

Tanker Jetty



What is happening at the moment about the Tanker Jetty?

Before the jetty can be reopened several significant structural issues need to be addressed. These issues were detailed in the report that followed the structural assessment completed earlier this year.

Work required immediately (prior to opening jetty) includes:

- 6 piles require immediate repair work. All six have severe damage below the water involving significant section loss. Recommended repair is to wrap affected piles in a steel sleeve and fill with an epoxy resin or cementitious grout.



The estimated total cost of this work is \$70,000.

A bridge has been built locally that will provide access from the headland to the Tanker Jetty. When the necessary repairs have been completed, and the jetty structure is secure enough, the bridge will be installed and the jetty will temporarily be reopened to the community.

However, further work needs to be completed within 12-24 months of the jetty opening and includes:

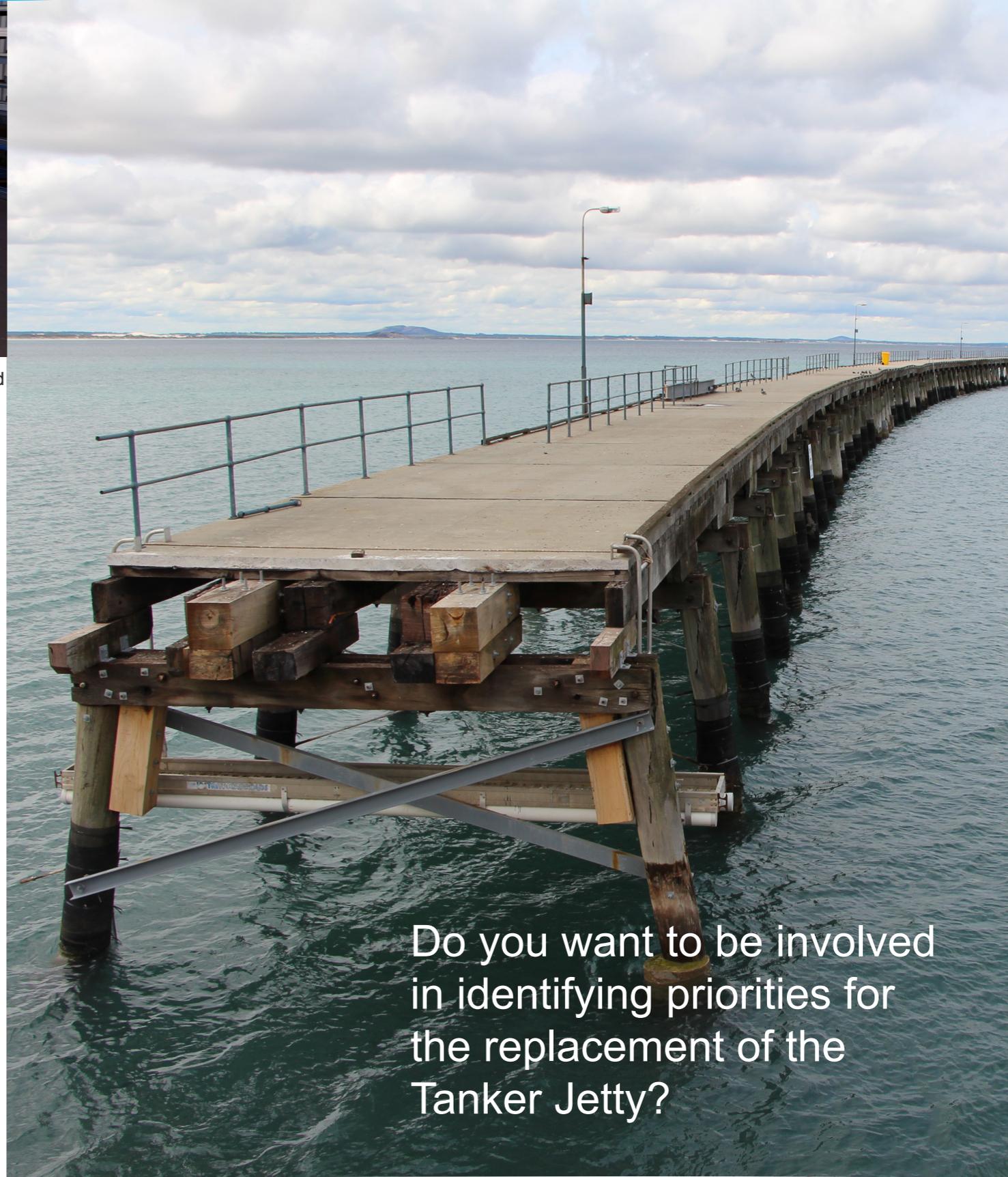
- 10 piles need to be wrapped in steel sleeves and filled with grout.
- 28 halfcaps are split, rotten or crushed and require bolting, bracing, haunching or replacing.
- 31 corbels require replacing or reinforcing.
- 3 stringers require replacement or reinforcement.
- Cross bracing is recommended at least every four piers, suggesting 29 sets of bracing.

