NSW Public Works

Demolition of Matong Hall

26-28 Matong Street, Matong

Statement of Environmental Effects

Report Number: P-FY20253389-PWO-ENV-RP-001-A0

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Cover photo: Matong Hall

Source: NSW Department of Planning, Housing and Infrastructure, Matong Hall Asset Condition Assessment, 2024

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Abbreviations and Notations

Item	Description
ACA	Asset Condition Assessment
ARCP	Asbestos Removal Control Plan
AS	Australian Standard
BC Act	*Biodiversity Conservation Act 2016*
Crown Lands	Department of Planning, Housing and Infrastructure (DPHI) Crown Lands
CSC	Coolamon Shire Council
DA	Development Application
DPHI	Department of Planning, Housing and Infrastructure
DEMP	Demolition Environmental Management Plan
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
EPA	Environment Protection Authority
ESCP	Erosion and Sediment Control Plan
ESD	ecologically sustainable development
HIS	Heritage Impact Statement
LEP	Local Environmental Plan
LGA	Local Government Area
POEO Act	*Protection of the Environment Operations Act 1997*
POEO (Waste) Reg 2014	Protection of the Environment Operations (Waste) Regulation 2014
SEE	Statement of Environmental Effects
SEPP	State Environmental Planning Policy
The Site	Lot 2 Section 6 DP758657
TPZ	Tree Protection Zone
WHS	Work Health and Safety
WH&S Act	Work Health and Safety Act 2011
WH&S Reg	Work Health and Safety Regulation 2017
WMP	Waste Management Plan

1. Introduction

During 2023-24 Department of Planning, Housing and Infrastructure (DPHI) Crown Lands (Crown Lands hereafter) undertook asset condition inspections and reporting across the portfolio. Several sites, including the Matong Hall, were identified as being in fair to poor condition, with derelict structures that require demolition.

This Statement of Environmental Effects (SEE) accompanies a Development Application (DA) lodged on behalf of Crown Lands to Coolamon Shire Council (CSC). Crown Lands seeks approval for proposed demolition works at 26-28 Matong Street, Matong which is identified as Lot 2 Section 6 DP758657 (the Site).

The Site is identified as Matong Hall, which forms part of the Matong Street Conservation Area. The site is no longer formally utilised as a hall by the Matong community. The current hall in use is located at Wood Street, Matong.

The development will involve demolition of the hall and includes the following general works:

- Assessment and planning;
- Site setup;
- External structural demolition and remediation; and
- Site wrap-up.

This SEE describes the Site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. It provides an assessment of the proposed development against the considerations as set out in Section 4.15 of the *Environmental Planning and Assessment Act* (EP&A Act) *1979*.

1.1 Plans

Demolition works would be undertaken in accordance with the following plans to be prepared by the Construction Contractor prior to the commencement of works:

- Demolition Environmental Management Plan (DEMP) including the following sub plans:
    - Waste Management Plan (WMP)
    - Erosion and Sediment Control Plan (ESCP)
    - Site plan including a hoarding plan

2. Section 4.15 Considerations

This SEE has been prepared to meet the requirements of Section 4.15 (1) of the Act, which require a consent authority to take into consideration a number of matters as relevant to the development.

These matters, and how they have been considered as part of this SEE, are detailed in Table 2-1 below.

As a result of the assessment, it is concluded that development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

Table 2-1: Section 4.15 (1) Matters for Consideration

Section 4.15 (1) Considerations	Where addressed in the SEE
(a) the provisions of any of the following that that apply to the land to which the development application relates	
(i) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	Not applicable
(ii) any development control plan, and	Section 5.3.4
(iii) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and	Not applicable
(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and	Section 5.2.2
(v) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,	Section 5 and Section Error! Reference source not found.
(vi) the suitability of the site for the development,	Section 6.3
(vii) any submissions made in accordance with this Act or the regulations,	Council to consider
(viii) the public interest.	Section 6.5

3. The Site and Surrounding Environment

3.1 Description of the Subject Site

The Site is located at 26-28 Matong Street, Matong, which is identified as Lot 2 Section 6 DP758657. The site is zoned RU5 Village and has a total lot area of approximately 1352m^2.

The following text is sourced from the Asset Condition Assessment (ACA) which is attached as **Error! Reference source not found.**.

The Site is a recreational site with local heritage featuring a single-storey building surrounded by essential infrastructure. The Matong Hall's exterior is clad in classic weatherboard with a tin roof. An external toilet is placed at the southern end. Historically, the hall was expanded westward, adding an annex that runs the length of the building, followed by a small kitchen extension.

Internally, the main hall presents a stage at the southern tip, backed by a private backstage area. The annex serves as a dining space, with convenient bathroom facilities located at its southern end. The kitchen lies further west, completing the annex. The site's infrastructure is rounded out with front entrance metal and the concrete fencing path.

3.2 Surrounding Environment

The Site is situated within the Coolamon Shire Council Local Government Area (LGA) in the locality of Matong. The Site can be accessed from Matong Road which runs generally in an east/west direction.

The Site is situated in the northeastern outskirts of the village of Matong. To the north of the Site across Matong Road there is a line of moderately densely planted trees which screen views of the railway line beyond. The land surrounding the Site to the east, west and south is comprised of grassland, scattered trees, fences, driveways and single story dwellings. The nearest sensitive receiver is a residence 70m south of the site at 28 Pine Street.

According to Schedule 5 of the Coolamon Local Environmental Plan 2011, the Site is located in the Matong Street Conservation Area.

A locality figures are provided in Figure 3-1 and Figure 3-2, an aerial view of the lot and surrounding area is provided in Figure 3-3 and photographs of the building are provided in Figure 3-4 to Figure 3-7.

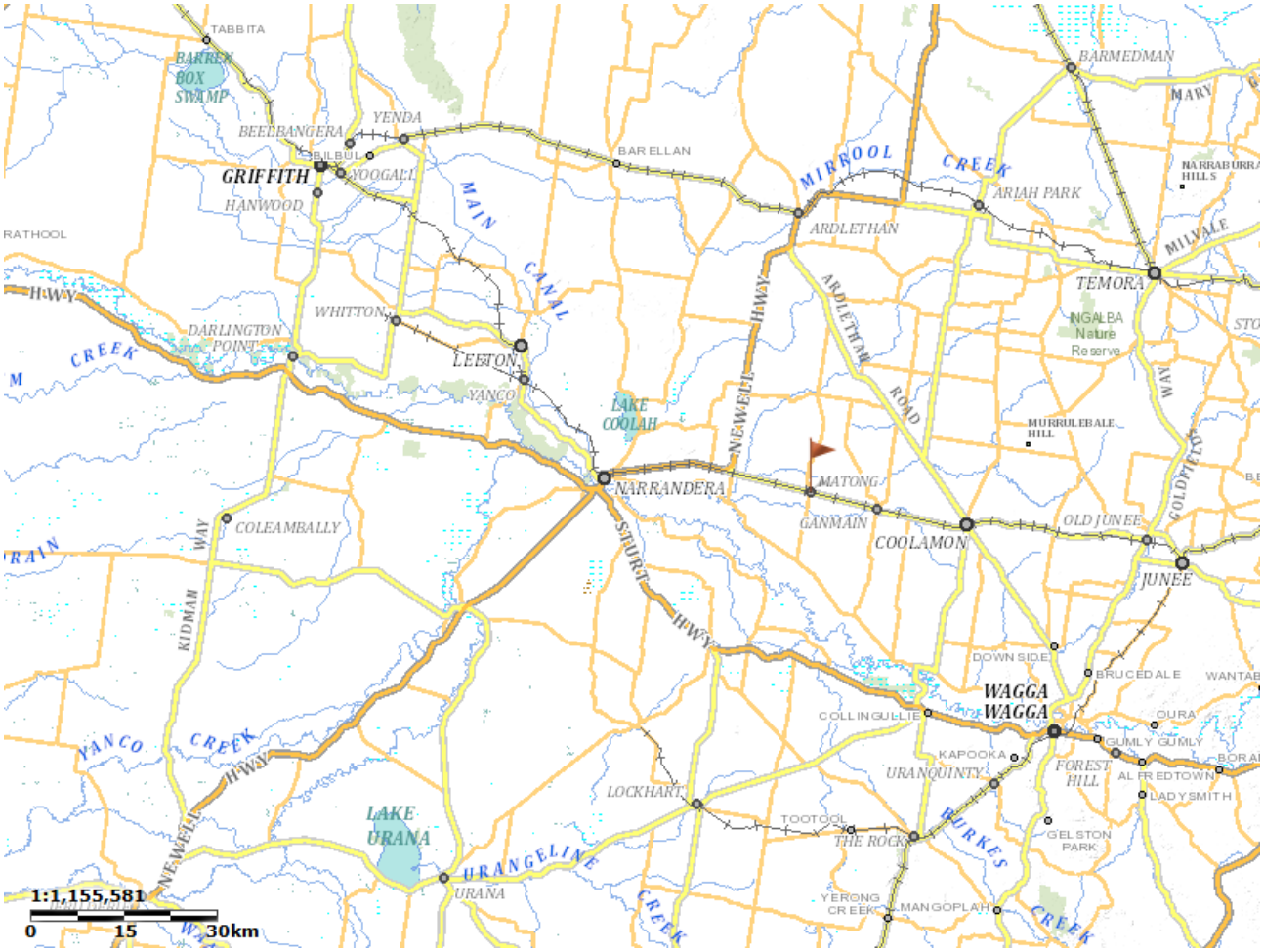

Figure 3-1 Regional location Map of the Site (marked with red flag)

Source: Six Maps, accessed March 2025

Figure 3-2 Village location Map of the Site (marked with red outline)

Source: Six Maps, accessed March 2025

Figure 3-3 Aerial View of the Proposal Site (marked with red outline)

Source: Six Maps, accessed March 2025

Figure 3-4 View of Building (north elevation)

Source: ACA, 2024

Figure 3-5 View of Building (south elevation)

Source: ACA, 2024

Figure 3-6 View of Building (east elevation)

Source: ACA, 2024

Figure 3-7 View of Building (west elevation)

Source: ACA, 2024

4. The Proposal

4.1 Overview

During 2023-24 DPHI Crown Lands undertook asset condition inspections and reporting across the portfolio. Several sites were identified as being in fair to poor condition, with derelict structures that require demolition.

As the owner of the site, DPHI Crown Lands is required to manage their assets to ensure the safety of the community and the environment. The Matong Hall is no longer in use and exists in a state of disrepair. Therefore, DPHI Crown Lands propose to demolish all buildings and structures contained on the site and enable the site to regenerate naturally.

Demolition works will be undertaken in accordance with a Demolition Environmental Management Plan (DEMP) to be prepared by the contractor prior to the commencement of works.

The Site will be managed during the demolition process by experienced and licensed contractors in accordance with all health, safety and environmental requirements.

4.2 Description of Activity

The objective of the demolition program is to facilitate the safe removal of the structures with minimal disturbance to the area and impact on the environment. An approximate disturbance area is shown in Figure 4-1. The scope of works include:

- Site setup and preparation:
    - Conduct a comprehensive survey of the site and its surroundings. Assess the size, structural integrity and materials used in the construction of the building. Take note of any potential hazards or environmental concerns.
    - Obtain the necessary permits and permissions from authorities, including local council and any other relevant regulatory bodies.
    - Install safety barriers, fencing, and warning signs to secure the work area and prevent unauthorized access.
    - Install environmental protection controls on the land where necessary.
- Utilities Disconnection:
    - Identify and locate any utility lines that are attached to or running through the building, such as water, electricity, gas or telecommunications lines.
    - Work with utility companies to safely disconnect and cap off these lines before demolition begins. Failure to properly manage utilities during the removal process can pose significant safety risks and may result in service disruptions for nearby residents or businesses.
    - If necessary, coordinate with utility providers to reroute or temporarily suspend services to minimize disruption and ensure the safety of workers and the public.

- Clearly mark the locations of utility lines and communicate this information to all personnel involved in the removal project to prevent accidental damage or injury.

- Equipment set up:
  - Mobilise and set up the necessary demolition equipment and machinery at the worksite.
  - Establish designated work zones and access points to control traffic flow.
  - Site setup with site work compound including installation of erosion and sediment controls. Work compound to be located in a previously disturbed location on the work site.
  - Setup waste and recycling bins.
- Demolition works:
  - Demolition of the existing house and external structures.
  - Recycling of iron sheeting, house timbers and other metal items.
  - Removal of all remaining materials.
  - It has been assumed that no trees would require removal or trimming.
- Site Rehabilitation including:
  - Remove any temporary barriers, fencing, signage, or equipment, and restore the site to a state that is consistent with the surroundings.
  - All large infestations of weeds would be sprayed on Day 1 of site setup to allow for die off.
  - After completion of demolition works and waste removal, remove all large infestations of weeds from the footprint and disturbed areas by scraping.
  - All uneven ground will be levelled and lightly compacted.

Figure 4-1 Approximate demolition disturbance area shown as the purple hatched outline, approximate hoarding/fenced area in orange

Source: NSW Data explorer, April 2025

4.2.1 Equipment

Works are likely to require the following equipment:

- Light commercial and passenger vehicles;
- Truck and dog
- Small excavator;
- Concrete saw;
- Jackhammers;
- Hydraulic breakers;

- Portable generator; and
- Electric and general hand tools.

4.2.2 Hours of Works

Hours of demolition would be as follows:

- Monday to Friday: 7:00am to 6:00pm;
- Saturdays: 8:00am to 1:00pm; and
- Sundays and Public Holidays: No work to be undertaken at any time.

The demolition works are planned to commence in June 2025 and are expected to take 4 weeks to complete.

4.2.3 Demolition Environmental Management Plan

The successful contractor would be required to prepare and implement a site-specific DEMP. The DEMP would include work procedures and mitigation control measures, including but not limited to, the following:

- Details for site preparation, staging of demolition, segregation of materials, soil handling and waste disposal, and backfilling procedures;
- Any conditions of consent and any other licence/approval conditions;
- Emergency response plan in case of a pollution incident;
- A noise safeguards in accordance with the *Interim Construction Noise Guideline* (ICNG) (DECC, 2009), including a complaints handling procedure and a 24-hour telephone contact number;
- Presence of the suitably qualified fauna spotter during initial demolition works to advise on any site specific microbat requirements (refer to Section 5.2.3);
- A WMP, identifying appropriate procedures for handling and disposal of waste, in accordance with the *Protection of the Environment Operations Act 1997* and the *Protection of the Environment Operations (waste) Regulation 2014;*
- An ESCP, prepared in accordance with "*Managing Urban Stormwater, Soil and Construction, 2006* (Landcom)"; and

4.2.4 Contaminated Waste Management

Asbestos containing material and lead based paint were observed onsite by EnviroScience solutions (refer to Appendix B) The asbestos and lead based paint management measures in the Hazardous materials register & management plan completed by EnviroScience solutions (refer to Appendix B) will be included in the DEMP.

5. Statutory Framework and Development Controls

5.1 Consultation

A pre-lodgement meeting was undertaken with Coolamon Shire Council on 31 March 2025 as part of this proposal.

It was identified during this meeting that the following documents would be required to support the Development Application:

- Statement of Environmental Effects with supporting:
  - Statement of Heritage Impact
  - Hazardous Materials Survey and a description of how wastes would be managed (refer to Appendix B)
  - A site plan and hoarding plan[1]

Council noted that the DA would be issued for public submission due to the local significance of the site.

5.2 Legislation

The following Acts are relevant to the Proposal.

5.2.1 Environmental Planning and Assessment Act 1979 (NSW)

The proposed works would require development consent from CSC and would be assessed as a Crown development under Division 4, Part 4 of the *Environmental Planning and Assessment Act 1979 (EP&A Act).* Section 4.15 of the EP&A Act requires that the consent authority consider the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality. This SEE has been prepared to meet the requirements of Section 4.15 of the Act, as demonstrated in Table 2-1.

As a result of the assessment, it is concluded that development of the site in the manner proposed is considered to be acceptable and is worthy of the support of Council.

Crown Statutory Provisions

The proposal is considered to be a Crown development, as it is being undertaken by a government department (public authority). The following statutory provisions are relevant to Crown development:

- Section 4.33 of the EP&A Act states that a consent authority (other than the Minister) must not refuse consent to a Crown development application, except with the approval of the Minister, or impose a condition on its consent to a Crown development application, except with the approval of the applicant or the Minister.

[1] Crown Lands are yet to engage a construction contractor. As such a site and hoarding plan is not available. The site and hoarding plans would be included in the DEMP. A basic markup of the site is included in Figure 4-1

- Pursuant to Section 6.28(2) and Section 6.7 of the EP&A Act, the Crown is self-certifying and therefore a Construction Certificate will not be obtained, and a Principal Certifying Authority will not be appointed for the development. The development would be certified in accordance with section 6.28 (2).
- Pursuant to Section 6.9 of the EP&A Act, an Occupation Certificate is not required for the occupation or use of a new building that has been erected by or on behalf of the Crown.
- Section 69 of the *Local Government Act 1993* states that Section 68 does not require the Crown to obtain the approval of a council to do anything that is incidental to the erection or demolition of a building.
- Section 7.11 of the EP&A Act relates to contributions towards provision or improvement of amenities or services. The Department of Planning Circular D6 provides a guide on the justifiable categories of (formerly) section 94 contributions towards off-site works for Crown developments. It should be noted that the Circular stipulates that where councils intend to levy contributions on Crown developments, they must be justified in a Section 7.11 contributions plan.
- Section 7.12 of the EP&A Act relates to fixed development consent levies. In accordance with Circular D6, the levying of contributions from Crown developments requires a clear nexus between the developments and the works for which they are collected. As Section 7.12 plans collect indirect contributions, they are not applicable to Crown developments, such as the subject application.
- Pursuant to section 95(1) of the Environmental Planning and Assessment Regulation 2021, the prescribed period to determine Crown development applications is 70 days after the Crown development application is lodged.

Ecological Sustainability Development

The encouragement of ecologically sustainable development (ESD) is one of the Objectives of the EP&A Act. The principles of ESD are:

a) *the precautionary principle — namely, that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. In the application of the precautionary principle, public and private decisions should be guided by:*

   (i) careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and

   (ii) an assessment of the risk-weighted consequences of various options,

b) *inter-generational equity — namely, that the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations,*

c) *conservation of biological diversity and ecological integrity — namely, that conservation of biological diversity and ecological integrity should be a fundamental consideration,*

d) *improved valuation, pricing and incentive mechanisms — namely, that environmental factors should be included in the valuation of assets and services, such as:*

(i) polluter pays — that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement,

(ii) the users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste,

(iii) environmental goals, having been established, should be pursued in the most cost-effective way, by establishing incentive structures, including market mechanisms, that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.

The works are consistent with the principles of Ecologically Sustainable Development. Environmental safeguards have been proposed to be implemented during the works to prevent long term and irreversible environmental degradation in accordance with the precautionary principle and inter-generational integrity. The proposed works would not impact on biological diversity and ecological integrity. The conservation of energy, water and waste and optimising the use of State assets during and after the works is consistent with environmental factors being included in the valuation (and management) of assets and services.

5.2.2 Environmental Planning and Regulation 2021 (NSW)

Section 61 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) prescribes additional matters that must be taken into consideration by a consent authority in determining a development application, for the purposes of Section 4.15 of the EP&A Act.

Section 61(1) of the EP&A Regulation states that the consent authority must consider the Australian Standard AS 2601-2001: The *Demolition of Structures* in determining a development application. The proposed demolition works will be carried out in accordance with AS 2601-2001.

5.2.3 Biodiversity Conservation Act 2016 (NSW)

The *Biodiversity Conservation Act 2016* (BC Act) specifies the requirements for biodiversity assessment for development applications under Part 4, environmental assessment of an activity under Part 5, or approval of State significant infrastructure under Part 5 .1, of the *Environmental Planning and Assessment Act 1979*. For Part 4 assessment, the proponent of a development that is likely to significantly affect threatened species would have to prepare a biodiversity development assessment report.

Vegetation removal is expected to comprise removal of all low-lying vegetation on site. No mature tree removal is proposed. A Tree Protection Zone (TPZ) should be marked around the trees within the lot boundary and encroachment to the TPZ should be avoided. The site is highly disturbed and established.

Although not noted in the ACA, the building may form habitat for animals such as snakes, rodents and most notably, microbats. Microbats may utilise roof cavities, eaves and wall cavities as roosting habitat. The demolition of the building may impact microbats and other

animals if they are present on site. To mitigate impacts to bats the following measures will be implemented:

- Presence of a suitably qualified fauna spotter will be necessary during initial demolition works.
- Directions for the machinery operator to be advised by the fauna spotter, such as gentle tapping on exterior walls and roofs to allow any stagnant bats (if present) to wake and fly away.
- Staged removal of the roof and walls.

No other threatened species, populations or endangered ecological communities are anticipated to be impacted by the works.

5.2.4 Work Health and Safety Act 2011 & Regulation 2017

The *Work Health and Safety Act 2011* (WH&S Act) and Work Health and Safety Regulation 2017 (WH&S Reg) are the statutes that direct the control and management of workplace practices and handling of hazardous materials by work teams. Safe Work NSW is the regulator for the WH&S Act and WH&S Reg in NSW. Hazardous Materials includes asbestos, asbestos containing materials (ACMs), synthetic mineral fibres (SMF), lead in paint, polychlorinated biphenyls (PCBs), and Phenols (e.g. Bakelite electrical fixtures).

The WH&S Act and WH&S Reg includes specific provisions in relation to asbestos management and handling (Chapter 8 of the WH&S Reg). The works would be carried out in accordance with Chapter 8 and all other relevant provisions of the WH&S Act and WH&S Reg and with current best practice guides as issued by SafeWork NSW and the Safe Work Australia.

5.2.5 Heritage Act 1977

The *Heritage Act 1977* protects and aims to conserve the environmental heritage NSW. Environmental heritage is broadly defined under Section 4 of the *Heritage Act 1977* as consisting of “those places, buildings, works, relics, moveable objects, and precincts, of State or local heritage significance” (Heritage Branch, DoP 2009:4). Aboriginal places or objects that are recognised as having high cultural value (potentially of local and State significance) can be listed on the State Heritage Register and protected under the provisions of the *Heritage Act 1977*.

The Site is located within the Matong Street Conservation Area which is listed in Schedule 5 of the Coolamon LEP 2011.

A Heritage Impact Statement (HIS) was prepared for the Proposal by NSW Public Works in February 2025 (Appendix C). This assessment concluded that the proposed works would have a moderate heritage impact on the Matong Street Conservation Area. Demolition of the site is considered not significant subject to measures proposed to mitigate impacts which are listed in Section 5.3.1.

5.2.6 Protection of the Environment Operations Act 1997

The *Protection of the Environment Operations Act 1997* (POEO Act) regulates air, noise, land and water pollution. The EPA is generally responsible for implementing the POEO Act and would be the appropriate regulatory authority for the proposal.

The proposal does not constitute a scheduled activity listed under Schedule 1 of the POEO Act and therefore an environment protection licence is not anticipated to be required. Furthermore, as management measures would be implemented to prevent water pollution, it is considered unlikely that a licence would be required under Section 120 of the POEO Act for the pollution of waters.

Crown Lands and its contractors would comply with POEO Act, including the requirement to notify EPA under section 148 if a pollution event occurs that causes or threatens material harm to the environment.

5.2.7 Protection of the Environment Operations (Waste) Regulation 2014

The Protection of the Environment Operations (Waste) Regulation 2014 (POEO (Waste) Reg 2014) sets out the provisions with regards to non-licensed waste activities and non-licensed waste transporting, in relation to the way in which waste must be stored, transported, and the reporting and record-keeping requirements. The proposed works (in particular aspects such as removal of redundant and demolished materials) would be undertaken to be consistent with the requirements of this regulation.

Part 7 of the POEO (Waste) Reg 2014 has specific provisions in relation to the transportation and management of asbestos waste. Part 4 of the Regulation details the requirements to track asbestos waste transported within, out of and into NSW.

The disposal of demolition waste including spoil would comply with the POEO (Waste) Reg 2014.

5.2.8 Waste and Resource Recovery Act 2001

The *Waste Avoidance and Resource Recovery Act 2001 (NSW)* includes resource management hierarchy principles to encourage the most efficient use of resources and to reduce environmental harm.

The proposal's resource management options would be considered against a hierarchy of the following order:

- Avoidance of unnecessary resource consumption
- Resource recovery (including reuse, reprocessing, recycling and energy recovery)
- Disposal.

Adopting the above principles would encourage the most efficient use of resources and reduce costs and environmental harm in accordance with the principles of ecologically sustainable development. Waste management would be included in a Waste Management Plan managed by the construction contractor in accordance with the EPA *Waste Classification Guidelines Part 1: Classifying Waste* (EPA, 2014) (refer to Section

5.3 Environmental Planning Instruments

The following environmental planning instruments are relevant to the Proposal.

5.3.1 Coolamon Local Environment Plan (LEP) 2011

Aims of Plan

(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,

(a) to guide the future development of land and management of environmental, social, economic and cultural resources within Coolamon,

(b) to provide a clear community-based framework for the control of development within Coolamon,

(c) to protect Coolamon's natural resources,

(d) to protect places and native habitats within Coolamon that are environmentally sensitive,

(e) to protect Coolamon's indigenous and non-indigenous cultural heritage,

(f) to encourage a variety of housing types within Coolamon, including affordable housing, to accommodate different levels of income and improve housing choice,

(g) to protect and sustainably manage Coolamon's surface and groundwater resources,

(h) to support and enhance the development of educational facilities within Coolamon,

(i) to support the town of Coolamon as Coolamon's principal centre for urban services.

Zoning

The Coolamon LEP 2011 is the applicable planning instrument for development on the site. The site lies within Zone RU5 – Village (refer to Figure 5-1). The objectives of this zone are:

- *To provide for a range of land uses, services and facilities that are associated with a rural village.*
- *To encourage development that strengthens the economy of the villages of Beckom, Marrar and Matong.*
- *To promote the town of Coolamon as Coolamon's primary urban centre.*
- *To provide a range of dwelling types and sizes.*
- *To protect groundwater resources from contamination.*

Clause 2.7 of the Coolamon LEP states that the demolition of a building or work may only be carried out only with development consent.

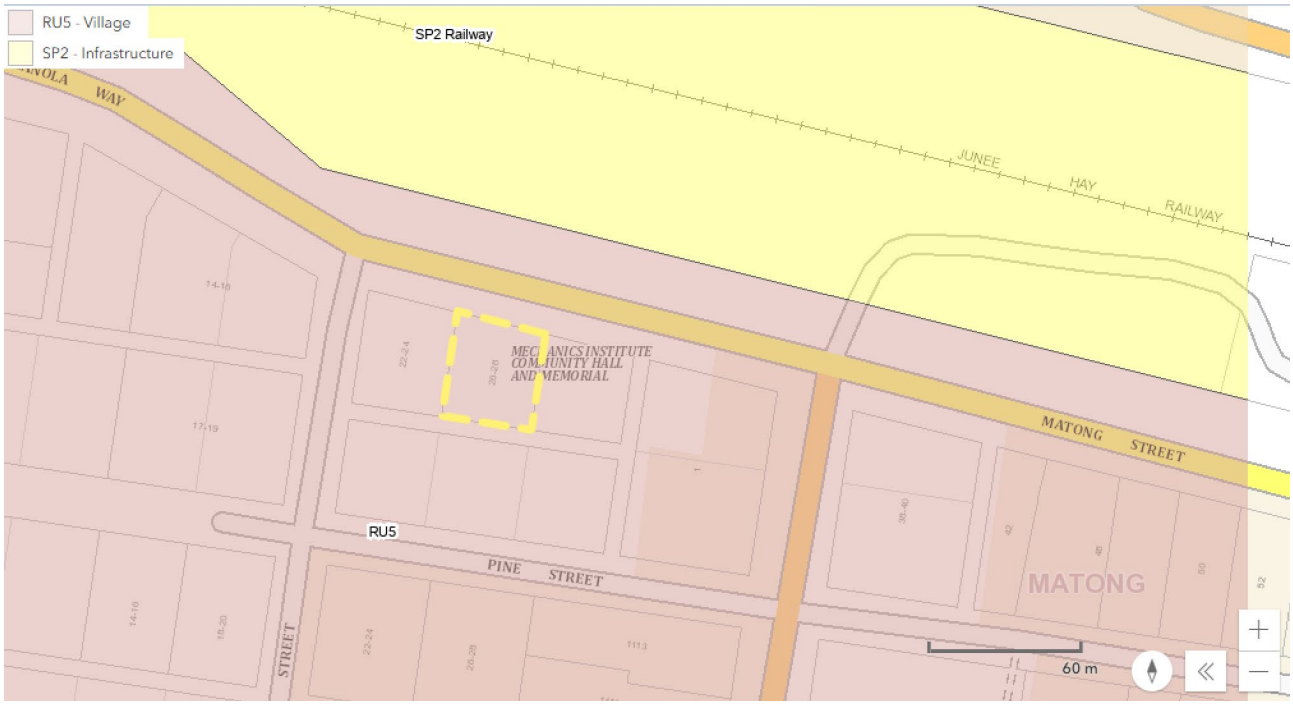

Figure 5-1 Extract of the Coolamon LEP Zoning Map (marked with yellow dashed outline)

Source: NSW Planning Portal, accessed March 2025

Heritage

The existing building at the site is not individually listed as an item of heritage significance; it is however within the Matong Street Conservation Area, listed as locally significant in Schedule 5, Part 2 of the Coolamon LEP and noted to date back at least to 1910 (see Figure 5-2 and Appendix C).

