

Port of Eden: Structural repairs to sub-floor concrete beams and foundation columns of the government office building

NSW Department of Industry has allocated \$660,000 to make structural repairs to the Eden government office building.

The Eden government office building is near the multipurpose jetty in the Port of Eden. It was built in the 1960s and is primarily one storey, with a two-storey section on the harbour side. The walls were built from clay brick and rendered in approximately 2004. The building's floor is a suspended reinforced concrete slab supported by reinforced concrete columns, and the sub-floor is directly over and exposed to the sea.

The building, shown in Figure 1, is tenanted to government departments, including NSW Port Authority and NSW Roads and Maritime Services. It also provides a venue for meetings and was recently used for meetings of the Eden Harbour User Group and Eden cruise ship project.



Figure 1. Government building in the Port of Eden

Key reasons for the works

In June 2016 a coastal storm caused structural damage to some sections of the building. Structural inspection reports later identified that as well as suffering storm damage, the building displayed major structural defects.

These defects involved corrosion of the steel reinforcement and concrete spalling of the sub-floor elements, including the suspended slab, columns and beams.

Repairs are currently in progress

Work started on 22 October 2018, and is projected to be completed over a 40 week period (weather permitting). It involves establishing a construction zone that includes fencing, site sheds and access formwork. The work includes repairing damaged conduits for the existing cathodic protection system and applying a penetrating sealer to the soffit of the primary and secondary beams.

Review of environmental factors

A review of environmental factors was prepared for the construction work. The review took into account the impact of the works on:

- water quality
- terrestrial ecosystems
- marine ecosystems
- plants and animals.

Desktop assessments were carried out using the Protected Matters Search Tool and Atlas BioNet databases to determine the number of threatened ecological communities, plants and animals in the area of the building site.

Department of Industry

The Department of Industry is responsible for managing Crown land in NSW. Crown land covers 42% of the state and includes a variety of built and natural assets across the state, such as coastal infrastructure, walking tracks, dams, lighthouses and historical buildings. The department also provides support to Crown land managers to manage built assets on Crown land, including holiday parks, showgrounds, racecourses, clubs and halls.

Crown land has significant spiritual, social, cultural and economic importance to the Aboriginal people of NSW. Land management includes weed and pest control, revegetation projects, cleaning up illegal dumping, waterway management, managing recreational access, and sediment and erosion control. Compliance and enforcement also form part of land management.

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