

## **Goolwa Wharf Frequently Asked Questions**

### **Why is the Wharf Precinct being upgraded?**

Alexandrina Council, with the support of the Federal and State Government, is investing in the Goolwa Wharf Precinct to make it a place that showcases its many unique features, cementing the district as a great place to visit and spend time, for locals and tourists alike.

The upgrade includes new pathways and signage, reconstruction of the wharf, renewal of the wharf shed including improvements such as internal lining and glazing, and upgrades to Signal Point including a new entrance canopy, solar power system, new heating/cooling system and roof remediation.

### **What are the usual construction hours?**

Construction works will usually be undertaken Monday to Friday and Saturdays will be available for contingency works. Usual work hours will be from 7am until 5pm.

### **Where is the site office?**

The Harbour Master's Residence will be used as the site office complex. The site will be fenced and the hardstand upgraded. The site office includes a lunch area and additional toilets for workers. McMahon Services will make good to an original pre works state.

### **What other temporary works are required?**

A 1.2m wire balustrade fence will be installed along the rail corridor. This will be a permanent fence so that it cannot be knocked down or blown into the rail corridor.

Temporary lighting will be installed for way finding when existing street lighting is unavailable.

## **WHARF SHED**

### **How will the Wharf Shed be dismantled?**

Dismantling the wharf shed commenced in November 2023 and dismantling should be complete by Christmas 2023.

Prior to works commencing, a 3D scan of the structure is undertaken to ensure there is a detailed record of the existing structure. The scans will be used to generate a 3d Building Model of the inside & outside of the building. Each component is given a unique identification tag and these are securely attached to each component. Identification tags are attached with tie wires to withstand dismantling, transportation and remediation works. Each component is logged and will be used as the basis for an asset register, and this will assist reassembly. Reassembly will commence in the second quarter of 2024.

Roofing and cladding, including the gutters, downpipes and associated fixtures will be carefully separated from the timber structure and will be removed for disposal at a licenced facility.

### **How is the Wharf Shed timber managed when it is dismantled?**

Lead paint is present on some of the timber components. Prior to work commencing, areas around the Wharf Shed will have mesh installed to capture paint flakes & debris to ensure the surrounding environment is protected.

All timber components will be carefully dismantled, wrapped and transported to a suitable laydown area where a structural integrity assessment and associated timber remediation works will be undertaken.

An experienced carpentry supervisor will conduct a condition report and propose suggested repairs. All lead paint removal will be conducted in accordance with the McMahon Services Painting Contractor Certification Program (PCCP) Accreditation and undertaken with an inhouse HAZMAT team.

After the paint has been removed a team of carpenters undertake the remediation works and any other required repairs. When the repairs are complete, the timber will be repainted.

### **How is the Wharf Shed reassembled?**

The reassembly of the Wharf Shed will commence in the second quarter of 2024.

Prior to reassembly, and while the timber repairs are underway, *concrete works* will commence on site and the required structural steel will be fabricated off site. Once the steel is fabricated it will be Hot Dipped Galvanised and painted.

*Structural steel* will be installed using grid lines established during the concrete works. When the steel has been installed, the site will be prepared to receive the remediated timber. All timber will be carefully protected and transported back to Goolwa. *Timber* will be reinstalled to exact locations using the asset register and Building Information Models (BIM).

A site crane will unload the timber and hold it in place until the primary connections are complete. The structural steel installers will complete the steel to timber connections and install the steel purlins on top of the timber purlins. Purlins support the supported by rafters or walls and support the roof decking or sheeting.

*Roofing and framing* will be installed next, and then internal the fit out, installation of *solar panels, aluminium windows, roller doors and bi-folds*, and *external cladding* will be installed when all other works are complete.

## **WHARF WORKS**

### **Will the wharf be deconstructed all at once?**

Once the wharf shed has been deconstructed the old wharf structure can be removed. The construction and replacement of the wharf will be undertaken in three distinct stages to ensure any required access is maintained to minimise the impacts to business operations. The sequence of these stages is:

1. Area to the south adjacent the wharf shed
2. Area between the Wharf Shed & Hectors
3. Area to the north adjacent Hector's Restaurant

Deconstruction and construction works will occur from the deck and from the water. Decking timbers will be removed from on the deck, and the timber beams and joists will be removed using floating plant and a crane.

Once the decking and support structure has been removed the old timber piles can be cut off. The crane will be used to support the weight of the piles while they are being cut, and then lift them out of the water before transporting them to a storage area.

**Where will the crane be positioned?**

The crane will be used to dismantle the wharf shed, sitting on the southern end of the shed. Wharf deconstruction and install will have the crane in multiple positions depending on the work area. The crane has a lifting capacity of 4.2ton.

**Who will undertake the works?**

Local business Goolwa Jetty Builders, will undertake the piling, steel work installation and timber deck removal. McMahon Services will supply a carry barge for materials and provide a 90 t crane to assist with pitching piles, installation of steel work and removal of the timber.

**How is the wharf reconstructed?**

McMahon Services' (Ballestrin) will construct the concrete footing behind the seawall and the slotting of the seawall for the beams. All existing services will be located using a vac truck and then excavate the footing.

Support steel work will be fabricated off site and delivered as it is needed. Cruciform (having the shape of a cross) steel work will be surveyed into position to ensure it matches the dimensions of the design, and welded in place. The crane will then position the beams and Goolwa Jetty Builders will fasten to the pile cruciform and the footings. Joists will also be positioned by the crane and fixed into position. These works will be managed from the water.

**How will the piles be constructed?**

Local business Goolwa Jetty Builders will install the piles from the water using a barge and piling frame. Rock at the base of the piles will be removed using an excavator from the dumb barge. A dumb barge is a barge that has no mechanical means to propel itself.

## QUESTIONS FROM SOCIAL MEDIA

### **Will the community have the opportunity to repurpose some of the timber?**

The Wharf Shed is a State Heritage building and all the shed components are historic. All timber components will be carefully dismantled, wrapped and transported to a suitable laydown area where a structural integrity assessment and associated timber remediation works will be undertaken.

All the timber taken from the wharf shed will be remediated and used in its original position to reconstruct the wharf shed.

### **Is the roofline going back to original or back to the cut off version from the 1980s?**

As a State Heritage building the roofline will be rebuilt as it was when it was deconstructed.

