

## **DIRECTOR CORPORATE AND COMMUNITY SERVICES**

### **DA/ITEM 6.2 LATE ITEM**

#### **6. TROUBRIDGE ISLAND LIGHTHOUSE CLOSURE – REQUEST FOR FUNDS TO REPAIR/UPGRADE** (File Ref: 9.24.1.1)

##### **INTRODUCTION**

Council has been approached by Steven Griffiths MP following discussions between himself and Minister Stephen Mulligan on the merits of utilising the \$70K allocated for emergency works for maintenance and repairs and whether the Council and the local community may be willing to contribute towards the repair/upgrade of the Troubridge Island Lighthouse.

##### **RECOMMENDATION A**

That Council make a contribution of \$..... to assist with maintenance of the Troubridge Island Lighthouse on the proviso that DPTI guarantee to maintain this State Heritage listed Asset in good order and repair and in a safe condition to allow ongoing use of the facility.

or

##### **RECOMMENDATION B**

That Council does not agree to make a contribution at this time.

##### **COMMENT**

Council has received correspondence from Steven Griffiths, Member for Goyder, (copy attached) requesting that Council consider providing financial assistance towards repair and/or upgrade of the Troubridge Island Lighthouse.

The Troubridge Island Lighthouse is State Heritage listed and is located in the Troubridge Island Conservation Park. It was decommissioned in 2002 and management of the Lighthouse was transferred to the Minister for Transport. As the current lessee, DPTI is required to keep and maintain the lighthouse in good order and repair and in a safe condition. Although the Lighthouse has no permanent occupation, small groups of the public are shown through the Lighthouse.

After a recent site inspection, DPTI has announced that in the interest of public safety, the Lighthouse will be closed immediately, with \$70,000 of emergency works to be undertaken to ensure this closure. Flaking toxic lead paint and the deteriorating observation deck are two of the major concerns.(Refer YP Country Times article 21 January 2015).

Steven Griffiths has requested that the Minister consider using these funds to repair and/or upgrade the Lighthouse instead of enforcing its closure. The Minister has since responded asking Mr Griffiths to seek local feedback and whether potential contributions can be sourced locally to support this initiative.

Mr Griffiths is seeking support of between \$5,000 and \$10,000 to put toward the repair and/or upgrade of the Lighthouse.

## **LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN**

Local Government Act 1999

Strategic Plan

Key Theme: Corporate Governance and Leadership  
2. Organisational Efficiency and Resource Management

Strategic Goal 2.1: Financially Sustainable Organisation

## **FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS**

No provision has been made in the 2014/2015 Adopted Budget for this request to assist with costs associated with the repair and/or upgrade of the Troubridge Island Lighthouse. Any resolution by Council to provide assistance will require costing and inclusion in the third quarter Budget Review to be carried out in April 2015. For Councillors information the second quarter budget review is nearing completion and indications are that it will return a positive result of approximately \$120,000 decrease in the revised budget deficit. This report is due to be presented to Council's meeting 11<sup>th</sup> February 2015.

## Karen Schulz

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**To:** Karen Schulz  
**Subject:** FW: Troubridge Lighthouse  
**Attachments:** 20150113085529772.pdf; Minister Mullighan-Troubridge Island lighthouse.docx

-----Original Message-----

From: Griffiths, Steven [<mailto:Steven.Griffiths@parliament.sa.gov.au>]  
Sent: Friday, 16 January 2015 3:13 PM  
To: Mayor; Andrew Cameron  
Subject: FW: Troubridge Lighthouse

Good afternoon Mayor Ray and Andrew,

I refer to the attached information about the lighthouse on Troubridge Island from the office of Minister Steven Mullighan and my subsequent letter.

Steven rang me this morning, asking me for local feedback on the merits of using the \$ 70k for repairs and to see if Yorke Peninsula Council / local community may be willing to contribute in a smaller way to the upgrade of the lighthouse.

I know a Friends of Troubridge Island group exists, and that Jenny Oldland is part of it, and they had not been told about the emergency work on the closure of the lighthouse - and it is unlikely if they have any / much in the way of dollars available, but potentially with council and Edithburgh Progress getting involved something could happen. I mentioned in my discussion with Steven that council is not likely to have discretionary dollars available (he asked me about the possibility of something all up local from between \$ 5,000 and \$ 10,000)

Can you please consider this and get back to me in the next few weeks.

