REPORT TO COUNCIL

Boot Factory (A08/1326)

Report dated 2 December 2011 from the Director, Corporate and Technical Services about the Boot Factory building at 27 Spring Street, Bondi Junction.

Recommendation: That:

1. Council receive and note this report.

2. Funds are made available for the recommended temporary make safe works in 2011/12 on a one-off basis.

3. Council note a further report on the long term future of the building will be submitted for consideration in 2012 in association with the development of the next Investment Strategy.

Purpose of Report

To update Council on the current condition of the Boot Factory following the required reassessment of the building by engineer Mr Robert Speirs-Ferrari of The Building Diagnosis Centre.

Background

Councillors will recall the previous reports detailing structural problems in the Boot Factory building and arrangements to relocate the community group occupants based on safety concerns dating back to 2008.

In 2008 Council was advised of major structural issues with the building and approval was given to close the building, relocate the community tenants into alternate Council accommodation and undertake temporary make safe works. The relocation and make safe works undertaken have cost over $200,000 to date.

The works provided a short term solution and after ‘mothballing’ in 2010 it was always the intention that the building would have to be reviewed in 12 months, being August 2011. This was to ensure the building is still safe for the public in the surrounding external areas of the building.

In a report dated 24 March 2011 Council was presented with a number of options for the longer term. It was recommended that Council advise which option to take once we determined the condition of the building as of August 2011.

Recapping the costing of these options are:

<table>
<thead>
<tr>
<th></th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base building upgrades</td>
<td>$1,162,387</td>
</tr>
<tr>
<td>Core to South East</td>
<td>$3,619,162 plus</td>
</tr>
<tr>
<td>Core to South West</td>
<td>$3,161,757</td>
</tr>
<tr>
<td>Shared entry with Mill Hill</td>
<td>$2,539,042</td>
</tr>
<tr>
<td>Mothball</td>
<td>Recurrent: min $10,000 per annum plus est $8,000 initial</td>
</tr>
<tr>
<td>Dismantle and retain significant heritage components for incorporation into later developments</td>
<td>$100,000</td>
</tr>
</tbody>
</table>
REPORT TO COUNCIL

Council will soon be required to make a decision about the long term future of the Boot Factory and a separate report will be submitted to Council on this in 2012 in association with the forthcoming Investment Strategy discussions.

Current Deterioration

Robert Speirs-Ferrari of the Building Diagnosis Centre inspected the Boot Factory building during dry weather on 21 September 2011 with the following comments and recommendations:

Increased corrosion - to fire sprinkler head shields and their connections to the wall. Increased corrosion and dislodgement is occurring to the steel head shields on the external walls over fire sprinklers including corroding wall fixings.

Ongoing water penetration - Water penetration is causing high level of damp to the internal face of the walls, the carpet floor covering and timber floor system.

Increased Brickwork cracking - At one location on the ground floor, cracked bricks adjoining a northern window are likely to fall to the ground. Cracking is caused by the ongoing corrosion of the steel arch bar. It is difficult to detect if this is occurring on the southern side of the building (against the Council's property) due to the close proximity of both buildings. Some horizontal minor cracking has developed to the upper storey west wall just below ceiling level.

Structural floor timber termite damage - The ground floor office on the north side has suffered termite infestation and damage to the floor joists against the northern masonry wall. Building Diagnosis Centre were able to detect that one floor joist suffers structural damage. This timber area is highlighted in our 2010 inspection and termite attack has occurred in this interim period.

Terminate power to the property - Safety concerns with live electricity have been raised due to the amount of water penetrating the building. It is advised that the power is switched-off the mains so as there is no live electricity within the building. Advice from our fire contractor indicates that this will not impact the fire sprinkler coverage of the property.

Further Make safe works and ongoing costing

The Building Diagnosis Centre has recommended the following ongoing works to ensure the building is ‘safe’:

1. Temporary reinforcing of the building to ensure safety of the public. This will cost $5,000 - $6,000 initially and then the installation of temporary fencing will cost $2,500 per annum.

