

# The Esperance Tanker Jetty

## Fact Sheet 2016



### How did the Shire obtain ownership of the Esperance Tanker Jetty?

The Shire of Esperance does not own the Esperance Tanker Jetty, the Jetty Structures are owned by the Western Australian State Government. However responsibility for the Esperance Tanker Jetty was transferred from the Western Australian State Government to the Shire of Esperance in 1990 with an agreed 'one off' payment into a trust fund of \$150,000 to provide for future maintenance.

### Why was the Waterfront project completed first? Why was the Jetty only Stage 3?

The core purpose for the Waterfront project was to protect vital infrastructure that is in place along the foreshore. The completion of the waterfront has provided the Esperance foreshore with protection from coastal erosion and has seen the foreshore become a community amenity that is well used by both locals and tourists alike.

Stage Three (3) of the Esperance Waterfront was identified as the replacement of the existing Esperance Tanker Jetty with a new purpose built structure. Council are committed to a replacement jetty. Design development needs to be undertaken, once a design that meets the communities needs now and into the future is finalised, the relevant documentation would be prepared including a Business Case, ensuring funding applications have a greater chance of success.

### How much money has been spent on maintenance in recent years?

- 2013/2014 - \$176,477
- 2014/2015 - \$37,913
- 2015/2016 - \$57,315

This is a total of \$271,705. Please note these figures do not include any public consultation or condition assessment reports that were undertaken on the Tanker Jetty over the past 3 years.

### Why not let the public make the choice about whether to go on the Jetty or not?

The Shire was advised by our Coastal Engineers that the Jetty should be closed immediately due to its poor condition. We therefore have a legal responsibility to protect and safeguard the public against the possible effects of the Jetty's collapse. Public Infrastructure liability is still applicable even if you choose to 'enter at your own risk'. A significant proportion of the jetty that is failing is not visible when walking along the top of the jetty, it is the structures underneath holding the decking in place.

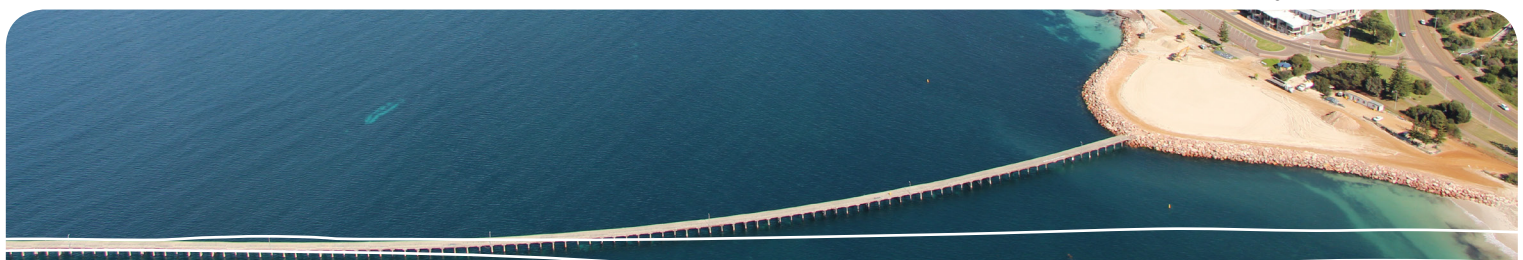
A sign saying 'enter at your own risk' is never an acceptable course of action. It does not take into account foreign tourists and residents who might not understand English, people who may not understand the concept of personal risk, nor those who are unable to read. At what age can one accept personal risk? Users with mobility issues also have an increased risk over those who do not.



### How much will it cost to temporarily repair the jetty in comparison to building a replacement jetty?

The four options Council have reviewed are detailed below excluding the demolition costs at its end of life.

- Repair whole length of Tanker Jetty - \$6,861,000 for a useful life of 5 years (this does not include re-piling)
- Repair half length of Tanker Jetty - \$5,683,000 for a useful life of 5 years
- Re-pile and repair Tanker Jetty - \$11,072,000 for a useful life of 10-20 years
- Replace Jetty half length at approx 250m - \$10,000,000 for a useful life of 50 years



## How much will it cost ratepayers if a loan is taken out to build a replacement jetty?

One option to council is to take out a loan to finance a new jetty if no funding is available. The table below shows what the effective rate increase would need to be to raise the amounts shown under four different loan terms.