Thanks

Steven Griffiths  
Member for Goyder  
Email: [Steven.Griffiths@parliament.sa.gov.au](mailto:Steven.Griffiths@parliament.sa.gov.au)  
Website: [www.stevengriffiths.net](http://www.stevengriffiths.net)  
Telephone: Electorate Office - 88 322 455

-----Original Message-----

From: Goyder EO  
Sent: Tuesday, 13 January 2015 10:53 AM  
To: Griffiths, Steven  
Cc: Simmons, Holly  
Subject: FW: Troubridge Lighthouse

-----Original Message-----

From: Bistrovic, John (DPTI) [<mailto:John.Bistrovic@sa.gov.au>]  
Sent: Tuesday, 13 January 2015 9:58 AM  
To: Goyder EO  
Subject: Troubridge Lighthouse

Hi Steven

Thanks for taking my call. As discussed please find attached advice from DPTI regarding the Troubridge Lighthouse.

Kind regards

JOHN BISTROVIC

Chief of Staff

Hon Stephen Mullighan MP

Minister for Transport and Infrastructure Minister Assisting the Minister for Planning Minister Assisting the Minister  
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# STEVEN GRIFFITHS MP

Member for Goyder



14 January 2015

The Hon. Stephen Mullighan MP  
Minister for Transport and Infrastructure  
GPO Box 1533  
ADELAIDE SA 5000

Dear Minister Mullighan

I refer to the imminent closure of the State Heritage-listed Troubridge Island Lighthouse on Southern Yorke Peninsula, as confirmed with me by your Chief of Staff yesterday and I appreciate the information being provided to me.

Upon reading the briefing note supplied, I understand the lighthouse is to be closed in the interest of public safety due to the presence of toxic flaking lead-based paint on its floors, and potential danger of fragments falling off the observation deck which, as can be seen by the photographs included in the briefing note, is in very poor condition.

Your office has advised public tours of the lighthouse will cease immediately and DPTI is to undertake emergency works, at a cost of \$ 70,000, to mitigate risk which will include locking the lighthouse and replacing the lock strap to the door, and removing the observation deck and handrails.

Interestingly, in contacting an Edithburgh resident who I know is a supporter of works on Troubridge Island, it appears that the volunteer Friends of Troubridge Island group that they are not aware of this decision. I note that the group are encouraged to provide assistance with future conservation of the lighthouse (i.e. assist with painting its exterior), but it appears that DPTI has no funding to assist with any such conservation works.

I raise with you the question of the obligations of the DPTI as the lessee of this Heritage-listed structure managed by the Department of Environment, Water and Natural Resources, which I can only presume requires it be kept and maintained in good order and repair? I am concerned that this lighthouse will be left to crumble and seek your support in funds being provided to the Friends of Troubridge group of volunteers to assist them in their continued efforts to preserve this significant site.

This lighthouse, erected in 1856, is the second oldest remaining lighthouse in South Australia, and "is significant as the only example of a cast iron lighthouse tower in South Australia and one of only a few in Australia" (see enclosed SA Heritage Register documentation for details).

It is a real shame that this structure has been left to deteriorate to such an extent that these emergency works (and public closure) are deemed necessary and, indeed, that the observation deck which is such a significant feature, is to be removed. While the briefing note provided details of the

cost of emergency work, no comparative information on the cost of repair works to site to allow access was given.

Without this information, I am concerned that the \$ 70,000 to be spent could in fact be put towards a longer term thinking of repairing the Lighthouse and an important part of the maritime history of South Australia continuing to be available for viewing.

Thus, I would urge you to seek information from staff about this option and also ask that you provide me with a copy of this information.

In the interest of preservation for future generations, I implore you to ensure further deterioration to this historically significant structure is not allowed to occur.

Yours sincerely

Steven Griffiths MP JP

**Member for Goyder**

**Shadow Minister for Regional Development**

**Shadow Minister for Local Government**

**Shadow Minister for Planning**

SPG: rac

Ref: E: Letters/2015/Transport & Infrastructure/Minister Mullighan-Troubridge Island



-7 JAN 2015

MINUTES *forming* ENCLOSURE to: Hon. Stephen Mullighan's Office

2006/00093

**TO: MINISTER FOR TRANSPORT AND INFRASTRUCTURE****RE: TROUBRIDGE ISLAND LIGHTHOUSE****BACKGROUND**

The Troubridge Island Lighthouse (lighthouse) is State Heritage listed and is located in the Troubridge Island Conservation Park (refer Appendix A). The Island is 'moving', and the lighthouse which was once in the centre of the island is now situated on its far north coast.

