

12.7. DISPOSAL OF SALVAGED TIMBER – PORT LINCOLN TOWN JETTY

REPORT INFORMATION								
Report Title	DISPOSAL OF SALVAGED TIMBER – PORT LINCOLN TOWN JETTY							
Records Reference	9.24.1.2 REP23178							
Organisational Unit	Environment & Infrastructure							
Responsible Officer	Project Manager - Master Plan Projects - Kathleen Brannigan							
Report Attachment/s	Not Applicable							
REPORT PURPOSE								
The purpose of this report is to provide Council with an update about salvaged timber from the Port Lincoln Town Jetty and recommend a process to dispose of the timber.								
REPORT DECISION MAKING CONSIDERATIONS								
Council Role	Owner / Custodian - Manage community assets including buildings, facilities, public space, reserves on behalf of current and future generations							
Strategic Alignment	SDP GOAL: Goal 2: Liveable and Active Communities SDP ACTION: 5.4 Deliver key elements of CBD, Foreshore and Marina Precincts Master Plan							
Annual Business Plan 2023/24	ABP INITIATIVE: Choose an item. ABP PROJECT: Foreshore Redevelopment							
Legislation	Local Government Act 1999							
	Workplace Health and Safety 2012							
Policy	Not Applicable							
Budget Implications	As per approved budget							
	<table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>BUDGET AMOUNT \$</th> <th>YTD \$</th> </tr> </thead> <tbody> <tr> <td>Projected income from sales</td> <td>\$60,000</td> <td>0</td> </tr> </tbody> </table>		DESCRIPTION	BUDGET AMOUNT \$	YTD \$	Projected income from sales	\$60,000	0
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Projected income from sales	\$60,000	0						
	Budget assessment comments: As per financial Status Report to Council 18/09/2023 (REP23138)							
Risk Implications	Moderate Risk							
Resource Implications	Moderate Variation > 5 hours < 20 hours							
Public Consultation	No							
IAP2 Commitment	INFORM - We will keep you informed.							

OFFICER'S RECOMMENDATION

That Council:

1) Endorse the key principles for the Port Lincoln Town Jetty salvaged timber disposal process:

- (a) Timber to be graded based on quality, notionally Grades 1 – 4 with external advice to be sought, as required;
- (b) Up to 20% of higher graded timber to be retained by Council for community purposes including Council and community projects. Timber for community initiated projects should be provided at no cost to incorporated not for profit organisations for specified projects that demonstrate local community benefit and are publicly accessible;
- (c) Private sale of timber should aim to maximise income and that a minimum reserve price be set for higher graded timber (1-3);
- (d) Lower grade timber (Grade 4) to be sold by trailer load for a set price;
- (e) All community groups, private organisations and individuals must sign an indemnity and waiver form before timber is collected.

2) Delegate the CEO to approve the price schedule and allocation of salvaged timber based on the publicly advertised Expression of Interest process.

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REPORT DETAIL

At its August 2023 meeting Council authorised the CEO to finalise negotiations with Maritime Constructions Pty Ltd to secure at least 50% of the jetty timber decking reclaimed during the renewal of the Port Lincoln Town Jetty. The negotiated agreement with Maritime Construction is for Council to retain substructure timber to bent 28 and half of all decking planks i.e., to “share the decking timber from the entirety of the jetty (bents 1-40) on a 50/50 basis, and that you retain substructure out to bent 28 as above, and we retain substructure from bent 28 to bent 40. The approximate number of decking planks to Bent 40 was 1,029 and it was noted that the length of decking planks varied from 3.3m to 6.3m.

The August Report flagged that Council would further consider how to provide the timber to community groups. It noted that the amount of timber would likely exceed the requirements for community purposes and would still leave a residual of timber available for resale if Council desired to recover some costs.

In September 2023, Council endorsed a revised budget for the Port Lincoln Foreshore Project which included income of \$60,000 from the disposal of timber. This assumed that Council would retain 515 decking planks and sell them at \$150 per plank (\$77,250), reduced by 20% to allow for Council and/or community use.

Current Position

As the jetty renewal works are scheduled for completion at the end of November 2023, it is timely for Council to determine the disposal process.