A Heritage Impact Assessment was undertaken by NSW Public Works in April 2025 to assess the potential heritage impacts associated with the demolition of this building (see Appendix C). The following summarises the key findings of the report.

An item of local heritage is shown within the curtilage of the Matong Street Conservation Area; however, this building is no longer existing. It was the Farmer's Home Hotel, located on Lots 4 and 5, Section 6, DP 758657, and listed as item #I70 on the Coolamon Local Environmental Plan (LEP) 2011.

The Farmer's Home Hotel was forced to close in 2008 when it was gutted by fire. Following a second fire in November 2018, it was demolished. The loss of this building has been detrimental to the character of the Matong Street Conservation Area.

The current condition of the hall indicates that it has not be well maintained or used by the community for some time, and the Coolamon Shire Council website indicates that there is a new Matong community hall located on Wood Street.

The front elevation of the original Matong Hall was deleteriously altered with the removal of the painted timber sign that was previously attached above the door. Other infrastructure, such as the external toilet, show signs that the building is disused. The lack of use by the

community and alterations to the built fabric, have depleted the building's ability to demonstrate its history and value.

Additionally, the Memorial Gates have recently been relocated to Matong Park, 140m to the east of the hall, which has also diminished the site's ability to demonstrate its heritage significance, and subsequent value within the Matong Street Conservation Area.

Given the condition of the hall and current integrity of the Conservation Area, demolition would have a moderate heritage impact on the Matong Street Conservation Area. The impact would not be significant provided that the recommendations in Section 6 of the HIS are incorporated into the DEMP.

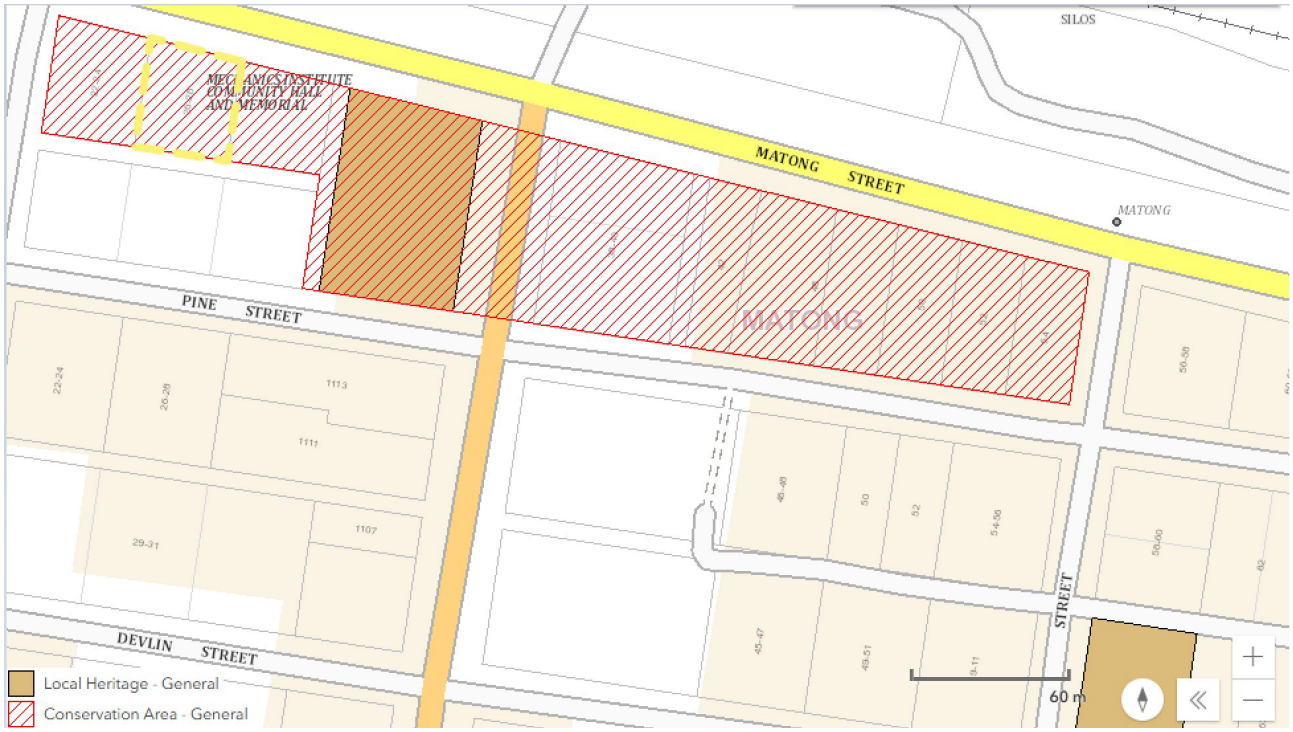

Figure 5-2 Extract of the Coolamon LEP Heritage Map (marked with yellow dashed outline)

Source: NSW Planning Portal, accessed March 2025

Earthworks

The main potential for water quality impacts is through the movement of spoil material offsite during the demolition of the proposed development. However, there are no waterways in the immediate vicinity and the site is not steeply sloped, thus reducing run-off and erosion potential for the site. As such, and in reference to Clause 6.6(3) of the Coolamon LEP, the works are unlikely to:

- disrupt or have a detrimental effect on, drainage patterns and soil stability in the locality of the development,
- effect the development of future use or redevelopment of the land,
- impact the amenity of adjoining properties
- disturb relics

- impact any watercourse, drinking water catchment or environmentally sensitive area

Effective control measures would be established prior to commencement of demolition to prevent any pollutants being washed into the stormwater drain (refer to Section 4.2.3).

5.3.2 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

The objective of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is to provide streamlined assessment processes for development that complies with specified development standards by providing exempt and complying development codes that have State-wide application.

The proposal does not meet the requirements for exempt development as the development is on land in a heritage conservation area under the Coolamon LEP. Therefore, the demolition works cannot be considered as exempt development.

The proposal does not meet the requirements for complying development, which states that demolition of a dwelling in a heritage conservation area may only relate to an outbuilding, an alteration, an external alteration or and attic conversion within a heritage conservation area (Section 7.1). Therefore, the demolition works cannot be undertaken as complying development.

5.3.3 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 of the State Environmental Planning Policy (Resilience and Hazards) 2021 is to provide for a State-wide planning approach to development in the remediation of contaminated land. In particular, this Policy aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment:

> *(a) by specifying when consent is required, and when it is not required, for a remediation work, and*
>
> *(b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and*
>
> *(c) by requiring that a remediation work meet certain standards and notification requirements.*

Section 4.6 of the SEPP (Resilience and Hazards) 2021 requires that a consent authority must not consent to the carrying out of any development on land unless:

> *(a) it has considered whether the land is contaminated, and*
>
> *(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*

(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

Section 4.8 of the SEPP (Resilience and Hazards) 2021 (e) (ii) classifies remediation work to be carried out in an area of heritage conservation as Category 1 remediation work, and thereby requiring consent. The proposal requires consent therefore section 4.6 and 4.8 of SEPP (Resilience and Hazards) 2021 apply. The considerations in the SEPP have been addressed in Table below.

Table 5-1: SEPP (Resilience and Hazards) 2021 Requirements

Section 4.6 Contamination and remediation to be considered in determining development application	Complies
(1) A consent authority must not consent to the carrying out of any development on land unless: *(a) it has considered whether the land is contaminated, and* *(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and* *(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*	A search of the Environment Protection Agency (EPA) Section 58 and 60 contaminated site registers on 27 March 2025 did not return any results for the suburb of Matong.
(2) Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subclause (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines *(3) The applicant for development consent must carry out the investigation required by subclause (2) and must provide a report on it to the consent authority. The consent authority may require the applicant to carry out, and provide a report on, a detailed investigation (as referred to in the contaminated land planning guidelines) if it considers that the findings of the preliminary investigation warrant such an investigation*	The proposal does not involve a change of use nor does it involve re-development of the site.
(4) The land concerned is: *(a) land that is within an investigation area,* *(b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,*	The site is not within an investigation area nor is it land on which development for a purpose referred to in Table 1 to the contaminated land planning

(c) to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital — land: *(i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and* *(ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).*	guidelines is being, or is known to have been, carried out. The proposal does not involve development for residential, educational, recreational or child care purposes, or for the purposes of a hospital.

5.3.4 Coolamon Development Control Plan (DCP) 2015

The Coolamon DCP 2015 applies to all land to which the Coolamon LEP applies. The objectives of the plan are to:

- Support the Coolamon LEP 2011 and associated strategic plans by providing detailed advice and guidance to owners and developers;
- Enhance the role of Coolamon Shire in the overall economic framework of the region;
- Encourage development which will strengthen the economic base of the Shire whilst retaining and protecting valued environmental and heritage assets;
- Recognise and enhance the role of Coolamon as the primary centre of the Shire for business, retail, commerce and community infrastructure; and
- Enhance the roles of the towns of Ganmain and Ardlethan, and the villages of Marrar, Matong and Beckom.

Table 5-2 below addresses the provisions of the Coolamon DCP 2015 as relevant to the demolition of 26-28 Matong Street, Matong.

Table 5-2: Compliance with the Coolamon DCP 2015 Requirements

Objectives and Requirements	Compliance/How Addressed
Part C: General Development Controls	
16.9 Demolition/Removal of Heritage Items	
In assessing an application for the demolition of a heritage item or a contributory building, Council will consider: 1. The heritage significance of the item or the Building; 2. The structural condition; 3. Comparative analysis of options; and 4. The contribution the item or building makes to the streetscape.	1. The Matong Hall is not individually listed as a heritage building. 2. The ACA in **Error! Reference source not found.** contains a comprehensive assessment of the buildings structural condition. 3. Noted, the alternative option would be remediation. This would come at significant cost to Crown Lands, and Crown Lands notes the hall is no longer in use, with alternative hall facilities available in the village. **4.** Noted. The presence of the building is discussed in the HIS (Appendix C). In its degraded state, the hall is not seen to be providing a significant positive impact to the streetscape.
In circumstances where it has been determined by Council that demolition/removal is warranted the following statements will apply:	

Objectives and Requirements	Compliance/How Addressed
• Except where a building presents an immediate threat to public safety, the total demolition of a building shall not be permitted unless an application for a replacement building within a garden setting is approved. Where a development proposal is not an improvement over the original building, then there are no grounds for replacing the original building. • Where in the opinion of the Council, neglect of a building has contributed to the building becoming structurally unsound so as to necessitate total demolition, redevelopment of the site shall not exceed the gross floor area of the building. Additions to a replacement building shall not be permitted within 3 years of completion of the replacement building. • The partial demolition of original external building fabric of buildings shall only be permitted in the context of permitted alteration or additions. • Demolition of a building may be carried out no earlier than 6 weeks prior to the commencement of construction of an approved replacement building. • Alteration to, or demolition of, internal building fabric of buildings may be permitted provided the external building fabric of the building is not adversely affected.	The building is in a state of disrepair that will continue due to the lack of ongoing community usage of the hall. While it is not an immediate threat to public safety, without remediation the site is likely to end up in a state of disrepair that is unsafe for the public. No replacement buildings or redevelopment is proposed for the site. This would not come at the detriment of the village as a new Matong Community Hall has been established and is located on Wood Street.
Total demolition of existing pre-1950 buildings shall not be permitted unless:	
• The building is so structurally unsound as to be beyond reasonable economic repair. The application must include a professional structural assessment in support of demolition; or	The built form of the hall is discussed in the HIS. In its current form the hall has been significantly diminished. The most notable

Objectives and Requirements	Compliance/How Addressed
• The existing condition poses a significant health or safety risk that is beyond reasonable economic repair. The application must include a professional structural or health assessment in support of demolition; or • In the opinion of Council, the integrity of the built form and street elevations of an original building has been extensively and irreversibly diminished by unsympathetic alterations and additions and any replacement development conforms to this plan.	item of heritage significance, the Memorial Gates have been relocated from site to Matong Park, 140m to the east of the hall.

5.4 Policies, Standards and Guidelines

The following Policies, Standards and Guidelines are relevant to the Proposal.

5.4.1 Interim Construction Noise Guideline (DECC, 2009)

There would be noise at the site from machinery such as power tools, movements of building workers, generators and excavators. Demolition of structures is likely to generate the most noise during the works on the site. The nearest sensitive noise receiver is a residence 70m south of the site at 28 Pine Street; there is also a residence 80m southwest of the site at 19 Pine Street.

Works generating noise and vibration may include, but not be limited to, demolition works, hand tool usage concrete cutting, truck movements in and out of site, and generator noise. Construction management levels for noise at residences are listed in Chapter 4 (Table 2) of the *Interim Construction Noise Guideline* (ICNG) (DECC, 2009), (which also aligns with Table 3 of the Draft Construction Noise Guideline which is out for public consultation (EPA, 2020)). In accordance with the ICNG, the noise affected level would be approximately 40dB(A) at the boundary of a residential receiver (background level plus 10 dB(A)). This assumes that the background estimate of 30dB(A) which is based on the characteristics of the area is appropriate and reasonable.

To estimate the expected noise impacts at the nearest residence, the Transport for New South Wales Construction Noise Estimator Tool (CNET) was used. Using an estimation of noise generated with all of the site equipment (refer to Section **Error! Reference source not found.**) in operation simultaneously, the predicted noise level at the nearest residence was 72dB(A). This sound level is lower than the highly affected noise level (75 dB(A)) above which there may be strong community reaction (DECC, 2009). The noise affected level under this scenario is reached within an area of 870m from the Project Site.

It is noted that these levels are considered to be a conservative estimate, as they are based on maximum noise levels assuming that all machinery/construction equipment would be used simultaneously. It is anticipated that this would occur rarely, if at all during the construction of the Project, and furthermore the actual noise levels experienced would vary depending on the nature of the activities being undertaken. Construction impacts would be temporary and construction hours would be restricted to the normal daytime construction hours as specified by the Environmental Protection Authority (EPA), being 7am to 6pm Monday to Friday and 8am to 1pm Saturdays. No works would occur on Sundays or public holidays.

The ICNG states that, where the predicted noise level is greater than the noise affected level, all feasible and reasonable work practices should be applied to meet the noise affected level. Furthermore, all potentially impacted adjoining and adjacent properties within 870m should be informed of the Project, the expected noise levels and duration, as well as site contact details.

Appropriate control measures to minimise noise impacts would be implemented during construction as part of the contractor's DEMP. Site and project-specific measures to control noise would be determined by the construction contractor based on the construction methodology, with the DEMP required to be submitted for approval prior to commencement of

construction of the Project. Identification of appropriate control measures should include consideration of Tables 4 - 10 of the ICNG, which present a summary of options for work practices with lower noise impact. The DEMP for the Project would address site-specific issues, including noise reduction practices, so as to minimise impacts to adjoining properties.

Impacts are not expected to be significant due to the limited duration of the works and there would be no adverse noise impacts post-works.

5.4.2 Australian Standard AS 2601 - 2001: The demolition of structures

AS 2601- 2001 sets out requirements for the planned demolition of buildings so that the risk of injury to workers, other site personnel and the public, and the risk of damage to adjacent property and the immediate environment is minimised. The Standard covers, but is not limited to:

- the methods and safety procedures applicable to demolition work in general, including manual and mechanical demolition techniques;
- Health and safety of the public - covering general requirements, lighting, falling materials, fencing, hoardings and warning notices, scaffolding, overhead protection for footpaths, and hazardous materials and conditions;
- Health and safety of site personnel - covering general safety, personal protective clothing and equipment, cutting and welding, fire protection, first aid, amenities, removal of hazardous material and electrical safety; and
- Protection of adjoining buildings and protection of immediate environment - covering requirements relating to access and egress, damage and structural integrity, vibration and concussion, weatherproofing, burning, dust control, noise control, protection of public roads and protection of sewers and water courses; and protection of the site.

The regulations require a copy of AS 2601 to be at every site during demolition, except where the structure is a fence or wall less than 1.8 metres in height or a building or structure less than 2 metres in height. The contractor will be advised of these requirements prior to commencing works.

5.4.3 EPA *Waste Classification Guidelines Part 1: Classifying Waste*

Waste streams likely to be generated during construction would include demolition wastes such as wood, nails and concrete. Hazardous materials would be handled separately in accordance with the recommendations of the Hazardous Materials Survey (refer to Appendix B)

Offsite disposal of the above materials would be undertaken in accordance with the *EPA Waste Classification Guidelines Part 1: Classifying Waste* (EPA, 2014). The classification for such materials, the timber, concrete and metal would be classified as General Solid Waste (non-putrescible) which would be disposed of at a licenced landfill. The quantities and locations for disposal of wastes would be determined by the construction contractor and included in the WMP.

6. Conclusion

The matters for consideration in determining a development application as identified in section 4.15 of the EP&A Act are discussed below.

6.1 Environmental Planning Instruments – Section 4.15(a)

The provisions of relevant environmental planning instruments relating to the proposed development are provided in this SEE and have been satisfactorily addressed.

6.2 Impacts of the Development – Section 4.15(b)

An assessment of key issues relating to the proposed development is provided in this SEE. It is considered that the likely impacts of the development, have been satisfactorily addressed.

The Proposal will not have a significant impact on key views or aesthetic qualities of the Matong Street Conservation Area.

6.3 Suitability of the Site – Section 4.15(c)

The site context as described in Section 3 of this SEE.

The Hall is currently disused, lacking in its original character and showing signs of ongoing deterioration. As the land manager of the site Crown Lands has determined that the demolition of the Hall is the most appropriate management option. Especially considering the establishment of a new community hall at Wood Street.

Overall, the subject development is considered satisfactory in terms of the likely impacts of the development and, as such, the subject site is considered suitable for the proposed development.

6.4 Submissions – Section 4.15(d)

Any submissions received will be considered by Council.

6.5 The Public Interest – Section 4.15(e)

The building is located within the Matong Street Conservation Area; however, the building is not a contributory item and may be demolished without significant impact to the values of the area. Despite this, the building did serve as a central community centre and dates back to at least 1910. As such the hall is likely to hold some remaining community value. As such Council will publish this SEE for public submissions as a matter of public interest, and any submissions would be addressed by Crown Lands if requested.

7. References

DECC. (2009). *Interim Construction Noise Guideline.*
EPA. (2014). *Waste Classification Guidelines Part 1: Classifying Waste .*
EPA. (2020). *Draft Construction Noise Guideline.*

Appendix A Asset Condition Assessment

Department of Planning, Housing and Infrastructure

dphi.nsw.gov.au

Matong Hall

Asset Condition Assessment

August 2024

Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land, and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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Matong Hall

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More information

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Acknowledgements

This document was prepared by Stantec Australia (“Stantec”) for the account of Department of Planning, Housing and Infrastructure (DPHI), Crown Lands and Public Spaces (the “Client”). The conclusions in the Report titled Condition Assessment Report are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

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DPHI-MC-R-WC-V1.0

Contents

1 Executive Summary

Stantec has been entrusted with overseeing the assessment and management of assets within the Crown Lands and Public Spaces (CL). This diverse portfolio requires expert guidance to evaluate and document the current condition and status of various fixed assets. Stantec's role includes incorporating this information into the CL Asset Register. Given the varied nature of the portfolio, asset assessments are conducted on a case-by-case basis, considering factors such as the intended future use of the site and the need to meet public requirements.

This report is prepared and presented to CL based on the findings from the following:

- Agreement with CL: Stantec collaborated with CL to establish a common understanding of the site.
- Site Inspections: Rigorous inspections were conducted to assess the condition of the site.
- Data Analysis: Stantec analysed the inspection data to inform decision-making.

This report provides a summary of visual inspections and condition assessment of the property located at:

Lot 2 Section 6, 24-30 Matong Street, Matong, NSW.

Matong Hall, nestled in the Southwest region of the CL, is a community site comprising a single storey building and its surrounding infrastructure assets including an entrance path and fences and gates. Please refer to Section 3.8 , titled "Site Hazards", for information on the hazards identified during the inspection of this site.

Given the poor state of this site, a business case for repairs should be prepared, or the site considered for demolished.

Please see the summary of Asset Condition Assessment, Defects and Defect Rectification Costs for this site in the following tables.

Average Condition of the Site and Each Asset Type

Asset Type	Asset Name	Average Condition Rating	Average Functionality Rating
Buildings	Matong Hall	3.8	1.5
Buildings Total		**3.8**	**1.5**
Infrastructure	Fences and Gates	3.0	3.0
	Pathway	3.0	1.0
Infrastructure Total		**3.0**	**2.0**
Grand Total		**3.7**	**1.6**

Summary of Asset Conditions

		Count of Condition Rating						
Asset Type	**Asset Name**	**1 – Very Good**	**2 – Good**	**3 - Fair**	**4 - Poor**	**5 - Very Poor**	**Grand Total**	**% of Total**
Buildings	Matong Hall			4	6	2	**12**	**86%**
Buildings Total				4	6	2	**12**	**86%**
Infrastructure	Fences and Gates			1			**1**	**7%**
	Pathway			1			**1**	**7%**
Infrastructure Total				2			**2**	**14%**
Grand Total				**6**	**6**	**2**	**14**	
% of Total				**43%**	**43%**	**14%**		

Summary of Projected Defect Rectification Costs

		Defect Rating				
Asset Type	**Asset Name**	**1 - Critical**	**2 - Priority Maintenance**	**3 - Regular Maintenance**	**Grand Total**	**% of Total**
Buildings	Matong Hall	$11,600	$169,700	$1,800	**$183,100**	**100%**
Buildings Total		**$11,600**	**$169,700**	**$1,800**	**$183,100**	**100%**
Infrastructure	Fences and Gates	$-	$-	$-	**$-**	**0%**
	Pathway	$-	$-	$-	**$-**	**0%**
Infrastructure Total		**$-**	**$-**	**$-**	**$-**	**0%**
Grand Total		**$11,600**	**$169,700**	**$1,800**	**$183,100**	
% of Total		**6%**	**93%**	**1%**		

Summary of Observed Defects

Asset Type	**Asset Name**	**Count of Defect Types**								
		Blocked	**Damaged**	**Insect/Animal Damage**	**Insufficient**	**Leaking**	**Subsidence**	**Wear and tear**	**Grand Total**	**% of Total**
Buildings	Matong Hall	1	3	2	1	1	1	2	**11**	**100%**
Buildings Total		1	3	2	1	1	1	2	**11**	**100%**
Infrastructure	Fences and Gates	-	-	-	-	-	-	-	-	**0%**
	Pathway	-	-	-	-	-	-	-	-	**0%**
Infrastructure Total		-	-	-	-	-	-	-	-	**0%**
Grand Total		**1**	**3**	**2**	**1**	**1**	**1**	**2**	**11**	
% of Total		**9%**	**27%**	**18%**	**9%**	**9%**	**9%**	**18%**		

2 Introduction

This report summarises the outcomes of visual inspection and condition assessment of the Matong Hall located at Lot 2 Section 6 DP 758657 24-30 Matong Street, Matong, NSW.

The site is a recreational site with local heritage featuring a single-storey building surrounded by essential infrastructure. The Matong Hall's exterior is clad in classic weatherboard with a tin roof. An external toilet is placed at the southern end. Historically, the hall was expanded westward, adding an annex that runs the length of the building, followed by a small kitchen extension.

Internally, the main hall presents a stage at the southern tip, backed by a private backstage area. The annex serves as a dining space, with convenient bathroom facilities located at its southern end. The kitchen lies further west, completing the annex. The site's infrastructure is rounded out with front entrance metal and the concrete fencing path.

2.1 Purpose

The primary objective of this report is to outline findings from a comprehensive visual inspection and assessment of built infrastructure assets and their surroundings carried out by Stantec on the Matong Hall as agreed by CL.

The assessment includes physical asset identification, quantity determination, condition evaluation, identification of pre-existing defects and assessment of costs associated with defect repairs.

3 Site Information and Scope

3.1 Site Details

Asset ID: SW01_Ma

Location: 24-30 Matong Street, Matong, NSW 2652 (Lot 2 Section 6 DP 758657)

The Matong Hall, located at Matong Street, Matong, NSW, functions as a recreational site with local heritage significance. The Matong Hall is a single-story building with weatherboard wall cladding and tin roofing, featuring an annex and kitchen extension. It has a stage, dining area, bathrooms, and a kitchen. The site is well-equipped with an external toilet, secure fencing, gates, and an entrance path.

The site's average condition was rated at 3.7, indicating a Poor state. Meanwhile, the average functionality rating stood at 1.6, suggesting that it was somewhat fit for its intended purpose.

Site Plan:

Figure 0-1 provides an overview of the Matong Hall:

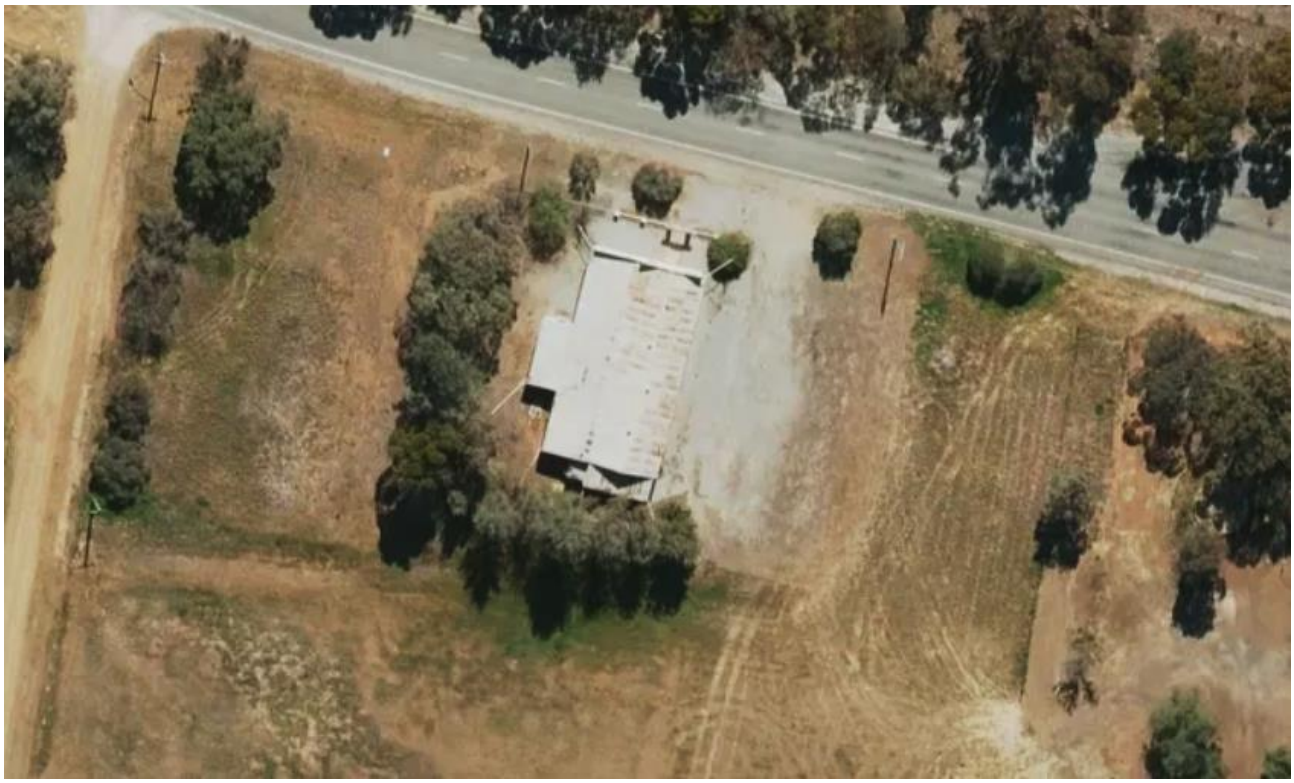


Figure 0-1 Matong Hall

Figure 0-2 provides an overview of the Matong Hall boundaries according to its Lot and DP number.