In March 2002, the Australian Maritime Safety Authority (AMSA) decommissioned the lighthouse after establishing a beacon on the nearby Marion Reef.

The management of the lighthouse was transferred by AMSA to the then Minister for Transport, via a Deed dated the 25<sup>th</sup> June 2003, whereby the Minister for Transport agreed to perform AMSA's obligations under their lease agreement with the then Department of Environment and Heritage.

As the current lessee, the Department of Planning, Transport and Infrastructure (DPTI) is required, at its own expense, to keep and maintain the lighthouse in good order and repair and in safe condition to the reasonable satisfaction of the lessor, currently the Department of Environment, Water and Natural Resources (DEWNR).

Located adjacent to the lighthouse (2-3m) are two cottages, under the care, control and management of DEWNR. These cottages are leased to Mr and Mrs Johnson who provide accommodation for holiday/tourism purposes.

Although the lighthouse has no permanent occupation, small groups of public are shown through the lighthouse by the cottage lessee.

**DISCUSSION**

DPTI has recently completed a site inspection and condition report on the lighthouse where several issues of concern were identified, however two are deemed critical:

- The lighthouse should be closed to the public due to the presence of flaking lead based paint on the floors, which is highly toxic.
- The observation deck is in very poor condition. It is brittle and the condition of the deck is such that there is a potential of fragments falling off (refer Appendix B).

In the interest of public safety, DPTI will undertake emergency works to the lighthouse to mitigate this risk, under section 54 of the *Development Act 1993*. DPTI will follow up as soon as possible with a section 49 application with the Development Assessment Commission.

The emergency works (at an estimated cost of \$70 000, excl. GST) will include:

- The lighthouse will be locked and the lock strap to the door will be replaced. No unauthorised access will be allowed.
- The observation deck (excluding the steel corbels) and handrails will be removed and stored appropriately inside the lighthouse (refer Appendix C).

All components will be removed with care; photographed, labelled and catalogued for potential relocation at a later date or replication for future reinstatement. Advice will be sought from a Heritage Conservationist prior to any removal and storage works.

The works are scheduled to commence early December 2014 subject to approval. Programmed repairs to the Granite Island screwpile jetty landing will be deferred to 2015-16 to fund the project.

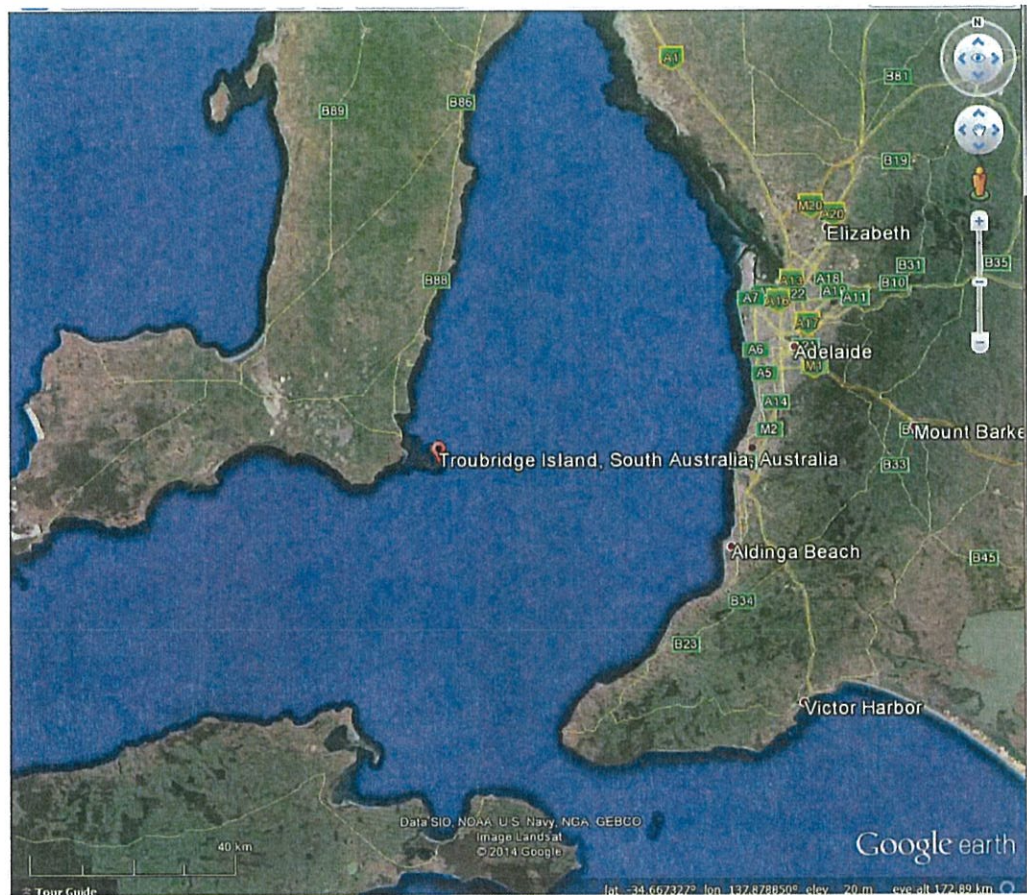
Discussions have been held with DEWNR, the Heritage Unit of DPTI, and Mr Johnson (also associated with the Friends of Troubridge Island). Mr Johnson has been formally advised in writing, as all public access and tours of the lighthouse are to cease immediately.

