

TURNER ST JETTY

Council Briefing



Albany Tce

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What are our options?

- *Permanent Closure in demolition*
- *Refurbish*
- *Replacement (2 main options)*

Options for Replacement (1)

◆ Fixed Jetties

(Structures anchored to the seabed, usually with concrete or steel pylons)

✓ Pros:

- **Durability:** Long lifespan and strong resistance to heavy loads and weather.
- **Stability:** Remains steady in all tidal and wave conditions—ideal for high-traffic or commercial areas.
- **Low Maintenance:** Once built, typically lower ongoing maintenance compared to floating jetties.
- **Aesthetics & Heritage:** Often preferred for traditional or heritage waterfronts.

✗ Cons:

- **High Initial Cost:** Construction is expensive due to foundation work and materials.
- **Tidal Limitation:** May be difficult for boats to access at low or high tide if the structure isn't designed for large tidal ranges.
- **Less Adaptable:** Hard to relocate or repurpose as waterfront needs change.
- **Environmental Impact:** Potential for greater seabed and marine disruption during construction.

Options for Replacement (2)

◆ Floating Jetties

(Platforms that float on water, tethered to the shore and/or seabed, moving with the tide)



Pros:

- **Tide-Friendly:** Adjusts with tidal changes—always accessible for boats.
- **Lower Upfront Cost:** Generally cheaper and faster to build than fixed jetties.
- **Modular & Flexible:** Easier to expand, remove, or reconfigure as needs evolve.
- **Eco-Friendly Options:** Some systems minimize seabed impact and can support marine life beneath.



Cons:

- **Less Stable:** Can be less safe or comfortable in rough weather; not ideal for large or heavy vessels.
- **Higher Maintenance:** Prone to wear and tear; needs more frequent checks and potential replacements.
- **Lifespan:** Typically shorter than fixed jetties, especially in high-salinity or high-traffic areas.
- **Security Concerns:** Floating structures can be more vulnerable to vandalism or unauthorized access.

Other things Local Governments consider:

- **Use Case:** Are you supporting tourism, fishing, recreation, or transport?
- **Budget:** Initial capital vs ongoing maintenance costs.
- **Environmental Regulations:** Permits and impact assessments differ between fixed and floating types.
- **Community Needs:** Accessibility, safety, and visual impact on public space.
- **Climate Adaptability:** Floating jetties may offer better resilience to sea-level rise and shifting tide patterns.



Results from first Workshop:

Theme 1 – Function

Concerns and Hopes that centre on the value that the asset delivers.

- Safety- that someone will get injured
- Accessible for kids, prams, wheelchairs etc.
- Kids are focus
- Hope to prioritise pedestrian use over boats

Results from first Workshop:

Theme 2 – Aesthetics and Character

Concerns and Hopes that centre on the way the asset looks.

- Hope to retain timber decking to reflect heritage value & iconic status
- Hope to retain core character aligned with Augusta . Concerned about significant changes in character

Results from first Workshop:

Theme 3 – Value for Money

Concerns and Hopes that centre on the costs required to ensure asset delivers value.

- Concerns that it is easy to maintain
- Hope for a design life is as long as possible
- Hope to create a long term solution not a short term one
- Concerns that it be put in a maintenance program

Results from first Workshop:

Theme 4 – Other

Concerns and Hopes that relate to other (broader) aspects of the asset.