Figure 0-2 Matong Hall Boundaries

Table 0-1 and Table 0-2 comprise photographs of the North, South, East, and West elevations of the Matong Hall on this site:

Table 0-1 Matong Hall North and South Elevation Photos

North Elevation	South Elevation
	

Table 0-2 Matong Hall East and West Elevation Photos

East Elevation	West Elevation
	

3.2 Summary of Assets

The assets included on this site were categorised as asset types of Buildings and Infrastructure. The only building asset on this site was the Matong Hall. The infrastructure assets comprised 2 assets, which are:

- Fences and Gates

- Pathway

The total number of asset subtypes assessed on this site was 14. For a detailed breakdown of the asset subtypes within each asset type, refer to Table 0-3.

Table 0-3 Summary of assets at Matong Hall

Asset Type	Asset Name	Asset Subtype	Count of Stantec Subtype ID
Buildings	Matong Hall	Electrical Services	2
		Finishes	3
		Fittings	2
		Hydraulic Services	2
		Roof Cladding	1
		Substructure	1
		Superstructure	1
Buildings Total			12
Infrastructure	Fences and Gates	Fences and barriers	1
	Pathway	Pathways and cycleways	1
Infrastructure Total			2
Grand Total			**14**

3.3 Site Services

Table 0-4 provides an overview of the information from inspections regarding the building services. During the inspection, we verified the presence of several critical documents, including the Building Management System (BMS), Maintenance Schedule/Record, Fire Safety Certificate/Schedule, Asset Register, Contamination Register, and any other relevant documentation.

We also assessed the availability of fire safety equipment such as extinguishers, blankets, sprinklers, fire doors, etc., as well as smoke detectors, RCDs (Residual Current Devices), and circuit protections.

Additionally, we assessed the availability of energy generation and storage systems, including solar panels, wind turbines, petrol generators, and battery storage. Finally, we assessed the availability of water storage services, including water tanks, reservoirs or ponds.

Table 0-4 Services Checklist

Asset Type	Asset Name	Documentation	Fire Safety Equipment	Smoke Detectors	RCDs/Circuit Protection	Energy Generation/ Storage	Water Storage
Buildings	Matong Hall	No	No	No	Yes	No	No

3.4 Condition Profile

A condition score was assigned with a 1 to 5 rating as detailed in the Condition Index Table in the Condition Assessment Guide. The condition profile for the Matong Hall is shown in Figure 0-3. As illustrated in this figure, there were no assets with condition ratings of 1, indicating that none of the assets on this site were in a Very Good condition.

Most assets within this site (12 by count or 86%) were in a 3-fair or 4-Poor condition. Figure 0-3 illustrates that of these, 10 assets including 4 assets with 3-Fair condition and 6 assets with 4-Poor condition were categorized under building asset type and 2 assets with 3-Fair condition were under infrastructure asset type. The subsequent category includes assets in 5-Very Poor condition, encompassing 2 building assets.

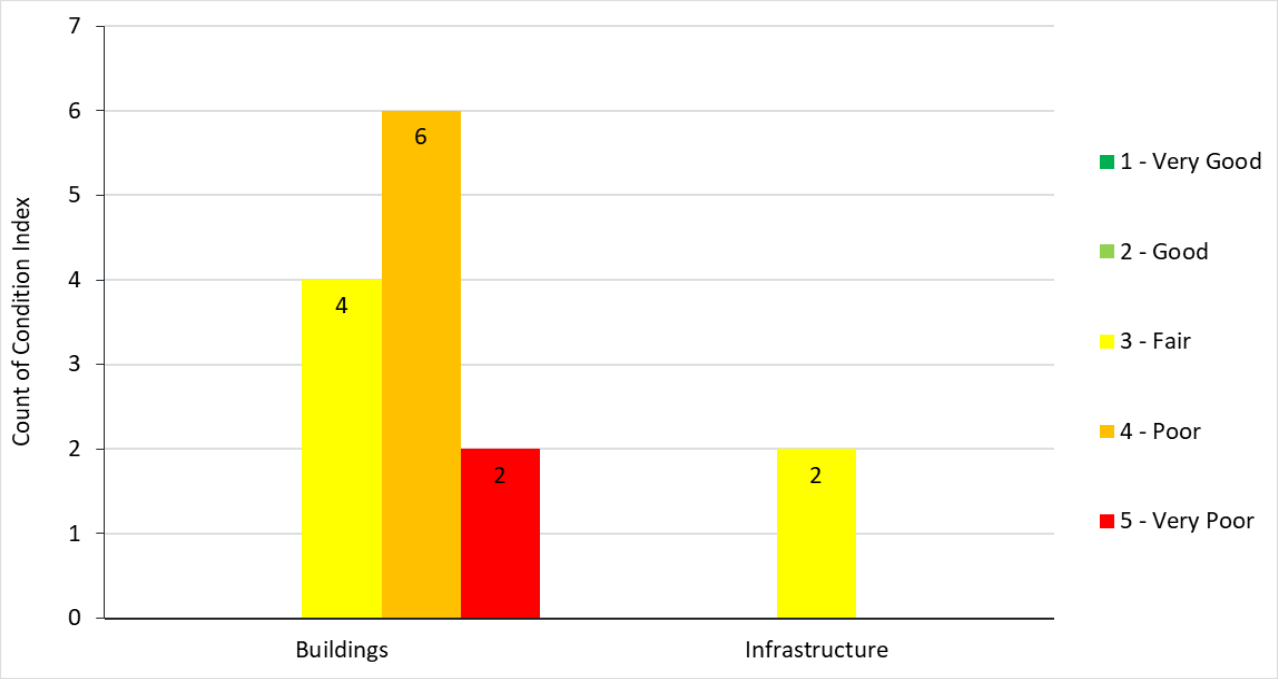


Figure 0-3 Condition Index Count by Asset Type

Figure 0-4 illustrates the distribution of condition indexes across various assets. Notably, many assets with a condition rating of 4-poor were in the Matong Hall building. Following that, four assets rated as 3-Fair and two assets with condition rating of 5-Very Poor were also situated in the Matong Hall.

Assets with a condition rating of 3-Fair were scattered across the Fences and Gates and the Pathway.

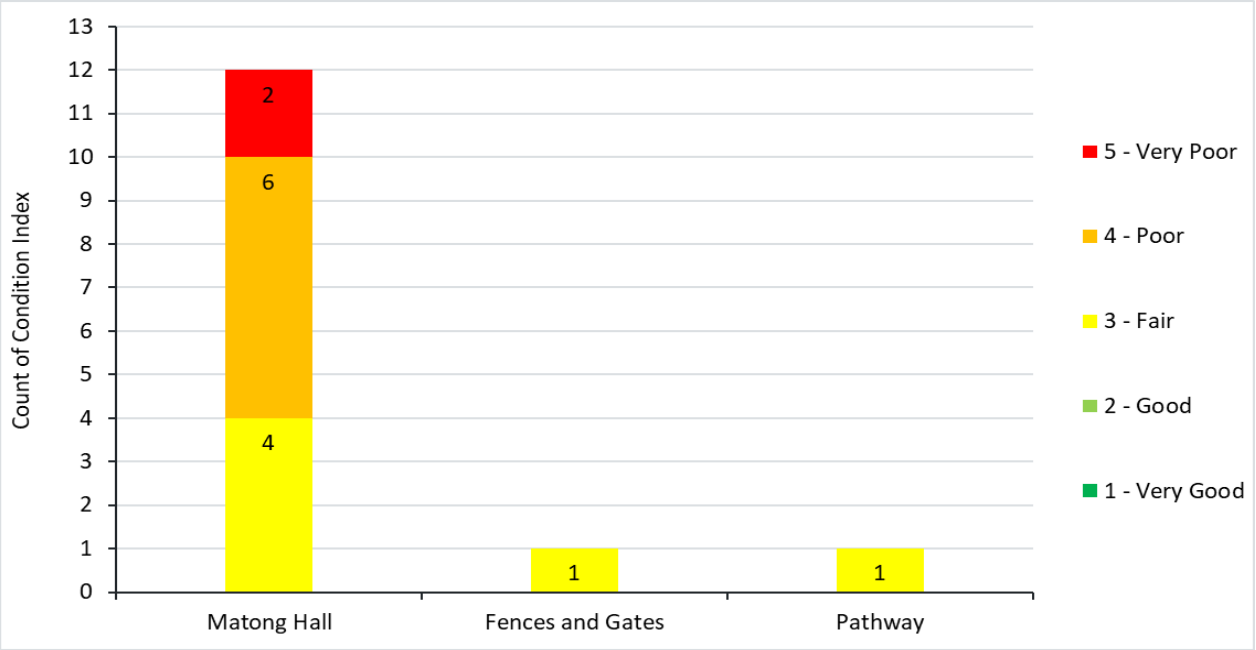


Figure 0-4 Distribution of Condition Index Across Assets

Please refer to Appendix C - Assets with Condition ratings 4 and 5 for details and photos on assets with Poor and Very Poor conditions.

3.5 Functionality Profile

A Functionality score was assigned with a 1 to 3 rating as detailed in the Functionality Index Table in the Condition Assessment Guide. From the total of 14 assets, 8 or 57% of assets had functionality score of 1 and were fit for purpose. The Functionality profile for the Matong Hall is shown in Figure 0-5.

It indicates that most assets within the Buildings asset type were deemed fit for purpose (assuming they were in a good condition). The next group includes four assets in Buildings assets that were categorized as somewhat fit for purpose. Additionally, the figure notes that there are 2 assets which were either unfit for purpose or missing; this includes 1 asset in the buildings and 1 in infrastructure asset types.

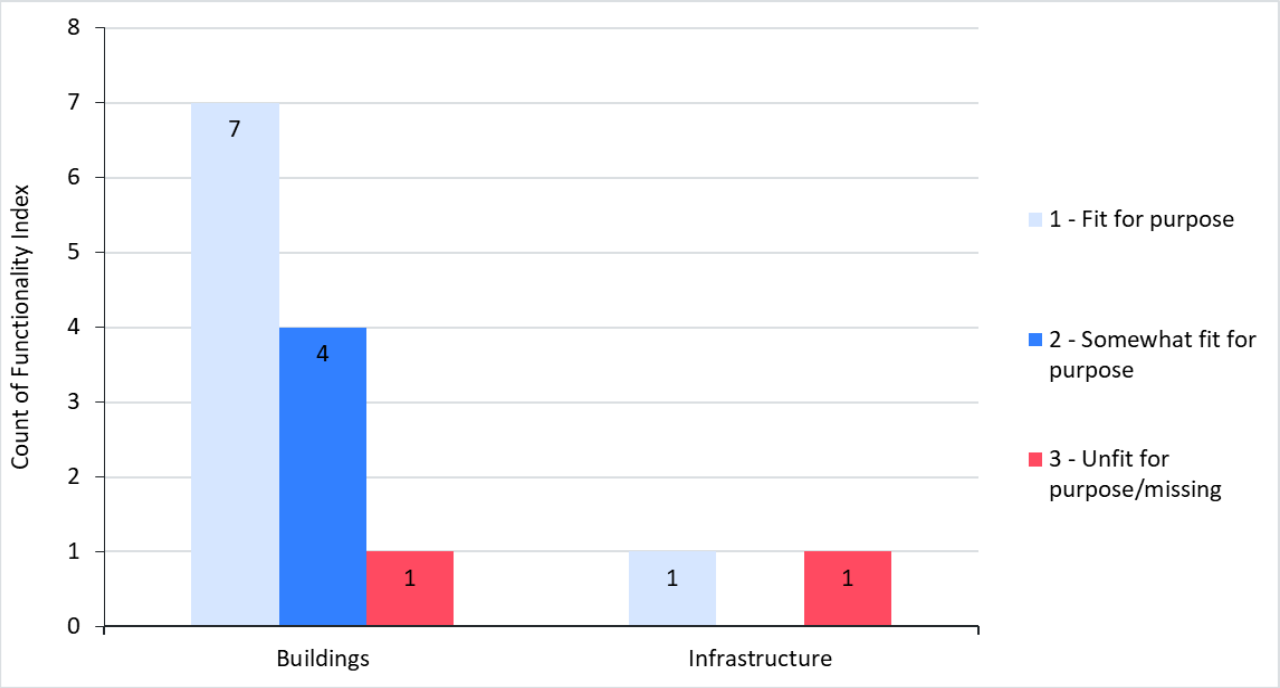


Figure 0-5 Functionality Index Count by Asset Type

Figure 0-6 illustrates the distribution of functionality indexes across various assets. Notably, four assets with a functionality rating of 2 (Somewhat fir for purpose) were part of the Matong Hall building. These Assets included the following:

- Foundations
- Switchboards and lighting
- Gutters and Downpipes
- Tapware and fittings

Subsequently, two assets as part of Matong Hall and Fences and Gates assets were deemed unfit for purpose (functionality index 3). The list of these assets is as below:

- Matong Hall – Kitchen Fitout
- Fences and Gates - Front Entrance Fencing

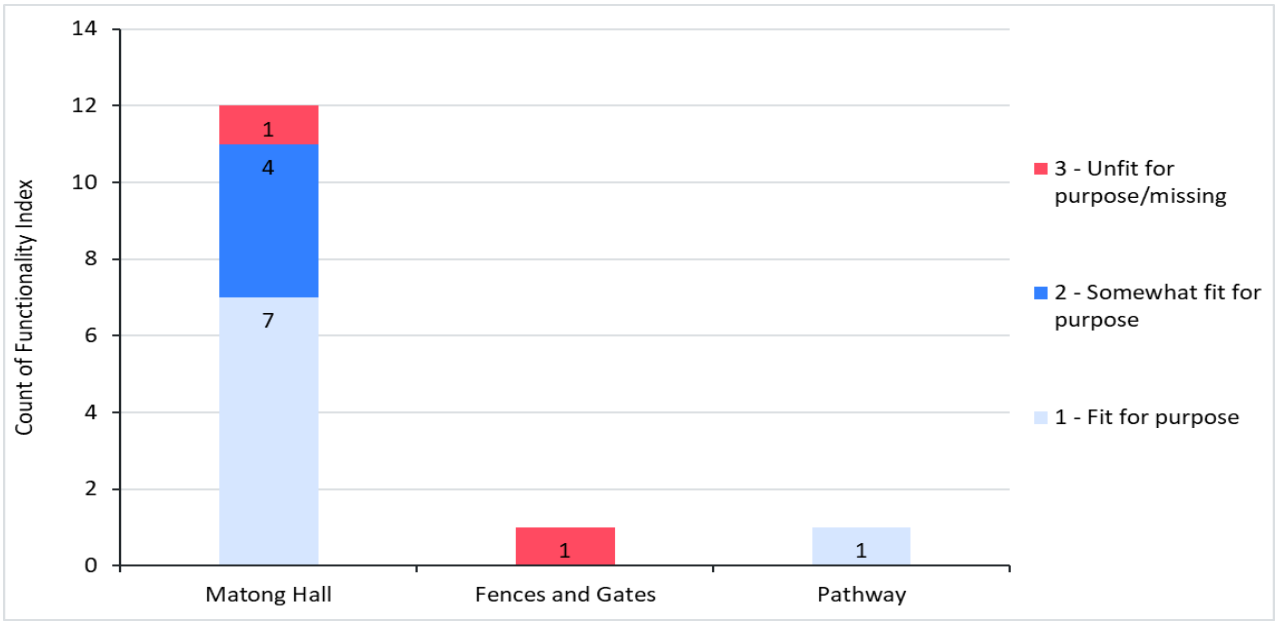


Figure 0-6 Distribution of Functionality Index Across Assets

3.6 Accessibility Profile

An Accessibility Score was assigned on a scale of 1 to 3, as detailed in Accessibility Index Table in the Condition Assessment Guide. Within this site, all assets received an accessibility rating of 2, indicating that some areas were accessible for people with disabilities.

Out of a total of 3 assets, 1 asset from Buildings asset type and 2 assets from Infrastructure asset type some accessibility provisions for individuals with disabilities. Importantly, no building on this site provided full accessibility. These findings are visually represented in Figure 0-7.

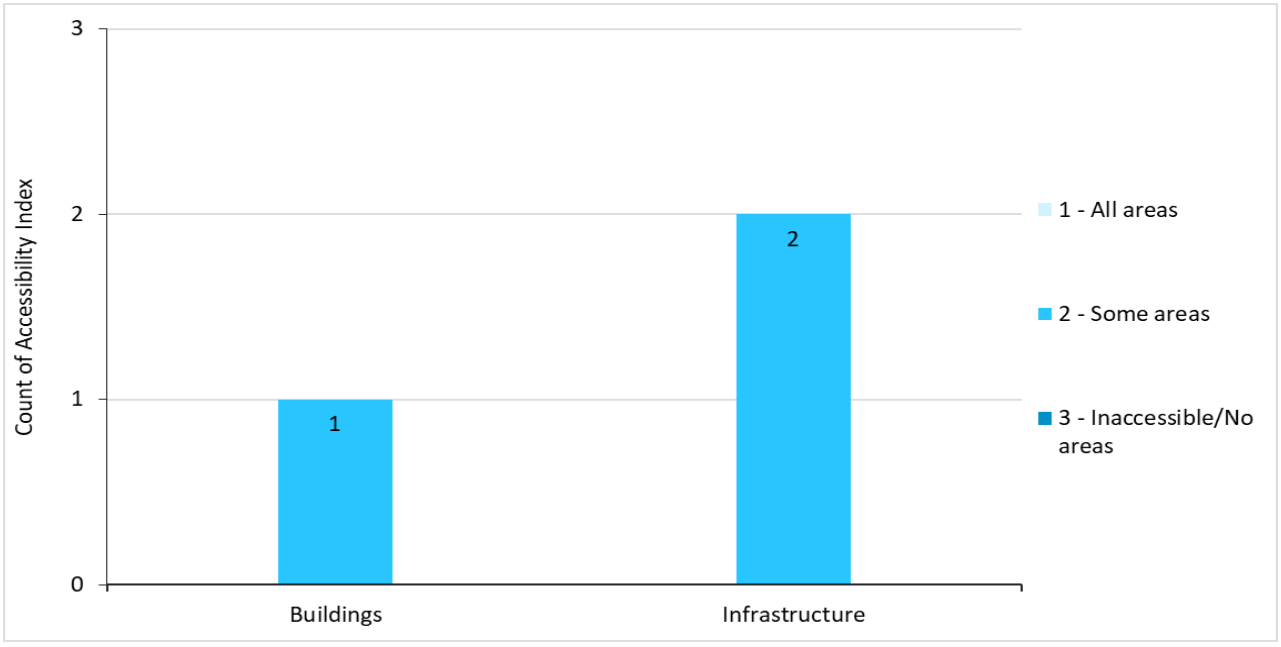


Figure 0-7 Accessibility Index Count by Asset Type

Figure 0-8 illustrates the distribution of Accessibility indexes across various assets.

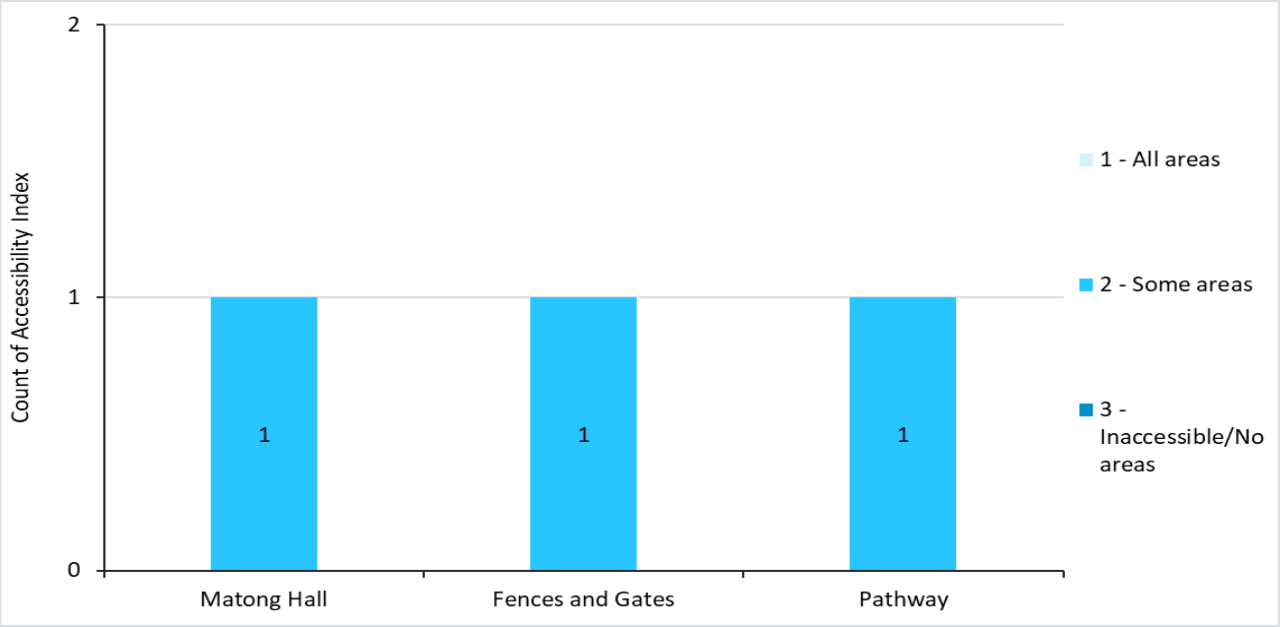


Figure 0-8 Distribution of Accessibility Index Across Assets

3.7 Defect Rectification Forecast

The total defect rectification cost is projected to be $183,100, excluding the cost of repairs to the foundations. For comparison, the demolition cost of this building would be approximately $35,000.00 for a hall of this size.

The forecasted defect costs are shown in Figure 0-9. Notably, there are significant expenditures projected for rectification of defects with rating of 2. The second group of costs are primarily due to rectification of defects with rating of 1. The last group of defect rectification costs are related to the defects with rating of 3.

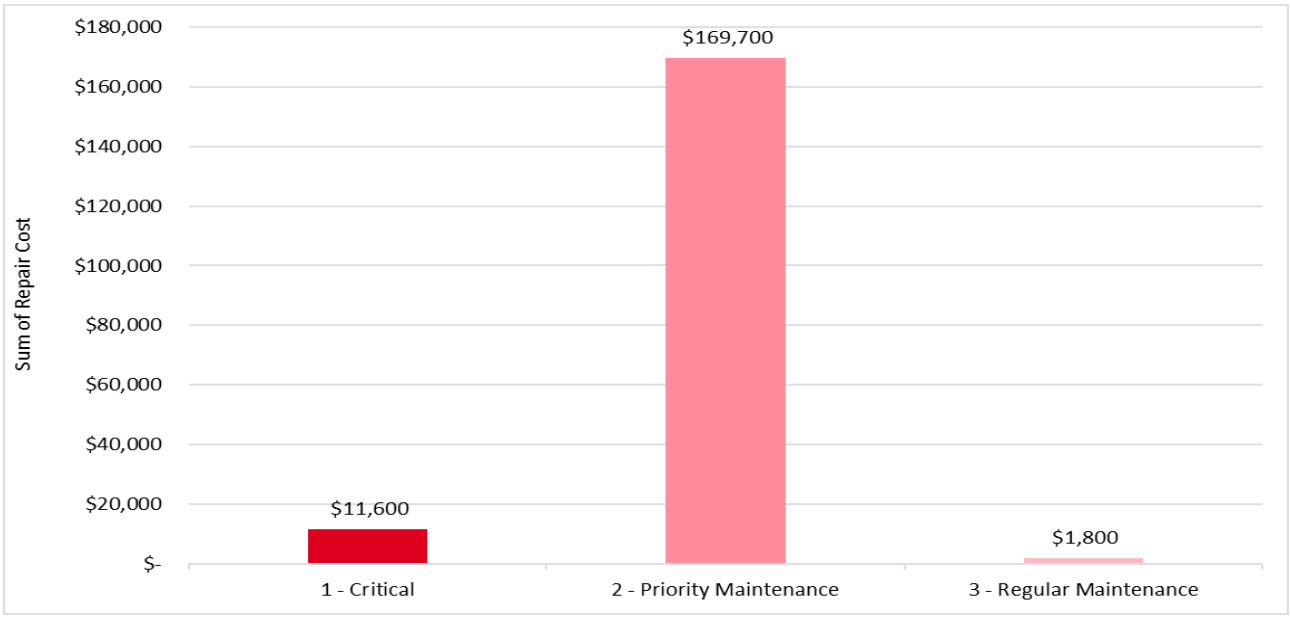


Figure 0-9 Projected Repair Costs

The forecasted defect rectification expenditure per asset type is shown in Figure 0-10. The graph illustrates that all costs related to rectification of defects with ratings 2, 1 and 3 are projected to be spent on Buildings asset types.

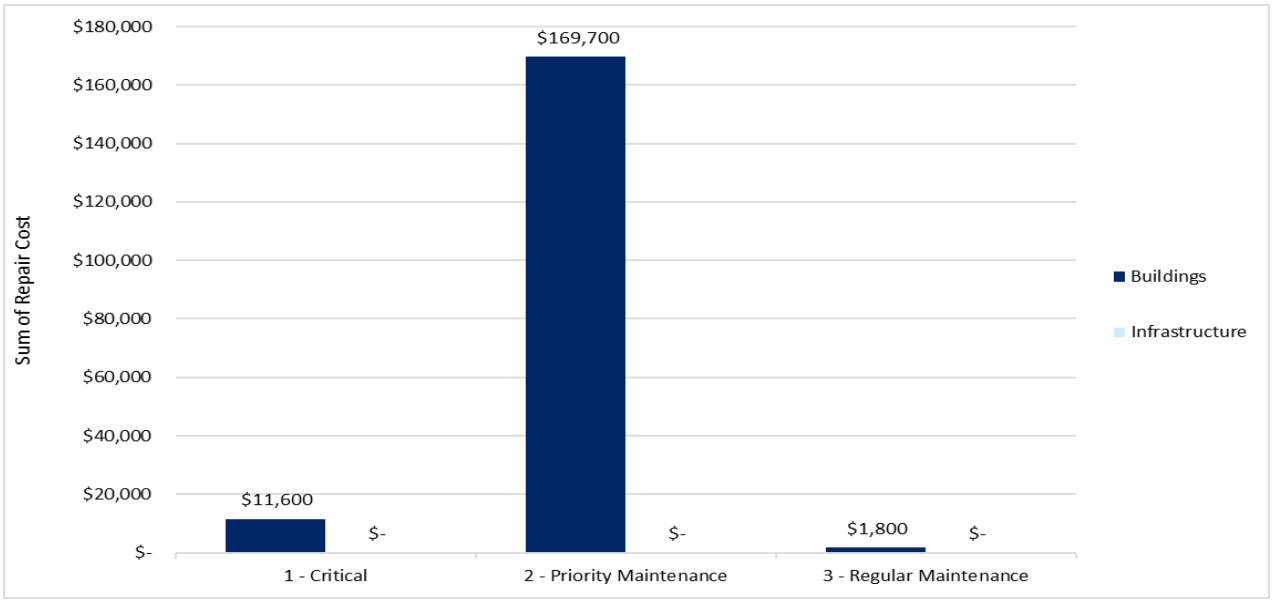


Figure 0-10 Projected Repair Costs per Asset Type

The projected defect rectification costs to be addressed for each asset are shown in Figure 0-11. In the Buildings asset category, there are defects that need to be repaired within the next month which are part of the Matong Hall.

Within the next 6 to 12 months, most costs will be spent on Matong Hall assets. Finally, a smaller portion of defects withing the Matong Hall need to be repaired after the next year.

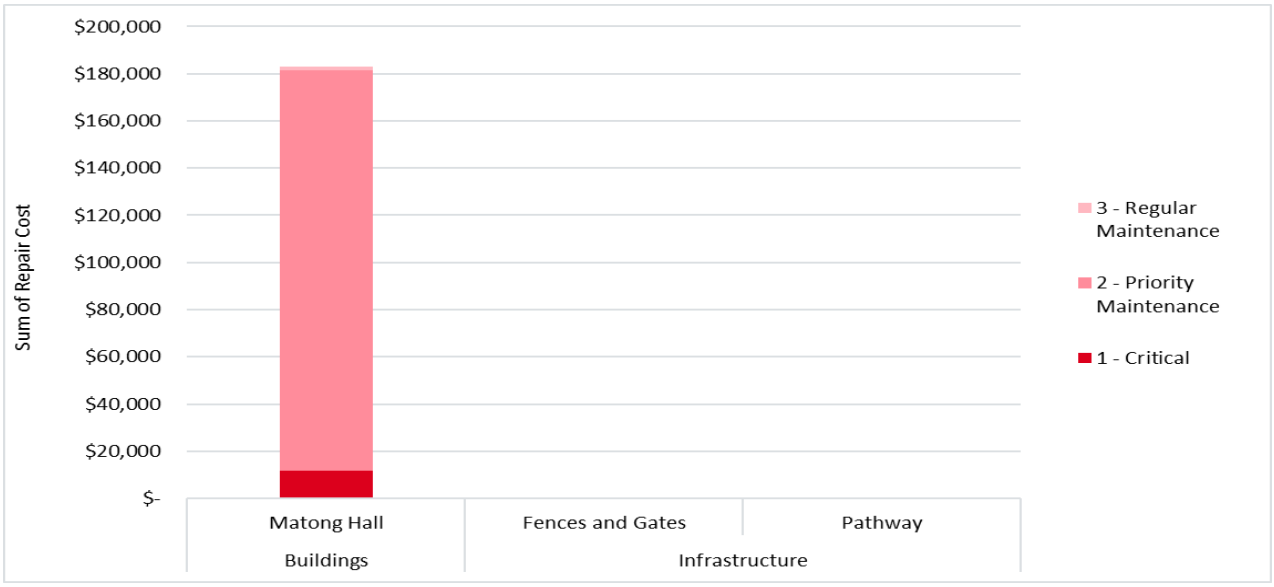


Figure 0-11 Projected Repair Costs per Asset

3.8 Site Hazards

Hazards identified on the site can be summarised as below:

Trip Hazard:

Rubbish lying around and overgrown grass can create obstacles, increasing the risk of tripping and falling.