Volunteers and Friends of Troubridge Island have undertaken conservation works on the island in the past. On completion of the emergency works, these groups may insist on conserving the lighthouse, by painting the exterior.

Conservation works can only be done when a conservation management plan is complete and all issues including liability, funding, detailed scope of works, consultation and development approval have been resolved. DPTI has no funding to undertake conservation works on the lighthouse.

Funds have been made available for this urgent by delaying other planned work.

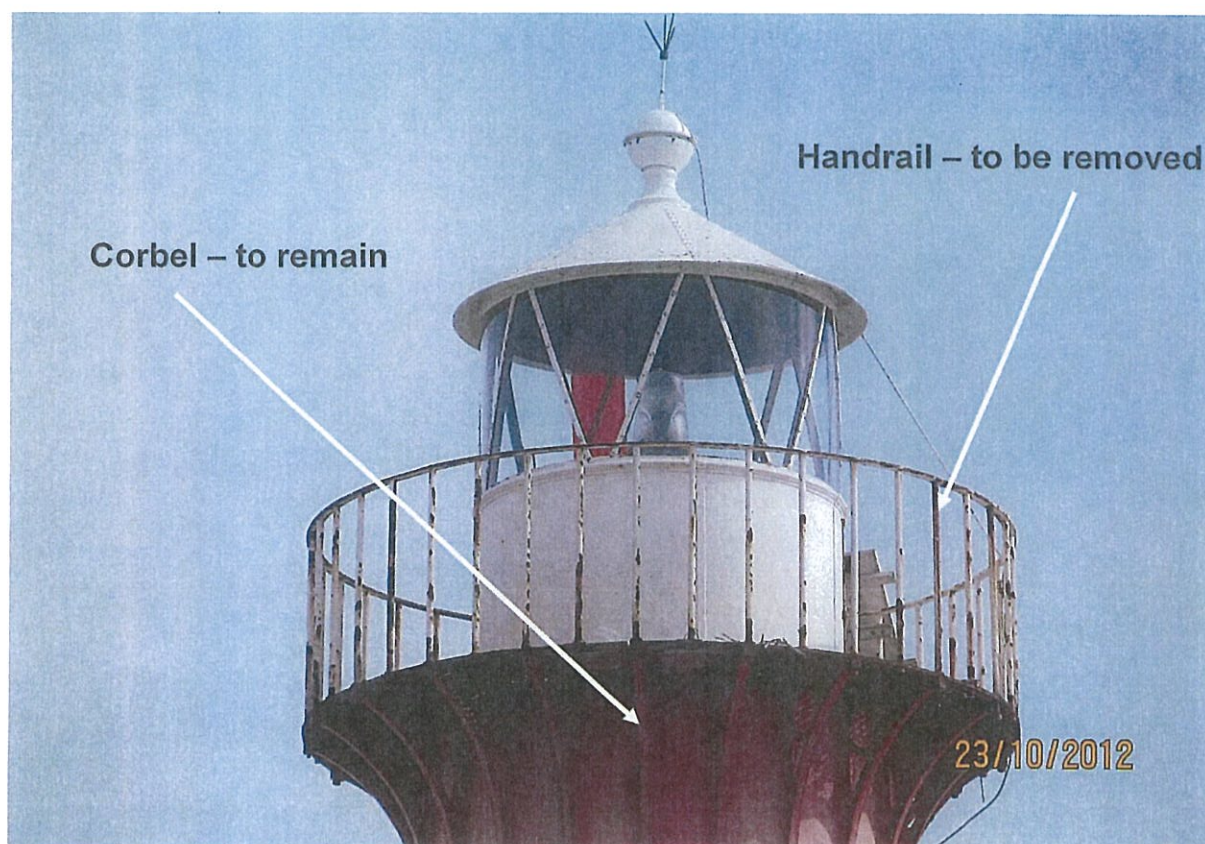




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## TROUBLE AT TROUBRIDGE