2. A competent termite inspector/eradicator to provide 6 monthly inspections. This will include removing the wall linings from the partition walls where termites make contact with the structural columns (timber floor supports) and against the masonry walls. However, this will weaken the wall bracing that is paramount to remain. Hence the Building Diagnosis Centre recommends a thorough termite treatment to the concealed areas as a preventive measure. This would need to occur throughout the building every 6 months costing in the vicinity of $5,000 for the first year and then approx $2,000 each year after that.
3. Inspection every 3 months to the building to check if cracking is increasing and yearly inspections for wet-rot and high likelihood of termite infestation that would accelerate damage causing structural failure. Costing approximately $10,000 per annum.

Therefore, to ensure the safety of the building we will need to spend approximately $20,000 per annum.

Comment

Conclusions from the Building Diagnosis centre are that the Boot Factory building structure continues to deteriorate. The building does not comply with current BCA and Australian Standards and it would require major upgrading to bring it close to comply. Major upgrading is considered uneconomical.

Analysis

- **Financial** Further funding is required and will continue to be required until a decision is made. Funding will need to be sourced from recurrent building maintenance budgets, meaning that other programmed maintenance works will need to be delayed or deleted. Adjustments to the budget at the 2nd Quarter Review will be required if Council wishes to approve the make-safe works.

- **Delivery Program** The recommendations contained within this report are:

<table>
<thead>
<tr>
<th>Consistent with</th>
<th>Direction G7</th>
<th>Council maintains sound safety and risk management practices to protect the community and our employees.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Potentially inconsistent with</td>
<td>Direction G4</td>
<td>Council’s operations are efficient, effective and provide value for money.</td>
</tr>
<tr>
<td></td>
<td>Direction G5</td>
<td>Council is a financially sustainable organisation.</td>
</tr>
<tr>
<td></td>
<td>Direction G6</td>
<td>Council assets are well maintained for their current purpose and for future generations.</td>
</tr>
</tbody>
</table>

- **Consultation** will continue to ensure the safety to the public.

- **Timeframe** An immediate decision is required for actioning prior to commencement on further make safe works.

**Recommendation:** That:

1. Council receive and note this report.

2. Funds are made available for the recommended temporary make safe works in 2011/12 on a one-off basis.

3. Council note a further report on the long term future of the building will be submitted for consideration in 2012 in association with the development of the next Investment Strategy.

Bronwyn Kelly  
**Director, Corporate & Technical Services**  
*Author Steve Gillett*
1112.12.3
Boot Factory (A08/1326)

Report dated 2 December 2011 from the Director, Corporate and Technical Services about the Boot Factory building at 27 Spring Street, Bondi Junction.

MOTION / UNANIMOUS DECISION (Betts / Wakefield)

That:

1. Council receive and note this report.

2. Funds are made available for the recommended temporary make safe works in 2011/12 on a one-off basis.

3. Council note a further report on the long term future of the building will be submitted for consideration in 2012 in association with the development of the next Investment Strategy.

4. In parallel to Part 3 above documentation is prepared by Council Officers detailing the process of an expression of interest campaign for a repairing lease and provided to Council for consideration.

5. Council commits to only one (1) pest/termite control treatment for the moment.

1112.12.4
Review of the Model Code of Conduct (A03/0385-02)

Report dated 1 December 2011 from the Director, Corporate & Technical Services updating Councillors on progress with the review of the Model Code of Conduct.

MOTION / UNANIMOUS DECISION (Betts / Goltsman)

That Council receive and note this report.

1112.12.5
Dual roles – Councillors as Members of Parliament in NSW (A11/0402)

Report dated 2 December 2011 from the Director, Corporate and Technical Services regarding the request for submissions on a DLG Discussion Paper seeking views on dual roles where Councillors are also Members of Parliament in NSW.

MOTION / DECISION (Strewe / Cancian)

That:

1. Council receive and note this report.