Snake Habitat:

The grass in the area was long and unmaintained. Long grass provides an ideal hiding spot for snakes, increasing the risk of snake bites.

4 Defects and Repairs

During the inspection, defects were identified, assessed, and photographed. Table 0-5 summarises the total defect rectification costs per defect rating:

Table 0-5 Repair Costs per Defect Rating

Defect Rating	Client Repair Date Range	Count of Stantec Defect ID	Sum of Repair Cost
1	0-30 Days	2	$11,600
2	6-12 months	8	$169,700
3	> 12 months	1	$1,800
Grand Total		**11**	**$183,100**

Priority defects with a ranking of 1, as specified by CL, require immediate notification or action within 0 to 30 days. The minimum requirement is to ensure safety until permanent repairs can be undertaken. Table 0-6 presents a list of defects with a defect index of 1:

Table 0-6 List of Priority 1 Defects

Asset Name	Asset Subtype	Defect Type	Defect Description
Matong Hall	Hydraulic Services	Blocked	Gutters blocked and need to be cleaned
	Substructure	Subsidence	Foundation stumps are deteriorating and subsiding. Floor is very uneven and bowed

Figure 0-12 presents an overview of defect distribution across the 14 assets inspected on this site. As seen from the figure, all defects were found in the Matong Hall building. Conversely, the fences and gates and the Pathway did not have any defects.

It is crucial to consider the number of defects in conjunction with the defect rating and criticality. For instance, even though all defects were in the Matong Hall, only two of them were critical defects that require immediate attention.

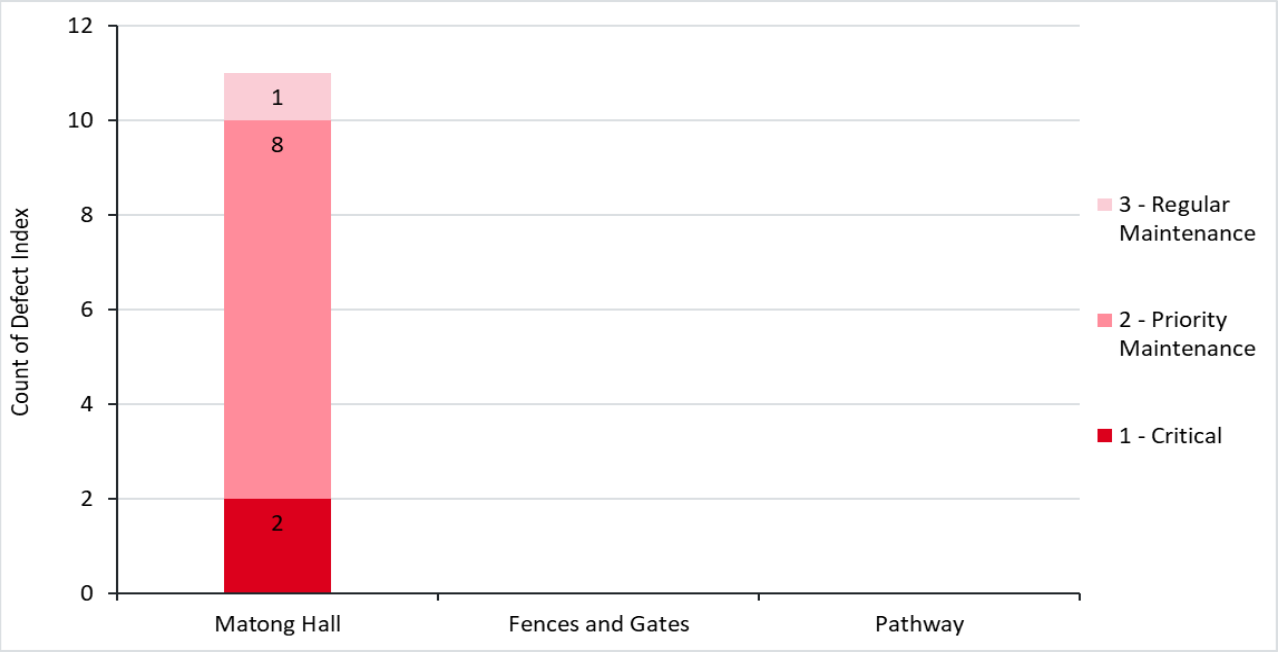


Figure 0-12 Defects Distribution Across Assets

Table 0-7 provides a comprehensive overview of the various types of defects, their respective ratings, and descriptions. It also details the required repairs and remedial actions for each asset.

Table 0-7 Summary of Defects and Proposed Repair Actions

Asset Name	Asset Subtype	Defect Type	Defect Rating	Defect Description	Client Repair Date Range	Repair Required	Sum of Cost
Matong Hall	Electrical Services	Insufficient	3	Insufficient lighting for size of rooms	> 12 months	Plan and add additional light fittings. (This is an improvement activity). Allow cost for a nominal eight (8) additional fittings.	$1,800
	Finishes	Damaged	2	Some panels are dislodged or damaged	6-12 months	Replace weatherboard panels in various locations around external of building. Allow 20m2.	$5,700
				Sections of eves are damaged and detached	6-12 months	Repairs to sofit panel on eves - replace damaged boards, east side.	$2,900
				Damaged floorboards	6-12 months	Replace damaged floorboards, allow 10m2.	$1,700
		Insect/Animal Damage	2	Beehive has set up in east wall	6-12 months	Arrange for beekeeper to remove and rehome beehive.	$1,700
		Leaking	2	Water marks /damage to ceiling panels	6-12 months	Replace all ceiling panels in building interior. (This repair is a renewal activity).	$58,400
		Wear and tear	2	Window architraves to be replaced or painted	6-12 months	Replace or repaint all window architraves. x15 windows	$1,400
	Hydraulic Services	Blocked	1	Gutters blocked and need to be cleaned	0-30 Days	Clean out all gutters around the building.	$1,600
	Roof Cladding	Wear and tear	2	Roof cladding is corroded and replacement to be planned.	6-12 months	Replace all roof sheeting (This repair is a renewal activity)	$96,600
	Substructure	Insect/Animal Damage	2	Evidence of animal ingress below building	6-12 months	Pest control and block up entrance locations: east, south and west sides.	$1,300
		Subsidence	1	Foundation stumps are deteriorating and subsiding. Floor is very uneven and bowed	0-30 Days	Investigate issues with foundations and repair as needed. Cost allowance for investigation only. Significant further works will be required.	$10,000
Grand Total							**$183,100**

Descriptions and images of all defects for each asset types and sub types are provided in Appendix D - Assets with Defects.

Appendix A - Asset Assessment Table

Please refer to asset register file for more details on assets' attributes.

Asset Register

Stantec Asset ID	Asset Type	Asset Name	Original Asset Use	Current Asset Use	Intended Asset Use
SW01_MA_A01	Buildings	Matong Hall	Community hall	Asset function	Continue "Current Use"
SW01_MA_A02	Infrastructure	Fences and Gates	Community hall	Asset function	Continue "Current Use"
SW01_MA_A03	Infrastructure	Pathway	Community hall	Asset function	Continue "Current Use"

Subtype Register

Stantec Asset ID	Asset Type	Asset Name	Stantec Subtype ID	Asset Subtype	Subtype Description
SW01_MA_A01	Buildings	Matong Hall	SW01_MA_A01_C01	Substructure	Foundations
SW01_MA_A01	Buildings	Matong Hall	SW01_MA_A01_C02	Superstructure	Framing

Stantec Asset ID	Asset Type	Asset Name	Stantec Subtype ID	Asset Subtype	Subtype Description
SW01_MA_A01	Buildings	Matong Hall	SW01_MA_A01_C03	Roof Cladding	Roofing
SW01_MA_A01	Buildings	Matong Hall	SW01_MA_A01_C04	Finishes	External Cladding
SW01_MA_A01	Buildings	Matong Hall	SW01_MA_A01_C05	Finishes	Walls and ceiling
SW01_MA_A01	Buildings	Matong Hall	SW01_MA_A01_C06	Finishes	Flooring
SW01_MA_A01	Buildings	Matong Hall	SW01_MA_A01_C07	Fittings	Bathroom Fitout
SW01_MA_A01	Buildings	Matong Hall	SW01_MA_A01_C08	Fittings	Kitchen Fitout
SW01_MA_A01	Buildings	Matong Hall	SW01_MA_A01_C09	Electrical Services	Ceiling Fans
SW01_MA_A01	Buildings	Matong Hall	SW01_MA_A01_C10	Electrical Services	Switchboards and lighting
SW01_MA_A01	Buildings	Matong Hall	SW01_MA_A01_C11	Hydraulic Services	Gutters and Downpipes
SW01_MA_A01	Buildings	Matong Hall	SW01_MA_A01_C12	Hydraulic Services	Tapware and fittings
SW01_MA_A02	Infrastructure	Fences and Gates	SW01_MA_A02_C01	Fences and barriers	Front Entrance Fencing
SW01_MA_A03	Infrastructure	Pathway	SW01_MA_A03_C01	Pathways and cycleways	Pathway

Appendix B - Defect Rectification Forecast

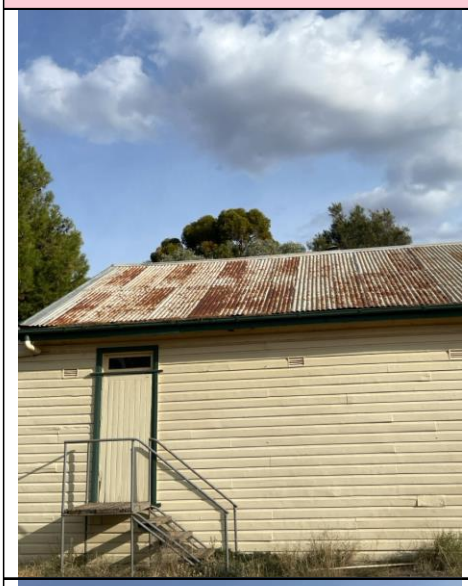
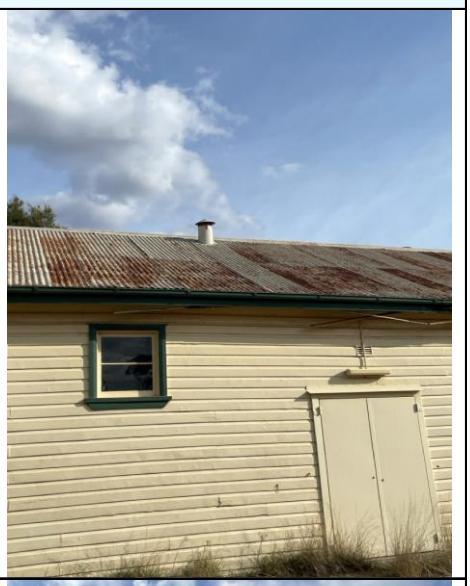
Defect Rating	Asset Type	Asset Name	Asset Subtype	Defect Type	Sum of Cost
1	Buildings	Matong Hall	Hydraulic Services	Blocked	$1,600
			Substructure	Subsidence	$10,000
2	Buildings	Matong Hall	Roof Cladding	Wear and tear	$96,600
			Substructure	Insect/Animal Damage	$1,300
			Finishes	Damaged	$10,300
				Insect/Animal Damage	$1,700
				Leaking	$58,400
				Wear and tear	$1,400
3	Buildings	Matong Hall	Electrical Services	Insufficient	$1,800
Grand Total					**$183,100**

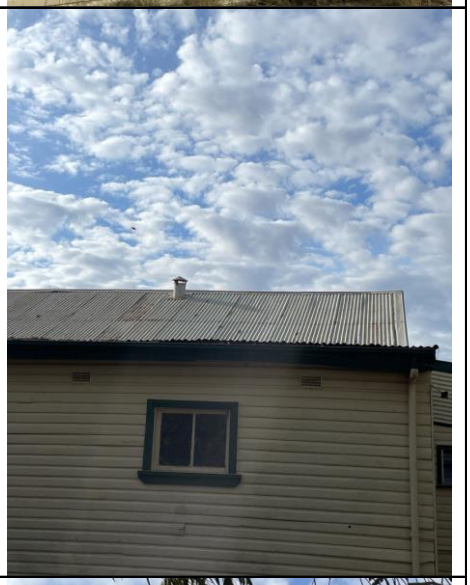
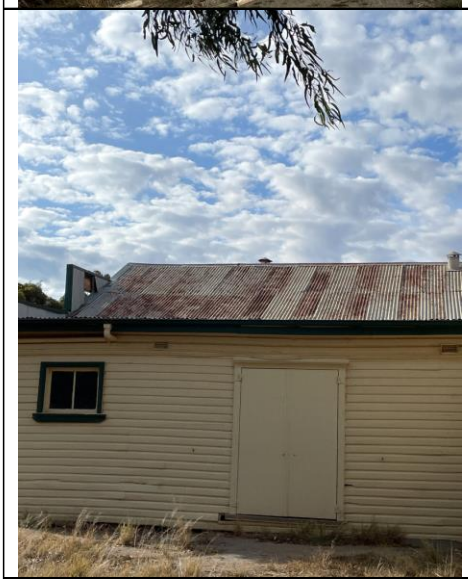
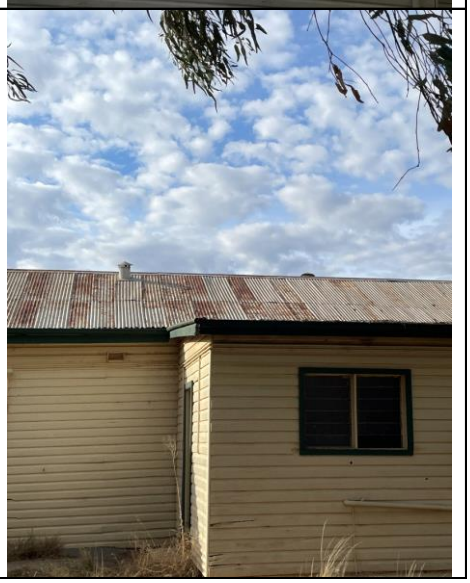
Appendix C - Assets with Condition ratings 4 and 5

A01 Matong Hall

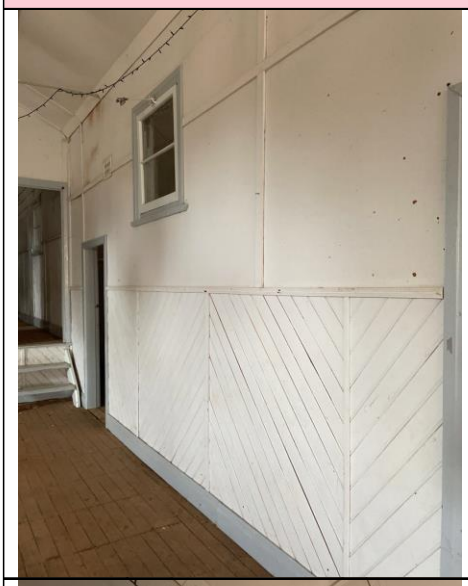
Asset Name Matong Hall **Subtype** Substructure **Subtype ID** SW01_MA_A01_C01 **Description** Foundations	**Condition Rating** 5 - Very Poor **Condition Comment** Stumps are deteriorating and subsidence is evident. Flooring shows subsidence and undulates across the hall, some sections have a notable amount of "bounce" while walking across the floor..
	
	
	

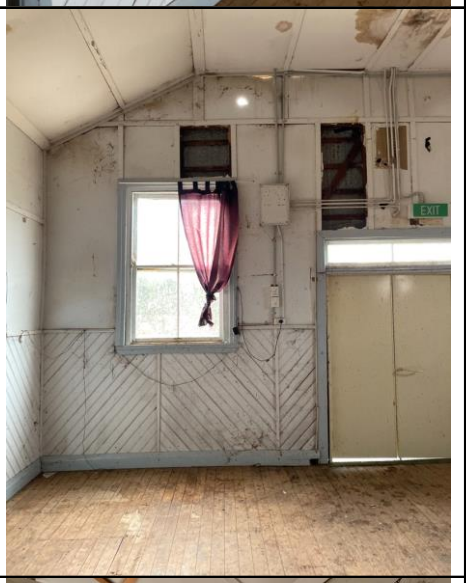
Asset Name	Matong Hall	**Condition Rating**	4 - Poor
Subtype	Roof Cladding	**Condition Comment**	
Subtype ID	SW01_MA_A01_C03	Corrosion over large part of roof, potential leaks as evidenced by water marks on ceiling panels	
Description			
Roofing			

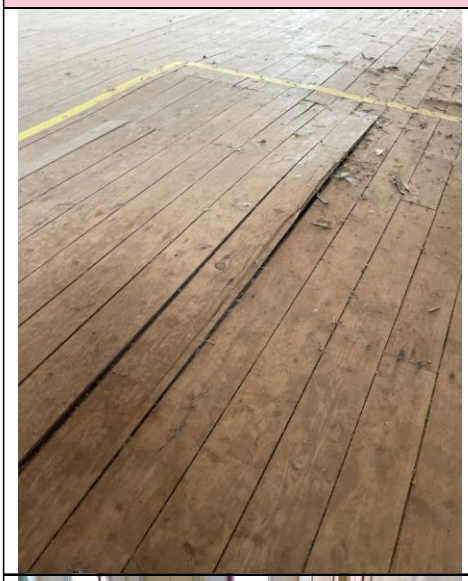
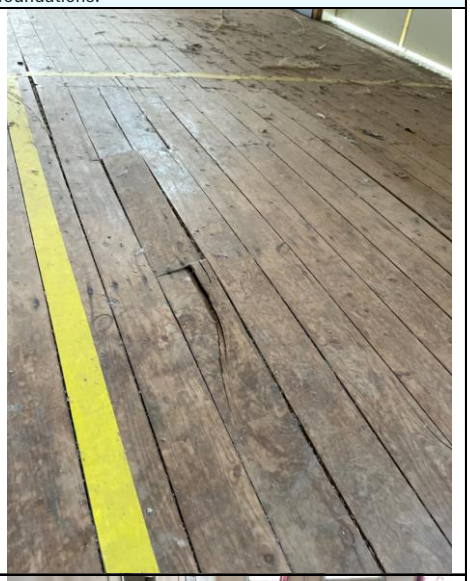
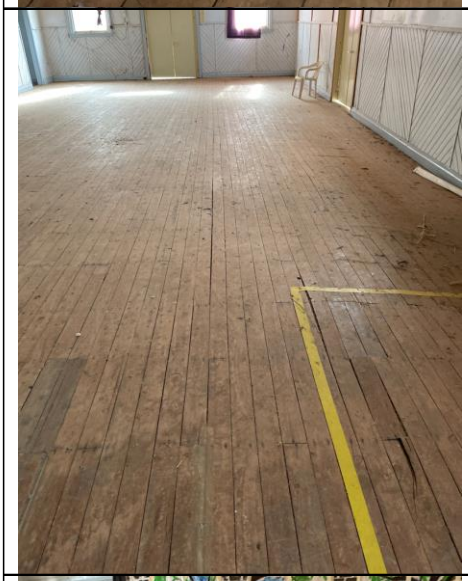
Asset Name	Matong Hall	**Condition Rating**	5 - Very Poor
Subtype	Finishes	**Condition Comment**	
Subtype ID	SW01_MA_A01_C05	Walls are showing wear, but serviceable. Ceiling is very poor, damaged sections and water marks. Window architraves are damaged and need replacing or repainting	
Description			
Walls and ceiling			

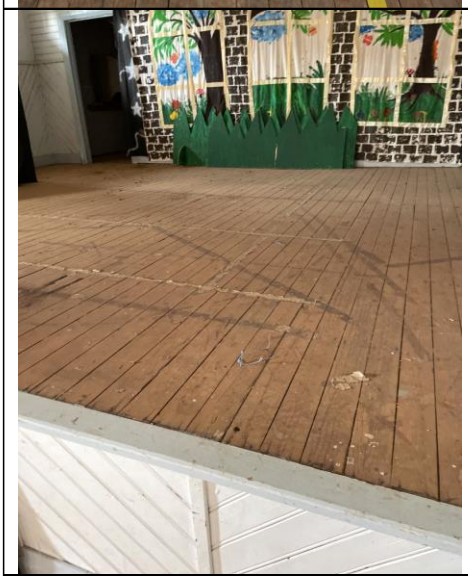


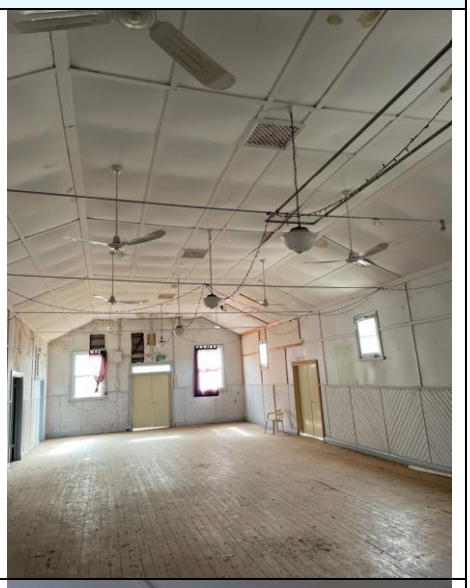
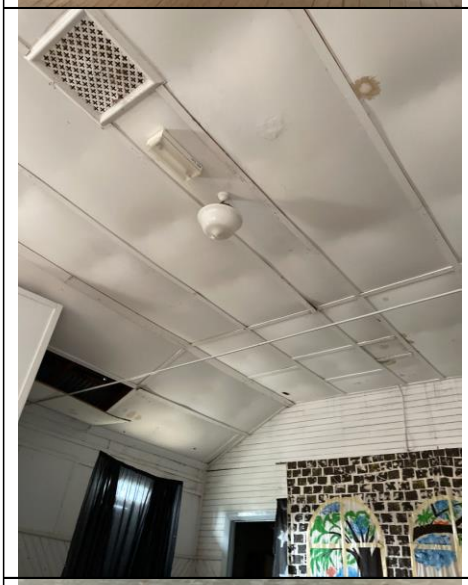
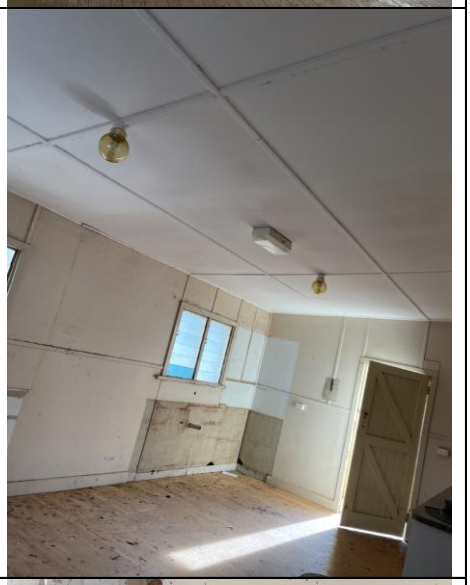
Asset Name	Matong Hall
Subtype	Finishes
Subtype ID	SW01_MA_A01_C06
Description	
Flooring	

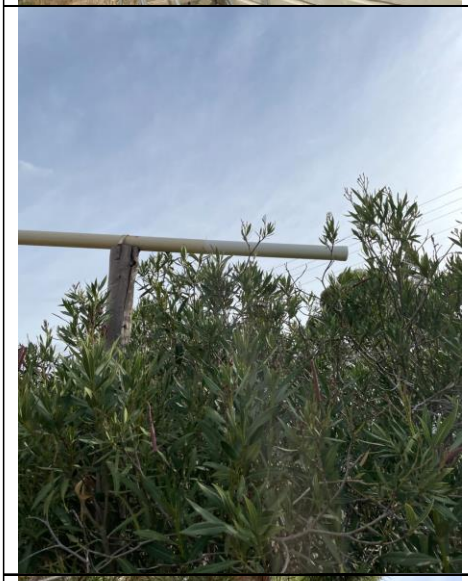
Condition Rating	4 - Poor
Condition Comment	
Some minor damage to Timbers mostly in the main hall, in annex and kitchen flooring is mostly serviceable. Major issue is a result of foundations, refer to oentry on foundations.	

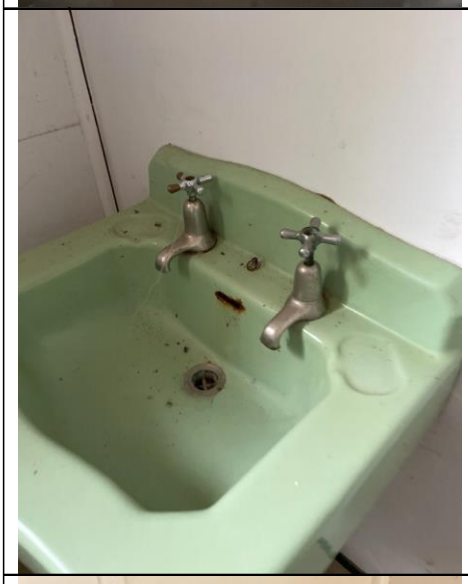
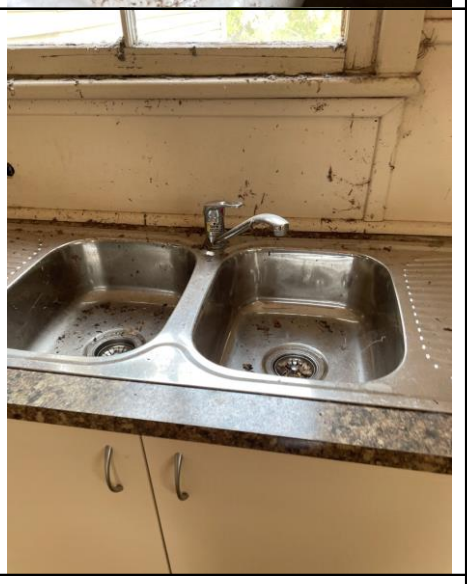







Asset Name Matong Hall **Subtype** Fittings **Subtype ID** SW01_MA_A01_C07 **Description** Bathroom Fitout	**Condition Rating** 4 - Poor **Condition Comment** Bathroom fitout is old and worn, reaching end of life. Plan replacement
	
	
	

Asset Name Matong Hall **Subtype** Electrical Services **Subtype ID** SW01_MA_A01_C10 **Description** Switchboards and lighting	**Condition Rating** 4 - Poor **Condition Comment** No electricity, can't test, fittings have bulbs. Switchboard is old, but has RCDs.
	