Jenny OLDLAND  
JOURNALIST

TROUBRIDGE Island lighthouse, off the coast of Edithburgh, sits on shifting sand and has battled the forces of nature for 159 years.

But now it appears the State Heritage-listed lighthouse's biggest threat may come from the people charged with protecting and maintaining it.

The Department of Plan-

ning, Transport and Infrastructure owns the cast-iron tower but Chris and Judy Johnson have been the unofficial custodians of the island and its infrastructure since leasing the cottages in 1993.

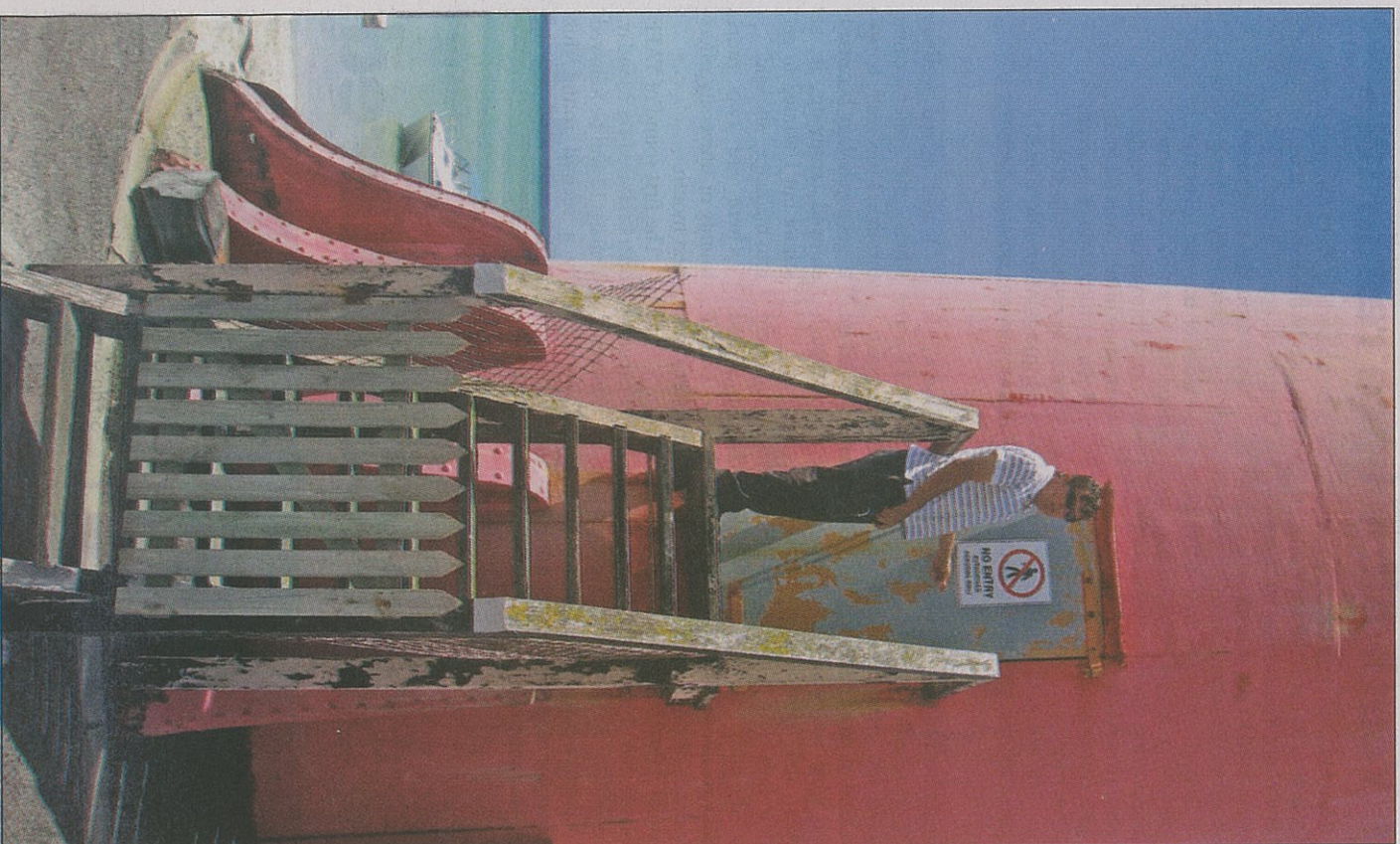
They were recently locked out of the lighthouse and the Australian Maritime Safety Authority removed its historic observation deck with little warning.

