REPORT TO COMMUNITY, HOUSING, ENVIRONMENTAL SERVICES & PUBLIC WORKS COMMITTEE

Boot Factory (A08/1326)

Report dated 25 November from the Director of Corporate and Technical Services about the current building condition of the Boot Factory at Bondi Junction.

Recommendation: That this report be received and noted.

Purpose of Report

To advise Council of the current condition of the Boot Factory (which is located in Spring Street, Bondi Junction beside the Mill Hill Centre) and to indicate that Council has commenced relocating the existing tenants to alternate accommodation.

Background / Introduction

As part of Council’s asset management strategy for buildings, Council officers regularly inspect the buildings to determine if there has been noticeable deterioration in the building fabric. As a consequence of one of these inspections, officers in the Business, Services & Property Division commissioned the Building Diagnosis Centre to undertake a detailed inspection of the Boot Factory.

The Boot Factory is a Heritage listed building under Waverley Council’s local listing.

The Boot Factory is used as a community building and is occupied by the following tenants:

- ECHO Neighbourhood Centre
- Computer Pals for Seniors
- Waverley Drug and Alcohol Services
- Eastern Area Tenants’ Services

Council’s consultants, the Building Diagnosis Centre, have forwarded to Council a report that indicates that there is significant structural wet rot impacting on the timber floor joists and windows. A summary of their findings is detailed below:

Assessment Report for Corrosion: Rainwater penetration wet-rot
The Boot Factory – Heritage listed building.

We Report As Follows

Our walk-through visual observations, inspection and forensic assessment, found the following disturbing poor dilapidation conditions to the suspended timber floor structure and to the wall bracing system. The building is a late 19th century heritage three-storey masonry construction, consisting of approximate 350 mm thick solid masonry ground floor walls and approximate 230 mm thick solid masonry walls to both upper levels. A photographic report of six pages is attached.
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Rear Internal Wall Condition

1. The masonry mortar joints are not suffering corrosion fretting and there is no obvious movement cracking.

2. Water penetrates through the solid masonry, due to obvious evidence of paint blistering and water stained paintwork to the walls and the deep timber floor joists in contact or penetrating the wall.

3. Dampness also penetrates at floor level after being observed when moving an office desk out from the wall. This is saturating the carpet covering and causing rotting.

4. Dampness evidence also exists emanating from timber window frames, and in blank wall sections without openings.

5. Wet rot is occurring at the ends of the deep timber joists where they contact the wall face. In many locations, previous attempts to strengthen the timber floor joists have been carried out by the installation of timber cleats secured to the sides of the damaged floor joists.

6. Mild steel brackets extending into the solid rear masonry wall are bolted to the sides of some deep timber floor joists, and in places where the timber cleats have been installed. These steel brackets provide stability bracing support via the timber floor joists to the rear wall of the building.

7. The steel brackets have been repaired / replaced, but due to their concealment within the solid masonry wall, damage caused by corrosion is unknown to the imbedded ends within the wall. It is anticipated that corrosion damage would exist to the ends of the steel brackets.

Rear External Wall Condition

8. Assessments were carried out from the ground and through one window at the 1st floor level. Although not a water penetration problem, at least two window sashes close to this window are suffering from wet rot, and one is quite dangerous that could displace off the wall. A window pane is also not secured and the hinges to a sash are loose.

9. The masonry mortar joints are not suffering corrosion fretting and there is no obvious movement cracking.

10. The masonry and mortar joints have been previously sealed with a waterproofing solution. The condition and hazard areas where water penetrates are as follows:

   A) Waterproof coating to the masonry has deteriorated at random;

   B) The masonry has the usual crevices and cracks as expected with heritage walls including in the mortar joints that would dramatically reduce the waterproofing ability;

   C) All gaps against the timber window frames in contact with the masonry were not waterproof filled prior to the protective coatings, and;

   D) Protective paint coating to the tops of the splayed corbel ledges in a number of locations has fretted due to faulty workmanship of the surface preparations and coating applications.
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Conclusions

1. The forensic survey inspection to the rear three-storey solid external masonry wall show sufficient evidence, that the waterproofing to the external face of the heritage masonry, has failed - was not properly prepared to receive the clear waterproofing application. Gaps in mortar joints, the typical crevices / cracked bricks, opened joints against timber window frames contributed to water penetrating through the solid masonry structure (that is without a cavity).

2. Even though the masonry wall preparation was not satisfactory, the clear waterproofing application would not provide a satisfactory long-term waterproofing solution (10 years), due to the above-mentioned wall deficiencies.

3. The imbedded steel brackets have at some previous stage been repaired, replaced or altered. Due to them being concealed, we can only speculate they would be suffering with some level of rust corrosion. Normally brackets of the anticipated size would not cause sufficient expansion that would expand and lift the masonry apart as would occur with rust corroding steel lintels imbedded over windows and doors.

4. The deep timber floor joists are affected with wet rot. This is due to being in contact with the internal face of the rear wall and embedded into wall pockets most likely at the time of construction. The joists would have been subject to long-term water and moisture attack that is causing the wet rot. Again, due to them being embeded and concealed out of sight, we can only speculate that they would be suffering more serious wet rot within the wall pockets.