	
	

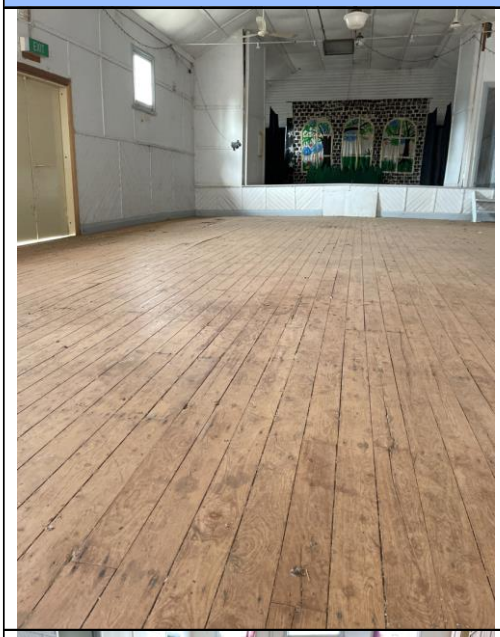
Asset Name Matong Hall **Subtype** Hydraulic Services **Subtype ID** SW01_MA_A01_C11 **Description** Gutters and Downpipes	**Condition Rating** 4 - Poor **Condition Comment** Gutters are clogged, require cleaning
	
	
	

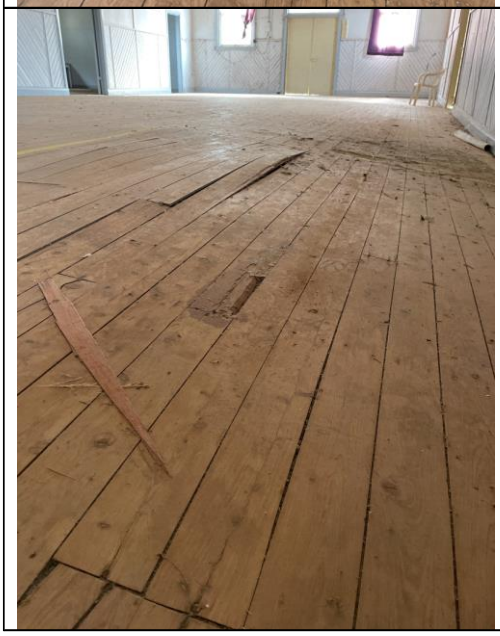
Asset Name Matong Hall **Subtype** Hydraulic Services **Subtype ID** SW01_MA_A01_C12 **Description** Tapware and fittings	**Condition Rating** 4 - Poor **Condition Comment** Items are old and worn, plan replacements
	
	
	

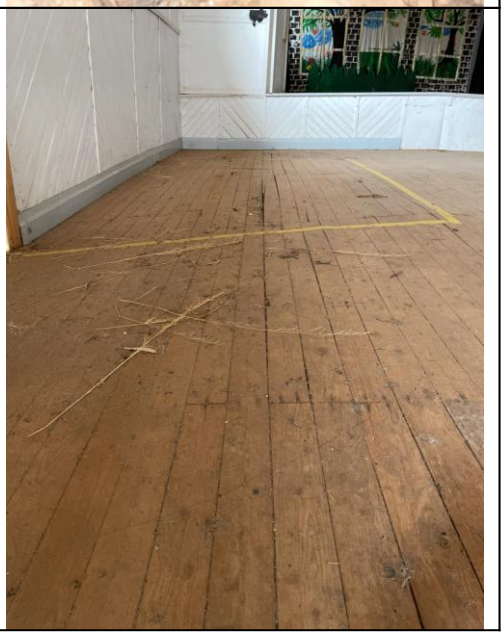
Appendix D - Assets with Defects

A01 Matong Hall

Asset Name	Matong Hall	**Defect ID**	SW01_MA_A01_C01_D02
Subtype	Substructure	**Defect Rating**	1 - Critical
Description	Foundations	**Repair Cost**	$10,000.00
Repair Required		**Defect Description**	
Investigate issues with foundations and repair as needed. Cost allowance for investigation only. Significant further works will be required.		Foundation stumps are deteriorating and subsiding. Floor is very uneven and bowed	



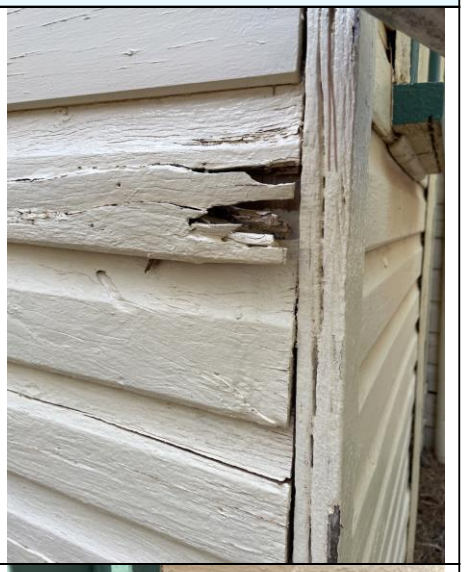


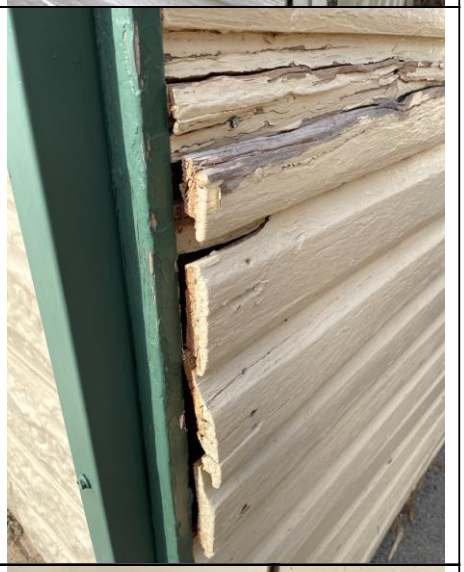
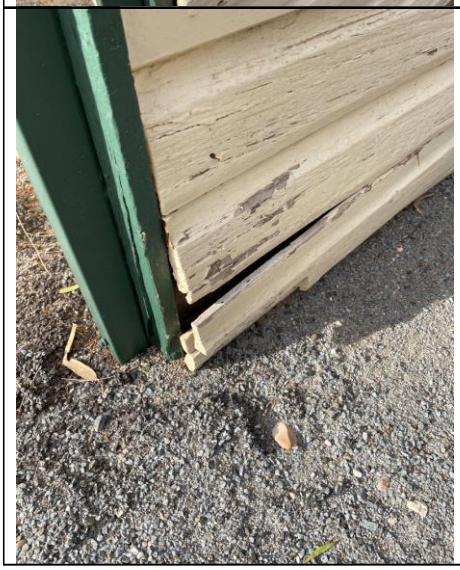
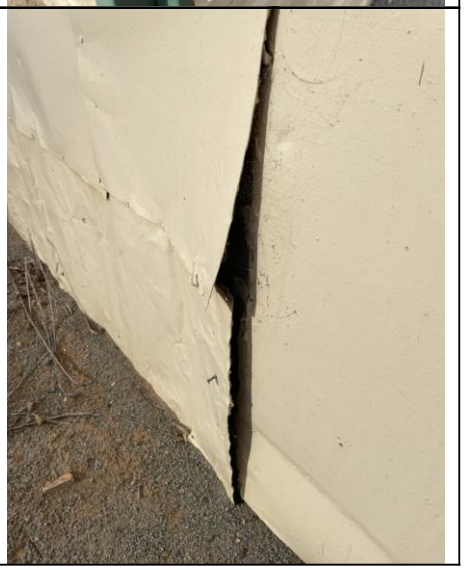


Asset Name	Matong Hall	**Defect ID**	SW01_MA_A01_C03_D01
Subtype	Roof Cladding	**Defect Rating**	2 - Priority (Planned
Description	Roofing	**Repair Cost**	$96,600.00
Repair Required		**Defect Description**	
Replace all roof sheeting (This repair is a renewal activity)		Roof cladding is corroded and replacement to be planned.	

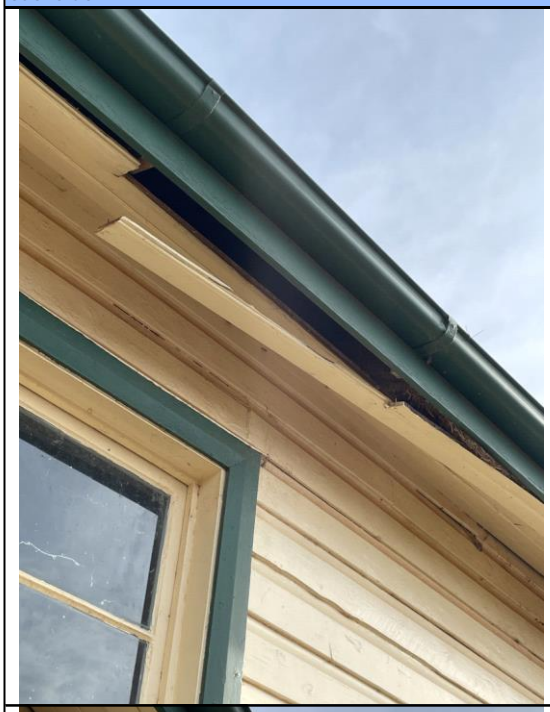
Asset Name	Matong Hall	**Defect ID**	SW01_MA_A01_C04_D01
Subtype	Finishes	**Defect Rating**	2 - Priority (Planned
Description	External Cladding	**Repair Cost**	$1,700.00
Repair Required		**Defect Description**	
Arrange for beekeeper to remove and rehome beehive.		Beehive has set up in east wall	

Asset Name	Matong Hall	**Defect ID**	SW01_MA_A01_C04_D02
Subtype	Finishes	**Defect Rating**	2 - Priority (Planned
Description	External Cladding	**Repair Cost**	$5,700.00
Repair Required		**Defect Description**	
Replace weatherboard panels in various locations around external of building. Allow 20m2.		Some panels are dislodged or damaged	

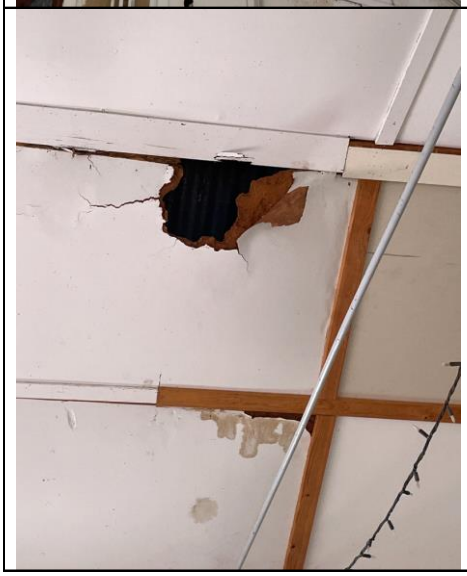
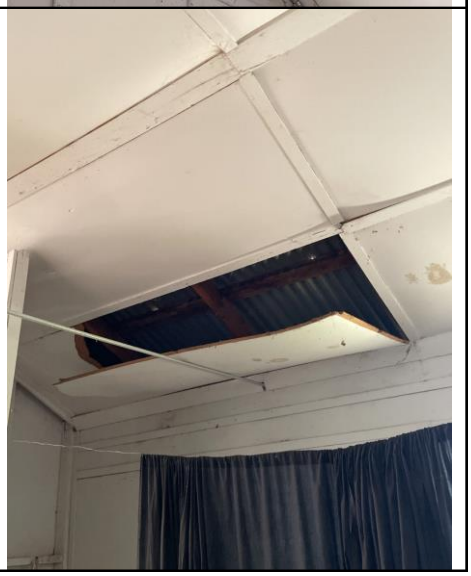
Asset Name	Matong Hall	**Defect ID**	SW01_MA_A01_C04_D03
Subtype	Finishes	**Defect Rating**	2 - Priority (Planned
Description	External Cladding	**Repair Cost**	$2,900.00
Repair Required		**Defect Description**	
Repairs to sofit panel on eves - replace damaged boards, east side.		Sections of eves are damaged and detached	



Asset Name	Matong Hall	**Defect ID**	SW01_MA_A01_C05_D01
Subtype	Finishes	**Defect Rating**	2 - Priority (Planned
Description	Walls and ceiling	**Repair Cost**	$58,400.00
Repair Required		**Defect Description**	
Replace all ceiling panels in building interior. (This repair is a renewal activity).		Water marks /damage to ceiling panels	



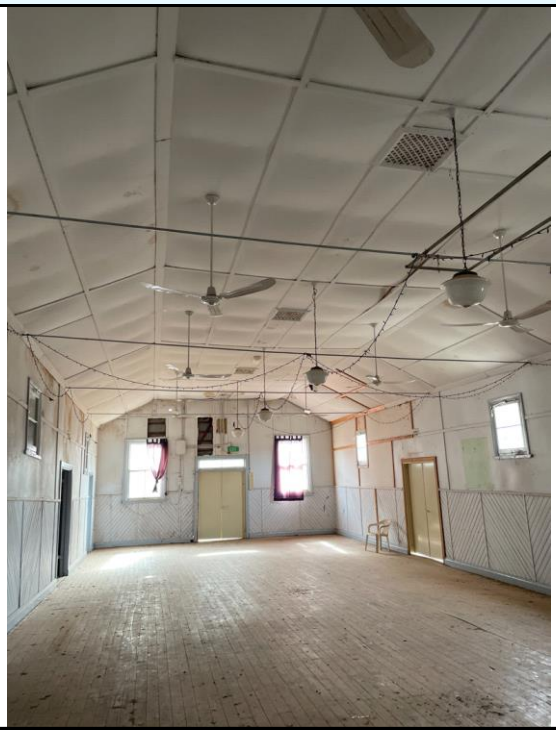


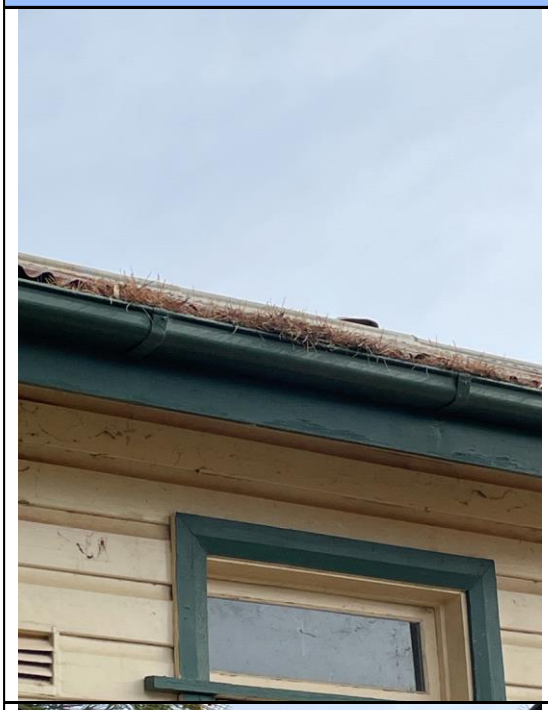
Asset Name	Matong Hall	**Defect ID**	SW01_MA_A01_C05_D02
Subtype	Finishes	**Defect Rating**	2 - Priority (Planned
Description	Walls and ceiling	**Repair Cost**	$1,400.00
Repair Required		**Defect Description**	
Replace or repaint all window architraves. x15 windows		Window architraves to be replaced or painted	

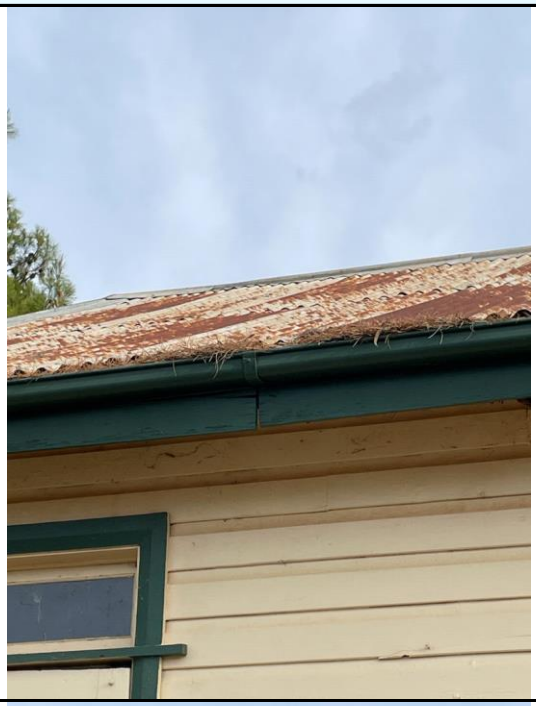
Asset Name	Matong Hall	**Defect ID**	SW01_MA_A01_C06_D01
Subtype	Finishes	**Defect Rating**	2 - Priority (Planned
Description	Flooring	**Repair Cost**	$1,700.00
Repair Required		**Defect Description**	
Replace damaged floor boards, allow 10m2.		Damaged floor boards	

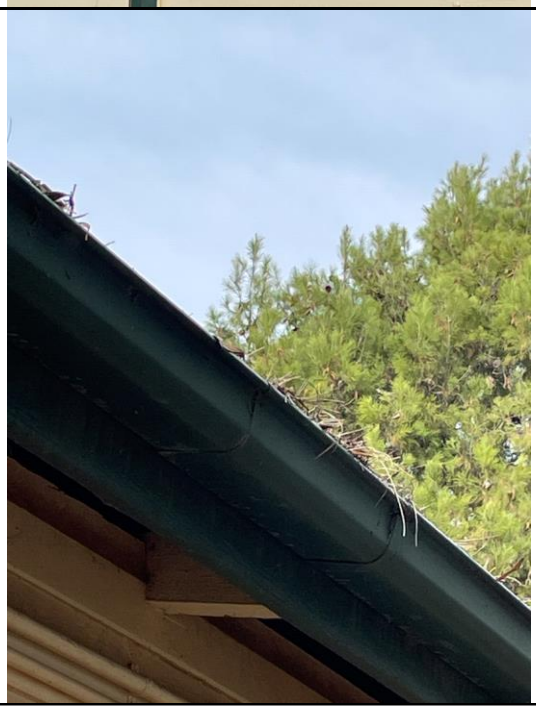
Asset Name	Matong Hall	**Defect ID**	SW01_MA_A01_C10_D01
Subtype	Electrical Services	**Defect Rating**	3 - Regular Maintenance
Description	Switchboards and lighting	**Repair Cost**	$1,800.00
Repair Required		**Defect Description**	
Plan and add additional light fittings. (This is an improvement activity). Allow cost for a nominal eight (8) additional fittings.		Insufficient lighting for size of rooms	



Asset Name	Matong Hall	**Defect ID**	SW01_MA_A01_C11_D01
Subtype	Hydraulic Services	**Defect Rating**	1 - Critical
Description	Gutters and Downpipes	**Repair Cost**	$1,600.00
Repair Required		**Defect Description**	
Clean out all gutters around the building.		Gutters blocked and need to be cleaned	







Appendix B Hazardous Materials Survey

Work Health and Safety Regulation 2024 R427 requires a copy of the asbestos register and management plan to be available and readily accessible to all workers intending to carry out works at the workplace. The intent of this legislation is to minimise accidental disturbance of asbestos based products. If asbestos based products are to be disturbed reference to the asbestos management plan must be consulted first for guidance.

Work Health and Safety Regulation 2024 R428 requires that the management plan must be controlled by a person who is in control of the workplace.

The Nominated Controller of the Asbestos Management Plan for this workplace is:

_____

Prepared for:
Crown Lands and Public Spaces, Department of Planning, Housing and Infrastructure
Paris Raine
6 Stewart Avenue, Newcastle West NSW 2302
paris.raine@crownland.nsw.gov.au

Work Health and Safety Regulation 2024 R425 and R429 requires workplaces to have an Asbestos Register and Management Plan, Reviews must be undertaken when changes occur in the Workplace or when asbestos is removed or more asbestos is identified, otherwise a review every 5 years is sufficient.

Date of Register: 08/04/2025 Date of Review: 08/04/2030

CONTENTS

CONTENTS (cont.)

HAZARDOUS BUILDING MATERIALS REGISTER

1.1 SCOPE OF REPORT AND DISCUSSION

EnviroScience Solutions Pty Ltd was engaged to prepare a Scope of Works and provide guidance for contractors to manage hazardous materials at the property located at:

Matong Hall, 26-28 Matong St, Matong, NSW 2652

For: Crown Lands and Public Spaces, Department of Planning, Housing and Infrastructure

A Hazardous Materials Register of the site was prepared, involving a site inspection where if possible sampled were obtained for the following:

- Asbestos
- Lead based paint
- Synthetic Mineral Fibres (SMFs)
- Polychlorinated Biphenyls (PCBs)
- Phenols

Please refer to Appendix 1 and 2 for sample analysis results, and section 3.0 of this report.

The identification, assessment and recommendations have been based upon the Work Health and Safety Regulation 2024 and the SafeWork NSW Code of Practice for How to Manage and Control of Asbestos in Workplaces 2022.

1.2 LIMITATIONS

No subfloor or ceiling void access

The inspection of the building was limited to areas that are outlined in this report, however the inspector could not always access entire ceiling spaces or foundation areas. Areas that could not be readily be accessed areas include wall cavities and underground services, and were not able to be inspected in full. If these areas require major works a detailed inspection, which may include partial demolition for access would be required.

1.2.1 To the extent permitted by law, EnviroScience Solutions Pty Ltd will not be responsible in tort, contract or otherwise for any loss or damage, including for any personal injuries or death, or any consequential loss, loss of markets and pure economic loss, suffered by the Customer, whether or not the loss or damage occurs in the course of performance by EnviroScience Solutions Pty Ltd of this contract or in events which are in the contemplation of EnviroScience Solutions Pty Ltd and/or the Customer or in events which are foreseeable by EnviroScience Solutions Pty Ltd and/or the Customer.

1.2.2 To the extent that liability has not been effectively excluded by the preceding clause, then EnviroScience Solutions Pty Ltd limits its liability to:

(a) The supply of services again; or

(b) The payment of the cost of supplying the services again, at the election of EnviroScience Solutions Pty Ltd.

1.3 HAZARDOUS MATERIALS REGISTER

1.3.1 Satellite Image of the Premises

1.3.3 Risk Action Table

The following Risk Action Table is used in each table of this register to assign a risk score that translates into five different actions (1-5). The table should assist the person/s responsible for maintaining the Hazardous Building Materials Register with a tool to determine the course of action and develop an action schedule for the particular hazardous building material that will assist in budgeting for remediation / abatement works.

Descriptor	Item	Action
A1	Action 1	**RESTRICT ACCESS & REMOVE** As a guide, the material conforms to one, or more, of the following: • Friable or poorly bonded to substrate, located in accessible areas; • Severely water damaged, or unstable; • Further damage or deterioration likely; • Asbestos debris and stored asbestos in reasonably accessible areas; and • Significant peeling and flaking in lead paint in areas that pose immediate risk to children / resident. Removal considered lead risk work
A2	Action 2	**ENCLOSE, ENCAPSULATE OR SEAL BY LICENCED CONTRACTORS - REINSPECT PERIODICALLY** As a guide, the material conforms to one, or more, of the following: • Damaged material; • In reasonably accessible area; • Friable material or poorly bonded to substrate, with bonding achievable; • Possibility of disturbance through contact; • Possibility of deterioration caused by weathering; and • Large areas of peeling and flaking
A3	Action 3	**REMOVE DURING REFURBISHMENT OR MAINTENANCE. ENCLOSE, ENCAPSULATE OR SEAL BY GENERAL MAINTENANCE CONTRACTORS. REINSPECT PERIODICALLY** As a guide, the material conforms to one, or more, of the following; • Asbestos debris or stored material in rarely accessed areas; • Further disturbance or damage unlikely other than during maintenance or service; • Asbestos friction materials, gaskets and brake linings; and • Small / moderate areas of peeling and flaking lead paint in an area that posed low risk. Remedial works suitable by a general maintenance contractor
A4	Action 4	**NO REMEDIAL ACTION – REINSPECT PERIODICALLY** As a guide, the material conforms to one, or more, of the following: • Firmly bonded to substrate and readily visible for inspection; • Inaccessible and fully contained; and • Stable and damage unlikely
A5	Action 5	**NO ACTION REQUIRED – NO HAZARDOUS BUILDING MATERIALS IDENTIFIED**

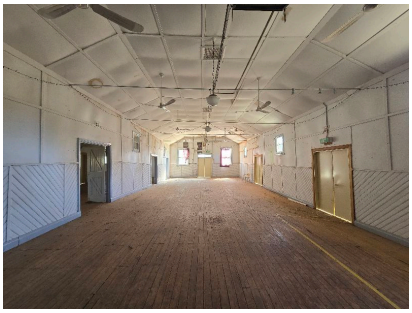
1.3.4 Asbestos

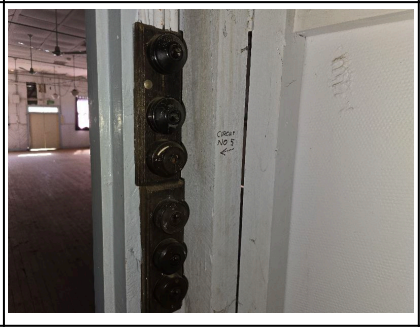
Please refer Appendix I for results of products that were considered and consequently analysed but did not contain asbestos. The following tabulated summary details the findings of Asbestos Building Materials and Products.

Asbestos

Date	Image	Building Materials	Suspected Asbestos Material	Risk Action Rating	Accessibility
08/04/2025		Exterior - North Aspect Metal roof and walls, Timber gables and architraves	No suspected asbestos containing materials sighted No Sample Taken Not Applicable	A5	Not Applicable
08/04/2025		Exterior - East Aspect Metal roof, Timber walls and architraves	No suspected asbestos containing materials sighted No Sample Taken Not Applicable	A5	Not Applicable
08/04/2025		Exterior - South Aspect Metal roof and walls, Timber walls	No suspected asbestos containing materials sighted No Sample Taken Not Applicable	A5	Not Applicable
08/04/2025		Exterior - West Aspect Metal roof, Timber walls and architraves, Metal doors	No Sample Taken Not Applicable	A5	Not Applicable

Date	Image	Building Materials	Suspected Asbestos Material	Risk Action Rating	Accessibility
08/04/2025		South Toilet Metal roof and timber walls, Concrete floor	No suspected asbestos containing materials sighted No Sample Taken Not Applicable	A5	Not Applicable
08/04/2025		Electrical Distribution Board Assumed Asbestos Electrical Board	No Sample Taken Non-Friable	A4	Good Condition Accessible to Trades People
08/04/2025		Kitchen Fibre cement sheet ceiling and walls, Timber flooring	Fibre cement ceiling and walls Sample Taken B50663-S1 Chrysotile and Amosite Asbestos Detected Non-Friable	A4	Good Condition Accessible to Trades People
08/04/2025		Ladies Toilet Fibre cement sheet ceiling and walls, Concrete flooring	Fibre cement ceiling and walls No Sample Taken Similar to B50663-S4 No Asbestos Detected Not Applicable	A5	Not Applicable

Date	Image	Building Materials	Suspected Asbestos Material	Risk Action Rating	Accessibility
08/04/2025		Male Toilets Masonite and fibre cement sheet ceiling, Masonite and fibre cement sheet walls, Assumed bituminous materials behind the urinal panel, Concrete flooring	Fibre cement ceiling, walls and bituminous panel No Sample Taken Ceiling and walls similar to B50663-S4 No Asbestos Detected Assumed Asbestos in bituminous panel Non-Friable	A5	Not Applicable
08/04/2025		Small Hall Fibre cement sheet ceiling and walls, Eastern wall timber, Timber flooring	Fibre cement ceiling and walls Sample Taken B50663-S4 No Asbestos Detected Not Applicable	A5	Not Applicable
08/04/2025		Main Hall Timber ceiling, walls and flooring	No suspected asbestos containing materials sighted No Sample Taken Not Applicable	A5	Not Applicable
08/04/2025		Stage Timber ceiling and walls, Fibre cement sheet stage partitions	Fibre cement stage partitions Sample Taken B50663-S2 Chrysotile and Asbestos Detected Non-Friable	A2	Fair Condition Accessible to Trades People

Date	Image	Building Materials	Suspected Asbestos Material	Risk Action Rating	Accessibility
08/04/2025		Backstage Fibre cement sheet ceiling and walls, Northern timber wall, timber flooring	Ceiling and walls Sample Taken B50663-S3 No Asbestos Detected	A5	Not Applicable
08/04/2025		Switches Throughout building	Bituminous switches No Sample Taken Assumed Asbestos Containing Non-Friable	A4	Good Condition Accessible to Trades People

1.3.5 Lead-Based Paints

The table below depicts where the sample was obtained, together with the sample results. The guide above defines a lead-based paint as a paint film or component coat of paint system containing lead or lead compounds, in which the lead content is more than 0.1% by weight of the dry film as determined by laboratory testing. Laboratory results are located in Appendix II.

Lead Based Paints

Date	Image	Location in Building	Sample Number and Lab Results	Risk Action Rating	Conclusion
08/04/2025		Exterior cream paint	Sample Taken 377984-1 0.12%	A4	Paint classified as lead based as > 0.1% w/w
08/04/2025		Exterior Green trim paint	Sample Taken 377984-2 0.29%	A4	Paint classified as lead based as > 0.1% w/w
08/04/2025		Interior Walls White paint	Sample Taken 377984-3 0.15%	A4	Paint classified as lead based as > 0.1% w/w
08/04/2025		Interior Trim Grey paint	Sample Taken 377984-4 0.18%	A4	Paint classified as lead based as > 0.1% w/w

1.3.6 Synthetic Mineral Fibres (SMFs)

No SMFs sighted

1.3.7 Polychlorinated Biphenyls (PCBs)

No PCB sighted

Polychlorinated biphenyls (PCB) are identified by visual observation in fluorescent light fittings with guidance from the Australian and New Zealand Environment and Conservation Council (ANZECC) Checklists.

1.3.8 Phenols

No Phenols sighted.