Additional \$ Rates per Annum per property	Effective rate increase	Loan \$ amount that additional \$ rates per annum per property could service			
		5 Year Loan	10 Year Loan	15 Year loan	20 Year loan
\$25	1.08%	\$850,000	\$1,570,000	\$2,190,000	\$2,700,000
\$50	2.16%	\$1,680,000	\$3,070,000	\$4,210,000	\$5,150,000
\$75	3.25%	\$2,490,000	\$4,520,000	\$6,160,000	\$7,500,000
\$100	4.32%	\$3,300,000	\$5,960,000	\$8,900,000	\$9,800,000

## Why can't you just apply for funding from the State or Federal Government?

Funding applications have been submitted, for example an application was made recently to the Goldfields Esperance Revitalisation Fund (under the Royalties for Regions Program) and was unsuccessful. Funding success is heavily reliant on proven or potential economic development and regionally significant projects are more likely to receive assistance.

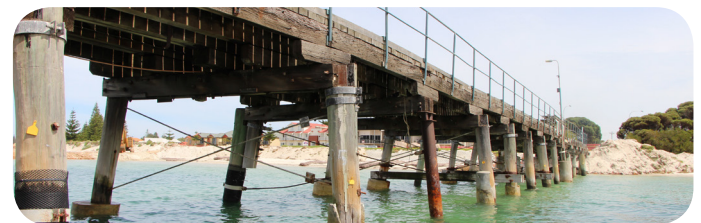
To meet the requirements of applying for any state or federal funding, design development needs to be completed as well as a business case outlining the economic return. Essentially any project that seeks grant funding needs to be 'shovel ready' with a project commencement date no more than 6 months from the grant approval date. For this to occur with a replacement jetty, we first need to know what the community want. Previous engagement activities on a replacement jetty have highlighted that there are some diverse views in the community and Council need to work towards finding a satisfactory solution for as many community members as possible.

Funding availability for projects is dependant on criteria that is determined by the funding body. Different projects will have access to different funding opportunities, funding available for projects like parks and sports stadiums is not able to be directed to a jetty. The criteria are set to achieve a desired set of objectives particular to that funding program.



## How much money has been raised through donations?

As at 30/6/15 the Tanker Jetty Donations Reserve had \$45,755. This money has now been transferred across to the Tanker Jetty Reserve (this is a trust account that is specifically for the Esperance Tanker Jetty) so is included in the \$1,832,878 that was the balance of the tanker jetty reserve as at 30/6/15.



## Why has the Jetty not been better maintained so this didn't happen?

- The Jetty has far outlived its 50 year design life. No amount of maintenance can realistically stop 80 year old timbers rotting and 80 year old bolts corroding.
- Maintenance has been undertaken with weak piles being jacketed with steel casings which have then been filled with cement grout, bracing has been applied and over \$1.2 million dollars has been spent since the Shire became responsible for the jetty's maintenance in 1990.
- The port (EPSL) moved their operations away from jetty use to land-backed wharf use in the 1970's. It did this in part because of changes in the nature of shipping operations, but also because the jetty was known to be nearing the end of its usable life.
- Every nut and bolt on the jetty is rusted. Every second piece of timber is collapsing. To 'repair' the jetty it would need to be completely dismantled and rebuilt piece by piece at an exceptionally high cost to Esperance ratepayers. A full replacement after demolition will be significantly less.
- Sections of the jetty that need replacing cannot be accessed without removing multiple sections above, no section can be removed individually.