5. For stability, the 230 mm solid masonry wall to both upper levels, rely structurally on the deep timber floor joists as bracing stability. Solid connections at the ends of the deep timber floor joists with the steel brackets including their soundness and imbedded into the wall is equally important. The top of the ground floor 350 mm solid masonry wall is also reliant upon the deep timber floor joists for sound connection for the overall structural integrity.

6. The results of our initial investigations questions the stability of the rear heritage solid masonry wall due to deficiencies in the bracing provided by the deep floor joists and their questionable connections within the wall. The clear protective waterproof coating is not providing the required waterproofing. Some windows are in poor condition and are unstable.

7. It is our opinion urgent remedial work is required to properly reinstate the required bracing for occupancy safety and to the community, as well as bracing against earthquake tremors - the last Newcastle earthquake tremors caused damage and wall movement to similar age and condition buildings.

Recommendations

Recommend the following remedial work to be carried out immediately:

1. Installed a heavy-duty coated galvanised structural steel channel beam providing support to both levels of deep timber floor joists systems and roof joists system.

2. Fabrication of beams shall include end steel brackets for fixing on to side walls and vertical steel brackets placed to suit the spacings of the deep timber floor joists and roof joists for bolting. The steel brackets to be fabricated to extend away from the rear wall to
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provide improved connections into sound masonry and timber joists beams. Fabricate gussets to the channel as necessary.

3. Beams to be secured onto the rear masonry wall with Ramset Chemset™ Injection systems using 316 stainless steel threaded anchors. A vapour barrier sheet shall separate the beam from the masonry.

4. Dissect the deep timber floor and roof joists beams from the wall to avoid further water ingress creating wet rot contamination. Replace any that are unsuitable.

5. Determine if the existing steel brackets are necessary to be re-secured in to the sound deep timber joists beams.

6. Investigate the conditions and connections at the opposite ends of all deep timber floor joists and roof joists. Provide similar supports and connections mentioned above and or alternative solutions as necessary.

7. A structural detailed design and specification is required for the above in accordance with sound engineering and construction practices.

8. Further investigations with the aid of a cherry picker is required to determine the overall condition of the timber window frames and/or what timber window frames need to be replaced, glazing stability, and for the purpose to discuss an acceptable procedure and application for waterproofing the solid masonry.
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Photograph 019 The Boot Factory

Photograph 020 The Boot Factory

Photograph 021 The Boot Factory

Photograph 022 The Boot Factory

Photograph 023 The Boot Factory

Photograph 024 The Boot Factory
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Photograph 031 The Boot Factory

Photograph 032 The Boot Factory

END OF PHOTOS
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The report clearly indicates that the existing building has significant structural issues due to the wet rot exhibited at the ends of the joist beams. There is a risk of structural failure within the building and it is necessary to vacate the building as soon as possible. A meeting was held on the 19th November with representatives from the four organisations that currently utilise the premises. Council officers have advised them of the serious nature of the deterioration of the building fabric and have commenced negotiations to accommodate the organisations at alternative locations.

Officers from the Business, Services and Property Division will proceed to commission a structural engineer to prepare estimates of costs associated with the likely scope of works required to make the Boot Factory structurally sound. A further report will be tabled with Council on the estimated costs and the options available to Council for remediation of the Boot Factory. It is anticipated that this report will be tabled with Council in the March 2009 meeting.

Analysis

- **Financial** The cost of undertaking the technical analysis as detailed in the report will be funded from existing allocations. Any emergency works required following the analysis will need to be funded as emergency works requiring a second or third quarter review of the Budget.

- **Management Plan** The recommendations contained within this report are consistent with the asset management section of the Management Plan.

- **Consultation** Discussions have commenced with the affected tenants that occupy the Boot Factory.

Timeframe

A further report will be tabled with Council in March 2009.

**Recommendation:** That this report be received and noted.

Bronwyn Kelly
Director Corporate & Technical Services
C-0812.3
Sustainable Schools Small Grants Scheme  (A04/0951-03)

Report dated 24 October 2008 from the Director, Planning and Environmental Services about awarding Council’s third round of Sustainable Schools Small Grants.

MOTION / DECISION (Betts / Main)

That Council:

1. Receives and notes this report.

2. Adopts the selection panel’s recommendations to award grants to the four successful schools on the conditions outlined in this report

C-0812.4
Boot Factory (A08/1326)

Report dated 25 November from the Director, Corporate and Technical Services about the current building condition of the Boot Factory at Bondi Junction.

MOTION / DECISION (Kay / Betts)

That this report be received and noted.

C-0812.5
Alcohol Free Zone – Bondi Beach Area  (A08/1100)

Report dated 11 November 2008 from the Director, Public Works & Services about the re-establishment of an alcohol free zone at Bondi Beach for a further 3 years commencing 22 January 2009.

MOTION / RECOMMENDATION (Kanak / Main)

That Council:

1. Receives and notes this report.

2. Endorses the re-establishment of an alcohol free zone within the Bondi Beach area for a further three years commencing 22 January 2009 as indicated on the attached map (Attachment 1) but excluding areas that are defined as ‘Exempt Premises’ in accordance with the Liquor Act 2007.