillage of any substance must be reported to the BWM office or BWM staff immediately. For spill containment, please utilise the Spill Kits located on A/B finger and next to the boat ramp near the back gate by E/F finger.
27. **Emergency Procedures:** Boat owners must promptly comply with and be aware of your obligations under the BWM Emergency Procedures (Fire and Cyclone) Policy. These have been developed to ensure the safety of people, vessels, and the BWM generally. We are happy to provide you with a copy upon request or see our website.

CONDUCT OF VESSELS

1. **Care:** Vessels and associated equipment must be stored, maintained and operated with all care and due diligence.
2. **Insurance:** All vessels are required to have current insurance, including comprehensive coverage for the vessel itself and public risk insurance of at least \$10 million per incident. Proof of valid insurance must be provided to the BWM office upon signing the agreement. It is the boat owner's responsibility to inform BWM and supply updated insurance documentation whenever changes or renewals occur.
3. **Cleanliness:** Vessels are to be kept in an orderly, clean and tidy manner. Hanging of washing, clothing, or upholstery on the exterior of the vessel is not permitted. Ensure that the vessel is kept free from pests, insects, vermin, infectious diseases, and infections.
4. **Mooring:** Vessel owners are responsible for ensuring their vessel is securely moored within the allocated berth dimensions whenever it is not in use. The vessel must not encroach on neighboring berths or overhang walkways/piers and must be secured with appropriate mooring lines (supplied by the owner) in good repair.
5. **Tenders:** These must be stored on the vessel and are not permitted to be stored on the dock or in the BWM precinct.
6. **Relocation:** You may be asked to relocate the vessel to any other berth/s in the BWM precinct that is appropriate for the vessel at any point during the lease/hire term.
7. **Vessel Length:** The length of a vessel is the Length Overall (LOA) and includes the outmost extremities of bowsprit and anchor and aft overhangs including tenders.
8. **Hazardous Storage:** Vessels must not be used to store chemicals, inflammable or volatile liquids or substances other than those that are reasonably required for the operation of the vessel. Any such substances must be stored in appropriate and approved containers.
9. **Live-aboard:** Living aboard a vessel within the BWM precinct is not permitted unless written approval is granted by BWM management. Approval may be granted, denied, or terminated at the sole discretion of BWM management.
10. **Seaworthy:** Only registered vessels in seaworthy condition will be allowed in the BWM precinct.
11. **Speed Limit:** A four-knot speed limit and no-wash is to be observed within the BWM precinct.
12. **Docking Systems:** Including but not limited to such products as AirBerth or SeaPen are not permitted without written approval from BWM management.
13. **Wind Turbines/Chargers:** These may only be used between 7am and 7pm. Vessels with no-one living on board and/or unattended for longer periods of time should ensure that wind turbines are switched off and blades are secured.

14. **Repairs:** Major repairs, painting, or refitting of boats in a BWM berth is not permitted. Minor mechanical work such as polishing and varnishing as well as small repairs and internal painting may be carried out in an environmentally friendly way. Contact the BWM office for information on permitted activities before commencing any work in a berth.
15. **Inspections:** BWM staff may need to conduct inspections and move the Vessel as necessary without obtaining your consent in the event of an emergency, matters of public safety, or breach by you.

Ver	Date	Editor	Approved	Summary of Changes	Rank
1.0	01/07/26	R Fuller		Draft New Policy adapted from existing BWM Rules	High

Version Control