Timber Quantity

Decking Planks There are approximately 460 decking planks currently at the Council Depot with an additional 50 estimated from demolition of bents 36-40.



Substructure This timber includes cross walers, bracing, fender waler, fenders, cross heads, girders and kerbing, see examples below.





Timber Quality

The timber varies in quality and some of it has been treated with creosote¹

Registrations of interest

As of 13 November, 38 registrations of interest for the jetty timber had been received and of these four are for community purposes, including one from the Lower Eyre Peninsula Council for wayfinding signs. The remaining registrations were private. The availability of timber has not been advertised.

Proposed Process

Background

The WA Department of Transport (DOT) has provided details of the process used to allocate surplus timber from the partial demolition of the heritage listed Carnarvon One Mile Jetty. Timber was graded into four categories (1- 4) but it was noted that *“None of the timber is suitable for structural applications but may be used in small building projects (though not as a structural element), hobby craft or other creative projects”*. The grades were as follows:

¹ Creosote is derived from coal or wood, contains more than 300 chemicals and is characterised by its dark, tar-coloured appearance and distinctive smell. It is only used outdoors as it can harm human health if used indoors. (NSW EPA)

- Grade 1: Highest graded timber which is in good, sound condition – EOI process for community and private projects with a quantity retained for future repair and/or interpretation projects.
- Grade 2: Good to fair condition - EOI process for community and private projects with a quantity retained for future repair and/or interpretation projects.
- Grade 3: Fair to poor condition – made available to community and “*intended for small scale domestic and community use*”
- Grade 4: Poor condition - Limited re-use sold by trailer load; no expression of interest required.

The application and assessment process was coordinated by DOT and involved submission of applications for Grade 1-3 timber for review and approval by an Assessment Panel. No application was required for Grade 4 timber.

Community groups were required to submit an Expression of Interest (EOI) and if successful provided with timber at no cost for a specified public project and subject to availability. The EOI needed to include:

- A statement relating to the purpose, vision and/or values of the Community Group and an indication of its local membership
- A sketch or diagram of the proposed use for the timber
- The quantity of timber required, including preferred grade and section size
- A written outline of the project’s connection to the One Mile Jetty
- How the project will offer a community benefit and how it will be accessible to the general public

A Salvaged Timber Indemnity and Waiver Form was required to be completed before timber collection acknowledging that:

- The material may contain contaminants (i.e., from salts and previous timber treatments) and concealed fixings (i.e., hidden bolts, screws, etc) which may present hazards during and after burning. No material that is CCA-treated should be burned.
- Anyone who takes Grade 1-4 material and uses it for firewood, does so entirely at their own risk.
- Salvaged timber may contain sharp objects and other hazards, individuals may risk injury.
- Heavy objects can cause muscle strain or back injury.

Port Lincoln Town Jetty Timber Disposal Process

It is proposed that City of Port Lincoln use a similar approach to the One Mile Jetty process outlined above.

Key principles:

1. Timber to be graded based on quality, notionally Grades 1 – 4 with external advice to be sought, as required.
2. Up to 20% of higher graded timber to be retained by Council for community purposes including council and community projects

3. Timber for community-initiated projects should be provided at no cost to incorporated not for profit organisation for specified projects that demonstrate local community benefit and are publicly accessible
4. Private sale of timber should aim to maximise income and a minimum reserve price be set for higher graded timber (1-3)
5. Lower grade timber (Grade 4) to be sold by trailer load for a set price
6. All community groups, private organisations and individuals purchasing the timber, must sign an indemnity and waiver form before timber is collected, acknowledging that:
 - The timber may contain unspecified number and types of metal pins, nails, bolts and other types of metal components. Extreme caution should be taken before cutting such timber.
 - The timber is NOT certified for structural use. The timber must not be used for the construction of buildings or structures.
 - The timber may have been treated with a variety of oils, solvents and chemicals to preserve its strength and appearance.

Once the final quantity of timber is known and the grading process complete an Expression of Interest process should be publicly advertised based on the key principle described above.

Applications to be assessed by an internal panel and the CEO delegated to approve panel recommendations and sale prices.