

## COUNCIL 7. 6. 2012

### 9. PROPOSED DEMOLITION OF A SMALL TOILET BLOCK AT BEXLEY PARK

<b>General Manager responsible:</b>	General Manager Community Services, DDI: 941-8528
<b>Officer responsible:</b>	Strategic Property Analyst
<b>Author:</b>	Strategic Property Analyst (Tim Priddy)

#### PURPOSE OF REPORT

1. The purpose of this report is to seek a Council resolution for the demolition of a small Council-owned toilet block at Bexley Park.

#### EXECUTIVE SUMMARY

2. A small Council-owned toilet block is attached to the rear of the Coastal Spirit Clubrooms at Bexley Park. Our toilet block was damaged in the 22 February 2011 earthquake and has had a red placard since then.
3. The Coastal Spirit Club (the 'Club') has just received agreement from their insurers to demolish their building. Our building has sustained significant damage and it is clear that it is not cost-effective to repair our building (and it will be even less viable to retain this small toilet block, once the adjacent Club building is demolished). In addition, Bexley Park has recently been decommissioned for sport as the overall park area has sustained global earthquake damage, with significant cost to remediate the land.
4. We have requested a separate quotation from the Club's demolition contractor for the demolition of our toilet block at the time they are on-site. We have received a quotation for \$9,200 excluding GST for the 'incremental' work to demolish our small building. It is clear that engaging the contractor while they are demolishing the adjoining Club building will provide the most cost-effective outcome for the demolition of our building, and the clearance of the site.
5. The toilet block is currently damaged and will clearly be in an unsafe state once the adjacent Club building is demolished. Our insurers have confirmed that they consider that the building is uneconomic to repair, that they agree with our proposal to demolish the building and that they are prepared to settle for the insured sum of \$41,182.
6. The Council's agreement is sought for the demolition of the building.

#### FINANCIAL IMPLICATIONS

7. The cost of demolition and the removal of the demolition debris will be met by our insurance cover.
8. To summarise from above, we have received a quotation for demolition and site clearance of \$9,200 excluding GST and the agreed payout to the insured sum of \$41,182.

#### Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

9. As the recommendations are a consequence of the earthquake events, this issue is not addressed in the LTCCP.

#### LEGAL CONSIDERATIONS

10. Consent is not required. The building has no heritage values.

#### Have you considered the legal implications of the issue under consideration?

11. Not applicable.

#### ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

12. As the recommendations are a consequence of the earthquake events, this issue is not addressed in the LTCCP.

**9 Cont'd**

**Do the recommendations of this report support a level of service or project in the LTCCP?**

13. Not applicable.

**ALIGNMENT WITH STRATEGIES**

14. Due to the exigencies of the Earthquake Recovery process, this recommended action is outside of 'normal' strategic process.

**Do the recommendations align with the Council's strategies?**

15. Not applicable.

**CONSULTATION FULFILMENT**

16. Due to the level of damage which the building has sustained, and given that the building will be in a dangerous state once the adjoining Club building is demolished, demolition is recommended as the most cost-effective option available to the Council.

**STAFF RECOMMENDATION**

It is recommended that the Council agree to the demolition of the small Council-owned toilet block which adjoins the Coastal Spirit Clubrooms at Bexley Park.