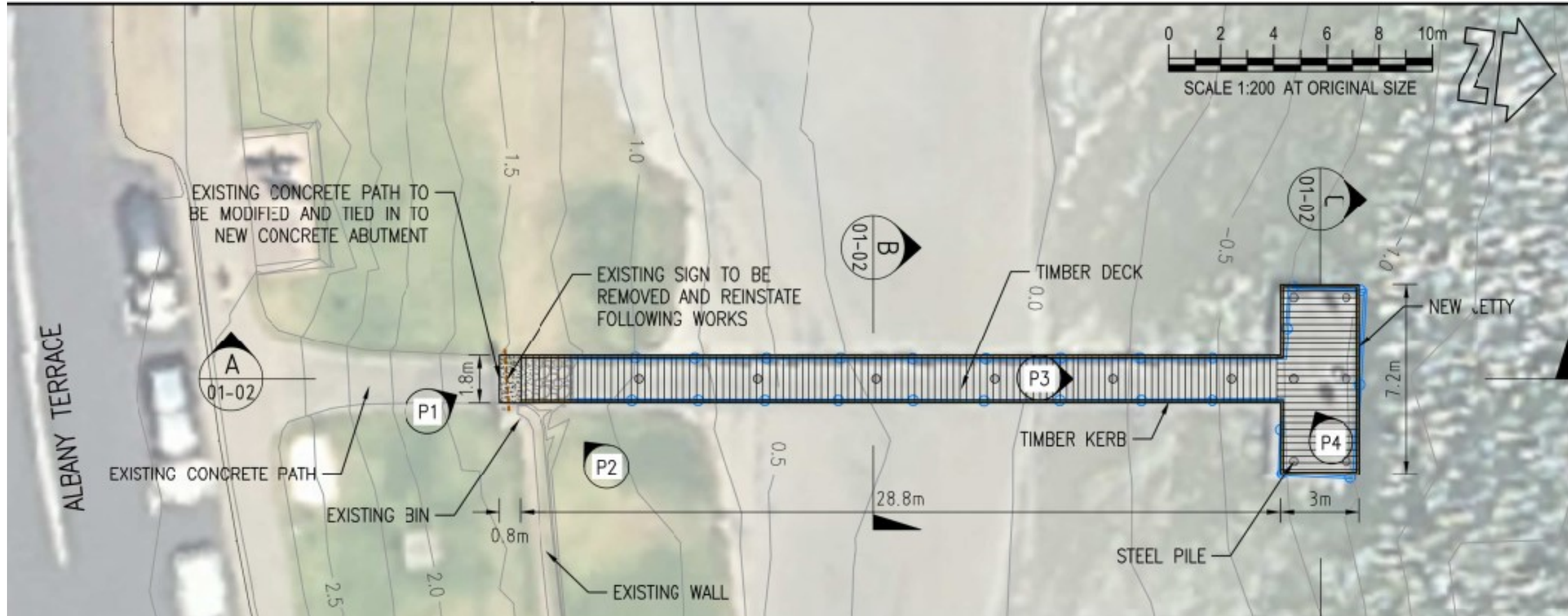
- Hope to leave a great legacy for our kids & their kids
- Hope to get the ball rolling as quickly as possible and get a timely fix
- Hope to re-use parts of the jetty creatively for other community assets. (eg benches, playgrounds, landscaping, signage)
- Concerns that records are maintained for future knowledge