Phenols are an early form of plastic formed between Phenol and Formaldehyde and quite often bound together with the use of a fibrous material, they may sometimes even contain asbestos. The main source of Phenols within buildings is Bakelite products such as electrical switches or light fittings.

1.4 CONCLUSIONS

Asbestos containing materials have been identified in the following areas:

- Kitchen fibre cement walls
- Fibre cement sheet stage partitions
- Assumed asbestos in bituminous switches throughout building
- Assumed asbestos in the bituminous panel behind the urinal

Lead Paint containing materials have been identified in the following areas:
- Exterior cream paint
- Exterior green trim paint
- Interior walls white paint
- Interior trim grey paint

The following recommendations will assist the asset owner and building occupants to meet the requirements of the NSW Work Health and Safety Act and NSW Work Health and Safety Regulation 2024 in the case of unexpected find of hazardous building material/s.

If an unexpected asbestos find eventuates, depending on the type and quantity of the material, it should be scheduled to be removed under controlled conditions utilising a licensed asbestos removal contractor (Class B – Bonded removalist) or (Class A – Friable removalist). It is recommended that a Scope of Works be drawn up prior to engaging an asbestos removalist to ensure that the appropriate legislative requirements are adhered to, these legislative and guidance requirements are detailed below.

Legislation also recommends that it is good occupational hygiene practice to undertake airborne asbestos air monitoring, using a competent laboratory during the asbestos removal and that an independent Occupational Hygienist undertake a visual clearance inspection, coupled with air monitoring and site contamination assessment at the end of the removal process. For guidance on exposure standards and recommended procedures please refer to some of the codes of practice and standards, listed in the References section near the end of this report.

It is recommended that the licensed contractor prepare a safe method of work statement including wet removal methods for the asbestos removal works, utilising Type P1 or P2 half face particulate respirators, appropriate personnel decontamination procedures and appropriate disposal methods, refer to some of the legislative codes of practice and standards listed in the References section near the end of this report for guidance.

If the material is to remain in situ, and unlikely to be disturbed it should be noted on the premises' asbestos register. If the asbestos material is removed the register should be updated to reflect this change in the management plan. All the asbestos materials should be managed according to the asbestos management plan.

If additional asbestos based products are identified on-site the asbestos register should be updated to include these products. If products are disturbed airborne asbestos air monitoring coupled with an independent assessment should be undertaken to assess the risk.

The materials identified in this report were mostly in good condition and can be managed effectively according to the Asbestos Management Plan. Provided they remain in this condition and are not disturbed they pose minimal risk if left in situ. If renovation or demolition works are to occur the asbestos based materials which are likely to be disturbed should be removed prior to works commencing.

If asbestos based products are disturbed, the area should be isolated and an independent assessment by an Occupational Hygienist should be undertaken coupled with airborne asbestos air monitoring.

Reported By

Anne Noonan LAA002050

07/05/2025

Approved By

Juliet Duffy, MSM MAICD MAIOH
Director, Occupational Hygienist
Licensed Asbestos Assessor (LAA000102)
NATA Signatory

ASBESTOS MANAGEMENT PLAN

- Provided the Asbestos Containing Material (ACM) remains in good condition and is not disturbed they pose minimal risk if left in situ.
- If the ACM is in fair condition it should be removed under controlled conditions and replaced, during routine maintenance works.
- If the ACM is in poor condition it should be removed under controlled conditions as soon as practicable.
- If renovation or demolition works are to occur the asbestos based materials which are likely to be disturbed should be removed prior to works commencing.

If asbestos based products are disturbed, the area should be isolated and an independent assessment by an Occupational Hygienist should be undertaken coupled with airborne asbestos air monitoring.

1.5 MANAGEMENT RESPONSIBILITY

NSW Work Health and Safety Regulation 2024 R428 R429 requires that the management plan must be controlled by a person who is in control of the workplace. The person is responsible to ensure that the management plan is kept up to date, including documenting asbestos removal works, subsequent damage and if new asbestos products are identified on-site.

If the nominated person is no longer responsible for the Asbestos Register and Management Plan the person must as far as reasonably practicable transfer the ownership and the actual documents to the new nominated person.

1.6 IDENTIFICATION AND SIGNAGE

NSW Work Health and Safety Regulation 2024 R422, R424, R427 and R429 requires that the person with the management control of the workplace to identify asbestos containing materials and the asbestos material that has been identified to date should be labelled and ensured that it complies with the Australian Standard 1319: Safety Signs for the Occupational Environment; signage should be similar to the label detailed below.

Signage should also be placed at the entry points to the building/plant similar to the one detailed below:

1.7 CONTROLLING THE RISK

As all asbestos types are known carcinogens, and it is when the asbestos fibres are released and become airborne that they pose a potentially deadly occupational health hazard. The main route of entry into the body is through inhalation, and they deposit directly into various sections of the respiratory tract depending on their fibre size. The three main diseases associated with asbestos exposure are Asbestosis, Lung Cancer and Mesothelioma.

Therefore, when we are managing asbestos in the workplace we want to minimise potential exposures to asbestos fibres, particularly when they become airborne. Many asbestos containing materials that are in the workplace are in good condition, and if left undisturbed is it unlikely that asbestos fibres will become airborne and the risk is extremely low. However, if the material is in a poor condition, or is likely to be disturbed (i.e. maintenance activities, renovation or demolition works) the asbestos containing materials should be removed.

To reduce to likelihood of asbestos materials being disturbed in the workplace, the asbestos material should be identified (i.e. the Asbestos Register) and managed to minimise the risk of disturbance through signage and administration controls, such as permit to work systems. The management plan should be followed with vigour to ensure exposures do not occur.

1.8 SAFE WORK METHODS

The methods need to be adopted for all asbestos works undertaken on-site, when works are undertaken the management records contained within this report need to appropriately, documented, as evidence. The following methods have been extracted from the Code of Practice; How to Manage and Control Asbestos in the Workplace [Safe Work Australia: 2022] under the Creative Commons copyright licence.

Asbestos removal works need to be undertaken by a registered asbestos removalist, who will notify Safe Work NSW of works and provide a satisfactory and safe asbestos removal method, prior to works commencing on-site.

1.8.1 Drilling of Asbestos Containing Material

SAFE WORK PRACTICE 1 – DRILLING OF ACM	
The drilling of asbestos cement sheeting can release asbestos fibres into the atmosphere, so precautions must be taken to protect the drill operator and other persons from exposure to these fibres. A hand drill is preferred to a battery-powered drill, because the quantity of fibres is drastically reduced if a hand drill is used.	
Equipment that may be required prior to starting work (in addition to what is needed for the task)	• A non-powered hand drill or a low-speed battery-powered drill or drilling equipment. Battery-powered drills should be fitted with a local exhaust ventilation (LEV) dust control hood wherever possible. If an LEV dust control hood cannot be attached and other dust control methods such as pastes and gels are unsuitable then shadow vacuuming techniques should be used • Disposable cleaning rags • A bucket of water, or more as appropriate, and/or a misting spray bottle • Duct tape • Sealant • Spare PPE • A thickened substance such as wallpaper paste, shaving cream or hair gel • 200 µm plastic sheeting • A suitable asbestos waste container (e.g. 200 µm plastic bags or a drum, bin or skip lined with 200 µm plastic sheeting) • Warning signs and/or barrier tape • An asbestos vacuum cleaner • A sturdy paper, foam or thin metal cup, or similar (for work on overhead surfaces only).
PPE	• Protective clothing and RPE (see AS1715, AS 1716). It is likely that a class P1 or P2 half face respirator will be adequate for this task, provided the recommended safe work procedure is followed.
Preparing the asbestos work area	• If the work is to be carried out at a height, appropriate precautions must be taken to prevent falls. • Ensure appropriately marked asbestos waste disposal bags are available. • Carry out the work with as few people present as possible. • Segregate the asbestos work area to ensure unauthorised personnel are restricted from entry (e.g. close door and/ or use warning signs and/or barrier tape at all entry points). The distance for segregation should be determined by a risk assessment. • If drilling a roof from outside, segregate the area below.

SAFE WORK PRACTICE 1 – DRILLING OF ACM	
	• If access is available to the rear of the asbestos cement, segregate this area as well as above. • If possible, use plastic sheeting, secured with duct tape, to cover any surface within the asbestos work area that could become contaminated. • Ensure there is adequate lighting. • Avoid working in windy environments where asbestos fibres can be redistributed. • If using a bucket of water, do not resoak used rags in the bucket, as this will contaminate the water. Instead, either fold the rag so a clean surface is exposed or use another rag.
Drilling vertical surfaces	• Tape both the point to be drilled and the exit point, if accessible, with a strong adhesive tape such as duct tape to prevent the edges crumbling. • Cover the drill entry and exit points (if accessible) on the asbestos with a generous amount of thickened substance. Drill through the paste. • Use damp rags to clean off the paste and debris from the wall and drill bit. • Dispose of the rags as asbestos waste as they will contain asbestos dust and fibres. • Seal the cut edges with sealant. • If a cable is to be passed through, insert a sleeve to protect the inner edge of the hole.
Drilling overhead horizontal surfaces	• Mark the point to be drilled. • Drill a hole through the bottom of the cup. • Fill or line the inside of the cup with shaving cream, gel or a similar thickened substance. • Put the drill bit through the hole in the cup so that the cup encloses the drill bit, and make sure the drill bit extends beyond the lip of the cup. • Align the drill bit with the marked point. • Ensure the cup is firmly held against the surface to be drilled. • Drill through the surface. • Remove the drill bit from the cup, ensuring that the cup remains firmly against the surface. • Remove the cup from the surface. • Use damp rags to clean off the paste and debris from the drill bit. • Dispose of the rags as asbestos waste, as they will contain asbestos dust and fibres. • Seal the cut edges with sealant.

SAFE WORK PRACTICE 1 – DRILLING OF ACM	
	• If a cable is to be passed through, insert a sleeve to protect the inner edge of the hole.
Decontaminating the asbestos work area and equipment	• Use damp rags to clean the equipment. • Carefully roll or fold any plastic sheeting used to cover any surface within the asbestos work area, so as not to spill any dust or debris that has been collected. • If necessary, use damp rags and/or an asbestos vacuum cleaner to clean any remaining visibly contaminated sections of the asbestos work area. • Place debris, used rags, plastic sheeting and other waste in the asbestos waste bags/container. • Wet wipe the external surfaces of the asbestos waste bags/ container to remove any adhering dust before they are removed from the asbestos work area.
Personal decontamination should be carried out in a designated area	• If disposable coveralls are worn, clean the coveralls while still wearing RPE using a HEPA vacuum, damp rag or fine-water spray. RPE can be cleaned with a wet rag or cloth. • While still wearing RPE, remove coveralls, turning them inside-out to entrap any remaining contamination and then place them into a labelled asbestos waste bag. • Remove RPE. If non-disposable, inspect it to ensure it is free from contamination, clean it with a wet rag and store in a clean container. If disposable, cleaning is not required but RPE should be placed in a labelled asbestos waste bag or waste container. Refer to the *Code of Practice: How to Safely Remove Asbestos* for more information.
Clearance procedure	• Visually inspect the asbestos work area to make sure it has been properly cleaned. • Clearance air monitoring is not normally required for this task. • Dispose of all waste as asbestos waste. Refer to the *Code of Practice: How to Safely Remove Asbestos* for more information.

1.8.2 Sealing, Painting, Coating and Cleaning of Asbestos Cement (Bonded) Products

SAFE WORK PRACTICE 2 – SEALING, PAINTING, COATING AND CLEANING OF ASBESTOS-CEMENT PRODUCTS	
These tasks should only to be carried out on asbestos that are in good condition. For this reason, the ACM should be thoroughly inspected before starting the work. There is a risk to health if the surface of asbestos cement sheeting is disturbed (e.g. from hailstorms and cyclones) or if it has deteriorated as a result of aggressive environmental factors such as pollution. If it is so weathered that its surface is cracked or broken, the asbestos cement matrix may be eroded, increasing the likelihood that asbestos fibres will be released. If treatment is considered essential, a method that does not disturb the matrix should be used. Under no circumstances should asbestos cement products be water blasted or dry sanded in preparation for painting, coating or sealing.	
Equipment that may be required prior to starting work (in addition to what is needed for the task)	• Disposable cleaning rags • A bucket of water, or more as appropriate, and/or a misting spray bottle • Sealant • Spare PPE • A suitable asbestos waste container • Warning signs and/or barrier tape.
PPE	• Protective clothing and RPE (see AS1715, AS 1716). It is likely that a class P1 or P2 half face respirator will be adequate for this task, provided the recommended safe work procedure is followed. Where paint is to be applied, appropriate respiratory protection to control the paint vapours/mist must also be considered.
Painting and sealing	• When using a spray brush, never use a high-pressure spray to apply the paint. • When using a roller, use it lightly to avoid abrasion or other damage.
Decontaminating the asbestos work area and equipment	• Use damp rags to clean the equipment. • If required, use damp rags and/or an asbestos vacuum cleaner to clean the asbestos work area. • Place debris, used rags, plastic sheeting and other waste in the asbestos waste bags/container. • Wet wipe the external surfaces of the asbestos waste bags/ container to remove any adhering dust before they are removed from the asbestos work area.

SAFE WORK PRACTICE 2 – SEALING, PAINTING, COATING AND CLEANING OF ASBESTOS-CEMENT PRODUCTS	
Preparing the asbestos work area	• If work is being carried out at heights, precautions must be taken to prevent falls. • Before starting, assess the asbestos cement for damage. • Ensure appropriately marked asbestos waste disposal bags are available. • Carry out the work with as few people present as possible. • Segregate the asbestos work area to ensure unauthorised personnel are restricted from entry (e.g. close door and/ or use warning signs and/or barrier tape at all entry points). The distance for segregation should be determined by a risk assessment. • If working at a height, segregate the area below. • If possible, use plastic sheeting secured with duct tape to cover any floor surface within the asbestos work area which could become contaminated. This will help to contain any runoff from wet sanding methods. • Ensure there is adequate lighting. • If using a bucket of water, do not resoak used rags in the bucket, as this will contaminate the water. Instead, either fold the rag so a clean surface is exposed or use another rag. • Never use high-pressure water cleaning methods. • Never prepare surfaces using dry sanding methods. Where sanding is required, you should consider removing the asbestos and replacing it with a non-asbestos product. • Wet sanding methods may be used to prepare the asbestos, provided precautions are taken to ensure all the runoff is captured and filtered, where possible. • Wipe dusty surfaces with a damp cloth.

SAFE WORK PRACTICE 2 – SEALING, PAINTING, COATING AND CLEANING OF ASBESTOS-CEMENT PRODUCTS	
Personal decontamination should be carried out in a designated area	• If disposable coveralls are worn, clean the coveralls while still wearing RPE using a HEPA vacuum, damp rag or fine-water spray. RPE can be cleaned with a wet rag or cloth. • While still wearing RPE, remove coveralls, turning them inside-out to entrap any remaining contamination and then place them into a labelled asbestos waste bag. • Remove RPE. If non-disposable, inspect it to ensure it is free from contamination, clean it with a wet rag and store in a clean container. If disposable, cleaning is not required but RPE should be placed in a labelled asbestos waste bag or waste container. Refer to the *Code of Practice: How to Safely Remove Asbestos* for more information.
Clearance procedure	• Visually inspect the asbestos work area to make sure it has been properly cleaned. • Clearance air monitoring is not normally required for this task. • Dispose of all waste as asbestos waste. Refer to the *Code of Practice: How to Safely Remove Asbestos* for more information.

1.8.3 Cleaning Leaf Litter from Gutters of Asbestos Cement Roofs

SAFE WORK PRACTICE 3 – CLEANING LEAF LITTER FROM GUTTERS OF ASBESTOS CEMENT ROOFS	
Equipment that may be required prior to starting work (in addition to what is needed for the task)	• A bucket of water, or more as appropriate, and detergent • A watering can or garden spray • A hand trowel or scoop • Disposable cleaning rags • A suitable asbestos waste container • Warning signs and/or barrier tape • An asbestos vacuum cleaner.
PPE	• Protective clothing and RPE (see AS1715, AS 1716). It is likely that a class P1 or P2 half face respirator will be adequate for this task, provided the recommended safe work procedure is followed.
Preparing the asbestos work area	• Since the work is to be carried out at a height, appropriate precautions must be taken to prevent the risk of falls. • Ensure appropriately marked asbestos waste disposal containers are available. • Segregate the asbestos work area to ensure unauthorised personnel are restricted from entry (e.g. use warning signs and/ or barrier tape at all entry points). The distance for segregation should be determined by a risk assessment. • Segregate the area below. • Avoid working in windy environments where asbestos fibres can be redistributed. • If using a bucket of water, do not resoak used rags in the bucket as this will contaminate the water. Instead, either fold the rag so a clean surface is exposed or use another rag.
Gutter cleaning	• Disconnect or re-route the downpipes to prevent any entry of contaminated water into the wastewater system and ensure there is a suitable container to collect contaminated runoff. Contaminated water must be disposed of as asbestos waste. • Mix the water and detergent. • Using the watering can or garden spray, pour the water and detergent mixture into the gutter but avoid over-wetting as this will create a slurry. • Remove the debris using a scoop or trowel. Do not allow debris or slurry to enter the water system. • Wet the debris again if dry material is uncovered. • Place the removed debris straight into the asbestos waste container.

SAFE WORK PRACTICE 3 – CLEANING LEAF LITTER FROM GUTTERS OF ASBESTOS CEMENT ROOFS	
Decontaminating the asbestos work area and equipment	• Use damp rags to wipe down all equipment used. • Use damp rags to wipe down the guttering. • Where practicable, and if necessary, use an asbestos vacuum cleaner to vacuum the area below. • Place debris, used rags and other waste in the asbestos waste container. • Wet wipe the external surfaces of the asbestos waste container to remove any adhering dust before it is removed from the asbestos work area.
Personal decontamination should be carried out in a designated area	• If disposable coveralls are worn, clean the coveralls while still wearing RPE using a HEPA vacuum, damp rag or fine-water spray. RPE can be cleaned with a wet rag or cloth. • While still wearing RPE, remove coveralls, turning them inside-out to entrap any remaining contamination and then place them into a labelled asbestos waste bag. • Remove RPE. If non-disposable, inspect it to ensure it is free from contamination, clean it with a wet rag and store in a clean container. If disposable, cleaning is not required but RPE should be placed in a labelled asbestos waste bag or waste container. Refer to the *Code of Practice: How to Safely Remove Asbestos* for more information.
Clearance procedure	• Visually inspect the asbestos work area to make sure it has been properly cleaned. • Clearance air monitoring is not normally required for this task. • Dispose of all waste as asbestos waste. Refer to the *Code of Practice: How to Safely Remove Asbestos* for more information.

1.8.4 Replace Cabling in Asbestos Cement (Bonded) Conduits or Boxes

SAFE WORK PRACTICE 4 – REPLACE CABLING IN ASBESTOS CEMENT CONDUITS OR BOXES	
Equipment that may be required prior to starting work (in addition to what is needed for the task)	• Disposable cleaning rags • A bucket of water, or more as appropriate, and/or a misting spray bottle • 200 µm thick plastic sheeting • Cable slipping compound • Appropriately marked asbestos waste disposal bags • Spare PPE • Duct tape • Warning signs and/or barrier tape • An asbestos vacuum cleaner.
PPE	• Protective clothing and RPE (see AS1715, AS 1716). It is likely that a class P1 or P2 half face respirator will be adequate for this task, provided the recommended safe work procedure is followed.
Preparing the asbestos work area	• If the work will be carried out in a confined space, appropriate precautions must be taken to prevent the risk of asphyxiation. • Ensure appropriately marked asbestos waste disposal bags are available. • Carry out the work with as few people present as possible. • Segregate the asbestos work area to ensure unauthorised personnel are restricted from entry (e.g. use warning signs and/ or barrier tape at all entry points). The distance for segregation should be determined by a risk assessment. • Use plastic sheeting secured with duct tape to cover any surface within the asbestos work area which could become contaminated. • Place plastic sheeting below any conduits before pulling any cables through. • Ensure there is adequate lighting. • Avoid working in windy environments where asbestos fibres can be redistributed. • If using a bucket of water, do not resoak used rags in the bucket as this will contaminate the water. Instead, either fold the rag so a clean surface is exposed or use another rag.
Replacement or installation of cables	• Wet down the equipment and apply adequate cable slipping compound to the conduits/ducts throughout the process. • Clean all ropes, rods or snakes used to pull cables after use. Cleaning should be undertaken close to the point(s) where the cables exit from the conduits/ducts. • Ropes used for cable pulling should have a smooth surface that can easily be cleaned. • Do not use metal stockings when pulling cables through asbestos cement conduits. • Do not use compressed air darts to pull cables through asbestos cement conduits/ducts.

SAFE WORK PRACTICE 4 – REPLACE CABLING IN ASBESTOS CEMENT CONDUITS OR BOXES	
Decontaminating the asbestos work area and equipment	• Use damp rags to clean the equipment. • Wet wipe around the end of the conduit, sections of exposed cable and the pulling eye at the completion of the cable pulling operation. • If the rope or cable passes through any rollers, these must also be wet wiped after use. • Wet wipe the external surface of excess cable pulled through the conduit/duct, as close as possible to the exit point from the conduit, before it is removed from the work site. • Carefully roll or fold any plastic sheeting used to cover any surface within the asbestos work area, so as not to spill any dust or debris that has been collected. • If required, use damp rags or an asbestos vacuum cleaner to clean any remaining visibly contaminated sections of the asbestos work area. • Place all debris, used rags, plastic sheeting and other waste in the asbestos waste bags/container. • Wet wipe the external surfaces of the asbestos waste bags/ container to remove any adhering dust before they are removed from the asbestos work area.
Personal decontamination should be carried out in a designated area	• If disposable coveralls are worn, clean the coveralls while still wearing RPE using a HEPA vacuum, damp rag or fine-water spray. RPE can be cleaned with a wet rag or cloth. • While still wearing RPE, remove coveralls, turning them inside-out to entrap any remaining contamination and then place them into a labelled asbestos waste bag. • Remove RPE. If non-disposable, inspect it to ensure it is free from contamination, clean it with a wet rag and store in a clean container. If disposable, cleaning is not required but RPE should be placed in a labelled asbestos waste bag or waste container. Refer to the *Code of Practice: How to Safely Remove Asbestos* for more information.
Clearance procedure	• Visually inspect the asbestos work area to make sure it has been properly cleaned. • Clearance air monitoring is not normally required for this task. • Dispose of all waste as asbestos waste. Refer to the *Code of Practice: How to Safely Remove Asbestos* for more information.

1.8.5 Working on Asbestos Containing Electrical Switchboards

SAFE WORK PRACTICE 5 – WORKING ON ELECTRICAL MOUNTING BOARDS CONTAINING ASBESTOS	
If the asbestos-containing electrical mounting panel must be removed for work behind the board, the procedures outlined in the *Code of Practice: How to Safely Remove Asbestos* must be followed. If drilling is required, the control process should be consistent with the measures in Safe Work Practice 1.	
Equipment that may be required prior to starting work (in addition to what is needed for the task)	• A non-powered hand drill or a low-speed battery-powered drill or drilling equipment. Battery-powered drills should be fitted with a LEV dust control hood wherever possible. If a LEV dust control hood cannot be attached and other dust control methods, such as pastes and gels, are unsuitable then shadow vacuuming techniques should be used • Duct tape • Warning signs and/or barrier tape • Disposable cleaning rags • A plastic bucket of water and/or a misting spray bottle • Spare PPE • A suitable asbestos waste container • 200 µm plastic sheeting • An asbestos vacuum cleaner.
PPE	• Protective clothing and RPE (see AS1715, AS 1716). It is likely that a class P1 or P2 half face respirator will be adequate for this task, provided the recommended safe work procedure is followed.
Preparing the asbestos work area	• As the work area will involve electrical hazards, precautions must be taken to prevent electrocution. • Ensure appropriately marked asbestos waste disposal bags are available. • Carry out the work with as few people present as possible. • Segregate the asbestos work area to ensure unauthorised personnel are restricted from entry (e.g. use warning signs and/ or barrier tape at all entry points). The distance for segregation should be determined by a risk assessment. • Use plastic sheeting secured with duct tape to cover any surface within the asbestos work area which could become contaminated. • Ensure there is adequate lighting. • Avoid working in windy environments where asbestos fibres can be redistributed. • If using a bucket of water, do not resoak used rags in the bucket as this will contaminate the water. Instead, either fold the rag so a clean surface is exposed or use another rag.
	Providing the panel is not friable, maintenance and service work may include:

SAFE WORK PRACTICE 5 – WORKING ON ELECTRICAL MOUNTING BOARDS CONTAINING ASBESTOS	
Work on electrical mounting panels	• replacing asbestos containing equipment on the electrical panel with non-asbestos equipment • operate main switches and individual circuit devices • pull/insert service and circuit fuses • bridge supplies at meter bases • use testing equipment • access the neutral link • Install new components/equipment.
Decontaminating the asbestos work area and equipment	• Use damp rags to clean the equipment. • Carefully roll or fold any plastic sheeting used to cover any surface within the asbestos work area so as not to spill any dust or debris that has been collected. • If there is an electrical hazard, use an asbestos vacuum cleaner to remove any dust from the mounting panel and other visibly contaminated sections of the asbestos work area. • If there is no electrical hazard, wet wipe with a damp rag to remove minor amounts of dust. • Place debris, used rags, plastic sheeting and other waste in the asbestos waste bags/container. • Wet wipe the external surfaces of the asbestos waste bags/ container to remove any adhering dust before they are removed from the asbestos work area.
Personal decontamination should be carried out in a designated area	• If disposable coveralls are worn, clean the coveralls while still wearing RPE using a HEPA vacuum, damp rag or fine-water spray. RPE can be cleaned with a wet rag or cloth. • While still wearing RPE, remove coveralls, turning them inside-out to entrap any remaining contamination and then place them into a labelled asbestos waste bag. • Remove RPE. If non-disposable, inspect it to ensure it is free from contamination, clean it with a wet rag and store in a clean container. If disposable, cleaning is not required but RPE should be placed in a labelled asbestos waste bag or waste container. Refer to the *Code of Practice: How to Safely Remove Asbestos* for more information.
Clearance procedure	• Visually inspect the asbestos work area to make sure it has been properly cleaned. • Clearance air monitoring is not normally required for this task. • Dispose of all waste as asbestos waste. Refer to the *Code of Practice: How to Safely Remove Asbestos* for more information.

1.8.6 Inspection of Asbestos Friction Materials

SAFE WORK PRACTICE 6 – INSPECTION OF ASBESTOS FRICTION MATERIALS	
This guide may be used when friction ACM (e.g. brake assemblies or clutch housings) need to be inspected or housings need to be cleaned. Compressed air must not be used to clean dust from a brake assembly.	
Equipment that may be required prior to starting work (in addition to what is needed for the task)	• A misting spray bottle • Duct tape • Warning signs and/or barrier tape • Disposable cleaning rags • A bucket of water and detergent • Spare PPE • A suitable asbestos waste container • A catch tray or similar container • An asbestos vacuum cleaner.
PPE	• Protective clothing and RPE (see AS1715, AS 1716). It is likely that a class P1 or P2 half face respirator will be adequate for this task, provided the recommended safe work procedure is followed.
Preparing the asbestos work area	• Ensure appropriately marked asbestos waste disposal bags are available. • Carry out the work with as few people present as possible. • Determine whether to segregate the asbestos work area • Ensure unauthorised personnel are restricted from entry by using barrier tape and/or warning signs. • Use a suitable collection device below where the work will be carried out to collect any debris/ runoff. • Ensure there is adequate lighting. • Avoid working in windy environments where asbestos fibres can be redistributed. • If using a bucket of water, do not resoak used rags in the bucket as this will contaminate the water. Instead, either fold the rag so a clean surface is exposed or use another rag.

SAFE WORK PRACTICE 6 – INSPECTION OF ASBESTOS FRICTION MATERIALS	
Inspection of asbestos friction materials	• A misting spray bottle should be used to wet down any dust. If spray equipment disturbs asbestos, use alternative wetting agents e.g. a water-miscible degreaser or a water/detergent mixture. • Use the wet method, but if this is not possible the dry method may then be used. <u>Wet method:</u> • Use the misting spray bottle to wet down any visible dust. • Use a damp rag to wipe down the wheel or automobile part before removal. Ensure the dust is kept wet to prevent atmospheric contamination. • Use hand tools rather than power tools to reduce the generation of airborne fibres. • Partially open the housing and softly spray the inside with water using the misting spray bottle. Any spillage of dust, debris or water must be controlled (e.g. capturing any runoff in a container) and either filtered or disposed of as asbestos waste. • Open the housing and clean all asbestos parts using a damp rag, ensuring all runoff water is caught in an asbestos waste container. <u>Dry method:</u> • Place a tray under the components to catch dust or debris spilling from the housing or components during the inspection and dispose of any material as asbestos waste. • Use an asbestos vacuum cleaner to remove asbestos from the brakes and rims or other materials before carrying out the inspection.
Decontaminating the asbestos work area and equipment	• Use damp rags to clean the equipment, including the dust collection tray. • If necessary, use damp rags or an asbestos vacuum cleaner to clean any remaining visibly contaminated sections of the asbestos work area. • Place debris, used rags and other waste in the asbestos waste bags/container. • Wet wipe the external surfaces of the asbestos waste bags/ container to remove any adhering dust before removing them from the asbestos work area.