The estimated cost of the above works is \$300,000 to \$500,000. At this time the above elements will be monitored on an ongoing basis. The decision has been made that these items will be dealt with if they fail and repair works and / or closure of areas on the jetty may be required. It is impossible to provide a firm cost as conditions may change as each element is addressed.

The jetty will be reopened when repair works have been completed and the jetty connected to the headland. However, the headland will continue to be a construction site for the next eight months while landscaping and community infrastructure elements of the Waterfront Project are installed. As a result access to the jetty will be restricted at times while work is being completed.

The poor condition of the jetty also means that during storms and heavy seas the jetty will be closed and may remain closed until an inspection has been completed. If elements of the structure fail access to certain areas of the jetty may be closed. Council intends to allow the jetty to be used as much as the condition allows until a new jetty can be built.

Damage will be monitored on an ongoing basis and, following the advice of the 2013 report, the Tanker Jetty will be inspected every two months and after all storms that cause overtopping of the Headland rock armour.



Do you want to be involved in identifying priorities for the replacement of the Tanker Jetty?

The Current Condition of the Tanker Jetty

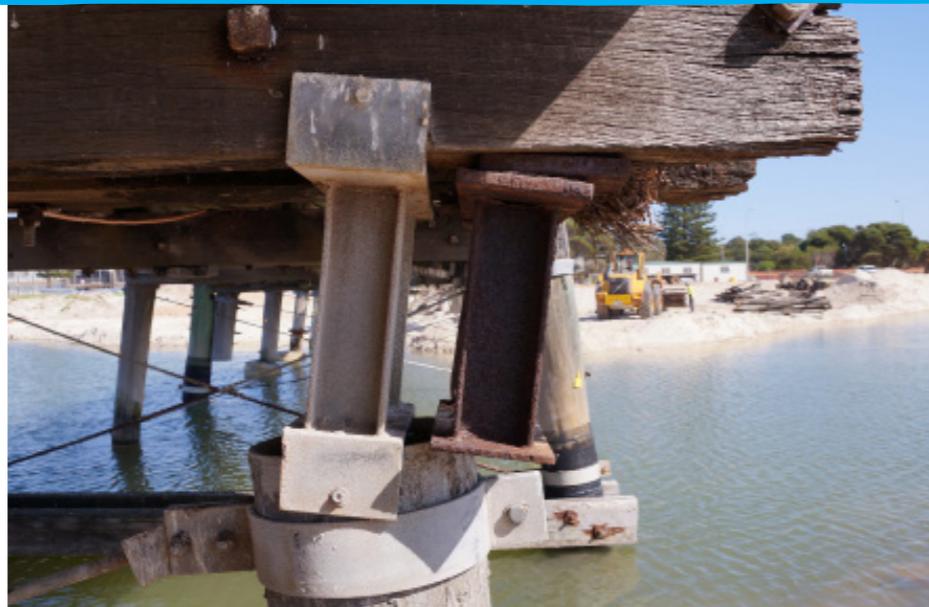
The Shire has been responsible for the ongoing maintenance on the jetty since being handed responsibility for it in 1991. Despite years of careful work, the Esperance Tanker Jetty is now at the end of its useful life. Construction of the jetty was completed in 1935, making the jetty 77 years old. When the Tanker Jetty was built it was predicted to last around 50 years and has now stood well beyond its predicted lifespan.

