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**ITEM 18 - REFURBISHMENT OF THE MAIN PAVILION AND LUNCHEON
PAVILION AT THE MOLONG SHOWGROUND**

REPORT IN BRIEF

Reason For Report	Authorisation of expenditure from Capital Works Reserve.
Policy Implications	Nil
Budget Implications	\$190,000 from Capital Works Reserve
IPR Linkage	3.3.3.e - Maintain the council's properties to safe operational standards
Annexures	1. 20190617 Annexure 1 Structural Condition Report_Molong Showground Pavilions_LC ↓
File Number	\\OFFICIAL RECORDS LIBRARY\\PARKS AND RESERVES\\MAINTENANCE\\MOLONG SHOWGROUND - 1019309

RECOMMENDATION

THAT Council approve \$190,000 expenditure from the Capital Works Reserve to carry out the recommended repair works as listed in the report to the Main Pavilion and Luncheon Pavilion buildings at the Molong Showground.

DIRECTOR OF ENGINEERING & TECHNICAL SERVICES' REPORT

The Molong Showground pavilions are located on Crown land to which council is trustees. A licence between Council and the Showground Trust operates to establish core functions.

Council recently carried out detailed inspections of the Main Pavilion and Luncheon Pavilion at the Molong Showground, to ascertain the structural condition of them, and recommend any necessary repairs. Following the inspections, it was found that a total of eight areas required repair works to return the buildings to a safe and satisfactory condition. The majority of the damage to the structures was caused by insect infestation and inadequate building drainage. The detailed findings and recommendations are included in Annexure 1 and the summary of the recommended repair works to are presented below.

Main Pavilion

- Some of the entry brickwork is in danger of falling and should be restored fully to its original condition. This work should be done immediately as it poses a moderate safety risk to people.

- Remove flooring as necessary to allow a full inspection of the entire floor area and to allow repairs as needed such as stump replacement with concrete footings and brick piers with ant caps, bearer and joist replacement as needed. There should be provision of wall vents along all sides of the building so that subfloor ventilation is maintained. This work should be done immediately as it poses a moderate safety risk to people.
- The sagging in the entry ceiling should be immediately removed. Adjacent termite damage in timber posts and trusses etc. must also be repaired and treated. This work should be done immediately as it poses a high safety risk to people.
- Ground regrading should also be done to prevent ponding against the building to facilitate the reduction of footing movements.
- Roof sheeting nails have become ineffective in several areas causing the corrugated sheeting to lift and deform. These fixings should be replaced with suitable screws to flatten the sheeting and prevent possible leaks.
- Reroute the downpipes on the north- west side of the building as a charged system by running the pipes in the ground around the perimeter of the building. This work must be done as soon as possible to mitigate the uncontrolled flooding of the sub-floor area.

Luncheon Pavilion

- At the ridge line area, the steel ties in two of roof frames are missing and others appear to be 20mm solid rods and these ties must be replaced. Collar ties must be re-fastened or replaced as necessary. The roof should be propped as needed to restore roof shape and the ties need to be fixed to maintain the roof position. The wall top plates need to be refixed to the timber posts. These works should be done immediately as it poses a moderate risk to people.
- Near the south east corner of the building, the defective beam and rafter needs to be replaced by propping the roof. This work should be done immediately as it poses a severe safety risk to people.

The Molong Showground Society has organised 155th Molong Annual Show to be held on 22 September 2019. It is anticipated that the Show Society will utilise the existing Main Pavilion and Luncheon Pavilion buildings during this event. Should the recommendation of the report be approved, the repair work would be programmed and planned so that the work to correct higher risk structural repairs be undertaken first, followed by those with a lesser risk. This work would commence immediately and therefore would have minimal or no impact on the annual show, ensuring it could proceed as planned.

Following the repairs to the buildings in accordance to the recommendations outlined in the report, it is estimated, along with an annual pest eradication

programme and building maintenance schedule, that the longevity of the structures will be an additional 25 years.

ITEM 19 - RECORDING COUNCIL MEETINGS

REPORT IN BRIEF

Reason For Report	Authorise investigations into providing video and audio recordings of council meetings.
Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	4.5.1.f - Adhere to Council's Code of Conduct and Code of Meeting Practice
Annexures	Nil
File Number	\\OFFICIAL RECORDS LIBRARY\\CORPORATE MANAGEMENT\\POLICY\\POLICY CORRESPONDENCE - 1019321

RECOMMENDATION

THAT Council investigate providing audio and video recording of its council meetings.

GENERAL MANAGERS' REPORT

Council will recall that webcasting of council meetings is a mandatory provision of the Model Code of Meeting Practice and in adopting its Code of Meeting Practice, council established a minimum level of recording council meetings, being audio recording only.

Further discussion with councillors and subsequent to the Mayor's attendance of Country Mayors Association and the recent ALGA National General Assembly, indicates there is growing interest in our council providing video and audio recording of meetings.