SAFE WORK PRACTICE 6 – INSPECTION OF ASBESTOS FRICTION MATERIALS	
Personal decontamination should be carried out in a designated area	• If disposable coveralls are worn, clean the coveralls while still wearing RPE using a HEPA vacuum, damp rag or fine-water spray. RPE can be cleaned with a wet rag or cloth. • While still wearing RPE, remove coveralls, turning them inside-out to entrap any remaining contamination and then place them into a labelled asbestos waste bag. • Remove RPE. If non-disposable, inspect it to ensure it is free from contamination, clean it with a wet rag and store in a clean container. If disposable, cleaning is not required but RPE should be placed in a labelled asbestos waste bag or waste container. Refer to the *Code of Practice: How to Safely Remove Asbestos* for more information.
Clearance procedure	• Visually inspect the asbestos work area to make sure it has been properly cleaned. • Clearance air monitoring is not normally required for this task. • Dispose of all waste as asbestos waste. Refer to the *Code of Practice: How to Safely Remove Asbestos* for more information.

1.8.7 Sampling of Asbestos Materials

If additional suspected asbestos based products are identified on-site, especially in difficult to access areas or during the course of demolition and/ or refurbishment activities a representative sample should be obtained and sent for laboratory analysis. Until results are obtained the product should be assumed to contain asbestos and treated accordingly, until laboratory analysis indicates otherwise.

1.8.7.1 Laboratory Sampling Guidelines

- The sample should be representative of the larger bulk material.
- Material from any repaired and repatched areas should be treated as separate sub-samples.
- The sample should include a full cross-section. For example, a sample of insulation material should include material from the outer cool face of armouring cement, if present, through to the inner hot face of the main insulating layer.
- The quantity of the sample collected should preferably be 5-100 grams, except floor tiles that are required to be a minimum of approximately 100 square centimetres.
- The sample should be transported in a labelled sealed container and preferably protected from undue vibration and disturbance.
- As complete a sample history as possible should be recorded. This includes the exact location of the sample, chemical and physical conditions affecting the sample, and a factual description of the sample and sub-samples.

1.8.7.2 Procedure to Obtain Samples

- Send sealed sample (preferably double bagged, plastic clip lock bags are sufficient) to: EnviroScience Solutions Pty Ltd, PO Box 1645, Dubbo NSW 2830

A competent person should take the following steps to carry out sampling:

1.8.7.2.1 PREPARATION

- Make sure no one else is in the vicinity when sampling is done.
- Shut down any heating or cooling systems to minimize the spread of any released fibres.
- Turn off any fans if you're inside. If outside, then sample on a non-windy day.
- Do not disturb the material any more than is needed to take a small sample.
- Collect the equipment you will need for sampling, including: pliers, resealable plastic bags, disposable coveralls, waterproof sealant, plastic drop sheet, water spray bottle.
- P2 respirator, rubber gloves.

1.8.7.2.2 TAKING THE SAMPLE

- Wear disposable gloves.
- Put on respiratory protective equipment (RPE).
- Wear a pair of disposable coveralls.
- Lay down a plastic drop sheet to catch any loose material that may fall off while sampling.
- Wet the material using a fine mist of water containing a few drops of detergent before taking the sample. The water/ detergent mist will reduce the release of asbestos fibres.
- Carefully cut a thumb nail piece from the entire depth of the material using the pliers.
- For fibre cement sheeting, take the sample from a corner edge or along an existing hole or crack.
- Place the small piece into the resealable plastic bag.
- Double bag the sample, include the date and location and an asbestos caution warning.
- Tightly seal the container after the sample is in it.
- Carefully dispose of the plastic sheet.
- Use a damp paper towel or rag to clean up any material on the outside of the container or around the area sampled.
- Dispose of asbestos materials according to state or territory and local procedures.
- Patch the sampled area with the smallest possible piece of duct tape to prevent fibre release.
- Send the sample to a NATA-accredited laboratory or one that is either approved or operated by the relevant regulator.

1.8.7.2.3 CLEANING UP

- Seal the edges with waterproof sealant where the sample was taken.
- Carefully wrap up the plastic drop sheet with tape and then put this into another plastic rubbish bag.
- Wipe down the tools and equipment with a dampened rag.
- Place disposable gloves and coveralls into a rubbish bag, along with the damp rag and drop sheet.
- Seal plastic bag.
- Wash hands.

- Keep RPE on until clean-up is completed.
- Follow a decontamination procedure (personal washing) upon completion of the task.

1.9 PERMIT TO WORK

1.9.1 Asbestos Removal Works

Before works commence ensure that the following minimal considerations have been addressed. Please photocopy and complete the permit to work documentation to ensure that a record of the asbestos removal works is evidenced. A record of these works should be kept with the Management Plan and the Asbestos Register should be updated.

PERMIT TO WORK - ASBESTOS REMOVAL SITE CHECKLIST		
Site address:		
Item	**Checked by**	**Date checked**
1. Barriers and signs erected		
2. Remediation Area inspection:		
• Emergency exits established and identified • Fire extinguishers appropriately placed • Site water runoff contained • Bag disposal area/enclosure inspected • Asbestos disposal bags in remediation area • Bag ties in remediation area • Electric equipment or cabling protected against water • Air handling systems isolated and sealed off in adjacent buildings, including windows closed		
3. Decontamination unit inspection:		
• Hot and cold water connected and operating • Change room/decontamination lighting operating • Decontamination drainage system checked • Contaminated clothes container provided		
4. Change Room		
• Protective clothing and spares in change room • Safety gumboots available • Towels/soap/shampoo/nail cleaners in the change room • Respirator storage and cleaning facilities provided		
5. All personnel trained in use and maintenance of PPE and emergency procedures		
6. Air monitoring in place		
7. Asbestos waste facilities available		
8. Appropriate waste transportation vehicles		

PERMIT TO WORK - ASBESTOS REMOVAL SITE CHECKLIST		
• Wash bay area • Drivers trained, including cabins set on re-circulating air, windows up. • Automatic tarps to cover wet soil loads • Plastic lined if possible friable asbestos. • Decontamination procedures		
9. Documentation required to be onsite:		
• Training records • Asbestos removal control plan • Asbestos removal licence		
Name of Nominated Asbestos Controller and Signature: **Name of Asbestos Removalist and Signature:** **Name of Occupational Hygienist and Signature:** **DATE WORKS UNDERTAKEN:**		

1.9.2 Asbestos Disturbance/Maintenance Works

Please photocopy and complete the permit to work documentation to ensure that asbestos works are undertaken correctly. A record of these works should be kept with the Asbestos Register and Management Plan.

PERMIT TO WORK - ASBESTOS DISTURBANCE/MAINTENANCE CHECKLIST		
Site address:		
Item	**Checked by**	**Date checked**
1. Has a Safe Work Method been utilised? If so is the operator familiar and understands what is required?		
2. Work Area Established including barriers and signs erected and area isolated: • Emergency exits established and identified • Bag disposal area/enclosure inspected • Electric equipment or cabling protected against water • Air handling systems isolated and sealed off in adjacent buildings, including windows closed		
3. Personal Protection • All personnel trained in use and maintenance of PPE, including respirators and personal decontamination procedures. • All personnel trained in the health hazards of asbestos		
4. Air monitoring in place and locations		
5. Asbestos waste facilities available • Asbestos disposal bags in remediation area • Bag ties in remediation area		
Name and Signature of Nominated Asbestos Controller: **Name and Signature of Contractor or Employee undertaking the works:** **DATE WORKS UNDERTAKEN:**		

1.10 RECORDS OF CHANGES AND ACTIVITIES

Date	Location	Asbestos Product	Activity	Signature*
Example	Female Toilet, Eastern Wall	Bonded Asbestos Cement Sheet	Drilled to affix paper dispenser	

* The person identified with the responsibility of the management and control of the Asbestos Register and Management Plan must sign and ensure that the permit to work system had been implemented, and works have been undertaken in the prescribed manner.

LEAD-BASED PAINTS

As per AS4361.2:2017 Guide to Hazardous Paint Management, Part 2: Lead paint in residential, public and commercial buildings; defines a lead based paint as a paint film or component coat of paint system containing lead or lead compounds, in which the lead content is in excess of 0.1% by weight of the dry film as determined by laboratory testing.

It is also recommended that during removal of painted surfaces appropriate safety precautions to reduce the risk of dust generation and ingestion, be adopted by the demolition contractor and disposal of lead based painted objects should be deposited at a licensed landfill. It is also recommended that during any refurbishment works undertaken remediation of any lead contaminated dust be carried out prior to the commencement of works.

1.11 HEALTH HAZARDS FROM LEAD EXPOSURE

- Lead interferes with many body processes and is poisonous to most organs and tissues, including the bones, intestines, kidneys, nervous system, and reproductive organs.
- Acute lead poisoning (high exposure over a short period of time) can cause fatigue, anaemia, constipation, and damage to the nervous system.
- Chronic lead poisoning (exposure over a longer period of time) can cause fatigue, joint pain, and weakness.
- Lead poisoning can damage the foetus in pregnant female workers and impair fertility in male workers.
- Workers are exposed to lead when they inhale lead-containing dust or ingest lead residue from their hands (for example, when eating, chewing gum, or smoking).
- Lead is a suspected human carcinogen and has been shown to cause cancer in laboratory animals.

1.12 LEAD DUST CONTROLS

The Regulation requires employers to select lead dust controls based on the following hierarchy:

1. Engineering controls (for example, barriers, enclosures, general ventilation, local exhaust ventilation).
2. Administrative controls (for example, wash stations, separate eating and changing areas, and limiting the time workers are exposed to lead).
3. Personal protective equipment (such as respirators and disposable coveralls)
   - Respirators will be used in conjunction with other controls to reduce worker exposure to lead, unless air monitoring information suggests otherwise.
   - A HEPA vacuum will be used for clean-up and decontamination.

1.13 ACCEPTABLE CONTROL METHODS FOR REMOVING LEAD-CONTAINING PAINT

- The work methods in the following table are acceptable, provided that the respirator selection, dust suppression, and other controls are adhered to.
- The following control options will be used to eliminate or reduce the risk to workers from the hazards of lead dust exposure, unless air monitoring information suggests otherwise.

Work activity	Dust suppression	Other controls	Respirator type
Manual (hand) sanding or scraping	• Peeling paint will be misted with water before scraping. • Debris will be misted before sweeping or vacuuming. • A HEPA vacuum will be used to remove debris.	• Disposable drop sheets will be placed below the work area. • Barriers (for example, a tape barrier) will be installed to restrict access to the work area. • Signs will be posted at every entrance to the work area. • Workers will use disposable coveralls.	• NIOSH-approved single-use N95, N99, or P100 respirator • Half-face respirator with HEPA P100 series filters
Manual scraping using heat guns	• The heat gun temperature must be kept as low as practicable. • Debris will be misted before sweeping or vacuuming.	• Disposable drop sheets will be placed below the work area. • Barriers (for example, a tape barrier) will be installed to restrict access to the work area. • Partial or full enclosures will be constructed around work areas	• Half-face respirator with HEPA P100 series filters

Work activity	Dust suppression	Other controls	Respirator type
	• A HEPA vacuum will be used to remove debris.	where significant removal will take place. • Where full enclosures are required, they will be equipped with HEPA-filtered mechanical ventilation. • Signs will be posted at every entrance to the work area. • Workers will use disposable coveralls.	
Manual scraping using a chemical stripper	• Debris will be misted before sweeping or vacuuming. • A HEPA vacuum will be used to remove debris.	• Disposable drop sheets will be placed below the work area. • Barriers (for example, a tape barrier) will be installed to restrict access to the work area. • Signs will be posted at every entrance to the work area. • The work area will be ventilated with a continuous supply of fresh air for the workers. • Partial or full enclosures will be constructed around work areas where significant removal will take place. • Where full enclosures are required, they will be equipped with HEPA-filtered mechanical ventilation. • Workers will use disposable coveralls. • Methylene chloride products will not be used. • Additional PPE (for example, gloves and goggles) may be required as recommended by the MSDS for the chemical stripper.	• Half-face respirator with HEPA P100 series/organic vapour cartridges • Additional respiratory protection may be required as recommended by the MSDS for the chemical stripper
Removing paint using powered hand tools	• Tools equipped with a HEPA-filtered dust collection system will be used. • Debris will be misted before sweeping or vacuuming.	• Disposable drop sheets will be placed below the work area. • Barriers (for example, a tape barrier) will be installed to restrict access to the work area. • Signs will be posted at every entrance to the work area.	• NIOSH-approved single-use N95, N99, or P100 respirator • Half-face respirator with HEPA P100 series filters

Work activity	Dust suppression	Other controls	Respirator type
	• A HEPA vacuum will be used to remove debris.	• Workers will use disposable coveralls.	
	• Tools without a dust suppression system will be used. • Debris will be misted before sweeping or vacuuming. • A HEPA vacuum will be used to remove debris.	• Disposable drop sheets will be placed below the work area. • Partial or full enclosures should be constructed around work areas where removal will take place. • Where full enclosures are required, they should be equipped with HEPA-filtered mechanical ventilation. • Workers will use disposable coveralls.	• Full-face elastomeric respirator equipped with P100 HEPA cartridges, or • Powered air-purifying respirator (PAPR) equipped with P100 HEPA cartridges

1.14 LEAD AIR MONITORING DURING REMOVAL WORKS, VISUAL CLEARANCES AND CLEARANCE AIR MONITORING

The Hygienist will throughout works undertake “real time” air monitoring to ensure that on-site processes and procedures adopted are satisfactory. During the lead management works Lead air monitoring, clearance air monitoring and monitoring during enclosure dismantling will be undertaken. At the completion of works a visual clearance inspection will also be undertaken.

The static air sampling will indicate if the removal work methods employed on-site by the certified contractor are proving to be effective work techniques.

Surface dust sampling will be taken at the completion of each section of works and sent away for analysis as evidence of satisfactory lead management procedures.

The following table indicates the required control levels and required actions.

Table 1 – Lead Control levels and required actions

Control Level	Control / Action
Surface Dust Samples interior floors if >1 mg/m^2 Surface Dust Samples of Exterior Surfaces > 8mg/m^2	Vacuum, wet wipe and decontaminate area again
Real Time Static Air Monitoring* ≥0.02 mg/m^3	Review control measures
Real Time Static Air Monitoring* ≥0.05 mg/m^3	Stop Lead Management Works and find cause
Real Time Static Air Monitoring* ≥0.1 mg/m^3	Stop Lead Management Works and Decontaminate Area
*Current Occupational Exposure Limit (OEL) 0.15mg/m^3, AIOH recommended OEL 0.1 mg/m^3 Clearance Air Monitoring must be below 0.075mg/m^2 as per SLR specification	

1.14.1 Lead (Pb) Management Specifications

The bulk of the lead management will be preparing lead based paint surfaces ready for the application of new paint. Interim Site Security and Safety It is recommended that signage be placed around the perimeter of the site, together with barriers constructed of barrier tape and or trestles. Signage should be similar to the ones detailed below.

Interim Site Security and Safety: it is recommended that signage be placed around the perimeter of the site, together with barriers constructed of barrier tape and or trestles. Signage should be similar to the ones detailed below.

1.14.2 Lead (Pb) Removal and Site Remediation

As per legislation, the Lead (Pb) paint preparation works need to be undertaken by an experienced lead abatement contractor. It is also a requirement of legislation that the Contractor provide a Safe Work Method Statement as well as documentary evidence of personnel involved and their Lead (Pb) Biological Blood Level Monitoring program as per Part 7.6 of the NSW Work Health and Safety Act 2011, if regular lead works are to be undertaken.

As discussed, the experienced contractor will need to prepare a Safe Method of Work Statement including;

- A minimum 200µm thick plastic sheeting to create an “enclosure” prior to preparation works including on the floor to collect paint debris and to prevent other surfaces, this “enclosure” then needs to undergo a visual inspection by the Hygienist prior to Lead (Pb) works commencing.
- A “decontamination” facility for personnel and equipment needs to be adopted, with consideration for the reclaiming of contaminated water, coveralls, personal protective equipment and cloths used for cleaning etc. Work zones need to be considered and agreed to prior to works commencing this will ensure that clean areas are not contaminated and that contractor personnel adopt correct personal hygiene procedures. The work zones need to be separated by suitable airlocks or buffer zones.
- Adoption of wet removal methods during Lead (Pb) works to suppress and contain dust are to be utilised. To remove flaked and peeling paint and to prepare surfaces prior to painting wet scraping or wet sanding as detailed in the AS 4361 are to be adopted.
- Decontamination requirements for personnel, tools and equipment, the Lead (Pb) work area and any other areas that could become contaminated need to be considered and addressed in the plan. At the end of works all plant and equipment within the Lead (Pb) work area including any remaining non-movable items, should be vacuumed and/or wet wiped to remove any residual dust if evidenced. After a satisfactory clearance, visual inspection coupled with “real time” clearance air monitoring both

undertaken by the Hygienist the “enclosure” maybe sprayed with an adhesive (PVA) to contain any dust and then dismantled prior to demobilization.

- Appropriate personal protection procedures including coveralls, and gloves, eye protection and Type P2 particulate respirators with particulate filter cartridges are to be used as a minimum requirement during painting works.

All possible Lead (Pb) contaminated materials, including paint debris, personnel protective equipment, plastic drop sheets etc must be documented in the Safe Work Method Statement describing the arrangements for storage, transport and disposal. Compliance with current environmental protection laws must be evidenced, as well as contingency plans for accidental spills.

SYNTHETIC MINERAL FIBRE PRODUCTS (SMFs)

The information provided below is provided in the case of an unexpected find of SMF occurs. If works do need to be undertaken which will disturb this material, safety goggles, disposable coveralls, gloves and a class P2 respirator should be adopted. This will avoid any skin irritation and inhalation of airborne fibres.

Air monitoring should also be undertaken to ensure that levels are less than the current workplace exposure standard of 0.5 fibres/ml. Measurement of airborne levels of respirable SMF fibres is undertaken in accordance with the Guidance Note on the Membrane Filter Method for the Estimation of Airborne Synthetic Mineral Fibres [NOHSC:3006-1989] and if necessary the AS3640-2004: Workplace Atmospheres – Method for Sampling and Gravimetric Determination of Inhalable Dust. Using the MFM, respirable fibres are defined as being at least 5µm long, and no more than 3µm wide with a length to width ratio of at least 3 to1. The results are compared against the current NES for respirable SMF fibre (0.5 f/mL) or the complimentary gravimetric inhalable dust standard (2 mg/m3).

POLYCHLORINATED BIPHENYLS (PCBs)

The information provided below is provided in the case of an unexpected find of PCBs occurs. PCB material within fluorescent light fittings present a negligible risk unless damaged or leaking.

PCB material may be inhaled, ingested or absorbed through the skin. The National Occupational Health and Safety Commission (NOHSC) has determined a maximum exposure standard for PCB's:

i. PCBs containing 42 % chloride
   - Time weighted average (TWA): 1 mg/m3
   - Short term exposure limit (STEL): 2 mg/m3

ii. PCBs containing 54 % chloride
   - Time weighted average (TWA): 0.5 mg/m3
   - Short term exposure limit (STEL): 1mg/m3

All PCBs should be labelled:

"CAUTION
CONTAINS POLYCHLORINATED BIPHENYL (PCB)
A TOXIC HAZARD AND TOXIC ENVIRONMENTAL CONTAMINANT"

The preferred control option is to remove and replace all PCB capacitors. Temporary storage of PCB-containing equipment should be placed in a polythene bag and sealed inside a metal container that is clearly marked with the details of the contents. If some of the material is leaking, then the container should be partially filled with an absorbent packing material.

All scheduled PCB waste must be treated by a licensed/approved operator. Solid and liquid scheduled waste must not go to landfill.

PHENOLS

The main source of Phenol products is Bakelite products, such electrical switches. The Phenol material identified on-site was in a bonded format, and in this structure and condition does not present a significant risk in its current condition and state.

If Bakelite materials are disturbed, they should be handled similar to bonded (Non-friable) Asbestos. If works do need to be undertaken which will disturb this material, disposable coveralls, gloves and a class P2 respirator should be adopted. This will avoid any skin absorption or chemical inhalation.

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APPENDIX I:
ASBESTOS SAMPLE ANALYSIS RESULTS

EnviroScience SOLUTIONS

Protecting Health and the Environment Through Science

LABORATORY ANALYSIS REPORT
Asbestos Identification Report

Report No: B50663-R1
Client: Crown Lands Department
Client Address: 6 Stewart Avenue, Newcastle,NSW, 2302

Report Date: Wednesday, 9 April 2025
Analysed Date: Wednesday, 9 April 2025
Laboratory Receival Date: Wednesday, 9 April 2025
Sampled Date: Tuesday, 8 April 2025
Sampled by : Anne Noonan

Attention: Paris Raine
Approved Identifier and Signatory: Annie McKinney

Sampled From: Matong Hall, Matong, NSW, 2652

Test Method: Polarised Light Microscopy (PLM) including Dispersion Staining (DS), EnviroScience Solutions Pty Ltd in-house laboratory method, in accordance with Australian Standard AS4964-2004 'Method for the qualitative identification of asbestos in bulk samples'. Accredited for compliance with ISO/IEC:17025-Testing.
Please note that EnviroScience Solutions does not accept responsibility for the sample submitted in relation to its source.

Sample Number	Sample Location	Sample Description	Sample Size	Asbestos Detected	Fibres Detected
B50663-S1	Kitchen Wall	Fibre cement	18.7 gm	Yes	Chrysotile, Amosite
B50663-S2	Stage Partition	Fibre cement	41.2 gm	Yes	Chrysotile
B50663-S3	Backstage Wall	Fibre cement	9.1 gm	No	Organic
B50663-S4	Small Hall Wall	Fibre cement	5.6 gm	No	Organic

ENVIROSCIENCE SOLUTIONS PTY LTD
NATA Accreditation No. 19366
ACN 157 918 262
Ph 1300 372 436
info@enviroscience.com.au
www.enviroscience.com.au
LABORATORY LOCATED AT 2/3 DOUGLAS MAWSON ROAD, DUBBO NSW 2830

NATA WORLD RECOGNISED ACCREDITATION

APPENDIX II:

LEAD (Pb) SAMPLE ANALYSIS RESULTS

Envirolab Services Pty Ltd
ABN 37 112 535 645
12 Ashley St Chatswood NSW 2067
ph 02 9910 6200 fax 02 9910 6201
customerservice@envirolab.com.au
www.envirolab.com.au

CERTIFICATE OF ANALYSIS 377984

Client Details

Client	EnviroScience Solutions (Dubbo)
Attention	Anne Noonan
Address	PO Box 1645, Dubbo, NSW, 2830

Sample Details

Your Reference	**50663, Matong Hall, 26-28 Matong St, Matong NSW**
Number of Samples	4 Paint
Date samples received	10/04/2025
Date completed instructions received	10/04/2025

Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.

Samples were analysed as received from the client. Results relate specifically to the samples as received.

Results are reported on a dry weight basis for solids and on an as received basis for other matrices.

Report Details

Date results requested by	17/04/2025
Date of Issue	17/04/2025

NATA Accreditation Number 2901. This document shall not be reproduced except in full.

Accredited for compliance with ISO/IEC 17025 - Testing. **Tests not covered by NATA are denoted with ***

Results Approved By
Giovanni Agosti, Group Technical Manager

Authorised By
Nancy Zhang, Laboratory Manager

Lead in Paint					
Our Reference		377984-1	377984-2	377984-3	377984-4
Your Reference	UNITS	S01	S02	S03	S04
Date Sampled		08/04/2025	08/04/2025	08/04/2025	08/04/2025
Type of sample		Paint	Paint	Paint	Paint
Date prepared	-	14/04/2025	14/04/2025	14/04/2025	14/04/2025
Date analysed	-	15/04/2025	15/04/2025	15/04/2025	15/04/2025
Lead in paint	%w/w	0.12	0.29	0.15	0.18

Method ID	Methodology Summary
Metals-020/021/022	Digestion of Paint chips/scrapings/liquids for Metals determination by ICP-AES/MS and or CV/AAS.

QUALITY CONTROL: Lead in Paint					Duplicate				Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			14/04/2025	[NT]	[NT]	[NT]	[NT]	14/04/2025	[NT]
Date analysed	-			15/04/2025	[NT]	[NT]	[NT]	[NT]	15/04/2025	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	<0.005	[NT]	[NT]	[NT]	[NT]	101	[NT]

Result Definitions

NT	Not tested
NA	Test not required
INS	Insufficient sample for this test
PQL	Practical Quantitation Limit
<	Less than
>	Greater than
RPD	Relative Percent Difference
LCS	Laboratory Control Sample
NS	Not specified
NEPM	National Environmental Protection Measure
NR	Not Reported

Quality Control Definitions

Blank	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
Duplicate	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
Matrix Spike	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
LCS (Laboratory Control Sample)	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
Surrogate Spike	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.

Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.

The recommended maximums for analytes in urine are taken from “2018 TLVs and BEIs”, as published by ACGIH (where available). Limit provided for Nickel is a precautionary guideline as per Position Paper prepared by AIOH Exposure Standards Committee, 2016.

Guideline limits for Rinse Water Quality reported as per analytical requirements and specifications of AS 4187, Amdt 2 2019, Table 7.2

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.

Spikes for Physical and Aggregate Tests are not applicable.

For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: >10xPQL - RPD acceptance criteria will vary depending on the analytes and the analytical techniques but is typically in the range 20%-50% – see ELN-P05 QA/QC tables for details; <10xPQL - RPD are higher as the results approach PQL and the estimated measurement uncertainty will statistically increase.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals (not SPOCAS); 60-140% for organics/SPOCAS (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

Where sampling dates are not provided, Envirolab are not in a position to comment on the validity of the analysis where recommended technical holding times may have been breached.

Where matrix spike recoveries fall below the lower limit of the acceptance criteria (e.g. for non-labile or standard Organics <60%), positive result(s) in the parent sample will subsequently have a higher than typical estimated uncertainty (MU estimates supplied on request) and in these circumstances the sample result is likely biased significantly low.

Measurement Uncertainty estimates are available for most tests upon request.

Analysis of aqueous samples typically involves the extraction/digestion and/or analysis of the liquid phase only (i.e. NOT any settled sediment phase but inclusive of suspended particles if present), unless stipulated on the Envirolab COC and/or by correspondence. Notable exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, total recoverable metals and PFAS where solids are included by default.

Samples for Microbiological analysis (not Amoeba forms) received outside of the 2-8°C temperature range do not meet the ideal cooling conditions as stated in AS2031-2012.

Appendix C Heritage Impact Statement

NSW Public Works

Matong Hall

Address	26-28 Matong Street, Matong, NSW 2652.
Item name and number	Matong Street Conservation Area #C7

Proposed Demolition

Heritage Impact Statement

Report Number: HEP202521

April 2025

Prepared for:

Crown Lands

Report Number: HEP202521

Matong Hall - Proposed Demolition - HIS.docx

Template Rev 6 Feb 2023

Document control

Version	Author(s)	Reviewer	Approved for issue	
			Name	Date
1 (draft)	Megan Holdsworth	Beth Robinson	David Mason	10/4/25
2 (final)				

Megan Holdsworth

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Cover photo: Matong Hall.

Source: NSWPW 5.3.25.

Contents

Tables

Figures (All photographs were taken by NSWPW on 5/3/25, unless otherwise noted)

1. Introduction

1.1 Project Background

This report has been prepared by NSW Public Works (NSWPW) to assess the heritage impacts of the proposed demolition of Matong Hall.

The building is not a listed heritage item itself; however it is within the Matong Street Conservation Area, which is listed on the Coolamon Local Environmental Plan (LEP) 2011, prepared under the *Environmental Planning and Assessment Act 1979* (EP&A Act).

1.2 The Subject Site

The subject site is located at 26-28 Matong Street, Matong, NSW, 2652. The parcel of land is identified as Lot 2 Section 6 DP 758657. Matong is a town in the central east part of the Riverina region of New South Wales, approximately 300kms northeast of Canberra, see Figure 1-1 for the Matong location map.

The site is within the Coolamon Shire Local Government Area (LGA) on the traditional lands of the Wiradjuri people.

