Council Report & Minutes
Dec 2008
REPORT TO COUNCIL

Boot Factory (A08/1326)

Report dated 11th December 2008 from the Director of Corporate and Technical Services about the Boot Factory building at Bondi Junction.

Recommendation: That this report be received and noted.

Purpose of Report

To update Council on the current circumstances of the Boot Factory and the occupants.

Background

Councillors will recall the previous report of 25 November to the Community, Housing, Environmental Services & Public Works Committee detailing structural problems in the Boot Factory building and arrangements on foot to relocate the occupants based on safety concerns.

At that stage it was intended to relocate the tenants into the Terraces at 28/30 Ebley St (formerly Waverley Works). However, on 1 and 2 December termite damage was discovered and confirmed in the building, effectively ruling it out as a suitable location. This narrowed down alternatives significantly and it looked likely that Council-owned commercial premises currently vacant adjoining the Library would be made available with the likelihood that extra short term accommodation would need to be leased to cover the period until the Ebley St Terraces were repaired and available.

Meanwhile negotiations continued with the Boot Factory tenants to facilitate their relocation. In this process the ECHO Neighbourhood Centre, the Waverley Drug and Alcohol Services and the Eastern Area Tenants’ Services expressed serious objections to having to vacate the building while Computer Pals for Seniors accepted the need. The objections cited severe disruption to their operations, inconvenience to clients and more seriously, questioning the rationale to have to vacate. Subsequent meetings and correspondence with the tenants did not progress the matter.

On 5th December following a meeting with lawyers representing both sides, it was agreed a meeting would be held on 8th December at which consulting engineers representing the tenants would meet with Council’s structural engineer to discuss his report and jointly inspect the building. Eithne Cornish, a tenant’s representative and Greg Womer from Council would also attend.

At this meeting there was considerable robust and much technical discussion. Eventually and without in any way diminishing the essence of his original report and subsequent advice, Council’s structural engineer came to the view on the proviso that certain temporary works were carried out very quickly, restrictive barricades installed on the building perimeter and other conditions, the safety of the occupants in the building would not be compromised and they could remain in situ.

Immediate works required:

- temporary reinforcing of parts of the identified structure (possible combination of propping and ledgers installed)
- barricades installed around building perimeter restricting access to sides and rear but permitting corridors to entry doors
REPORT TO COUNCIL

- tenants to actively minimise public entry, no large groups of people at any one time particularly on the upper levels.
- tenants accepting of possibility of windows being partially or fully boarded depending on assessment and
- tenants accepting likely significant inconvenience.

Once this is done a program of further investigatory works and cost estimating will commence which is likely to require the vacation of whole floors to temporary accommodation for a period of 2-4 weeks.

The tenant's representative agreed to this and arrangements are in hand to have the temporary structural reinforcing works and barricading carried out early in the week commencing 15th December at an estimated cost of $25,000. These works provide a solution sufficient to protect tenants' safety only on a temporary basis. They do not constitute repairs that will suffice for beyond the short term.

Comment

At this point the scope of repair works is unknown and feasibility of repair has not been confirmed. If it proves feasible to repair the building, the likelihood is the building will have to be fully vacated.

Analysis

- **Financial** Costs involved in temporary works and future analysis are likely to be significant and will need to be funded as emergency works requiring a second or third quarter review of the Budget. If analysis suggest repairs are feasible further discussion on funding and affordability will be required.

- **Management Plan** The recommendations contained within this report are consistent with the asset management section of the Management Plan and with our obligations to ensure a safe workplace.

- **Consultation** Discussions are ongoing with the affected tenants that occupy the Boot Factory.

**Timeframe:** A further report will be tabled with Council in 2009 as the issue progresses.

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

Bronwyn Kelly
Director Corporate & Technical Services
*Author Greg Warner*
0812.12.13
Outstanding Notices of Motions and Mayoral Minutes adopted by Council (A02/0649)

Attached is an updated schedule of Outstanding Notices of Motions and Mayoral Minutes adopted by Council from June 2005 to November 2008.

MOTION / DECISION (Wakefield / Clayton)


0812.12.14
Boot Factory (A08/1326)

Report dated 11 December 2008 from the Director, Corporate and Technical Services about the Boot Factory building at Bondi Junction.

MOTION (Betts / Clayton)

That this report be received and noted.

AMENDMENT (Kanak / Strewe)

That the Motion be adopted subject to the following amendments:

1. There be on-going consultation with the Boot Factory tenants.
2. Adequate notification be given to the Boot Factory tenants, and that notification be at least 14 days.
3. A works program be provided to the Boot Factory tenants.
4. Prior to any relocation Council find alternative accommodation for the Boot Factory tenants.
5. On completion of the works at the Boot Factory the tenants be returned to their accommodation subject to them finding alternative suitable long term accommodation.

THE AMENDMENT WAS PUT AND DECLARED CARRIED.

THE AMENDMENT NOW BECAME THE SUBSTANTIVE MOTION.

THE FOLLOWING ADDITIONAL CLAUSE MOVED BY CR WAKEFIELD WAS THEN ACCEPTED INTO THE SUBSTANTIVE MOTION BY THE MOVER AND SECONDER OF THE SUBSTANTIVE MOTION:

“That the tenants receive a copy of the structural report detailed in the Council officer’s report dated 25 November 2008”.

THE SUBSTANTIVE MOTION WAS THEN PUT AND DECLARED CARRIED.

DECISION: That:

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MAYOR
1. This report be received and noted.

2. There be on-going consultation with the Boot Factory tenants.

3. Adequate notification be given to the Boot Factory tenants, and that notification be at least 14 days.

4. A works program be provided to the Boot Factory tenants.

5. Prior to any relocation Council find alternative accommodation for the Boot Factory tenants.

6. On completion of the works at the Boot Factory the tenants be returned to their accommodation subject to them finding alternative suitable long term accommodation.


0812.13 GENERAL MANAGER’S REPORT

0812.13.1 Electoral Funding and Disclosure Act 1981 Obligation of Councillors and Mayors to Report (A07/1592)

The Chair of the Electoral Funding Authority has recently written to all Councillors to advise them of their reporting obligations in relation to political donations and electoral expenses.

The Chair of the Authority has also requested that this matter be listed as an item on the agenda of Council to ensure that Councillors are reminded of their reporting obligations. In part these requirements include bi-annual reporting of political donations and electoral expenses with the next report, which covers the Council elections in September, being due between 1 January and 25 February 2009.

Reports on political donations and electoral expenses are to be made to the Electoral Funding Authority and are the responsibility of individual Councillors and their official agents.

MOTION / DECISION (Wakefield / Clayton)

That this information be received and noted.

0812.13.2 Councillor Induction and Training (A08/1205)

In August 2008 Council adopted a comprehensive approach to induction including a number of workshops that have subsequently been conducted. One of the other components of the induction program was also a ‘meeting improvement program’ based on an experienced local government person external to Council ‘sitting’ in on Council and Council Committee meetings during February 2009 and identifying possible improvements in how the meetings

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MAYOR