Enquiries of trade exhibitors at the recent Canberra conference indicated that suitable audio and video equipment can be sourced for approx. \$21k, being within the established council budget.

The proposed system being a three-camera system, with individual microphones for each councillor and staff member. A camera can be pointed at each side of the room with a third pointing towards the front desk. Video can be split in four so that all three camera feeds are visible at once with the option to display either the live minutes or some other image on the fourth quarter. Councillors will be required to press a button on their microphone to speak to achieve decent audio quality. Streaming will be stopped and restarted as the

meeting moves in and out of closed sessions and is controlled by the minute takers.



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5th June 2019
Ref: B9210

The General Manager
Cabonne Council
Molong NSW 2866

Att: Jeeva San

REPORT ON THE MAIN PAVILION AND LUNCHEON PAVILION AT THE MOLONG SHOWGROUND, EUCHAREENA RD, MOLONG NSW

I refer to your email request dated 14th March 2019. Further to my inspection of the above premises on 3rd April 2019, I report as follows.

Purpose

The purpose of the inspection was to carry out a visual inspection to:

- Determine the structural condition
- Comment on areas of structural concern
- Provide advice on regarding possible repairs

The Main Pavilion

The Main Pavilion building can be described as follows:

1. A large open plan fully enclosed shed with timber wall framing, timber roof trusses, timber floors and steel cladding. There is a concrete entry slab and brick walls at the north-west entry. The building is in poor condition.
2. The entry brickwork has a large crack on the left side (viewed from outside) which has had past repairs. This damage is likely caused by ground and footing movement due to water ponding in the vicinity. Some of this brickwork which is in danger of falling should be removed and cut back to allow full restoration to its original condition. No broken bricks should remain in the construction. This work should be done immediately as it poses a moderate safety risk to people. Ground regrading should also be done to prevent ponding against the building to help reduce footing movements.
3. The entry ceiling is sagging and should be immediately removed. Adjacent termite damage in timber posts and trusses etc must also be repaired and treated. This work should be done immediately as it poses a high safety risk to people.
4. Roof sheeting nails have become ineffective in several areas causing the corrugated sheeting to lift and deform. Replace these fixings with suitable screws to flatten the sheeting and prevent possible leaks.



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Molong Showground

5. Several downpipes on the north-west side of the building travel horizontally across the inside of the building by fixing to the timber trusses. Splices in these PVC pipes are concerning as it seems likely that these splices have failed in the past and could have allowed uncontrolled flooding of the sub-floor areas. Reroute these pipes as a charged system by running the pipes in the ground around the perimeter of the building as per common practice. This work must be done by a qualified tradesman and should be done as soon as practical.
6. The timber floors are warped by as much as an estimated 200mm and in the north-east end and especially at the eastern corner, presumably due to issues with the timber bearers, joists and/or timber stumps below. Due to the lack of wall vents at the base of the steel wall cladding and due to likely ponding around the building generally and the likely past downpipe issues mentioned above, I suspect that the ground below the floor may experience uncontrolled moisture variations resulting in rotting of timbers and ground movement that could displace the timber posts. The presence of termites is also a concern as to whether termite mounds may be present under the floor. Remove flooring as necessary to allow a full inspection of the entire floor area and to allow repairs as needed such as stump replacement with concrete footings and brick piers with ant caps, bearer and joist replacement as needed etc. Provide wall vents along all sides of the building so that subfloor ventilation is maintained. This work should be done immediately as it poses a moderate safety risk to people. If the timber bearers are too close to the ground, consider other floor systems for future longevity.

The Luncheon Pavilion

The Luncheon Pavilion building can be described as follows:

1. A large open plan fully enclosed shed with timber wall framing, timber roof trusses, concrete floor slab a kitchen, an office and a western entry structure. The roof and external walls are steel clad. The building is in poor condition.
2. The ridge line has several large undulations as a result of outwards displacement of the wall plates that rest on top of the large round timber posts. The outwards movement has occurred due to missing steel ties in two of the roof frames and has caused connection failure in some collar ties. The steel ties appear to be 20mm solid rods and must be replaced. Collar ties must be refastened or replaced if they are split. Prop the roof as needed to restore roof shape and fix the ties to maintain the roof position. Refix the wall top plates to the timber posts. This work should be done immediately as it poses a moderate safety risk to people.
3. Near the south-east corner a small timber rafter has disintegrated possibly due to termite attack. A rafter that rests on the same beam has split and has an unsuitable temporary repair. Prop the roof and replace the beam and rafter. This work should be done immediately as it poses a severe safety risk to people. Do not allow access to this part of the building until propping is in place.

If you require any further advice or investigation please let me know.

Yours faithfully,



Anton Lynar
BE MIEAust CPEng(Reg)



Lynar Consulting











