## What have we been doing in the last 4-5 years about the jetty?

The Shire has undertaken the following works

- In 2010 and 2011 Council engaged consultants to undertake a detailed structural assessment of the Esperance Tanker Jetty
- In 2011 Council adopted the Esperance Tanker Jetty policy
- In 2011 accepted that the existing Tanker Jetty was now beyond its useful life and supported its complete replacement as a priority
- In 2013 Community Consultation was undertaken to identify what the community wanted to see in a replacement jetty.
- In 2013 Community Consultation was used to inform concept designs developed by BMT JFA
- In 2013 following the headland works, Council engaged consultants to undertake another structural assessment of the Tanker Jetty as per the 2011 report recommendation.
- In 2014 works were undertaken to repair sections of the Tanker Jetty as identified in the structural assessment report.
- In 2015 Council engaged consultants to undertake a structural assessment of the Tanker Jetty which identified serious defects.
- Council resolved to close the Tanker Jetty in November 2015 due to the extreme risk to the public
- Since 2011 officers have been visual monitoring the Jetty on an as required basis. Monitoring is currently occurring weekly.

## Why haven't I heard about this before?

Since 2011 the Shire have been actively forwarding information to the public with respect to the condition of the jetty and Council decisions that have been made:

- 2011: BG&E report 'Esperance Tanker Jetty Structural Assessment' was completed
- 2013: BMT JFA – Esperance Tanker Jetty Condition Assessment released with works program
- 2013: Tanker Jetty newsletter sent to all Esperance residents and available in Shire buildings, shire website and facebook page. Promoted current condition of jetty and future engagement sessions.
- 2013: Councillors held two BBQ's on the foreshore with some examples from the jetty showing the extent of the damage.
- 2013: Display of jetty damage and promotion of workshops at the Esperance Show, Councillors and staff available for discussion.
- 2013: October workshops open to the community to determine community needs with respect to a replacement jetty. Copy of report summarising the information gathered is available on the shire website
- 2014: Draft concept plans of potential jetty replacements at the Esperance Show, Councillors and staff available for discussion.
- There have been articles submitted in Council Connections and independently in the Esperance Express staff.
- Over the last two years Councillors have regularly attended the Sunday Markets as a Councillor Corner, encouraging dialogue between Councillors and community members.
- All Council meetings are advertised and open to the public. Agenda's and Minutes are published on the Shire website.



## What Community Consultation has the Shire of Esperance undertaken?

The Shire of Esperance undertook community consultation in October 2013 to discuss the replacement of the Esperance Tanker Jetty. Four consultation sessions were held including two open community forums, a targeted Stakeholders forum and a meeting with Council and Executive of the Shire. In all 136 people attended the forums. These workshops were promoted via a newsletter delivered to all Esperance residences, through Council Connections in the Esperance Express, in Shire notice boards, on the shires website and social media pages and through interviews with local media.

The outcomes from each of the workshops reflected a wide range of perspectives and opinions. The most common themes listed below were based on the majority view of the 136 participants who attended the workshops.

The top three views from the participants were –

- Acceptance that the current Tanker Jetty is at the end of its usable life;
- Participants want a replacement structure;
- The replacement structure should be in the same location (ie: the Headland);

## How can you demolish the jetty if it is heritage listed?

The Esperance Tanker Jetty is listed in the State Heritage database. To demolish the Tanker Jetty an application to the Heritage Council of WA is required to be approved.

The Heritage Council of WA (HCWA) require that SOE presents a report to them detailing what cost analyses have been carried out for replacement versus repair, how, in structural terms, we can justify demolition and, if applicable, our proposals for a new structure; in particular, how it will represent the heritage features of the original structure. The report will be put before HCWA's development committee, who will then refer it to a full HCWA committee meeting. If both committees are satisfied that demolition is the only viable course of action, they will approve the proposal.

## Where does the Shire spend all its money?

The annual financial report is available on the Shire website and is presented to the community at an Annual Electors meeting, generally held in December. Additionally, monthly financial reports are submitted to Council as part of the Agenda and are readily available for viewing to the public. A copy can be emailed on request, or downloaded from the Shire website. Hard copies are available for review in the Shire Administration Building.



## They saved the Busselton Jetty, why not ours?

- Completely replaced the infrastructure of the Busselton jetty in the same location
- \$24 million was funded by the Western Australian State Government – this included obligations to commercialise large sections of the waterfront with long term leases
- \$2.1 million was funded by the Shire of Busselton
- \$1 million was contributed by the Busselton Jetty Environment and Conservation Association (BJECA)
- Very different political and economic climate