In 2011 a structural assessment was completed to determine the current condition of the jetty. This was the first time a comprehensive survey had been undertaken giving Council an understanding of the condition of the jetty. The report indicated the jetty only had a limited future:

“The jetty capacity is not adequate to achieve compliance with the relevant Australian Standards for publicly accessible facilities which are subject to crowd loadings, and for this reason its suitability for ongoing access can only be considered short-term (up to 3 years) subject to future re-assessment of structural condition and risk of over-loading. The capacity of the jetty to withstand lateral loads arising from storms is very low.”

Council, having spent approximately \$1,000,000 on maintaining the jetty since 1996, realised the jetty was nearing the end of its useful life and would require replacement.

On August 16, 2011 (AP0811-397) Council resolved to:



- Accept the jetty is now beyond its useful life and support its replacement as a priority.
- Request the CEO prepare preliminary designs for a new jetty based on community consultation.
- Request the CEO prepare a business case for the development of a new jetty.
- Request the CEO lobby the Western Australian and Australian government for the funding to replace the jetty.
- Request the CEO seek expressions of interest from Heritage Consultants to prepare a heritage impact statement for the proposed demolition of the Tanker Jetty and the replacement jetty.
- Refer the proposal to demolish the Tanker Jetty and plans for a new jetty, together with a Heritage Impact Statement to the Office of Heritage.

After the first 80 metres of the jetty was removed, another assessment was completed earlier this year to update the Shire’s knowledge of the jetty’s condition and ensure it was safe to reopen. A visual assessment of the superstructure (above water) and an assessment of the substructure (below the water) was completed in

August 2013. The 2013 structural assessment report stated the Tanker Jetty was in poor condition:

“A storm event could cause the weak and damaged sections of the jetty to fail. The location of such failure would depend on particular characteristics of the storm. A lesser storm could cause significant damage to weak points in the structure.”

Weak points that were identified included:

- The piles
- Connections between the piles and halfcaps
- A lack of effective bracing throughout the structure

Several of the piles that support the jetty are damaged due to Teredo worm infestation and many are rotten, some significantly. The halfcaps, corbels and stringers that support the jetty deck, above the piles, are also significantly damaged. Some of the timber is so hollow pigeons have established nests within the jetty. Fixings within the jetty structure, such as nuts and bolts, have corroded and are also in poor condition. Many are very corroded and extremely brittle. The extensive damage to the jetty timbers and fixings make the jetty very fragile.



Community engagement workshops

Do you want to be involved in identifying priorities for the replacement of the Tanker Jetty? Come to a community workshop and share your ideas.

The workshops aim to identify the community priorities for replacing the jetty and to establish the extent of the financial commitment the community is prepared to contribute.

We need to know if you want a replacement jetty, and if so, what it should look like. How long does it need to be and what width? We need you to tell us how you use the jetty so we can establish community needs and aspirations. This will enable us to plan construction of a suitable replacement jetty.

We will seek all available funding but cannot be guaranteed any. For this reason we need to look at alternatives for financing. We need

to understand if you are prepared to contribute financially to the project.

The workshops will feature a short presentation about the current condition of the Tanker Jetty followed by a brainstorming session on priorities for a jetty. Participants will have the opportunity to make individual responses.

Community input is required so that we can work towards a consensus that will guide the business plan for the replacement jetty.

Jetty workshops
October 30, 2013
at Esperance Bay Yacht Club
1pm and 6pm



Frequently asked questions

How much is in the Tanker Jetty Reserve Fund?

The Tanker Jetty Reserve contains \$806,972. This reserve has been built up by annual contributions from Shire funds. The Tanker Jetty Donation Reserve contains \$43,244. Both of these reserves are quarantined funds that earn interest from long term deposit investing.

How much is it costing to complete the repairs necessary before the Tanker Jetty can be reopened, and where is the money coming from?

Six piles are in urgent need of repair that is estimated will cost \$70,000. This money is coming from the Tanker Jetty Reserve.

How much will it cost to build a replacement jetty?

Based upon the figures for building a jetty of the same size, out of steel and concrete, constructing a new jetty will cost an estimated \$6,000 per square metre or, for a 4m width, \$24,000 per metre of length (Including the \$2 million cost of dismantling the jetty, \$16 million is the estimated total cost for a replacement jetty of similar size).