...MORE PAGE 3



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# Lack of maintenance blamed



FOR some time the Johnsons had been concerned about the lack of maintenance on the tower.

Even since a meeting of all departments involved was held on the island two years ago, nothing has been done. The Johnsons contacted DPTI highlighting safety issues with the rusting observation deck in November.

"It was the only way we could think of to get someone to have a look at what needs to be done — we didn't realise at the time this could be the beginning of the end," Mr Johnson said.

A crew from the maritime Safety Authority arrived at Troubridge and removed the lighthouse deck on December 15.

"There was no mention of whether the deck and balcony was going to be restored or replaced, and we haven't heard from the department since the AMSA crew left on December 18," Mr Johnson said.

"They locked us out of the tower, citing flaking lead paint on the floor as the rea-

son, which is a cop out." The deck, weighing about three tonnes, has been placed on the wooden floor inside the tower.

"We're now afraid, as is the Friends of Troubridge Island, they'll let it all go and start taking it apart piece by piece until there's nothing left, then just walk away," Mr Johnson said.

"Who's to say the lantern room won't be next?"

Mr Johnson said if the department had carried out scheduled maintenance work the lighthouse would not be in the state it is now.

"It used to be painted about every 10 years, the last time it saw a lick of paint was in 1997," he said.

"It's as if the thousands of dollars and volunteer hours spent on keeping the sea from the front of houses and tower over the years to protect these assets has meant nothing."

"The tower is heritage listed and, as I've told them, they should be proud of the fact they've got something so unique under their care, it's a rare thing and part of

the state's maritime history.

"As far as a management plan for the tower and houses, we've been the only management plan for years, so what's going to happen when we walk away?"

"It's just criminal — because it's off the coast where people can't see what's happening, they think no one will care, well they're wrong."

there was no funding to help conserve the tower other than \$70,000 for risk mitigation, but will now look to enlist local support. "In the meantime he will be asking his staff to put a hold on works until the options are fully worked through," Mr Griffiths said. "I have forwarded the information I have onto Yorke Peninsula Council,

**“We’re now afraid, as is the Friends of Troubridge Island, they’ll let it all go and start taking it apart piece by piece until there’s nothing left, then just walk away.”**

— Chris Johnson

## Some hope offered

Member for Goyder Steven Griffiths is hopeful there could be several options for maintenance on the lighthouse tower after he spoke with Minister Stephen Mullighan late last week.

"I only became aware of the closure of the tower last week," Mr Griffiths said. Mr Mullighan advised

and suggested approaches for support could also be made to the Edithburgh Progress Association and Friends of Troubridge Island. "In the interests of preservation for future generations, I have implored the minister to ensure further deterioration of this historically-significant structure is not allowed to occur."

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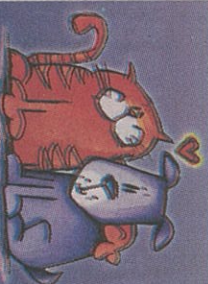
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