Option 1: Repair

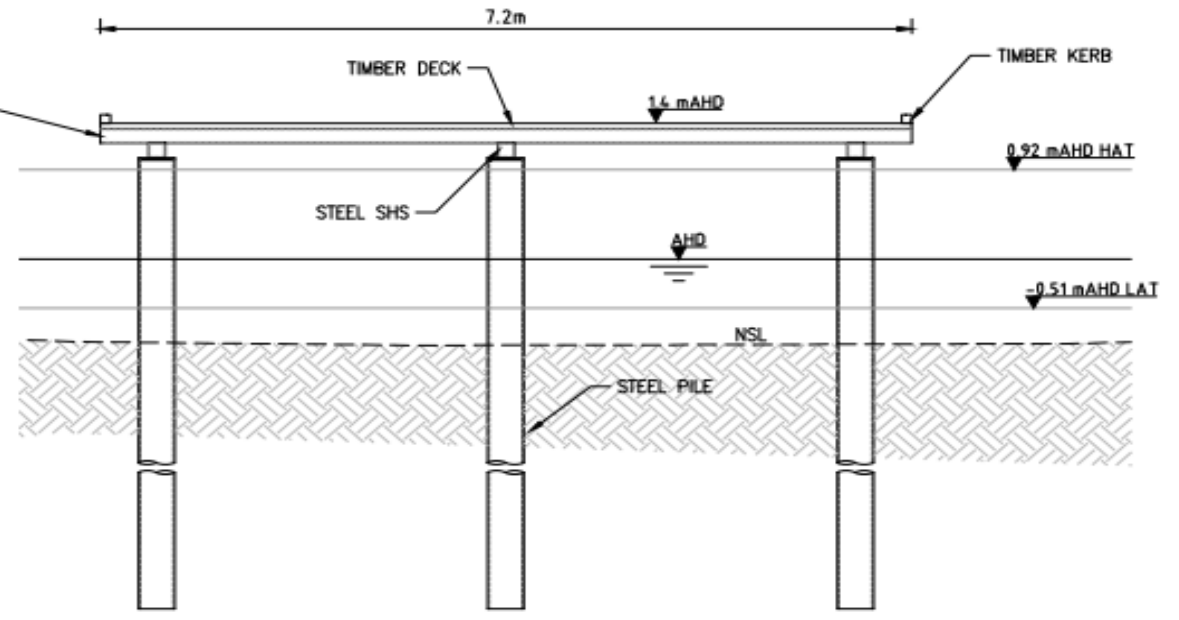
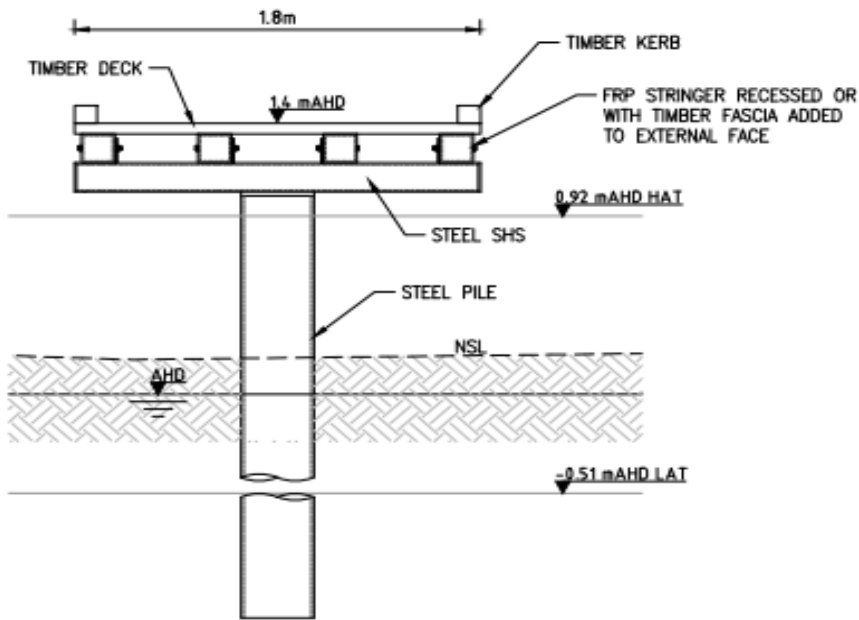
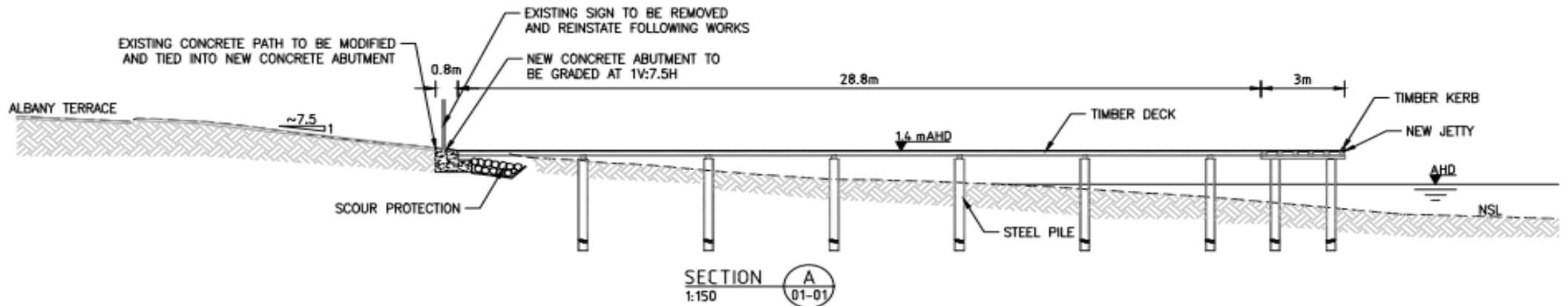
1. Remove upper structure
2. Repair/Replace Piles
3. Replace other elements
4. Reinststate upper structure