1.3 Methodology and Limitations

This assessment is based on desktop research and analysis of heritage listings for Matong Hall. As no statement of significance for the Matong Street Conservation Area was found, the Matong character statement within the Coolamon Shire Council Development Control Plan (DCP) 2015 was used as a basis for understanding the heritage values associated with the site and evaluating the impacts to them according to various heritage criteria.

This report has been developed following the principles of *The Burra Charter: The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance, 2013*, and guidelines. *The Burra Charter* is the nationally accepted and adopted standard for heritage conservation practice.

It does not consider potential impacts on Aboriginal heritage or ecological communities in the study area.

Figure 1-1: Matong Location Map, the Matong area is within the dotted line. (Source: Google Maps.)

2. Heritage Significance

2.1 Statutory Heritage Listings

The following statutory heritage listings apply to the subject site:

Table 2-1: Statutory Heritage Listings

Item Name	Listing Instrument	Listing details
Matong Street Conservation Area	Coolamon LEP 2011	#C7

Refer to the heritage map shown in Figure 2-1 for a graphic representation of the heritage context.

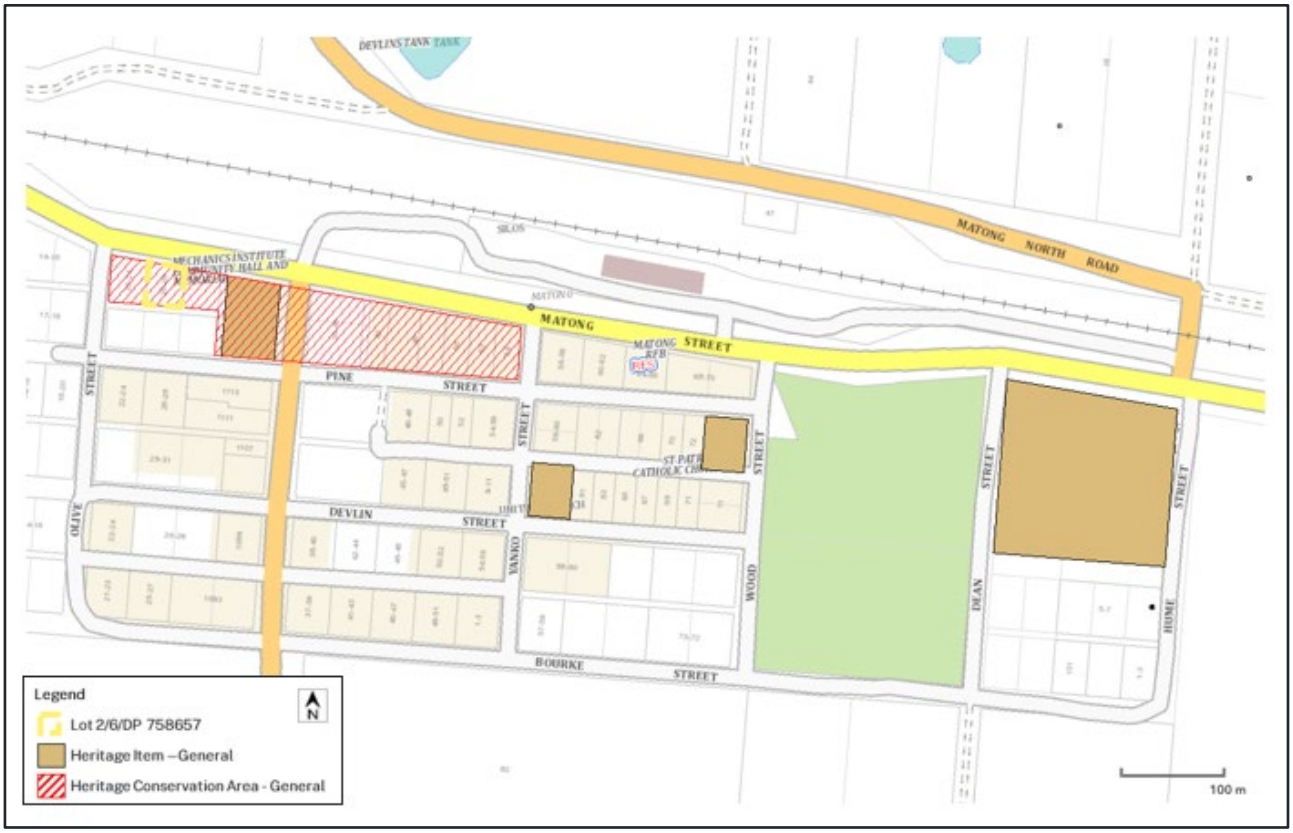

Figure 2-1: Heritage Map for Matong Hall. (Source: NSW Planning Portal with NSWPW overlay)

2.2 The Matong Street Conservation Area

The heritage map at Figure 2-1 indicates that the Matong Street Conservation Area (HCA) extends along Matong Street (also known as Canola Way in the locality) between Olive Street to the west and Yanko Street to the east.

The subject site is located towards the western end of the HCA. Views of the hall, as seen in Figure 2-2 and Figure 2-3, show it to be set within a rural landscape of scattered trees and patchy grasses, with few other structures nearby.

Figure 2-2: View of Matong Hall from the west within the HCA. (Source: Google Maps.)

Figure 2-3: View of Matong Hall from the east within the HCA. (Source: Google Maps.)

An item of local heritage is shown within the curtilage of the Matong Street Conservation Area; however, this building is no longer extant. It was the Farmer's Home Hotel, located on Lots 4 and 5, Section 6, DP 758657, and listed as item #I70 on the Coolamon Local Environmental Plan (LEP) 2011.

The Farmer's Home Hotel was forced to close in 2008 when it was gutted by fire. Following a second fire in November 2018, it was demolished.[1] The loss of this building has been

[1] https://www.wwdhs.org.au/wp-content/uploads/2019/03/farmers-home-hotel-matong-20190323.pdf

detrimental to the character of the Matong Street Conservation Area. See Figure 2-4 and Figure 2-5 for comparative views of that site, with the subject site, Matong Hall shown circled in red.

Figure 2-4: The Farmer's Home Hotel in 2010 with Matong Hall circled in red. (Source: Google Maps 2010.)

Figure 2-5: Site of the Farmer's Home Hotel in 2025 with Matong Hall shown circled in red. (Source: Google Maps 2025.)

2.3 Matong Hall

2.3.1 History of Matong Hall

A search of Trove revealed several references to community activities occurring in the hall, throughout the 20th century, although not the date of its construction.

In 1910, the Coolamon-Ganmain Farmers' Review reported that the floor of the hall was being damaged by skating, which was “in vogue” at the time, see Figure 2-6 [2]. That article also mentions the need for better security at the hall, and a system for hall bookings, both of which indicate the hall was being well used during the early 20th century. The hall was also used by church groups for social events such as the Church of England Ball, as recorded in the article shown in Figure 2-7.[3]

In 1934, a memorial in honour of the men who enlisted in the Great War was erected in front of Matong Hall, as documented in The Narrandera Argus 25/9/1934, [4] see Figure 2-8 for an extract. This demonstrates the important role of the hall within the community. In addition to describing the memorial gates, this lengthy article details the opening ceremony, which was attended by “visitors from Narandera, Ganmain, Coolamon, Grong Grong, and other neighbouring centres.” Among those at the ceremony were the junior red cross, school children, returned soldiers as well as the parents of local men lost in the war.

The chairperson for the ceremony stated that “the memorial was one of which they could justly feel proud and would in future prove a fitting reminder of the contribution made by that portion of the Empire in the Great War.” The article continues with assurance to the parents of the fallen that, “the memorial gates would be treated with the respect that they deserved.” See Figure 2-9 and Figure 2-10 for views of the Memorial Gates as they were in 2021 in their original location at the entrance to Matong Hall.

The Memorial Gates were re-located to Matong Park in 2023, on the southeast corner of Matong Street and Deepwater Road, see Figure 2-11. At that time, a plaque was installed on the gates, as seen in Figure 2-12 marking their relocation from the hall to the park. The Matong Memorial Gates are listed on the NSW War Memorials Register, although they are still shown on that register as being located in front of the hall.[5]

[2] http://nla.gov.au/nla.news-article273732160
[3] http://nla.gov.au/nla.news-article282253987
[4] http://nla.gov.au/nla.news-article100748889
[5] https://www.warmemorialsregister.nsw.gov.au/

Skating is in vogue here, much to the detriment of the floor of the local hall and the skin of some of the amateur exponents of the art. Some time ago I drew attention to the condition of the local hall, and the necessity of locks to keep it closed when not let. But it was of no avail apparently as the same state of affairs has been prevalent since, and skating, if it has served no other purpose, has drawn the attention of the committee to the necessity of taking steps to end the present system of allowing all-comers the free use of the hall. A meeting is to be held shortly, and it is to be hoped that the committee will appoint someone secretary who will take a live interest in the welfare of the hall, when perhaps a little revenue may be obtained from the letting of it to responsible persons.

Figure 2-6: Coolamon-Ganmain Farmers' Review, 6/5/1910, p. 6

MATONG NEWS

—:o:—

(From Our Correspondent).

CHURCH OF ENGLAND BALL.

The Church of England Ball, held in the Matong Hall on Friday, 10th inst., was a most successful function, visitors coming from many surrounding districts, their action being greatly appreciated.

The Hall had been very attractively decorated in streamers of red and blue with a large centre decoration of the same shade.

In the supper room decorations had been carried out in the same color scheme, and here a most delightful supper had been prepared by the many ladies, and enjoyed by all.

Many novelty dances were conducted throughout the evening and music was supplied by the Ganmain Revellers in their usual fine style.

The joint hon. secretaries, Mesdames S. Stenhouse and T. Halbisch, deserve much praise for such splendid and successful results.

Figure 2-7: Coolamon-Ganmain Farmers' Review, 24/6/1938, p. 5.

MEMORIAL GATES AT MATONG HALL

—:o:—

OFFICIAL OPENING

(By our Representative)

Friday last was a red letter day in the history of Matong, as it was on that day that the dream of the residents since the termination of the Great War in 1918 to erect a memorial in honor of the men who enlisted from that centre was realised.

The memorial is in the form of a brick fence about 115 feet along the frontage of the Mechanics' Institute Hall, and is surmounted with grille work. At the small entrance gate the pillars are of brick, and are joined with a massive concrete flat arch, on which are the words in raised letters "Memorial Gates." The two sets of gates are the gift of Messrs. H. V. McKay. On each of the pillars is a granite tablet each bearing the names of 27 men who enlisted from Matong. The fence was erected by Mr. G. S. Baker, of Ganmain, who made a very good job of his contract.

Figure 2-8: The Narandera Argus, 25/9/1934, p. 1.

Figure 2-9: Matong Memorial Gates in Original Position at Matong Hall 2021. (Source: NSW War Memorials Register Website.)

Figure 2-10: Matong Memorial Gates in Original Position at Matong Hall 2021. (Source: NSW War Memorials Register Website.)

Figure 2-11: Matong Memorial Gates , relocated to Matong Park.

Figure 2-12: Matong Memorial Plaque.

2.3.2 Description and Condition of Matong Hall

The Matong Hall, seen from Matong Park across Deepwater Road in Figure 2-25, is a rectangular single-story timber-framed building with weatherboard siding and corrugated iron roofing. The building has a western annex (dining area), also weatherboard clad with skillion roof, running the full length of the hall. Off that western extension is a smaller kitchen annex near the southern end. There is another double extension (one part being toilets, the other a backstage area) at the south end.

The principal elevation has a framed façade with a mixed arrangement of pressed metal sheet nailed in place. The upper part of the façade is partly stripped of its cladding (earlier imagery indicates a painted timber sign in this location). Entry doors are clad with sheet metal and the two front windows are double hung timber sash-type with four glazing panes, see Figure 2-13, Figure 2-14 and Figure 2-15. On the east elevation are two further sets of exit doors, and timber windows at higher level with timber two-light windows with simple architrave, see Figure 2-21 and Figure 2-22. The same arrangement is found internally on the west wall of the main hall space (now an internal wall between hall space and dining space). The western extension has external doors facing west and timber windows with textured glass. The kitchen annex has a timber batten door and louvred windows, see Figure 2-16 , Figure 2-17 and Figure 2-23 for the interior. The southern wall of the dining space has a door sealed up with corrugated sheet, see Figure 2-18 and Figure 2-19. The toilet annex, shown in Figure 2-20, is weatherboard clad with louvered windows.

Internally, the original hall space has timber lining boards to dado height and a solid timber floor. There is a raised stage, seen in Figure 2-24, at the south end with basic timber framed screens and a fire exit in the east wall. Walls in general are fibro lined, and the ceiling is either Gyproc or sheet metal with a central ceiling grill. There are pairs of timber framed batten doors leading to the dining space.

A condition assessment was undertaken by Stantec, with a report completed in August 2024. That document concludes that Matong Hall is currently in a poor state, with an average condition rating of 3.7, where 1 is very good and 5 is very poor. An average functionality rating of 1.6 was attributed to the hall, although it was considered somewhat fit for purpose.

2.3.3 Significance of Matong Hall within the Matong Street Conservation Area

The current condition of the hall indicates that it has not be well maintained or indeed used by the community for some time, and the Coolamon Shire Council website indicates that there is a new Matong community hall located in Wood Street, near the oval.[6]

The front elevation of the original Matong Hall was deleteriously altered with the removal of the painted timber sign that was previously attached above the door. Other infrastructure, such as the external toilet, show signs that the building is indeed disused. The lack of use by

[6] https://coolamon.nsw.gov.au/community-centres-halls

the community and alterations to the built fabric, have depleted the building's ability to demonstrate its history and value.

Additionally, the Memorial Gates have recently been relocated to Matong Park, 140m to the east of the hall, which has also diminished the site's ability to demonstrate its heritage significance, and subsequent value within the Matong Street Conservation Area.

Figure 2-13: View of north elevation from Matong Street. (Source: Google Maps)

Figure 2-14: North elevation.

Figure 2-15: North elevation – detail.

Figure 2-16: West elevation.

Figure 2-17: Annex off west elevation.

Figure 2-18: Southwest corner.

Figure 2-19: South elevation.

Figure 2-20: WC off south elevation.

Figure 2-21: East elevation, looking north.

Figure 2-22: East elevation looking south.

Figure 2-23: Interior of kitchen annex.

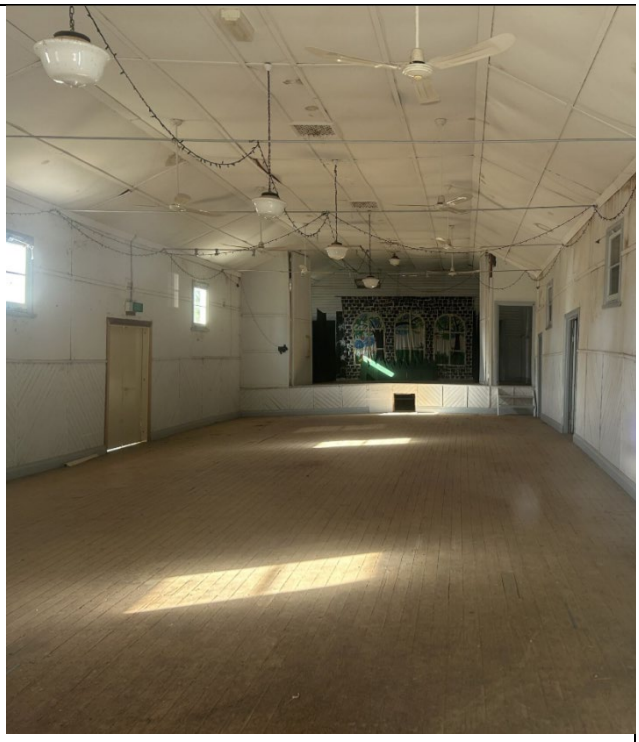

Figure 2-24: Interior looking towards stage at the rear.

Figure 2-25: View of east elevation from Matong Park.

3. Coolamon Shire Council DCP 2015 (amended August 2023)

Section 13.6 of the DCP contains the following Locality Character Statement and Objectives for Matong.[7]

3.1 Matong - History

Matong is a small village located to the west of Ganmain. The village is on the southern side of the Junee – Griffith rail line.

Matong was proclaimed a village in 1904 following the arrival of the rail line.

3.2 Matong - Existing Character

Matong is a small rural village and provides a focal point for social and community activity via its village park, school, churches and sportsground.

The Junee – Griffith rail corridor provides the northern boundary of the settlement and like other villages in the Shire is a rail head for grain harvesting.

The village centre is located in Matong Street between Olive and Wood Streets.

3.3 Matong - Desired Future Character

Matong is to remain a rural village and community focal point.

Remaining heritage buildings and the village centre streetscape are to be retained and enhanced. Any new development is to 'fit in' and be sympathetic to these heritage elements.

Housing will be consolidated in existing residential areas.

The diagram at Figure 3-1, is provided within the DCP to inform future development within Matong, however it is outdated, as it calls for the historic landmark building, the Matong Hotel (Farmer's Home Hotel) to be retained, although it was demolished following a fire in 2018.

[7] https://coolamon.nsw.gov.au/s/9_Amended-Final-Version-Coolamon-DCP-Adopted-Aug-23-PDF-h4ga.pdf

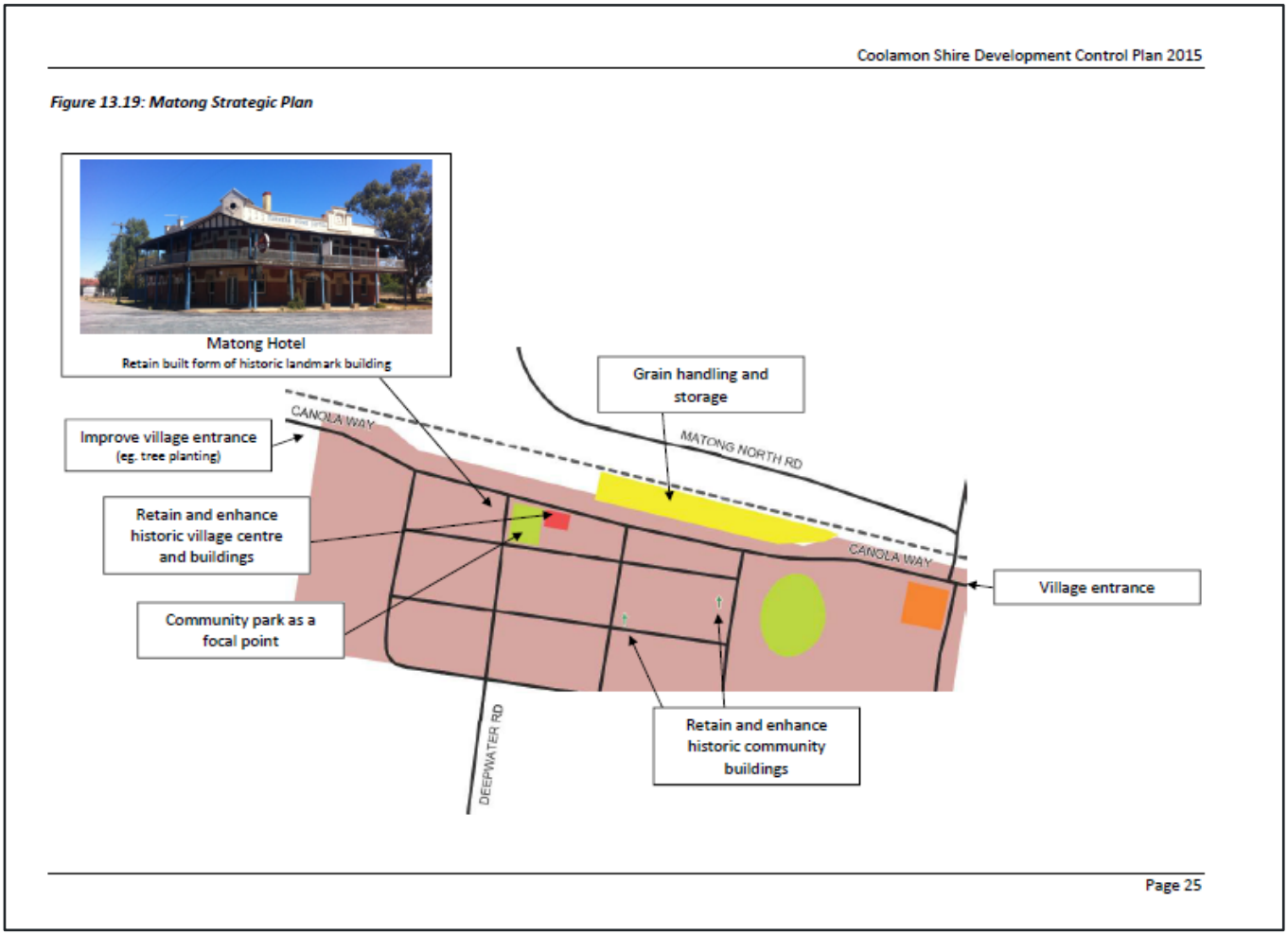

Figure 3-1: Matong Strategic Plan within the DCP. (Source: Coolamon Shire Council Website.)

3.4 Development within the Matong Street Conservation Area

Where demolition of heritage items or contributory buildings within a heritage conservation area is being considered, section 16.9 of the DCP states that while "demolition of heritage items or contributory buildings within a heritage Conservation Area is contrary to the intent of the heritage listing and should be treated as a last resort," in its assessment, Council will consider:

1. The heritage significance of the item or the Building,
2. The structural condition,
3. Comparative analysis of options, and
4. The contribution the item or building makes to the streetscape.

As Matong Hall is located within a heritage conservation area, in assessing the application for its demolition, Council will require this report, and also an archival record of the building (exterior and interior) and site (by others). The archival record is to be prepared in accordance

with the guidelines produced by the NSW Heritage Office and must include photographs keyed to a plan of the building.

If a future structure is planned for the site, it should be designed to uphold the provisions of the DCP and could include interpretative signage that describes the previous hall and its history of community use.

4. Proposed Works

Crown Lands are proposing demolition of the remaining fabric of Matong Hall. This process will include various site setup and preparation activities, utilities disconnection, equipment set up such as safety barriers, removal of any hazardous materials, demolition of the existing building including all external structures, recycling of iron sheeting, selected timbers ad other metal items, and site rehabilitation such as levelling the ground.

5. Heritage Impact Assessment

5.1 Methodology

In order to consistently identify the potential impact of the proposed works, the terminology contained in Table 5-1 has been referenced throughout this document. This terminology, and corresponding definitions, are based on those contained within guidelines produced by the International Council on Monuments and Sites (ICOMOS).

Table 5-1: Definition of Impacts

Impact	Definition
Major	Actions that would have a long-term and substantial impact on the significance of a heritage item. Actions that would remove key historic building elements, key historic landscape features, or significant archaeological materials, thereby resulting in a change of historic character, or altering of a historical resource. These actions cannot be fully mitigated.
Moderate	This would include actions involving the modification of a heritage item, including altering the setting of a heritage item or landscape, partially removing archaeological resources, or the alteration of significant elements of fabric from historic structures. The impacts arising from such actions may be able to be partially mitigated.
Minor	Actions that would results in the slight alteration of heritage buildings, archaeological resources, or the setting of an historical item. The impacts arising from such actions can usually be mitigated.
Negligible	Actions that would result in very minor changes to heritage items.
Neutral	Actions that would have no heritage impact.
Positive	Actions that would benefit the heritage item by enhancing ability to demonstrate heritage significance.

The following assessment considers both direct and indirect impacts. Direct impacts are defined as being physical alterations to fabric arising from the proposed works. Indirect, or visual, impacts are impacts to views, vistas and/or the setting of a heritage item resulting from the proposed work.

5.2 Assessment of Heritage Impact

The following method of assessment as set out in Table 5-2, is in accordance with *"Guidelines For Preparing A Statement Of Heritage Impact"* published by the NSW Department of Planning and Environment, 2023.

Table 5-2: Assessment of Heritage Impact

HERITAGE ITEM: Matong Street Conservation Area			
GRADING OF SIGNIFICANCE: not graded			
Proposed work	**Matters for consideration**	**Discussion**	**Impact**
Demolition of Matong Hall	Fabric and spatial arrangements	All remaining fabric will be removed from the site.	**Moderate** direct and indirect impact.
	Setting, views and vistas	Demolition of the building will alter the visual quality of the Matong Street Conservation Area, leaving the western end of it bereft of built heritage items.	**Moderate** direct and indirect impact.
	Landscape	Not affected by this proposal.	-
	Use	The hall is currently disused by the community, as another hall has been built in the locality. Demolition obviously eliminates the possibility of any future use of this building.	**Moderate** direct and indirect impact.
	Demolition	All remaining fabric will be removed from the site. This will diminish the Matong Street Conservation Area, reducing its ability to demonstrate the social history of Matong.	**Moderate** direct and indirect impact.

HERITAGE ITEM: Matong Street Conservation Area			
GRADING OF SIGNIFICANCE: not graded			
Proposed work	**Matters for consideration**	**Discussion**	**Impact**
	Curtilage	Not affected by this proposal.	-
	Moveable heritage	Not affected by this proposal.	-
	Aboriginal cultural heritage	Not affected by this proposal.	-
	Historical archaeology	Not affected by this proposal.	-
	Natural heritage	Not affected by this proposal.	-
	Conservation areas	Matong Street Conservation Area was diminished with the loss of the Farmer's Home Hotel in 2018. Demolition of Matong Hall will further reduce the ability of the conservation area to demonstrate its heritage.	**Moderate** direct and indirect impact.
	Cumulative impacts	Demolition of Matong Hall, in addition to the loss of the Farmer's Home Hotel, will further reduce the ability of the Matong Street Conservation Area to demonstrate its heritage.	**Moderate** direct and indirect impact.

6. Recommendations

The proposal seeks full demolition of Matong Hall, which in its current state, can no longer provide the community with a suitable space for its recreational and ceremonial needs.

To mitigate the loss of Matong Hall from the Matong Street Conservation Area, the following steps are recommended:

- prior to any demolition, Council requires that a full archival photographic record be made of the exterior and interior, including the spatial arrangement, windows, doors, ceilings, joinery and original elements,
- building materials should be recycled whenever possible, the flooring timbers in particular appear to be in good condition and should be salvaged and re-used where appropriate, such as in other heritage items in the district, as the need arises,
- site interpretation, such as signage identifying the previous existence of the hall that tells the history of the place, or an interpretive display, should be considered at an appropriate location, perhaps at the new community hall in Wood Street, or on a plaque at the subject site,
- the following protocol should be followed if unanticipated archaeology—including historic objects, items, or features—is encountered during ground disturbance and excavation works:

– ground disturbing works at the location of the find/s should cease immediately and the site supervisor informed of the find/s,

– if it is unknown whether the find/s are of historic significance, an opinion from a qualified archaeologist should be sought,

– if the find/s are of historic significance, then notify Heritage NSW on Ph: 131 555 and provide details of the find/s and location,

– if the find/s are determined by the qualified archaeologist/heritage specialist or Heritage NSW to not be significant, work can recommence at the location without further investigation. Correspondence relating to this determination should be keep for reference,

– if the find/s appear to be significant it should be recorded by a qualified heritage specialist, including development of appropriate management strategies,

– if the find/s are determined to be of historic significance, recommencement of ground disturbance can only resume following compliance with legal requirements and written approval from Heritage NSW,

– In the case of the unanticipated find/s including human skeletal material:

  · NSW Police should be notified immediately,

  · ground disturbing works at the location of the find/s should cease immediately and the site supervisor informed of the find/s.

7. Conclusion

While not a listed heritage item, Matong Hall is located within the Matong Street Conservation Area (local heritage item #C7). The hall has little architectural or technical significance but contributes substantially to the Heritage Conservation Area as an important historic element, the hall having been the location for many recreational and ceremonial events for well over a century. It is the last remnant of the pre-WWII township west of Deepwater Rd, but has been allowed to fall into disrepair, and removal of the Memorial Gates has eroded its integrity. The character of the HCA was diminished by the loss of the Farmers' Home Hotel and will be further diminished by the loss of Matong Hall.

Given the condition of the hall and current integrity of the HCA, demolition will have a moderate heritage impact on the Matong Street Conservation Area.

8. References

Burch, G. 2019. WWDHS (Wagga Wagga District Historical Society) *The Farmer's Home Hotel, Matong: 1899 – 2008.*

Coolamon Local Environmental Plan (LEP) 2011.

Coolamon Shire Council Development Control Plan (DCP) 2015, (amended August 2023).

Coolamon-Ganmain Farmers' Review, 24/6/1938, p. 5.

Coolamon-Ganmain Farmers' Review, 6/5/1910, p. 6.

Department of Planning and Environment, 2023, *Guidelines For Preparing A Statement Of Heritage Impact.*

Stantec Australia for the Department of Planning, Housing and Infrastructure, 2024. *Matong Hall Asset Condition Assessment.*

The Narandera Argus, 25/9/1934, p. 1.

END OF REPORT