Advantages	Disadvantages
■ Relatively lower upfront capital cost compared to a full replacement option.	■ A significant number of the upper structure elements removed to allow repair may need to be replaced. ■ Only provides a 5 to 10 years extension to service life. ■ The structure still needs to be replaced after 5 to 10 years following repair. ■ Significant maintenance costs over the extended service life. ■ May not maintain the current footprint depending on the type of repair adopted.

Option 2a: Replace – fixed



Option 2a: Replace – fixed



Option 2a: Replace – fixed

1. Remove existing structure
2. Replace ‘like for like’

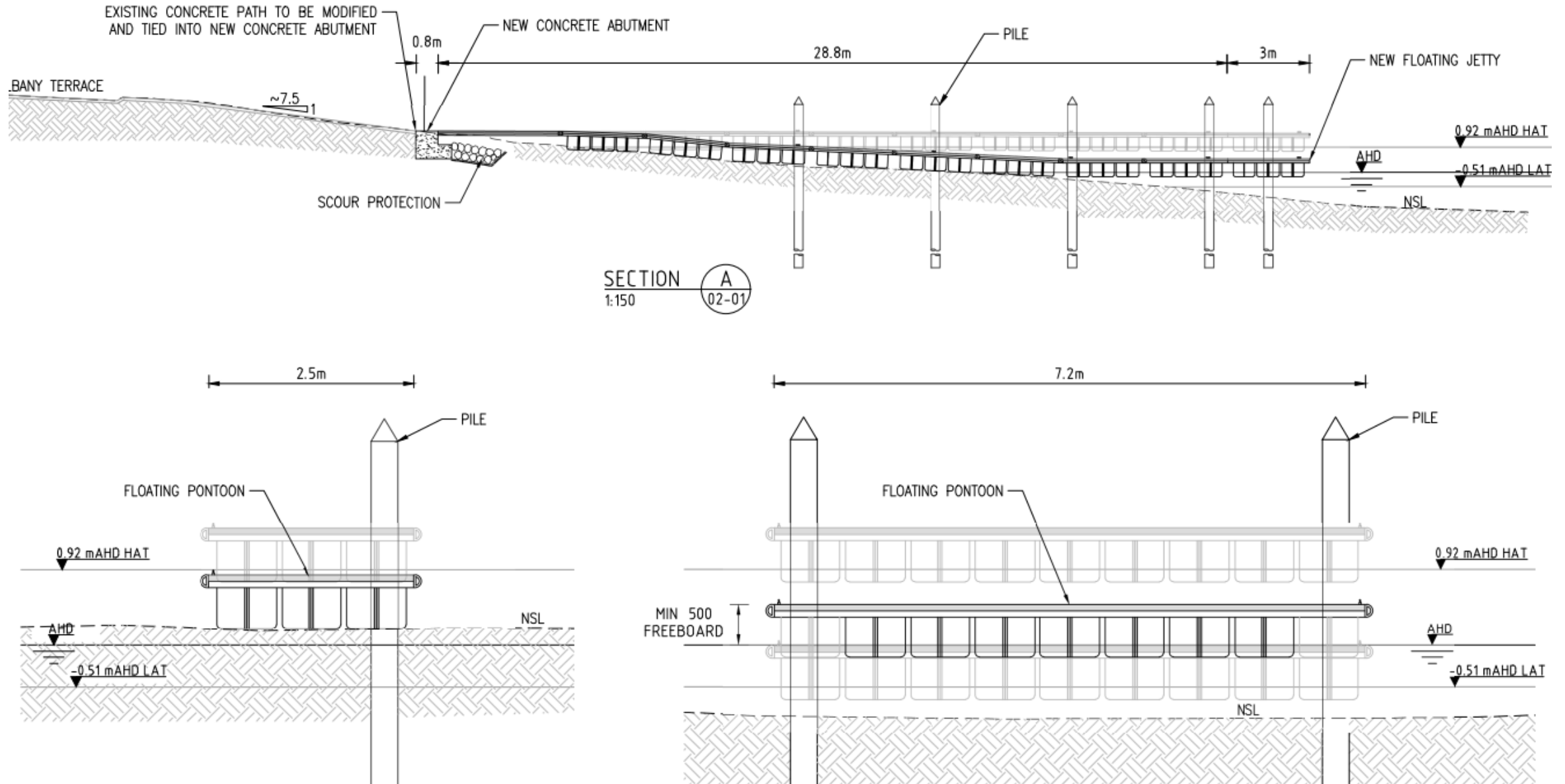
* FRP – Fibre Reinforced Plastic

Advantages	Disadvantages
■ Can achieve a design life of 50 years. ■ Maintenance can generally be undertaken by local contractor or Shire’s maintenance team. ■ Maintain the existing footprint and aesthetics. ■ Improved access from raising the deck level slightly.	■ Higher upfront capital cost compared to a repair option or floating jetty option.

Option 2b: Replace – floating



Option 2b: Replace – floating



Option 2b: Replace – floating

1. Remove existing structure
2. Replace with proprietary product

* Cost is dependent on product

Advantages	Disadvantages
■ Relatively lower upfront capital cost of construction. ■ Allows use of boat/kayak berthing.	■ The floating option is not functional for a large period due to shallow bed level and clearance required for the floats. ■ Alters the existing footprint and aesthetic. ■ Floating pontoon may need to be replaced after 25 years. ■ Maintenance of floating pontoon would require special expertise.

Rating the Options:

How well do they meet our criteria?

1. Very Poorly

2. Poorly

3. So-So

4. Well

5. Very Well



Rating of Design Options **Turner St Jetty**

Meeting 2 29th May 2025

Option 1: Repair

How well does this design option	1 – 5 (1 Very Poorly) - (5 Very Well)
Allow safe access by all members of the community?	
Retain the character and look of the existing jetty?	
Reduce maintenance costs?	
Provide a long term service?	
Represent value for money (the service it provides for its cost)?	

Option 2a: Replace - Fixed

How well does this design option	1 – 5 (1 Very Poorly) - (5 Very Well)
Allow safe access by all members of the community?	
Retain the character and look of the existing jetty?	
Reduce maintenance costs?	
Provide a long term service?	
Represent value for money (the service it provides for its cost)?	

Option 2b: Replace – Floating

How well does this design option	1 – 5 (1 Very Poorly) - (5 Very Well)
Allow safe access by all members of the community?	
Retain the character and look of the existing jetty?	
Reduce maintenance costs?	
Provide a long term service?	
Represent value for money (the service it provides for its cost)?	

Survey results – meeting #2

Average Scores (1 Very Poorly) - (5 Very Well)	Repair Option	Replaced Fixed	Replace Floating
Allow safe access by all members of the community?	3.7	4.7	2
Retain the character and look of the existing jetty?	3.8	4.3	1.4
Reduce maintenance costs?	2	4.5	2.3
Provide a long term service?	2.4	4.8	2.6
Represent value for money (the service it provides for its cost)?	2.8	4.4	2.2